

3 Bedroom Apartment for sale in Sumadhura Folium, Whitefield, Bangalo.. 1.8 crore



★ Featured

Folium By Sumadhura Phase 1 3 BHK In Bangalore

Folium By Sumadhura, Borewell Rd, Whitefield, Palm Me..

- Project/Society: [Sumadhura Folium](#)
- Area: 1505 SqFeet
- Bedrooms: Three
- Bathrooms: Two
- Floor: 11th
- Total Floors: More than 20
- Furnished: Semi Furnished
- Transaction: New Property
- Price: 18,000,000
- Rate: 11,960 per SqFeet
- Age Of Construction: Under Construction
- Possession: Within 1 Year

Description

Specifications - Sumadhura Folium

General

Structure

- R.C.C. structure to withstand wind & seismic loads as per IS code with RCC walls (Shear wall technology).

Doors and windows

- Main doors: 8 feet high engineered hard wood frame with veneered flush shutters of 38 mm thickness with melamine polish finish on both sides.
- Internal doors : Engineered hard wood frame with laminated flush shutters of 38 mm thickness.
- Toilet doors : Engineered hardwood frame with laminated flush shutters of 38 mm thickness.
- French doors : UPVC door systems with sliding shutters with provision for mosquito mesh. Kommerling or equivalent brand/make.
- Windows : UPVC window systems with safety grill (MS) and provision for mosquito mesh. Kommerling or equivalent brand/make. All hardware is of reputed make.

Painting finishes

- External : Textured/smooth finish & two coats of exterior emulsion paint.
- Internal : Smooth putty finish & two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over one coat of primer.

Hand railing

- Balconies : MS railing with enamel paint finish.
- Staircase (common area) : MS railing.

Flooring

- Ground floor lobby (in tower) & Club house lounge area : Granite/marble flooring.
- Staircases & corridor : GVT tile flooring.
- Master bedroom : Laminated wooden flooring.
- Living, Dining, other Bedrooms & Kitchen : 800 X 800 mm size double charged vitrified tile flooring.
- Toilets : Satin finish ceramic tile flooring.
- All Balconies/Utilities : Rustic finish ceramic tile flooring.
- Dadoing in Kitchen : Ceramic tiles dado up to 2' height above kitchen platform level, tile dado up to 3'6" height in utility.
- Dadoing in Toilets : Ceramic tile dado up to false-ceiling level.
- Basement : Cement concrete flooring with power troweled smooth finish.

Kitchen/Utility

- Softened water : Provision for softened water inlet in kitchen.
- Chimney pipe : Sleeve provision for chimney.
- Washing machine : Water inlet/outlet provision in utility area for washing machine.

Plumbing

- Water meter : Water meter for individual flats (insoftened water lines).
- Drainage & sewage : PVC pipes & fittings.
- Water supply (internal & external) : CPVC or UPVC pipes & fittings.

Telecom/Internet/Cable TV

- Provision : Provision for internet, DTH, telephone & intercom.

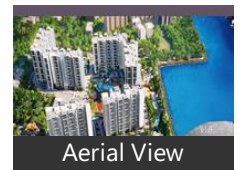
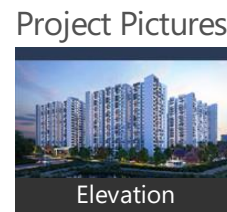
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Pictures



* These pictures are of the project and might not represent the property

Project Floor Plans



* These floor plans are of the project and might not represent the property

Toilets

- Partition : Toughened glass partition for shower in mastet bedroom toilet.
- Counter : Granite counter for wash basin with basin mixer.
- EWC : Wall mounted EWC with concealed flush tank.
- Wall fixtures : Single lever diverter cum shower.
- Sanitary fixtures : TOTO or CERA or equivalent.
- CP fittings : Grohe or equivalent.

Electrical

- Wiring : Concealed copper wiring of Havells/ Polycab or equivalent brand/make.
- Modular switches : Norysis or Northwest make. Home automation with feather touch switches in living room and master bedroom.
- AC sockets : Power socket for air conditioners in all bedrooms. Provision of power socket in living room.
- USB port : USB port for mobile phone charging in master bedroom.
- Kitchen & utility : Power sockets in kitchen for hob, chimney, refrigerator, microwave oven, mixer, water purifier/filter and for washing machine in utility area.
- Toilets : Power sockets for geysers and exhaust fans in all bathrooms. Motion sensor based light control in toilets.

Power supply capacity :

- Classic 3 BHK/Premium 4 BHK - 4kW
- Smart 3 BHK/Smart 2 BHK - 3kW
- Smart 1 BHK - 2kW

DG backup - Homes :

- Classic 3 BHK/Premium 4 BHK - 1.5kW
- Smart 3 BHK/Smart 2 BHK - 1kW
- Smart 1 BHK - 0.5kW

DG backup - Common areas :

- 100 % DG backup power for lifts, pumps & lighting in common areas.

Lifts

- Wing A,B,D & E - 4 nos. of eight passenger & 2 nos. of thirteen passenger lift.
- Wing C - 2 nos. of eight passenger & 1 thirteen passenger lift with auto rescue device and V3F for energy equivalent make)

WTP & STP

- Softened water made available through an exclusive water treatment plant (in case of borewater).
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/flushing purpose

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Location

* Location may be approximate

Locality Reviews

Whitefield, Bangalore

Whitefield in Bangalore, India, has long been a hub for information technology (IT) and business process outsourcing (BPO) companies. With the COVID-19 pandemic accelerating the adoption of remote work, many have speculated about the future of office space in this area. One potential scenario is that companies will continue to downsize their physical office spaces, as remote work has proven successful for many businesses. Employees may only come into the office for meetings or specific tasks that require in-person collaboration, and shared office spaces or coworking spaces may become more popular as a cost-effective solution for companies that still require some physical office presence. Another possibility is that companies will reevaluate the design of their offices to prioritize employee wellness and collaboration. This may mean more open floor plans, outdoor spaces, and amenities like gyms or meditation rooms. With the rise of hybrid work models, where employees split their time

between remote work and office work, the office space may become a place for fostering company culture and social connection. Furthermore, the pandemic has also highlighted the importance of having a robust digital infrastructure for remote work. As a result, the future of office spaces may involve more advanced technology, such as virtual reality and augmented reality tools, to facilitate remote collaboration and communication. In addition, Whitefield may also see an increase in the number of flexible office spaces. These spaces allow companies to rent offices or workstations on a short-term or as-needed basis, which can be especially beneficial for startups or companies with fluctuating staffing needs. Overall, the future of office space in Whitefield, Bangalore, is likely to be shaped by the ongoing pandemic, as well as broader trends in remote work and workplace design.

Pros:

- *good place to work*
- *all amenities nearby*

Cons:

- *high congestion due to infra work*

Posted: Mar 23, 2023 by Arvind V

Whitefield is the major it hub with so many international companies and world class infrastructures

Pros:

- *School, transportation, Hospitals*

Posted: Aug 15, 2021 by Prem Singh

Whitefield is prime location for it hub. Many schools, colleges, markets and malls are there. Convenient to travel and good roads.

Pros:

- *IT COMPANIES NEAR BY*
- *SCHOOL COLLEGES*
- *MALLS Nearby*

Posted: Jun 11, 2020 by Vishal Kumar

Whitefield is the main it hub with itpb zone linked by metro and outer ring road . It is a highly residential cum commercial zone with prices escalating many folds.It has all the modern amenities, malls ,multiplexes, internationally recognised schools etc.Connectivity is the hallmark of Whitefield to any corner of bengaluru including the kempegowda international airport.

Pros:

- *HIGHLY RATED*
- *GOOD SURROUNDINGS*
- *METRO IN PIPELINE*

Cons:

- *OUTER RING ROAD TOO CONGESTED*
- *INCREASE IN TRAVEL TIME*
- *SOME UNPLANNED AREAS*

Posted: Feb 19, 2020 by Sanketh B

Metro connectivity has increased the value of property around Whitefield which has concentration of many IT related businesses house and star hotel...the property can become an ideal location for people with great amenities like mall theatre school hospital etc.

Pros:

- *Close to work place reduce travel time and being away from city you get good environment.*

Cons:

- *Road and amenities should be concentrated on*

Posted: Feb 8, 2020 by Nischal S

One of the prime locations. IT hub with good connectivity. Green and peaceful environment. Nearby schools, hospitals and other public facilities.

Pros:

- *Prime location*
- *Posh locality*
- *Good connectivity*

Cons:

- *Traffic congestion*

Posted: Jun 24, 2019 by Ammu Reddy

Whitefield is one of the fastest growing suburbs of Bangalore. Being a IT hub, it has many reputed schools, hospitals and shopping malls within close proximity. Jagriti theatre is a centre for cultural activities. Many major restaurant chains and commercial brands have outlets here. Work has begun for Metro connectivity. Many localities are peaceful and green. The bus connectivity is very good in Brookfield area. The traffic is heavy in peak hours but measures are being taken to improve by constructing underpasses and signal free corridors.

Pros:

- *Schools, hospitals, malls in close range. IT hub.*
- *Peaceful and green in many localities*
- *Good connectivity*

Cons:

- *Traffic is heavy during peak hours*

Posted: May 29, 2017 by Rita Mukherjee

The development plan of Srishigra palm of township, which includes 2,3,4bhk villas of residences, Senior living community, is a wholesome mix of residential property which includes school, hospital, besides other world class amenities

Pros:

- *greenary location*
- *best price*
- *faster development*

Posted: Apr 12, 2017 by Prakash a

Forum Value mall & mall at ITPL are good weekend spots for movies/shopping. Also hospitals like Vydehi, Columbia Asia is nearby whitefield bus stop.

Pros:

- *Silent area*

Cons:

- *Traffic is to much*

Posted: Jan 21, 2017 by SANDESH B

The 'Whitefield', where the 'whites' once lived and cultivated the 'fields' is far to the east of 'Bengalure' founded by the erstwhile ruler 'Kempe Gowda'. Practically, Whitefield is still on Eastern edge of Bengaluru, though it has vastly transformed by becoming the Technological and Industrial hub, employing many many people. The voluminous growth of Whitfield was however not matched by the growth of its infrastructure. Never the less, it remains to be the 'pensioners' paradise, with its 'lung spaces' to the East, thanks to the 'green belts' and water-bodies around the Whitefield. When the planned 'Metro' connectivity is implemented, the Whitefield will be close enough to the busy CBD.

Pros:

- *serene atmosphere with green belts and water-bodies*
- *A lot of employment oppurtunities*
- *Well connected to CBD by the Railway, Bus service by BMTC and the propesd Metro*

Cons:

- *Presently, highly congested road-traffic*
- *Low ground-water resource*
- *slums amidst high-rises and pollution*

Posted: Sep 14, 2016 by Bellam Reddy

Whitefield, Bangalore is rated 7 out of 10 based on 10 user reviews.

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