

#### **#TooGood Apartments**

Optimum sized, perfectly planned apartments for your family

#### **#TooEasy Commute**

4 km to Manyata Tech Park,20 min from KIADB,20 min from Karle town centre SEZ

#### **#TooVaried Amenities**

Modern clubhouse, gym, pool, badminton court & a terrace hangout

### #TooGoodHomes

Near Manyata Tech Park

#### **#TooSmooth Connectivity**

2 km to Bellary Road,5 km to Outer Ring Road,20 km to Airport

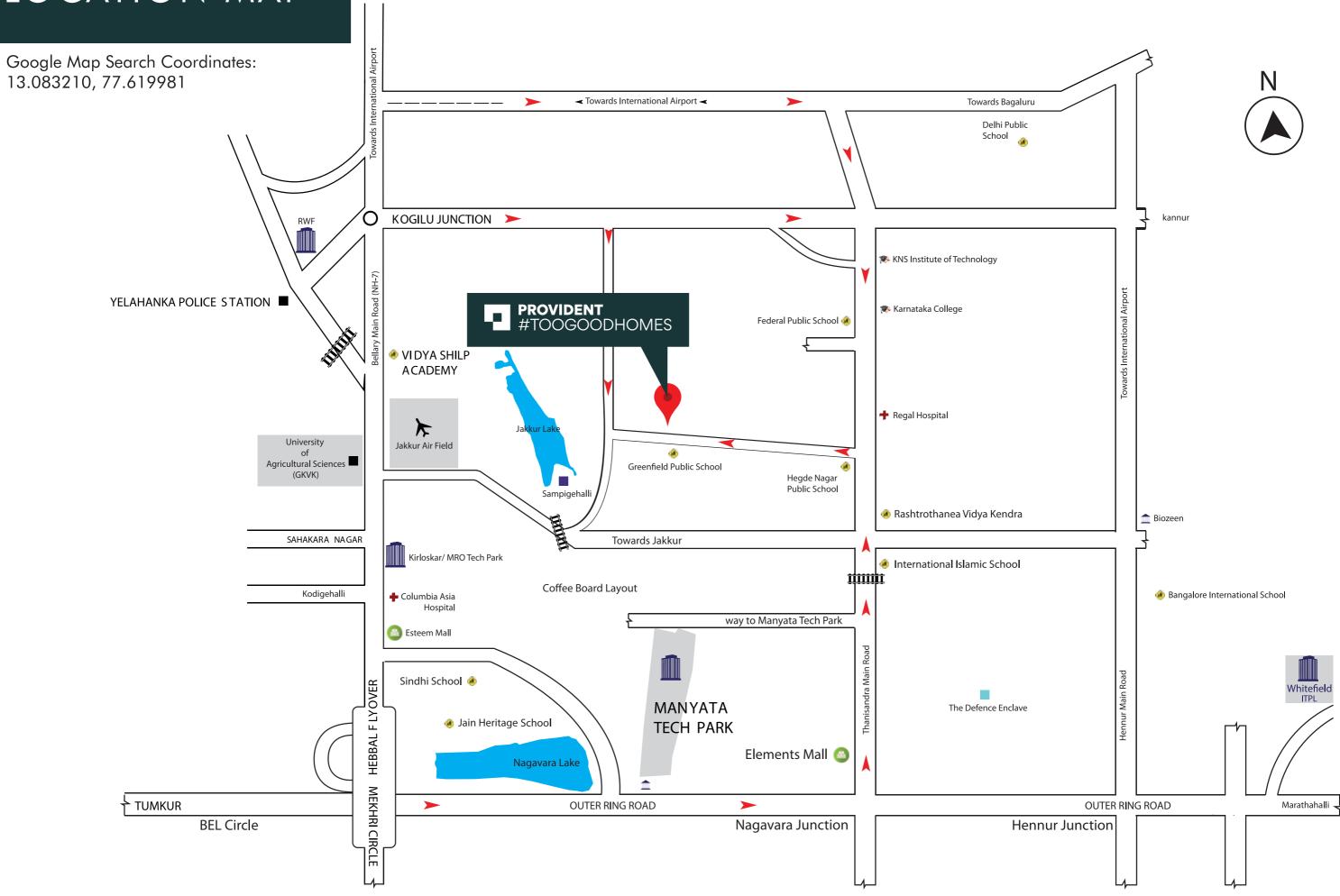
#### **#TooClose Conveniences**

Opp. Greenfield Public School, 2 km to Regal Hospital, 10 min to Elements Mall

#### **#TooPerfect Investment**

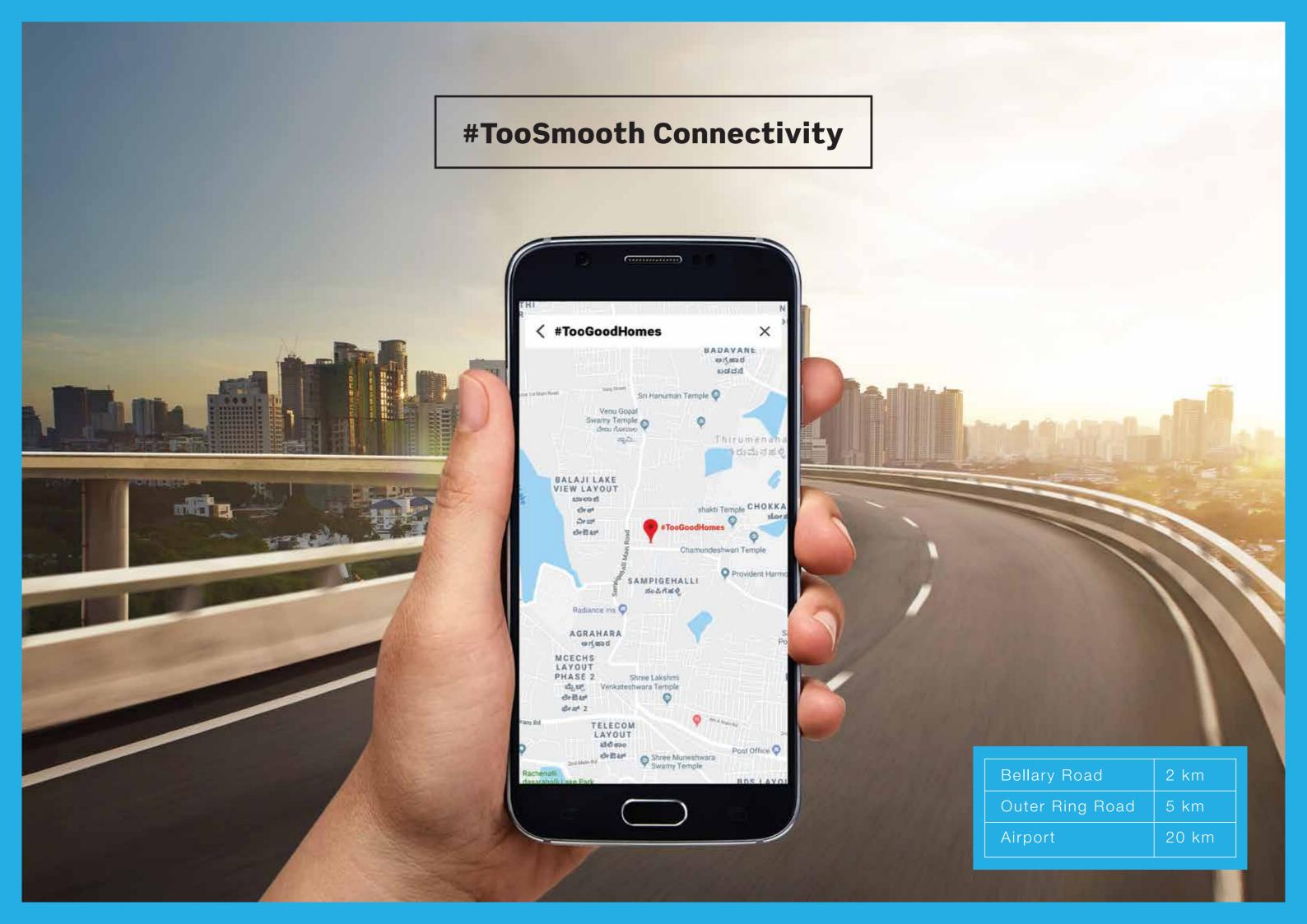
An opportunity you just can't miss

#### LOCATION MAP



# Buy Thanisandra Buy #TooGoodHomes

- 72 kms Metro Rail Phase 2 A Parallel Line is planned to connect North-South Corridor, running between Nagawara to Gottigere in the South
- Manyata Tech Park is a beehive of about 1 lakh IT/ITES professionals
- Around 2 Million sq ft of office space is to be developed between Hebbal, Bellary Road,
   Thanisandra and Hennur Road
- Mega projects such as the KIADB Park, IT Investment Region and Devanahalli
   Business Park have been announced. This will drive growth in and around Thanisandra Road
- An estimated investment of Rs. 292 crores has been planned for the improvement of ORR.
   This will connect Thanisandra to the far South, East and West of the city
- Bagalur KIADB IT SEZ (5000 Acres), Bagalur Finance City (50 Acres), Hardware Park &
   SHELL Park are the upcoming investment destination in North Bangalore
- The State cabinet has sanctioned **Rs. 31.50 crore for developing three roads** -Thanisandra Main Road; a link road connecting to the airport through Nagawara junction and Mylanahalli village
- Rs. 1,00,000 crore rupees "Information Technology Investment region" is proposed to come up near KIAL, offering direct employment to about 1.2 million people and indirect employment to 2.8 million people
- Thanisandra road will soon become **an alternate arterial road connecting the airport** to the city



#### **#TooEasy Commute**

IT PARKS	Manyata Tech Park	4 km
	Karle SEZ	6 km
	Kirloskar Tech Park	7.5 km
	KIADB Hardware Park	15 km
	Bagmane TechPark	17 km

\*All the distances mentioned here are approximate values

#### **#TooClose Conveniences**

	Lulu Shopping Mart	3 km			
SHOPPING MALLS	Elements Mall	5.5 km			
	Esteem Mall	7.3 km			
	Regal Hospital	2 km			
HOSPITALS	ReLive Hospital	5 km			
HOSPITALS	Icon Hospital	6 km			
	Colombia Asia	7 km			
	St. Theresa college of Pharmacy	2.8 km			
COLLEGES	KNS Institute of Technology	3 km			
	Karnataka College of Management	3 km			
	Greenfield Public School	0 km			
	Federal Public School	3 km			
SCHOOLS	Wisdom Montford International School	3.5 km			
	LA International School	4.9 km			
	Kensri School	5.5 km			
BENGALURU INTERNATIONAL AIRPORT 20 km					
BENGALURU INTERNATIONAL AIRPORT					





#### SPORTS FACILITIES

- CRICKET PITCH
- 2. BADMINTON COURT
- 3. HALF BASKET BALL COURT
- 4. JOGGING TRACK
- 5. CHILDREN'S PLAY AREA

#### CLUBHOUSE

- A. GYM
- B. MULTIPURPOSE HALL
- C. SWIMMING POOL & CHANGE ROOMS
- D. MEDITATION/ELDER'S CORNER ON TERRACE

#### OTHER FACILITIES

- A. CAR WASH POINTS
- B. CAR CHARGING POINTS





**#TooGood Apartments** 

**TYPICAL FLOOR PLANS** 

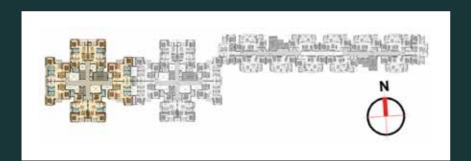
BASEMENT + STILT + 9 FLOORS

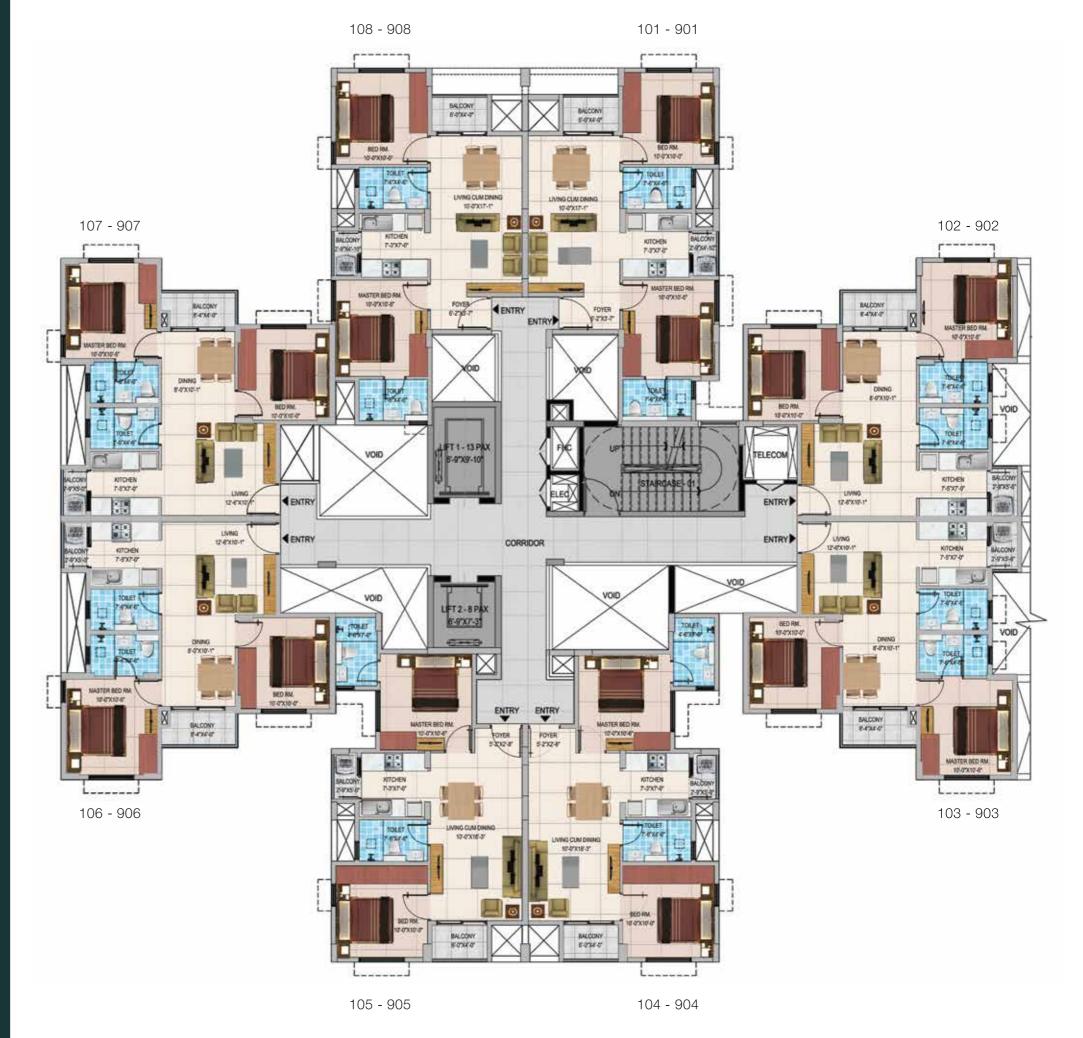
#### WING A

Series	Apartment Type	Carpet Area	Usable Area	SBA	PLU
101 - 901	2 BHK Comfort	536	573	890	Premium
102 - 902	2 BHK Grand	550	598	918	Premium
103 - 903	2 BHK Grand	550	597	917	Classic
104 - 904	2 BHK Comfort	536	574	893	Premium
105 - 905	2 BHK Comfort	536	574	892	Premium
106 - 906	2 BHK Grand	551	597	912	Super Premium
107 - 907	2 BHK Grand	551	596	913	Ultra-Premium
108 - 908	2 BHK Comfort	536	574	888	Super Premium

All areas mentioned above are in sq. ft. Select units have private terrace garden

Useable Area = RERA Carpet Area + Balcony





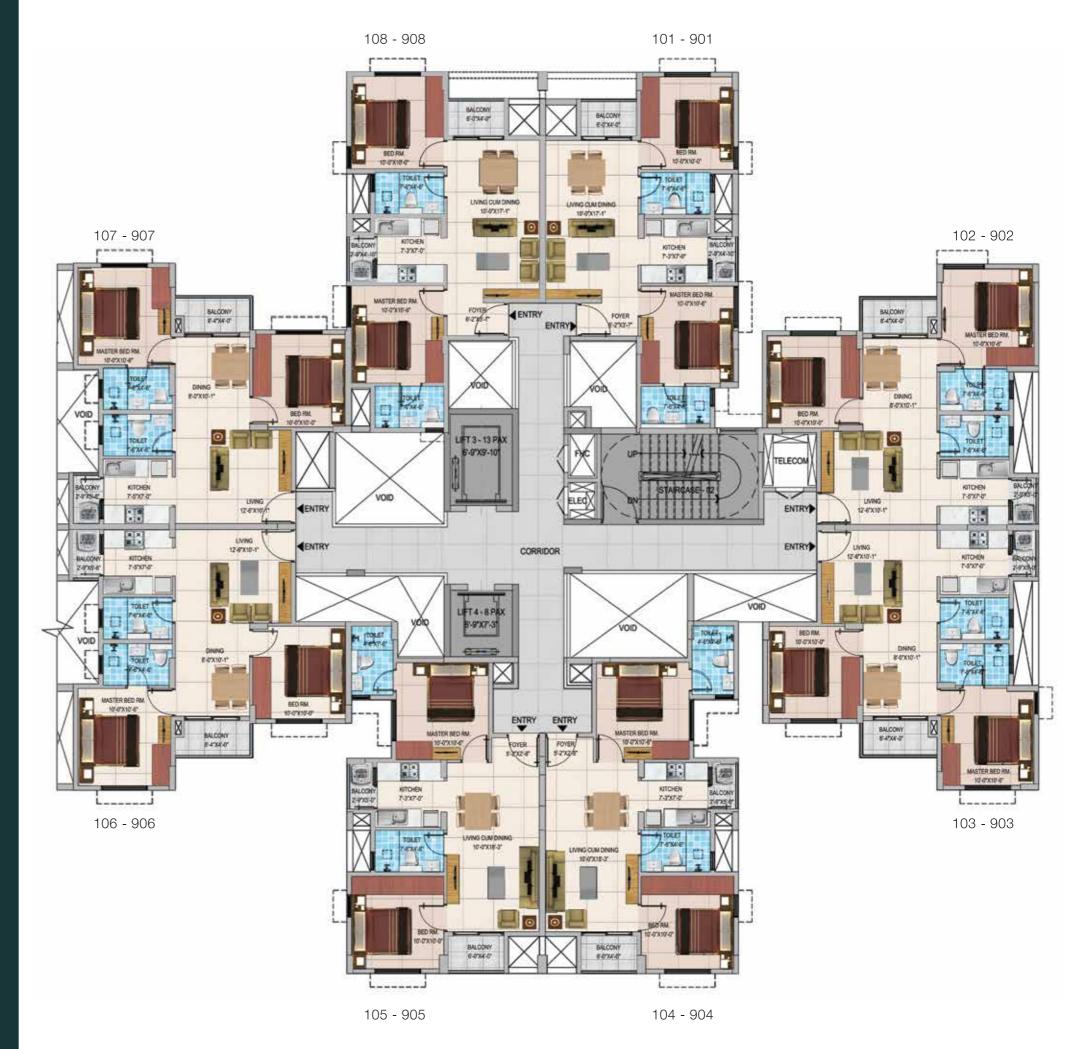
#### WING B

Series	Apartment Type	Carpet Area	Usable Area	SBA	PLU
101 - 901	2 BHK Comfort	536	573	890	Premium
102 - 902	2 BHK Grand	551	597	914	Premium
103 - 903	2 BHK Grand	549	595	912	Classic
104 - 904	2 BHK Comfort	536	574	893	Premium
105 - 905	2 BHK Comfort	536	574	892	Premium
106 - 906	2 BHK Grand	551	598	916	Premium
107 - 907	2 BHK Grand	551	598	917	Super Premium
108 - 908	2 BHK Comfort	536	574	888	Super Premium

All areas mentioned above are in sq. ft. Select units have private terrace garden

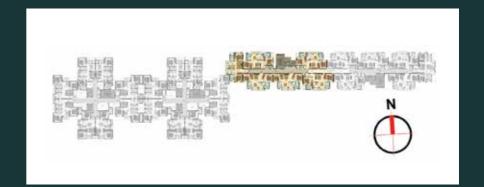
Useable Area = RERA Carpet Area + Balcony





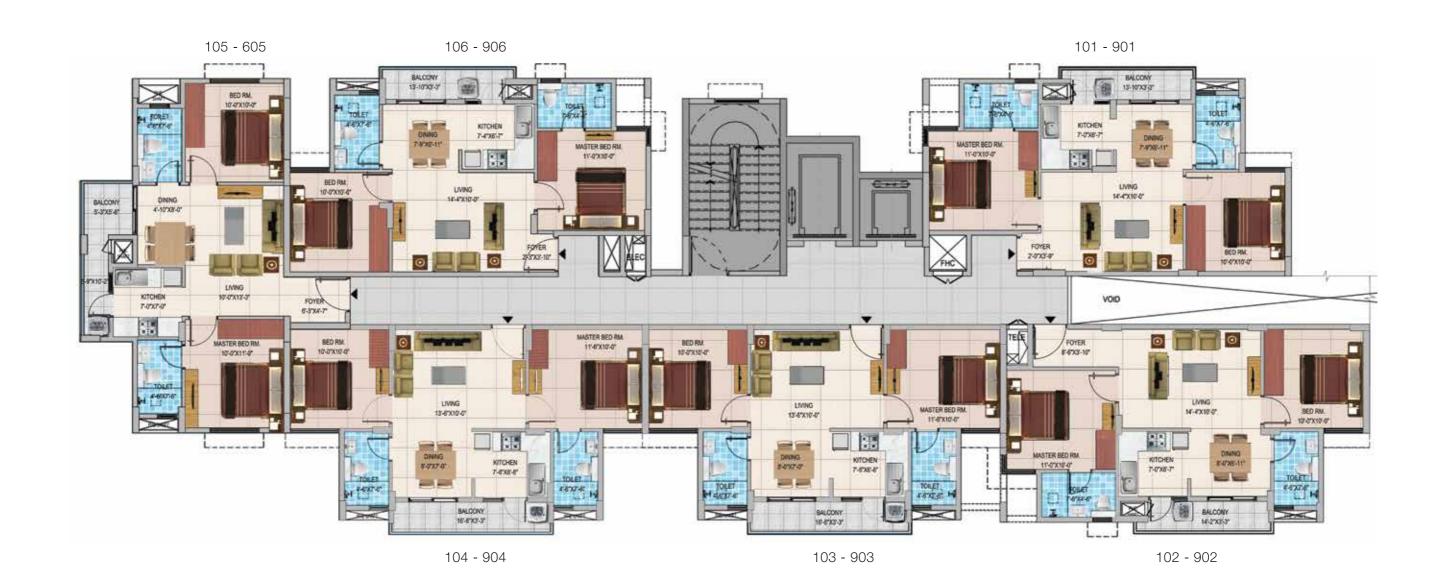
#### WING C

Series	Apartment Type	Carpet Area	Usable Area	SBA	PLU
101 - 901	2 BHK Comfort	547	589	907	Premium
102 - 902	2 BHK Lux	576	618	944	Premium
103 - 903	2 BHK Comfort	543	595	907	Premium
104 - 904	2 BHK Comfort	543	595	903	Premium
105 - 605	2 BHK Grand	544	600	923	Super Premium
106 - 906	2 BHK Comfort	548	590	903	Super Premium



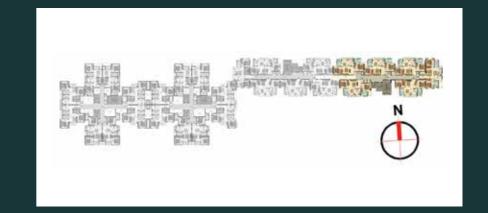
All areas mentioned above are in sq. ft. Select units have private terrace garden

Useable Area = RERA Carpet Area + Balcony



### WING D

Series	Apartment Type	Carpet Area	Usable Area	SBA	PLU
101 - 901	2 BHK Grand	554	596	917	Premium
102 - 902	2 BHK Comfort	547	589	903	Super Premium
103 - 903	2 BHK Comfort	547	588	905	Super Premium
104 - 904	2 BHK Comfort	538	580	892	Super Premium
105 - 405	2 BHK Grand	562	591	917	Classic
505 - 905	2 BHK Grand	562	591	917	Super Premium
106 - 906	2 BHK Comfort	543	595	906	Premium



Useable Area = RERA Carpet Area + Balcony



## TYPICAL UNIT PLANS 2 BHK COMFORT

Typical Carpet Area	536 - 548 sq. ft.			
Typical Useable Area	573 - 595 sq. ft.			
Typical Saleable Area	888 - 907 sq. ft.			



## TYPICAL UNIT PLANS 2 BHK GRAND

Typical Carpet Area	544 - 562 sq. ft.			
Typical Useable Area	591 - 600 sq. ft.			
Typical Saleable Area	912 - 923 sq. ft.			







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BANGALORE MANGALORE CHENNAI COIMBATORE HYDERABAD GOA

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