



nirmaanika
projects

A UNIQUE
LIVING EXPERIENCE



NIRMAANIKA
ADVAITA
Experience of a royal life

An invitation to soak in the sublime lifestyle
@ Panathur, ORR, Bengaluru.

RERA No.: PRM/KA/RERA/1251/446/PR/031022/005294



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ADVAITA
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A NEW LEVEL OF DESIGN

Welcome home to stunning lively atmosphere where living is not just an usual affair, but the synchronization of exotic living spaces and you.

2

Blocks

4

Single Bedroom
Homes

92

Two Bedroom
Homes

20

Three Bedroom
Homes

963 - 1500

Sq. ft. in Size Options



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WHERE INTIMATE
SPACES MEET
INDULGENT TOUCHES

NIRMAANIKA ADVAITA offers

Elegant design with quality construction.

Superior construction quality.

Fastest construction and ensuring quick possession.

All as the necessity and leisure centers nearby.

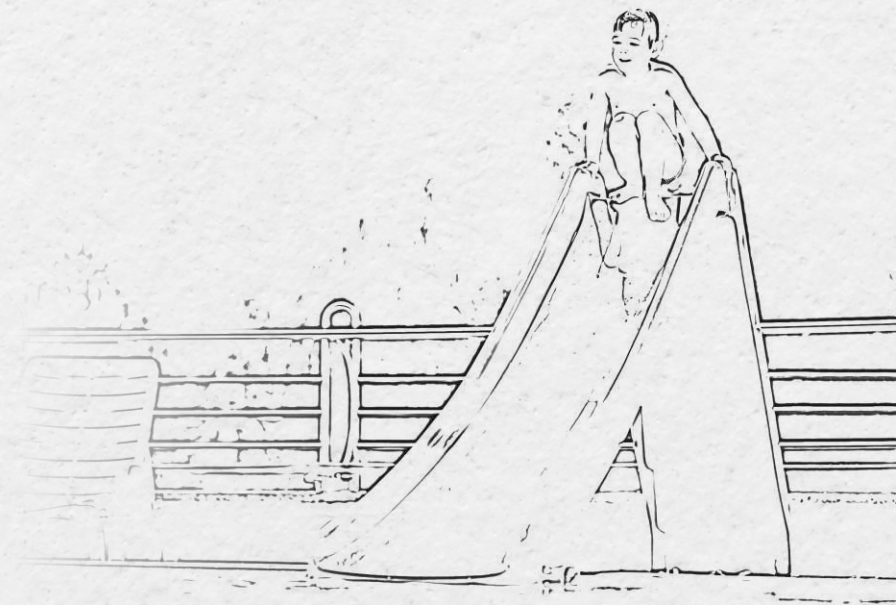
24 hrs surveillance covering designed common areas.





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—
PLAY, LEISURE AND
SHAPE YOUR BODY
—



At NIRMAANIKA ADVAITA, pulsates an exclusive ensemble of amenities that brings extended family members and like mind neighbours together. Fine facilities for fitness, outdoor sports, swimming that provides community connection as well as provide individual relaxation.



SWIMMING POOL



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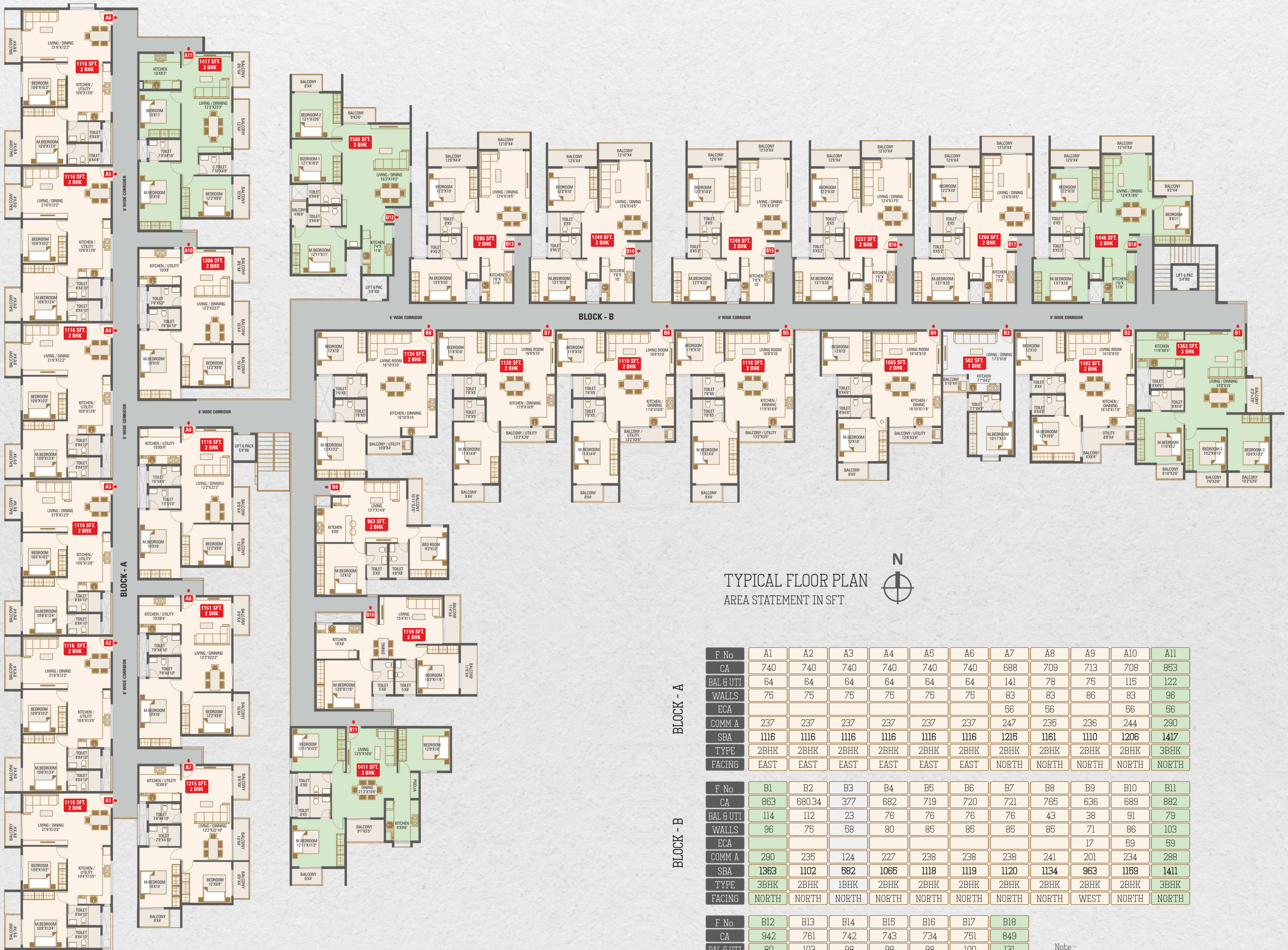
KEEPING FIT.
STAYING TONED.



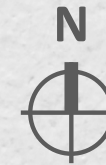
At NIRMAANIKA ADVAITA, we put your health and well-being first. With a high-end fully equipped gym facility and a whole lot more, one thing's for sure: you won't have to look too far to get fit.



MODERN GYM



TYPICAL FLOOR PLAN
AREA STATEMENT IN SFT.



BLOCK - A

BLOCK - B

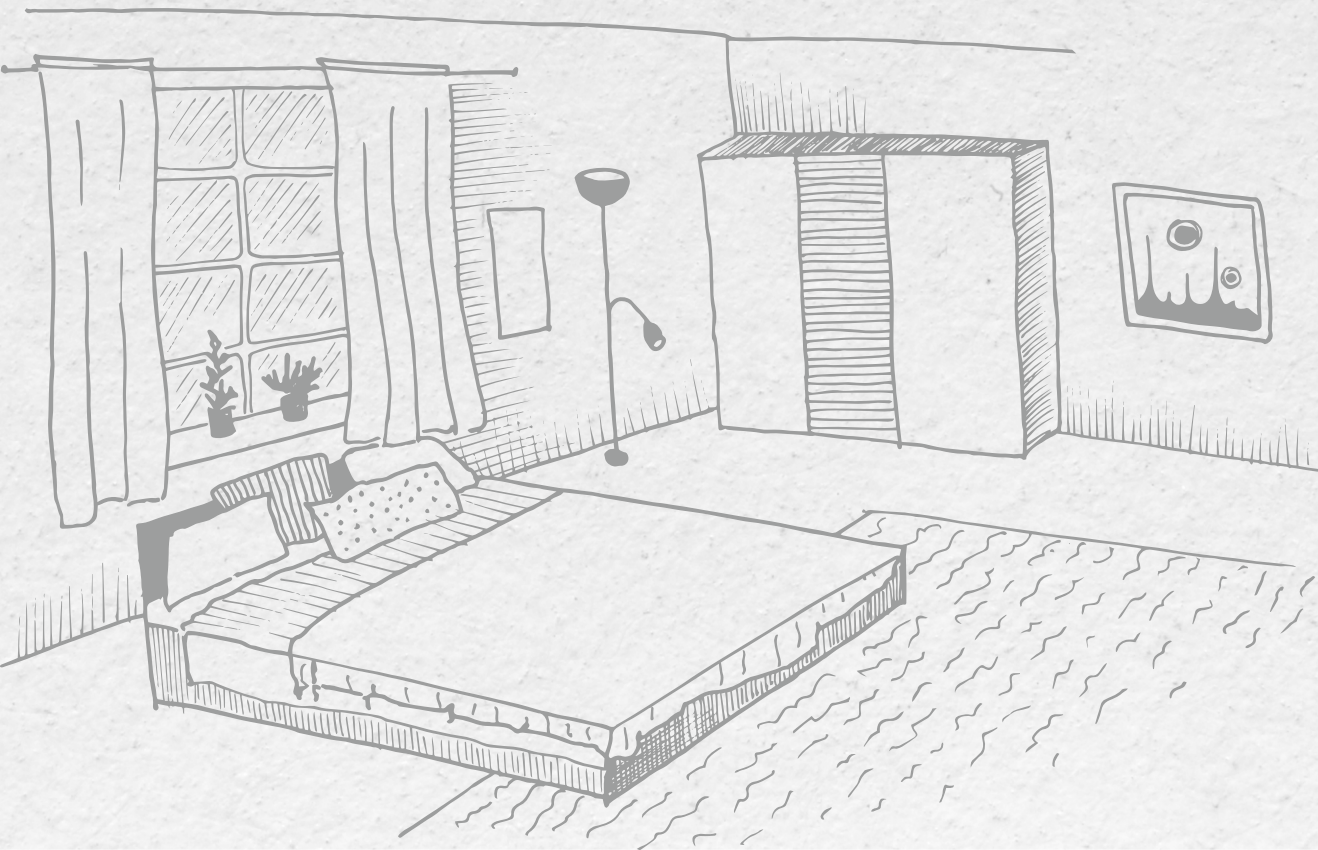
BLOCK - B

F. No.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11
CA	740	740	740	740	740	740	688	709	713	708	853
BAL & UTI	64	64	64	64	64	64	141	78	75	115	122
WALLS	75	75	75	75	75	75	83	83	86	83	96
ECA							56	56		56	56
COMM. A	237	237	237	237	237	237	247	235	236	244	290
SBA	1116	1116	1116	1116	1116	1116	1215	1161	1110	1206	1417
TYPE	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	3BHK
FACING	EAST	EAST	EAST	EAST	EAST	EAST	NORTH	NORTH	NORTH	NORTH	NORTH

F. No.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11
CA	863	680.34	377	682	719	720	721	765	636	689	882
BAL & UTI	114	112	23	76	76	76	76	43	38	91	79
WALLS	96	75	58	80	85	85	85	85	71	86	103
ECA									17	59	59
COMM. A	290	235	124	227	238	238	238	241	201	234	288
SBA	1363	1102	582	1065	1118	1119	1120	1134	963	1159	1411
TYPE	3BHK	2BHK	1BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	2BHK	3BHK
FACING	NORTH	NORTH	NORTH	NORTH	NORTH	NORTH	NORTH	NORTH	WEST	NORTH	NORTH

F. No.	B12	B13	B14	B15	B16	B17	B18
CA	942	761	742	743	734	751	849
BAL & UTI	80	103	98	98	98	100	131
WALLS	112	96	95	94.1	95	94	111
ECA	61	61	62	62	60	60	60
COMM. A	305	259	252	252	250	255	295
SBA	1500	1280	1249	1249	1237	1260	1446
TYPE	3BHK	2BHK	2BHK	2BHK	2BHK	2BHK	3BHK
FACING	EAST	EAST	EAST	EAST	EAST	EAST	EAST

Note:-
CA: Carpet Area
BAL & UTI: Balcony & Utility Area
WALLS: Wall Area
ECA: EXCLUSIVE COMMON AREA
COMM. A: Common Area
SBA: Super Built-up Area




NIRMAANIKA
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A NEW LEVEL
OF SPACE AND
LIVABILITY

Homes at NIRMAANIKA ADVAITA feature a generous floor plan that come with large living spaces featuring large balconies that opens to the panoramic urban splendour. Stretch to the tunes of your dreamy desire, pamper your loved ones or just about anything. you will still have room to explore.





HOME WITH ALL THE MAKINGS OF A LANDMARK



The Majestic faced of Nirmaanika Advaita creates an everlasting impression of luxury and elegance. Here you can discover complete & stunning landscape, something authentic, fluid, flexible and truly fantastic in every sense of the word.

Why NIRMAANIKA ADVAITA

LIVE



Making an architectural statement, the prestigious project subtly pays homage to Bengaluru's iconic living standards as well.

WORK



Nirmaanika Advaita offers a dedicated space for smooth functioning of the overall your office affairs.

PLAY



By connecting through your love of sport, you can strike new friendships and bond with like-minded sport enthusiasts from day one at Nirmaanika Advaita

ENTERTAIN



Nirmaanika Advaita offers a special space to celebrate every special moment with your loved once in a life.

LEGEND

- 01 Entrance & Exit
- 02 Security Room
- 03 Drive Way
- 04 Block - A Lift & Staircase
- 05 Block - B Lift & Staircase
- 06 Multipurpose Hall
- 07 Toilets
- 08 Gym
- 09 Library & Work Space
- 10 Deck Tile Flooring
- 11 Swimming Pool
- 12 Play Area - 1
- 13 Play Cushions
- 14 Play Area - 2
- 15 Elder Seating Area

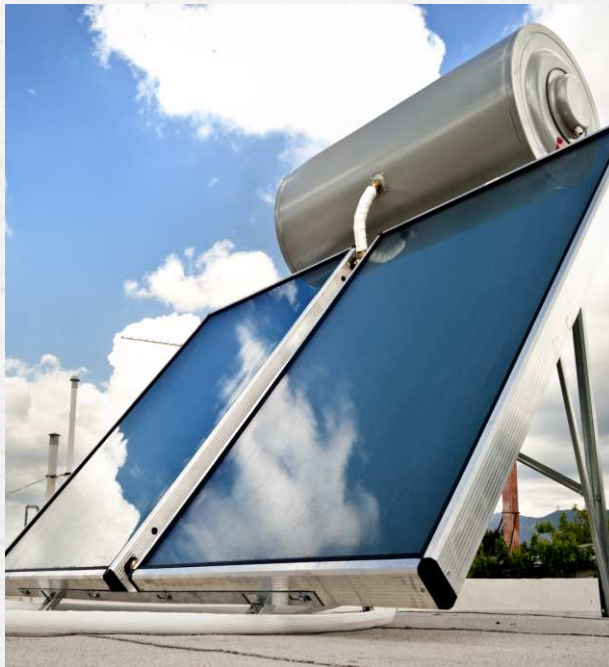


MULTI SATELLITE DIGITAL DISTRIBUTION SYSTEM MSDD

The MSDD can connect you with any DTH service of your choice and hence it gives you a cable free terrace. The MSDD also performs better than conventional dishes during rain and other signal disruptions.



SOLAR WATER HEATER (OPT. FOR TOP FLOOR)



YOGA



EV CHARGING STATION



ALL THE MAKINGS OF A
WORTHY LIFE ARE HERE



AMENITIES

- + Indoor and Outdoor Kids Play Area
- + Kids Pool
- + Kids Chalkboard Wall
- + Kids Rock Climbing Wall
- + Poolside Deck
- + Pool Seating
- + Library with Workspace Area
- + Semi Covered Swimming Pool
- + Club House
- + Gym

FEATURES

- + Designer Landscape
- + Organic Converter
- + Rain Water Harvesting
- + 1 kw Power Backup
- + EV Charging Station
- + Sewage Treatment Plant
- + Provision For 24x7 Integrated Security
- + 24x7 Round the Clock Security
- + Anti Scaling Water Softener Plant
- + MSDD (Multi Satellite Digital Distribution System)
- + Necessary CCTV Camera Surveillance in Premises

FACILITIES / SERVICES

- + Driver /Maids Toilet
- + Maintenance Staff Room
- + Transformer Yard

Class-apart Entertainment

Future-ready Infrastructure

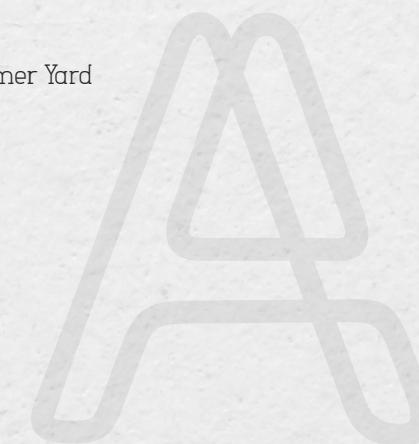
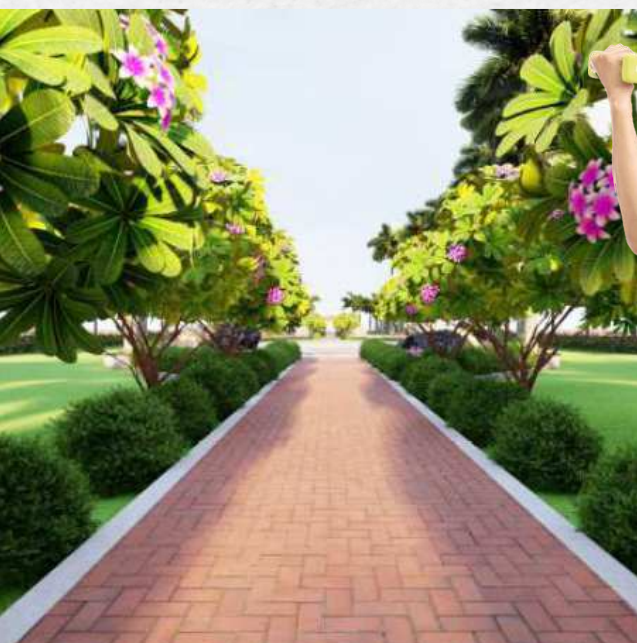
Assured Secured

Amazingly Sustainable



KIDS PLAY AREA

DESIGNER LANDSCAPE



SPECIFICATIONS



STRUCTURE:
R.C.C framed structure.

PLASTERING:
Sponge finish for external walls and neeru finish for internal walls.

FLOORING:
Vitrified tiles in hall, dining & other rooms and anti skid tiles in toilets, utilities & balconies.

WINDOWS:
Two track UPVC windows along with mosquito net.

WALLS:
6" concrete solid blocks for external and 4" concrete solid blocks for internal walls.

DOORS:
All doors are pre-hung weather-tight and factory made.

TOILETS:
Glazes tiles dado up-to door height. Sanitary ware of CERA / equivalent and CP bathroom fittings of JAQUAR / equivalent will be provided.

KITCHEN:
Polished granite stone platform with stainless steel sink, Glazed tiles dado upto 2 feet height above Platform. Bore well water connection will be provided in the kitchen. Provision for aqua guard.

WATER SUPPLY:
Adequately borewell water supply.

GENERATOR:
Stand by Generator for lifts, pumps, common area lighting and 1 kw of Power backup to each flat during power failure.

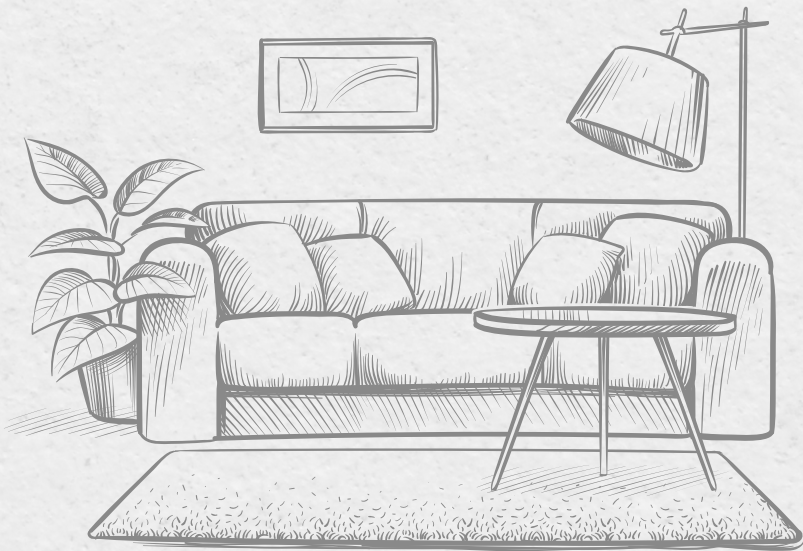
PAINTING:
Plastic emulsion paints for internal walls, OBD for ceiling.

LIFT:
6 Passenger lift with standard make.

ELECTRICAL:
Concealed copper wiring and electrification with adequate light & fan points in all rooms and T.V. Points in hall of Anchor/ Roma modular switches or equivalent will be provider.

Switch and socket for fridge, washing machine. Microwave Oven, exhaust fan, mixer, geyser and A.C. in master bedroom will be provided MCB for safety.

CAR PARKING:
Ample space for car parking with a wide drive way.



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A LOCATION
THAT DEFINES
THE FUTURE OF
YOUR STORY

Nothing is out of reach for those who reside at NIRMAANIKA ADVAITA, A great location makes sure that you're always close to your heart's desires. You'll find many outlets to satisfy your every small need.



LANDMARKS	
+ Belandur Railway Station	: 3.1 km
+ Sarjapur - Marathahalli ORR	: 4.0 km
+ Proposed Panathur Metro Station	: 4.9 km
+ Whitefield	: 5.7 km
+ Marathahalli	: 7.1 km
+ Carmelaram Suburban Rly. Station	: 6.1 km
+ Whitefield Railway Station	: 9.6 km
+ Airport	: 50 kms
+ Yeshwantpur Railway Station	: 25 kms
+ Majestic Bus Stand	: 25kms

DISTANCE FROM IT PARKS	
+ Embassy Tech Square	: 4.4 kms
+ Prestige Tech Park	: 4.7 kms
+ Embassy Tech Village	: 5.1 kms
+ RMZ Ecospace	: 6 kms
+ Mantri Commercial	: 6 kms
+ ITPL, Whitefield	: 9.3 kms
+ Bagmane World Tech Centre	: 11.6 kms

NEARBY EDUCATIONAL FACILITIES (SCHOOLS AND COLLEGES)	
+ Chrysalis High	: 3.0 kms
+ Greenwood High	: 5.7 kms
+ TISB	: 6.6 kms
+ Ryan International	: 9.3 kms
+ New Horizon Gurukul	: 4.2 kms
+ New Horizon Engineering	: 4.9 kms
+ CMRIT	: 9.2 kms

NEARBY HOSPITALS	
+ Sakra World Hospital	: 5.8 kms
+ Sankara Eye Hospital	: 7.8 kms
+ Vydehi Hospital	: 8.6 kms

Google Co-ordinates: 12.935739, 77.727422 (Nirmaanika Advaita)

ENSURING SAFETY OF YOUR INVESTMENT

We are committed to ensure that every rupee of your hard earned money is always safe. Nirmaanika is fully compliant with all legal requirements and the building will be handed over with OC, CC, Approved by BBMP and 'A' Khata so that you will never have to worry about safety of your investment.



Developers Address

Dr. Ambedkar Nagar Road,
Ambedkar Nagar, Whitefield,
Bengaluru, Karnataka - 560 066.

Site Address

Sy. No.: 44/6 & 46/3,
Gunjur - Balagere Road,
Bengaluru, Karnataka - 560 087.

+91 96060 88045 / 96060 88046

Architect & Engineer



AREN MATRIX

Architecture, Landscape

#52, 17th Cross, 10th Main Road,
Malleshwaram, Bengaluru - 560 055.

Marketing Partner



AFFINITY INFSPACE

YOUR TRUE ADVISOR IN REALTY

Legal Advisor

T.S. Venkatesh, B.Com., LL.B.,

Advocate

Venkat's Law Chambers, S-404,

Brigade Plaza, 4th Floor,

Anandarao Circle, Bengaluru - 560 009.

MEMBER IN



Note: This brochure is conceptual presentation only not a legal offering. The promoters reserves to make changes/ alter in the layout plan, elevations and specifications as deemed fit.