

 HABULUS  
GROUPS

A project by

  
Elegance Homes

Elegance   
*Pristine*

The home you've dreamt  
of is now a reality



2, & 3 BHK | Luxury Flats | @ Electronic City Phase 1, Bangalore.

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#### ABOUT US

Habulus Properties brings the Habulus Groups philosophy of innovation and excellence to the real estate industry, since 2015 maintaining the good quality of services throughout customer needs, expectation towards service and sustain ability. Also managing the customer demands throughout our projects, one can sense that HABULUS GROUPS Brand in every aspect of the constructions industry that bear its name. HABULUS GROUPS stand all when it comes to delivering the above attributes. We have an approach where we work for utmost customer satisfaction & thus, we have been able to create a market as one of the premier construction companies. Our constructions at different locations have been the address for more than 1000 happy families and we assure to our customers a perfect living solution with continuing our journey of building status.

## E-CITY

THE EPITOME OF SUCCESS, GROWTH AND SECURITY

#### THE IT CAPITAL

E-City is Bangalore's next IT HUB after Whitefield and is an attractive residential location due to its proximity to the IT campuses and good connectivity to E-City Flyover to Silk Board Junction and NICE Ring Road.

#### THE CONNECTIVITY JUNCTION

Proposed Hosur Airport in Belagondapallion Thally Road is expected to be close to E-City.

Excellent connectivity to Silk Board Junction (12 kms), a major intersection which connects to Outer Ring Road and provides easy access to IT parks in ORR/Bellandur (Cisco, Intel, Sony, EXL) and Whitefield IT parks (SPA Labs, IBM)

Neeladri Road connects to the E-city flyover via Wipro Avenue Road. Also, the Heelalige Railway Station is approximately 20 mins from proposed site.

E-city comes under the Namma Metro Yellow line @ V Road - Bommasandra line). The project is expected to complete in the year 2022.

#### THE CORPORATE HUB

One of India's largest electronic/IT industrial parks, spread over 232 hectares (3.2 km).

The land parcel is attractively located right opposite to Wipro Ltd Tech Park on Shikaripalya road in the heart of E-City Phase 1, South Bangalore.

The site exists in the middle of IT catchment of E-city with Wipro Ltd Tech Park, HCL, Infosys, BHEL, Tata Power and Hewlett-Packard, with a total of over 200 IT/ ITES companies within E-city.

#### THE EDUCATION & HEALTHCARE METROPOLIS

The site has easy access to all social infrastructures like schools, hospitals, banks, petrol pumps etc.

# TYPICAL FLOOR PLAN



### AMENITIES

- Multipurpose Hall
- CCTV Camera
- Garden Area
- 24x7 Security
- Senior Citizen Sitout
- Rain Water Harvesting
- Gymnasium
- Power Backup

## ISOMETRIC VIEWS



**FLAT NO: 1**  
3 BHK-East | 1467 SFT



**FLAT NO: 5**  
3 BHK-East | 1440 SFT

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**FLAT NO: 6**  
3 BHK-North | 1485 SFT



**FLAT NO: 7**  
2 BHK-North | 1152 SFT



## SPECIFICATIONS

### Foundation & Structure:

RCC Framed structure.

### Super Structure:

External walls with 6" solid concrete blocks and internal walls with 4" solid concrete blocks

### Plastering:

Double coat sponge finish for external walls and neeru finish for internal walls.

### Windows:

Alluminum 2 or 3 track with glass panels and with MS safety grills.

### Doors:

Main door with teak wood frame and others non-teak wood frame with commercial flush shutters / molded doors.

### Kitchen:

Black Granite Cooking platform, 2 heights ceramic tiles dado, built in stainless steel sink and provision for exhaust fan.

### Flooring:

Vitrified tiles in Hall & Dining, Others ceramic tiles. Ceramic tiles for Toilet and wash. Cement flooring in drive ways and parking.

### Painting:

Internal walls and ceiling Altech with OBD. External walls cement finish all doors and windows with Enamel paint.

### Electrical:

Concealed copper wiring and modular switches of standard equivalent.

### Toilets:

Ceramic Glazed tiles dado up to 7' height with standard CP fittings CERA or ESS or equivalent.

### Water Supply:

Adequate usage of a water supply through bore well and overhead tanks.

### Lift:

One with 6 passengers capacity leading to all floors (Nikon or Hyper or Surya or equivalent)

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## Location Map (not to scale)



Site Location



## SOCIAL INFRASTRUCTURE

### TECH PARKS

Infosys	- 2.5 Kms.
Wipro	- 1.25 Kms.
Hewelett Packard	- 3.8 Kms.
Salarpuria Infozone	- 3.0 Kms.
Velankani Teck Park	- 2.7 Kms.
Cyber Park	- 2.2 Kms.
Tech Mahindra	- 5.2 Kms.
Tata Consultancy Services	- 5.0 Kms.
HCL Technologies	- 3.2 Kms.

### SCHOOLS

Christ Academy	- 7.4 Kms.
Delhi Public School	- 5.2 Kms.
VIBGYOR	- 5.3 Kms.
Mount Litera Zee School	- 2.0 Kms.
St. Xavier's School	- 3.9 Kms.
Sherwood High School	- 13.3 Kms.
Ebenezer International School	- 8.7 Kms.
Treamis World School	- 3.5 Kms.
Candor International Academy	- 7.7 Kms.
Redbridge International Academy	- 6.6 Kms.
IIFM Business School	- 3.8 Kms.

### COLLEGES

Symbiosis	- 3.0 Kms.
Xavier Management Institute	- 4.6 Kms.

### HOSPITALS

Narayana Hrudalaya Clinic	- 2.7 Kms.
Ramakrishna Hospital	- 4.3 Kms.

### SHOPPING & ENTERTAINMENT CENTERS

Dmart	- 3.3 Kms.
Metro Cash and Carry	- 5.1 Kms.
Forum Mall	- 16 Kms.
Total Mall	- 13.3 Kms.
Village Hypermarket	- 6.4 Kms.
Meenakshi Mall	- 14.0 Kms.
Neeladri Road High Street	- 3.5 Kms.
Decathlon Sport Arena	- 7.3 Kms.

Site address  
**Elegance Pristine**

Sy.no: 81/3, Site No: 18, Maragondanahalli Village,  
Jigini, Hobli, Anekal Taluk, Electronic City Phase 1,  
Bangalore, Karnataka - 560 100.



<https://www.habulusgroups.com>  
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