

# VAJRAM NEWTOWN -II

MILLENNIAL HOMES<sup>™</sup>





Vajram NewTown -II located in Thanisandra main road, is known for its architectural design excellence and quality of construction, it exemplifies on modern living, celebrating community, and making it a unique place to live in. The project emphasizes millennial lifestyle yet having an ambience of spacious living with only one neighbouring unit, high end finishes and three sides open views. With a plethora of unique amenities and open space, it creates more than just a pristine atmosphere worth spending a lifetime in.

Thanisandra Main Road, is the fast-developing North Bengaluru area which has not only emerged as an economic hub, but also as a front-runner among self-contained suburbs that are wonderful places to live and work. The presence of Manyata tech park, good schools, hospitals, malls, restaurants, proximity to the upcoming metro station, ORR and airport road makes it the most desirable residential location.

Since our inception, we have been developing residential and commercial projects in various strategic locations across Bengaluru. We have delivered around 3 million Sq. ft and are poised to deliver another 5 million sq. ft in the coming years. Vajram Newtown I was awarded the best residential project for two years consecutively. With the deployment of Mivan Construction Technology, the project has enjoyed tremendous success with our customers, investors and the industry for its product design, quality construction, delivery ahead of time and good price appreciation. It is with this success that we have designed the blueprint for NewTown-II which is poised to offer the same award winning and accepted designs again for the customers to invest and make it a home to cherish.





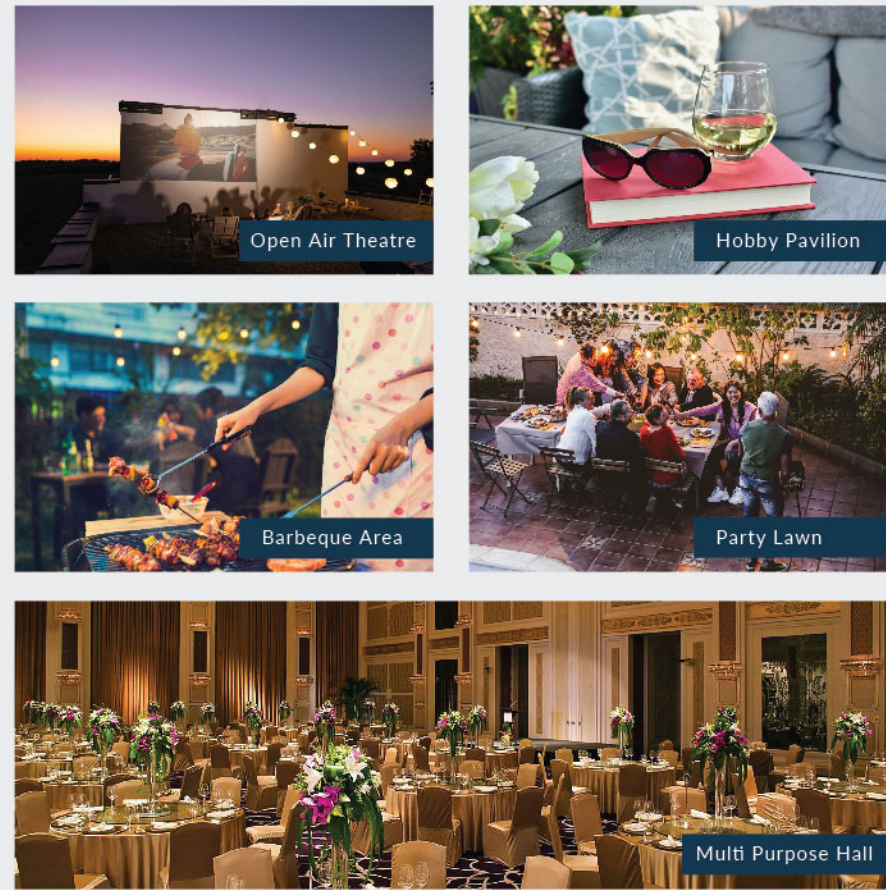
- Luxurious sense of arrival
- Pedestrian Pathways
- Minimized Vehicular Movement
- Experiential Landscapes
- New Edge Construction
- Community Living Spaces
- 70% Open Spaces
- Well Ventilated Lobbies

- 2 Balconies Per Unit
- Bay Windows
- Walk in Wardrobes
- Good Ventilation
- Vaastu Compliant
- Good Spatial Quality
- Well-Crafted Spaces
- Inside - Out Visuals

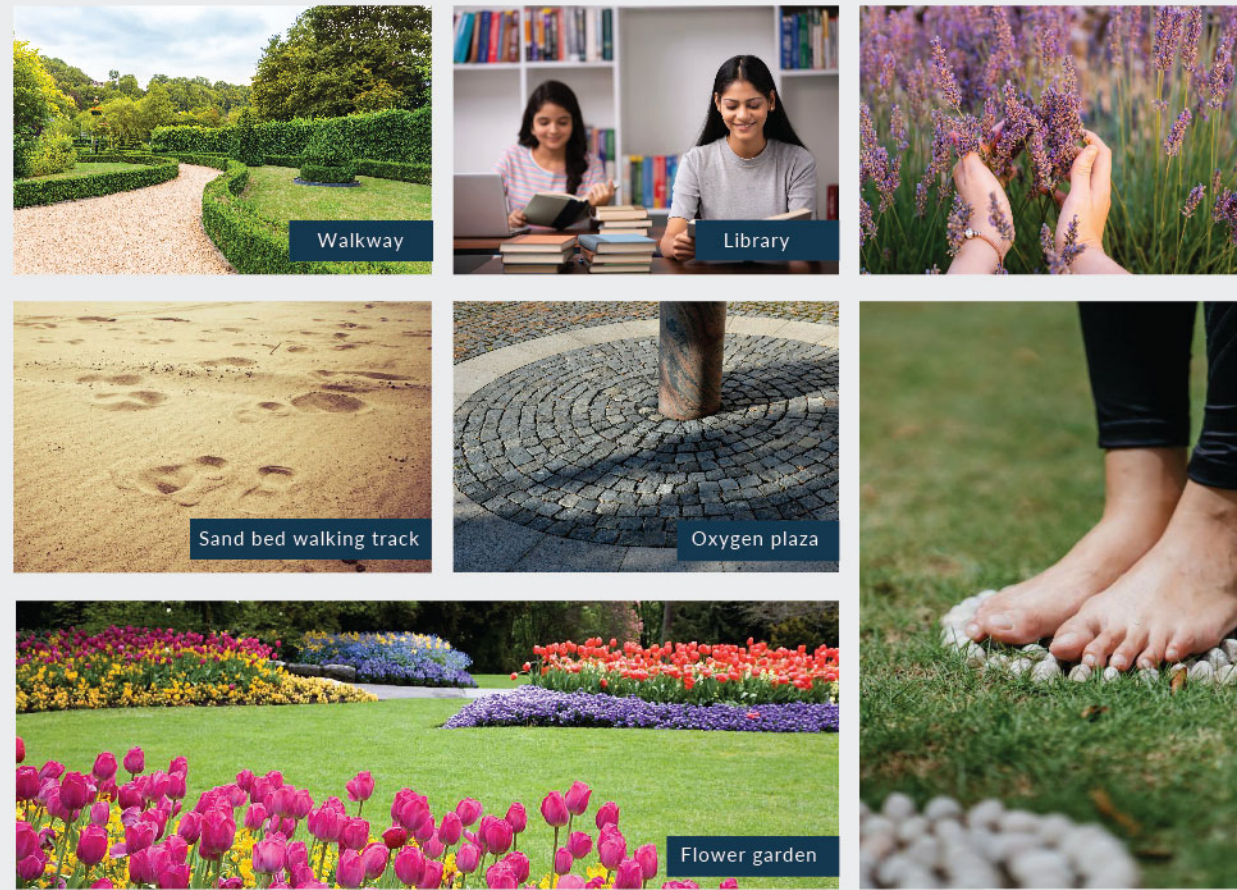


Imagine a life where you can balance both work and life, there's room for both quiet minds and wild hearts. Whether it's a leisurely stroll through the aroma gardens or dashing through the sports courts or making the family double over with laughter with a performance at the amphitheatre, you will find that your new home has something for everyone.

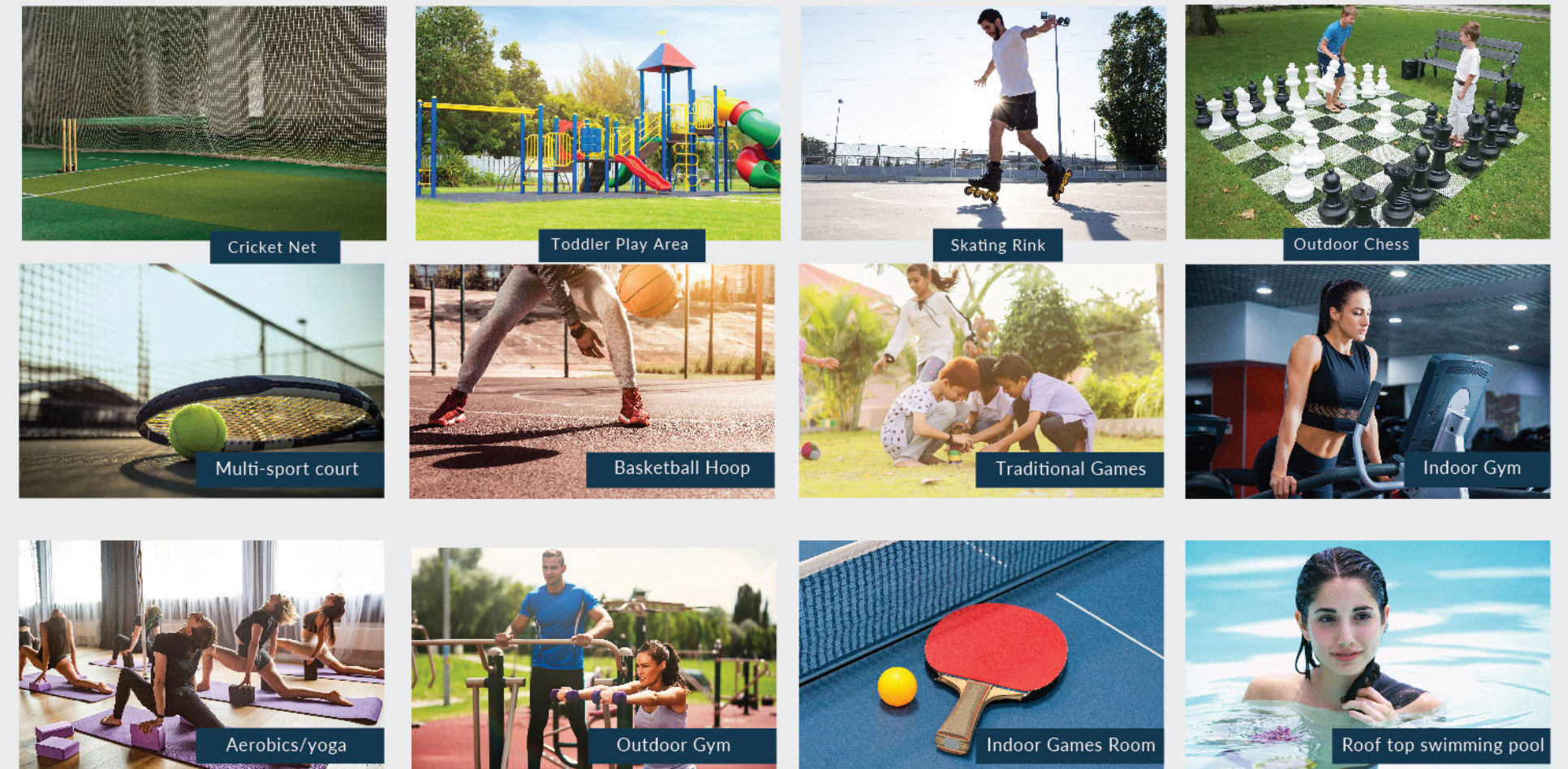
COMMUNITY ZONE



RELAXATION ZONE



FITNESS ZONE





# MASTER PLAN



“Nature First, Brickwork Later”... that’s the ethos that has been articulated very well in the body, mind and soul of these luxurious homes. Exquisite attention has been paid towards maximising sunlight, minimising wastages and making optimum use of elemental energies of wind, water and earth to resonate with your taste and elevated senses.

# MASTER UNIT PLAN







# TYPICAL PLAN



## TOWER - 1

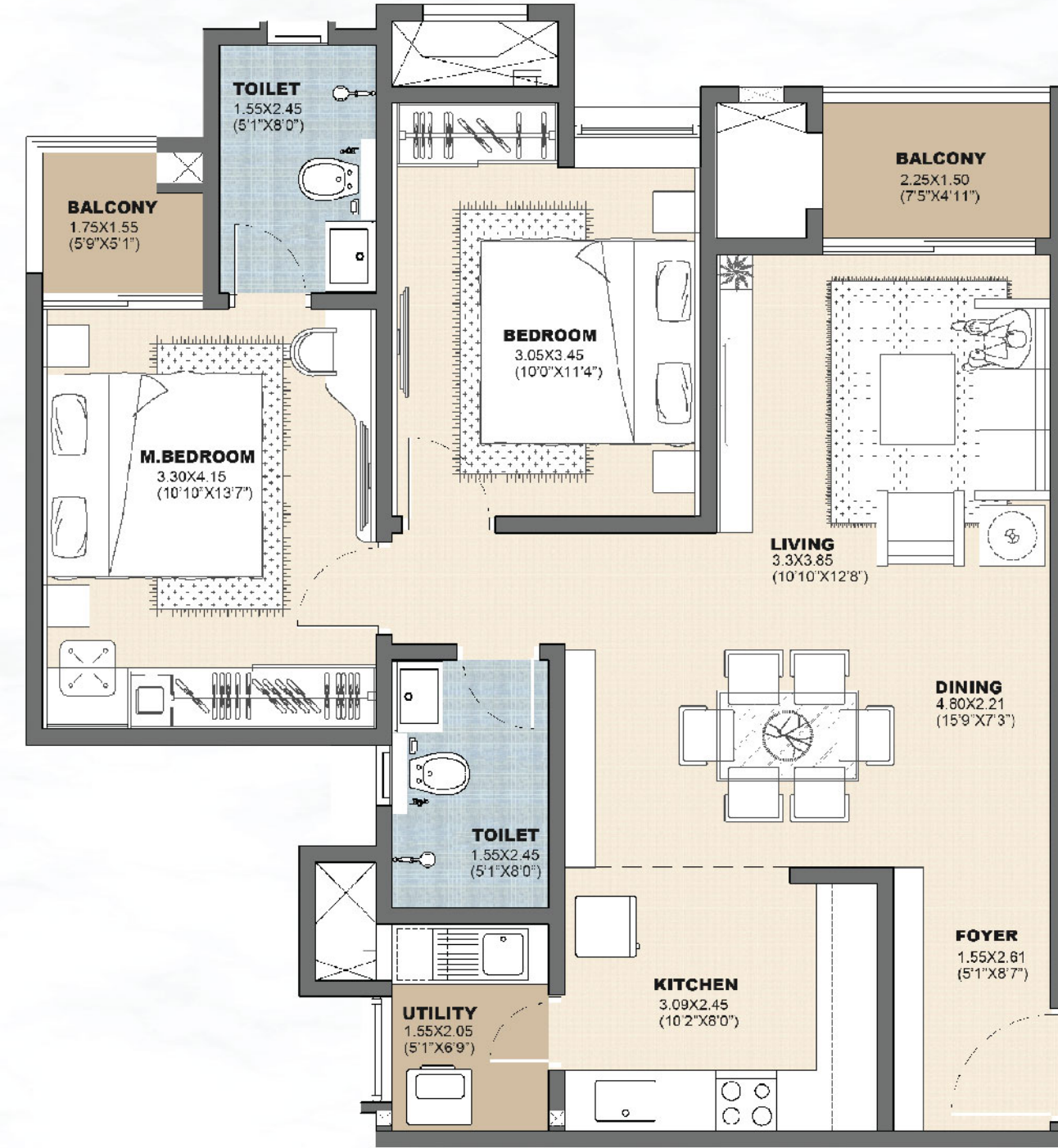


## TOWER - 2



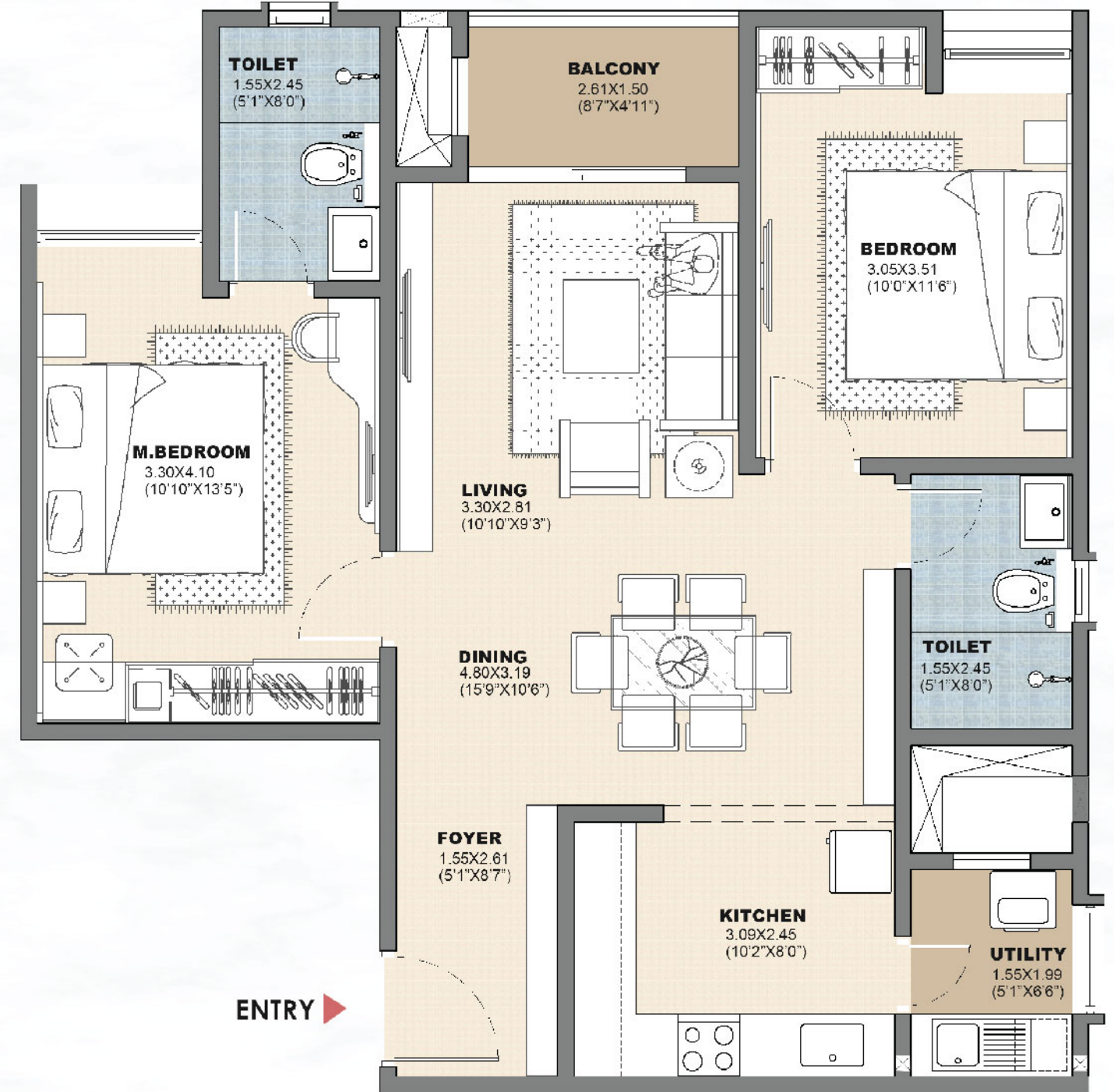


2 BHK



← ENTRY

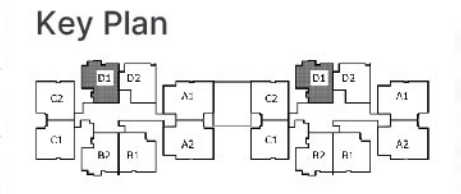
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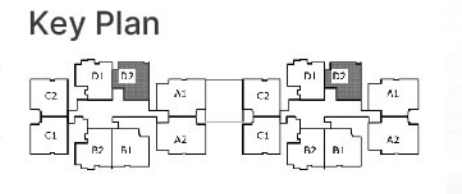
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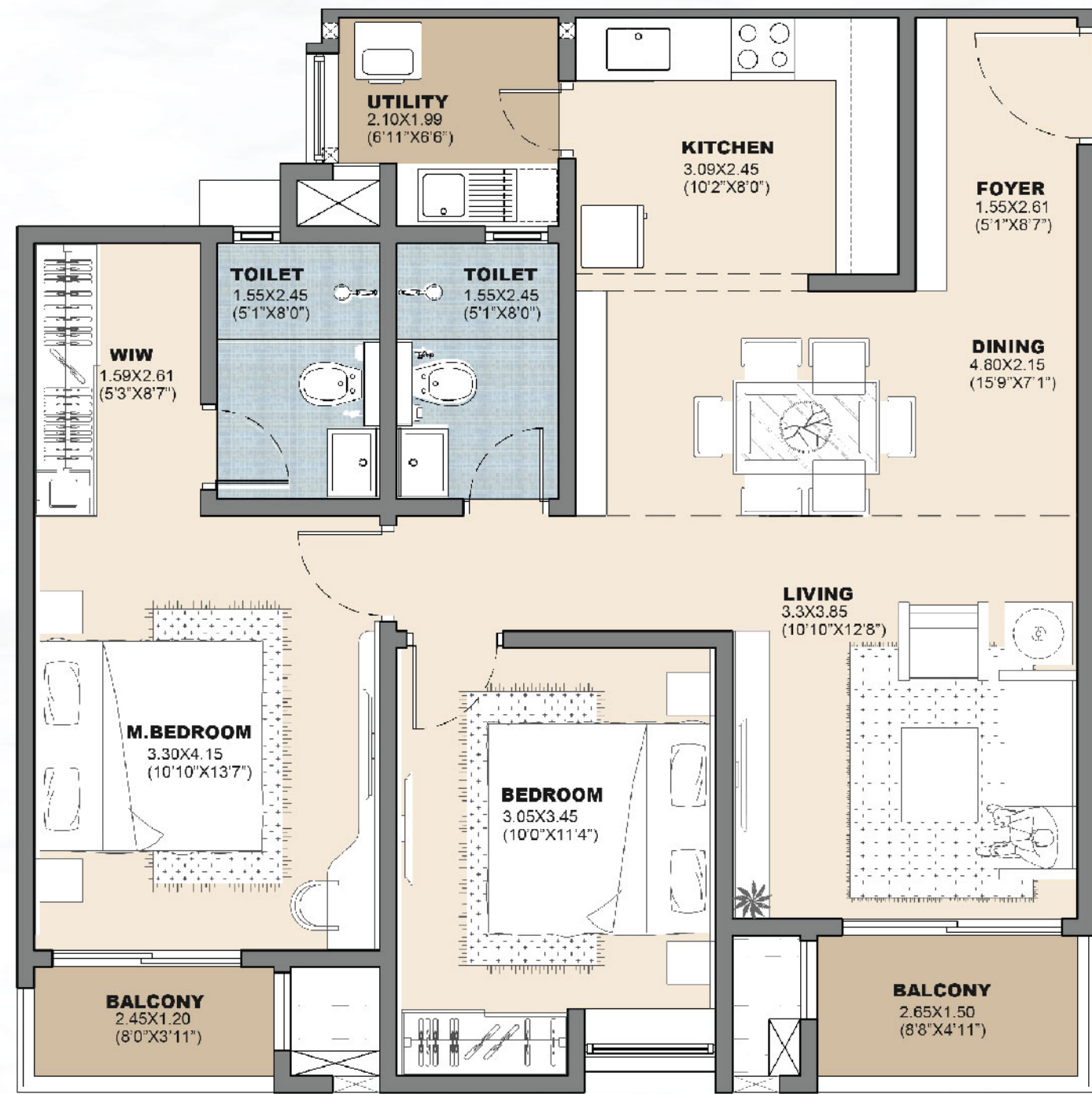
	D1
RERA	858 Sqft
SBA	1243 Sqft



	D2
RERA	835 Sqft
SBA	1192 Sqft

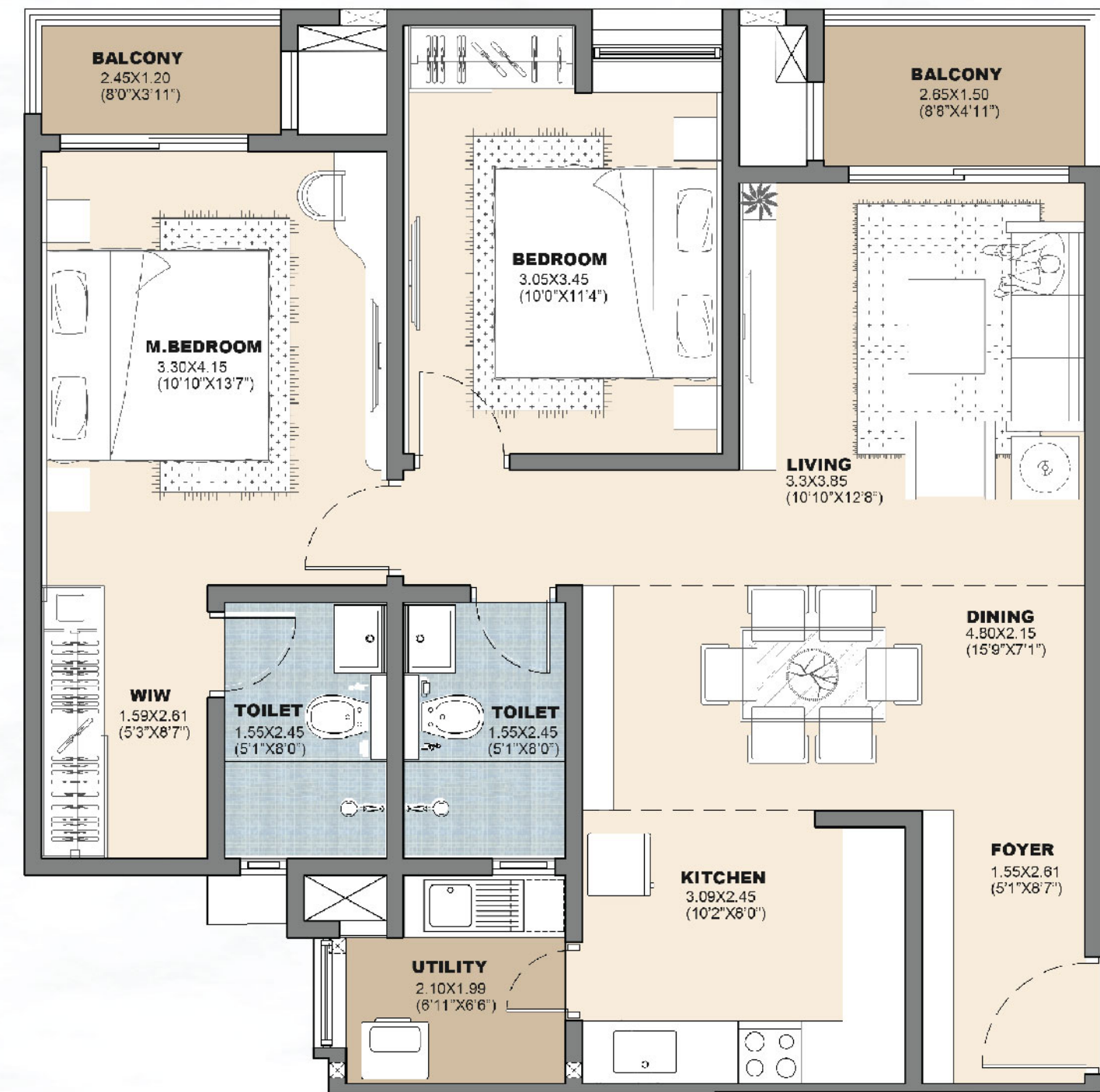


2 BHK



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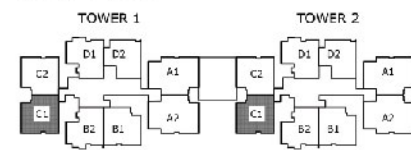
2 BHK



← ENTRY

C1

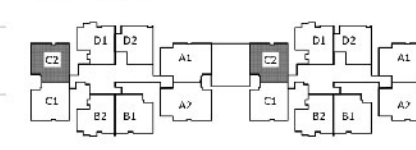
Key Plan



RERA	925 Sqft
SBA	1333 Sqft

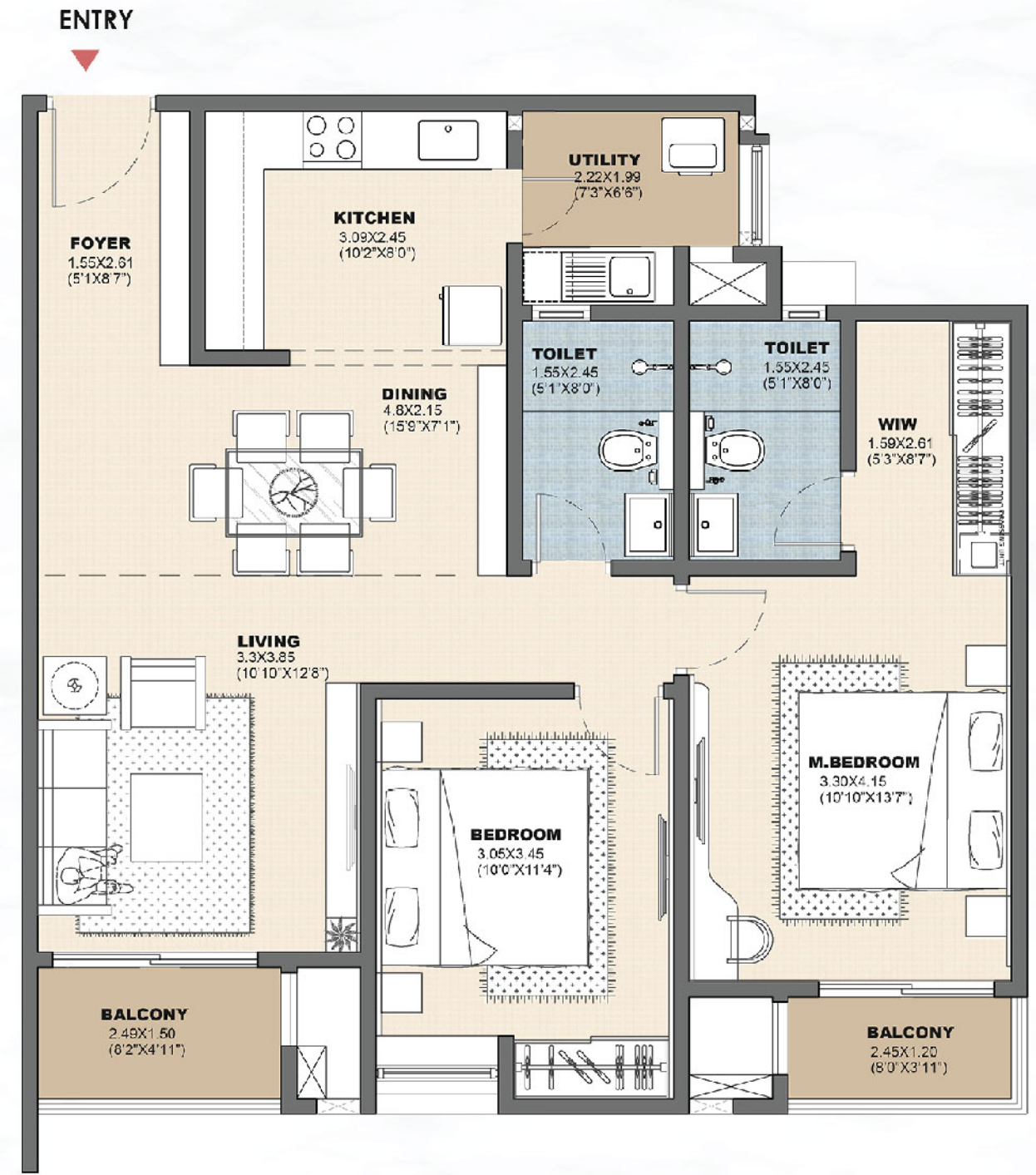
C2

Key Plan



RERA	925 Sqft
SBA	1333 Sqft

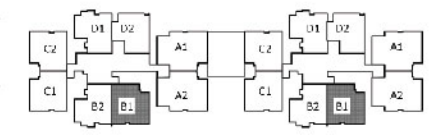
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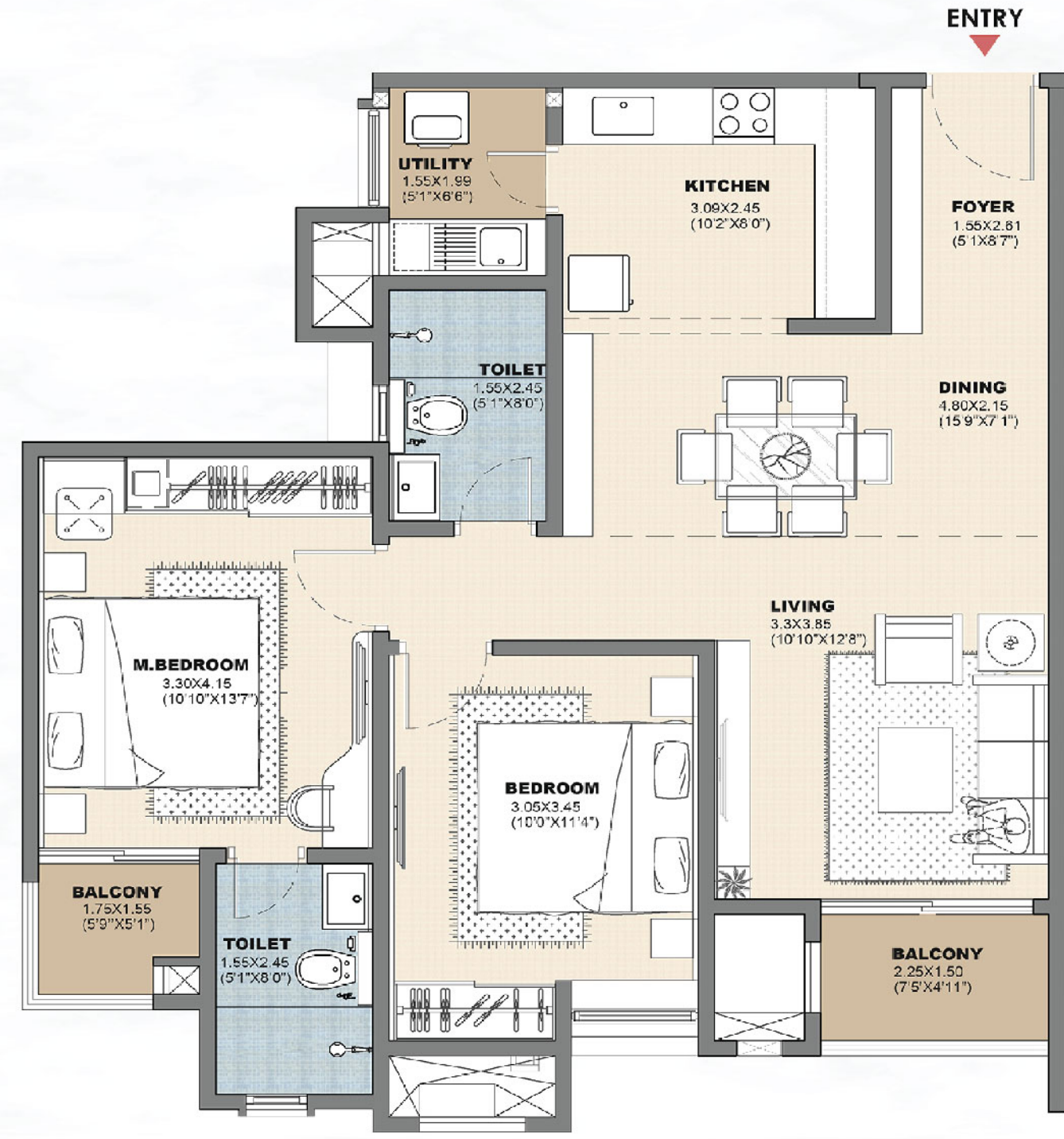
B1

RERA	918 Sqft
SBA	1322 Sqft

Key Plan



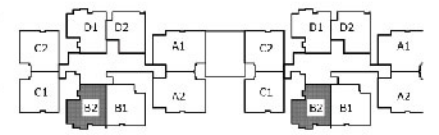
2 BHK



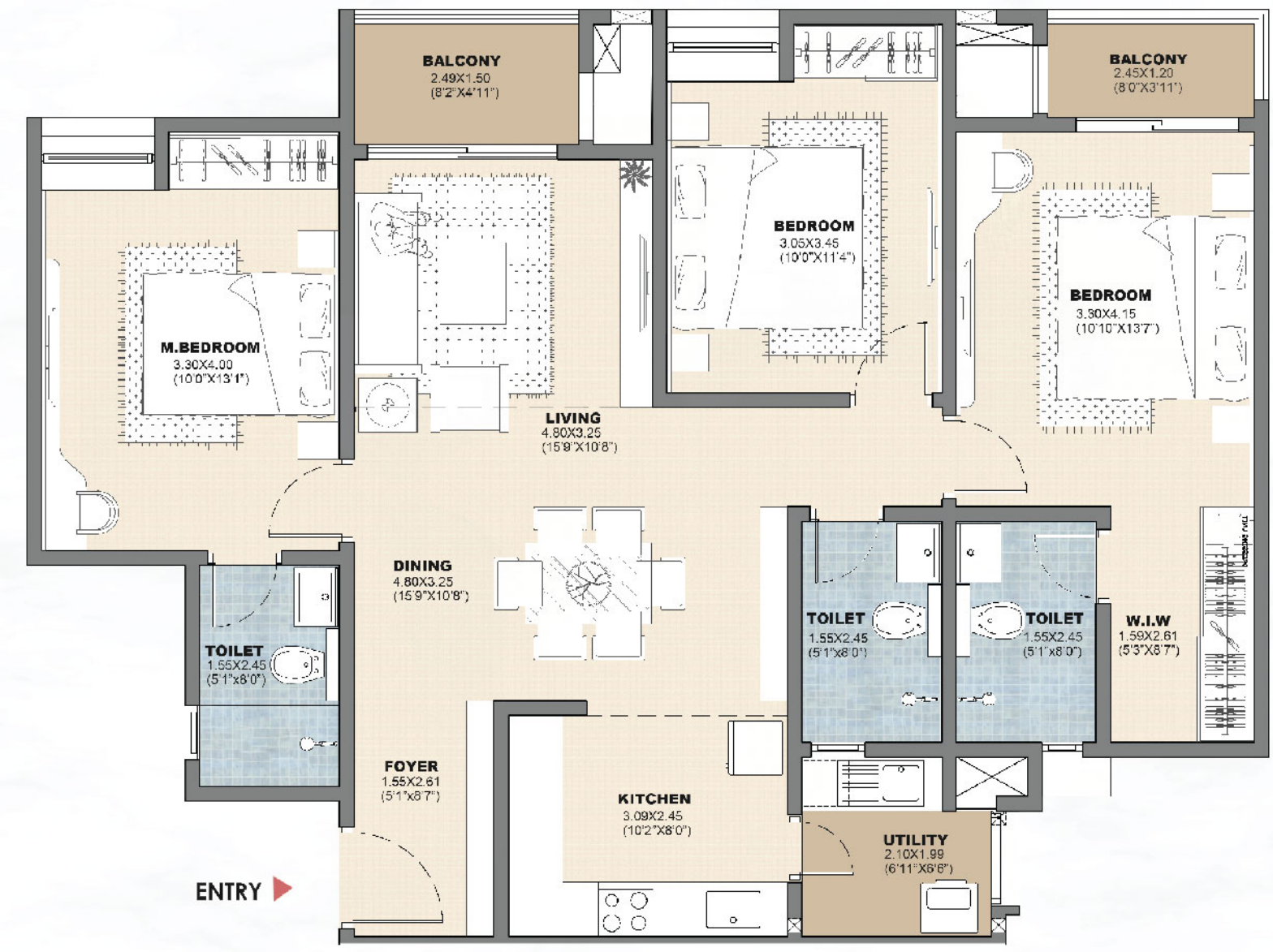
B2

RERA	858 Sqft
SBA	1244 Sqft

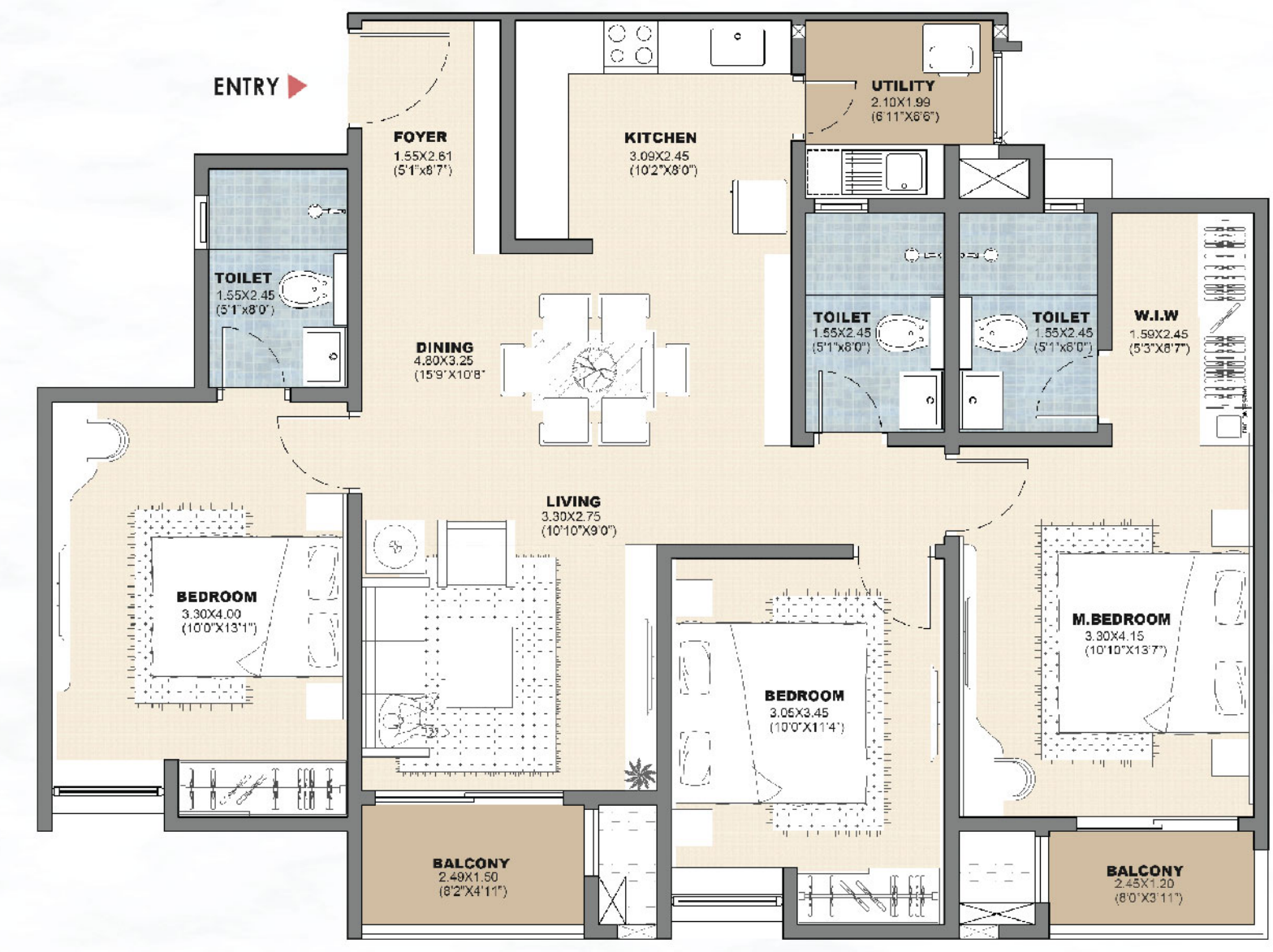
Key Plan



### 3 BHK



### 3 BHK



A1

Key Plan

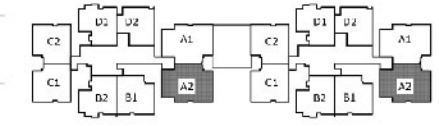
RERA	1122 Sqft
SBA	1600 Sqft



A2

Key Plan

RERA	1122 Sqft
SBA	1600 Sqft







# SPECIFICATIONS

Let every nook create an astonishing feeling as you enter home with every corner being utilized and laid out in perfection.



## Structure

- ▶ Two Basements + Ground Floor + 17 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.



## 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.



## Common Area

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



## Doors & 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 windows. Provision is for Mosquito mesh shutter.
- ▶ Superior quality door hardware accessories.
- ▶ Balcony - 2.5 track UPVC sliding windows. Provision is for Mosquito mesh shutter.



## Kitchen

- ▶ Superior quality 600 X 600 double charge vitrified tiles Flooring by leading brands.
- ▶ Provision for chimney exhaust in kitchen
- ▶ Reticulated Gas provision



## Plumbing & Sanitary

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



## Electricals

- ▶ BESCO 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.
- ▶ Provision for Split AC in living and bedrooms.



## Lifts

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



The map illustrates the layout of Vajram Newtown - II, highlighting its strategic location and connectivity. Key features include:

- Major Roads:** Doddabalapur Rd, Tumkur Rd, Outer Ring Road, and Hebbal Flyover.
- Landmarks:** Jakkur Lake, Ranchenahalli Lake, Nagavara Lake, and Lumbini Garden.
- Key Locations:** Yelahanka Railway Station, KV School, RMZ Mall, Phoenix Mall Of Asia, and various schools like Canadian Intl School and Touche Golf School.
- Project Locations:** Vajram Orchid, Vajram Tiara, Vajram Onyx, Vajram Esteva, Vajram Eszenza, and Vajram Elina.
- Directions:** Arrows indicate directions towards BIAL (Bengaluru International Airport) and other regional hubs.



# A DECADE OF QUALITY CONSTRUCTION



Million sq.ft delivered



Million sq.ft in the pipeline



Happy Families



Years in the industry

Vajram Group established in 2009, we are a new generation Bengaluru based real estate construction company. We have a committed passion for creating functional, user-centric, environmentally sustainable spaces using materials of the highest quality and engineering excellence. Our "Customer First" thinking is shaped by the value systems imbibed firmly in all our projects, from the blueprint to brick. With the unwavering confidence in the mantra that "only good quality and great design stands the test of time" we have successfully delivered to 1000+ happy customers.





Greater milestones can only be attained with team efforts, where every person plays their part/role. We at Vajram group firmly believe in forming amicable ties through mutual reciprocity and collaboration. Our partners make us whole with their invaluable support, outreach, and expertise.





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Disclaimer: Information in this brochure, about the project are very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are illustrations and demonstrations of the concept of the development. The furniture and fixtures, artifacts, kitchen ware, crockery and cutlery, light fittings are being shown only to give our esteemed customers the gauge and idea of how they could furnish the apartment in our project. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the company's sales team prior to concluding any decision for buying in Vajram Newtown -II. Site images shown in brochure are computer generated rendered images which are artists' impression\* and are for general information purpose only. The contents of this brochure should not be treated as any kind of offer by the company



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