SJ CLASSIQUE
Connecting Heart and Homes

ASSOCIATE

Strategic Partner
AFFINITY INFRASPACE

SITE ADDRESS:

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NOTE: This brochure is only a conceptual representation of the project and not a legal o ering.
The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit

RERA

PRM/KA/RERA/1251/446/PR/020726/008784

BEYOND WALLS, INTO A

WORLD OF LUXURY

SJ CLASSIQUE
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2 AND 3 BHK PREMIUM APARTMENT



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WHO ARE WE?

SJ Constructions has been constructing Bangalore's real estate real estate scenario via 3+ successfully completed projects, we blend quality construction and emotion to create homes that truly stand out.

3+ SUCCESSFULLY COMPLETED PROJECTS


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Approx 1.0 Acres of land
64 Units
2BHK & 3BHK HOMES
No Common Walls
20+ Amenites
100% Vastu
Well Connected with IT corridor / Schools & Hospitals
Just Opposite to Gunjur Club

MASTER PLAN

WALK WITH SJ CLASSIQUE

Inspired by the melody of life, SJ classique combines luxury, convenience and vitality. Balancing peace with spontaneity, each home is built with care and precision.



LEGEND

1. Entrance Area
2. Senior Citizen Area
3. Fountain
4. Pet Corner
5. Chit Chat Area
6. Seating Area
7. Cricket Pitch
8. Children Play Area
9. Multipurpose Court
10. Zen Garden
11. Skating Rink
12. Amphitheatre
13. Kids Pool

SJ classique offers home spaces of 2BHK and 3BHK, promising each resident a harmonious lifestyle that works with their purpose, not against it.

Multipurpose Court

Grand Entry Plaza

Sr. Citizens' Area

Water Feature

Pet Corner

Zen Garden

Seating Area

Cricket Pitch

Chit Chat Area

Children Play Area

Rain Water Harvesting

Skating Rink

Kids Pool

Amphitheater

AMENITES

HOMES AT SJ CLASSIQUE

We believe that living spaces are meant to be dynamic, reflecting the residents' lifestyle. Take a breather at the zen garden or run around with a furry friend at the pet corner. Lifestyles are dynamic, so why should your living space be static?

A WORLD CURATED FOR CONSCIOUS LIVING

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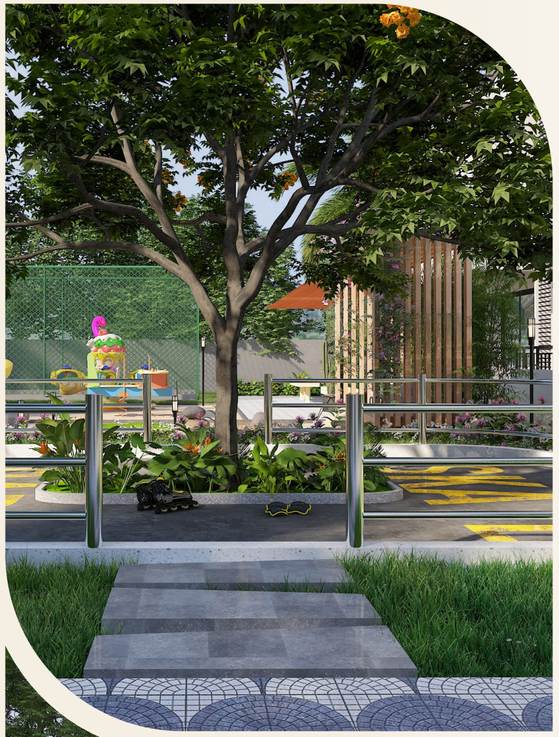
OUTDOOR AMENITIES

From swimming pool to pet areas and a skating rink. SJ classique allows every member of your family to have a **space to enjoy and be engaged**. Each amenity is designed with intention and aimed to keep you and your family engaged.

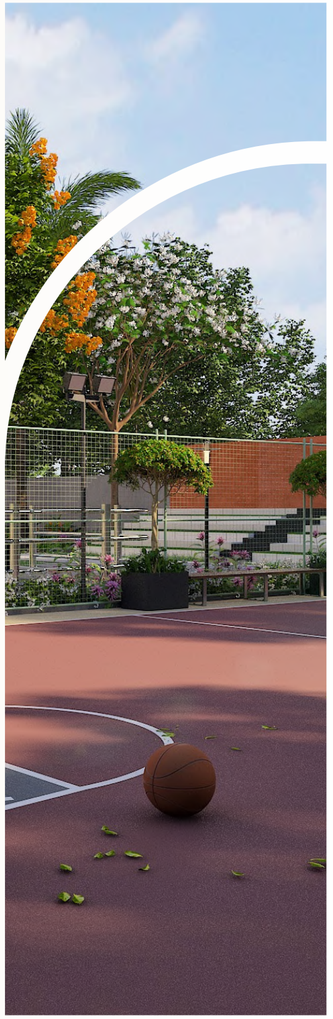
LUXURY HAS A NEW ADDRESS

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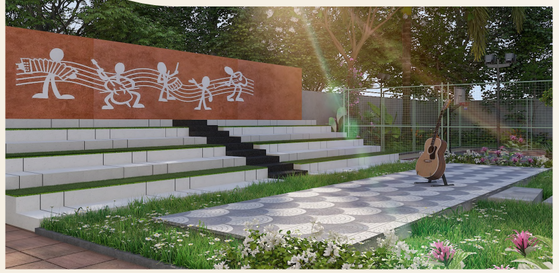














CLUB HOUSE AMENITIES

The clubhouse is a lively, entertaining space with amenities such as a party hall for all your important events, a gym for your health and wellness, a library in case you need to wind down or work and indoor games that **fill the air with joy and laughter**.

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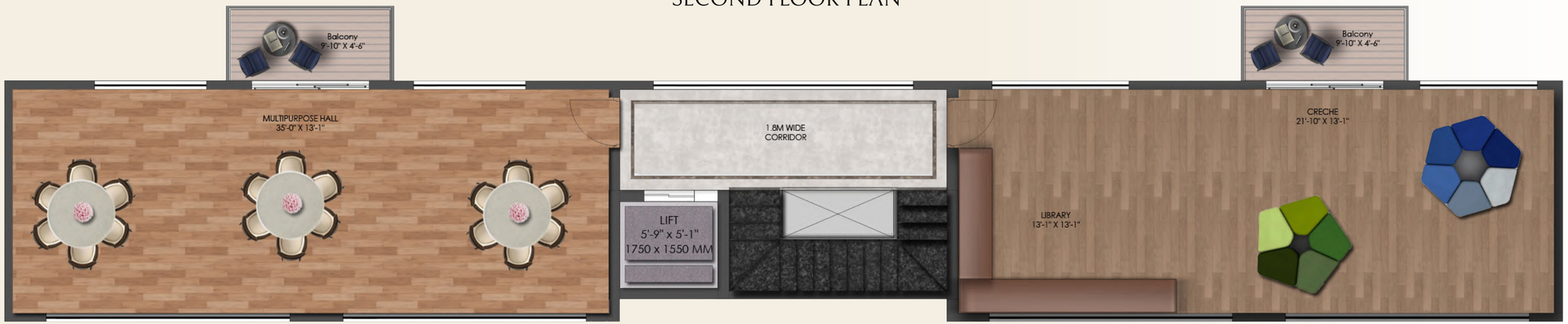


CLUB HOUSE

FIRST FLOOR PLAN



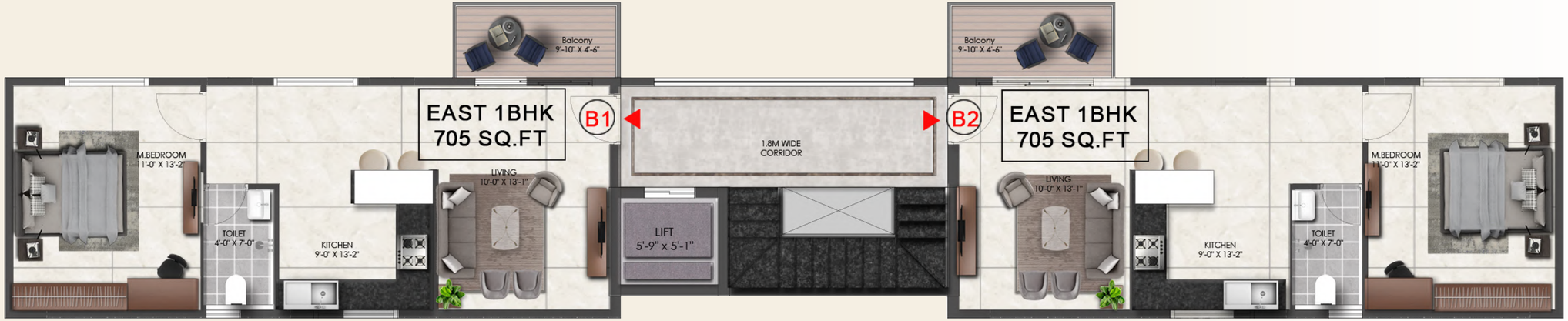
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN




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UNIT PLAN

Designed spiritually, with tradition in mind. These living spaces are designed to trap joy and release tension. Breathable rooms, spacious living spaces and convenient plans make the process of living as simple as it gets.

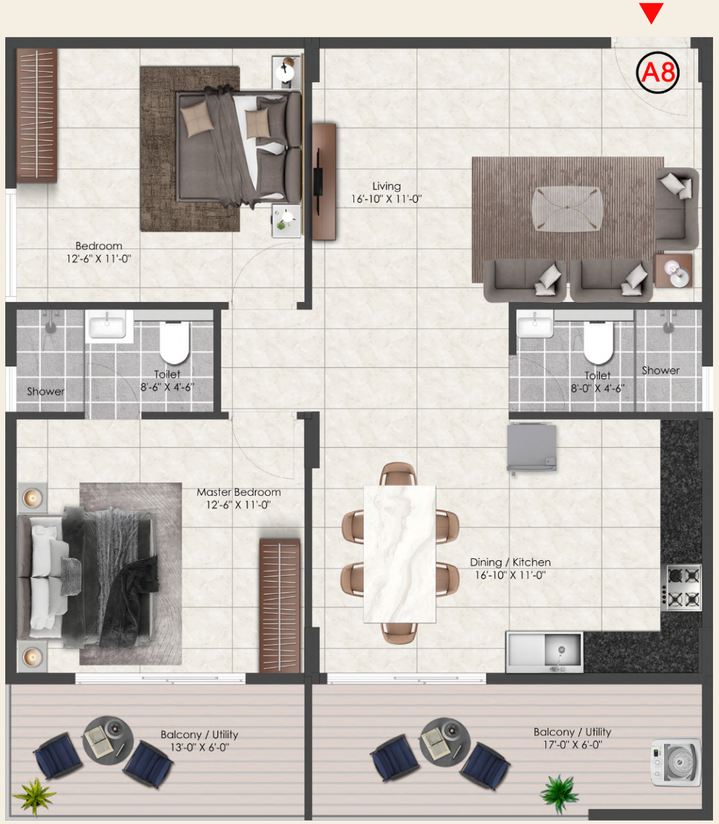
Unit Plan East 2BHK 1250 Sqft.



Unit Plan West 2BHK 1260 Sqft.



Unit Plan North 2BHK 1335 Sqft.



Unit Plan North 3BHK 2T 1570 Sqft.



Unit Plan North 3BHK 3T 1570 Sqft.



Unit Plan West 3BHK 3T 1710 Sqft.



Unit Plan West 3BHK 3T 1760 Sqft.



Unit Plan East 3BHK 1780 Sqft.

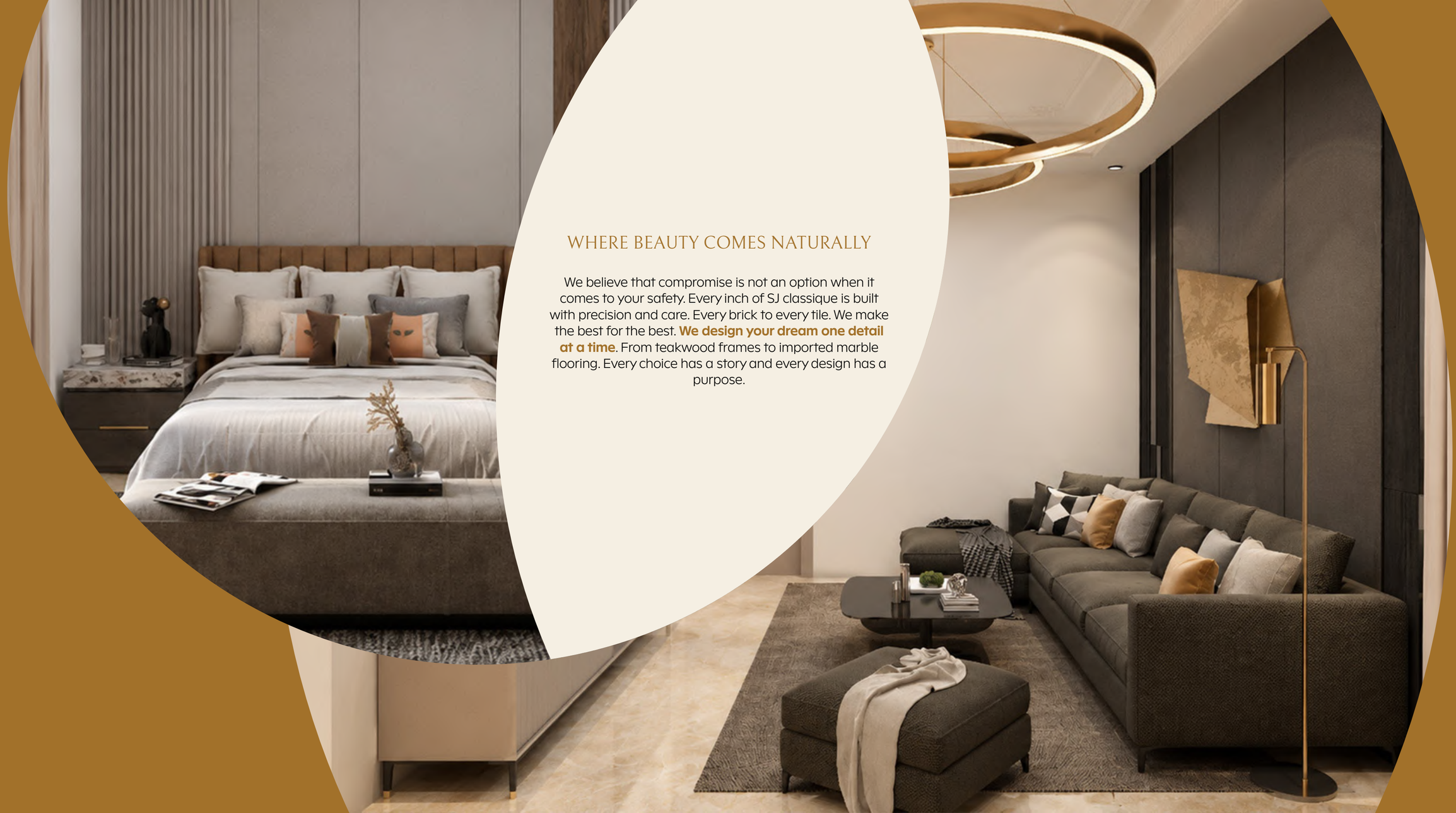


GROUND FLOOR PLAN



TYPICAL FLOOR PLAN





WHERE BEAUTY COMES NATURALLY

We believe that compromise is not an option when it comes to your safety. Every inch of SJ classique is built with precision and care. Every brick to every tile. We make the best for the best. **We design your dream one detail at a time.** From teakwood frames to imported marble flooring. Every choice has a story and every design has a purpose.

TECHNICAL SPECIFICATIONS

STRUCTURE

RCC Framed Structure with Seismic Resistance

FLOORING

Corridor & Stairways: Rocker Finish Vitrified Tiles.
Club House Reception: Vitrified Tiles.
Balcony & Utility: Anti-Skid 300 x 300mm Ceramic Tiles.
Living, Dining, Bedroom & Kitchen: 800 x 800mm Bouble Charged Vitrified Tiles

ELEVATORS

6 Passenger / 8 Passenger from Kone / Otis Equivalent with Granite Fascia.

STAIRWAYS HAND RAIL

MS Handrail with Enamel Paint on all Floors.

WATER SUPPLY

Water Supply from Bore-well with Underground and Overhead Storage.

RAINWATER HARVESTING

Rainwater Catchment and Rainwater Harvesting.

STP

Sewage Treatment Plant of adequate capacity as per norms. Treated water to be used for Landscaping / Flushing.

ELECTRIC VEHICLE CHARGING

Charging Stations at Visitor Parking Area.

DOORS

Main & Internal Doors: 7 Feet Height Engineered Wood Frame & Shutter with Hardware of Reputed Make.

BATHROOM

Commode: Wall Mounted from Jaguar / Hindware / Equivalent.
CP Fittings: All Chrome Plated Jaguar / Hindware / Equivalent.
Flooring: Anti-Skid Tiles.
Ceiling: Grid Type False Ceiling.
Walls: Glazed Ceramic Tiles up to 8 Ft Height.

WALLS

External Walls: 6" CC Solid Porotherm Blocks.
Internal Walls: 4" CC Solid Porotherm Blocks.

PLASTERING

External Walls: One Coat of Sponge Finish.
Internal Walls: One Coat of Smooth Finish

PLASTERING

External Surface: Weatherproof Tractor Emulsion Painting with Texture Finish at Selective Places.
Internal Surface: 2 Coats of Wall Putty, 1 Coat of Primer & 2 Coats of Tractor Emulsion Paint from Asian / Nerolac / Equivalent.

ELECTRICAL

Wiring: Fire Resistant Concealed Copper Wiring from Finolex / Havells / Anchor.
Plug Points: Adequate power points for Lights, Fans, and other purposes in Bedrooms, Kitchen & Toilets.
Air Conditioning: Split Air Conditioner Point in Master Bedroom.
TV Point: Cable TV Point in Living Room.
Kitchen Points: Provision for Water Purifier, Chimney, Refrigerator, Microwave Oven, Mixer/ Grinder, and Washing Machine.
Switches: Modular Switches from Havells / Anchor or Equivalent with Two-Way Fan Control in all Bedrooms & Exhaust Fan Points in all Bathrooms and Kitchen.

GENERATOR BACKUP

Standby Automatic Backup of 1 KV for each Flat. Power Backup for Common Amenities such as Clubhouse, Lifts, STP & Selective Common Area Lighting.

WINDOWS

UPVC Windows with Mosquito Mesh.

PLUMBING

All Plumbing Lines Pressure Tested. All Water Supply & Sewage Lines of CPVC/PVC from Ashirvad / Supreme / Equivalent ISI Certified Make.



PROXIMITIES AND
LOCATION

Located in the heart of Gunjur palya, SJ classique provides easy access to top tech parks and important main roads such as Sarjapur and Varthur main road. Gunjur is a location that can easily access prime locations such as whitefield and outer ring road. At this location a good lifestyle is the norm, starting from good schools to shopping centres all are available near Gunjur palya.

A WORLD CURATED FOR CONSCIOUS LIVING

Schools

- National Public School - 2.5 KMs
- Ekya Nava International School - 3.2 KMs
- Greenwood High Schools - 4 KMs
- Chrysalis High School - 2.8 KMs
- Orchids International School - 3.8 KMs

Hospitals

- Magnet Hospital - 200 Mtr
- Apollo Hospital - 3.2 KMs
- Sparsh Hospital - 4.2 KMs
- Mother Hood Hospital - 9.4 KMs
- Manipal Hospital - 7.2 KMs

Business & Tech Parks

- RGA Tech Park - 5 KMs
- Embasy Tech Village - 5.6 KMs
- Prestige Tech Park - 5 KMs
- Bagmane IT Park - 8.3 KMs
- Wipro (Kodathi Gate) 4.5 KMs

Malls

- KSK Mall - 300 Mtr
- Myhna Square - 2.5 KMs
- Virginia Mall - 9 KMs
- Nexus - 9.5 KMs
- Dmart - 4.5 KMs

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COMPLETED PROJECTS

Projects such as **SJ east breeze, SJ pinnacle, SJ trillium and our ongoing SJ park ville** each represent an unique vision rooted in care and strength. Each project carries a unique vision like no other. Although unique, the foundation is the same. we don't compromise on your safety. **Find your dream home with SJ constructions**.

3+ SUCCESSFULLY COMPLETED PROJECTS

COMPLETED PROJECT



SJ EAST BREEZE
Whitefield, Bangalore



SJ PINNACLE
Varthur, Bangalore



SJ TRILLIUM
Varthur, Bangalore



SJ PARK VILLE ONGOING
Varthur, Bangalore