

VAJRAM ESTEVA

ULTRA LUXURY CONDOMINIUMS

BELLANDUR, OUTER RING ROAD

A PROJECT BY VAJRAM GROUP



RERA APPROVED
PRM/KA/RERA/1251/446/PR/170916/000254

VAJRAM ESTEVA

3 & 4 BHK ULTRA LUXURY CONDOMINIUMS

Vajram ESTEVA is a three and four-bedroom ultra-luxury condominiums project located in Bellandur, Outer Ring Road, East Bangalore. Approved by BBMP, the project offers a lifestyle fit for urban centers in times to come with fine mixture of retail store and residential spaces housed within the same project.

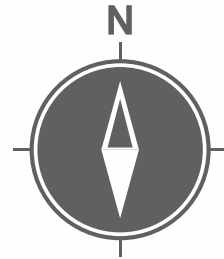
Located in one of the city's most strategic zones, **Vajram ESTEVA** is within close proximity to 8 major tech parks revolutionizing the concept of connectivity to work place towards achieving a work-life balance. You can find yourself in the middle of IT parks and offices, 5-star hotels, well-known F&B outlets, international schools, multi-specialty hospitals, malls and retail stores, all a few minutes away. It is a part of a self-sustained community that will never let you miss out on anything.

Vajram ESTEVA is a condominium with tremendous advantages. Residents can benefit from an integrated shopping experience within the project as it houses three floors of retail outlets which translates to a new level of comfort and convenience. Having all-you-need outlets and stores in the vicinity, offices situated close by, driving stress goes out of the window. This signature Vajram condominium, is built to provide you the luxury of spending more time where you want to be and not on the traffic clogged roads.





MASTER PLAN

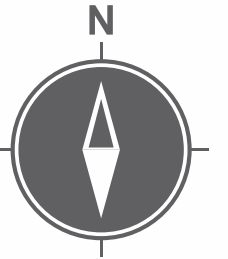
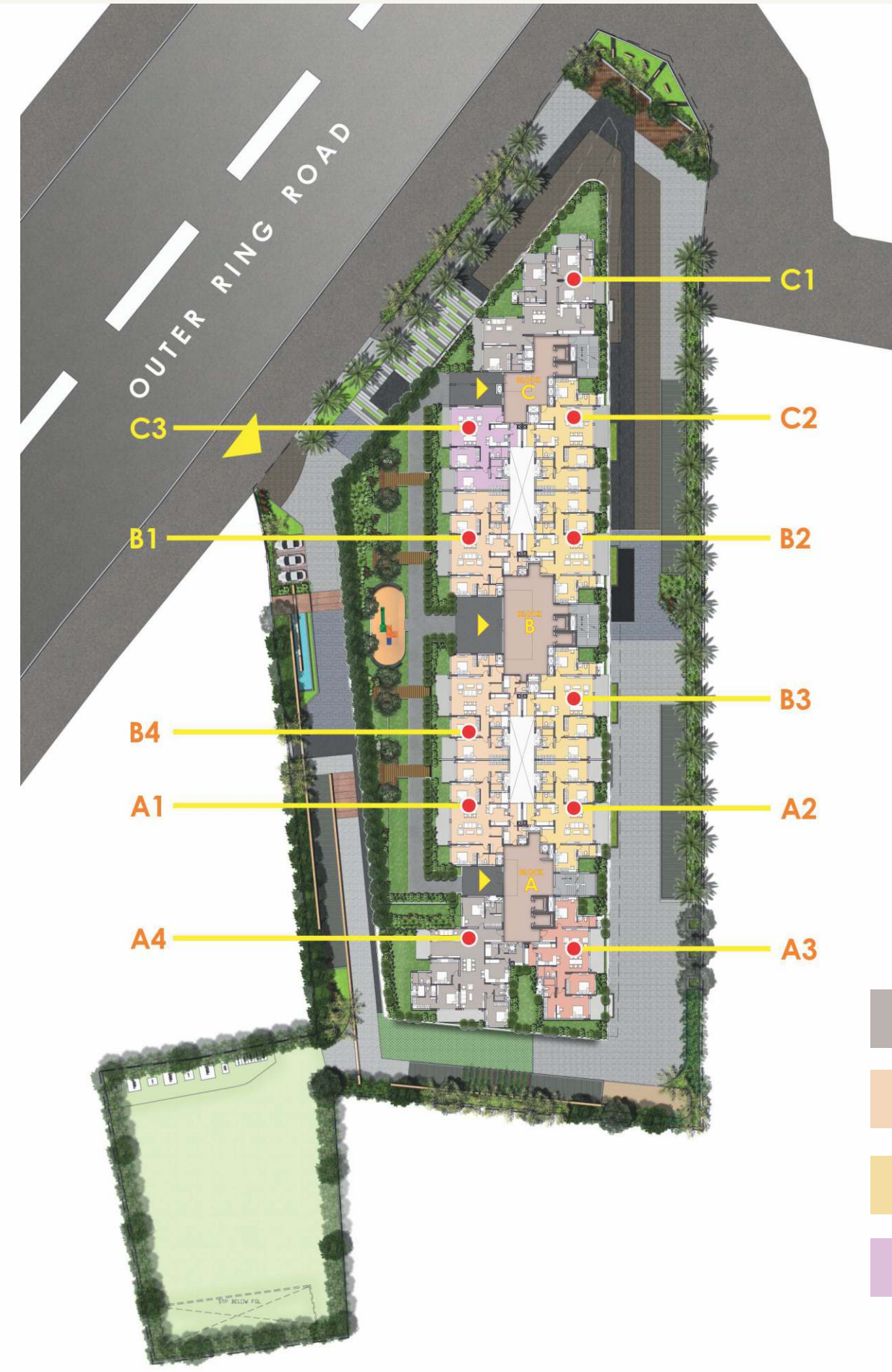


LEGEND

1. Residential Entry/Exit
2. Security Kiosk
3. Water Feature Wall
4. Exit Ramp From Basement
5. Podium Landscape
6. Residential Entry Lobby
7. Entry Ramp To Basement
8. Dedicated Green Space
9. Separate Retail Entry/Exit
10. Seating Alcove
11. Gazebo Seating
12. Roof Top Swimming Pool
13. Clubhouse Lobby
14. Outdoor Deck
15. Walkway



TYPICAL PLAN



- 4BHK UNITS
- 3BHK+S UNITS
- 3BHK UNITS
- 3BHK UNIT

BLOCK PLAN - A

BLOCK PLAN - B

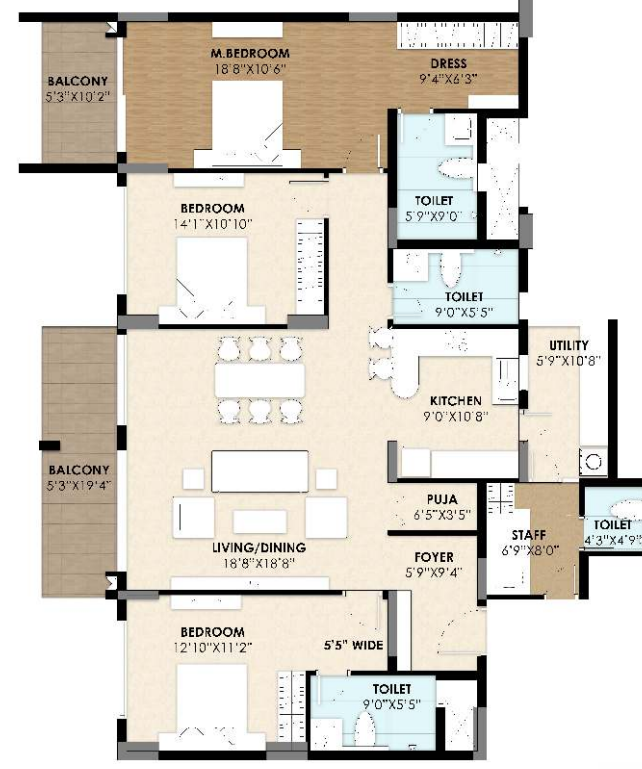
A1
3BHK + STAFF - 2322 SFT (SBA), 1516 SFT (RERA)



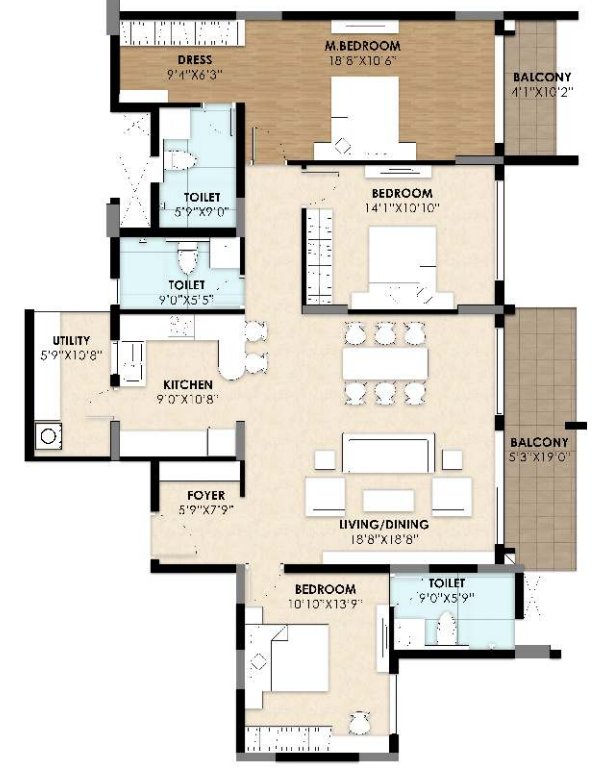
A2
3BHK - 2122 SFT (SBA), 1374 SFT (RERA)



B1
3BHK + STAFF - 2322 SFT (SBA), 1516 SFT (RERA)



B2
3BHK - 2122 SFT (SBA), 1374 SFT (RERA)



A4
4BHK + STAFF - 3232 SFT (SBA), 2106 SFT (RERA)



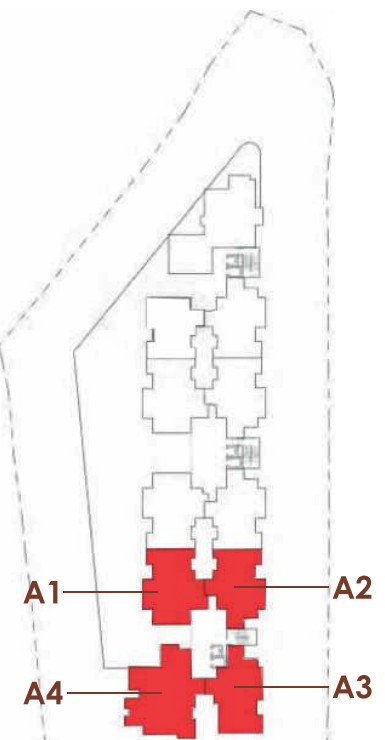
A3
3BHK - 2182 SFT (SBA), 1385 SFT (RERA)



B4
3BHK + STAFF - 2322 SFT (SBA), 1516 SFT (RERA)

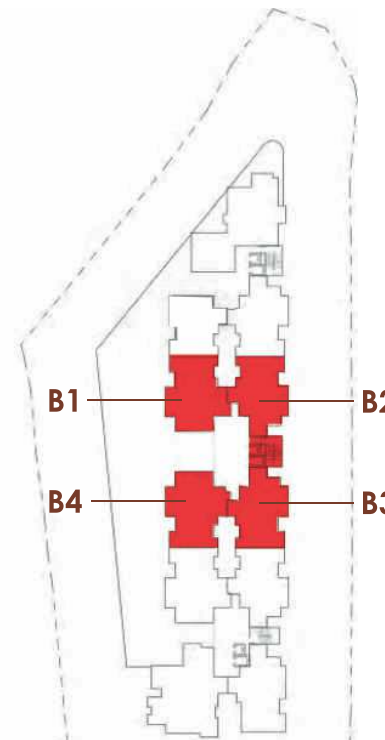
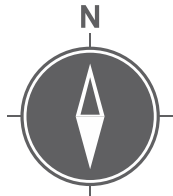


B3
3BHK - 2122 SFT (SBA), 1374 SFT (RERA)



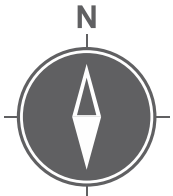
A1 A2
A4 A3

KEY PLAN



B1 B2
B4 B3

KEY PLAN



BLOCK PLAN - C

PREMIUM UNITS PLAN

C1

4BHK - 3018 SFT (SBA), 1897 SFT (RERA)



C2

3BHK - 2122 SFT (SBA), 1374 SFT (RERA)



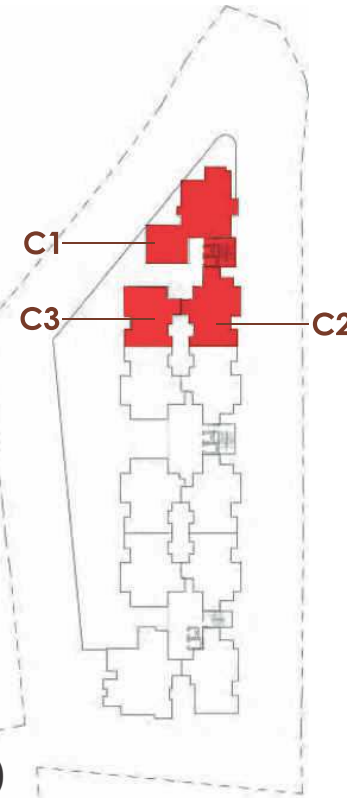
TYPE 1

3BHK + STAFF - 2401 SFT (SBA), 1574 SFT (RERA)



TYPE 2

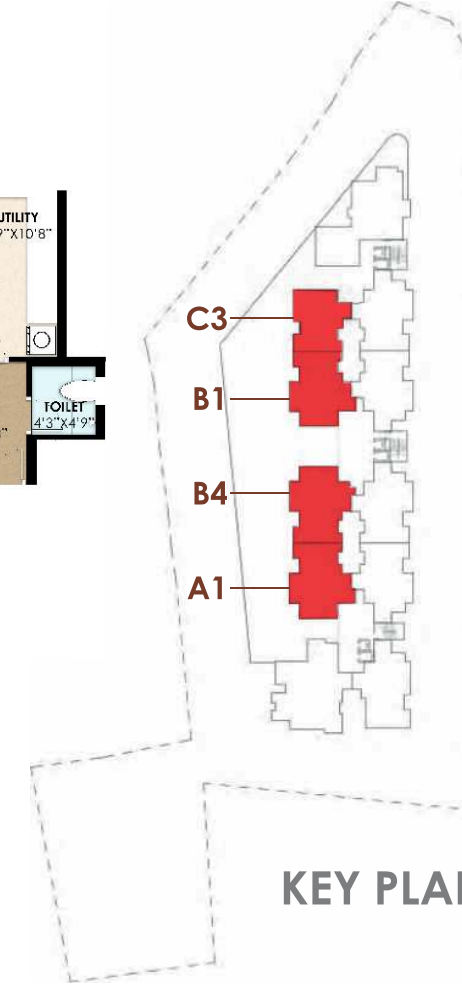
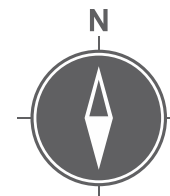
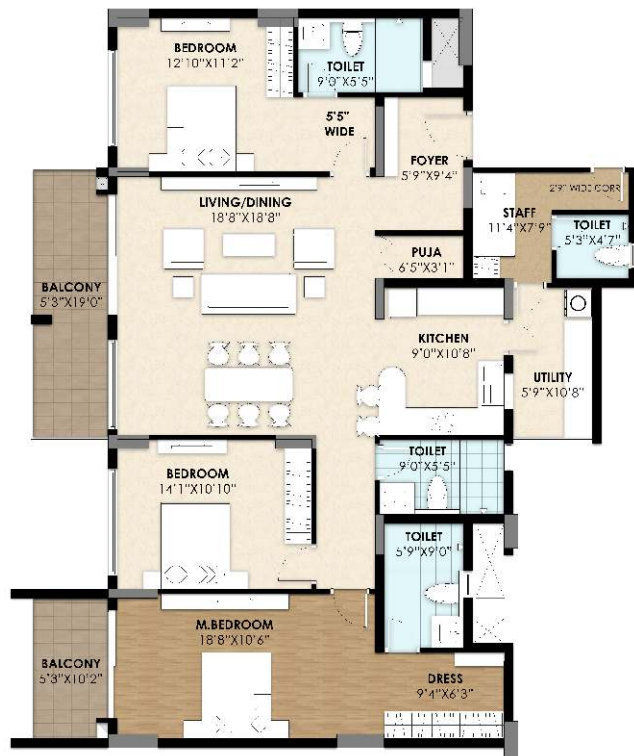
3BHK + STAFF - 2401 SFT (SBA), 1574 SFT (RERA)



KEY PLAN

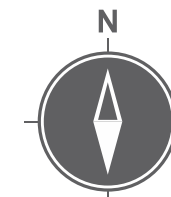
C3

3BHK + STAFF - 2322 SFT (SBA), 1516 SFT (RERA)



KEY PLAN

Block	Unit	Floor	Type
A	A1	5,10	1
B	B1	4,7	1
	B4	4,7	2
C	C3	5,10	2



CLUB HOUSE PLAN

AMENITIES

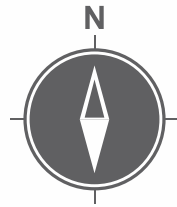
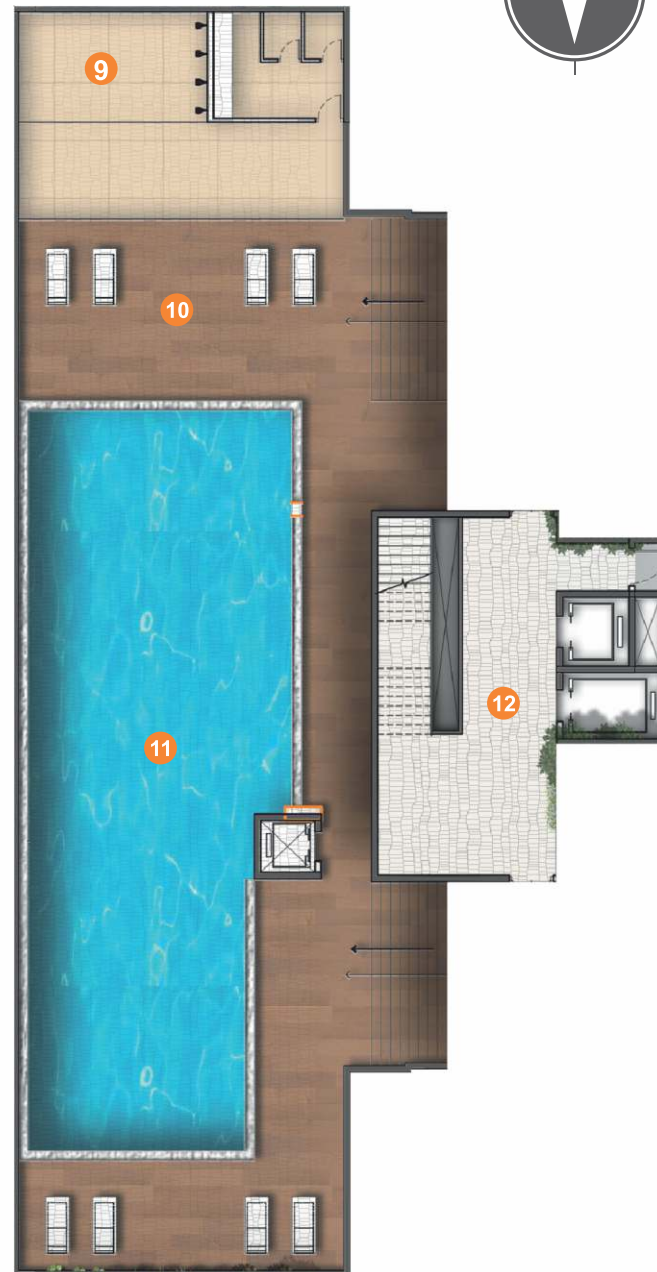
11TH FLOOR



12TH FLOOR



TERRACE FLOOR



LEGEND

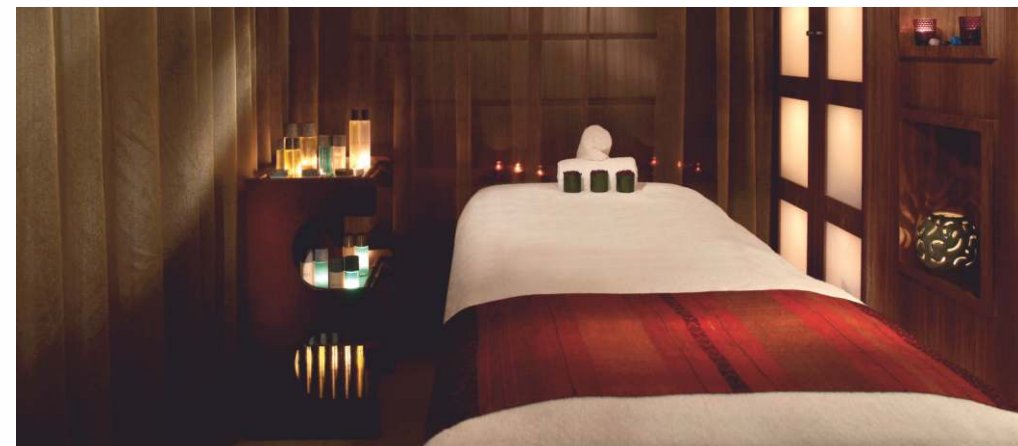
- 1. Spa
- 2. Kids Play Area
- 3. Squash Court
- 4. Indoor Games Arena
- 5. Yoga/Aerobics
- 6. Gymnasium
- 7. Lounge
- 8. Mini Theater
- 9. Changing Rooms & Outdoor Shower
- 10. Open Deck
- 11. Rooftop Swimming Pool
- 12. Clubhouse Lobby

INDOOR

- Reflection Pool
- Indoor Sky Lounge
- Mini Theatre
- Yoga Room
- Aerobics Hall
- Gym
- Spa
- Snooker Table
- Squash Court
- Table Tennis
- Foosball Table
- Carom & Chess
- Indoor Kids Play Area
- Swimming Pool

OUTDOOR

- Children's Play Area
- Toddler Play Area
- Outdoor Lounge
- Seating Alcoves
- Gazebos
- Aroma Garden
- Lotus Pond
- Sky Garden Seating



SPECIFICATIONS

STRUCTURE

- Two Basements + Ground Floor + 12 Upper Floor, RCC Frame structure compliance to Seismic Zone II.
- Walls - Eco friendly light weight bricks with smooth finish plastering.
- Superior Quality Steel reinforcement with high quality in-house RMC.
- Structural design validation vetted by Bureau Veritas Civil-Aid.

FOYER / FORMAL LIVING / FAMILY ROOM / DINING

- Superior quality 800 x 1200 double charge vitrified tiles by leading brands/ Imported.
- Premium Emulsion paint for walls.

BEDROOMS

- Superior Quality Laminated Wooden Flooring for Master Bedroom.
- Superior quality 800 x 1200 double charge vitrified tiles by leading brands Imported.
- Premium Emulsion paint for walls.

KITCHEN

- Superior quality 800 x 1200 double charge vitrified tiles by leading brands Imported.
- Superior quality ceramic tile dadoing up to 2'-0" above counter level.
- Premium emulsion paint for Walls.
- Polished granite slabs (20 mm thick) shall be provided for the counter tops.

WET KITCHEN & STAFF ROOM

- Superior Quality 600 x 600 anti skid Ceramic/Verified floor tiles for the wet kitchen & staff room.
- Premium emulsion paints for walls.
- Ceramic tile dadoing up to 2'-0" above counter level for wet kitchen.
- Polished granite slabs (20 mm thick) shall be provided for the counter tops.

TOILETS

- Superior quality double charge 600x1200 vitrified tile wall dadoing up to false ceiling in Master Bed room toilet & common toilet.
- Superior quality ceramic tile wall dadoing up to false ceiling for kids toilet.
- Superior quality anti skid ceramic flooring.
- False ceiling with grid panels.
- Granite vanity counter in Master bed room & common toilet.

- Shower partition in master bed room.

SIT OUTS & TERRACE AREA

- Superior quality anti skid ceramic tile flooring.
- MS handrail with enamel panel paint as per design.

DOORS & WINDOWS

- Main Door- Hard wood door frame with BST Shutter & Architrave finished with PU polish.
- Internal Door- Hard wood frame with BST finish Shutter & Architrave furnished with PU polish.
- Toilet Door-Hard Wood frame with One side teak shutter finished with Polish & other side laminate.
- Superior quality ironmongery and fittings for all doors.
- Balcony sliding door- 3 track UPVC sliding for living & others with 2.5 track UPVC sliding.
- Windows - 2.5 track UPVC sliding with mosquito mesh.

ELECTRICAL

- BESCOM power supply: 5 kW for Flats.
- Generator power back up for all lighting Points, TV Units, Refrigerator and 100% power back up for common facilities.
- Superior quality modular switches from reputed brands.
- Television points in living and all bedrooms.
- Telephone points in living and Master Bed room.
- Intercom facility from security cabin to each Flat.
- Split AC provision in living room and all bedrooms.
- Provision for Exhaust fans in kitchen and toilets.

PLUMBING & SANITARY

- CP Fittings & sanitary wares from reputed brands in all toilets.
- Stainless steel single bowl sink with drain board in Kitchen.
- Water supply & drainage pipes from reputed brands.

COMMON AREAS

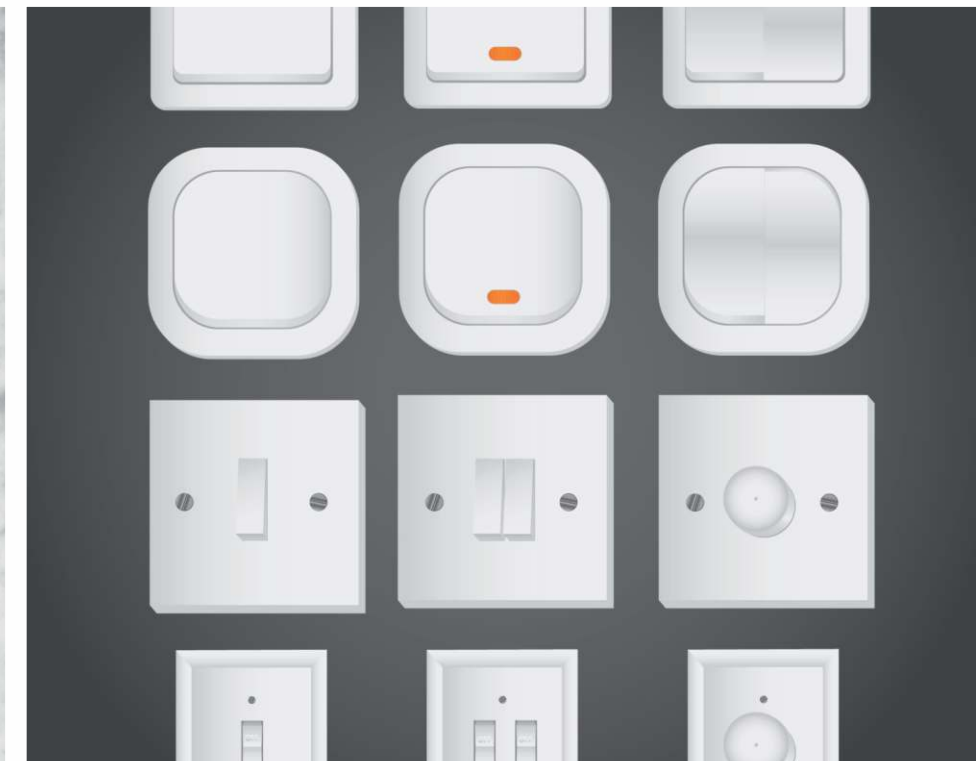
- Granite / vitrified flooring.
- Premium Emulsion paint for walls.
- MS handrail as per design.

LIFTS

- Total No. of 2 lifts of reputed brand for each block.
- Capacity — 1 No. of 10- passengers and 1 No. of 15- passengers.

LANDSCAPE

- Designer landscaping with water bodies, paved drive ways & lightings etc as per the approved design.





Vajram Group is a new generation, Bangalore - based, real - estate development company transcending conventions in design, quality, construction and customer relationships based on its founding principles of Integrity, Quality, Commitment and Professionalism.

Vajram's experience in delivering residential, hospitality and commercial projects is built on these four core values that are embedded in us from blueprint to brick. We believe that the key element of all our projects is always the CUSTOMER - a view shared by one of the most dedicated teams in the industry. We're about building more than just concrete structures and buildings – we want to build homes and great working environments that will inspire and last the test of time. The best interests of our clients always come first and we place your concerns ahead of our own in each and every transaction, as we are dedicated to the development of long-term client relationships. Our unified customer-centric philosophy ensures that our clients' investment and time are of paramount importance to each and every member of our organization.

We combine regional culture with international experience and our clients value this mix. Vajram's clients benefit from the strength of our in-house team of qualified and highly-skilled people. This is a factor that sets us apart in the construction industry today. We work to the highest standards and take personal pride in delivering a job well done based on our committed timelines. India's growing economy presents exciting prospects and growth opportunities.

Over the last decade, the Vajram Group has used these opportunities to construct its organizational base with diversified interests in the technology, hospitality, aromatics and pharmaceutical sectors.

ROUTE MAP



LOCATION ADVANTAGE

Few projects offer a distinct location advantage like Vajram Esteva. Located in Bellandur, Outer Ring Road, Esteva offers close proximity to 8 major tech parks. It also is within close distance to the IT hubs located on Sarjapur Road, Whitefield and Kormanagala, thereby cutting down time spent commuting. Leading education institutions and major shopping hubs are in the vicinity too, making your dream of achieving a work-life balance a reality.

TECH PARKS

- Intel Technologies India - 0.2 Km
- Embassy TechVillage - 0.5 Km
- Global Technology Park - 0.5 Km
- RMZ Eco world - 0.7 Km
- RMZ Ecospace - 0.9 Km
- Pritech Park - 1.3 Km
- Cessna Business Park - 1.5 Km
- Prestige Technology Park - 2 Km
- Divya Sree Tech Park - 6.5 Km
- EMC Corporation - 6.7 Km
- Bagmane World Technology Centre - 6.9 Km
- Kalyani Plaza - 6.9 Km
- ITPB - 10.2 Km
- GR Tech Park - 11.2 Km

HOTELS & MALLS

- Country Club - 0.2 Km
- Hotel Novotel - 0.3 Km
- Hotel IBIS - 0.4 Km
- Central Shopping Mall - 1.4 Km
- Total Mall - 2.6 Km
- Park Plaza - 2.7 Km
- Innovative Multiplex - 2.9 Km
- Soulspace Arena Mall - 6.4 Km
- The Forum Value Mall - 8.7 Km
- PVR IMAX - 8.8 Km

SCHOOLS

- Patel Public School - 1.1 Km
- New Horizon Gurukul - 1.7 Km
- Geetanjali Olympiad School - 1.9 Km
- Narayana E-Techno School - 2 Km
- Purple Bear International Pre School & Day Care - 2.1 Km
- Vidyarambh International Preschool & Childcare Centers - 2.2 Km
- RedBridge Juniors International Preschool - 2.3 Km
- Orchid The International School - 2.7 Km
- GEAR Innovative International School - 2.8 Km
- Ayon International Preschool & Day Nursery - 3.2 Km
- Sri Chaitanya Techno School - 3.3 Km
- MVJ International Schools - 3.7 Km
- Vivero International Preschool - 3.9 Km
- Vibgyor High School - 5.1 Km
- India International School - 5.8 Km
- The Cambridge International School - 6.4 Km
- Greenwood High International School - 9.7 Km
- The International School Of Bangalore (TISB) - 9.7 Km
- Oakridge International School - 10.9 Km

COLLEGES

- New Horizon College of Engineering - 0.9 Km
- Gear Innovative PG College - 1.4 Km
- KKECS Institute of Management - 2.7 Km
- Amrita School of Engineering - 5.1 Km
- National Institute of Fashion Technology - 5.4 Km
- Krupanidhi College of Nursing - 5.6 Km
- The Oxford College of Science - 5.9 Km
- CMRIT - 6.6 Km
- Bangalore Technological Institute - 6.6 Km
- Bangalore Management Academy (BMA) - 6.8 Km
- SCT College - 7.7 Km
- Sri Sathya Sai Institute of Higher Medical Sciences - 9 Km

HOSPITALS

- Sakra World Hospital - 0.4 Km
- S.K Dental Clinic - 0.8 Km
- Apollo Clinic - 0.8 Km
- Nelivigi Eye Hospital and Surgical Centre - 1.5 Km
- Deeksha Diabetic Clinic - 1.8 Km
- VIMS Super Speciality Hospital - 2.5 Km
- Sri Gurukrupa Ayurveda Clinic - 3.5 Km
- Yashomati Hospital - 4.5 Km
- Columbia Asia Hospital - 4.5 Km
- Rainbow Children's Hospital - 5.6 Km
- Narayana Hrudayalaya - 6.2 Km

PASSPORT SEVA KENDRA - 0.3 Km



VAJRAM

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