

VAJRAM NEWTOWN

2 & 3 BHK PREMIUM APARTMENTS

THANISANDRA MAIN ROAD

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VAJRAM NEWTOWN

Vajram Newtown, designed for the Millennial homebuyers in spirit, is in the heart of Bengaluru and just 4km away from Manyata Tech Park on Thanisandra Main Road, North Bangalore. Spread across 3 acres, the project comprises of 272 units consisting of 2 towers with 18 floors each and 3 levels of parking. The triple height podium landscape and amenities provide grandeur to the building at the entrance level. The units have great spatial quality and are designed in a manner that opens on 3 sides providing excellent ventilation. The central clubhouse is the vertex of connection that is in the center of the 2 towers on the 18th floor. For all those who enjoy safe communities with dynamic, youthful, tech savvy energy – this is the definition of innovation and premium living. Vajram Newtown will be the thriving new "Millennium Homes" with project completion to be 2023.



VAJRAM NEWTOWN

100% FRESH LIFESTYLE



Luxurious
Sense Of Arrival



Community Living
Spaces



Pedestrian
Pathways



70% Open
Spaces



Minimized
Vehicular Movement



Well Ventilated
Lobbies



Experiential
Landscapes



Sky Lounge



New Edge
Construction



Roof Top
Swimming Pool



2 Balconies
Per Unit



Vaastu
Compliant



Bay
Windows



Good Spatial
Quality



Walk In
Wardrobes



Well Crafted
Spaces



Good
Ventilation



Inside - Out
Visuals



Walkway



Seating Alcoves



Flower Garden



Outdoor Gym



Sand Bed Walking Track



Plantation



Reflexology Walkway



Feature Wall



Oxygen Plaza



Library



Multi Sport Court



Skating Rink



Children Play Area



Basketball Hoop



Roof Top Swimming Pool



Indoor Gym



Cricket Net



Outdoor Chess



Indoor Games



Toddler Play Area



Traditional Games



Aerobics



Multi-pupose
Hall



Party Lawn



Barbeque
Area



Sky Lounge



Open Air
Theatre



Hobby
Pavilon



1. Entry
2. Driveway
3. Plantation
4. Entrance To Podium
5. Feature Wall
6. Arrival Court
7. Skating Rink
8. Oxygen Plaza
9. Toddler's Play Area
10. Outdoor Chess
11. Outdoor Gym
12. Party Lawn
13. Reflexology Walkway
14. Traditional Games
15. Library
16. Walkway
17. Transformer Yard
18. Ramp - Entry/Exit
19. Children's Play Area
20. Seating Alcoves
21. Hobby Pavilion
22. Basket Ball Hoop
23. Multi Sport Court
24. Open Air Theatre
25. Barbeque Area
26. Flower Garden
27. Cricket Net
28. Sand Bed Walking Track





UNIT C2
 TYPE : 2BHK
 SBA : 1323 SFT
 FACING : EAST



UNIT C1
 TYPE : 2BHK
 SBA : 1323 SFT
 FACING : EAST



UNIT D1
 TYPE : 2BHK
 SBA : 1244 SFT
 FACING : EAST



UNIT D2
 TYPE : 2BHK
 SBA : 1178 SFT
 FACING : WEST



UNIT A1
 TYPE : 3BHK
 SBA : 1756 SFT
 FACING : WEST

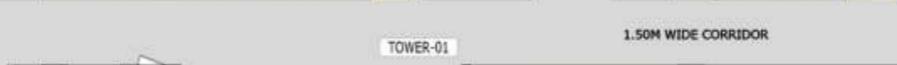


UNIT A2
 TYPE : 3BHK
 SBA : 1756 SFT
 FACING : WEST

UNIT B2
 TYPE : 2BHK
 SBA : 1244 SFT
 FACING : NORTH



UNIT B1
 TYPE : 2BHK
 SBA : 1323 SFT
 FACING : NORTH







ROOF TOP SWIMMING POOL



BABY POOL



POOL DECK



AEROBICS / YOGA



INDOOR GAMES ROOM

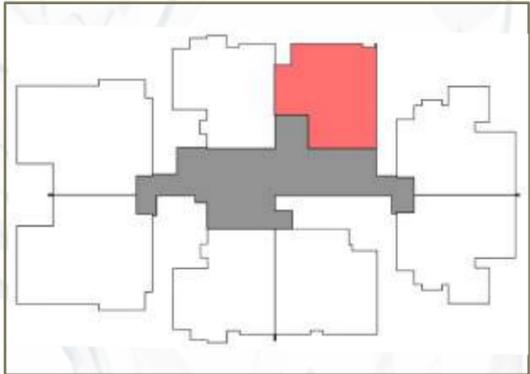
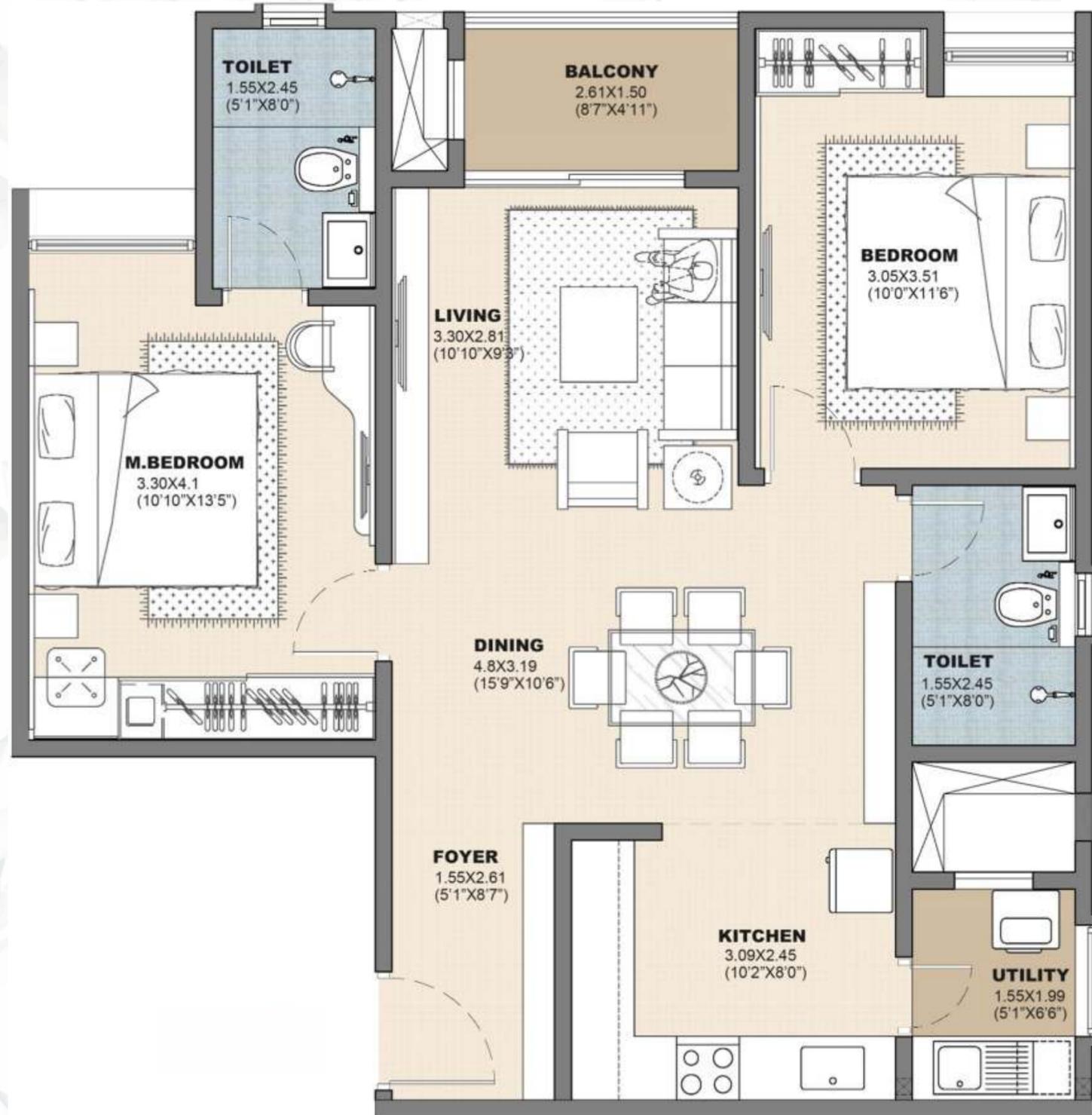


CLUBHOUSE LOBBY AREA



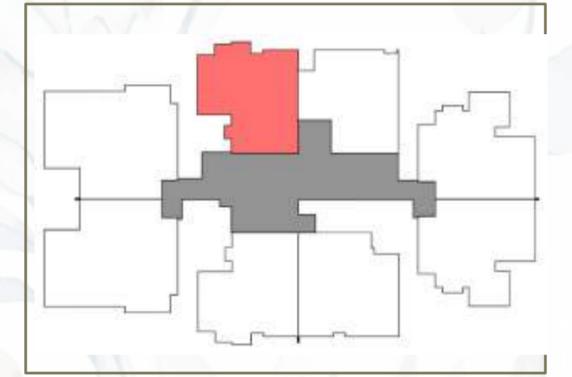
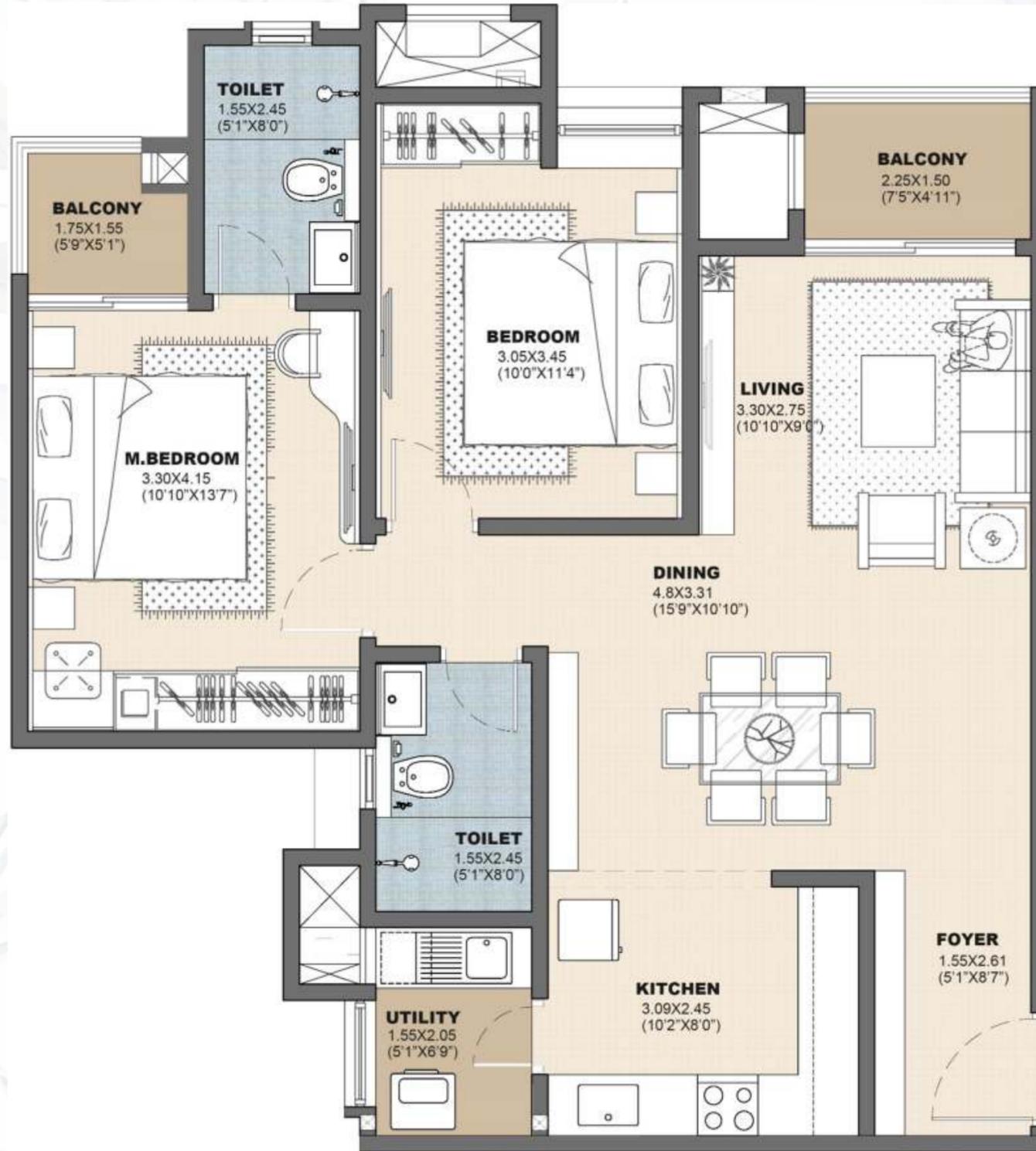
GYM





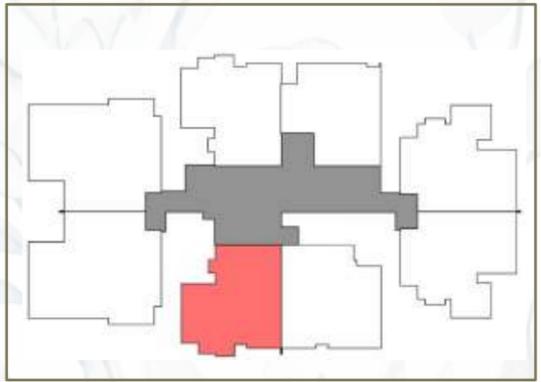
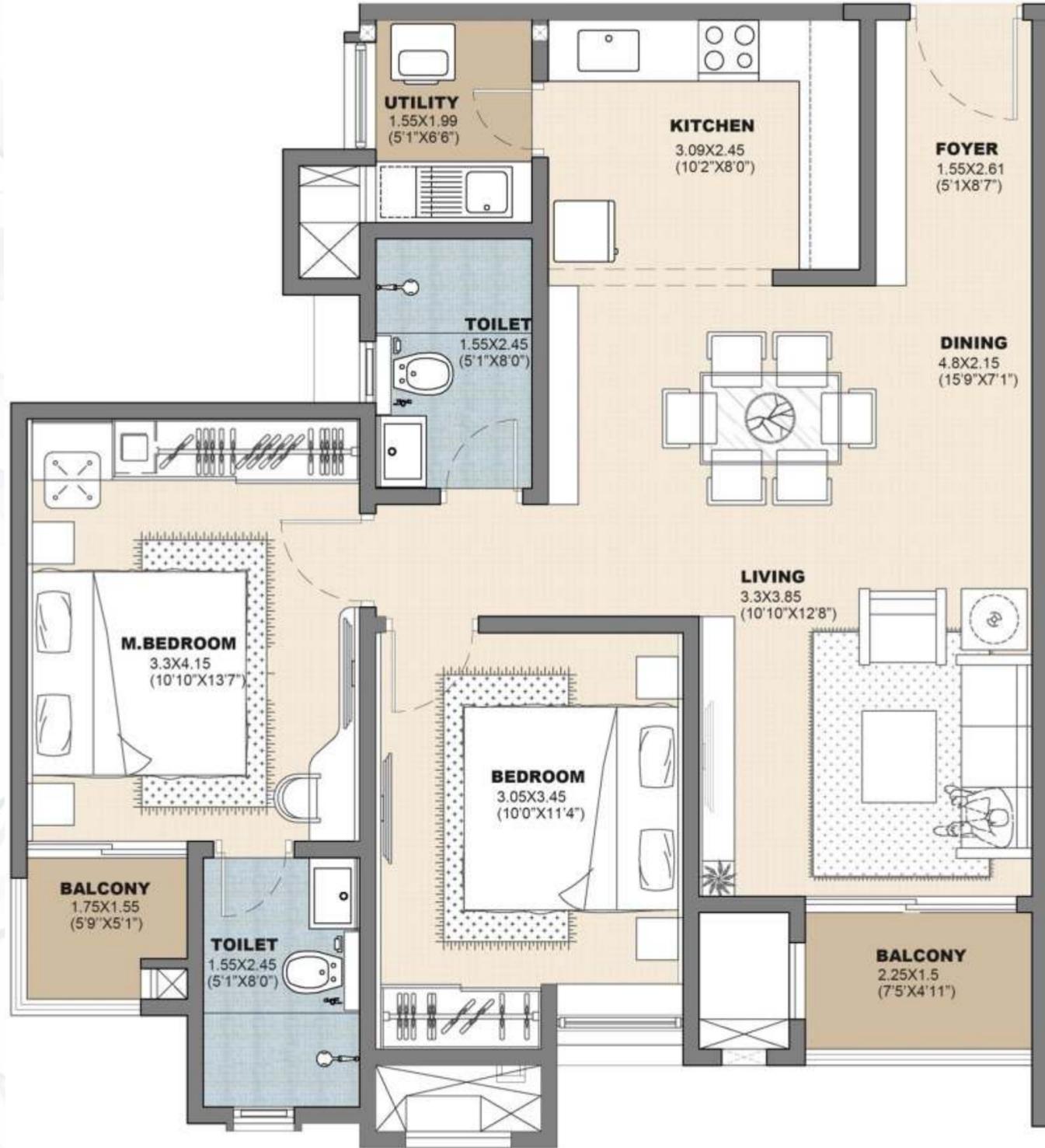
TOWER 1 & 2	
D2 - 2 BHK	
SBA	1178 SFT
RERA	835 SFT





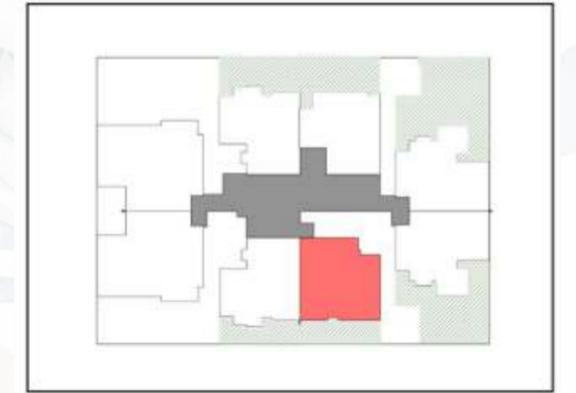
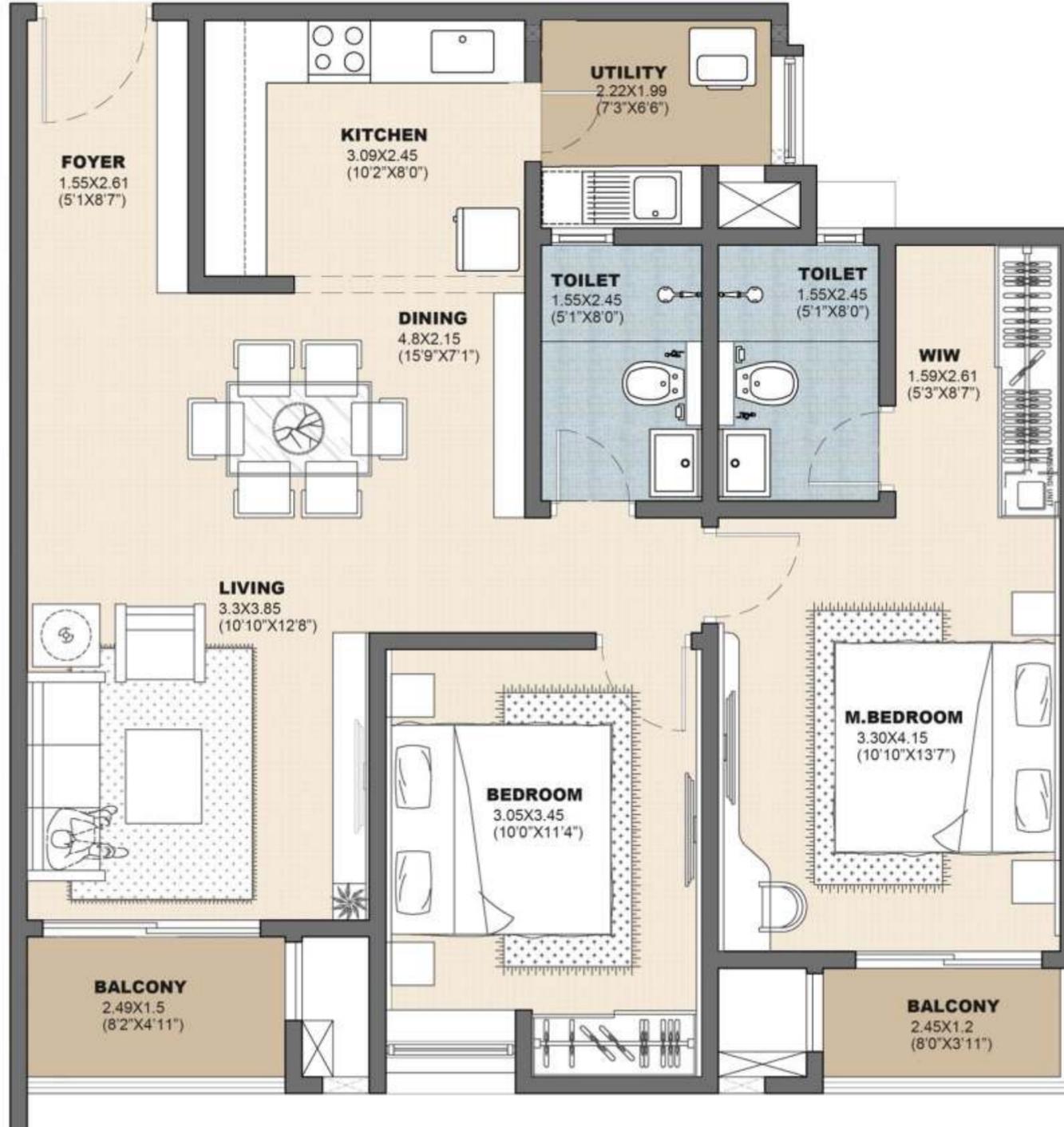
TOWER 1 & 2	
D1 - 2 BHK	
SBA	1244 SFT
RERA	858 SFT





TOWER 1 & 2	
B2 - 2 BHK	
SBA	1244 SFT
RERA	858 SFT



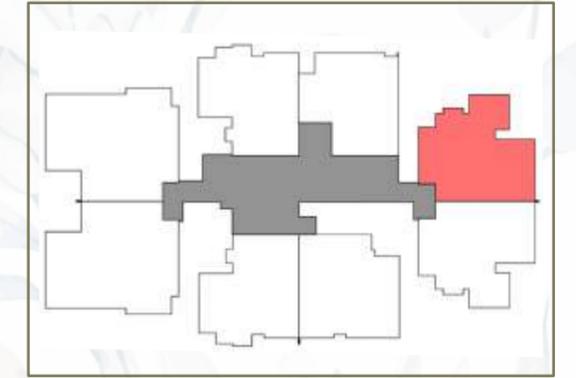
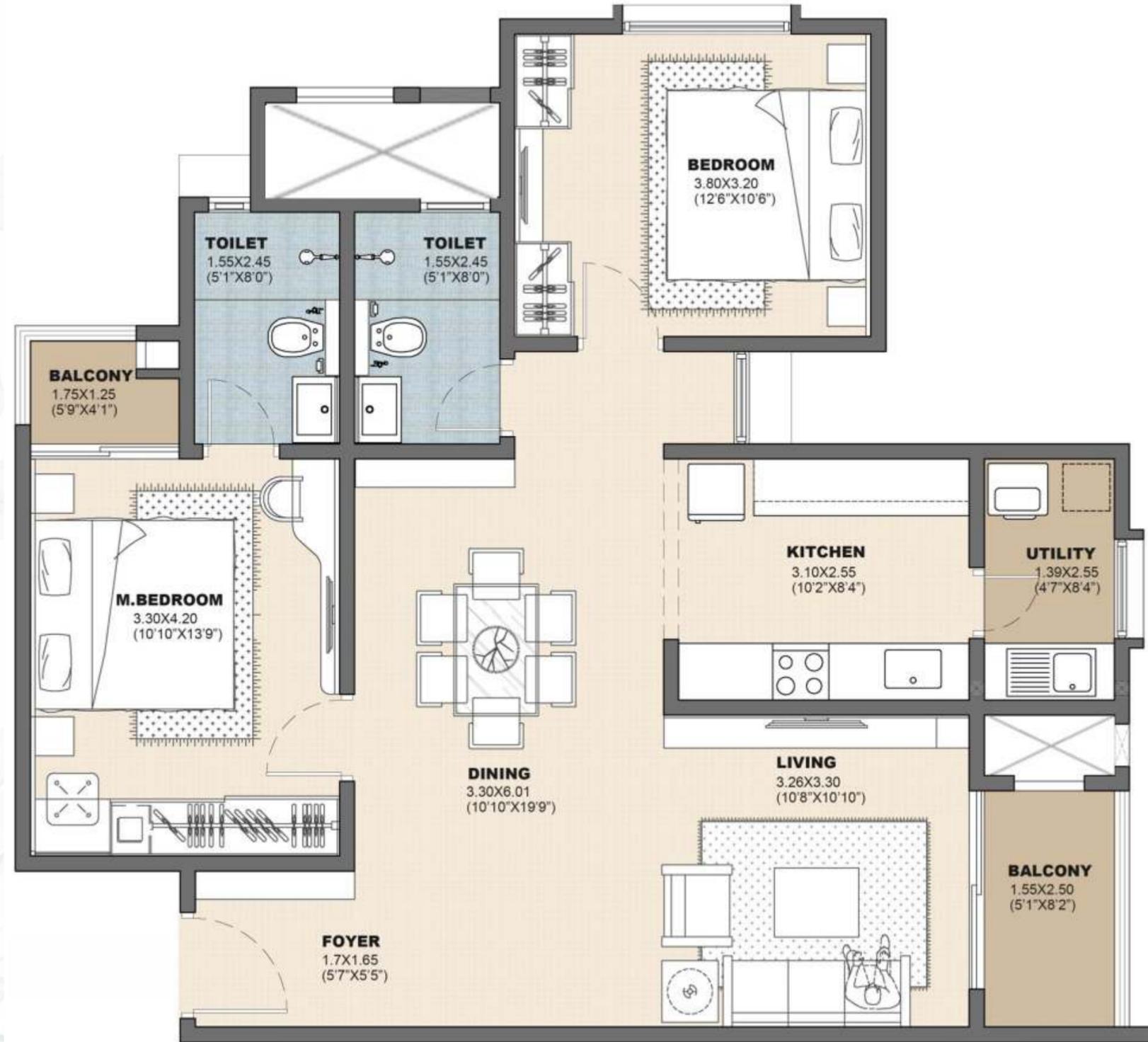


TOWER 1 & 2

B1 - 2 BHK

SBA	1323 SFT
RERA	918 SFT





TOWER 2	
C2 - 2 BHK	
SBA	1334 SFT
RERA	925 SFT





STRUCTURE

- Two Basements + Ground Floor + 18 Upper Floor, compliance to seismic zone II.
- Walls – RCC / Blockwork.

FOYER / LIVING / DINING / BEDROOMS

- Superior quality 600 X 600 double charge vitrified tiles by leading brands.
- Premium Emulsion paint finish for walls.

KITCHEN

- Provision for chimney exhaust in kitchen
- Reticulated Gas provision

BALCONY & UTILITY AREA

- Superior quality 300 X 300 anti-skid ceramic tiles for balcony & utility areas.
- MS handrail with paint finish as per design in all balconies.
- Utility with parapet wall and UPVC window as per design.

TOILETS

- Superior quality 300 X 450 / 300 X 600 ceramic tile wall dadoing up to false ceiling.
- Superior quality 300 X 300 anti-skid ceramic flooring.
- False ceiling with grid panels.
- Granite counter for master bedroom wash basin.

DOORS AND WINDOWS

- Main Door – Engineered wood frame with veneer finish shutter with architrave.
- Internal Door – Engineered wood frame with laminate finish shutter with architrave.

- Windows – 2.5 track UPVC sliding with mosquito mesh provision.
- Superior quality door hardware accessories.
- Balcony – 2.5 track UPVC sliding with mosquito mesh provision.

ELECTRICAL

- BESCOM power supply – 2 BHK 4 KW & 3 BHK 5 KW
- Generator power backup – 1 KW for each apartment.
- 100 % Power backup for common facilities.
- Superior quality modular switches from reputed brands.
- Television points in living and bedrooms.
- Telephone points in living and master bedroom.
- Intercom facility from security cabin to individual apartment.
- Split AC provision in living and bedrooms.

PLUMBING & SANITORY

- CP Fittings and sanitary wares from reputed brands.
- Water supply & drainage pipes from reputed brands.

COMMON AREA

- Flooring – Granite / Vitrified
- Premium emulsion paint finish.
- MS Handrail as per design.

LIFTS

- 2 – Passenger lifts for each tower.
- 1 – Service lift for each tower.

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COLLEGES

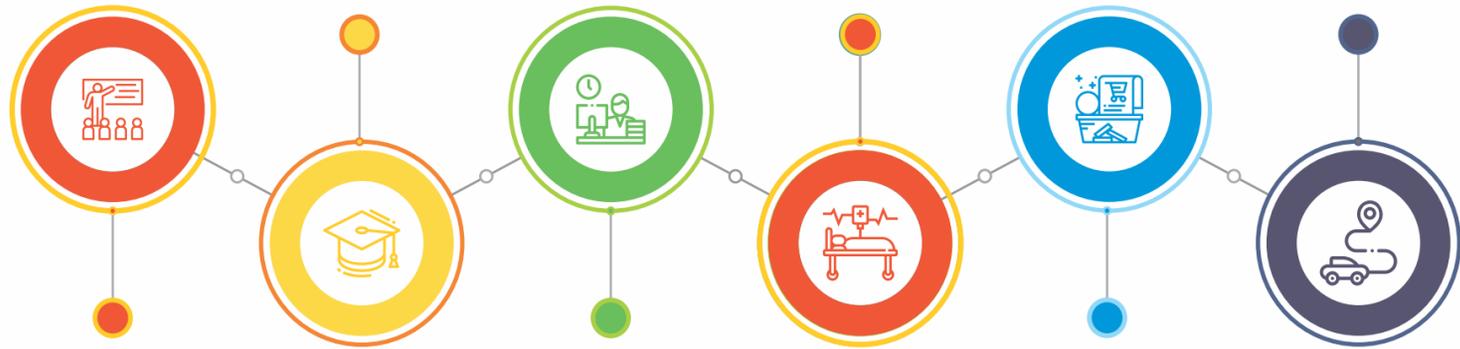
- KNS Institute of Technology: 1.5 km
- Karnataka College of Management: 2 km
- Reva University: 4 km
- Manipal Academy of Higher Education: 1 km

HOSPITALS

- Regal Hospital: 0.5 km
- Re Live Hospital: 10 km
- Icon Hospital: 6 km
- Colombia Asia: 8 km
- Aster CMI Hospital: 10 km
- Trinity Hospital: 0.5 Km
- Baptist Hospital: 08 Km
- North Side Hospital: 09 Km

OTHER

- International Airport : 20km
- MG Road : 15km
- Bellary Road : 6Km
- ORR : 5Km
- Jakkur Aerodrome : 6.5 Km



SCHOOLS

- Rashtrothana Vidya Kendra: 1 km
- Federal Public School: 1.5 km
- Bangalore International School: 4.5 km
- Delhi Public School: 7 km
- Vidya Shilp Academy: 8 km
- Aditi Mallya: 9 km
- Ryan International School: 9 Km
- Canadian International School: 9 Km

IT PARKS

- Bharathiya City: 1 km
- Manyata Tech Park: 4 km
- Karle SEZ: 6.5 km
- Kirloskar Tech Park: 8.5 km

SHOPPING MALLS

- Lulu Shopping Mart: 1.5 km
- Elements Mall: 4 km
- Esteem Mall: 9 km
- RMZ Galleria Mall : 7.5 km



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CORE VALUES



QUALITY



INTEGRITY



COMMITMENT



PROFESSIONALISM

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.



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