

YOUR FLIGHT OF FANCY
ENDS AT THIS

*Masterpiece
of Beauty*

AURIGAA

W E L C O M E H O M E

IF YOU EVER BELIEVED IN THE

Beauty OF YOUR
Dreams ...



HERE'S A *Reality*
MORE *Beautiful*
THAN YOUR DREAMS.

Dreams are fragile. Dreams are fleeting. Dreams are unreal. But if your dreams are beautiful, and if you have a steadfast belief in the beauty of your dreams; a beautiful reality is never far away.

Presenting **Aurigaa**. Indeed a refined manifestation of your delightful dreams, this stunning work of art fulfils your aspirations which you thought were ever so elusive.

You are invited to reach for the stars on the wings of your dreams.

2 & 2.5 BHK Apartments





A THING OF *Beauty*
IS JOY *Forever*

A masterpiece of design and planning, **Aurigaa** is an elegant, majestic and a grandiose creation crafted to perfection. Radiating its splendour far and wide, **Aurigaa** is a masterpiece you will easily relate with.

A thing of exquisite beauty **Aurigaa** is truly a joy forever. This embodiment of pristine flamboyance, invites the connoisseurs of beautiful living to live a reality that's more beautiful than the most beautiful dream.

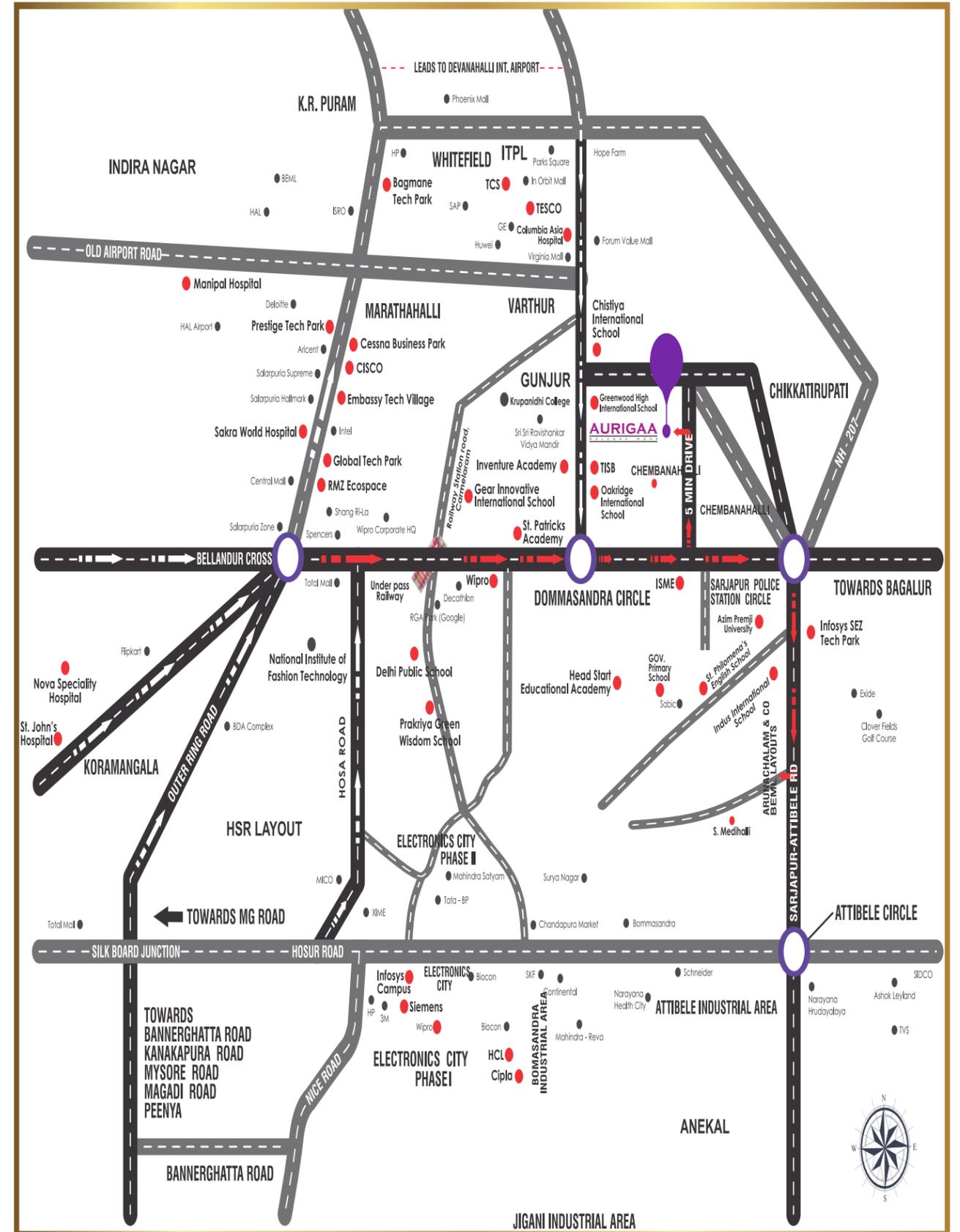
Connectivity TO THE CORE

Aurigaa, besides occupying a special place in your heart, occupies a vantage location that is seamlessly connected with the major destinations of **Bangalore**. The present and the upcoming transport infrastructure around **Aurigaa** assures of a lifestyle that's convenient to the core.



Convenience UP CLOSE

At Aurigaa you are conveniently placed with all your social, religious, educational, entertainment and daily needs being around the corner. You are stone's throw away from school, college, market, malls, theatres, temple etc. Living this up close to convenience makes your life smoother and better.



STAY CLOSE TO *Daily Needs*

SCHOOLS & COLLEGES

Euro Kids
Oakridge International
Silver Oaks
TISB
Indus International
Inventure Academy
DPS High School
Greenwood High International
Gear Innovative International
Harvest International
Krupanidhi Engineering College
New Horizon Engineering College

WORK

Wipro Corporate HQ : 15 min
Electronic City : 25 min
ITPL : 30 min
Ecospace : 30 min
Intel : 30 min
Prestige Tech Park : 30 min

SHOPPING

Forum Value Mall : 30 min
Total Mall : 15 min
Spencers : 20 min
Parks Square : 25 min

LIESURE

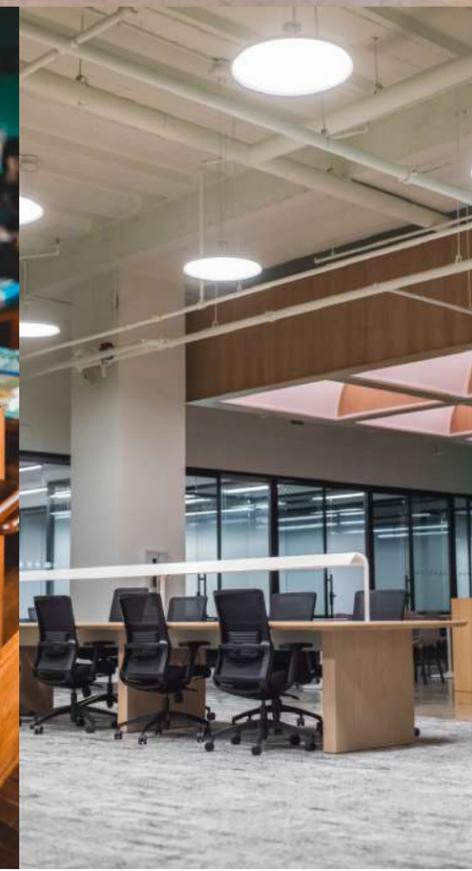
Clover Fields Golf Course : 10 min
Charu Sharma Cricket Academy : 15 min
Decathlon Sport Center : 10 min

LOCALITIES

Whitefield : 25 min
Marathahalli : 30 min
Koramangala : 40 min
HSR Layout : 30 min

LOCATION : A STRATEGIC ADVANTAGES

- Easy access to reputed Educational institutes like Delhi Public School, PRIMUS School, The International School, Bangalore (TISB), Inventure Academy, Gear Innovative International school and so on.
- Easy connectivity to main junctions like Electronic City, Sarjapur Town, Bagalur Circle, Marathhalli Junction, Attibele, Hosur NH 45, Hoskote, ITPL, Vartur, Whitfeild & Airport.
- Reputed medical institutes like St. John's Medical College & Hospital, Karunalayam Hospital, Town Hospital, Greenview Medical Centre, Dr. Levine Memorial Hospital are in the vicinity. Proximity to market places and shopping malls like Forum Mall, Total Mall, Spencer, Phoenix Mall & Parks Square.





Grand WELCOME

The entrance of Aurigaa is just the beginning to the majestic lifestyle that thrives inside. It sets the ball rolling for an out of the world experience offered by Aurigaa.



GREENERY ELEVATED TO

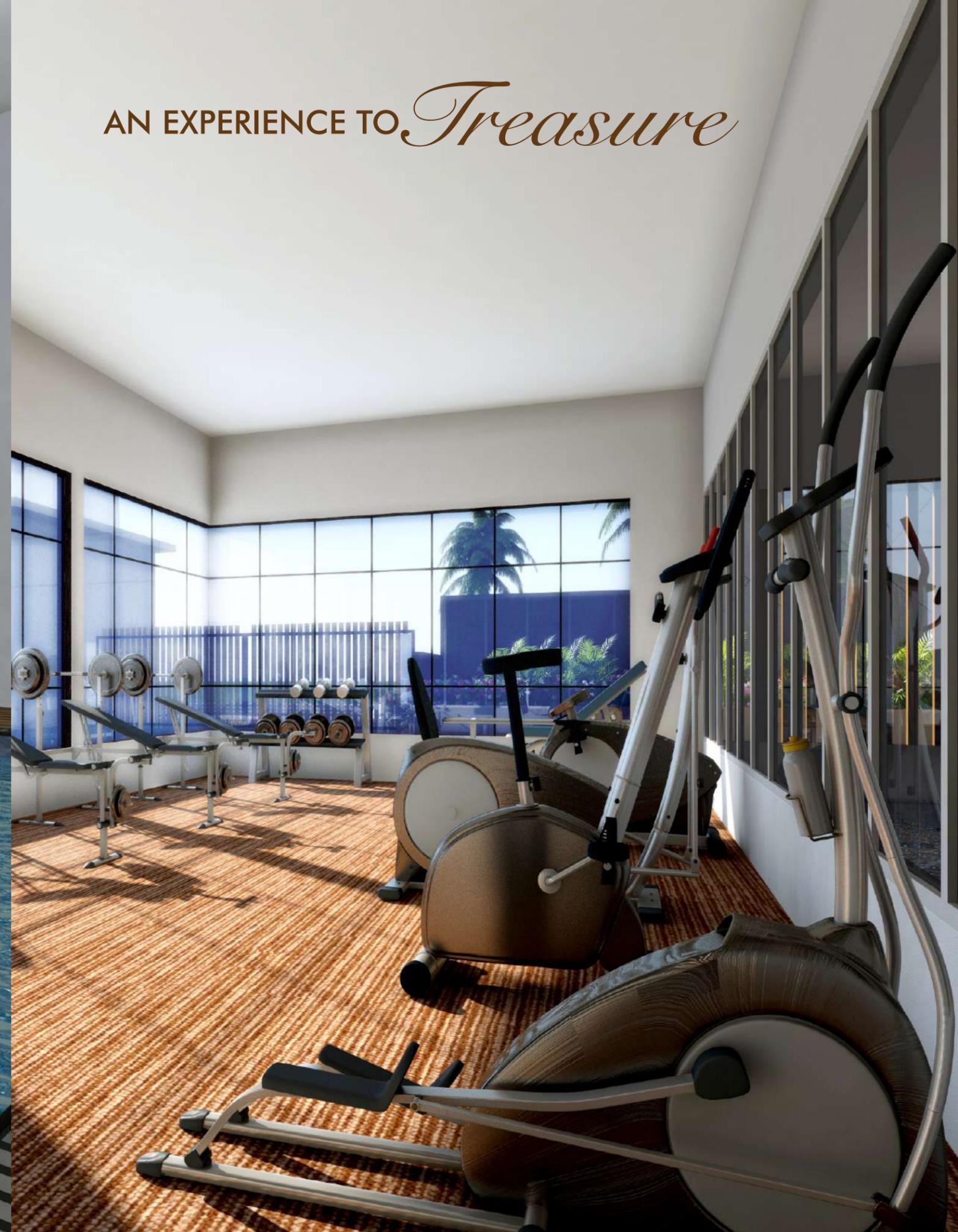
Infinity

At Aurigaa, it's not only the luxury but also the greenery that's placed at a height. Perched atop the podium and right at your feet is the lush green landscape smiling upon you, inviting you to be one with it. Walk the green carpet of serenity elevated to infinity.

VIEW TO *Relish*



AN EXPERIENCE TO *Treasure*



Amenities

- Clubhouse / Community Hall
- Indoor Games - Carom, Table Tennis, Chess
- Servants & drivers restrooms
- Half Basket Ball Court
- Sand Pit - for Toddlers
- Children's Play area
- Swimming Pool with shower & changing room
- Fully Equipped Gymnasium
- Jogging / walking track
- Temple
- Senior Citizen seating area
- Acupressure Pathway
- Garden
- Concrete / Tar driveways
- Car Washing Provision
- Covered Car parking, Visitors car parking
- Main Entrance gate with special Paving
- Drop Point
- Society Maintenance office
- Rain water Harvesting
- Sewage Treatment Plant
- Peripheral Plantation
- Under ground water storage
- Letter box for each flat on stilt floor
- 24X7 security surveillance
- Security Cabin
- Intercom - Flat to Flat & Flat to Security
- Video Door Phone
- CCTV Monitored Common Areas
- Provision for broadband connectivity
- Fire fighting system

INTERNAL & EXTERNAL *Specifications*

KITCHEN :

- Granite kitchen platform with stainless steel sink
- Glazed ceramic tiles dado up to 2' height above counter
- Hot and cold water mixer for sink.

Utility :

- Utility Space for washing machine
- Inlet and outlet for washing machine

LIFT & STAIRCASE :

- Enclosed staircases with fire door
- Two high-speed elevators with generator back up for each wing
- Granite / Ceramic tiles dado in lift lobby
- Kota stone for Staircase

WATER SUPPLY :

- Adequate Water storage in underground water tanks
- Recycled water for flushing and gardening

SECURITY SYSTEM :

- CCTV surveillance at main entrance
- Video Door Phone with Intercom Facility

ELECTRIFICATION :

- Concealed conduit with copper wiring and branded modular switches in entire apartment
- Instant water heater point : Complete with wiring and outlet in the kitchen and toilets
- MCB & ELCB (Earthquake leakage circuit breaker) for each apartment
- Telephone & Broadband points in living and master bedroom
- T. V. & DTH Cable provision in living and master bedroom
- Provision for Split A. C. in master bedroom.

RAILING :

- S. S. / M. S. or Glass Railing for attached terraces

TOILETS :

- Sanitary Fittings of reputed brand
- CP fittings for all washrooms of reputed brand
- PVC lines for sewage disposal and concealed GI / PVC Pipes for water supply
- Glazed ceramic tiles dado up to 7' height in all washrooms
- Washbasin in all washrooms
- Hot and cold water mixer for washbasin in all toilets
- Health Faucet in all toilets

FOUNDATION :

- Earthquake resistant R.C.C. structure

FLOORING :

- 800 mm X 800 mm vitrified flooring throughout the flat
- Anti skid ceramic flooring in all washrooms and terraces
- Designer tiles for toilets dado

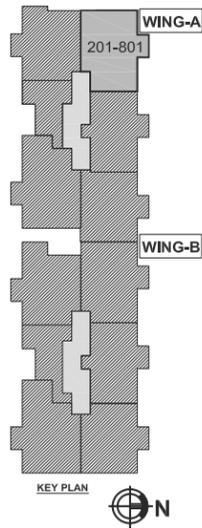
WINDOWS :

- Powder Coated 3 track aluminum sliding windows with mosquito mesh & MS Grills
- Granite window sill

Doors :

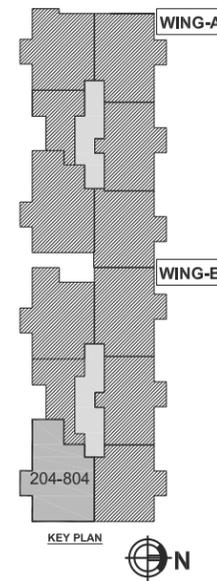
- Fire escape staircase : 2-hour fire rated doors as per norms
- Main entrance door : Polished wood frame and designer door shutter
- All internal door : Hard Wood Frame and flush door
- Toilet doors : Hard wood frame with folded shutter with enamel paint
- Balcony doors : 3 track powder coated aluminum sliding doors

SPACIOUS 2 BHK



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.

LUXURIOUS 2.5 BHK



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RERA REGISTRATIONS NO.
PRM/KA/RERA/1251/308/PR/171230/002053

AURIGAA

W E L C O M E H O M E

PROJECT BY

VIVANSA GROUP
BRIDGING DREAMS WITH REALTY

MANAGED BY



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