



Gunjur, East Bengaluru.

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RERA No. PRM/KA/RERA/1251/446/PR/210525/004163

LIVE NEXT TO
THE SILICON
TRIANGLE
OF BENGALURU



6 kms from Whitefield
10 kms from Marathahalli
22 kms from Electronic City



WELCOME TO ADARSH PARK HEIGHTS YOUR NEW HOME NEAR THE SILICON TRIANGLE

Where you live tells the world who you are. Where you choose to put your roots down, plays a major role in the story of your life. The perfect location in your life is a fine balance of all that you need, and all that you want. Adarsh Park Heights is your ideal home, surrounded by greenery on all sides, yet close to the major IT hubs of Bengaluru.

This property is located off Varthur Road and is well-connected to **The Silicon Triangle** of Bengaluru (Whitefield, ORR - East and Electronic City) - the 3 biggest IT hubs in the city. The high rise is also close to reputed schools and hospitals, and shopping malls. Adarsh Park Heights is a rare example of urban connectivity at its finest.

KEY LOCATIONS NEARBY

BUSINESS & WORKPLACES

1. RGA Techpark
2. Embassy Tech Village
3. RMZ EcoWorld
4. ITPL
5. Bagmane Tech Park
6. Wipro Corporate Office
7. Infosys

EDUCATIONAL INSTITUTIONS

1. The International School Bangalore
2. Greenwood High School
3. Inventure Academy
4. Delhi Public School East
5. Indus International School
6. Orchids The International School

SHOPPING & RETAIL DESTINATIONS

1. Forum Neighborhood Mall
2. Decathlon
3. Bangalore CENTRAL
4. Phoenix Marketcity

HOSPITALS

1. Motherhood
2. Manipal Hospital
3. Sakra World Hospital





Artistic impression

THE HEIGHTS OF SOPHISTICATION

THE HEIGHTS OF SATISFACTION

When it comes to buying a home, there are always high expectations. You want to choose the one that makes you feel complete, the one that suits the needs of you and your family perfectly, and is in an ideal location.

Step into Adarsh Park Heights – your new home that understands you and your deepest desires. Adarsh Park Heights is a towering new edifice located off Varthur Road is truly awe-inspiring to you every time you look at it.

The grand exterior perfectly complements the rich interiors. From your home, you get an elevated view of the city. Every corner has been designed with sophistication and extravagant craftsmanship. Adarsh Park Heights is satisfaction at its peak.

THE APEX OF ARCHITECTURE THE ZENITH OF INFRASTRUCTURE

The architecture of Adarsh Park Heights has been planned around the simple philosophy of plush contemporary living. The modern design of the facade, with horizontal lines and subtle colours accentuate your feeling of effortless sophistication and also furnish highly functional spaces.

The east and west facing homes are placed at a significant distance from the approach road, guaranteeing your privacy and peace of mind.

The building blocks are placed near the boundaries so that you can enjoy an expansive central courtyard. The area between the towers have been ornamented with expansive green spaces with a wide variety of landscaping on display.

PROJECT HIGHLIGHTS

- △ Total Area – 21 acres (Phase 1 & 2)
- △ 2 & 3 BHK Apartments, 1,440 units (Phase 1 with 720 apartments)
- △ Vaastu compliant homes
- △ High-rise towers (G+ 29 floors) with a great view of the city
- △ Apartment area range: 1,310 sqft. – 1,860 sqft.





THE PEAK OF INDULGENCE

You love to live in a world of your own. At Adarsh Park Heights, that is exactly what you get. The multitude of amenities and features have been planned to engage you with recreational activities, and indulge you with lifestyle experiences of your choice. Everything you ever might need can be found within the walls of this property.

The clubhouse is designed to resemble a woodland setting where you can relax and rejuvenate. A swimming pool with an infinity edge overlooking a multi-purpose lawn is the perfect spot to spend the whole summer. From reasons to unwind to recreational games, and even wellness themed gardens – the amenities at Adarsh Park Heights will humbly surprise you, while bringing a smile to your face.

CLUBHOUSE & AMENITIES

 Badminton Courts - 4	 Children's Play Area
 Tennis Courts - 2	 Indoor Games
 Volleyball Court	 Cricket cum Football Field
 Grocery Store	 Basketball Court
 Banquet Hall	 Outdoor Gym
 Restaurant	 Cricket Practice Pitch
 Health Club	 Mini Golf
 Indoor Pool	 Amphitheater
 Gym	 Multipurpose Lawn
 Kids' Pool	 Leisure Pool
 Aerobics Area	 Lap Pool



Artistic impression

THE PINNACLE OF PERSONAL SPACES



Spacious and ornate, the apartments of Adarsh Park Heights are the crown jewels of the entire project. Basking in natural sunlight and ventilation, the indoor architecture provides you comfort unlike you have ever known. The whole apartment is designed around the central open space which flows from one end of the apartment to the other, maximizing the usable area within your home.

THE MASTER PLAN AND LEGEND

1. Entrance Plaza with Guard House, Feature Walls and Waiting Area
 2. Boulevard with Pedestrian and Bicycle Pathway & Median
 3. Entrance Plaza with Differential Paving
 4. Club Drop Off
 5. Round About
 6. Canopy Covered Bus Waiting Area
 7. Ramp into the Basement
 8. Ramp out from Basement
 9. Club Pool Area - Palm Beach Plaza
 10. Upper Level Leisure Pool
 11. Lower Level Wading Pool
 12. Kids' Pool
 13. Lap Pool
 - 13a. Cabanas
 - 13b. Viewing Deck
 14. BBQ Deck
 15. Palm Court
 16. Multipurpose Lawn
 17. Amphitheater
 18. Plaza
 19. Pavilion
 20. Adventure Zone with Rope Activities
 21. Toddlers' Play Area
 22. Seating Plaza
 - 22a. Workshop Pavilion with Spill Out Lawn
 23. Pathway
 24. Pet Park
 25. Planted Mounds
 26. Tennis Courts
 27. Visitors Parking
 28. Cricket cum Football Field
 29. Tower Drop Off
 30. External Fire Driveway with Jogging Track + Bicycle Track
 31. Central Podium Plaza with Landscaped Ventilation Shafts with Integrated Canopies
 32. Kids' Play Area
 33. Outdoor Gym
 34. Stepped Bamboo Grove
 35. Butterfly Garden
 36. Tactile Garden
 37. Aroma Garden
 38. Hide and Seek Garden
 39. Basketball Court
 40. Volleyball Court
 - 40a. Therapeutic Gardens with Medicinal Plants and Reflexology Walks and Sensory/Tactile Plants with Landscaped Shafts with Canopy Shade
 - 40b. Solitary Corners/Reading Corners
 41. Podium Side Tower Entry Plaza
 42. Cricket Practice Pitches
 - 42a. Mini Golf with Putting Area
 43. Organic Farming/Herb Garden
 44. Farm Cafe
 45. Banyan Tree Court with Yoga Lawn
 46. Hammock Garden
 47. Sculpture Garden
 48. Meditation Deck
 49. Nala Stream with Stone Pitched Edges
 50. Services
 51. Organic Waste Converter
 - 51a. Leaf Collection Area
 52. Giant Board Games (Chess/Ludo/Checkers)
 53. Nature Trail
 54. Exercise Stations





LOCATION MAP

WAY TO REACH US

LEGENDS

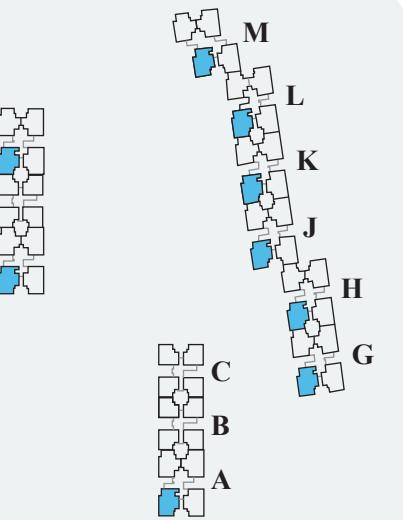
 Mall	 Schools
 Companies	 Adarsh Projects
 Hospitals	 Airport

MAP
NOT TO SCALE



TYPE-3D (3 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
167.23	1,800	
CARPET AREA		
sqm.	sqft.	
119.72	1,289	

LEGEND		
1	FOYER	- 9'0" x 5'0"
2	LIVING	- 20'8" x 11'6"
3	BALCONY	- 5'0" x 11'5"
4	DINING	- 12'0" x 11'6"
5	KITCHEN	- 8'6" x 11'0"
6	UTILITY	- 8'6" x 5'0"
7	BEDROOM	- 14'6" x 11'6"
8	DRESS	- 15'2" x 5'6"
9	TOILET	- 8'0" x 5'6"
10	BEDROOM	- 13'0" x 10'6"
11	TOILET	- 8'0" x 5'6"
12	M. BEDROOM	- 17'0" x 11'6"
13	DRESS	- 8'6" x 5'6"
14	TOILET	- 8'0" x 5'6"

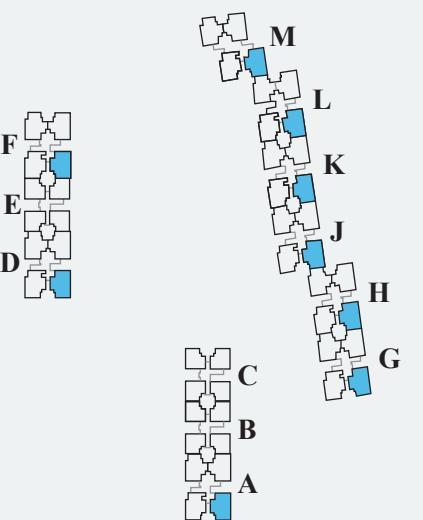


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TYPE-3C (3 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
167.23	1,800	
CARPET AREA		
sqm.	sqft.	
114.73	1,235	

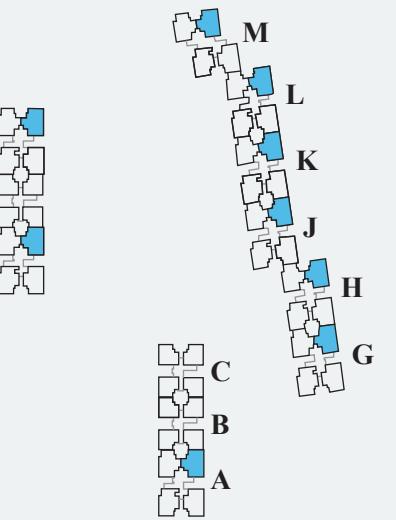
LEGEND		
1	FOYER	- 9'0" x 5'0"
2	LIVING	- 20'8" x 11'6"
3	BALCONY	- 5'0" x 11'5"
4	DINING	- 12'0" x 11'6"
5	KITCHEN	- 8'6" x 11'0"
6	UTILITY	- 8'6" x 5'0"
7	BEDROOM	- 13'0" x 11'6"
8	DRESS	- 8'7" x 5'6"
9	TOILET	- 8'0" x 5'6"
10	BALCONY	- 5'0" x 11'6"
11	BEDROOM	- 13'0" x 10'6"
12	TOILET	- 8'0" x 5'6"
13	M. BEDROOM	- 17'0" x 11'6"
14	DRESS	- 8'6" x 5'6"
15	TOILET	- 8'0" x 5'6"



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TYPE-3B (3 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
172.80	1,860	
CARPET AREA		
sqm.	sqft.	
118.26	1,273	

LEGEND		
1	FOYER	- 8'0" x 5'0"
2	LIVING	- 21'8" x 11'6"
3	BALCONY	- 5'0" x 11'5"
4	DINING	- 13'6" x 11'6"
5	KITCHEN	- 11'9" x 9'0"
6	UTILITY	- 11'9" x 5'0"
7	M. BEDROOM	- 18'0" x 11'6"
8	DRESS	- 8'6" x 5'6"
9	TOILET	- 8'0" x 5'6"
10	BEDROOM	- 12'7" x 10'6"
11	TOILET	- 8'0" x 5'6"
12	BEDROOM	- 13'0" x 11'6"
13	DRESS	- 8'6" x 5'6"
14	TOILET	- 8'0" x 5'6"
15	BALCONY	- 5'0" x 11'6"



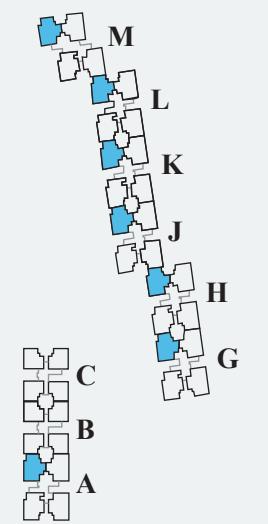
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TYPE-3A (3 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
167.23	1,800	
CARPET AREA		
sqm.	sqft.	
118.26	1,273	

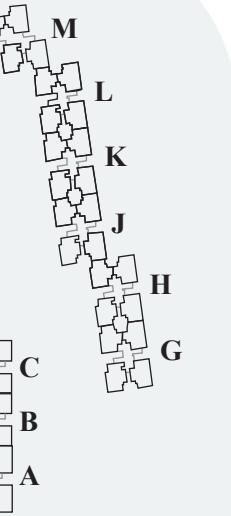
LEGEND		
1	FOYER	- 8'0" x 5'0"
2	LIVING	- 21'8" x 11'6"
3	BALCONY	- 5'0" x 11'4"
4	DINING	- 13'6" x 11'6"
5	KITCHEN	- 11'9" x 9'0"
6	UTILITY	- 11'9" x 5'0"
7	M. BEDROOM	- 18'0" x 11'6"
8	DRESS	- 8'6" x 5'6"
9	TOILET	- 8'0" x 5'6"
10	BEDROOM	- 12'7" x 10'6"
11	TOILET	- 8'0" x 5'6"
12	BEDROOM	- 13'0" x 11'6"
13	DRESS	- 8'6" x 5'6"
14	TOILET	- 8'0" x 5'6"

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TYPE-2D (2 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
121.70	1,310	
CARPET AREA		
sqm.	sqft.	
84.43	909	

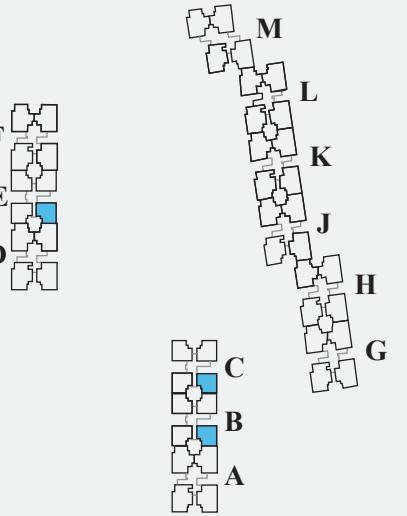
LEGEND		
1	FOYER	- 9'0" x 5'0"
2	LIVING	- 19'6" x 11'0"
3	BALCONY	- 5'0" x 10'10"
4	DINING	- 12'0" x 11'0"
5	KITCHEN	- 8'6" x 10'6"
6	UTILITY	- 8'6" x 5'0"
7	BEDROOM	- 12'0" x 10'3"
8	TOILET	- 8'0" x 5'3"
9	M. BEDROOM	- 15'10" x 11'3"
10	DRESS	- 8'6" x 5'6"
11	TOILET	- 8'0" x 5'3"



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TYPE-2C (2 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.		sqft.
121.70		1,310
CARPET AREA		
sqm.		sqft.
84.43		909

LEGEND		
1	FOYER	- 9'0" x 5'0"
2	LIVING	- 19'6" x 11'0"
3	BALCONY	- 5'0" x 10'10"
4	DINING	- 12'0" x 11'0"
5	KITCHEN	- 8'6" x 10'6"
6	UTILITY	- 8'6" x 5'0"
7	BEDROOM	- 12'0" x 10'3"
8	TOILET	- 8'0" x 5'3"
9	M. BEDROOM	- 15'10" x 11'3"
10	DRESS	- 8'6" x 5'6"
11	TOILET	- 8'0" x 5'3"



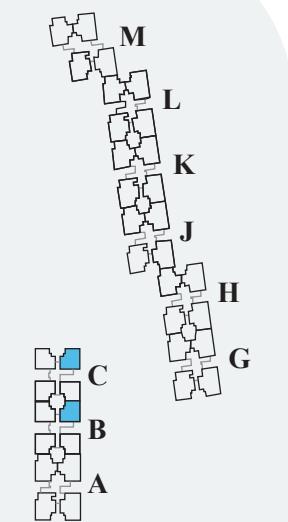
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TYPE-2B (2 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
121.70	1,310	
CARPET AREA		
sqm.	sqft.	
84.43	909	

LEGEND		
1	FOYER	- 9'0" x 5'0"
2	LIVING	- 19'6" x 11'0"
3	BALCONY	- 5'0" x 10'10"
4	DINING	- 12'0" x 11'0"
5	KITCHEN	- 8'6" x 10'6"
6	UTILITY	- 8'6" x 5'0"
7	BEDROOM	- 12'0" x 10'3"
8	TOILET	- 8'0" x 5'3"
9	M. BEDROOM	- 15'10" x 11'3"
10	DRESS	- 8'6" x 5'6"
11	TOILET	- 8'0" x 5'3"



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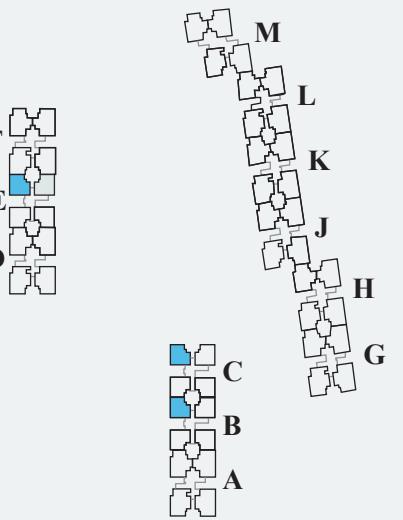


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TYPE-2A (2 BHK UNIT)		
SUPER BUILT UP AREA		
sqm.	sqft.	
121.70	1,310	
CARPET AREA		
sqm.	sqft.	
84.43	909	

LEGEND		
1	FOYER	- 9'0" x 5'0"
2	LIVING	- 19'6" x 11'0"
3	BALCONY	- 5'0" x 10'10"
4	DINING	- 12'0" x 11'0"
5	KITCHEN	- 8'6" x 10'6"
6	UTILITY	- 8'6" x 5'0"
7	BEDROOM	- 12'0" x 10'3"
8	TOILET	- 8'0" x 5'3"
9	M. BEDROOM	- 15'10" x 11'3"
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SPECIFICATIONS

STRUCTURE

- Seismic zone II compliant - RCC structure

PLASTERING

- All internal walls smoothly finished and painted

FLOORING

- Good quality Vitrified tile flooring in living and dining of all flats
- Laminated wooden flooring in the master bedroom and vitrified tiles flooring in other bedrooms
- Vitrified tiles in the kitchen of all flats
- Ceramic tiles in toilets, balconies and utility area.
- Granite/marble flooring in the ground floor lift lobby and vitrified tiles in lift lobbies of all the floors

TOILETS

- Ceramic tile dado in all toilets
- EWC and health faucet for all the toilets
- Washbasin with granite countertop in all toilets except in common toilet
- Toughened glass shower partition in master bedroom toilet only
- Single lever shower mixer in all showers and single lever mixer for all washbasins

DOORS

- All doors are made of engineered wooden door frames and shutters
- UPVC sliding doors with mosquito mesh for living to balcony and bedroom to balcony

WINDOWS:

- UPVC sliding windows with mosquito mesh

KITCHEN

- Granite platform with stainless steel sink & drain board
- 2 ft. (0.6 m) dado above platform area with ceramic glazed tiles
- Provision for water purifier in kitchen
- Provision for washing machine in utility area

PAINTING/POLISHING

- Interior: plastic emulsion paint
- Exterior: textured/acrylic emulsion paint
- Enamel painting for MS grill/railings

PLUMBING

- Good quality CP fittings
- Green rated; lead free PVC drainage & storm water pipes
- Dual piping system - fresh water in shower/washbasin/toilet faucet/kitchen and recycled treated water for toilet flushes

ELECTRICAL

- TV, telephone, networking and electrical AC points in all bedrooms & living area
- Good quality electrical wires and switches
- Provision for ceiling fan points in living, dining and all bedrooms
- Connected power load 2 BHK - 5 kw and 3 BHK - 6 kw
- 100% power backup of allocated power with DG capacity arrived at a diversity factor of 2.0

LIFT

- 2+1 - Passenger and Service lift in the building

TELEPHONE AND NETWORK

- FTTH - fibre to the home - data & voice connection
- Internal telephone cabling/wiring in all apartments

SAFETY AND SECURITY

- CCTV surveillance at access controlled entry, exit, lift lobbies, lifts and common areas
- Project is designed to detect and fight the fire incidents as per National Building Code 2016

OTHERS

- Rainwater harvesting system as per municipal guidelines
- Sewage treatment plant is provided and treated water is connected to all flushing cisterns
- Piped gas up to utility of all flats

SENSE AND SUSTAINABILITY

THE SCIENCE OF SUSTAINABLE LIVING

From materials of construction to the design of pathways, roads, civic facilities and gardens - every decision is arrived at through a passion to create the most elite residential areas in all of Bengaluru. Our projects are value-engineered to function efficiently and stand the test of time.

VEHICULAR NETWORK

Carefully planned primary vehicular access system designed articulately to remain functional for decades.

ELECTRICAL AND TELECOMMUNICATION NETWORK

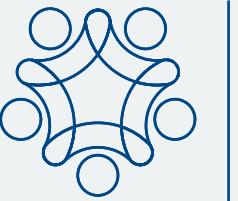
All electrical and telecommunication services are below ground. A network of underground fibre-optic cables ensures easy maintenance and reparation.

SEWAGE TREATMENT PLANT

We have understood the need of the hour & have installed a sewage treatment plant (STP) for recycling water for non-drinking purposes. This will be used only for flushing in all toilets, landscaping and gardening. Additionally, we have an organic waste converter.



Artistic impression



THE **ADARSH** LIFE

The Adarsh Life. It's reflected in every single thing we undertake. Our development, architecture, spaces, and our commitment. For 34 years, Adarsh has delivered exceptional properties that offer the best of comfort and the finest of facilities. Across generations, old and new Bengalureans have come to love us for the fulfilling lifestyle our spaces provide, and for the one promise we never fail to uphold - The Adarsh Life.



**34 Years of
Experience**



**23+ Projects
Completed**



**8,000 +
Happy Owners**



**19+ Million sq.ft.
Transformed**



**10+ Awards &
Honorable Recognitions**

OUR COMPLETED PROJECTS



Adarsh Palm Retreat



Shot at location



PALM
MEADOWS



Shot at location



ADARSH
RHYTHM



Shot at location



Sales Lounge: Park Heights, Gunjur,
Varthur Hobli, Bengaluru East - 560 087, India
63649 21355 | sales@adarshdevelopers.com

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