



VAJRAM TIARA

3 & 4 BHK ULTRA LUXURY CONDOMINIUMS

A PROJECT BY
VAJRAM GROUP

RERA APPROVED
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VAJRAM TIARA

A solitary word that personifies Lifestyle, Influence, Prestige, Luxury, Convenience, Comfort, Beauty, Perfection, Majesty and Affluence.

A Mark of Distinction, a Symbol of Power and a Potent Manifestation of Stature.



VAJRAM TIARA

First impressions are the foundation of an identity and on approach Tiara paints a truly remarkable picture.

Pristinely set on 4.5 acres in the bustling community of Yelahanka, Tiara epitomizes a luxurious sense of arrival and tranquil yet lavish living with its 237 spacious, 3 BHK 4 BHK premium apartments.

Inspired by the natural environment, Tiara promotes sprawling landscapes and a dynamic, sustainable residential structure that ensures less ground coverage yet creates barrier-free surroundings for its occupants.

Meticulous zoning and a clear distinction between private and public area within the apartment complex invokes a sense of security and comfort.

All of these unique facets effortlessly come together to form the single harmonious entity that is Tiara.



THE BEST ARCHITECTURE

ASCEND TO THE PINNACLE OF PRIVILEGE

The elegant facade is embellished with prioritized terraces and large spacious balconies that immediately capture the onlookers' attention while enhancing the inside-out experience for the residents.

the meticulous design of the individual apartments allows the interiors to be bathed in natural light during the day and increased by cool breezes 24/7 thanks to the layouts' ingenious cross ventilation features. While the interior of the building compound consists of almost 3/4 open space, each apartment block is also interlaced with aesthetic green landscapes and water bodies-giving it's 237 families a veritable paradise of living space.

Ambient faceted lighting on the building's exteriors lends an ethereal to the edifice at night, while its pronounced verticality gives it an air of ascension as if the building itself is gracefully rising to the heavens.





THE BEST IN SPACES

BE WELCOMES BY THE EMBRACE OF OPULENCE

As you enter the premises, a grand lobby located in the central experiential landscape podium opens out to serene settings, soothing water bodies, picturesque lawns and lush greenery fringed by aromatic walkways.

When you make your way to the podium apartments, you will find that we have aimed to create a living concept that promotes family culture. To enhance the family living experience, our designers have taken special care to provide distinctive areas for the family and for outside visitors to enjoy.

As you walk past the spacious foyer, take a stroll through the living area and attached balcony dedicated to visitors. Once you are done entertaining your guests, retire to the family space, featuring the dining room and kitchen built in coherence with each other to create a harmonious retreat for personal bonding. The kitchens are also insightfully diversified into 'dry' and 'wet' formats wherein the dry kitchen can be used by the family and the wet kitchen can be utilized by the staff.

Finally, step into your corner of tranquility as you enter the luxurious master bedroom that is also equipped with spacious walk-in closets. Glide across the plush wooden flooring out on to the attached balcony and be greeted by a spectacular 270* view.

Revel at this moment, for you have arrived Home.





**THE BEST
LIFESTYLE OFFERING**



Land Area: 4.5 Acres

G+14 Floors with 2 levels of Basement Car Park

237 Exclusive 3 & 4 BHK Condominiums with Studio Apartments

Four Blocks - A,B,C&D

1 Acre Clubhouse with all Major Amenities

70% Open Space Dedicated for Designer Landscape

Grand Entrance Plaza

Large Corridor area on Each Floor

Spacious Balconies

Only 4 apartments in Each Block

2 Lifts & 2 Staircases shared by just 4 Apartments

Separate Living & Family Space

Exclusive Designed Floor Plans for Inside Outside Connect

Laminated Wooden Flooring in Master Bedrooms with Walk-in Closets

Separate Dry & Wet Kitchen

Servant Room with Separate Entrance



THE BEST IN LANDSCAPES

- 🌟 70% OPEN SPACE
- 🌟 MEDITATION / YOGA GARDEN
- 🌟 ACUPRESSURE WALKWAY
- 🌟 BUTTERFLY & AROMATIC GARDEN
- 🌟 SHADED HOBBY AREA
- 🌟 OLD FOLKS CORNER
- 🌟 TREE PLAZA
- 🌟 LILY POND IN INTERNAL COURTYARD



A HARMONIOUS CONNECTION

Every aspect of Tiara has been conceptualized to enhance the inside-out experience for the residents, from the well-thought-out landscapes to the premium living spaces. The apartments larger living balconies being recessed within the building line creates privacy for the dwellers, making it to more active space any time of the day while also functioning an extension of the living area. Spaces like the living room, family rooms and bedrooms are fashioned on the periphery of the building enabling them a better connect with the dynamism of the external surroundings.



THE BEST ARCHITECTURE



A FAMILY RETREAT AT HOME

Your family comes first, no matter what you do. whether it is looking for a home, your next profession, or picking up the week's groceries. You are constantly thinking about the well being of your loved ones. And where else can you actually spend an abundance of quality time with your family if not in your own home? This is why we gave our planning special thought to create an exclusive family and living area dedicated to the privacy, proximity and intimacy needed to develop strong family bonds.



THE BEST ARCHITECTURE



THE BEST VIEW IS AT YOUR DOORSEPS

Your boudoir is a place that is all your own, where you can truly unwind, leave behind all the chaos of your busy schedule and recharge your batteries. We have dedicated ample amount of space to ensure that you revel in your element, not to mention being surrounded by the very best quality. the large walk-in closets, the luxurious wooden flooring and a balcony with breathtaking panoramic views are a just few of the treats waiting to pamper you at your Tiara abode.



THE BEST ARCHITECTURE



BE YOUR OWN MASTERCHED

The kitchens are also insightfully segmented into 'dry' and 'wet' formats wherein the dry kitchen can be used by the family and the wet kitchen can be utilized by the staff. This style of diversifying aims to encourage family bonding in a dedicated area.



CLUBHOUSE

NO JEWEL MORE PRECIOUS THAN TIME

Because the concept of 'free time' seems harder to come by these days, we want to at least ensure you have the freedom to spend your with a plethora of options. For that we bring you the exclusive and varied amenities of the 24,000 square feet Clubhouse spread across an acre of land.

Built on 1 Acre of Land | 24,000 square feet | G+3 Floors

Ground Floor: Waiting Lounge, AV Room, Banquet Hall:
A capacity of 100 guests with attached Green Room,
Indoor Badminton Court

First Floor: Half Olympic Size Swimming Pool with Deck
& Changing rooms, Café Area, Separate Gents & Ladies Spa

Second Floor : Fully Equipped Gymnasium & Aerobics
Area with Changing Rooms

Third Floor: Library, Indoor Game Zone, Open Terrace

Terrace Floor: Open Air Barbecue & Terrace



LIBRARY



YOGA GARDEN



COFFEE LOUNGE



COFFEE LOUNGE



THE BEST IN LEISURE

- 🌟 OLD FOLKS AREA
- 🌟 WALK-WAY
- 🌟 TREE PLAZA
- 🌟 AROMATIC & BUTTERFLY GARDEN
- 🌟 HOBBY AREA
- 🌟 OPEN AIR BARBECUE DECK



SAUNA



SNOOKER ROOM



BUSINESS CENTER



AV ROOM



THE BEST IN LIFESTYLE

☀ CHILDREN'S PLAY AREA

☀ INDOOR GAMES

☀ CCTV SECURITY

☀ CRECHE



BADMINTON COURT

LAWN TENNIS

SQUASH COURT

CRICKET



THE BEST IN SPORTS

🌟 HALF BASKETBALL COURT

🌟 SKATING

🌟 BEACH VOLLEY BALL

🌟 TABLE TENNIS

🌟 SOCCER TABLE



THE BEST OF HEALTH

🌟 SWIMMING POOL 🌟 AEROBIC 🌟 INDOOR & OUTDOOR GYMNASIUM

🌟 ACUPRESSURE WALK - WAY 🌟 JOGGING TRACK



THE MASTER PLAN

OUR BLUEPRINT OF EXCLUSIVITY

Apart from the prime location, Tiara has perfected the concept of idealistic living spaces for you and your family. Sprawled across 4.5 acre with 1 acre dedicated to the Clubhouse, each section of the project is intelligently designed to cater to every unique aspect of your lifestyle and give your family adequate space. We realize the importance of security without the feeling of confinement, so we dedicated an open area of 70% for designer landscapes interspersed with just 4 residential blocks of G+14 floors and only 4 apartments on each floor. There is also dedicated entry and exit, not to mention 24/7 Security for your peace of mind.

One gets a feeling of this spaciousness almost immediately as they proceed down a wide driveway for cars which ends at a convenient drop - off porch. The front entrance of the property welcomes visitors and residents alike to a grand lobby with serenely charming water features. The individual apartments are also designed in such a way that the interiors are bathed in natural light during the day and caressed by cool breezes throughout, thanks to ingenious cross ventilation features.



THE MASTER PLAN

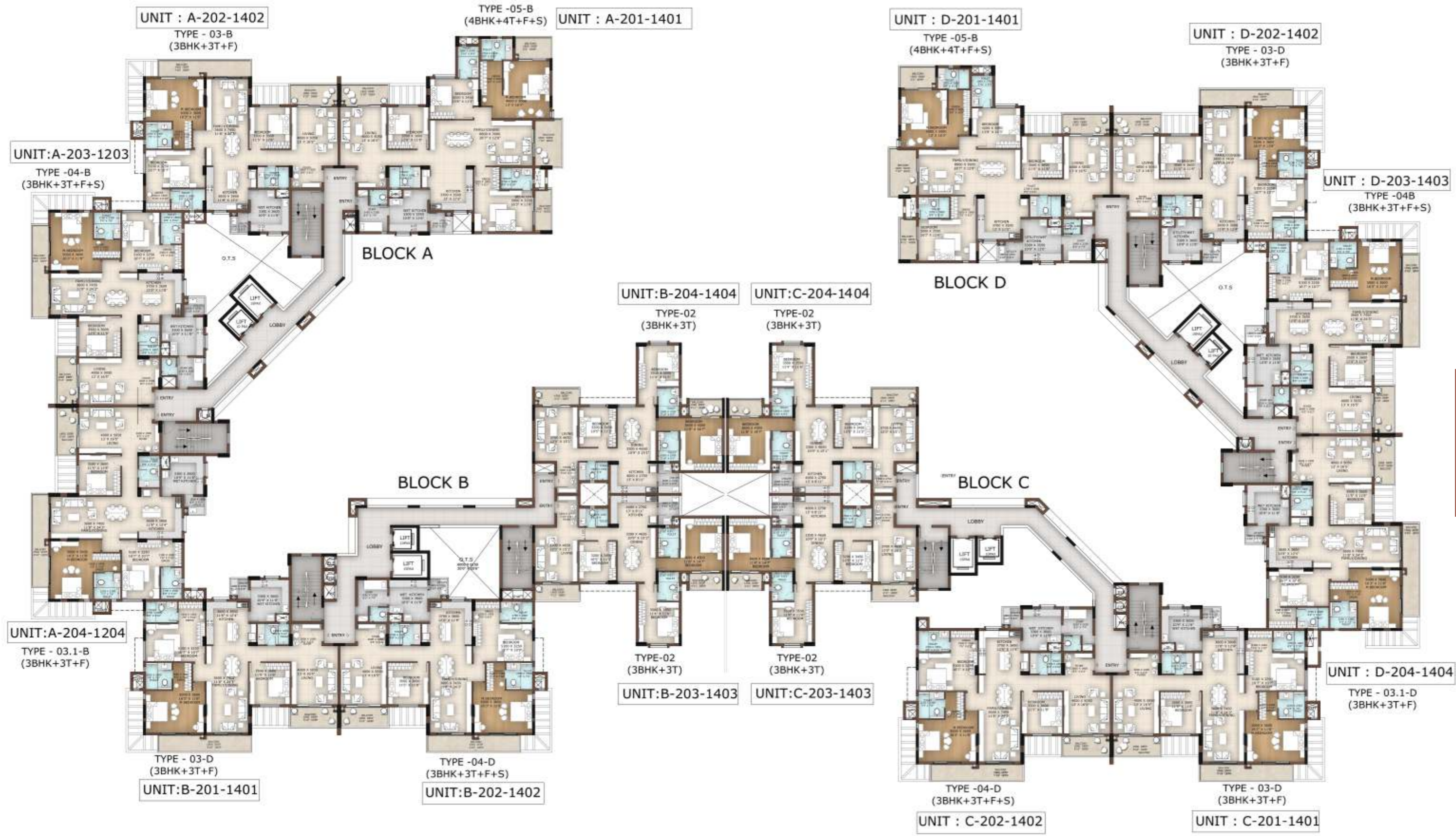


- A Block
- B Block
- C Block
- D Block

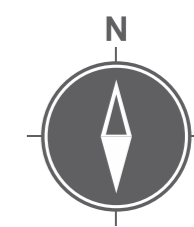
- ① Meditation/Yoga Garden
- ② Old Folks Area
- ③ Acupressure Walkway
- ④ Walkway
- ⑤ Aromatic Garden
- ⑥ Butterfly Garden
- ⑦ Water Feature
- ⑧ Cascade Wall
- ⑨ Jogging Track
- ⑩ Children's Play Area
- ⑪ Party Lawn
- ⑫ Skating Arena
- ⑬ Shaded Hobby Area
- ⑭ Half Basketball Court
- ⑮ Outdoor Gym
- ⑯ Lawn Tennis Court
- ⑰ Beach Volley Ball
- ⑱ Tree Plaza
- ⑲ Cricket Practice Net
- ⑳ DGR
- ㉑ Transformer
- ㉒ Drop-Off Porch
- ㉓ Entrance Lobby
- ㉔ Aromatic Walking Track



TYPICAL PLAN



UNIT TYPE	BHK	SUPER BUILT-UP AREA	RERA CARPET AREA
SAPPHIRE	3BHK + 3T	1892 sft	1270 sft
EMERALD	3BHK + 3T + Family	2661 - 2671 sft	1773 - 1791 sft
RUBY	3BHK + 3T + Family + Staff	2676 - 2798 sft	1848 - 1880 sft
DIAMOND	4BHK+4T+Family+Staff	3450 - 3472 sft	2254 - 2214 sft



3 BHK - SAPPHIRE

3 BHK | 1892 SFT(SBA), 1270 SFT(RERA)

A cosy, minimalistic abode for your family, equipped with all the essentials required for a spacious and comfortable lifestyle, Indulge in the luxury of premium living without the excess in our Sapphire category apartments.





3 BHK - EMERALD

3 BHK + FAMILY | 2532 - 2693 SFT(SBA), 1741-1741 SFT(RERA)

Family living acquires a new dimension in the Tiara Emerald apartment. Based on a concept that encourages family bonding, the apartment features a family room for personal time together and a separate living room where visitors and guests can be entertained.

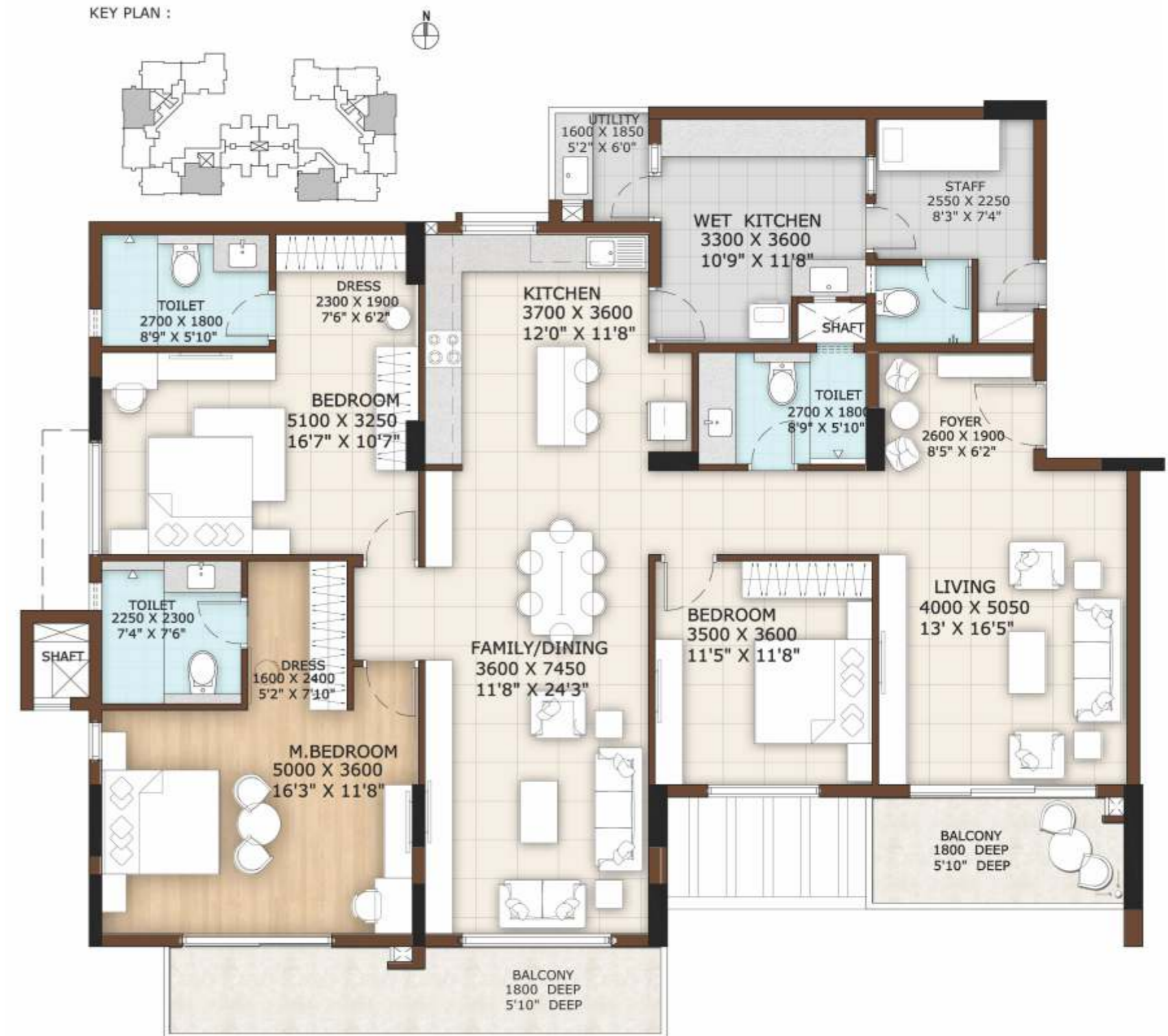




3 BHK - RUBY

3 BHK + FAMILY + STAFF | 2676-2798 SFT(SBA), 1848-1880 SFT(RERA)

As exquisite and delightful as its namesake, The Tiara Ruby apartment is a 3-bedroom plus family room haven that comes with an added convenience of a staff room. Enjoy great features like a wet and dry kitchen as well as top notch specifications that make an impression.





4 BHK - DIAMOND

4 BHK + FAMILY + STAFF | 3450-3472 SFT(SBA), 2254-2214 SFT(RERA)

As the name suggests, The Tiara Diamond apartments are all about grandeur and luxury with numerous facets and features to appreciate. With 4 bedrooms, a family area and staff space, this apartment provides ample space for a big family.





THE BEST IN SPECIFICATIONS

BRILLIANCE IN THE FINEST MINUTIA

When you are accustomed to settling for the best, we don't expect you to settle for less. Just as the finest details, when crafted to perfection, create a masterpiece - we believe in precision in every square inch.

From the quality of bathroom fitting to the finish of wood veneers on the doors and windows, God, as they say, is in the details.



SPECIFICATIONS

STRUCTURE

- * Two Basement+Ground Floor+14 Upper Floor, Seismic Zone II to compliant RCC Frame structure.
- * Walls Concrete Eco-friendly lightweight bricks with smooth finish plastering.
- * Superior Quality Steel reinforcement with high-quality Ready Mix Concrete using leading brands.
- * The structural design validation confirmed by the structural design to the entire project done by Civil Aid

FOYER / FORMAL LIVING / FAMILY ROOM / DINNING

- * Superior quality 800 X 1200 double charge Imported vitrified tiles/by leading brands.
- * Plastic Emulsion paint for walls and ceiling.

BEDROOMS

- * Super Quality Laminated Wooden Flooring for Master Bedroom.
- * Superior quality 800 X 1200 double charge Imported vitrified tiles/by leading brands for other bedrooms.
- * Plastic Emulsion paint for walls and ceiling.

KITCHEN

- * Superior quality 800 X 1200 double charge Imported vitrified tiles/Leading brands.
- * Superior quality ceramic tile dadoing up to 2'-0" above counter level.
- * Plastic emulsion paint for ceiling.
- * Polished granite slabs (20 mm thick) shall be provided for the countertops.

WET KITCHEN & STAFF ROOM

- * Superior Quality 600 X 600 Ceramic/Vetrified tiles for the wet kitchen.
- * Superior quality anti skid ceramic tile flooring and skirting for the staff room.
- * Plastic emulsion paints for walls & ceiling.
- * Ceramic tile dadoing up to 2'-0" above counter level.
- * Polished granite slabs (20 mm thick) shall be provided for the countertops.

TOILETS

- * Superior quality ceramic/Porcelain tile flooring.
- * Superior quality ceramic wall dadoing up to false ceiling.
- * False ceiling with grid panels.
- * Granite vanity counter in Master bedroom and the common toilet.
- * Shower partition in the master bedroom.

SIT OUTS & TERRACE AREA

- * Superior quality ceramic tile flooring and skirting.
- * Granite coping for parapet/MS handrail as per design.
- * Plastic emulsion paint for ceiling.

DOORS & WINDOWS

- * Main Door-engineered door with veneer finish on both surfaces (BST)
- * Internal Door-engineered door with veneer finish on both surfaces (BST)
- * Toilet Door-engineered door with veneer finish on one side & paint on other surface.
- * Balcony sliding door-3 track UPVC sliding for living & others with 2.5 track UPVC sliding.
- * Windows-2.5 track UPVC sliding.

ELECTRICAL

- * Split AC provision in living room and all bedrooms.
- * BESCOM power supply:5 kW for Flats.
- * Generator power backup for all lighting points, TV Units, Refrigerator and 100% power backup for common facilities.
- * Exhaust fans in kitchen and toilets.
- * Television points in living and all bedrooms.
- * Telephone points in living and all bedrooms.
- * Intercom facility from security cabin to each Flat.

PLUMBING & SANITARY

- * Sanitary fixtures of reputed make in all toilets.
- * Chromium Plated fittings of reputed make in all toilets.
- * Stainless steel single bowl sink drain board in utility.

COMMON AREAS

- * Granite/vitrified flooring.
- * Superior quality ceramic tile cladding for walls.
- * Plastic emulsion for the ceiling.
- * MS handrail as per design.

JOINERY

- * Main door and Bedroom doors with both sides high quality Masonite skin shutters, wood frame & architraves.
- * All windows & the door cum windows etc., to be manufactured in specially design high-quality.
- * Multi-chambered, heavy-duty UPVC frames & shutters with bug screen.
- * Toilet door of wood frame and architraves. Shutter with Masonite skin on the external side and waterproof laminate on the internal side.
- * Superior quality ironmongery and fittings for all doors.

LIFTS

- * Total No. of 2 lifts of Premium make for each block.
- * Capacity - 1 No. of 10-Passengers and 1 No. of 15-passengers.
- * Two staircases per core.

LANDSCAPE

- * Designer landscaping with water bodies, paved driveways & lightings etc...



THE ARCHITECTS OF GRANDEUR



The Vajram Group is passionately driven to deliver on its dream to transform the face of residential and business properties. In a market flooded with uninspired design and products, Vajram's vision to build high-quality properties with inspiring designs that will stand out clearly on any city's skyline."

The Vajram Group acquires and develops high-quality properties based on realistic values. The vision of the company is being delivered in selected and targeted markets throughout North Bangalore and other parts of South India. It's diversified operations have investments in residential, commercial and hospitality segments. The foray into residential property development started in 2009 under the dynamic leadership of Mr. Pavan Vajram.

OUR MISSION

The mission of the Vajram Group is to rise above the competition and provide the best-in-class living and working spaces that are contemporarily designed with an eye for detail, ergonomic practicality, sustainable environmental standards, and constructed using materials of the highest quality and engineering excellence with a commitment to time lines. We rely on Quality, Integrity, Commitment and Professionalism to build long-lasting properties and relationships and equally long-lasting impressions."

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 are 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 client's value this mix.

ARCHITECTS



PMC

DESBuilder
Kriscooper PMC

STRUCTURES



M/s Prasad
Consultants (PRC India)

PHE



JR SERVICE
CONSULTANTS

ELECTRICAL



Tirumala
Associates

LANDSCAPE

Design Milieu

THE BEST LOCATION

THE DIAS OF PRESTIGE

We believe your abode should be the center of your world and all your needs should therefore revolve around it.

North Bangalore, although perceived as the city 'outskirts' is rapidly becoming the preferred site for many potential home buyers as it possesses all the necessary features of an ideal location including land availability, excellent connectivity and top-of-the-line Public amenities.

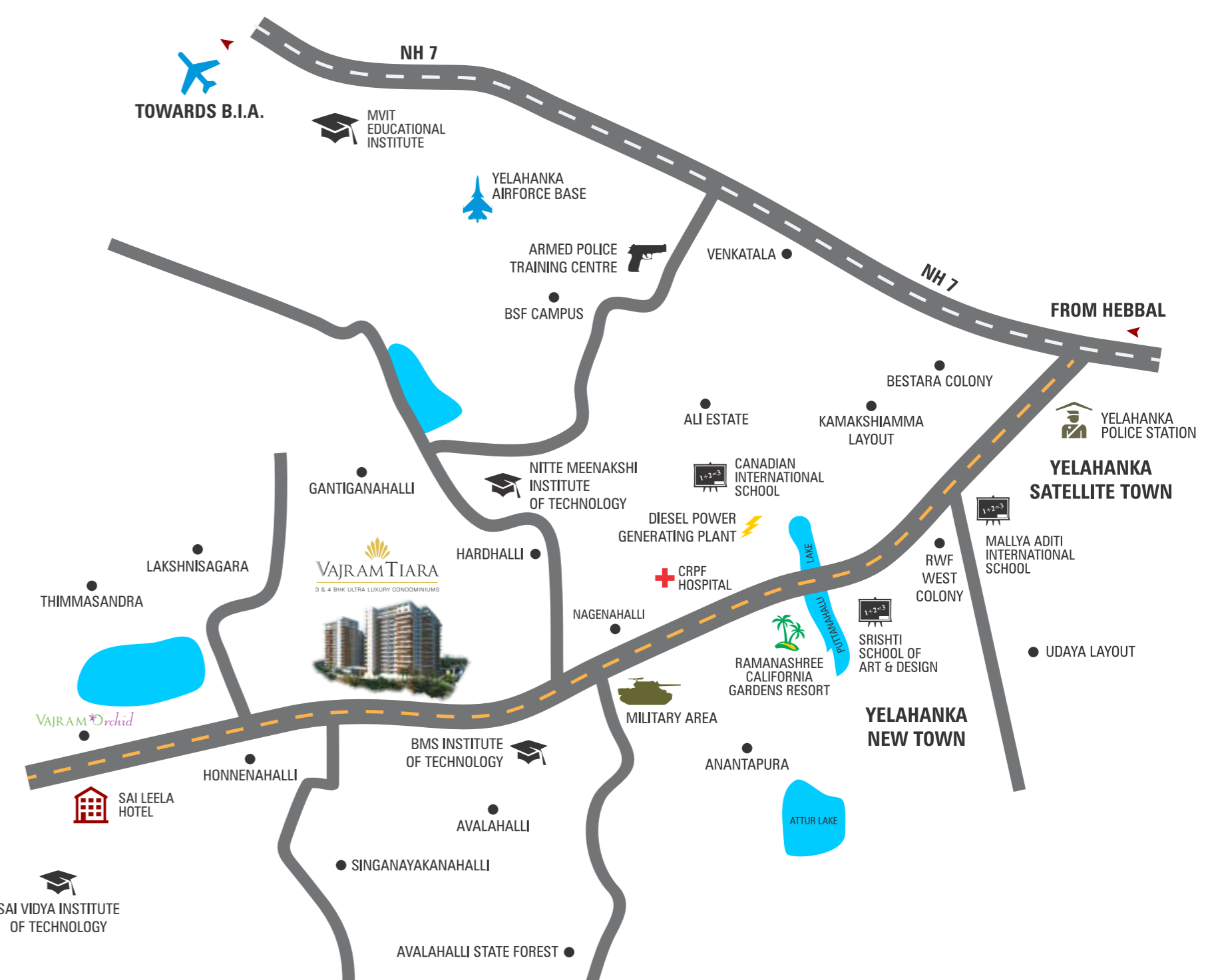
The Bangalore International Airport is at the epicenter of the major infrastructural development taking place in this area. The airport has various expressways and wide roads connecting it to the city, making it a veritable hub of activity.

The growth in this area can be attributed to various infrastructure initiatives undertaken by the government like the BDA Peripheral Ring Road and the widening of Bellary Road from 6-lane to 18-lane with an elevated section. A proposed High-Speed Rail Link will see enhanced connectivity from the city to the International Airport, covering a distance of 33 kilometers with four stations including Yelahanka and ending at Bangalore International Airport (Terminal Section).

Major residential projects are also underway by well-known developers like ISKON, Hinduja Realty and Brigade Group in addition to commercial projects taking shapes such as the 190 acre Embassy Knowledge Park consisting of IT/ITES works spaces, residential, recreational, entertainment and hospital amenities.

Other notable projects in the vicinity include existing infrastructure like major schools namely Vidhyashilp, DPS, Canadian International and TRIO World school, plus institutions of higher education like VIT and MS Ramaiah. Upcoming developments include several five-star properties in the pipeline, ITIR in Devanahalli, an Aerospace SEZ planned near the International Airport, the Devanahalli Business Park, Airport city and a Racecourse near Chikkajala on the way to Andhra Pradesh.

Whether it is your daily work commute, dropping the kids to school or stopping by one of the nearby shopping centers for some retail therapy, Tiara will make you feel effortlessly connected with the hustle and bustle of the city life, yet worlds away from it.



MG Road - 20km | International Airport - 20km | Manyatha Tech Park - 15km | Canadian International School - 9km | NH Dental Hospital - 14km
 Esteem Mall - 10km | Embassy Knowledge Park - 14km | Kirloskar Tech Park - 10km | Hinduja Tech Park - 19km | Lumbini Park - 12km
 KR Puram Railway Station - 23km | Columbia Asia Hospital - 10km | Baptist Hospital - 12km | MS Ramaiah Memorial Hospital - 15km



VAJRAM ESTATES PVT. LTD.

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