



VAJRAM



ESSENZA

READY
TO OCCUPY



ESSENCE OF LIVING

Dedication, and
Professionalism

About Us

The 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.

Vajram Essenza Overview

"ESSENZA, as the name suggests, is the essence of living, an aspirational space designed with a passion to detail. Essenza captures the quality of life, as one would want it to be. Practical, yet luxurious; strong yet graceful; contemporary, yet timeless.

Soaring 14 floors in two magnificent adjacent blocks, with Italian marble finished entrance lobby, the Essenza elevates your dreams into a new world.

Location

- Only 4 kilometers from the Outer Ring Road
- 5-minute drive to Manyata Tech Park through the signal-free Thanisandra Main Road
- Close to major international schools, colleges, hospitals, and malls
- Easy access to public transport and basic amenities in the vicinity
- Easy access to Hebbal, City Centre and Bangalore International Airport

Features

- Amenities include - swimming pool, toddler's pool, squash court, well equipped gym, steam room, reading room-cum-library, children's play area, walking track, and a multi-function hall with an extended manicured lawn that is ideal for a surprise party.
- Over 70% of Essenza is open area in keeping with our green design philosophy to maximize the use of natural light and cross-ventilation. Apartment layouts are designed to maximize your personal perimeters so that you get the most daylight and privacy away from your neighbors.
- Common spaces like corridors are minimized to maximize your living space.
- For the believers, our vastu experts have certified the apartments as being vastu compliant to the ancient traditions.

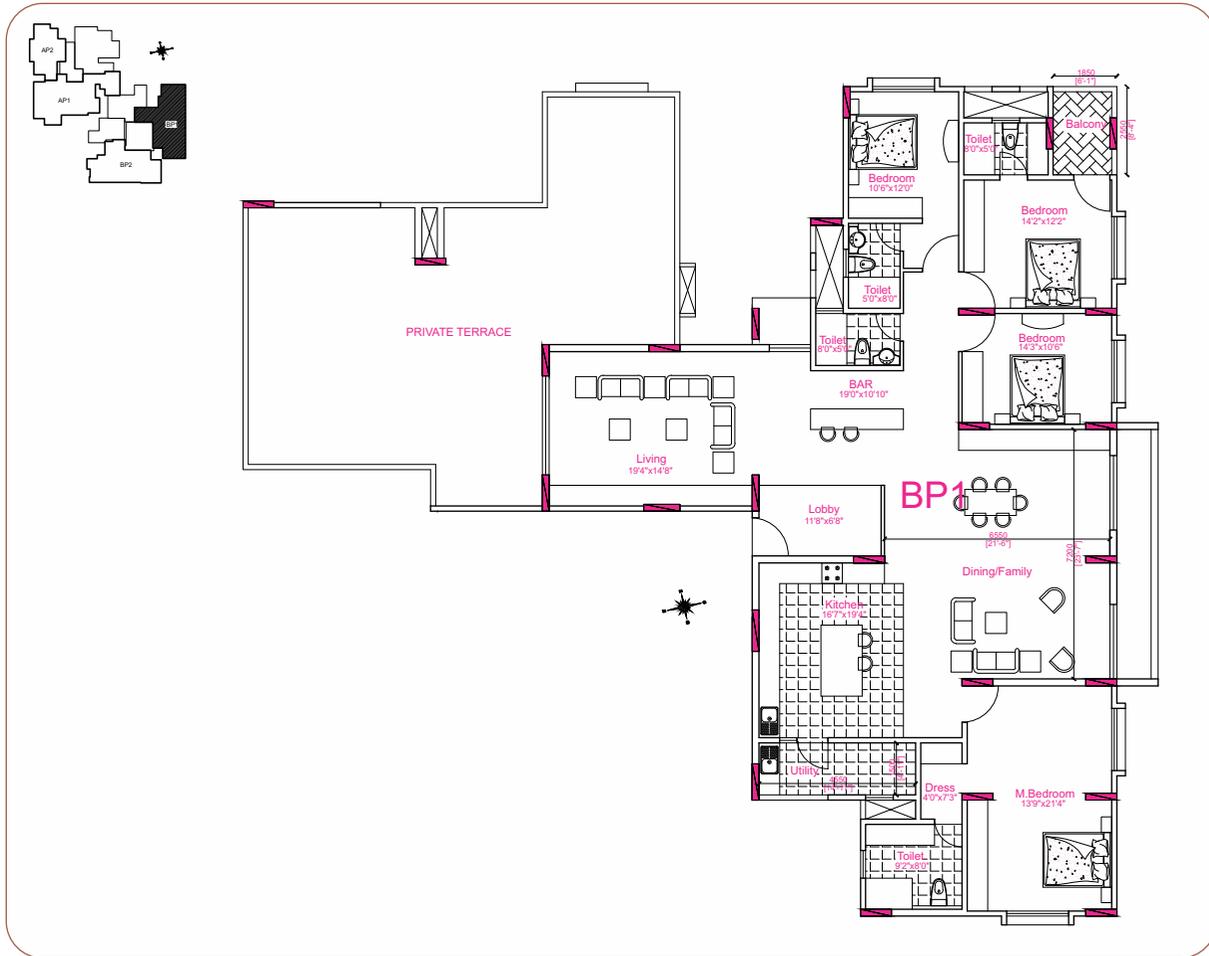
Safety & Environment

- Vajram Essenza is rated for seismic compliance for Bangalore's geography.
- Ergonomic gateways and drives for optimum traffic management and security check posts.
- Video door phones are provided in every apartment to help residents visually screen visitors at the gate.
- Sewage treatment, rain water harvesting and recycling of grey water for flushing and gardening.
- Solar lighting wherever possible to save on common area maintenance costs.

Master Plan

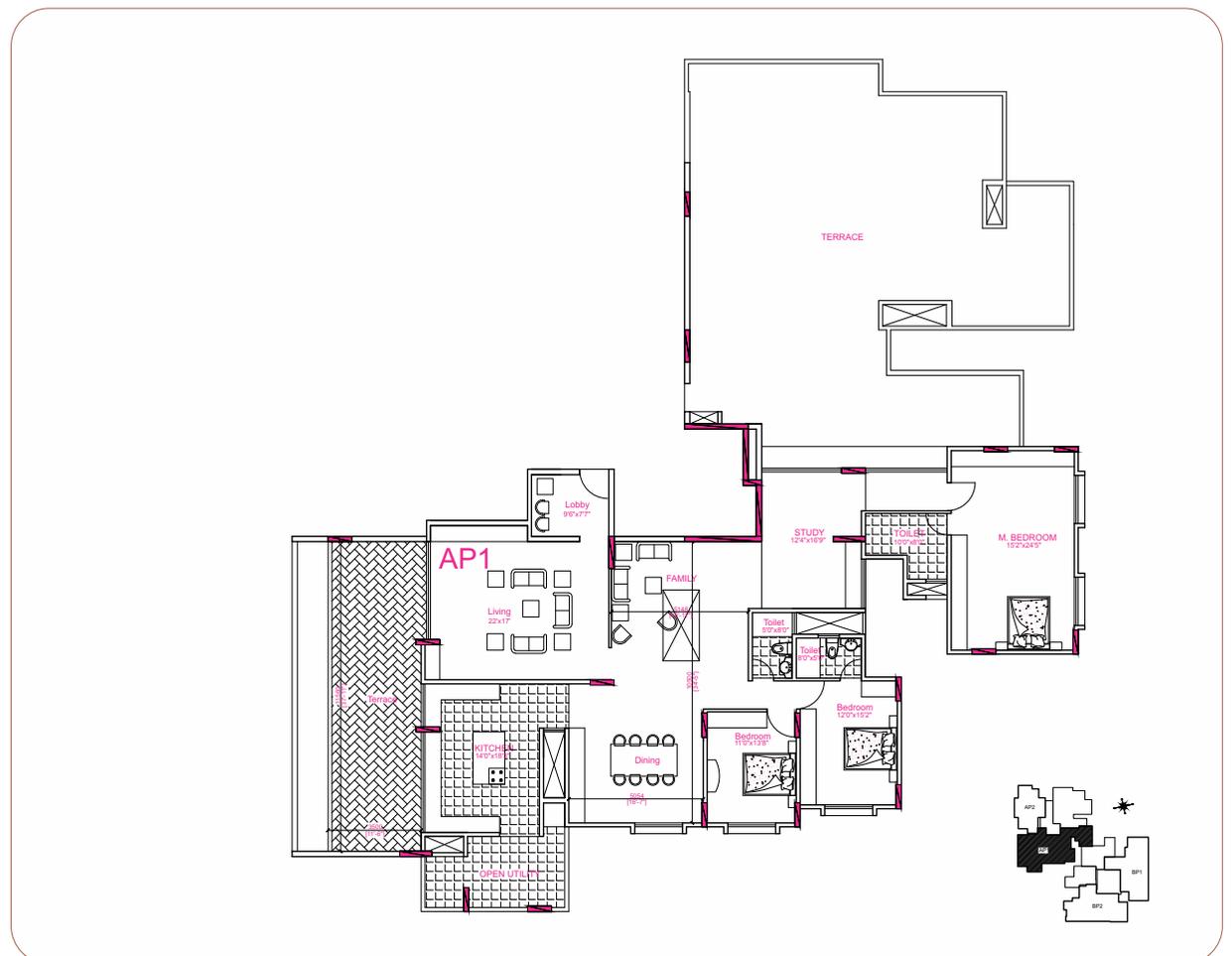
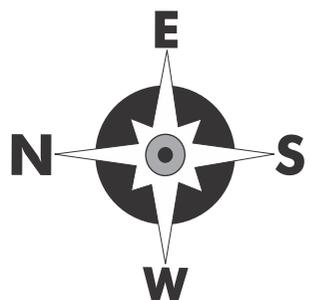


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|-------------------------------------|-----------------------------------|
| 1 Entrance | 7 Library |
| 2 Visitor Car Park | 8 Party Hall |
| 3 Towards basement 1 and basement 2 | 9 Swimming pool with Toddler pool |
| 4 Squash Court | 10 Children's Play Area |
| 5 Gymnasium | 11 Landscape with Water body |
| 6 Steam and Sauna | 12 Walking Track Entrance |



BP1
4BHK - 3582 SFT

AP1
3BHK - 3783 SFT



Technical Specifications

STRUCTURE & WALLS

- Seismic Zone II complaint RCC Framed Structure with consideration of Wind load.
- Walls - Concrete Block Masonry with Smooth finished plastering
- Two Basements with mechanical ventilation.

FLOORING

- Living, Bedrooms, Dining ,Foyer - 2'0" x 2'0" Vitrified Kajaria / Nitco / Equivalent Superior Quality
- Kitchen, Utility and Balcony - Superior Quality Ceramic Tiles
- Toilets: Superior Quality Anti Skid Ceramic Tiles
- Common Ares: Polished Imported Marble / Granite / Vitrified Flooring.
- Staircase: Granite risers and steps with M.S Railing

DOORS

- Main Door - Teak Wood Frame, B.T Hardwood Door with Melamine Polish
- Other Doors - Masonite or similar with Hardwood Frame
- Main Door - Brass/SS Hardware of Superior Quality
- Other Doors - Powder Coated Hardware of Superior Quality

WINDOW

- UPVC Sliding Windows with Mosquito Mesh Shutter.

KITCHEN

- Polished Black Granite Platform of 20 mm thickness
- Stainless Steel sink with drain board
- Dado TWO FEET above platform
- Provision for Water Purifier and Instant Geyser

TOILETS

- Jaquar / Equivalent Fixtures
- Superior Quality Ceramic Wall Tiles Up to 7' Ht
- False Ceiling with grid Panels.

LIFTS

- 8 Passenger Capacity lift of Reputed make 1 in each block
- 12 Passenger Capacity lift of Reputed make 1 in each block

PAINTINGS

- Weather Proof Paint for external walls, Emulsion for Internal Walls
- Enamel for MS Grill and Internal Doors, Polish for Main Door

ELECTRICAL

- Provision for AC Point in Master Bedroom
- Finolex / Equivalent FRLS Copper wires
- Telephone and Television Points in living and Master Bedroom
- Modular Switches : Anchor/ Legrand / Equivalent

POWER SUPPLY

- BESCOM Power Supply : For 2BHK - 4KW & 3 BHK - 5KW

GENERATOR BACKUP

- 100% for common Areas; 1KV for each Apartment.

RETICULATED GAS PIPE LINE



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Note: This is not a legal document, but a conceptual offering. The developer reserve the right to change and modify elevations and specifications.