



AADHAVA  
DEVELOPERS



# Elite Homes

2 & 3 BHK LUXURY APARTMENTS

HOME  
IS DEEPEST DESIRES  
WITH VALUED  
FEATURES





Welcome to **Elite Homes** apartment which is comfortably nestled in the heart of two worlds-old and new Bangalore, offering a diverse living experience completely at your fingertips. Enjoying all the qualities of full-fledged apartments, while being superbly supported by an additional strong network of immediately accessible amenities, such as transport links, traditional and new culinary experiences, top notch schools, as well as recreational leisure and lifestyle abundance.

Standing 4-storeys tall, the **Elite Homes** features spacious 60 units of 2 and 3 BHK. This creates an architectural surrounding so artistic and distinctive, one will clearly behold with much pride and pleasure. Inspiration, rejuvenation and relaxation weave in easily within this cocoon of quiet respite. Elegant structure is a tribute to architectural excellence and incorporates the most contemporary concept in living space with a well-designed central atrium in ground floor, is what makes this a special one. Add to this, facilities like swimming pool, jogging track, gym and community hall and many more to add, gives you to have a complete indoor and outdoor life at **Elite Homes**.

1230 - 1688 sq ft  
in size options



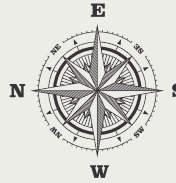




## TYPICAL FLOOR PLAN

### AREA STATEMENT IN SFT

FLAT #	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
SBA(Sft)	1639	1230	1230	1230	1230	1625	1303	1377	1297	1341	1624	1566	1611	1571	1688
FACING	WEST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST
BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK



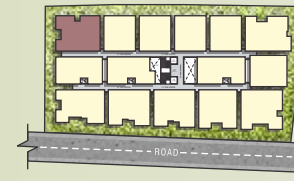
## KEY PLAN





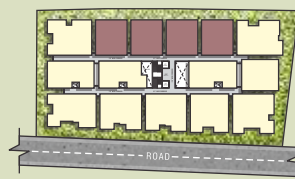
**UNIT # 001, 101, 201 & 301**  
SBA-1639 SFT  
WEST FACING - 3 BHK

A	LIVING	11'0"X18'4"	H	BEDROOM	12'0"X10'0"
B	DINING	9'6"X13'10"	I	TOILET	8'8"X5'0"
C	KITCHEN	8'0"X8'6"	J	BALCONY	10'0"X5'0"
D	M.BEDROOM	12'0"X13'0"	K	BALCONY	12'6"X5'0"
E	TOILET	8'0"X5'0"	L	BALCONY	12'6"X5'0"
F	BEDROOM	12'0"X11'6"	M	BAL/UTILITY	18'0"X5'0"
G	TOILET	5'0"X8'6"			

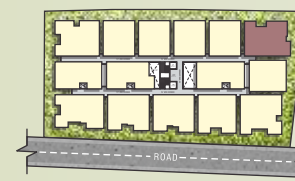


**UNIT # 002, 102, 202 & 302 / 003, 103, 203 & 303**  
**004, 104, 204 & 304 / 005, 105, 205 & 305**  
SBA-1230 SFT  
WEST FACING - 2 BHK

A	LIVING	15'0"X11'10"	F	BEDROOM	11'6"X10'6"
B	DINING	8'6"X15'10"	G	TOILET	8'0"X5'0"
C	KITCHEN	8'0"X10'6"	H	BALCONY	11'6"X5'0"
D	M.BEDROOM	13'4"X11'0"	I	BAL/UTILITY	16'10"X5'0"
E	TOILET	8'0"X5'0"			

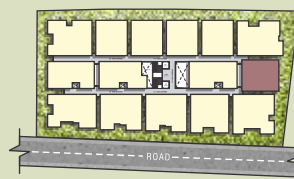






**UNIT # 006, 106, 206 & 306**  
SBA-1625 SFT  
WEST FACING - 3 BHK

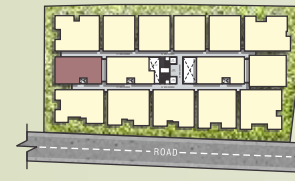
A	LIVING	15'2"X13'0"	G	TOILET	4'10"X8'0"
B	DINING	8'6"X13'4"	H	BEDROOM	10'0"X13'0"
C	KITCHEN	10'0"X8'6"	I	TOILET	4'6"X8'0"
D	M.BEDROOM	10'4"X13'0"	J	BALCONY	13'0"X5'0"
E	TOILET	9'0"X4'6"	K	BALCONY	10'0"X5'0"
F	BEDROOM	10'0"X13'4"	L	BAL/UTILITY	18'10"X5'0"



**UNIT # 007, 107, 207 & 307**  
SBA-1303 SFT  
EAST FACING - 2 BHK

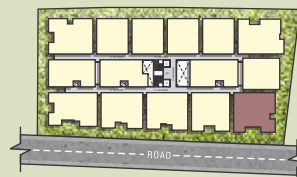
A	LIVING	12'0"X16'0"	F	BEDROOM	10'0"X12'0"
B	DINING	16'8"X8'8"	G	TOILET	5'0"X8'0"
C	KITCHEN	11'0"X8'0"	H	BALCONY	11'0"X5'0"
D	M.BEDROOM	13'0"X11'0"	I	BALCONY	8'8"X5'0"
E	TOILET	5'0"X7'8"	J	UTILITY	8'0"X5'0"





**UNIT # 010, 110, 210 & 310**  
SBA-1341 SFT  
EAST FACING - 2 BHK

A	LIVING	18'6"X11'0"	F	BEDROOM	10'0"X13'0"
B	DINING	14'2"X11'6"	G	TOILET	7'0"X5'0"
C	KITCHEN	13'2"X7'2"	H	BALCONY	13'0"X5'0"
D	M.BEDROOM	13'0"X12'0"	I	BALCONY	11'0"X5'0"
E	TOILET	9'8"X4'6"	J	UTILITY	7'2"X5'10"



**UNIT # 015, 115, 215 & 315**  
SBA-1688 SFT  
EAST FACING - 3 BHK

A	LIVING	15'0"X13'0"	H	BEDROOM	10'0"X10'0"
B	DINING	22'8"X8'6"	I	TOILET	4'6"X8'8"
C	KITCHEN	7'4"X10'0"	J	BALCONY	10'0"X5'0"
D	M.BEDROOM	13'0"X12'0"	K	BALCONY	8'0"X5'0"
E	TOILET	4'6"X8'6"	L	BALCONY	12'0"X5'0"
F	BEDROOM	10'0"X12'6"	M	BALCONY	8'6"X5'0"
G	TOILET	10'0"X5'0"	N	UTILITY	10'0"X5'0"



# SPECIFICATIONS:



## STRUCTURE:

RCC framed structure with seismic compliance resistance.

## SUPER STRUCTURE:

6" Solid blocks for external walls.  
4" Solid blocks for internal walls.



## PLASTERING:

Internal wall 1:5 C.M. with lime rendering smooth finish.  
External wall: smooth sponge finish cement plastering.



## CAR PARKING

One car parking for each flat.



## FLOORING:

Vitrified body of double charged or digital printed slabs for living area, bedroom & kitchen, & Anti-skid tiles for toilets, balconies & utilities.  
Granite flooring for corridors, staircase.



## TOILET:

Ceramic glazes wall tiles and Ceramic flooring.



## SANITARY WARE:

Concealed tank wall mounted or floor mount single piece commode, washbasin, CP fittings and diverters for all the toilets of jaguar/parry ware/cera/ or equivalent.



## KITCHEN:

Granite kitchen platform with Stainless steel sink and 2 feet height glazed tiles dado above the platform, Provision for washing machine, Provision for water purifier.



## PAINTING:

Inside: One coat of primer with two coats interior emulsion paints,  
Outside: One coat of primer with two coats of exterior Emulsions  
Main Door: Polish finish, Enamel paint for other doors and windows.



## ELECTRICAL:

Concealed copper wiring (Havells, Finolex, Anchor or equivalent) with Havells/ Anchor or equivalent plate switches at necessary points in each room, 15 amps power plug points in kitchen and toilets, Individual TV & Telephone points in Main Hall & master bed room, AC points.



## LIFT & LOBBY:

Entrance lobby finished with granite flooring staircase with railings.  
**TWO** lifts of Kone/Johnson/Otis or equivalent of 6 passengers capacity with ARD system.



## POWER BACK-UP:

Power back-up for each flat and additional power back-up for lifts, water pumps & common area lightings.  
100 kw D.G of Kirloskar.



## SECURITY FEATURES:

Round the clock with security with CCTV Camera, Every house will be connected to the security office through intercom phone.



## WINDOWS:

UPVC windows with mosquito mesh provision & safety MS Grills for all the windows.



## DOORS:

Main Door: Engineering wood frame with double sided teak veneered engineering doors, with, antique finish SS hinges ,Tower boltsetc  
Other Door: Saal wood frame with moulded skin doors with standard hardware fittings And WPVC doors for bathrooms.  
Digital Locks of Godrej locks or equivalent for all main doors.



# amenities

EVERY AMENITY  
IS ANOTHER  
OPPORTUNITY  
FOR BONDING

Children's play area

Swimming pool with Toddlers pool

Gymnasium

Indoor Games

Multipurpose hall

Jogging track

CCTV Camera Surveillance

Generator Back-up

Exclusive Covered Car Parking

Intercom facility

Fire safety extinguisher

All round compound wall

24 hours generator back-up

Sewage treatment plant (STP)

Rain water harvesting

Provision for net connectivity

Provision for cable TV

8 Passenger capacity 2 Lifts

PROJECT  
HIGHLIGHTS





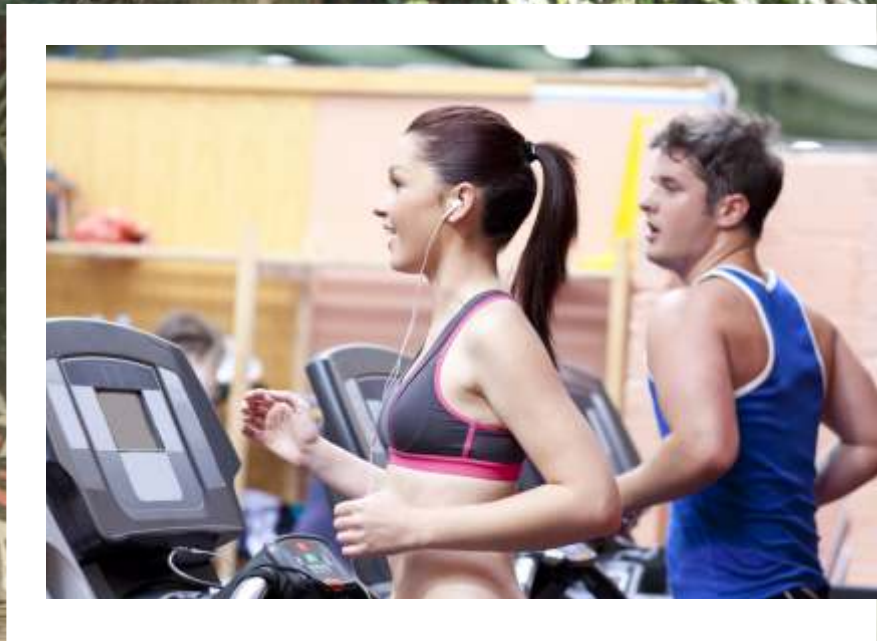
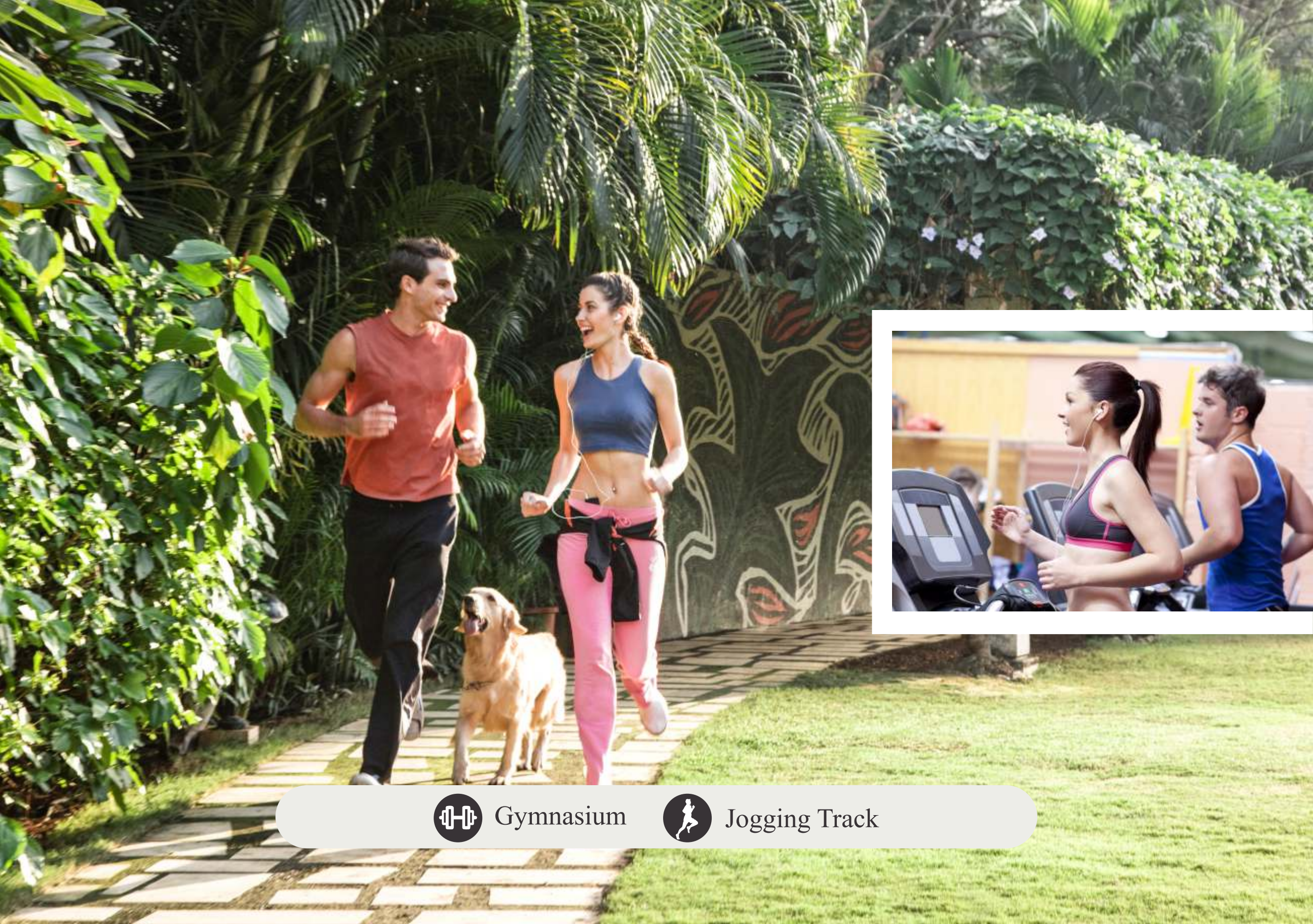


Elders Swimming pool



Toddlers Swimming pool





Gymnasium



Jogging Track





Children's play area



CCTV Camera Surveillance





Two lifts of 6 passengers capacity



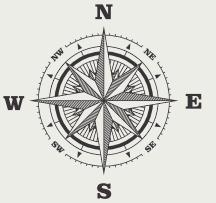
  
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2 & 3 BHK LUXURY APARTMENTS





## LOCATION MAP

NOT TO SCALE



## Proximity

Manyata Tech Park	- 3 Kms.
New Horizon International School	- 1.8 Kms.
Bangalore International School	- 2.4 Kms.
Wisdom International School	- 1 Km.
Clone International School	- 500 Mtrs.
Bhartiya Mall of Bangalore	- 2.6 Kms.
Elements Mall	- 2.1 Kms.
Esteem Mall	- 5 Kms.
Kristu Jayanti College	- 600 Mtrs.
Bangalore City College	- 3.8 Kms.
St. Vincent Pallotti College	- 3.5 Kms.

### HOSPITALS:

Cratis Hospitals	-1.6 Kms.
Manipal Hospitals	- 5 Kms.
Trilife Hospitals	- 5 Kms.
North Bangalore Hospitals	- 3.7 Kms.
Bangalore Orthopedic Hospitals	- 4.3 Kms.



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Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit  
**All applicable Taxes Extra, Conditions apply\***

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