



PUSHKALAM  
DEVELOPERS

HERITAGE

\* A legacy for those who live beautifully \*

[www.pushkalamdevelopers.com](http://www.pushkalamdevelopers.com)

*You are about to enter the world of*

# ❖ Pushkalam Heritage ❖

Where timeless modern luxury breathes through the soul of Indian architecture. Born from the principles of Vastu Shastra, each space is a living dialogue between light, air, and nature.

Crafted to invite the outdoors in with flowing ventilation generous light and a rhythm that celebrates harmony

# HERITAGE

## The Beginning Of Our \* Heritage Story \*

At Pushkalam Heritage, classical grace and modern comfort intertwine. This is where families find belonging, stories unfold, and a distinguished legacy takes root today and for generations.



# HERITAGE

\* Feel \*  
The Joy Amidst Nature

Wake to birdsong, wander through dew-fresh greens, and return each evening to a calm that feels crafted just for you.

Amidst  
The Nature



# HERITAGE

\* An Elevation \*  
You Will Fall In Love With

A sculpted silhouette that blends heritage charm and contemporary geometry every arrival is a quiet celebration of taste.

# HERITAGE







## The Grand Welcome

A stately entrance, elegant drop-off, and vigilant security set a refined tone from the very first moment.

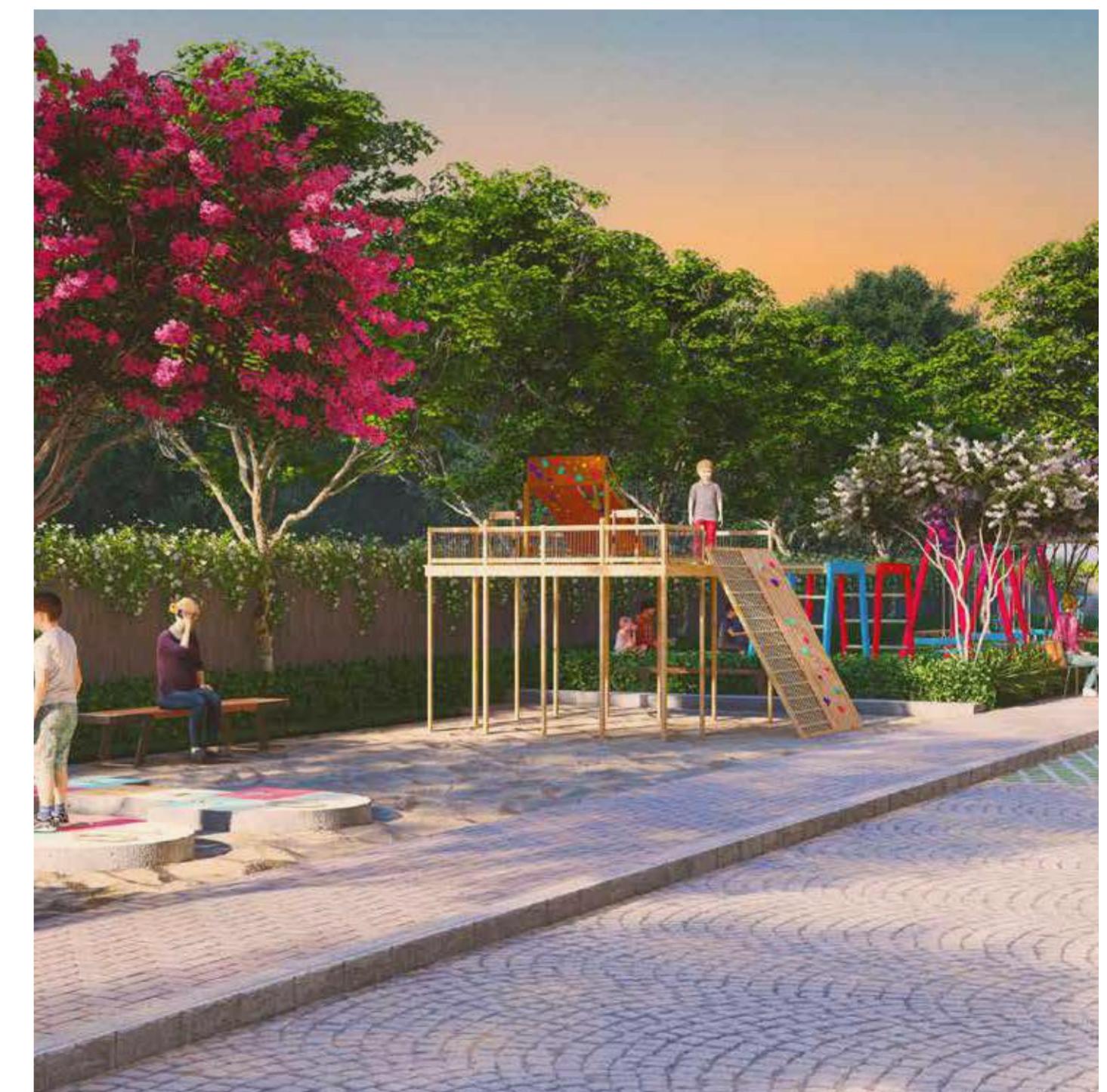


## Designed for You

From serene garden sit-outs to vibrant play zones, every corner here is designed to elevate your everyday with beauty, joy, and balance.



Garden Lounges | Shaded Gazebo  
Kids' Play Zone | Landscaped Pathways



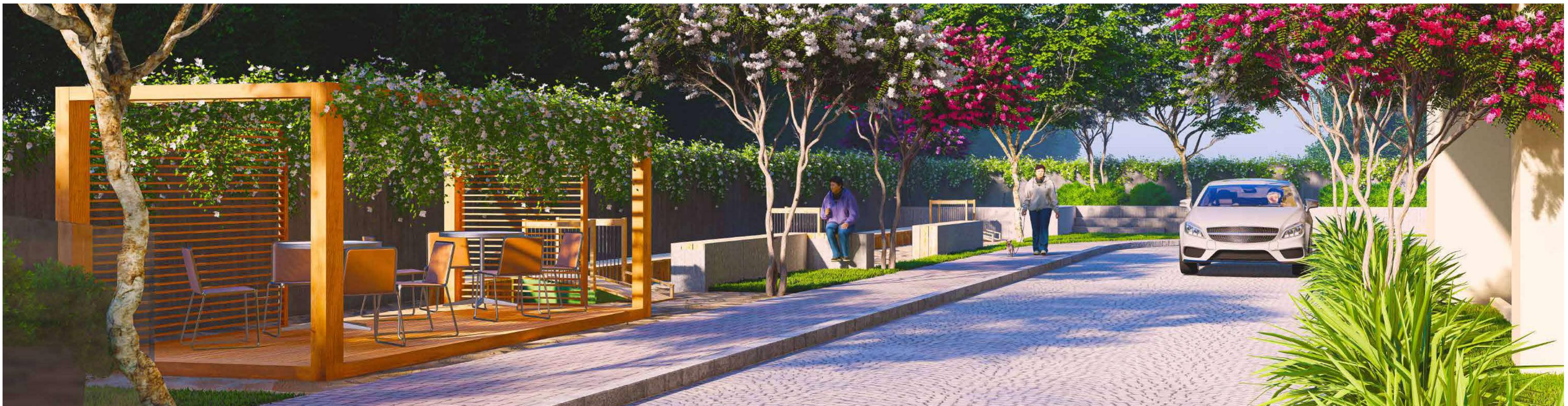


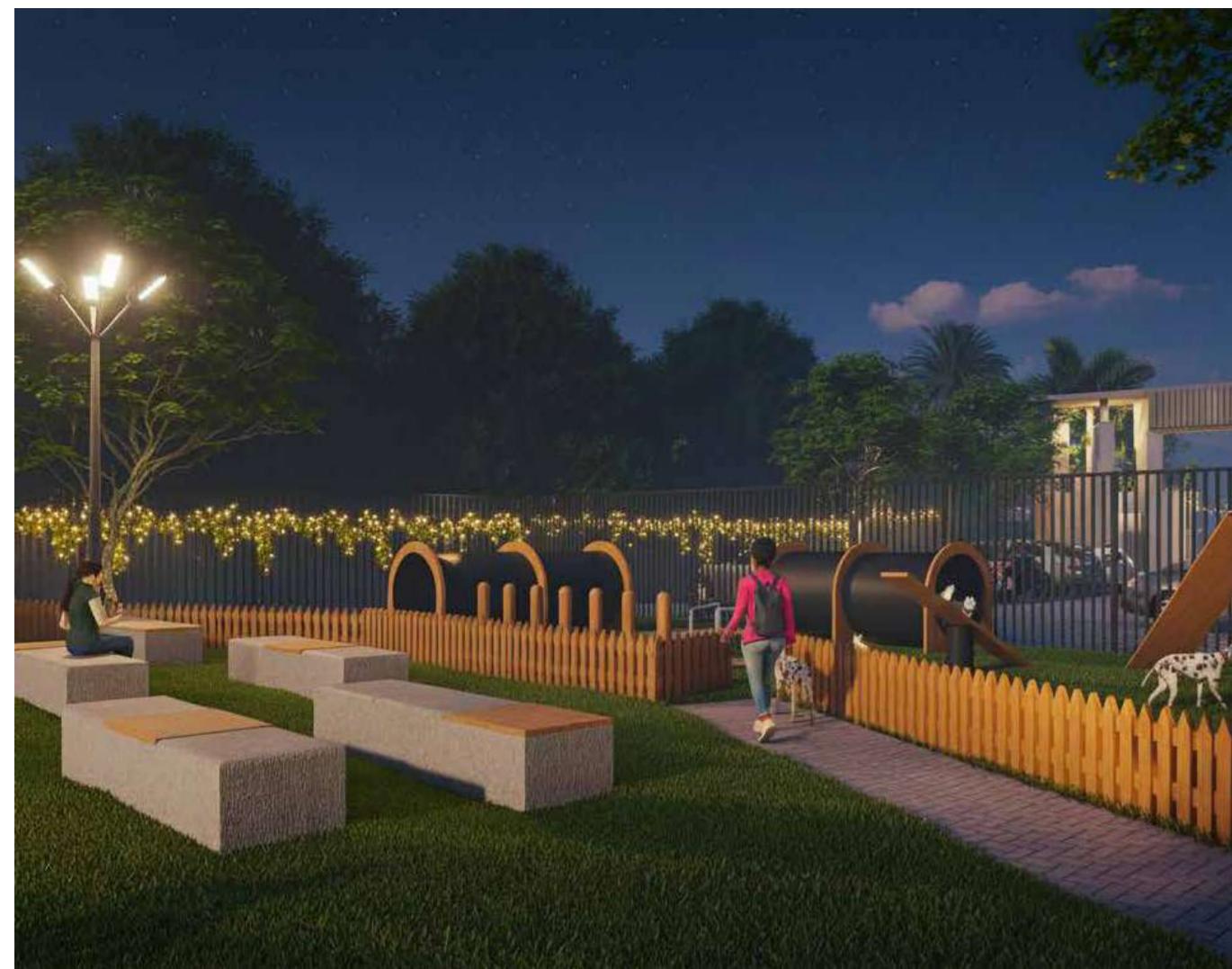
## Everyday Elegance

From shaded lounges to beautifully landscaped pathways, every space is designed to let you pause, relax, and enjoy life's quiet moments in comfort.



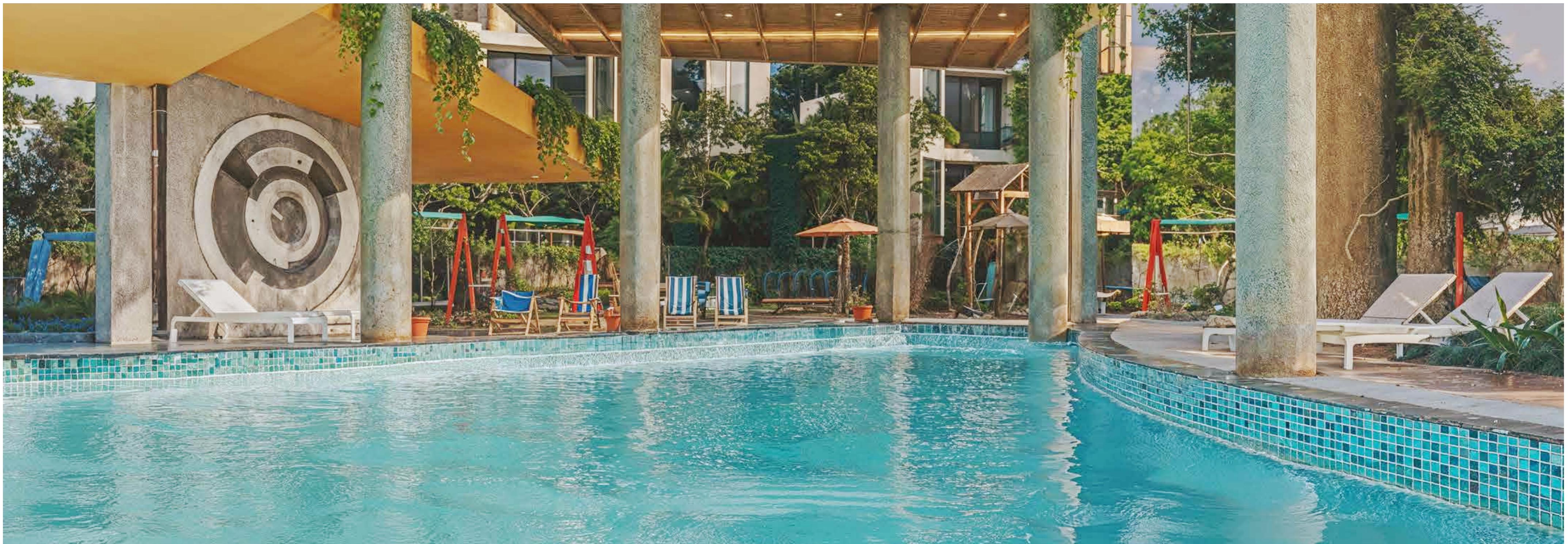
Open-Air Lounges | Cozy Sit-Outs  
Landscaped Driveways | Shaded Pathways





Breathe Life Into  
Your Days

Morning strolls, unplanned chats, twilight gatherings, an address  
that turns neighbors into a warm, welcoming community.

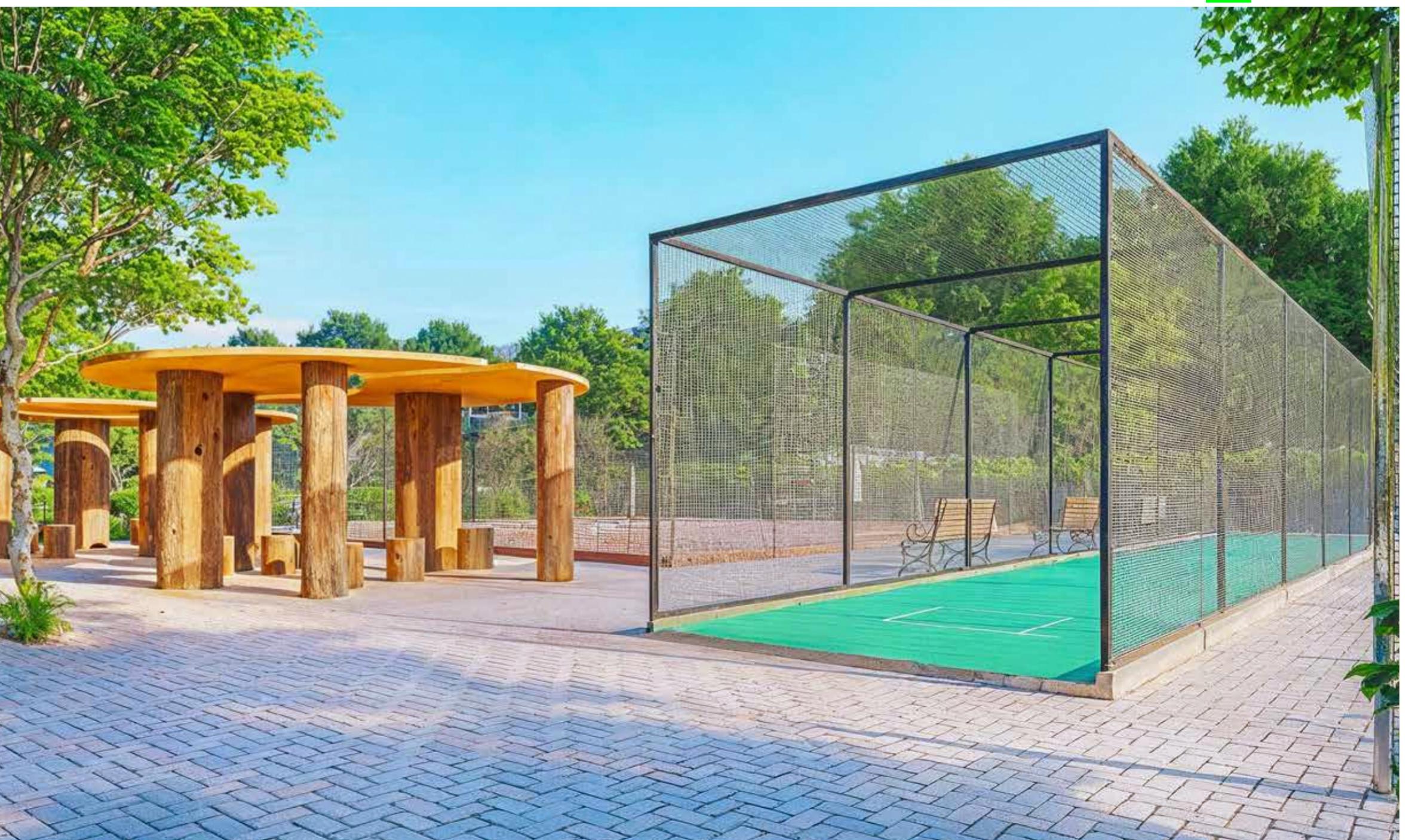


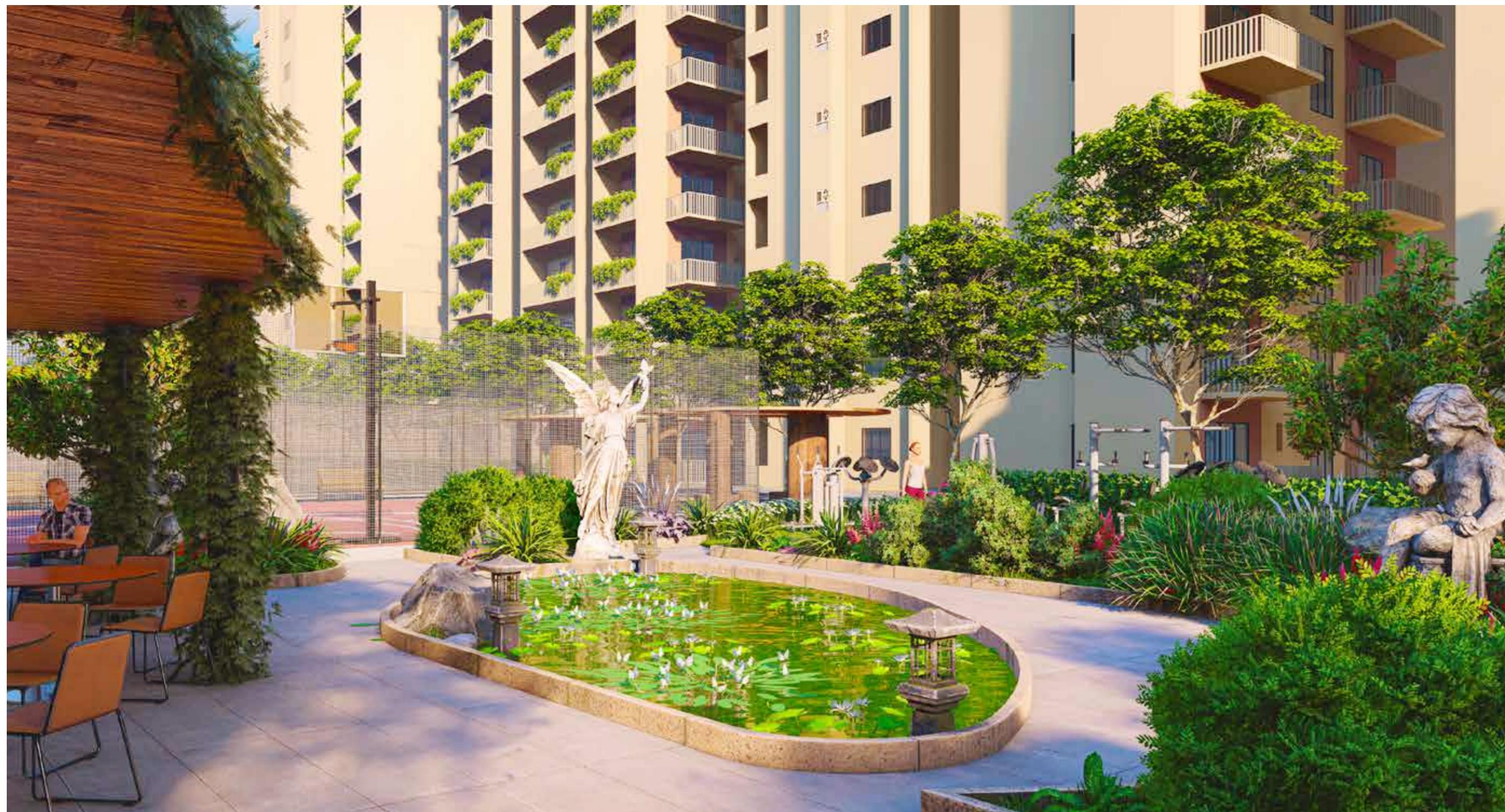
## Where Every Day Feels Alive

From refreshing poolside afternoons to friendly matches on the court, every corner here inspires joy, wellness, and togetherness. It's more than just a residence; it's a lifestyle that turns neighbors into a warm community.



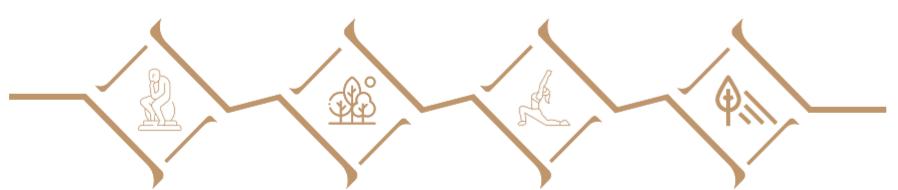
Swimming Pool | Sports Courts  
Community Living | Secure & Private



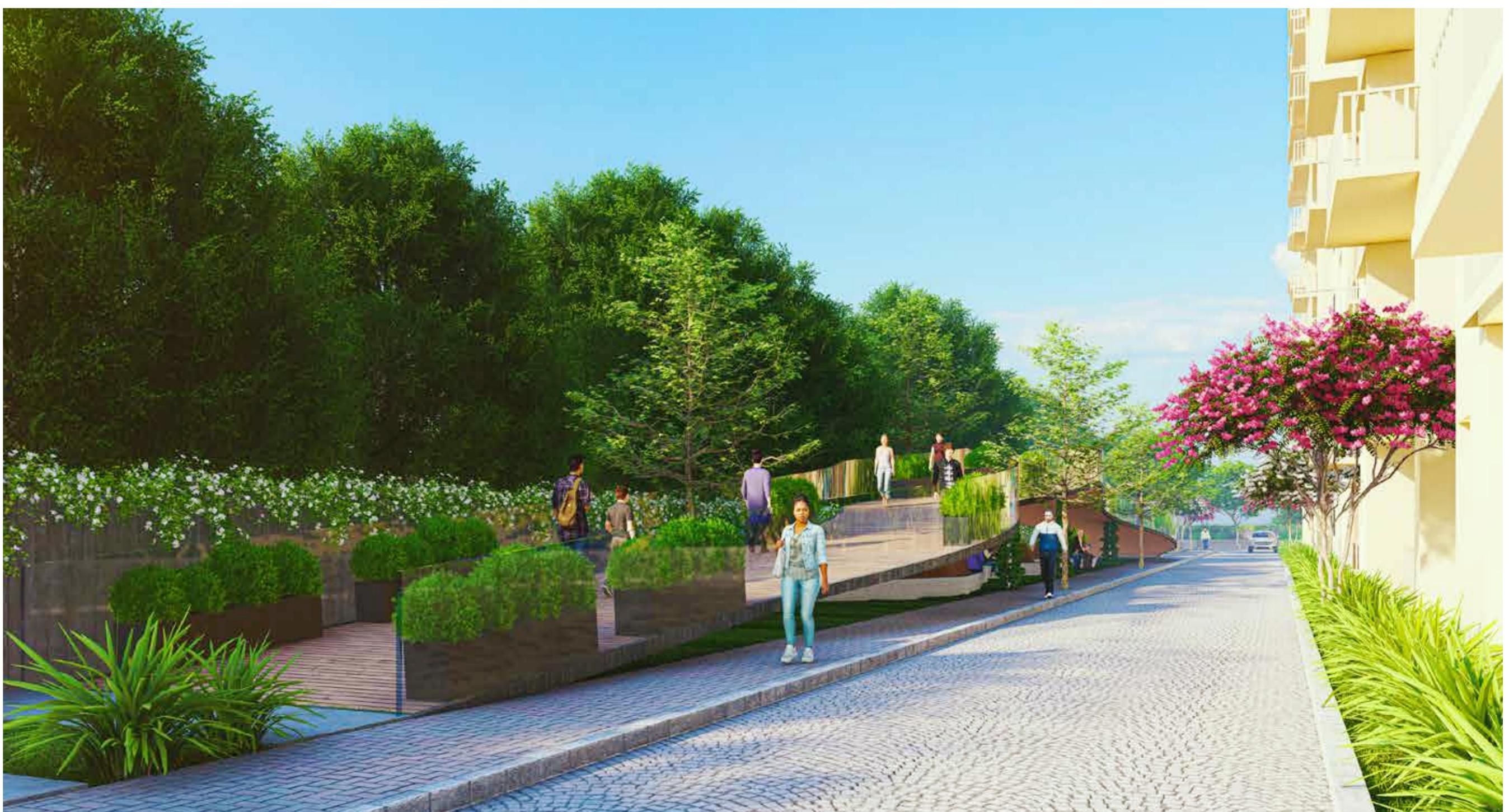


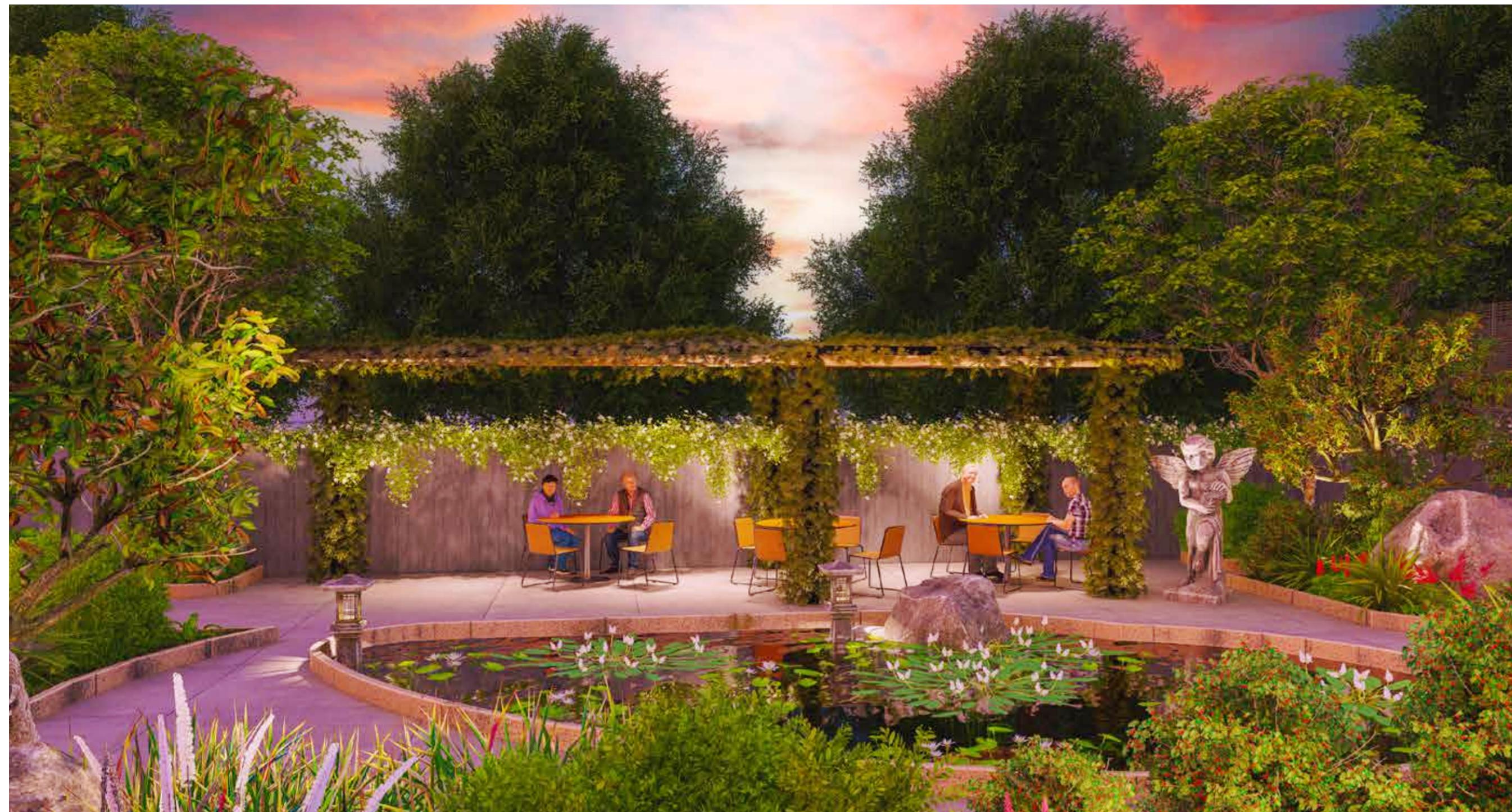
## Elevated Paths. Grounded Peace.

The skywalk threads through canopy and light to a lily-dotted pond with sculptural seating your private promenade for reading, reflecting, simply being.



Sculptural Water feature | Rich Greenery  
Open-Air Fitness | Canopy Shade





## Water Garden Court

A lily-ringed pond beneath a vine-draped pergola linger over coffee, let conversations ripple with the water.

## Play Courtyard

Slides, swings, and soft sand framed by greens. Step-free paths and nearby seating keep watch easy and play effortless.





Crafted at a  
Thoughtful Scale



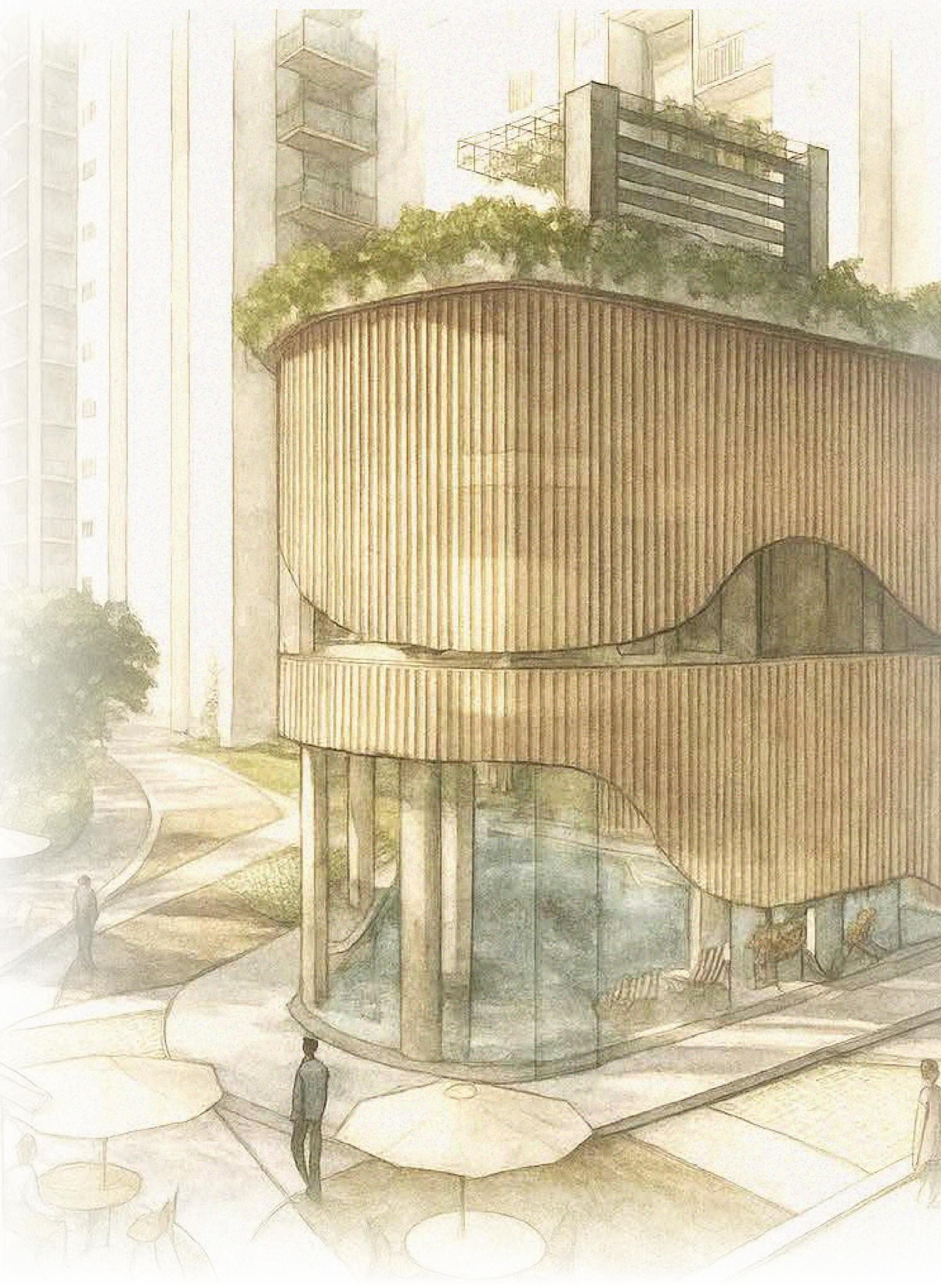
15 Storey  
Apartment



296  
Families



Abundant  
Landscapes



# Living in Harmony

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Here, architecture and greenery flow together, shaping a sanctuary where every step reconnects you with nature.



## Skyline Moments

An inviting rooftop deck where conversations flow, meals are shared, & every sunset becomes a celebration of togetherness.



Rooftop Dining | Open-Air Lounge  
Scenic Views | Social Gatherings

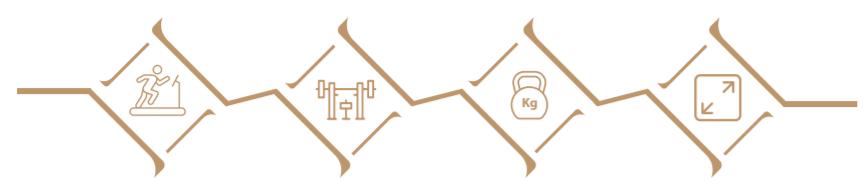
# Spaces for Every Mood

From lively matches at the game tables to quiet hours in the reading lounge, every corner is designed to bring balance; energize your days, relax your evenings, and enrich your lifestyle.



Library Lounge | Indoor Games  
Relaxed Seating | Bright & Airy Ambience

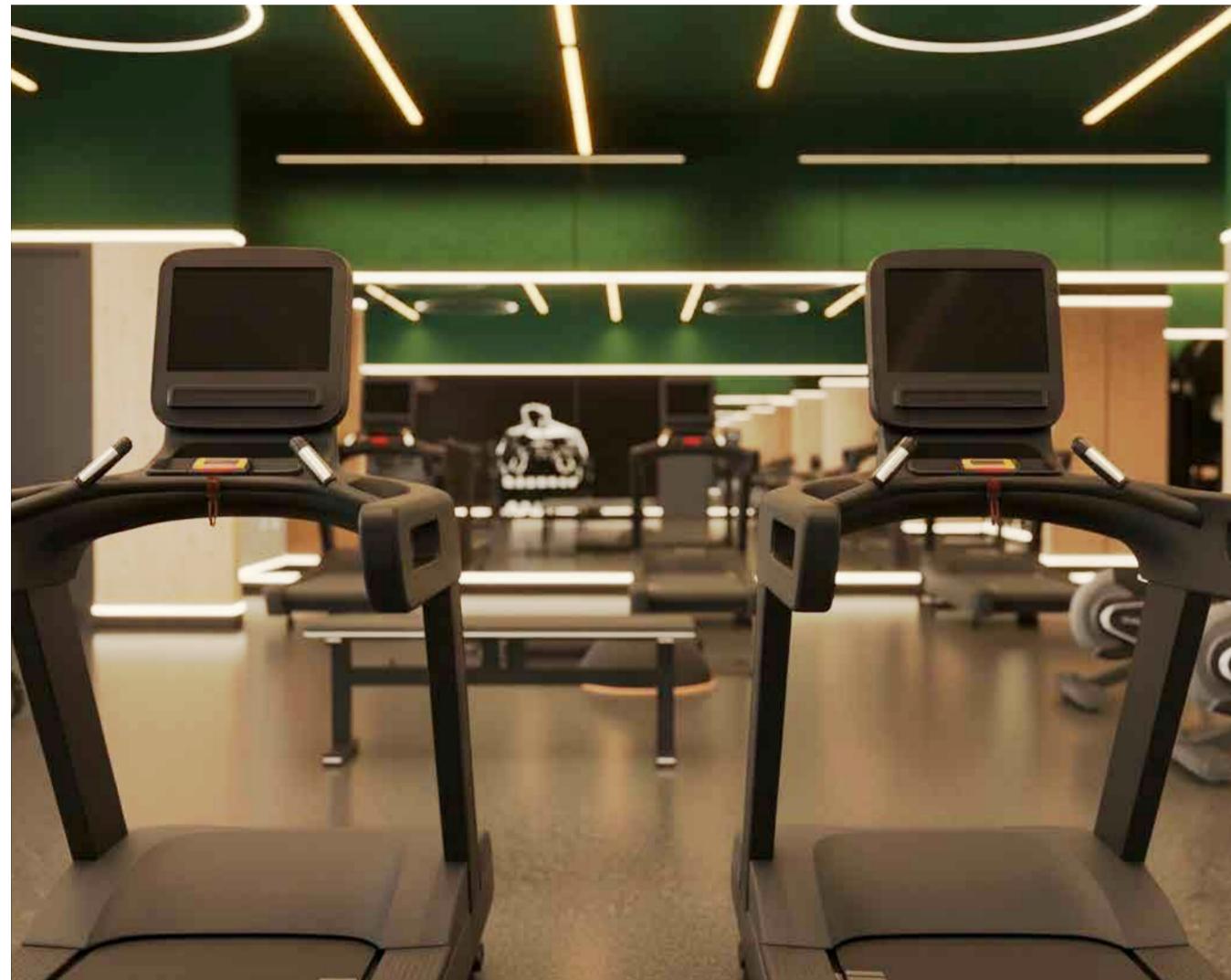




Cardio Equipment | Strength Zone  
Free Weights | Spacious Layout

## Strength & Balance

Train, recharge, and thrive—every workout space is designed for performance and peace in equal measure.



## Quiet luxury, built for focus

Morning light, warm timber, and deep green tones set a calm, thinking rhythm. Heritage warmth meets contemporary clarity so you move from solo flow to team sync without losing momentum.



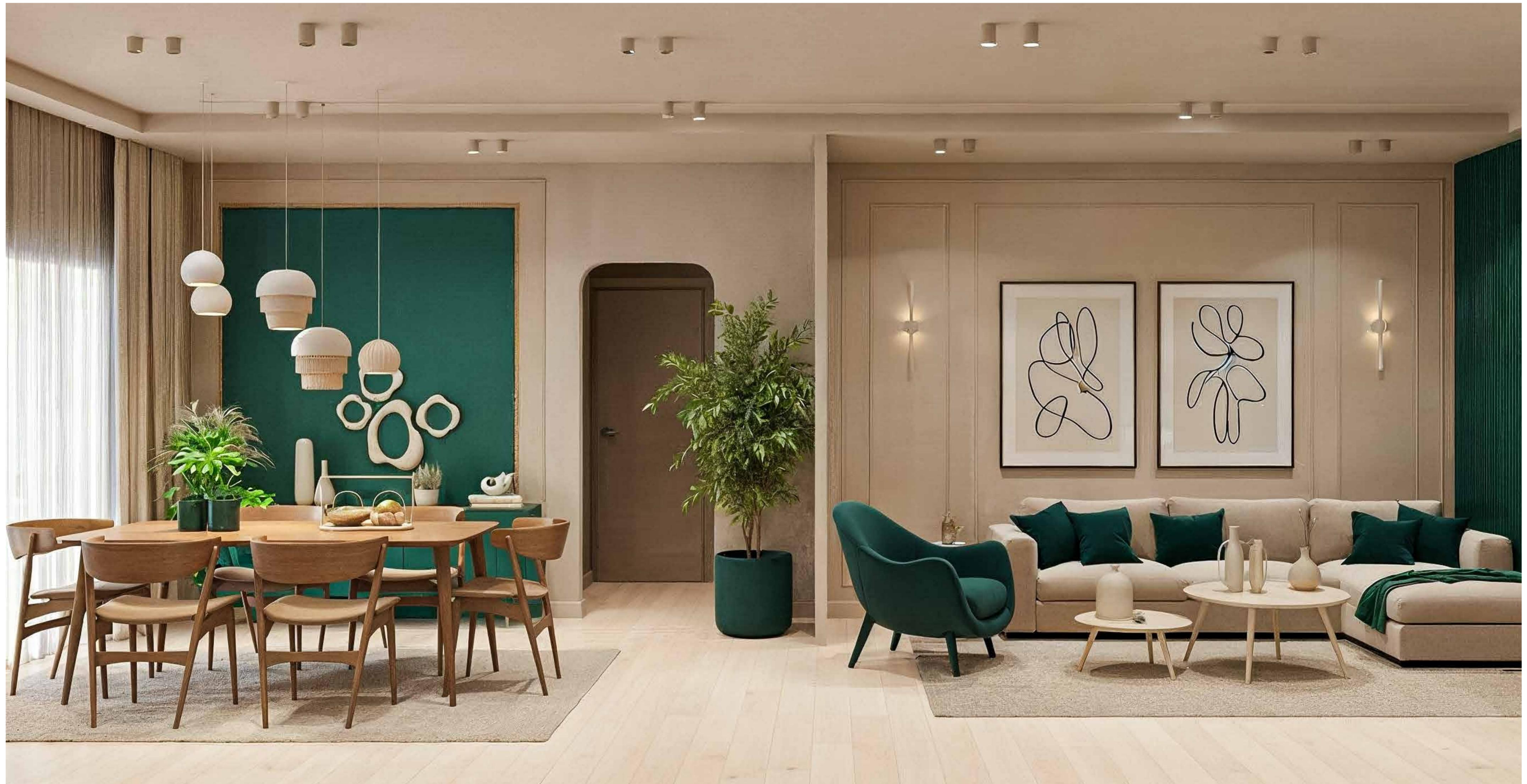
Quiet Luxury | Natural Light  
Orderly Desks | Ergonomic Seating

# Quiet Luxury, Inside

Airy living, refined finishes, and wood-textured accents in the master suite; comfort that feels bespoke, every day.



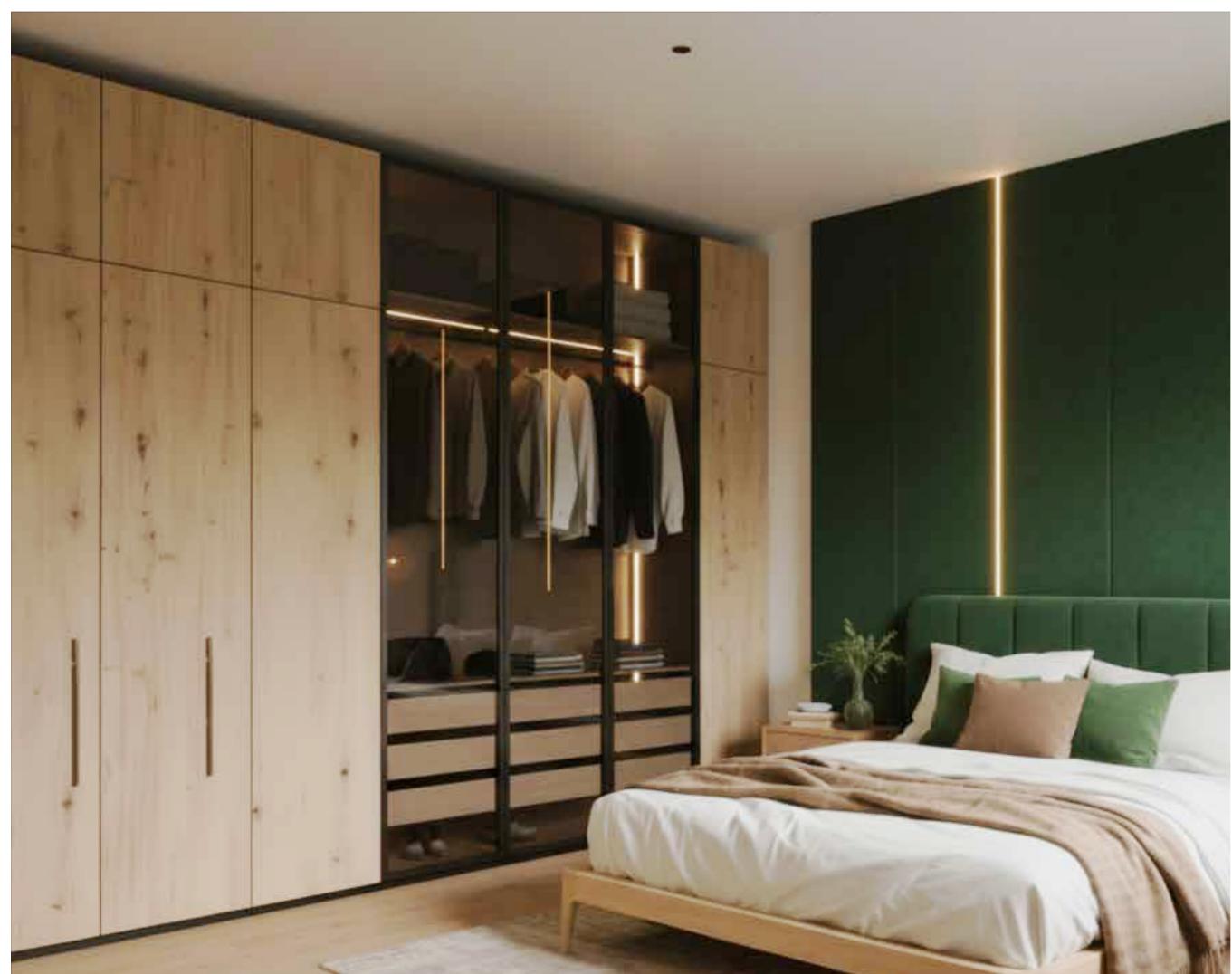
Airy & Bright Interiors | Refined Finishes  
Elegant Comfort | Timeless Design



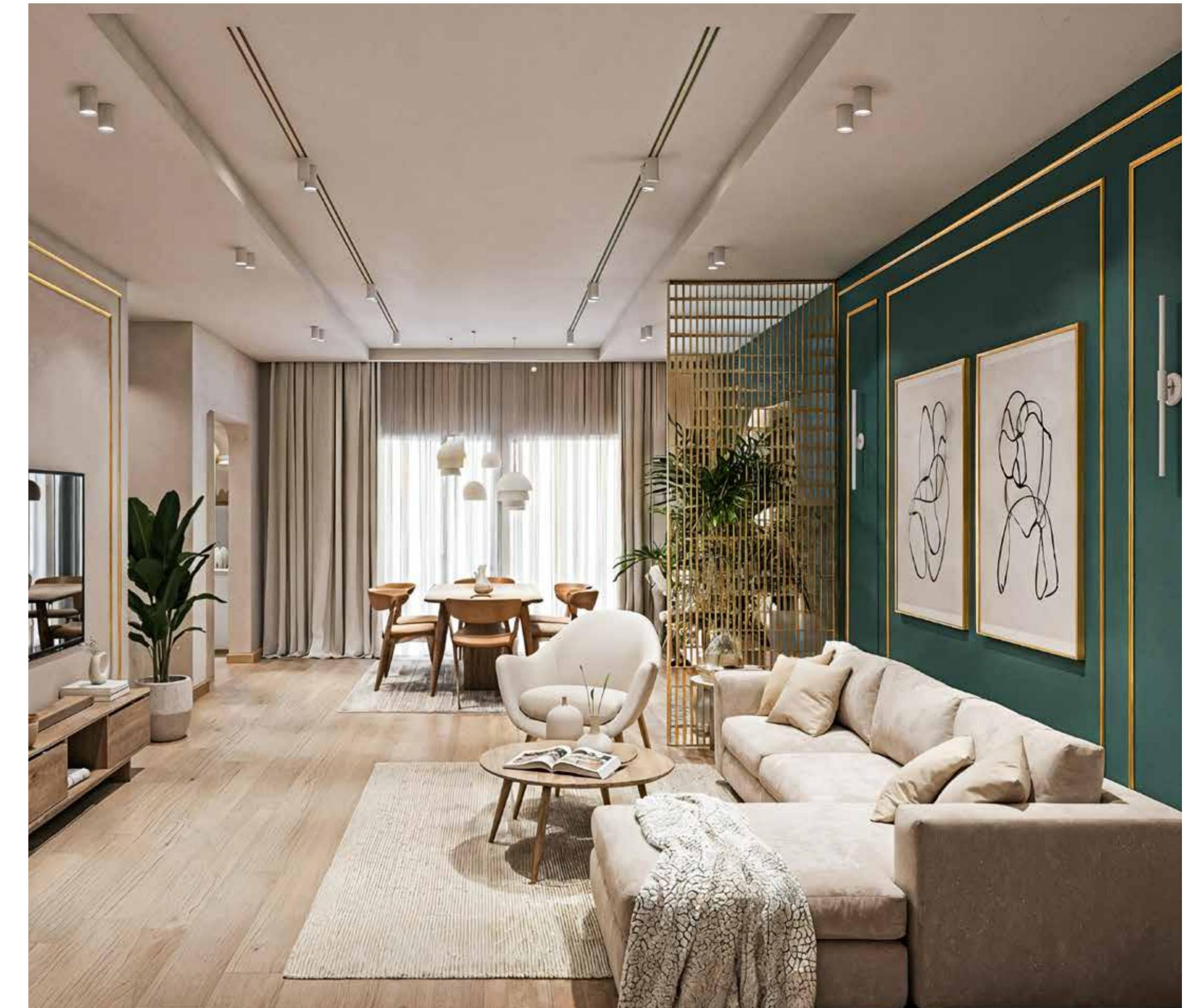


Warm Ambience | Spacious Layouts  
Integrated Wardrobe | Nature Views

## A Haven of Restful Design



# Elegance Unfolds in Space



Elegant Interiors | Personal Sanctuary  
Harmonious Living | Refined Comfort

## Culinary Poise

Polished granite counters, a premium stainless sink, RO provision, and smart utility planning, beautifully practical, elegantly composed.



Premium Finishes | Smart Utility Planning  
Modern Appliances Ready | Practical Yet Elegant

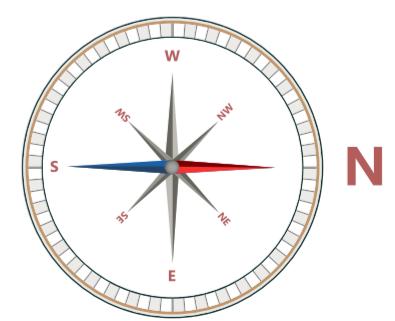


## Outdoor Amenities

- 1 Entry / Exit
- 2 Visitor Parking
- 3 Pet Park
- 4 Open-air Amphitheater
- 5 Tennis & Badminton Courts
- 6 Cricket Pitch
- 7 Half Basketball / Multipurpose Court
- 8 Outdoor Seating Zones
- 9 Calisthenics / Garden Gym
- 10 Tranquil Pond (water feature)
- 11 Bonfire Pit
- 12 Clubhouse
- 13 Kids' Play Zone
- 14 Sand Pit
- 15 Hopscotch
- 16 Tot Lot
- 17 Senior-citizen Chat Zone
- 18 Fruit Orchard
- 19 Gazebo / Pavilion Seating
- 20 Exit-2
- 21 Skywalk
- 22 The Lounge
- 23 Tower-1 Courtyard
- 24 Tower-2 Courtyard

## Clubhouse Amenities (12)

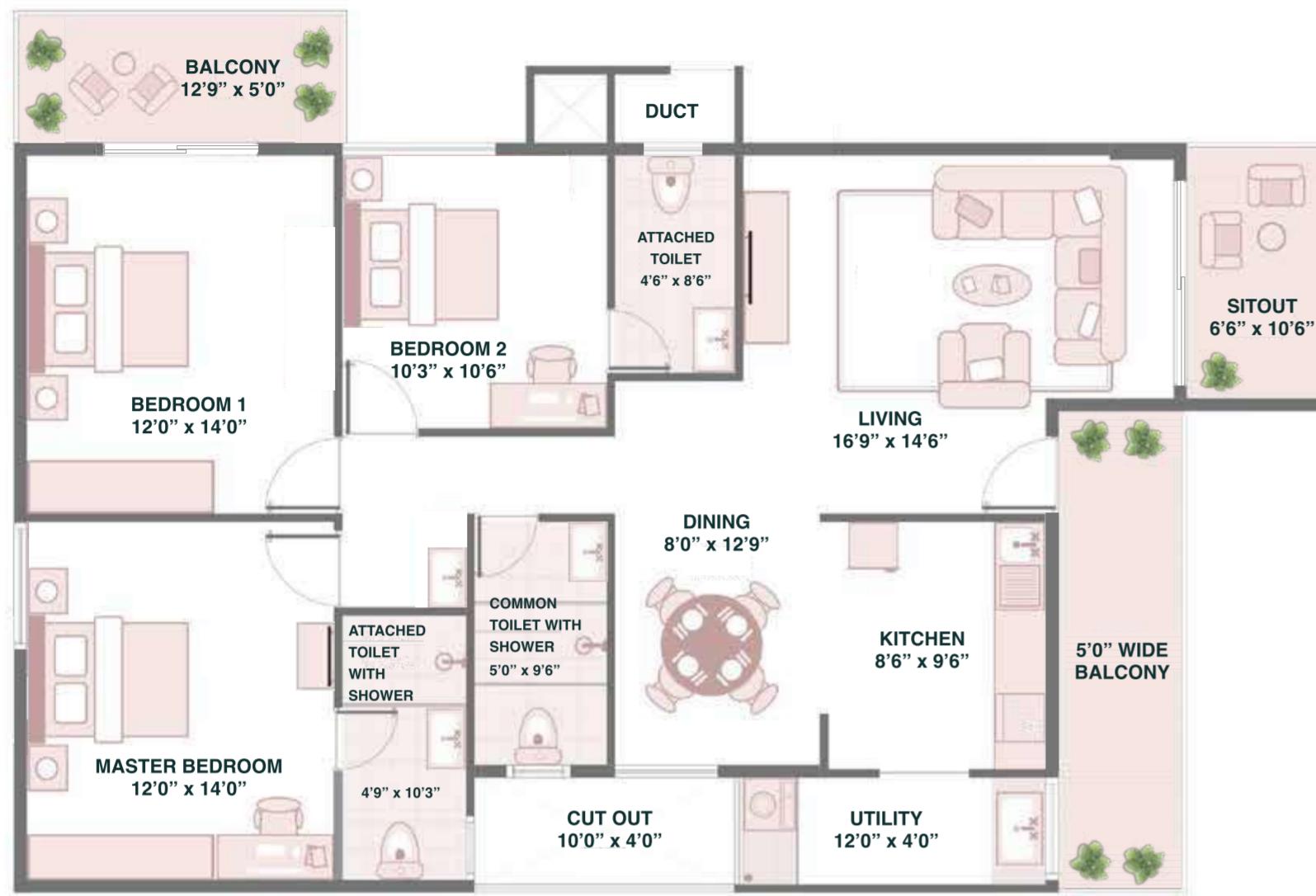
- |  |  |                                       |
|--|--|---------------------------------------|
| ◆ Main Swimming Pool                             | ◆ Indoor Games Hall (TT, billiards, carrom, board games) | ◆ Gym (fitness studio)                |
| ◆ Toddlers' Pool                                 | ◆ Terrace Seating Zones (tables & benches)               | ◆ Terrace Landscape / Planting Area   |
| ◆ Pool Deck with Seating                         | ◆ Yoga / Meditation Zone – Terrace                       | ◆ Party Hall – 2                      |
| ◆ Changing Rooms & Showers                       | ◆ Observation Deck – Terrace                             | ◆ Dining Hall                         |
| ◆ Indoor Games Room (pool, foosball, Air hockey) | ◆ Co-working Space                                       | ◆ Bar Lounge (with counter) – Terrace |
| ◆ Pantry   | ◆ Dining Area  | ◆ Terrace Timber-deck Seating         |



## 3 BHK

### TYPICAL FLOOR

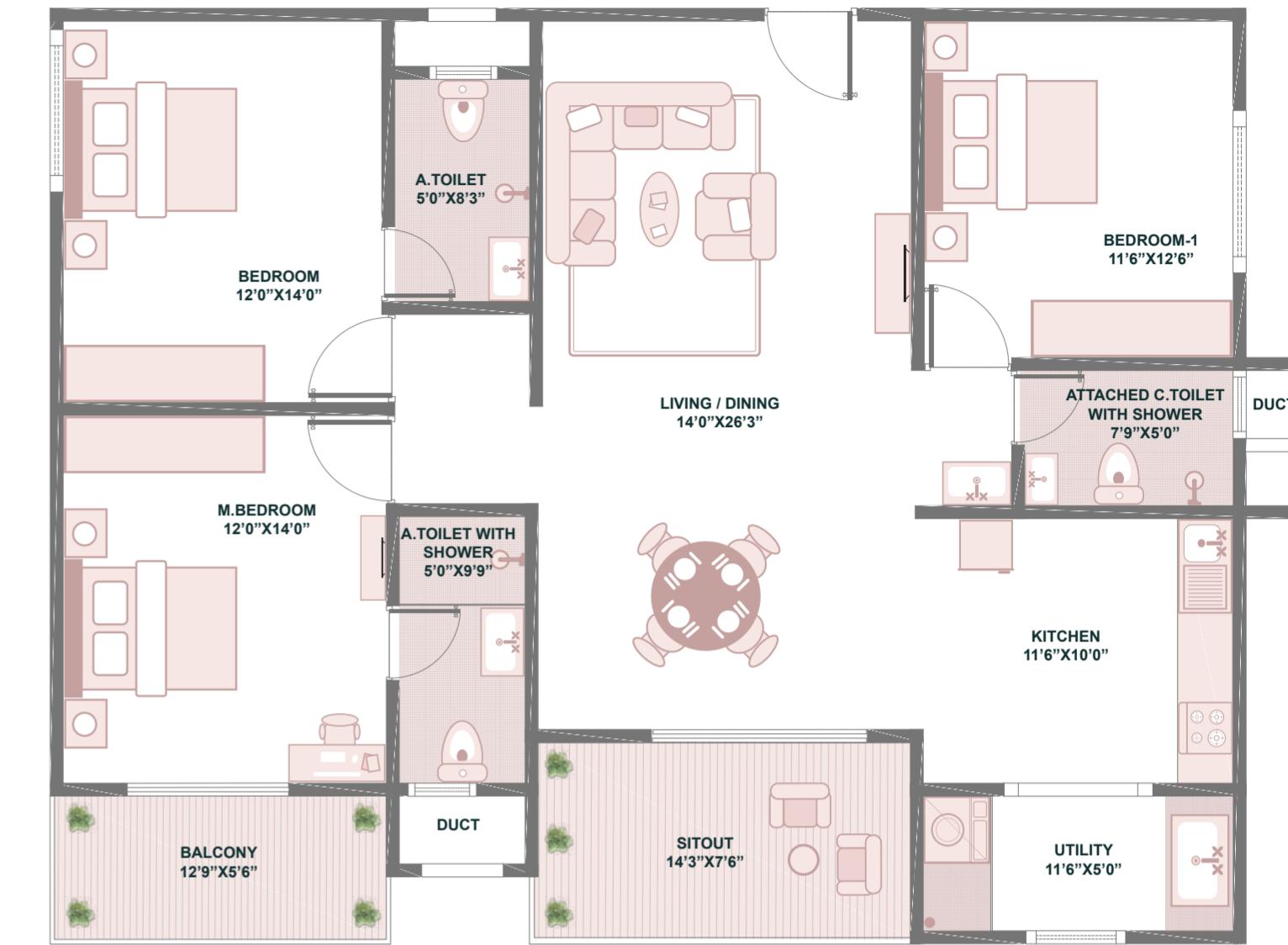
TOWER - 1 | UNIT - 1  
SALEABLE AREA: 1,780 S.F.T.



## 3 BHK

### TYPICAL FLOOR

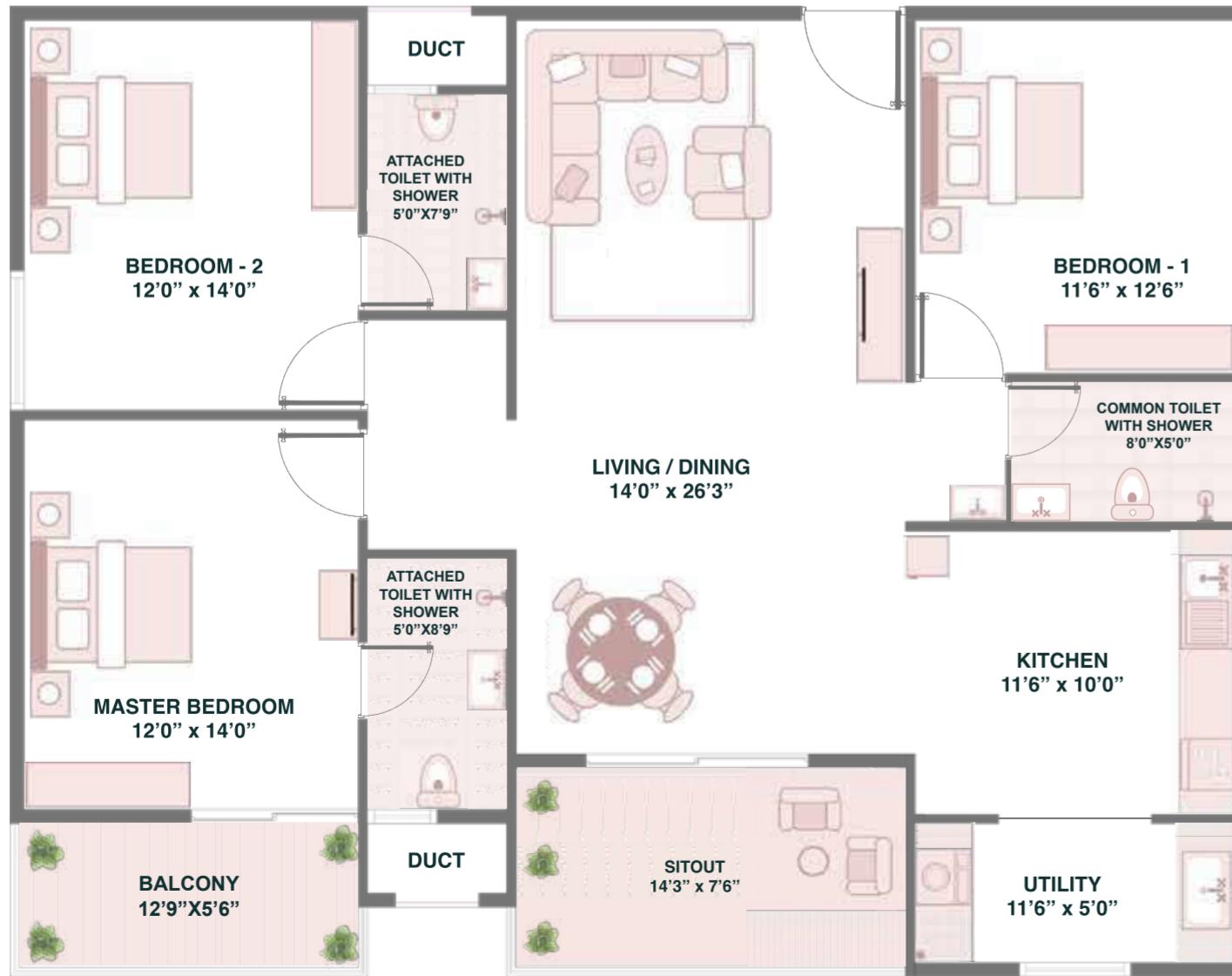
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SALEABLE AREA: 1,890 S.F.T.



## 3 BHK

### TYPICAL FLOOR

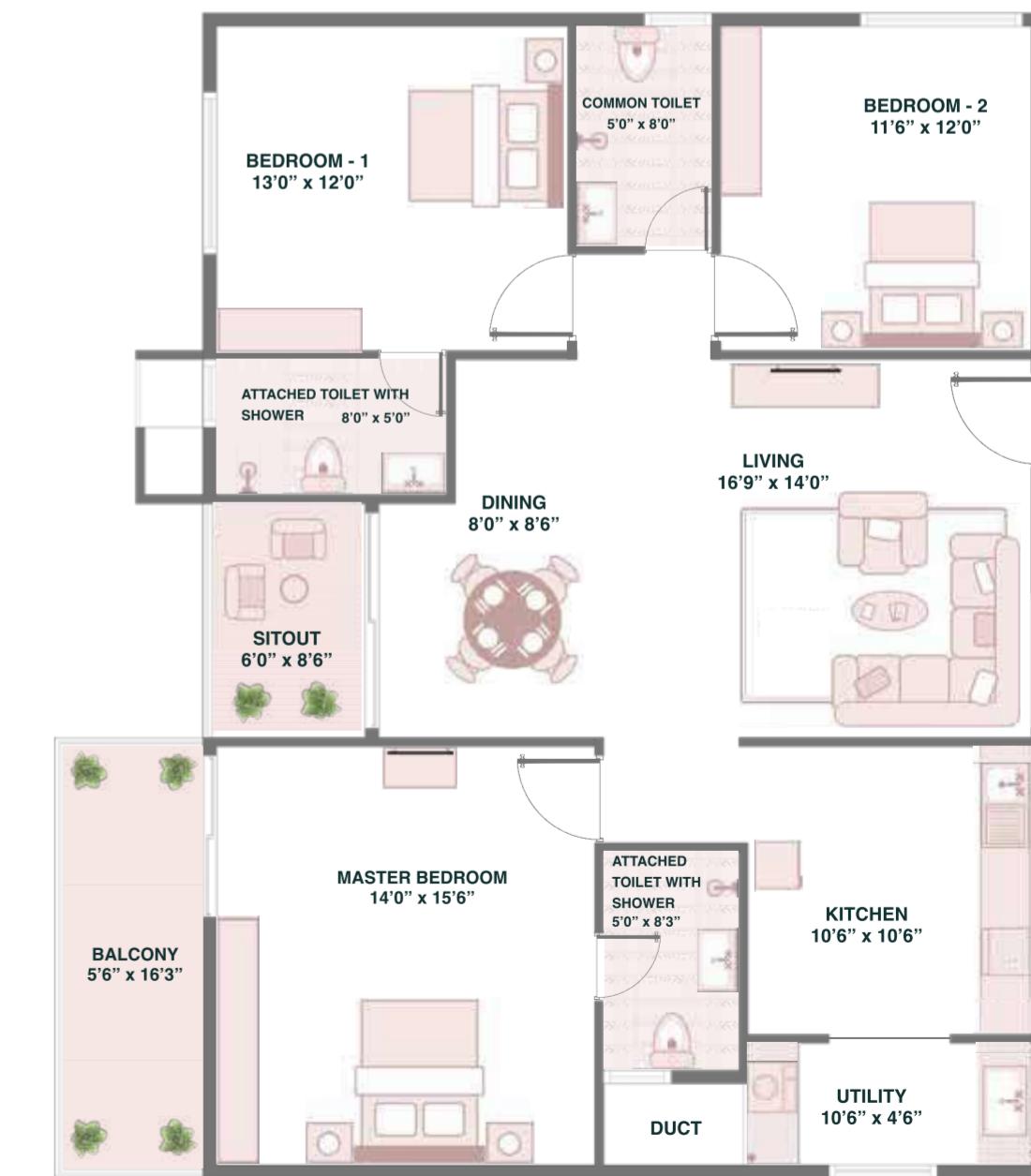
TOWER - 1 | UNIT - 3  
SALEABLE AREA: 1,890 S.F.T.



## 3 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 4  
SALEABLE AREA: 1,765 S.F.T.

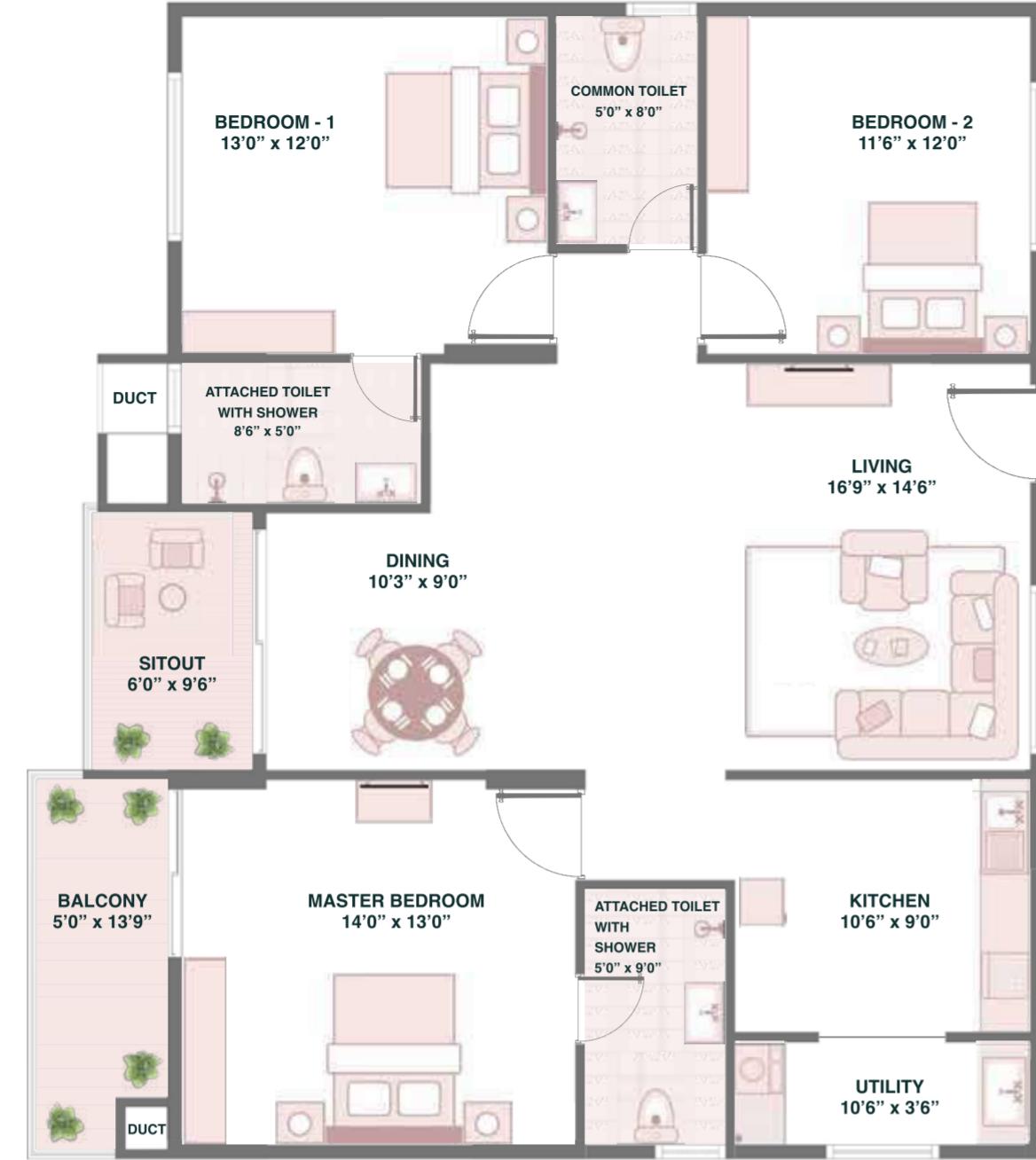
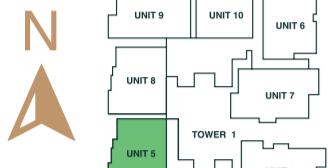


## 3 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 5

SALEABLE AREA: 1,715 S.F.T.

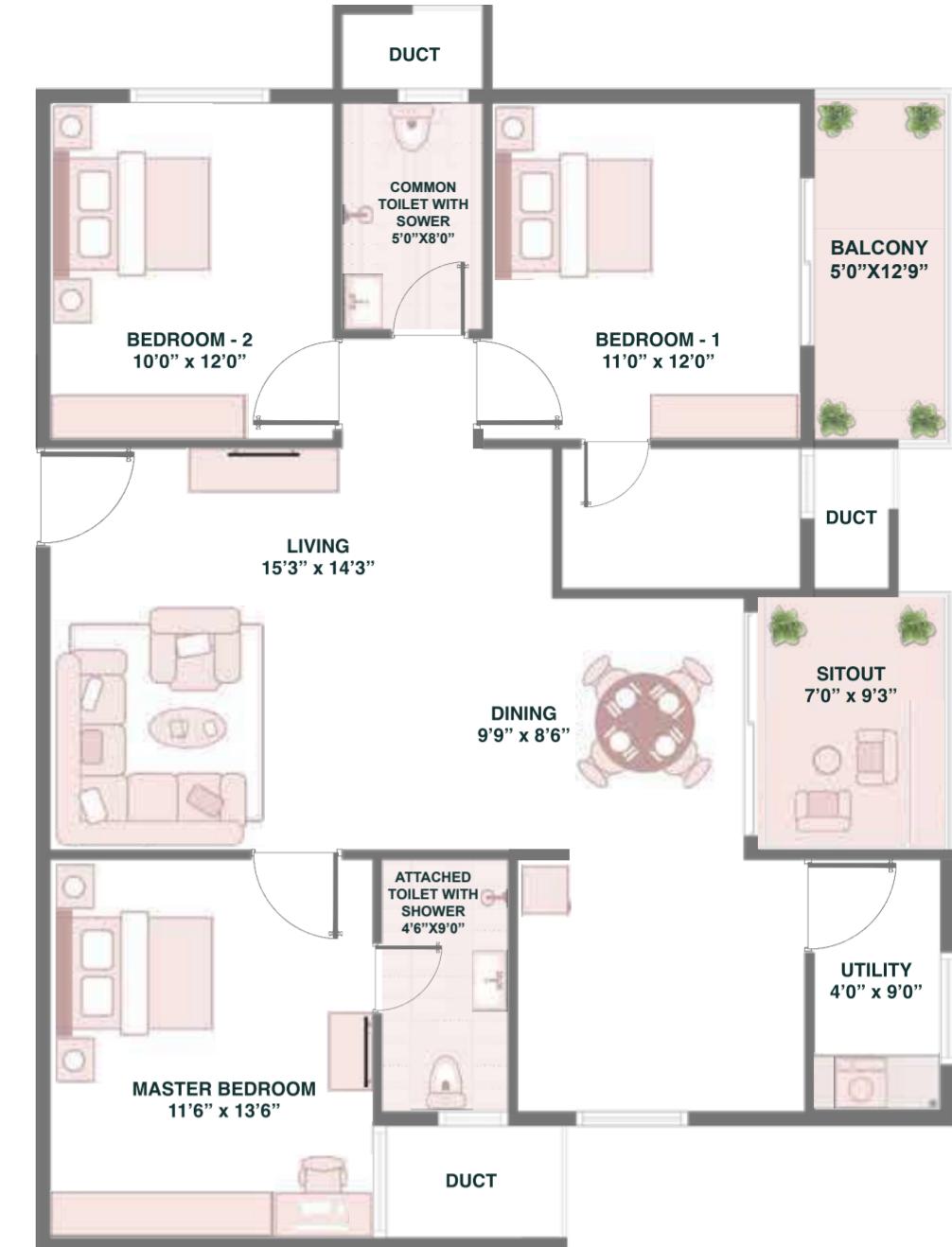
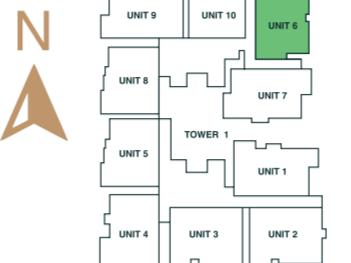


## 3 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 6

SALEABLE AREA: 1,550 S.F.T.

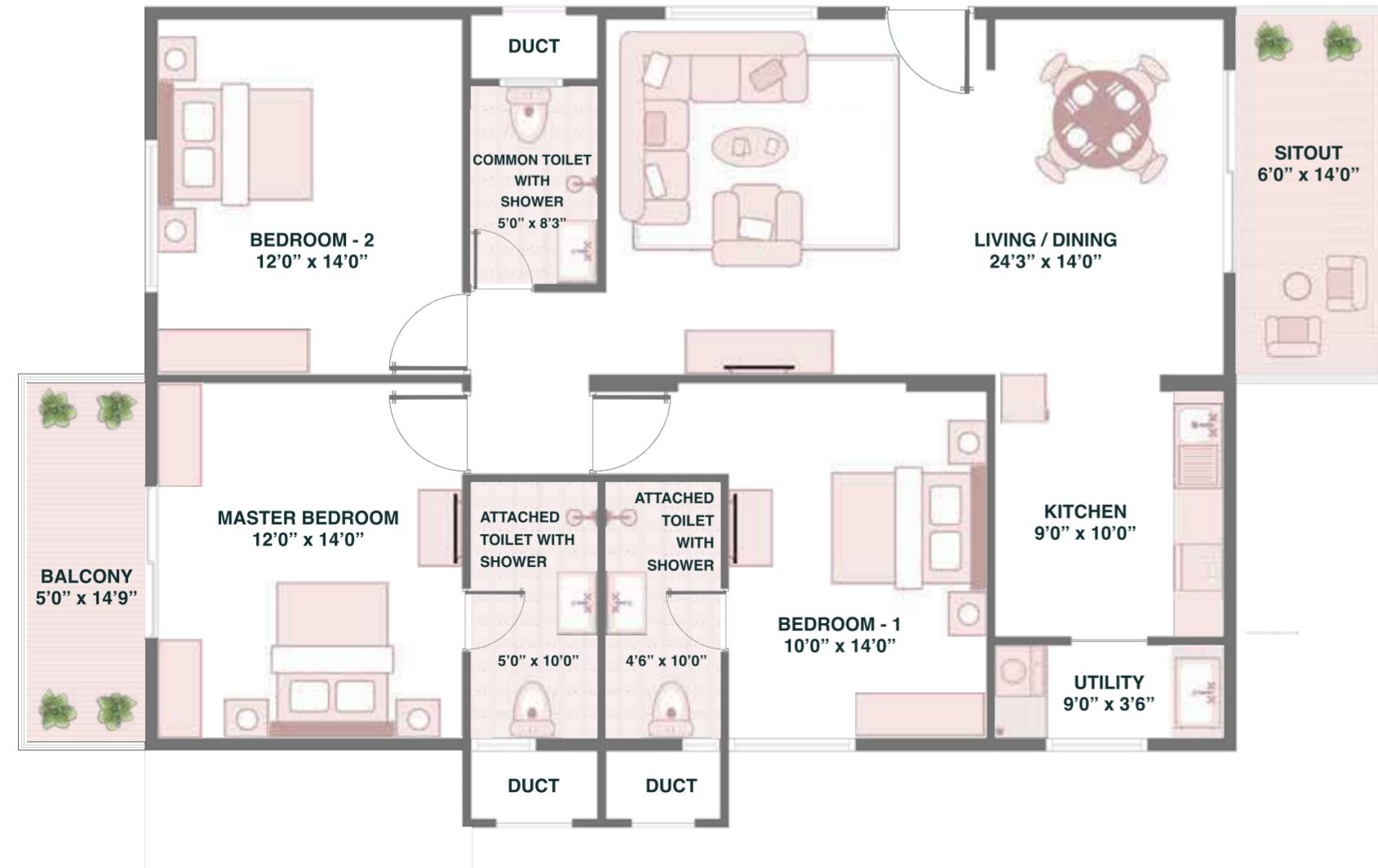
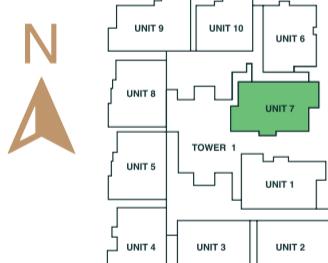


## 3 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 7

SALEABLE AREA: 1,765 S.F.T.

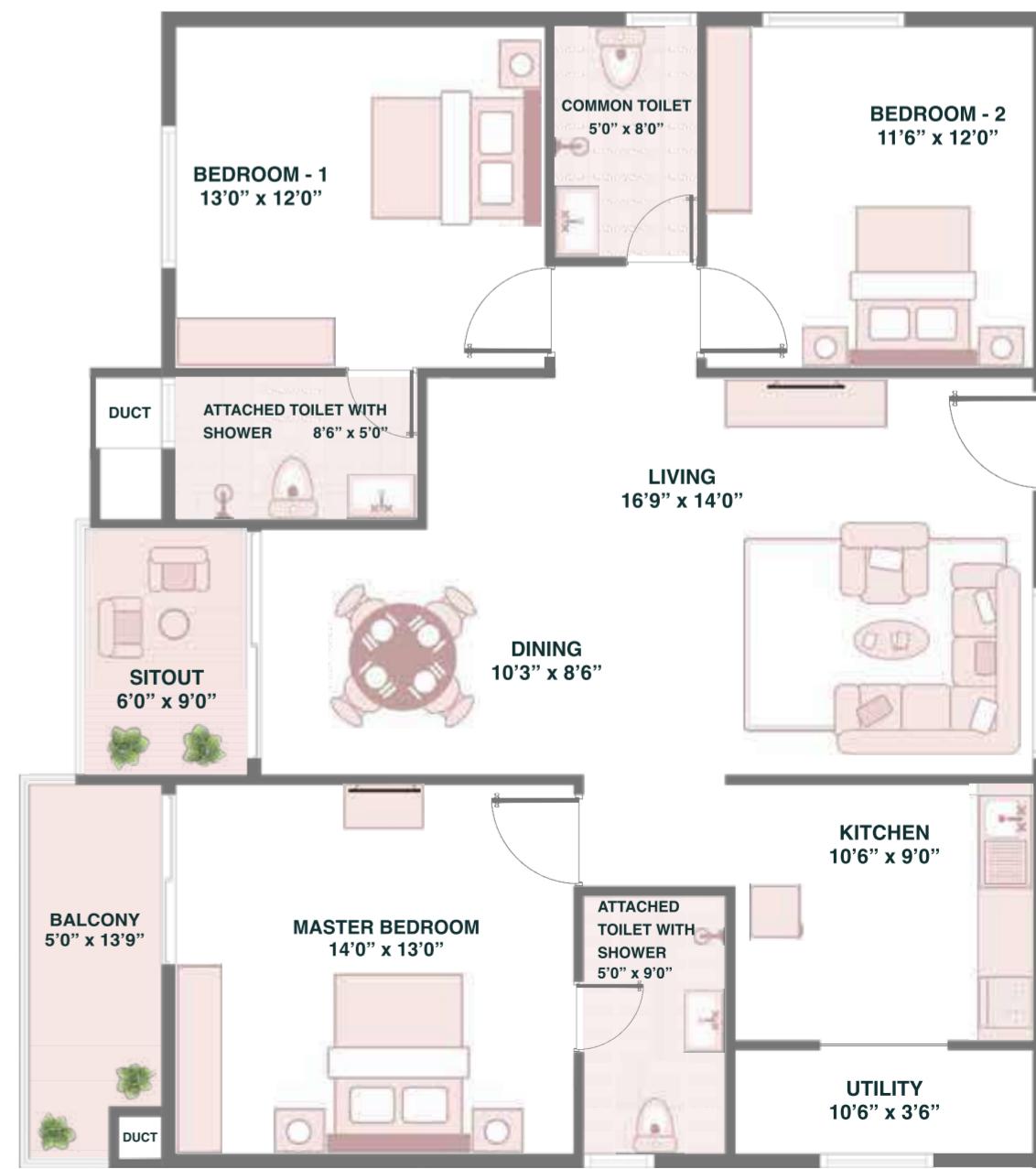
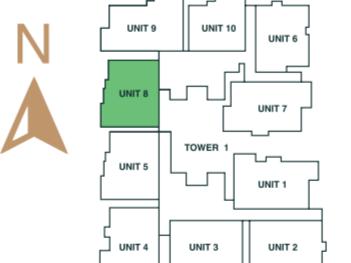


## 3 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 8

SALEABLE AREA: 1,695 S.F.T.

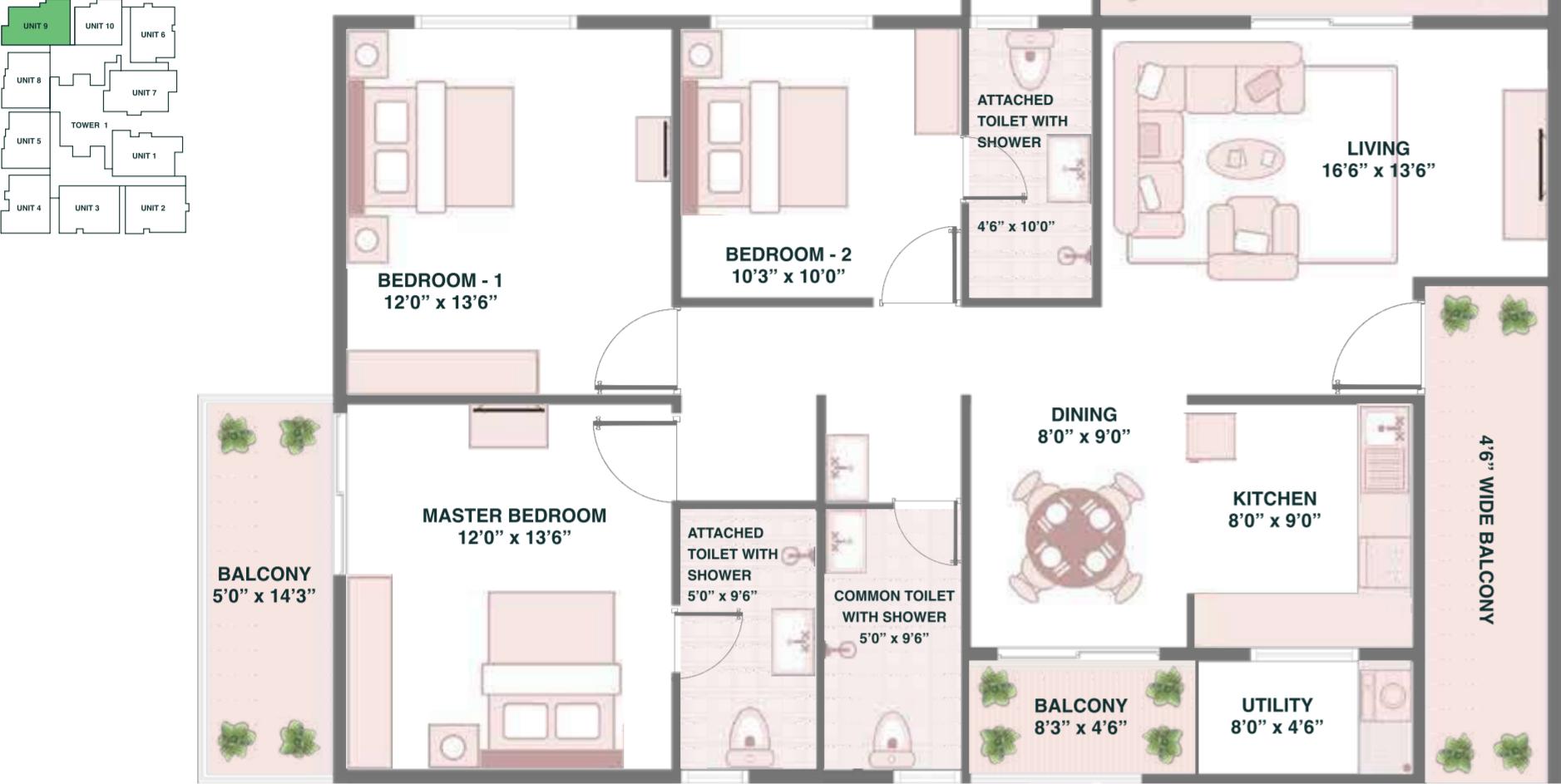


## 3 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 9

SALEABLE AREA: 1,825 S.F.T.

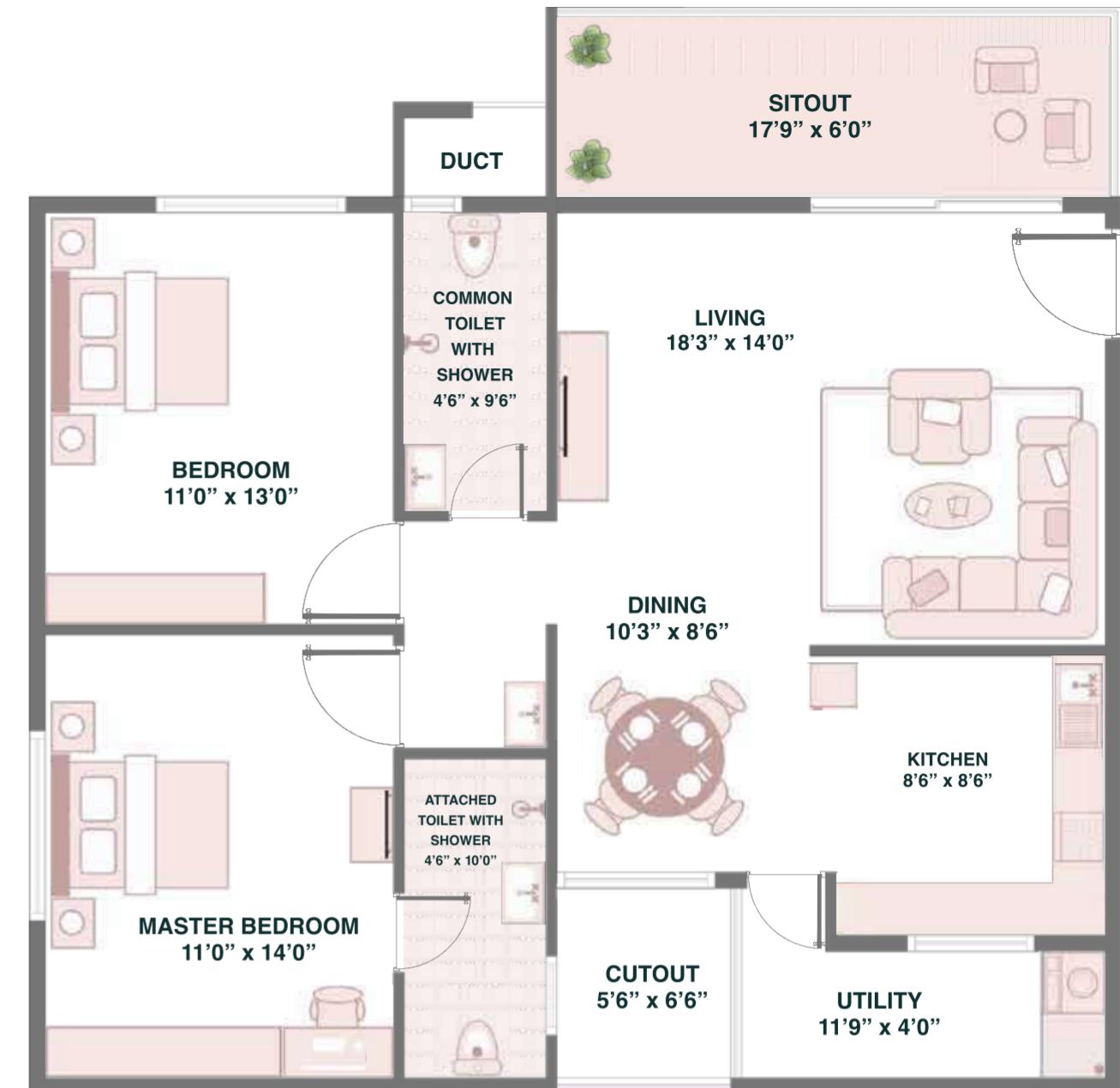


## 2 BHK

### TYPICAL FLOOR

TOWER - 1 | UNIT - 10

SALEABLE AREA: 1,310 S.F.T.

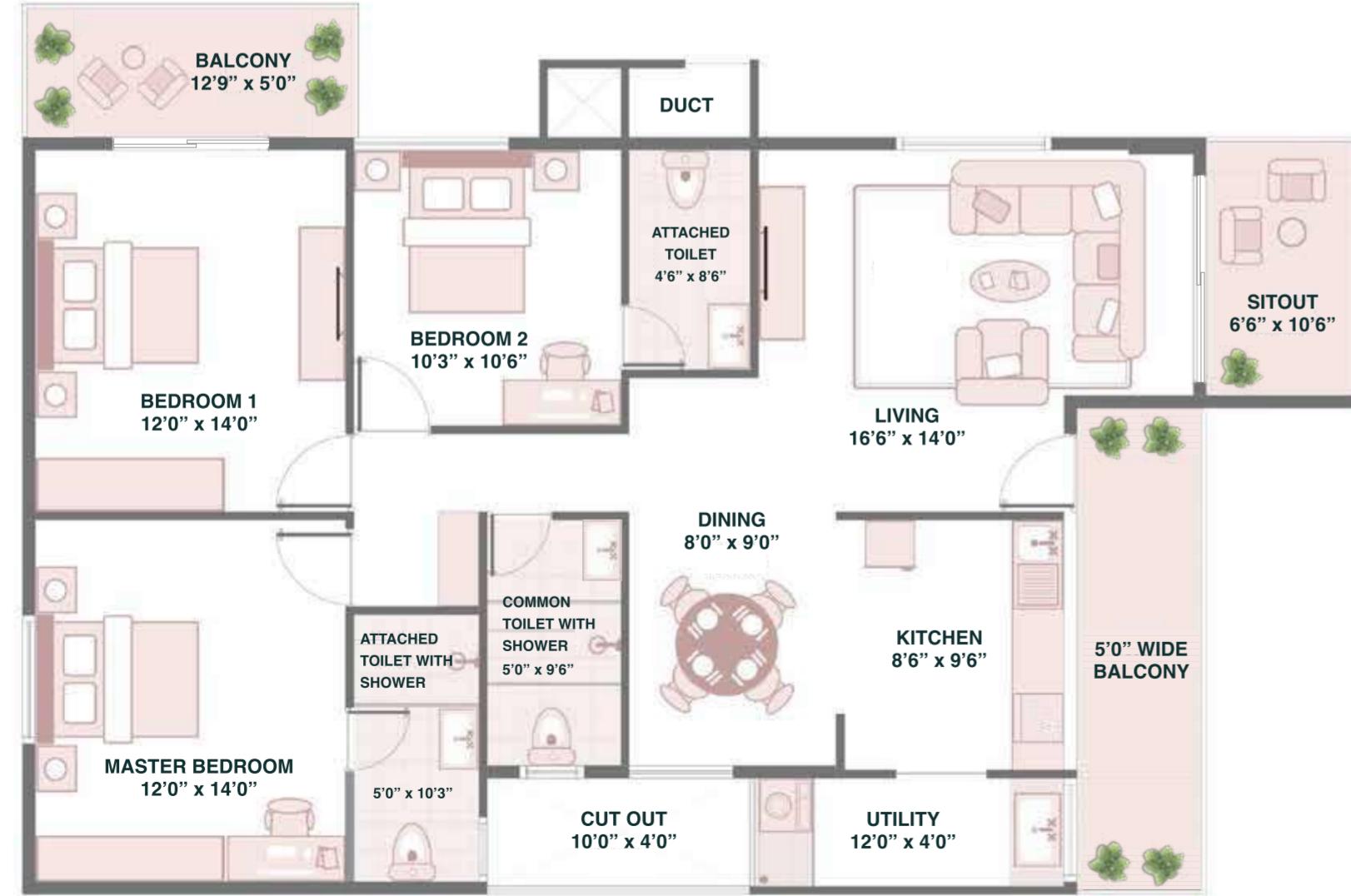


## 3 BHK

### TYPICAL FLOOR

TOWER - 2 | UNIT - 1

SALEABLE AREA: 1,780 S.F.T.

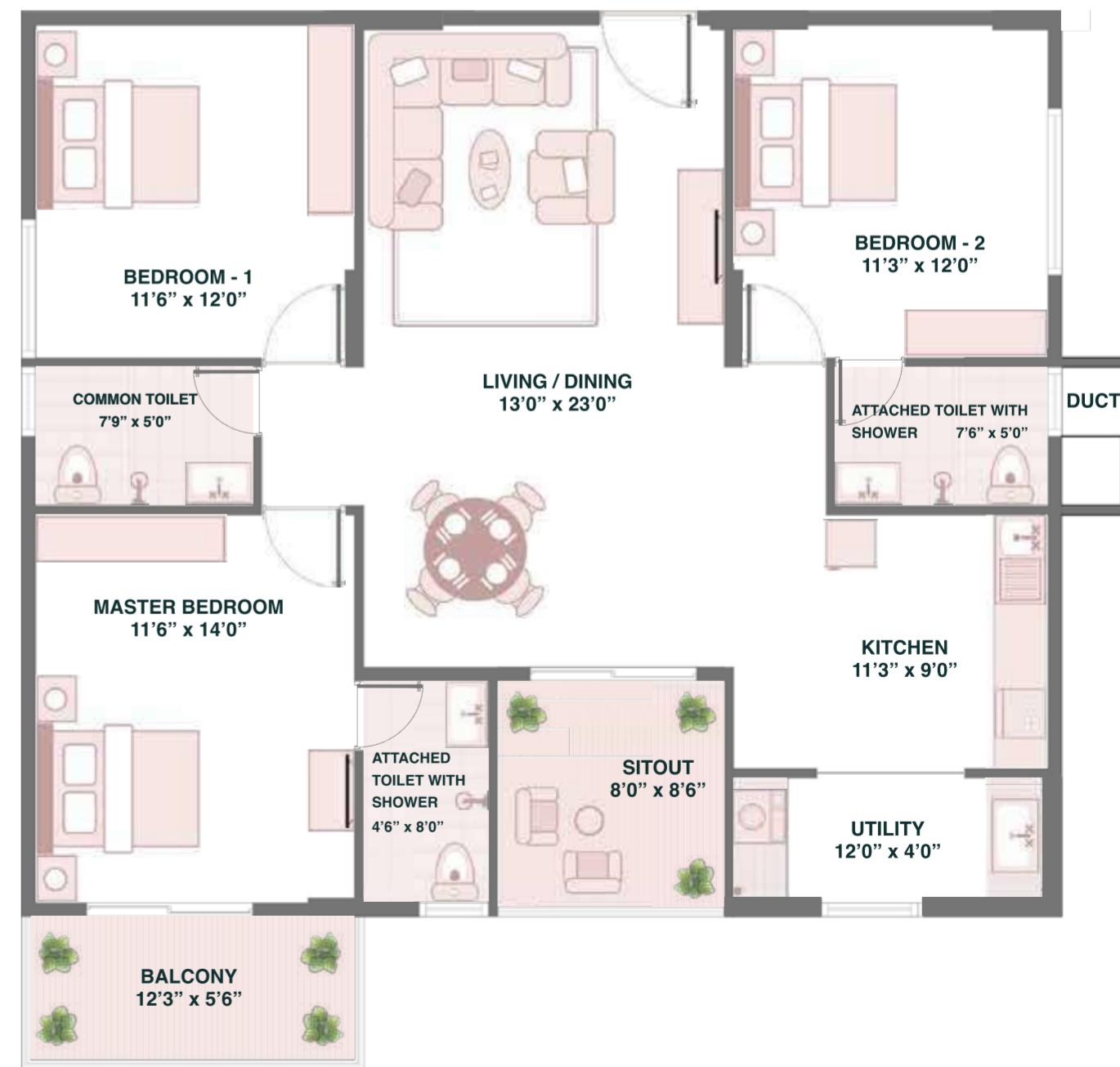


## 3 BHK

### TYPICAL FLOOR

TOWER - 2 | UNIT - 2

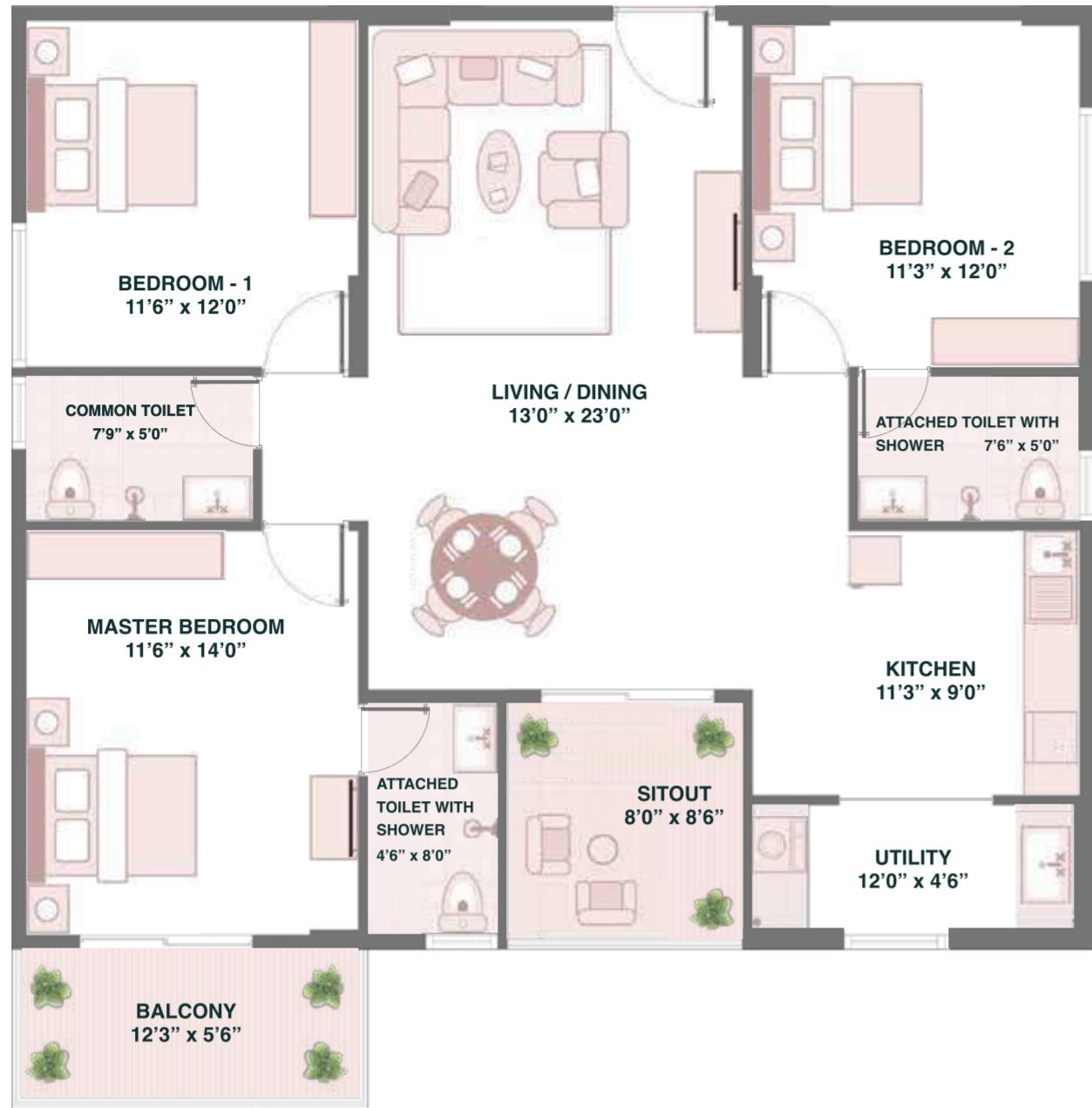
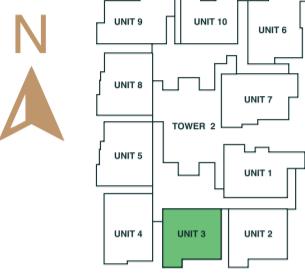
SALEABLE AREA: 1,615 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

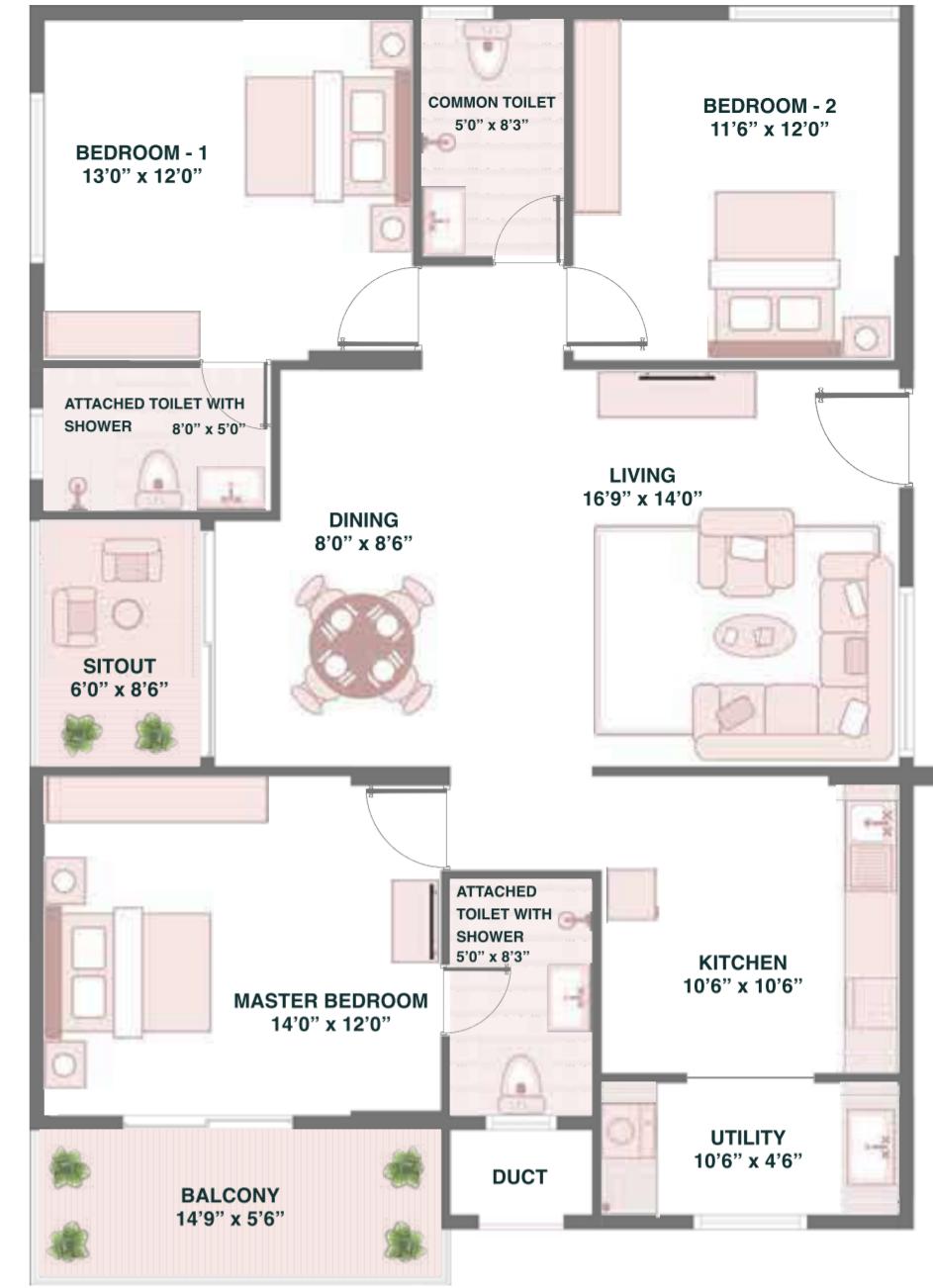
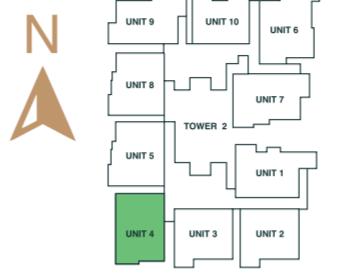
TOWER - 2 | UNIT - 3  
SALEABLE AREA: 1,615 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

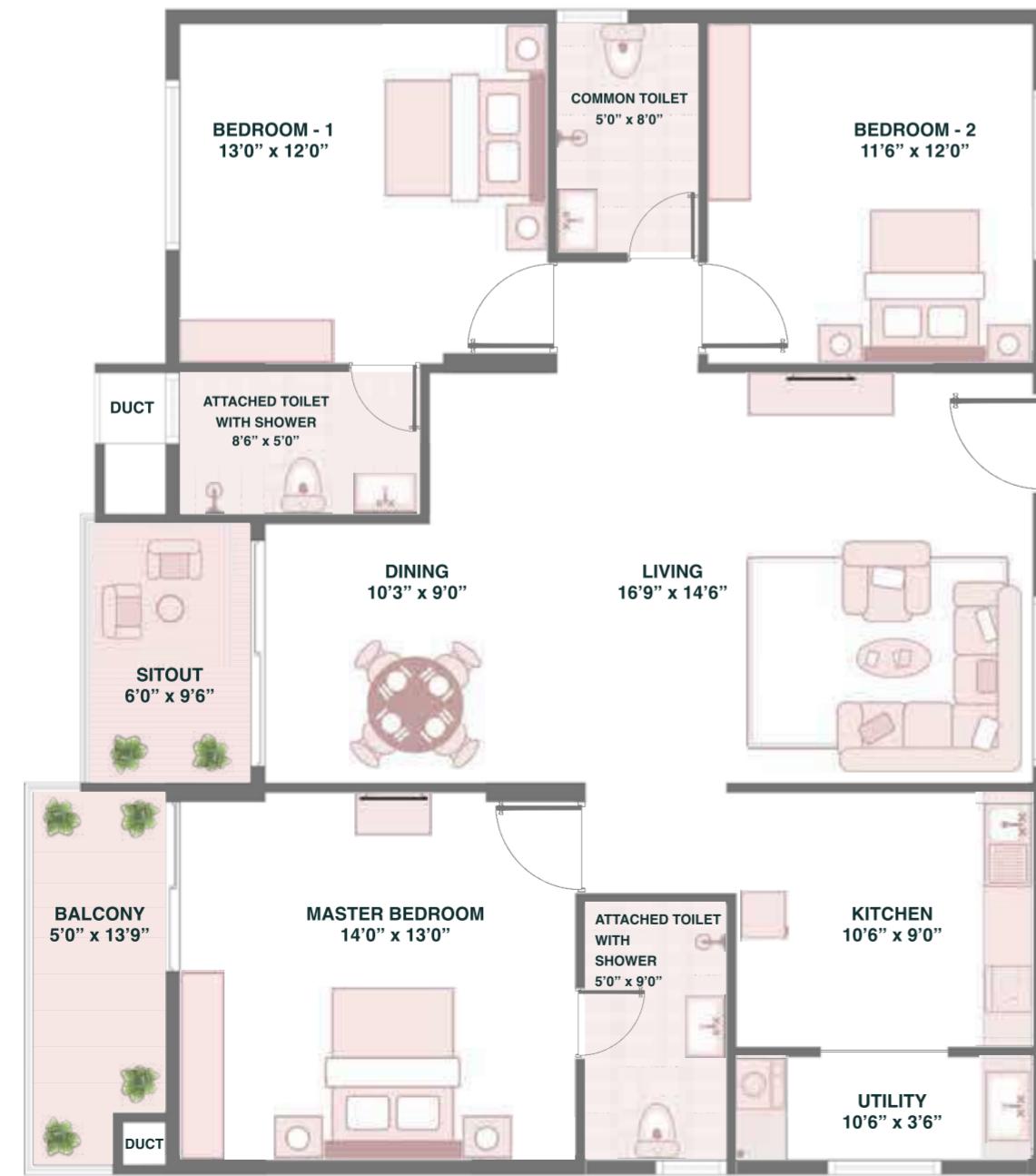
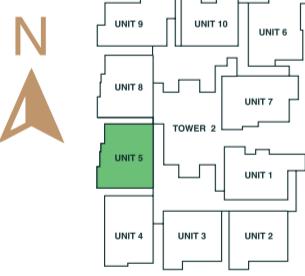
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SALEABLE AREA: 1,352 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

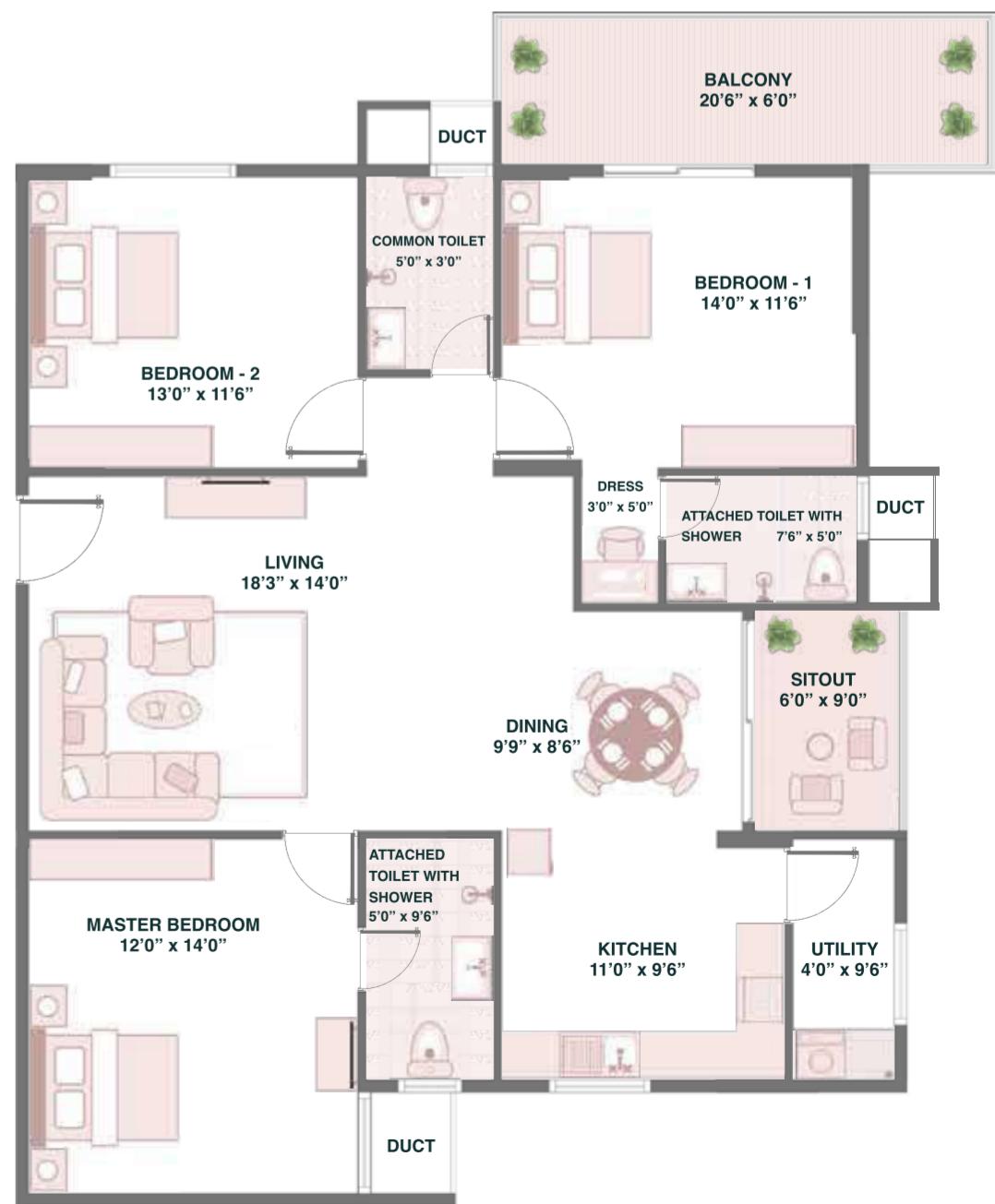
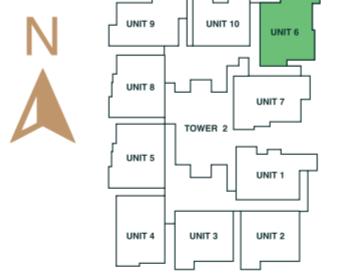
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### 3 BHK

#### TYPICAL FLOOR

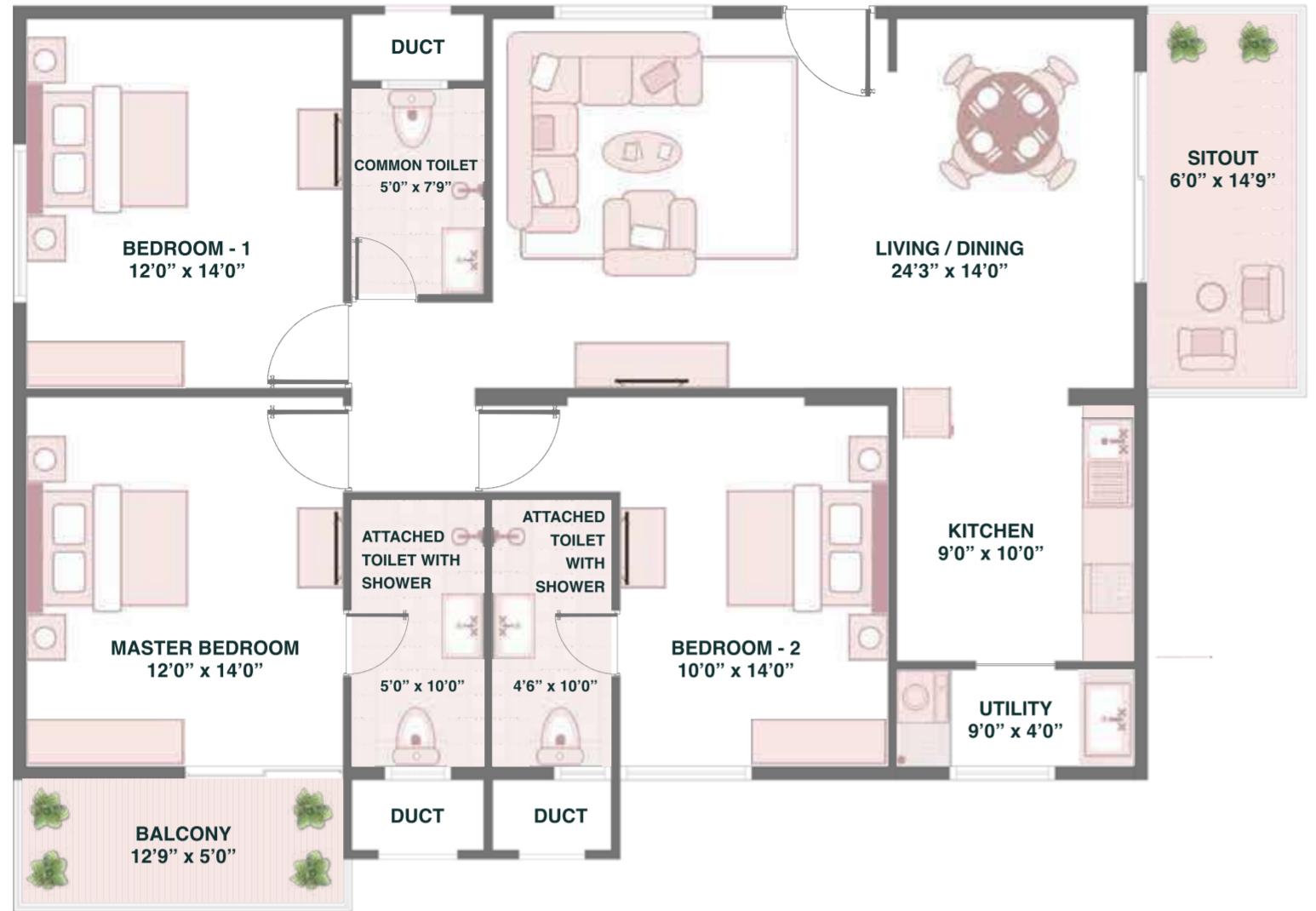
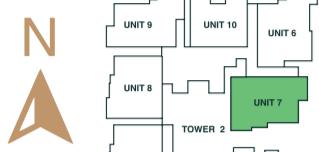
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SALEABLE AREA: 1,444 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

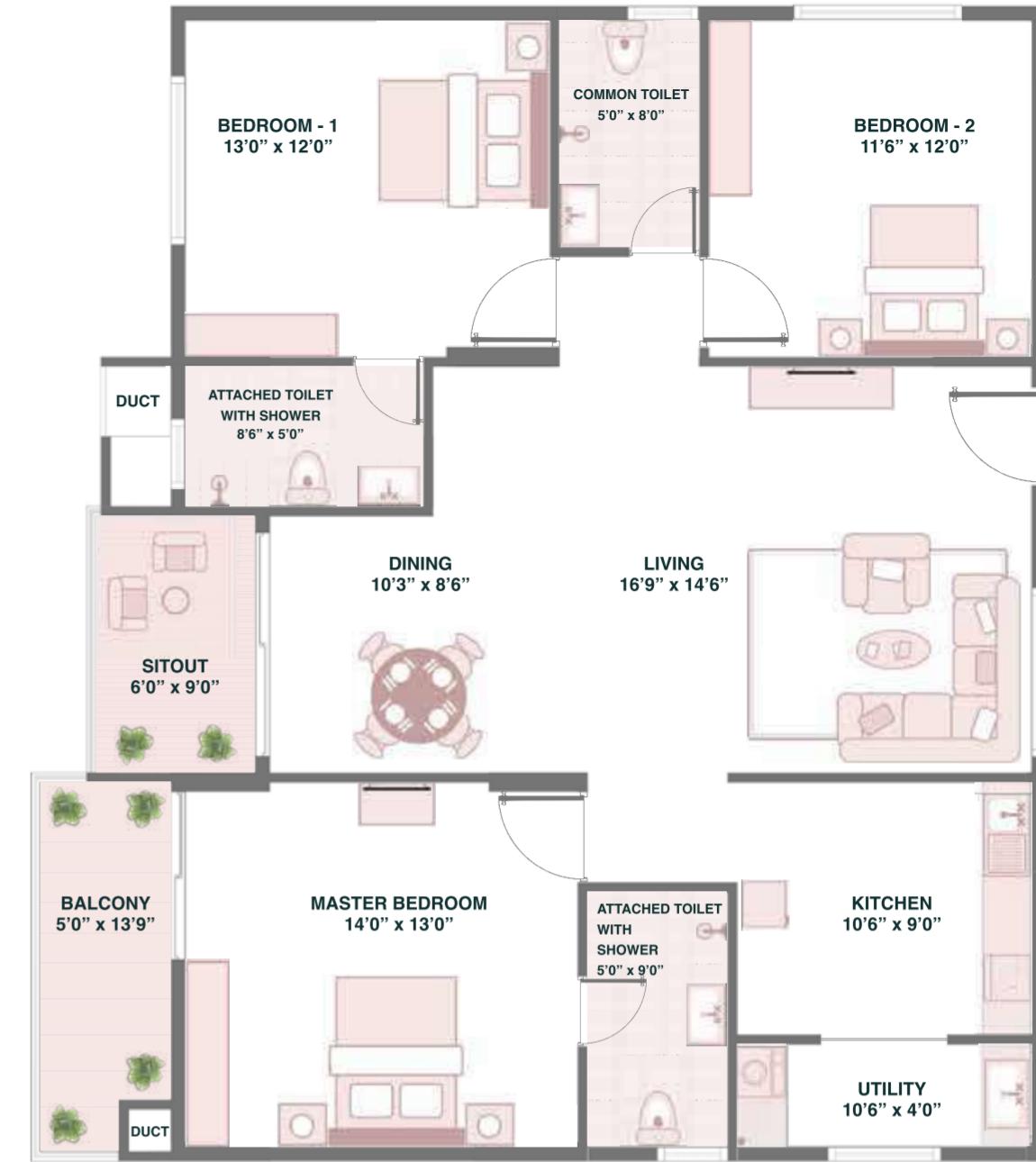
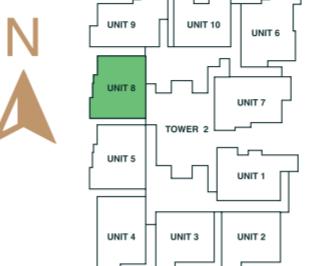
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SALEABLE AREA: 1,750 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

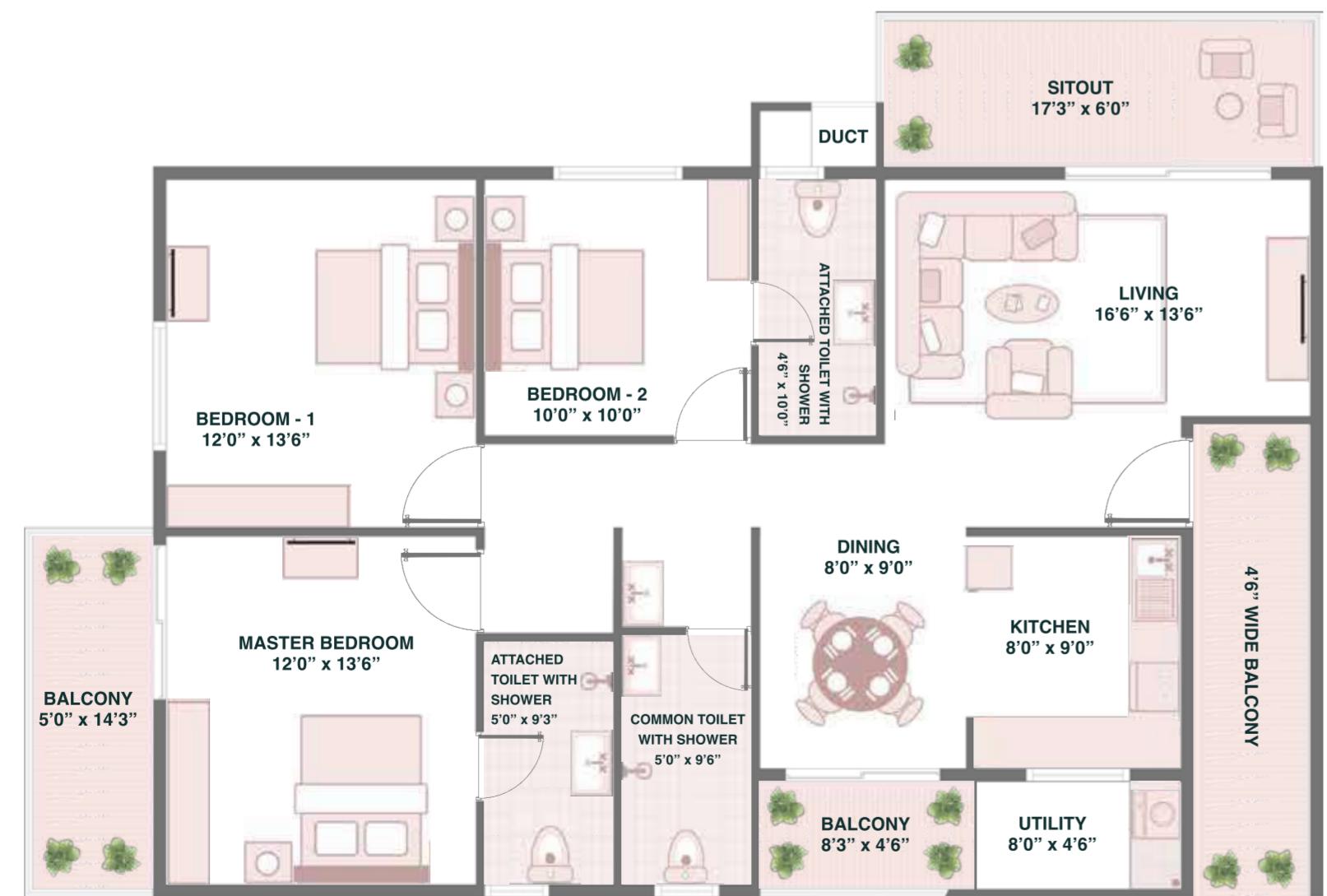
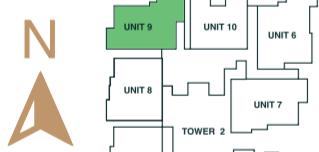
TOWER - 2 | UNIT - 8  
SALEABLE AREA: 1,695 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

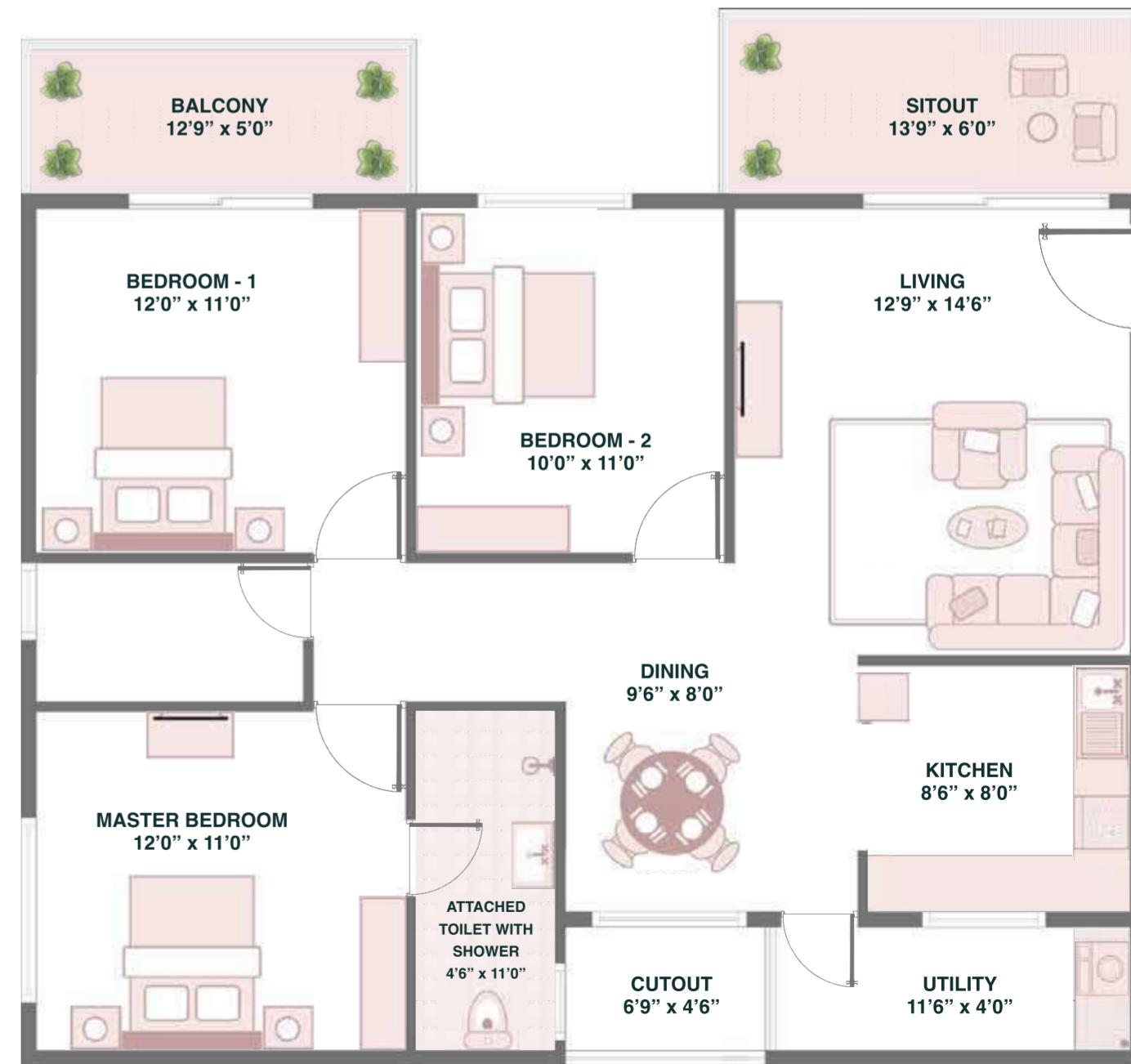
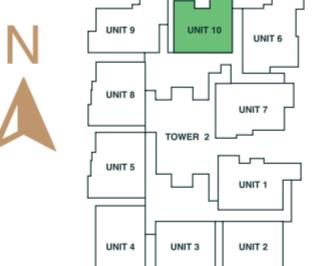
TOWER - 2 | UNIT - 9  
SALEABLE AREA: 1,825 S.F.T.



### 3 BHK

#### TYPICAL FLOOR

TOWER - 2 | UNIT - 10  
SALEABLE AREA: 1,440 S.F.T.





## STRUCTURE

- Seismic Zone II/ IS-1893 compliant RCC Structure.
- Cement Block walls joinery with cement mortar.
- 2 Basements + Ground Floor + 14 Floors.



## SALIENT FEATURES

- Well landscaped garden with well design seat out area.
- 24 hours CCTV camera surveillance.
- Generator backup for common areas and lighting for individual flats.
- Main gate with security cabin.
- Allotted car parking in lower and upper basement
- Telephone with Intercom facility.
- Total of 9 elevators, 4 for each tower and 1 for club house.
- Co-working space & Communal dining.
- Well-equipped gymnasium.



## ELECTRICAL

- 3 phase concealed fire-retardant copper wiring of good quality.
- Modular switches of good quality and make
- Power outlets for Air conditioners in Living and Master Bedroom.
- Power outlets for Geysers in all bathrooms.
- Provision for Intercom and Internet.
- Provision for ELCB, MCB distribution box.



## PLUMBING WORK

- Water supply: ISI mark C.P.V.C pipes.
- Drainage: ISI mark P.V.C/ S.W.R sanitary pipes.
- CP fittings from Kohler or equivalent make.
- EWC from Kohler or equivalent make.



## WINDOWS

- Sliding doors: U.P.V.C sliding doors with performance glass as per relevant IS code with mosquito net provision.
- Windows: U.P.V.C windows with performance glass as per relevant IS code with mosquito net provision.
- Bathroom windows with exhaust



## EXTERNAL & INTERNAL FINISHES

- External: Single coat primer and weatherproof paint of good quality.
- External: Cement Plastering with a combination of texture and smooth finish.
- Internal: Cement Plaster with a smooth finish.
- Internal: Putty coat, single coat primer and a coat of emulsion paint.



## DOORS

- Main door: Factory made solid / engineered wood frame, solid flush core doors with premium hardware and smart lock.
- Internal doors: Factory made solid / engineered wood frame, solid flush core doors with premium hardware.
- Toilet doors: Factory made engineered wood frame, solid flush core/ WPC doors with premium hardware.
- Door Compliance: The stairways and maintenance doors shall be fire resistant doors as per safety standards.



## KITCHEN/ UTILITY

- Platform: Polished granite with Stainless Steel Sink.
- Glazed ceramic tile dado up to 2' feet height above kitchen platform
- Chimney outlet cutout
- Provision for fixing of water RO system
- Washing machine/ dishwasher provision in utility area.



## FLOORING

- Ceramic tiles flooring in the living, dining, kitchen, bedrooms and all passages.
- Wood textured tiles for the master bedroom.
- Anti skid rustic tile flooring for balcony and utility.
- Anti skid tiles for the bathroom.



**PUSHKALAM**  
DEVELOPERS

**REGA:** RERA Reg.: PRM/KA/RERA/1251/446/PR/280324/006744

**Site:** Sy.No 30/3 & 30/4, Off Old Madras Road, Nimbekaiplura Village,  
Bidarahalli Hobli, Bangalore- 41

# Your Heritage Begins Here

Discover floor plans, views, and availability. Scan to know  
more and step into a life beautifully balanced.

\*\*Disclaimer: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities, etc., are subject to change without notifications as may be required by the relevant authorities or the Developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are the artist's impression only. The information is subject to variations, additions, deletions, substitutions, and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. All dimensions and calculations are done in the metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.\*\*

|                         |   |                   |
|-------------------------|---|-------------------|
| <b>Airport</b>          | - | <b>30 Minutes</b> |
| <b>Indira Nagar</b>     | - | <b>28 Minutes</b> |
| <b>KR Puram</b>         | - | <b>10 Minutes</b> |
| <b>ITPL</b>             | - | <b>18 Minutes</b> |
| <b>Marathalli</b>       | - | <b>25 Minutes</b> |
| <b>STRR</b>             | - | <b>5 Minutes</b>  |
| <b>Outer Ring Road</b>  | - | <b>15 Minutes</b> |
| <b>Orion Mall</b>       | - | <b>3 Minutes</b>  |
| <b>Whitefield Metro</b> | - | <b>12 Minutes</b> |

## Upcoming

|  |   |                   |
|--|---|-------------------|
| <b>Peripheral Ring Road</b>                  | - | <b>30 Minutes</b> |
| <b>Phase 3 Metro</b>                         | - | <b>28 Minutes</b> |
| <b>Elevated Corridor - (KR Pura to STTR)</b> | - | <b>10 Minutes</b> |



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