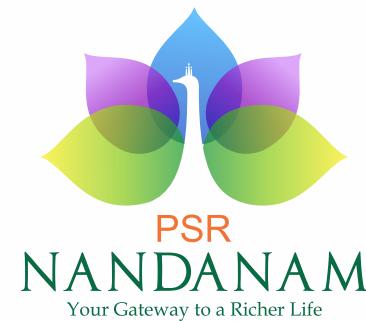




PRM/KA/RERA/1250/303/PR/210312/004003



*Your privileged address of  
amazing experiences.*





## *The team behind the scene.*

The PSR Group was established in 2002 and is one of the leading real estate companies in Bangalore. With our unique contemporary style and passion for connecting people with property, we aspire to provide the ultimate real estate experience for today's consumer.

Our philosophy is very simple: we design projects around the needs of our customers. We believe in earning the trust of our customers and building long lasting relationships.

Our focus has been on the development of premium residential, commercial, and retail properties, integrated townships, lifestyle gated communities and re-development projects, primarily in Bangalore.

The PSR Group has to its credit a number of completed projects. To name a few there are PSR Arcade, PSR Pavilion, PSR Flora, PSR Garden, PSR Aster, PSR Krish Kamal and many more in the list of 19 landmarks developed till date.

Innovative construction and futuristic infrastructure is our forte.

All of our projects have been designed by Yukti Architects who are a highly experienced firm with a zest to deliver architectural services for all types of projects. Yukti Architects have created a niche for themselves in the architecture field with a vibrant team, which develops innovative ideas far exceeding customer expectations.



PSR Flora



PSR Aster



PSR Krish Kamal



### Vision

To be the agent of choice for anyone considering buying, selling or renting a property in Bangalore. To provide an outstanding level of service to our clients, making each property transaction a pleasurable experience.

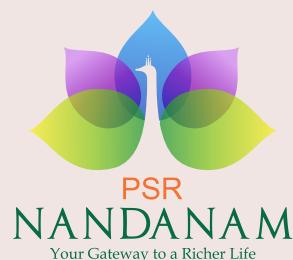


### Mission

To be a leading real estate company that provides a professional and transparent service for all property related matters. Our business is built on strong, ethical principles allowing our company to deliver outstanding service and results.



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*A unique concept...  
a new way of living !!*

**PSR Nandanam** is conceptualized with a novel idea, which integrates the advantages of a villa and an apartment, both at one place !! This exclusive project has a series of 2 duplex villas, one above the other. It is an embodiment of our passion for innovation through excellence and respect for your love of the good life.

Our aim at PSR Nandanam is to build homes on the pillars of joy, contentment, security and prosperity. Each individual home here is an oasis that nurtures your soul. Its the place which values the warmth, respect and bonding of a close knit family.



## *Master plan of a green life.*

At PSR Nandanam, we have aimed at creating architecturally superior homes infused with vitality that makes people feel truly alive. A home in this unique **44 residences** project assures you that you are at the right place at the right time.

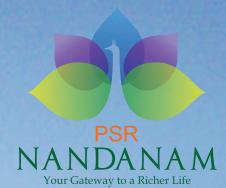
Our team of professional architects have brought distinctive structural finesse to this **one of its kind concept of just 2 duplex homes** one above the other. Each home is spacious with the right blend of innovation, creativity and luxury and optimal use of natural lighting and ventilation.

The luxurious living & dining areas, the warm ambience of all bedrooms, the spacious kitchen with separate utility area, the well laid out bathrooms and large balconies speak of well deserved opulence.

The outdoors are equally impressive with magnificent space planning and flawless execution of well designed pathways, extensive landscaping and fine amenities. Environment friendly initiatives add to the green quotient.

## FACILITIES

- ◆ Intercom. ◆ Underground drainage, electricity and telephone lines. ◆ Rain water harvesting. ◆ Sewage treatment plant. ◆ 24 hours security. ◆ CCTV surveillance. ◆ All round compound wall.



## Exclusive living amidst refined experiences !!

Immerse yourself in the refreshing pool or build up a routine in the well equipped gym. Add excitement and vigour to your day to day life with an array of outdoor and indoor games or bask in the laughter of your children in the kids' play area. The multi purpose hall makes for celebrations of all kinds with space that suits everyone.

With a host of other amenities, life well lived here, in the company of like-minded people will never fail to impress !!



Security post



Jogging track



Play lawn



Fountain



Sand play



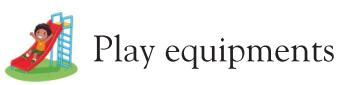
Elders park



Trees court



Garden gym



Play equipments



Senior citizen park

# SPECIFICATIONS



## STRUCTURE:

- ◆ RCC frame work structure.
- ◆ External walls with 6" solid blocks and internal walls with 4" solid blocks.

## WINDOWS:

- ◆ Three track aluminum powder coated (domal profile) sliding shutters with mosquito mesh.

## DOORS:

- ◆ Teak wood door frames.
- ◆ Other doors are of Neem wood / Honne wood with moulded doors.

## FLOORING:

- ◆ Vitrified tiles for living(800 x 1600 mm), dining (800 x 1600 mm), bedrooms(800 x 800 mm) and kitchen (800 x 800mm).
- ◆ Common areas will be provided with ceramic tiles and staircase with 20mm granite.
- ◆ 1' x 1' anti skid vitrified tiles for balcony and utilities.

## KITCHEN:

- ◆ Raised cooking platform of 20mm thickness with Hassan Green / Black granite slab.
- ◆ Ceramic tiles dado upto 4' above platform

## BATHROOMS:

- ◆ Ceramic tiles dado of reputable make up to 7' height
- ◆ Good quality sanitary ware( Hindware / Parryware or equivalent) and CP Brass fittings of Jaquar / ESS - ESS or equivalent will be provided.

## PAINTING:

- ◆ Acrylic emulsion paint for interiors.
- ◆ Weatherproof paint for the exteriors and common areas.

## ELECTRICAL:

- ◆ Concealed electrical wiring with multi stand insulated copper wires( ISI Make).
- ◆ Circuit breakers for safety and sufficient points for power and lighting.
- ◆ Switches are of Anchor /Roma or equivalent.

## Railing:

- ◆ Balcony railing are SS with glass.
- ◆ Internal stair case SS make.

# North Bangalore, the great city in the making.

PSR Nandanam is all set to become an uncompromising layout to live in at North Bangalore. The enviable location is just a 10 minutes drive to the Kempegowda International airport. It is surrounded by major residential apartment and villa projects and also has top of the line educational institutions and world class health care options nearby.

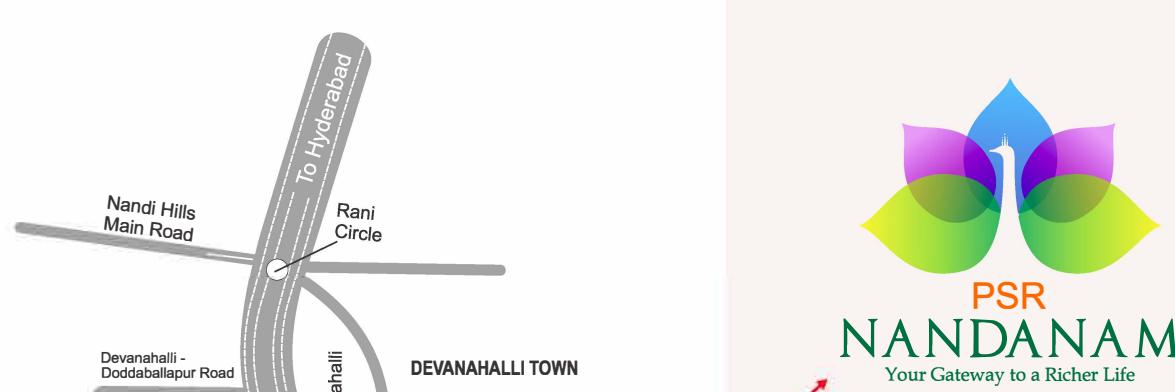
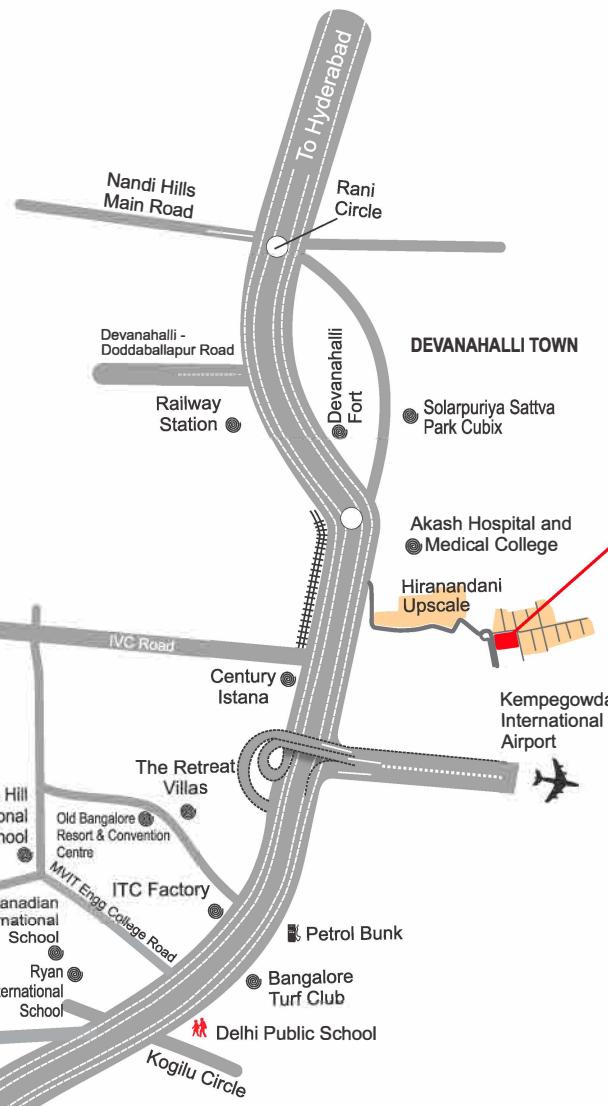
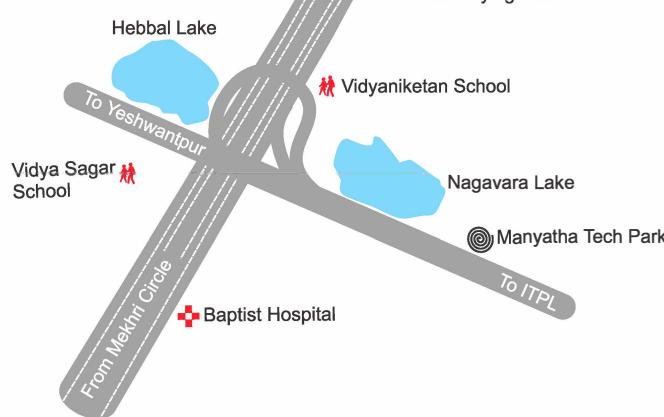
## PROXIMITIES

|  |         |
|--|---------|
| g Devanahalli Town                             | - 1.0km |
| g Devanahalli Railway Station                  | - 1.2km |
| g Café Coffee Day                              | - 1.0km |
| g Shanthiniketan Public School                 | - 2.8km |
| g Akash Hospital / Institute                   | - 2.9km |
| g Century Sports Village                       | - 3.2km |
| g Devanahalli Business Park                    | - 4.4km |
| g The School of Ancient Wisdom                 | - 4.2km |
| g Signature Club Resort                        | - 4.6km |
| g Mother Teresa Hospital                       | - 5.5km |
| g Marriott International Hotel                 | - 7.7km |
| g Sir MVT Engg College                         | - 15.km |
| g KIADB Aerospace SEZ                          | - 16.km |
| g Padukone-Dravid Centre for Sports Excellence | - 17.km |

The above distances have been taken from Google Maps.

## Location Map

Not to scale



## P.S.R. Builders and Developers

Office: No.18, P.S.R. Garden, 4th Main Road, H.G.H. Layout, Ganga Nagar, Bangalore - 560 032.

Website: [www.psrconstructions.com](http://www.psrconstructions.com)

Site Location: <https://goo.gl/maps/t1yz96g8PvZv5D3t6>

Contact Numbers: +91 895 135 9770  
+91 895 135 9771



Architects:

**YUKTI** Architecture Engineering Interiors  
# 82, 1st Floor, 21st Main, B.S.K. II Stage,  
Bengaluru-560 070

Disclaimer: Images, plans, drawings, renderings, perspectives, amenities and features mentioned herein are only indicative of the kind of development proposed. The developers reserve the right to make changes without prior notice or obligation.