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BUILT ON TRUST

AJMERA MARINA

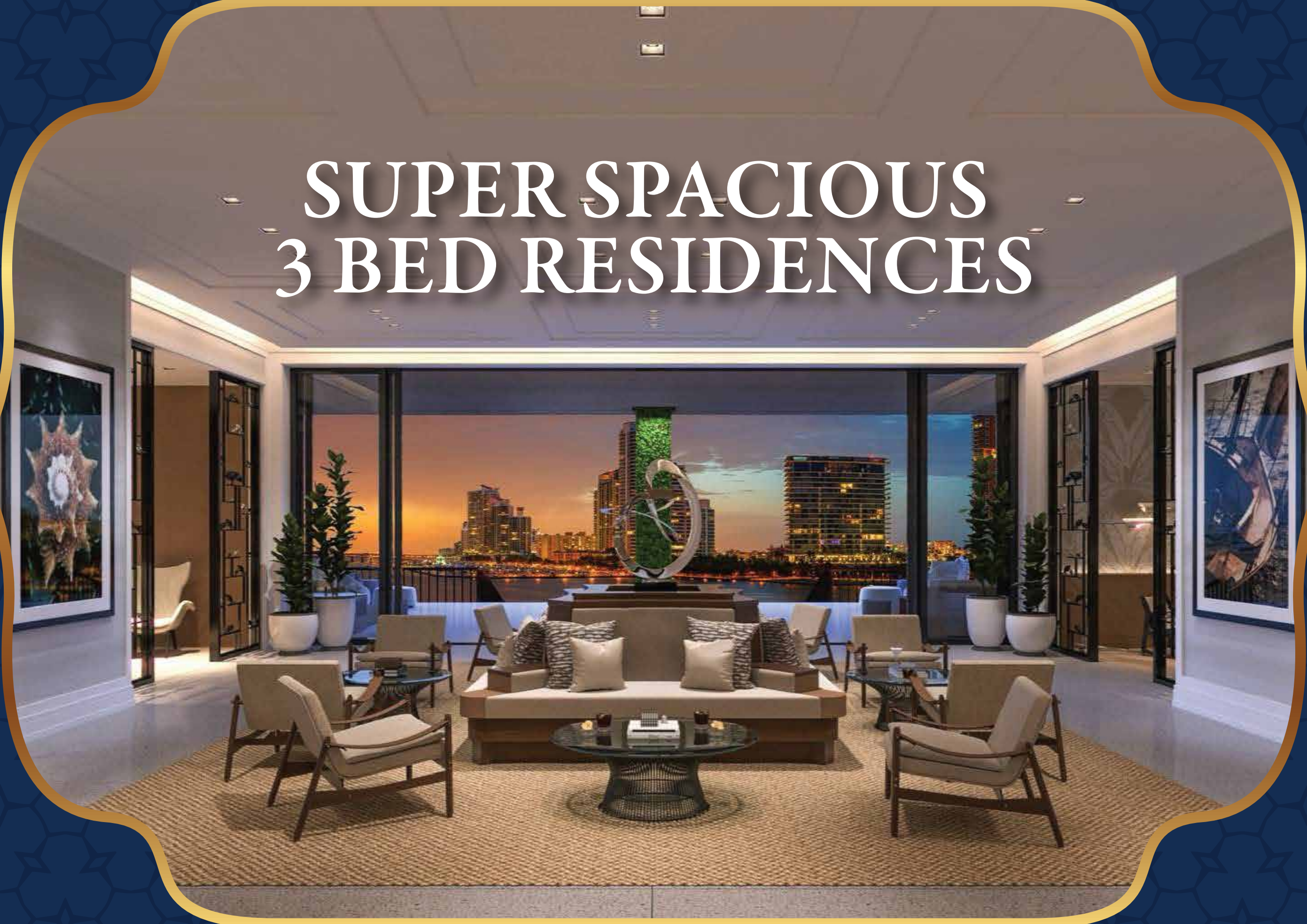
Luxury Lakeside Homes

Yelahanka



Images for visualization purpose only

SUPER SPACIOUS 3 BED RESIDENCES



A woman with long dark hair, wearing a white blazer over a dark top and white trousers, is sitting on a light-colored, modern sofa. She is looking off to the side. The room is bright with large windows in the background showing a city view. A black tripod lamp with a black shade stands next to the sofa. The entire scene is framed within a decorative, scalloped border on a dark blue background with a repeating star pattern.

**ONLY 4
UNITS PER FLOOR**

IN YELAHANKA,
NEXT TO A 105-ACRE LAKE





3 EXCLUSIVE LIFTS
FOR UTMOST PRIVACY



ONLY 2 & 3 BED
LUXURY APARTMENTS

20,000 SQ. FT. CLUBHOUSE
WITH OPEN AREAS

ROOF-TOP AMENITIES

10.2-ACRE MASTER
PLANNED DEVELOPMENT

4 TOWERS WITH
4 UNITS PER TOWER

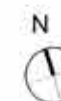
3 TIER SECURITY
MEASURES

BASEMENT + STILT FLOOR
+ 21 FLOORS



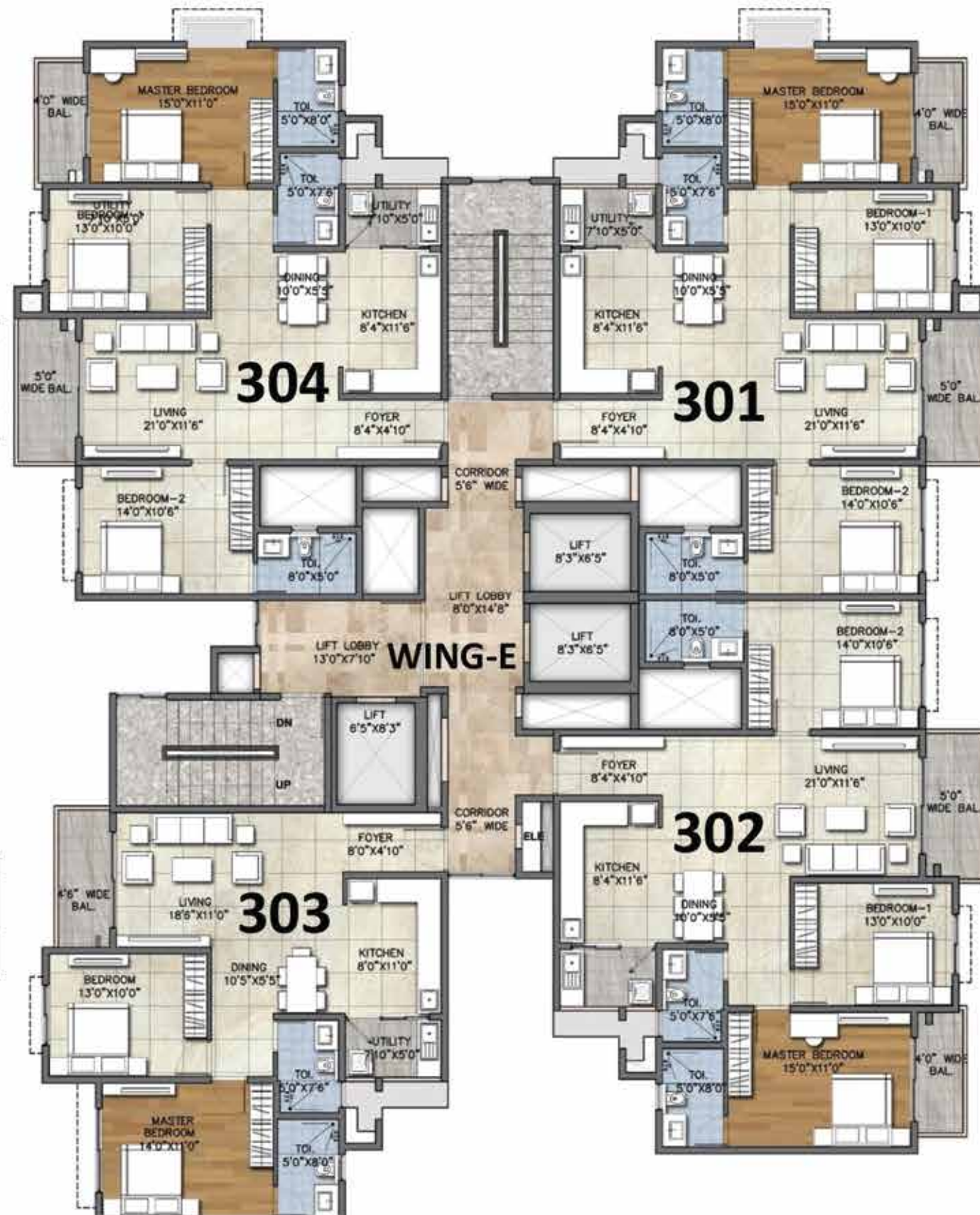
LEGEND

01. SECURITY CABIN
02. SURFACE PARKING
03. 8M. WIDE DRIVEWAY
04. ARRIVAL PLAZA
05. SEATING COURT
06. PARK AND OPEN SPACES
07. GRASS PAVERS ON FIRE LANE
08. PEDESTRIAN ENTRY TO BLOCK
09. CHILDREN'S PLAY AREA
10. PAVILLION
11. TREE COURT
12. STEPS LEADING TO PODIUM
13. SEATING UNDER PERGOLA
14. TODDLER'S PLAY AREA
15. TEMPERATURE CONTROLLED SWIMMING POOL
16. TEMPERATURE CONTROLLED KIDS POOL
17. POOL DECK
18. CHANGING ROOMS
19. OPEN SHOWER
20. WATER BODY
21. SKATING RINK
22. LAWN /COMMUNITY GATHERING
23. ENTRY/EXIT TO STILT PARKING
24. SERVICE GATE
25. SERVICE VEHICLE PARKING
26. BLOCK ENTRY COURTYARD
27. PLAZA
28. TRANSFORMER YARD
29. TENNIS COURT
30. PICKLEBALL COURT
31. MULTIPURPOSE PLAY COURT
32. OUTDOOR GYM
33. SCHOOL BUS WAITING AREA (BLOCK H STILT)
34. BOX CRICKET
35. PET PARK
36. MAIDAN
37. OWC LOCATION
38. OFFICE SPACE
39. QUIET SEATING



MASTER PLAN

FLOOR PLAN WING - E



AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-2	3 BEDROOM + 3 TOILET	99.81	1074	128	0

AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-1	3 BEDROOM + 3 TOILET	99.81	1074	128	0

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TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-3	2 BEDROOM + 2 TOILET	75.75	815	82	0

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FLOOR PLAN WING - F

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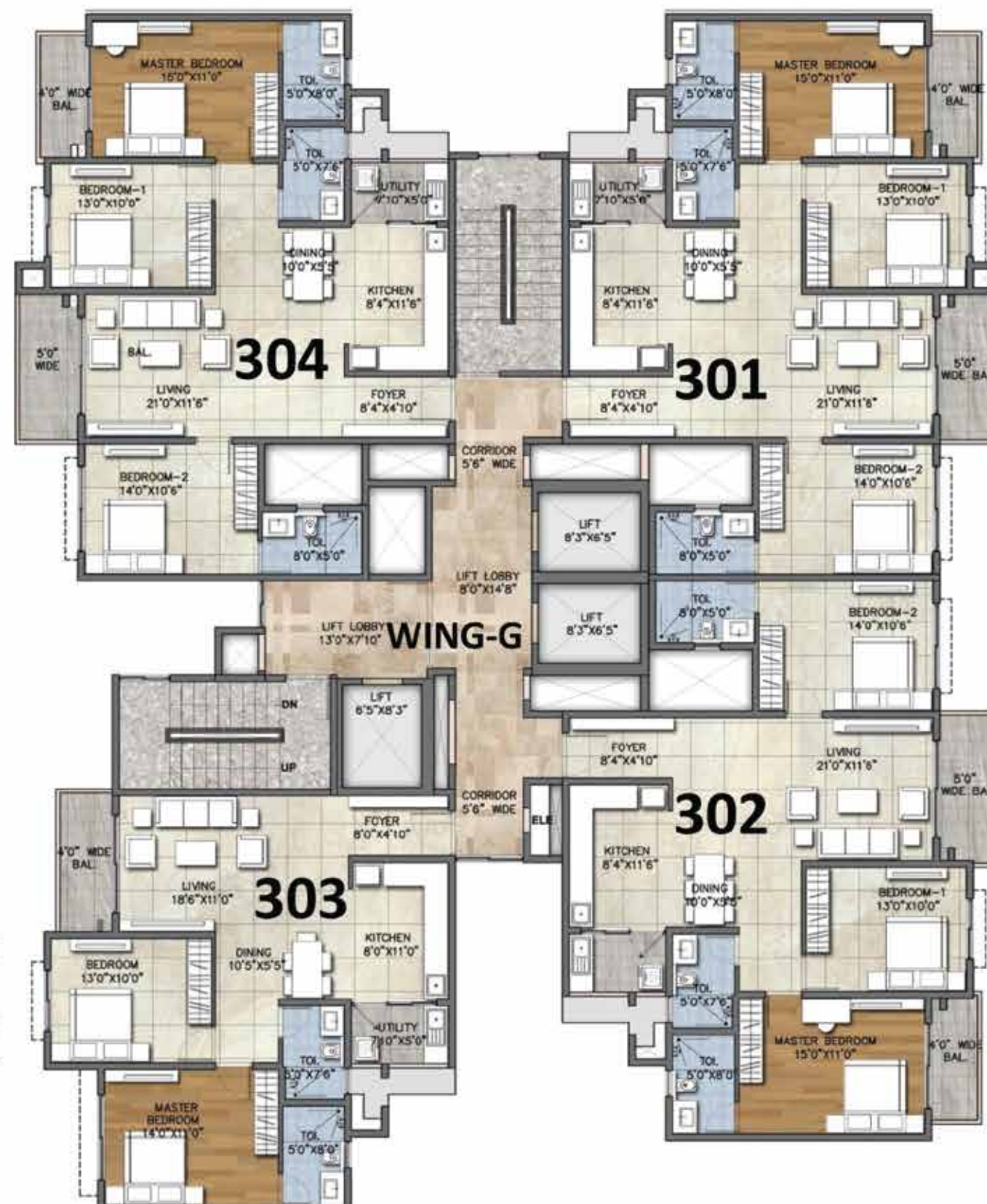


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FLOOR PLAN WING - G



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FLOOR PLAN WING - H

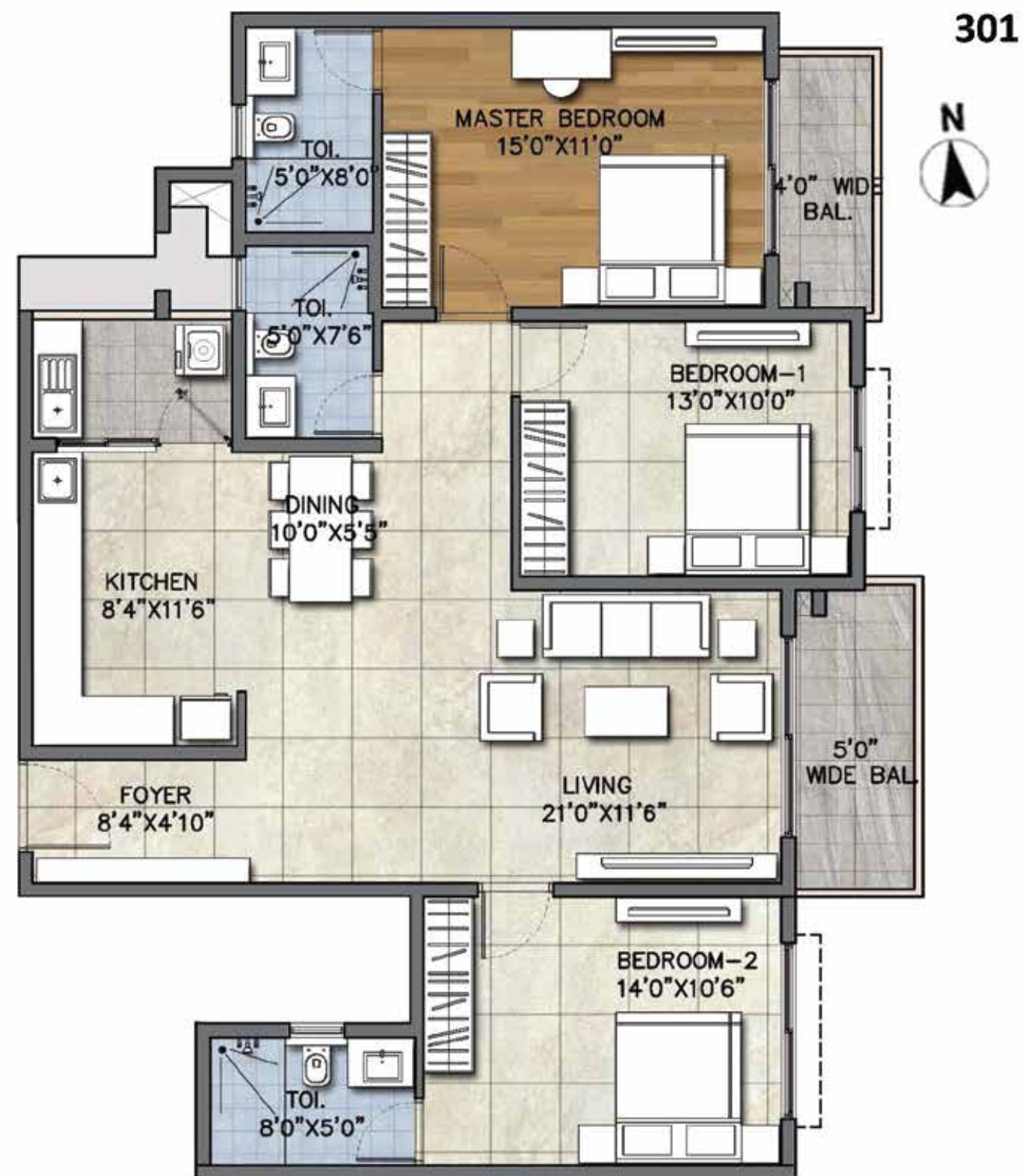


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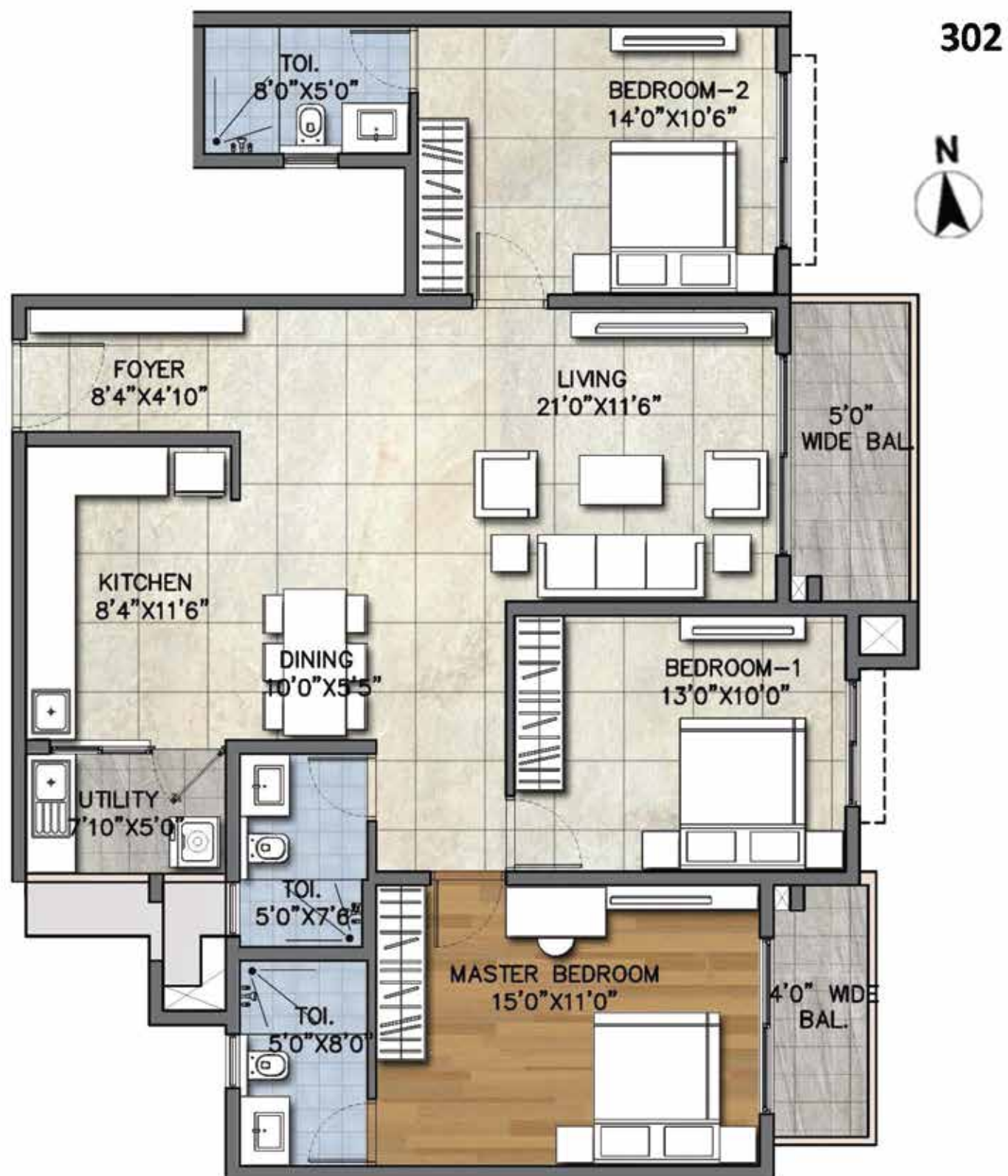
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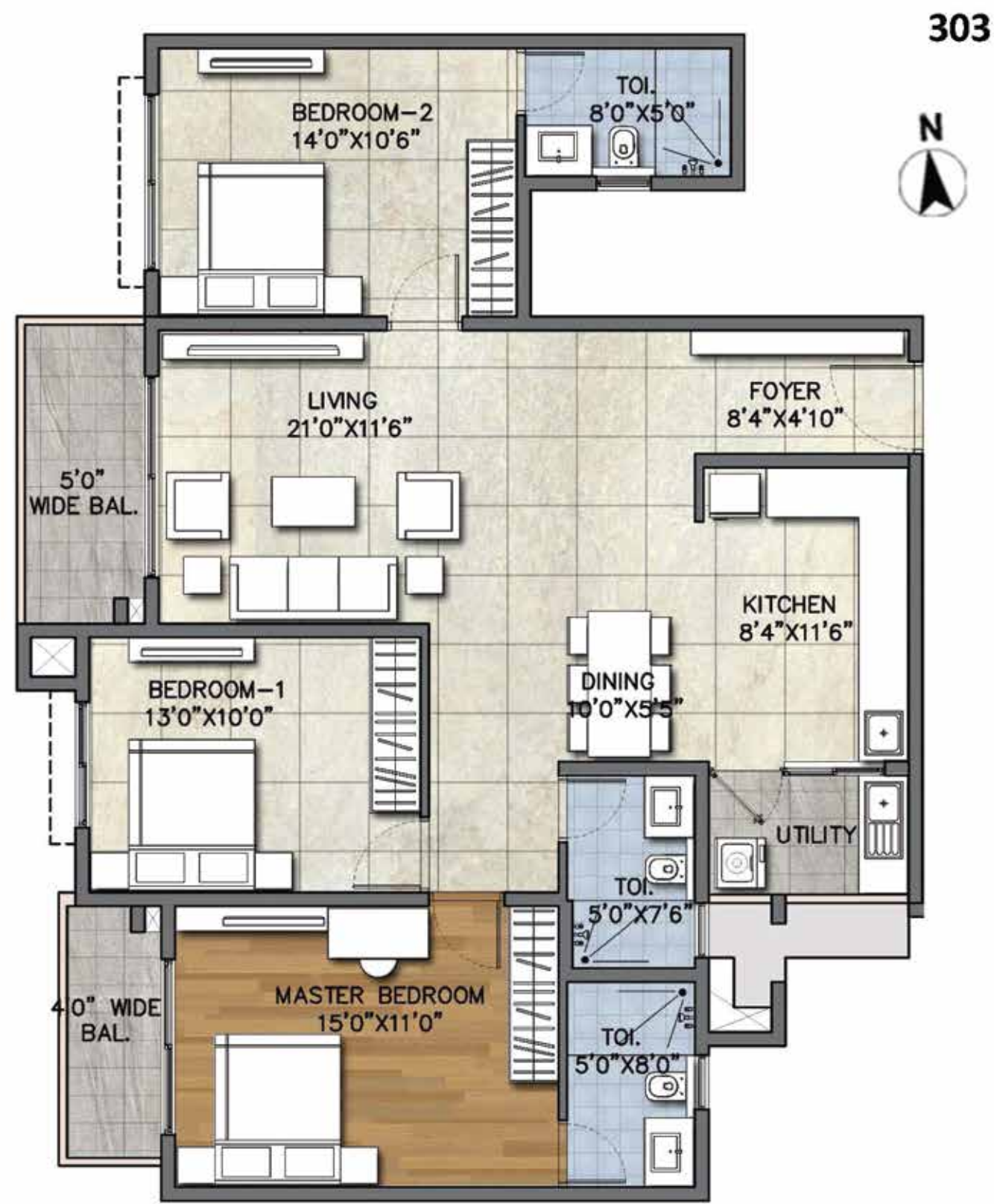
3 BEDROOM 1 SERIES

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3 BEDROOM 2 SERIES

AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-1	3 BEDROOM + 3 TOILET	99.81	1074	128	0



3 BEDROOM 3 SERIES

AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-2	3 BEDROOM + 3 TOILET	99.81	1074	128	0

304



2 BEDROOM 4 SERIES

AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-3	2 BEDROOM + 2 TOILET	75.75	815	82	0

PROJECT SPECIFICATION

GENERAL

- Seismic Zone II resistant RCC Shear Wall structure (MIVAN).
- Elegant ground floor entrance lobby.

PLASTERING

- All internal walls rendered with waterproof putty.
- All external walls coated with textured finish.

PAINTING

- Interiors: Acrylic Emulsion for ceiling & walls.
- Exterior: Weatherproof exterior emulsion.

FLOORING

- Vitrified tiles for living, dining & bedrooms.
- Anti-skid tiles for utilities, balconies & terraces.

TOILET: Fittings & Accessories:

- Engineered wood door frames in toilets.
- Branded EWC and wash basin in all toilets.
- Designer ceramic tiles for flooring& walls
- Branded hot and cold water mixer unit for shower in all toilets
- Branded CP fittings in all toilets.
- Large sized UPVC toilet ventilators up made with louvered glass with provision for exhaust fan.
- Syntex false ceiling.
- Provision for horizontal geyser above false ceiling & exhaust fan in all toilets.

DOORS & WINDOWS, GRILLS & RAILING

- Main door frame in engineered hard wood with factory made veneered finish.
- All other door frames are in engineered hard wood with factory pressed laminates.
- Flushed Main door shutters.
- Laminated Flush doors for bedroom, balcony, terraces& toilets.
- MS Railing in all balconies.
- Living room provided with UPVC sliding French doors for balcony with provision of mosquito mesh.
- UPVC sliding windows with 5mm float glass with provision of mosquito mesh.
- UPVC window in utility.
- Open kitchen / utility with a tile drops for wet & dry area bifurcation

KITCHEN

- Granite Kitchen platform with stainless steel sink with single bowl.
- Granite platform with stainless steel sink with single bowl & single drain board in utility.
- Cladding with designer tiles up to 2ft height above kitchen platform.
- Provision for water purifier point above sink
- Provision for washing machine in utility area.
- Concealed piped gas connection having provision to place cylinder in utility area
- Provision for exhaust fan or chimney outlet in the utility window.

ELECTRICAL

- TV points in the living room & master bedroom.
- Fire resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches.
- Earth Leakage Circuit Breaker (ELCB) for the flat.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- Telephone points in master bedroom & living provision for installing intercommunication facility within each apartment.
- A/C point for master bedroom and living room active.
- Each flat will be provided with adequate BESCOM power i.e., 2.5 to 3.5 KW.
- 100% power back up inside the flats.
- 100% power back up for lifts & common areas & all essential services
- Provision for broadband internet connection.
- Provision for DTH connection.

LIFT

- Two passenger & one service lift exclusive for maids and utility services per tower with ARD (Automatic Rescue Device) / suitable to fire norms.
- 100% power backup for all the lifts.

CABLE TV

- An exclusive satellite TV network will be provided (users to pay monthly charges)

SECURITY SYSTEMS

- Access control Door systems in entrance lobbies at basement / ground level & for all amenities access.
- Boom barrier system with RFID at entry & exit points.
- CCTV coverage for security at main entrance, lift lobby at basement level& common areas where ever required.
- Individual Resident ID cards.
- Individual Car sticker for owned cars.

BACKUP GENERATOR

- Full power back up inside the flats for power and lighting circuits.
- 100% power back up through DG for lighting in common areas, lifts and pumps.

WATER TREATMENT PLANT

- Treated soft water through an exclusive water treatment plant within the complex.
- STP treated water for flushing of toilets and for gardening purpose.

COMMON AMENITIES FOR THE PROJECT

- Swimming pool with toddler pool
- Futsal court
- Multipurpose court
- Landscaped gardens
- Hopscotch
- Children's play area
- Passive court
- Jogging path
- Seating pavilions
- Fabric covered pool deck
- Party lawn
- Viewing deck
- Tree plaza
- Pickleball court
- Clubhouse comprising of
- I. Administration office place
- II. Multipurpose hall
- III. Lounge
- IV. Office
- V. Kids zone
- VI. Gym
- VII. Yoga meditation
- VIII. Reading room/library
- IX. Home theatre
- X. Squash
- XI. Table tennis
- XII. Shuttle court

EXCLUSIVE TERRACE AMENTIES

- Lush green garden with seaters and pergolas.
- Meditation deck.
- Yoga deck.
- Viewing gallery



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