



**AISHWARYAM**  
**TRANQUIL**

2 & 3 BHK Boutique Luxury Apartments  
Akshaya Nagar, Off Bannerghatta Road

a Venture of



**AISHWARYAM CONCEPT HOMES**

# WHO WE ARE

We are a group of professionals having a rich experience in construction, Technology, Marketing and project management. Ensuring that the customers get the best of lifestyle at any given time, we promise and ensure perpetual happiness with the adoption of best policies and practices with timely deliverables. We build the finest quality living spaces and what we do now echoes in eternity.

From taking luxury to new heights of superiority to redefining the quality and technology implemented in every project, Aishwaryam wishes to be known as the premium residential developer with a conscience.

 AISHWARYAM CONCEPT HOMES





AISHWARYAM TRANQUIL

# THE FUTURE STARTS TODAY

In every walk with nature, one receives far more than one seeks and here is an opportunity to come home to a space that will have you living in the midst of nature. **Aishwaryam Tranquil** is an exclusive set of 24 boutique luxury apartments with 2 & 3 BHK units designed to be the perfect abode that brings to each home a slice of Nature and modern architecture. Set within the pristine lush green surroundings of Akshaya nagar, off Bannerghatta road, Bangalore south, the Project is well connected to major IT Corridors, Shopping malls, International Schools, Hospitals and entertainment zones.



“ YOU WILL  
FEEL RIGHT  
AT HOME ”



# GROUND FLOOR PLAN

11TH 'A' MAIN ROAD



WALKWAY ENTRANCE

Ramp to basement

KIDS PLAY AREA

7TH CROSS

<b>FLAT - 1</b>	<b>FLAT - 2</b>
1105 sq.ft.	1210 sq.ft.
2 BHK	2BHK
WEST	NORTH

<b>FLAT - 3</b>	<b>FLAT - 4</b>
1459 sq.ft.	1070 sq.ft.
3 BHK	2BHK
NORTH	EAST

<b>FLAT - 5</b>	<b>FLAT - 6</b>
1120 sq.ft.	1350 sq.ft.
2 BHK	3BHK
EAST	EAST

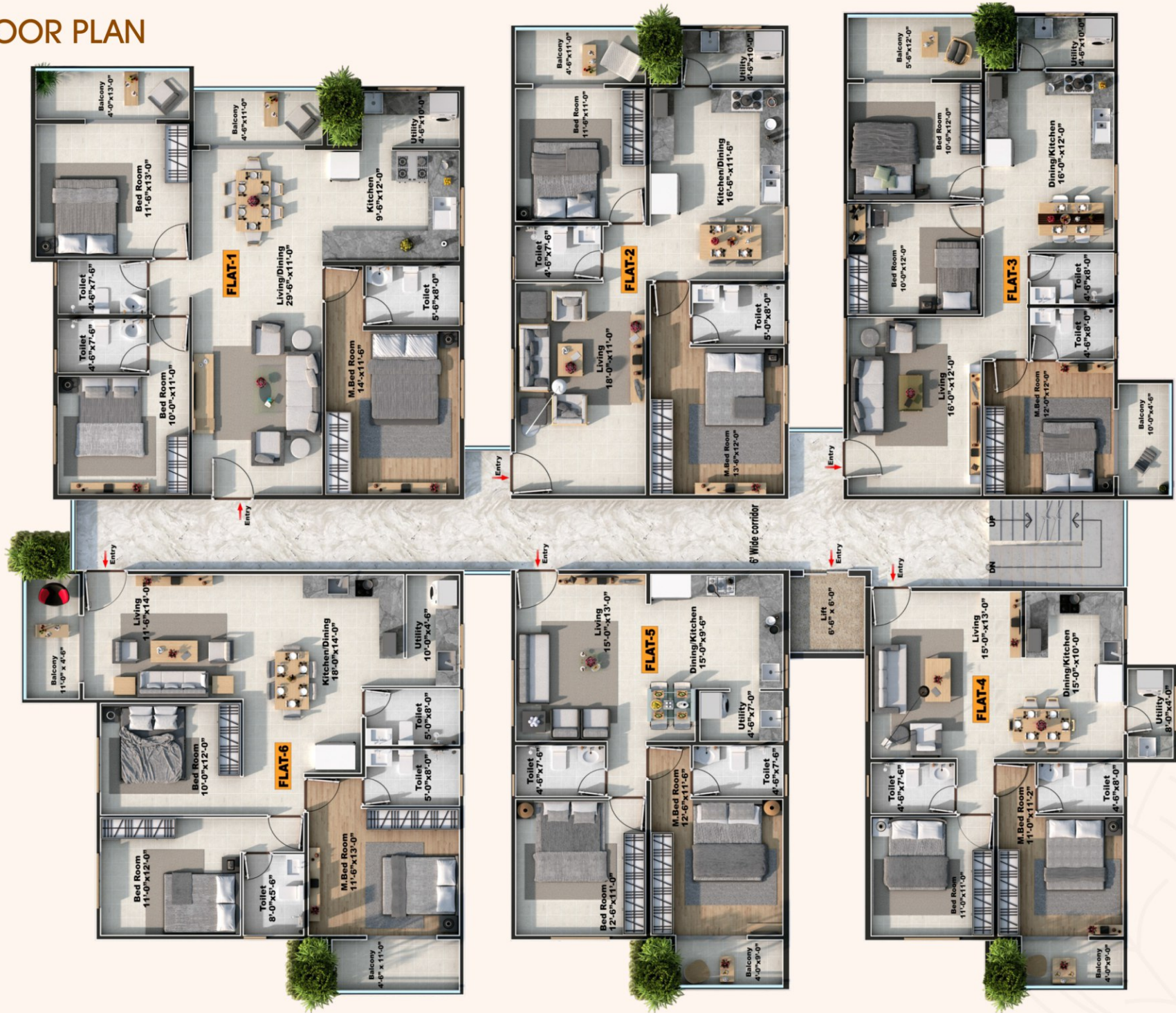


# TYPICAL FLOOR PLAN

<b>FLAT - 1</b>	<b>FLAT - 2</b>
1597 sq.ft.	1210 sq.ft.
3 BHK	2BHK
WEST	NORTH

<b>FLAT - 3</b>	<b>FLAT - 4</b>
1459 sq.ft.	1070 sq.ft.
3 BHK	2BHK
NORTH	EAST

<b>FLAT - 5</b>	<b>FLAT - 6</b>
1120 sq.ft.	1558 sq.ft.
2 BHK	3BHK
EAST	EAST



FEATURING THE BEST OF **AMENITIES**  
EXTENDING AN UNCOMMON WAY OF LIFE



**FULLY FUNCTIONAL GYM**



**KIDS PLAY AREA**



**OPEN PARTY AREA**



**TERRACE GARDEN**



**LANDSCAPING AROUND THE APARTMENT**



# SPECIFICATIONS



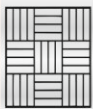
## STRUCTURE

- RCC framed structure
- Solid block masonry with 6" external walls and 4" internal walls.
- Plastering
- Internal double coat finish with lime rendering and External sponge finish.



## DOORS & WINDOWS

- **Main Door:** Teak Wood frame and BSL Veneer shutters.
- **Internal Doors:** Superior quality Sal wood frame with Pre molded skin doors for inside with premium fittings.
- **Windows:** UPVC windows with safety grill and glass panels. Option for mosquito net.



## FLOORING

- Double charged premium vitrified flooring for Living, dining, Bedrooms and Kitchen.
- Antiskid Ceramic Tiles for Balconies, Bathroom and Utility



## KITCHEN

- Premium granite platform with Stainless steel sink & drain board
- 2' height wall tiles above cooking platform



## TOILET FITTINGS & ACCESSORIES

- Ceramic wall tile dodo up to ceiling level
- White Jaquar / Hindware sanitary fittings
- Jaguar make or equivalent CP fittings



## ELECTRICAL

- Modular switches of Havells or equivalent make
- Fire resistant electrical wires of finolex I Havells



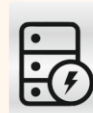
## PAINTING

- Interior - Premium emulsion
- Exterior – Premium Weather proof Emulsion / textured paint.
- Satin enamel for the window grills.



## ELEVATOR

- Auto door 6 passenger elevator of Johnson / equivalent make.



## POWER BACKUP

- Power Backup for Corridors and all common areas. 3amps power backup for each individual flat.



## SECURITY

- CCTV Surveillance
- 24/7 round the clock security with Intercom

# PROJECT PROXIMITY & HIGHLIGHTS

## SHOPPING & ENTERTAINMENT

- TATA Star Market
- Reliance Hypermart
- Royal Meenakshi mall
- Bangalore Central, Bannerghatta road
- Vega mall
- Gopalan Innovation Mall

## SUPER SPECIALTY HOSPITALS

- Apollo Hospitals
- Fortis Hospitals
- Jayadeva Cardiology
- Nano Hospitals

## EDUCATIONAL INSTITUTIONS

- IIM Bangalore
- BGS National Public school
- Christ academy
- AECS Maruthi magnolia School

## UPCOMING METRO STATION

- Hulimavu Metro Station - 2.5 km

## OTHER MAJOR RESIDENTIAL COMMUNITIES

- DLF Westend Heights
- Hiranandani Club Meadows
- Prestige Song of the South
- SNN Raj Serenity



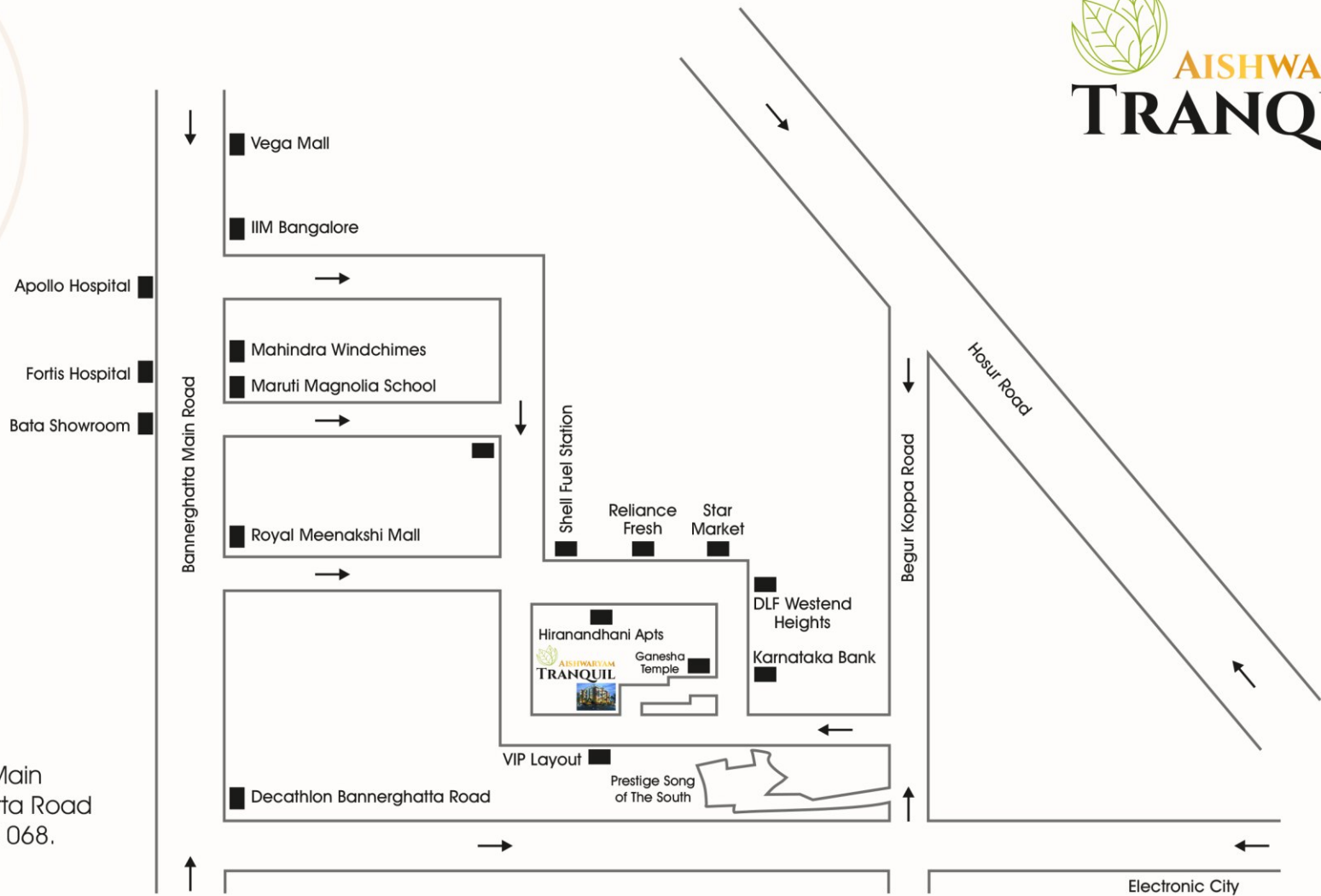
ELEGANT IN THE DETAILS

**YOUR HOME**  
should **TELL THE STORY**  
of **WHO YOU ARE,**  
and be a collection of  
**WHAT YOU LOVE**





# AISHWARYAM TRANQUIL



### Site Address:

No.88, 89, 7th Cross, 11th Main  
Akshaya Nagar, Off. Bannerghatta Road  
Begur Hobli, Bangalore - 560 068.

a Venture of

**AISHWARYAM CONCEPT HOMES**

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Design & Print By :

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