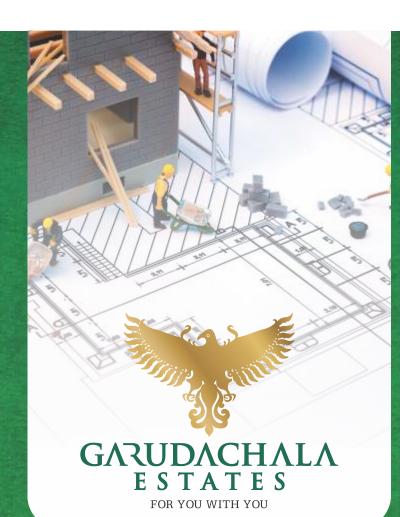




Office:No. 1384, Meenakshi Temple Road, K.R Puram, Opposite BBMP Park, Bangalore – 560036.

Call us: +91 87222 12344 / 63643 58555 Email: info@garudachala.com www.garudachala.com Keys to the finer side of life!!



TEAM GARUDACHALA ESTATES

A truly remarkable life begins with an exceptionally distinctive address which is presented to you here by Garudachala Estates.

Founded by a group of professionals this team of experts is equipped with dedication, competence and extensive experience in all aspects of the construction industry.

With a professional approach, and a number of successfully completed projects, our group is committed to business with trust worthy dealings in all transactions.

We are proud to say that we are complemented by the warmth of our suppliers, associates and hundreds of satisfied clients. This is a way of life that the top management has sworn to and every employee in the group adheres to.

It now gives us immense pleasure to present our next project - Garuda Park Square at K R Puram.





Bangalore's Stylish, Modern Landmark

Garuda Park Square is setting a new benchmark for sophisticated urban living. Elegantly designed and meticulously finished, each home is thoroughly planned for optimal space utilisation.

For anyone who works in and around KR Puram, Whitefield and Mahadevapura, this is an unrivalled opportunity - a chance to live in what is destined to become an icon of the Bangalore skyline, with fast and easy connections to all parts of the city.

LIVE WHERE MOTHER NATURE HAS CAST HER SPELL.



These are conceptual images only

Just diagonally opposite Garuda Park Square is the 7 acres BBMP Eco Park, providing soothing wafts of fresh air, unheard of, in an otherwise concrete jungle.

To add to the allure of tranquility is the beautiful Vengayyana Kere (Lake), adjacent to the project.



This is an artist's impression only and not the actual image.

EXPERIENCE THE ZENITH OF DISTINCTION!!



These are conceptual images only.

Garuda Park Square's elegant facade gleams with architectural elegance, seamlessly blending with the beauty of its serene surroundings.

Inspired by leading-edge design, this architecture spread over 2.25 acres, respects its setting and sits in perfect harmony with the beautiful vicinity. The impeccably planned 2 & 3 BHK homes with no common walls, make for an everyday opportunity to unwind and relax with your loved ones. Soak in the warm rays of the Sun and relish the cool breeze indoors, as never before.



RERA registered no. PRM/KA/RERA/1251/446/PR/200604/003440



OC/CC project



BBMP Approval No: LP. NO. BBMP/ Ad. Com/MDP/0201/2019-20, dated 16/08/2019



This is an artist's impression only and not the actual image.

AN ENTRANCE, WITH A REAL SENSE OF STYLE.

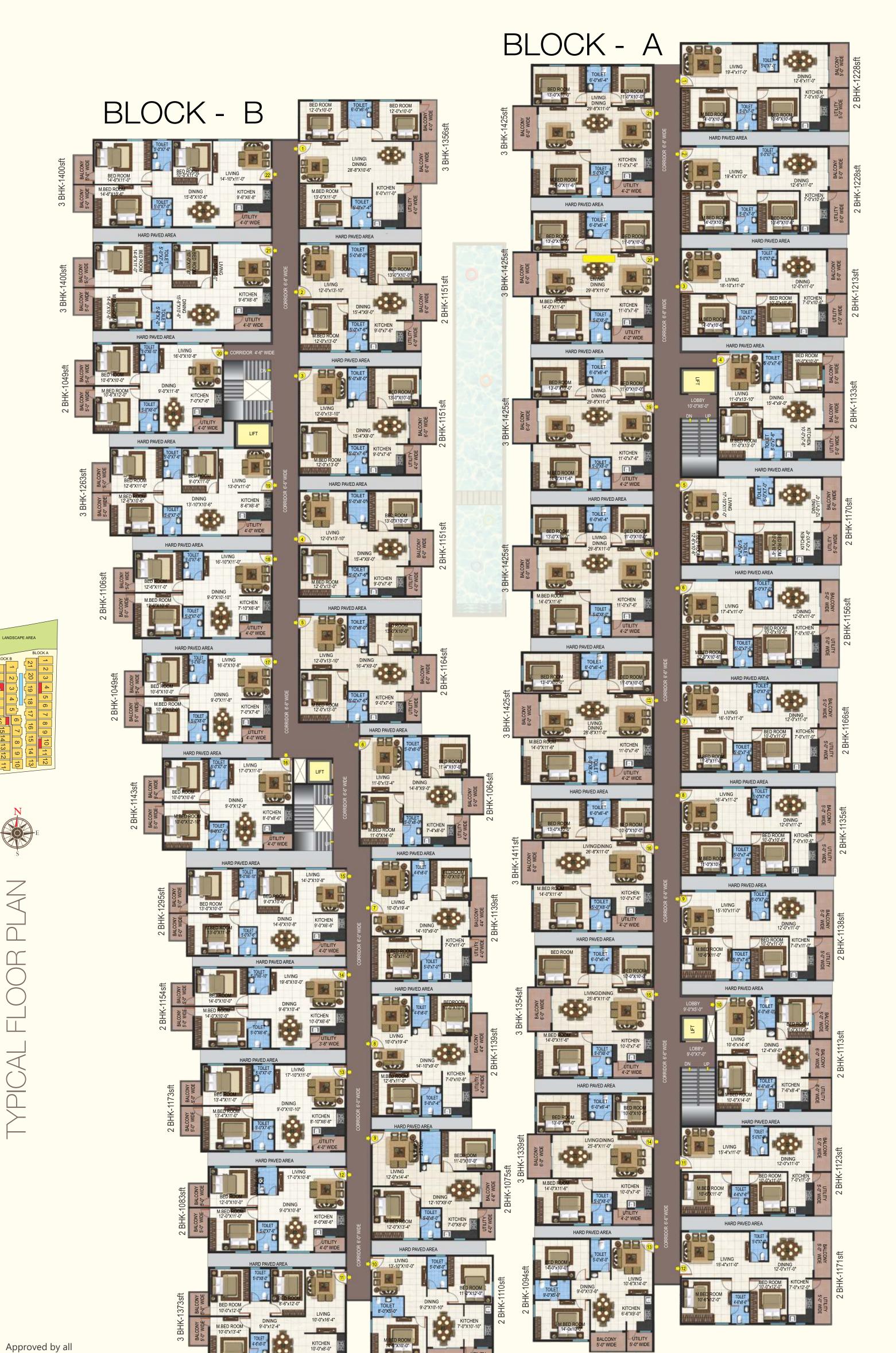
The elegant entrance marks a warm transition between the public spaces outside and the welcoming spaces inside. An impressive and elegant overture to a completely refreshing world, this is a place to enjoy.

With 50% open spaces, you have an irresistible invitation to sit and relax with friends and neighbours and also give a stylish welcome to your visitors. Aesthetic landscaping between the blocks adds to the visual appeal.

Round the clock security ensures the much needed safety.



Floating yoga and aerobics room at the terrace level, with all round glass walls for the fitness inclined.



KEY PLAN



2. LEISURE PAVILION 3. CHILDREN'S PLAY AREA

4. AROMATIC GARDEN

5. JOGGING TRACK

1. PLAY LAWNS

6. BASKET BALL COURT

7. CRICKET PRACTICE NET

8. MULTIPURPOSE PLAY COURT

9. OUTDOOR GYM

10. CARE TAKER'S PAVILION

11. SWIMMING POOL

12. KID'S POOL

13. POOL DECK

14. PERIPHERAL GREEN

15. PARTY HALL

16. INDOOR GYM

17. MAIDS'/DRIVERS' RESTROOM

18. INDOOR GAMES

First time in Bangalore... independent Water Meter for each flat !!!



First time in Bangalore... EV charging points in the apartment complex !!!



Garuda Park Square is all geared up to become the first apartment project in Bangalore to be enabled with futuristic electric vehicle (EV) charging points!! 10 EV charging points will be provided in the project.

An electric vehicle charging point is an element that enables rapid charging. Typically, an 80% charge can be provided in 30 minutes. With our economy all poised to move towards electric vehicles in the next couple of years, here are homes that are future ready.

The project is also provided with a Co-working Space and a mini Convenience Store,







UNIQUE LANDSCAPED SPACES THAT ARE YOURS TO ENJOY.



Garuda Park Square has been designed for a high impact, upscale residential lifestyle. The artistically designed amenities, cobble stone pathways and pergollas above the seating areas make for beautiful views. The freedom of these outdoor essentials, will cater to your polished taste and ensure complete satisfaction.











LUXURIOUS RESIDENCES
ENRICHED WITH CONDOMINIUMLIKE AMENITIES



These are conceptual images only.

You have dedicated landscaped areas which provide a green and pleasant breathing space to just relax and enjoy the fresh air. The lawn and the well planned pavilions maximise the sunlight and the views.

The swimming pool is a cynosure for all eyes and is all set to refresh and rejuvenate you. The all round greenery with rich flora and fauna enhance the biodiversity.



Swimming pool with a water cascade for a fantastic swimming experience!!

SPECIFICATIONS



STRUCTURE:

- ◆RCC framed structure designed for Seismic Zone II.
- ◆Concrete block masonry walls.



.OBBY:

◆ Elegant floor lobby and lift cladding with premium vitrified tiles.



FLOORING:

◆Premium quality vitrified tiles.



KITCHEN

- ◆Premium quality vitrified tiles. 2ft good quality tile dado above the granite.
- ◆ Granite will be provided for platform top.
- ◆Single bowl sink.



UTILITY

◆ Ceramic tile flooring and ceramic tile dado.



TOILETS:

- ◆Walls: Premium design tiles dado up to 7ft height.
- ◆Premium quality sanitary ware.
- ◆EWCs and wash basin.
- ◆Single lever tap and shower mixer with overhead shower.
- ◆Provision for geysers in all toilets.



DOORS:

- ◆Main door: Engineered wood frame with shutter.
- ◆Bedroom Doors: Engineered wood frame with shutter.
- ◆ Toilet Doors: Engineered wood frame with shutter (S.S).
- ◆Hardware: Hinges, tower bolts, locking systems, handles and door stoppers from branded company.



WINDOWS:

- ◆Branded UPVC glazed Windows with locking accessories.
- Mosquito mesh shutter for all windows with openable shutters.



COMMUNICATION:

◆Intercom facility from the apartments to security.



ELECTRICAL

- ◆Premium ISI grade concealed PVC conduits with copper wiring.
- ◆ Premium quality / ISI-grade MCBs in panel board. Meter as per KPTCL norms.
- ◆ Modular switches with metal boxes.
- ◆ All 3 bedroom flats will be provided with 4 KW power & 2 bedroom flats with 3 KW power.
- ◆AC provision for all bedrooms.
- ◆Telephone point in Living and Master Bedroom.
- ♦ One TV point in Living and all Bedrooms.



PAINTING

- ◆Internal painting: Premium plastic emulsion on interior walls and ceilings with putty.
- ◆ External wall painting: Exterior premium grade acrylic emulsion painting. Enamel paint for all railings.



IFT:

- ◆ Automatic lifts from stilt floor to top floor.
- ◆ Automatic rescue device.



POWER:

- ◆BESCOM power supply.
- ◆D.G. backup for all the flats excluding geyser and AC.



WATER SUPPLY:

- ◆BWSSB Cauvery water.
- ◆Bore well.



SECURITY:

◆Round the clock security guards with CCTV coverage.



ECO - FRIENDLY FACILITIES:

- ◆Rain water Harvesting RWH.
- ◆Solar water heater.
- ◆10 Power charger points for electric vehicles only.



ECO-FRIENDLY SEWAGE TREATMENT PLANT.

