

VAJRAM  
GROUP

VAJRAM  ESSENZA



*Essence of Living*

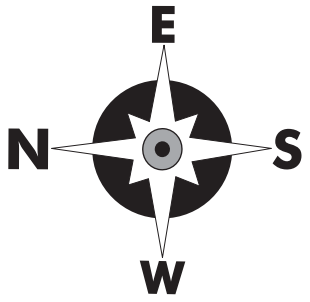
**RELATIONSHIPS** FOUNDED ON  
**INTEGRITY, QUALITY, DEDICATION,**  
**AND PROFESSIONALISM**



## About Us

Vajram Group's mission is to develop integrated residential living spaces based on realistic values, adherence to excellence in design, quality and comfort. We are committed to establish long term relation with our customers founded on **Integrity, Quality, Dedication and Professionalism**.

Vajram Group's diversified operations started some three decades back with a strong technocrat management having experience in global operations. The company is thus supported and guided by dedicated, innovative and passionate founding members with a vision of transforming the face of residential properties by justifying value for customer's investment with no compromise on product design, quality and delivery with affirmation of being detail oriented and transparency in all spheres of business conduct.



- A1 – 1240 sft
- A2 – 1645 sft
- A3 – 1610 sft
- A4 – 1652 sft
- A5 – 1312 sft

- B1 – 1256 sft
- B2 – 1619 sft
- B3 – 1248 sft
- B4 – 1234 sft
- B5 – 1577 sft
- B6 – 1252 sft

# Vajram Essenza Overview

"ESSENZA, as the name suggests, is the essence of living, an aspirational space designed with a passion to detail. Essenza captures the quality of life, as one would want it to be. Practical, yet luxurious; strong yet graceful; contemporary, yet timeless.

Soaring 14 floors in two magnificent adjacent blocks, with Italian marble finished entrance lobby, the Essenza elevates your dreams into a new world.

Amenities include a Swimming pool, exclusive toddler's pool, squash court, well appointed gym with Steam Room, reading library, children's play area, walking track, function hall with an extended manicured lawn for the surprise party.

With an objective to maximize Light & ventilation to all areas, with over 70% of open area, Essenza redefines urban living beyond expectations. The layout is designed to maximize the perimeter to get you the most daylight with minimum intrusion from your neighbours.

Common spaces like corridors are minimized to maximize your living space. Attention is given to small details where it matters the most. For the believers, our vastu experts have certified the apartments for compliance on the ancient tradition of vastu."

## Safety & the environment:

- Responsibility to the environment is considered very seriously. STP/ Rain water harvesting/ Recycle of grey water for flushing, solar gate lighting, are considered as standard specifications.
- Seismic compliance for Bangalore.
- Video Door Phone to stop intruders at the gate are among the amenities considered.

## Location:

- Only 4 Kms from Outer Ring Road
- 5 mins drive to High Tech Neighborhood of Manyata Tech Park through signal free Thanisandra Main road.
- Close to Major International Schools, Colleges, Hospitals, Parks, Lakes, Shopping complex among others.
- Public transport and basic amenities just in the vicinity.
- Easy accessibility to Hebbal, City Centre and Bangalore International Airport.

# Master Plan



- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| 1 Entrance                          | 7 Library                         |
| 2 Visitor Car Park                  | 8 Party Hall & Lawn               |
| 3 Towards basement 1 and basement 2 | 9 Swimming pool with Toddler pool |
| 4 Squash Court                      | 10 Children's Play Area           |
| 5 Gymnasium                         | 11 Landscape with Water body      |
| 6 Steam and Sauna                   | 12 Walking Track                  |

# Technical Specifications

## STRUCTURE & WALLS

- Seismic Zone II complaint RCC Framed Structure with consideration of Wind load.
- Walls - Concrete Block Masonry with Smooth finished plastering
- Two Basements with mechanical ventilation.

## FLOORING

- Living, Bedrooms, Dining ,Foyer - 2'0" x 2'0" Vitrified Kajaria / Nitco / Equivalent Superior Quality
- Kitchen, Utility and Balcony - Superior Quality Ceramic Tiles
- Toilets: Superior Quality Anti Skid Ceramic Tiles
- Common Ares: Polished Imported Marble / Granite / Vitrified Flooring.
- Staircase: Granite risers and steps with M.S Railing

## DOORS

- Main Door - Teak Wood Frame, B.S.T Hardwood Door with Melamine Polish
- Other Doors - Masonite or similar with Hardwood Frame
- Main Door - Brass/SS Hardware of Superior Quality
- Other Doors - Powder Coated Hardware of Superior Quality

## WINDOW

- UPVC Sliding Windows with Mosquito Mesh Shutter.

## KITCHEN

- Polished Black Granite Platform of 20 mm thickness
- Stainless Steel sink with drain board
- Dado TWO FEET above platform
- Provision for Water Purifier and Instant Geyser

## TOILETS

- Jaquar / Equivalent Fixtures
- Superior Quality Ceramic Wall Tiles Up to 7' Ht
- False Ceiling with grid Panels.

## LIFTS

- 8 Passenger Capacity lift of Reputed make 1 in each block
- 12 Passenger Capacity lift of Reputed make 1 in each block

## PAINTINGS

- Weather Proof Paint for external walls, Emulsion for Internal Walls
- Enamel for MS Grill and Internal Doors, Polish for Main Door

## ELECTRICAL

- Provision for AC Point in Master Bedroom
- Finolex / Equivalent FRLS Copper wires
- Telephone and Television Points in living and Master Bedroom
- Modular Switches : Anchor/ Legrand / Equivalent

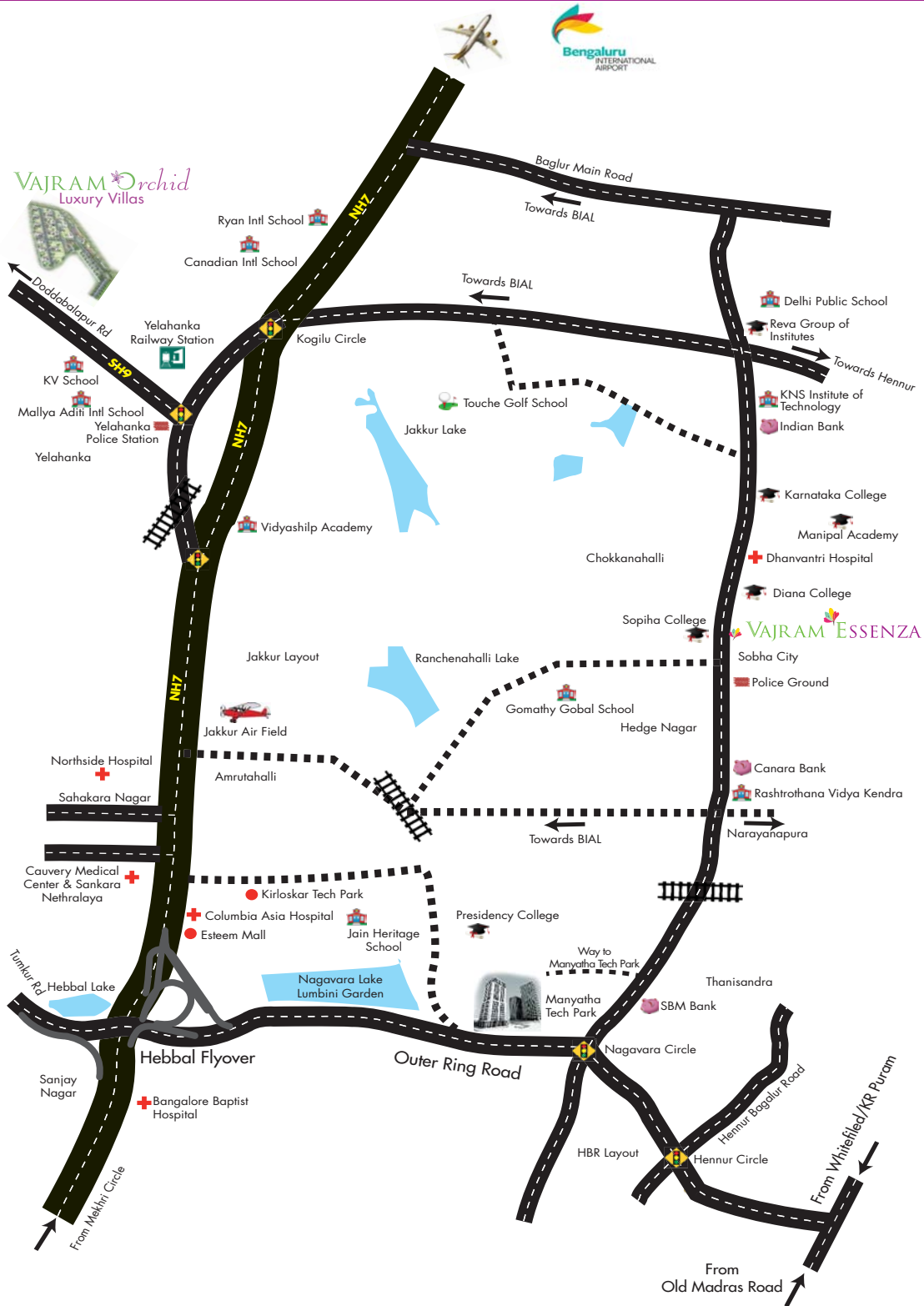
## POWER SUPPLY

- BESCO Power Supply : For 2BHK - 4KW & 3 BHK - 5KW

## GENERATOR BACKUP

- 100% for common Areas; 1KV for each Apartment.

## RETICULATED GAS PIPE LINE



### Corporate Office

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Note: This is not a legal document, but a conceptual offering. The developer reserve the right to change and modify elevations and specifications.