

DEVELOPER



www.fireluxur.com

FIRE Luxur Developers Pvt. Ltd. is a unique attempt at creating a real estate development organization with high levels of integrity and professionalism. The organization draws its strength from a highly qualified and vastly experienced team of professionals bringing together the best practices of various industries going beyond real estate. FIRE Luxur intends to create world-class housing solutions based on the best technology platforms available while keeping 'customer delight' at the center of all its efforts.

FDI FUND



www.firecapital.com

FIRE (First Indian Real Estate) Capital Fund is a pioneering Indian real estate centric private equity fund that has created several joint venture companies across the country to deliver a total built-up area of approx. 50 million sq. ft. Under the leadership of its Founder & CEO, Mr. Om Chaudhry, FIRE Capital Fund makes investments in SUVs (Satellite Urban Villages) – development ventures of large integrated format, with residential verticals of mixed use, which go into creating self-contained communities. It has to its credit 5 large integrated townships projects viz. The Empyrean, Nagpur; Silver Springs, Indore; The Empyrean, Bangalore; IndiCity, Jaipur and Kanopus, Chennai. FIRE Capital has been conferred many prestigious awards including NDTV Property Awards and CNBC Real Estate Awards for its various projects.



PARTNERS



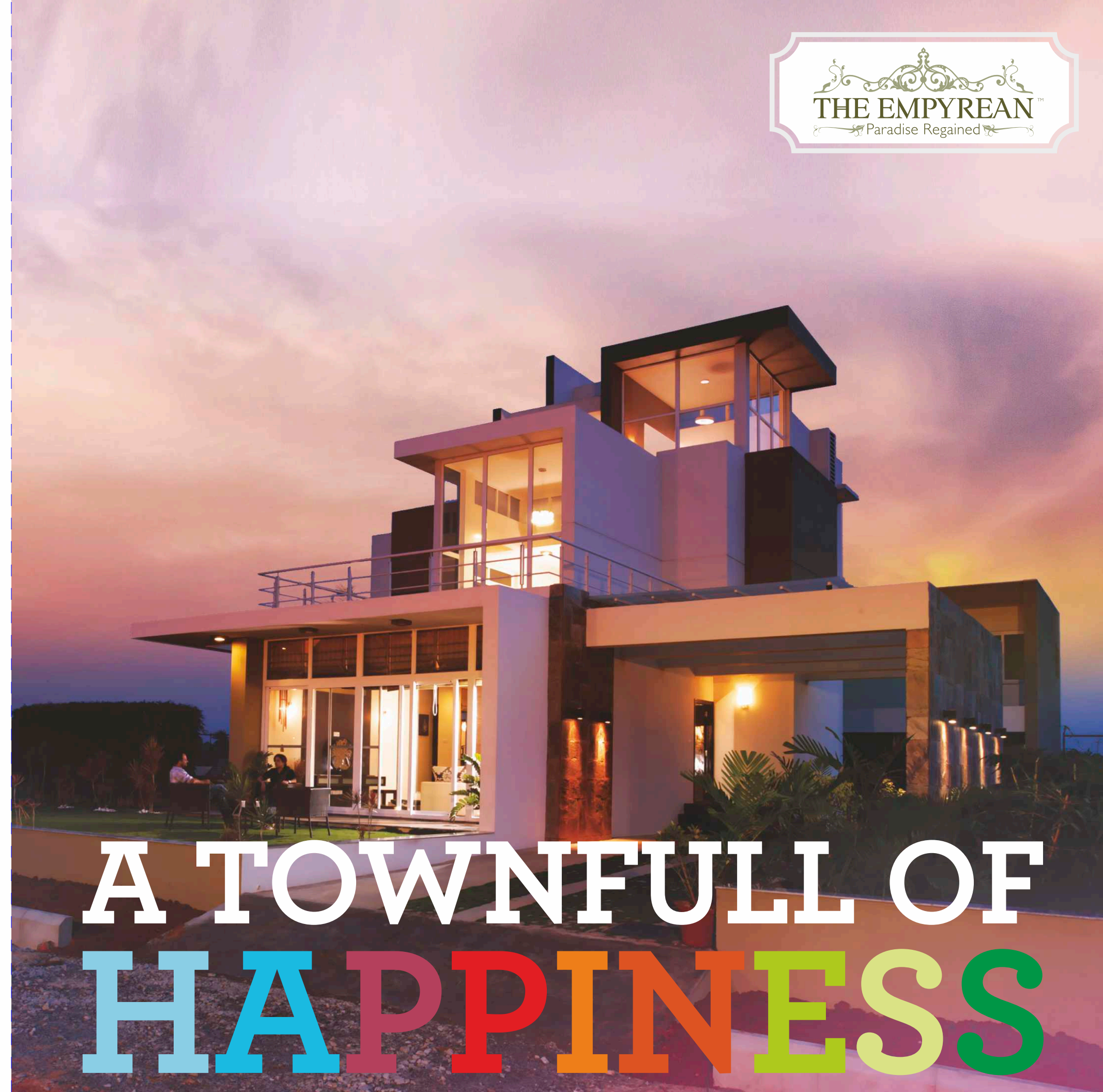
FIRE Luxur Developers Pvt. Ltd.

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Visit: www.the-empyrean.in | [YouTube](https://www.youtube.com/channel/UC...) /TheEmpyreanBangalore

Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the concepts, layouts, plans, dimensions, elevations etc. without prior notice or information.



A TOWNFULL OF HAPPINESS

THE EMPYREAN™
Paradise Regained

Bengaluru's first
truly integrated suburban township with all amenities

Spread over 230 acres with 100 acres of
open/green spaces

Surrounded by 212 acres green reserve and water bodies

Master planned by world's second largest
architectural firm - Aedas

Good connectivity to key locations like, Whitefield, ORR,
Sarjapur, Hoskote, Electronic City and Hosur

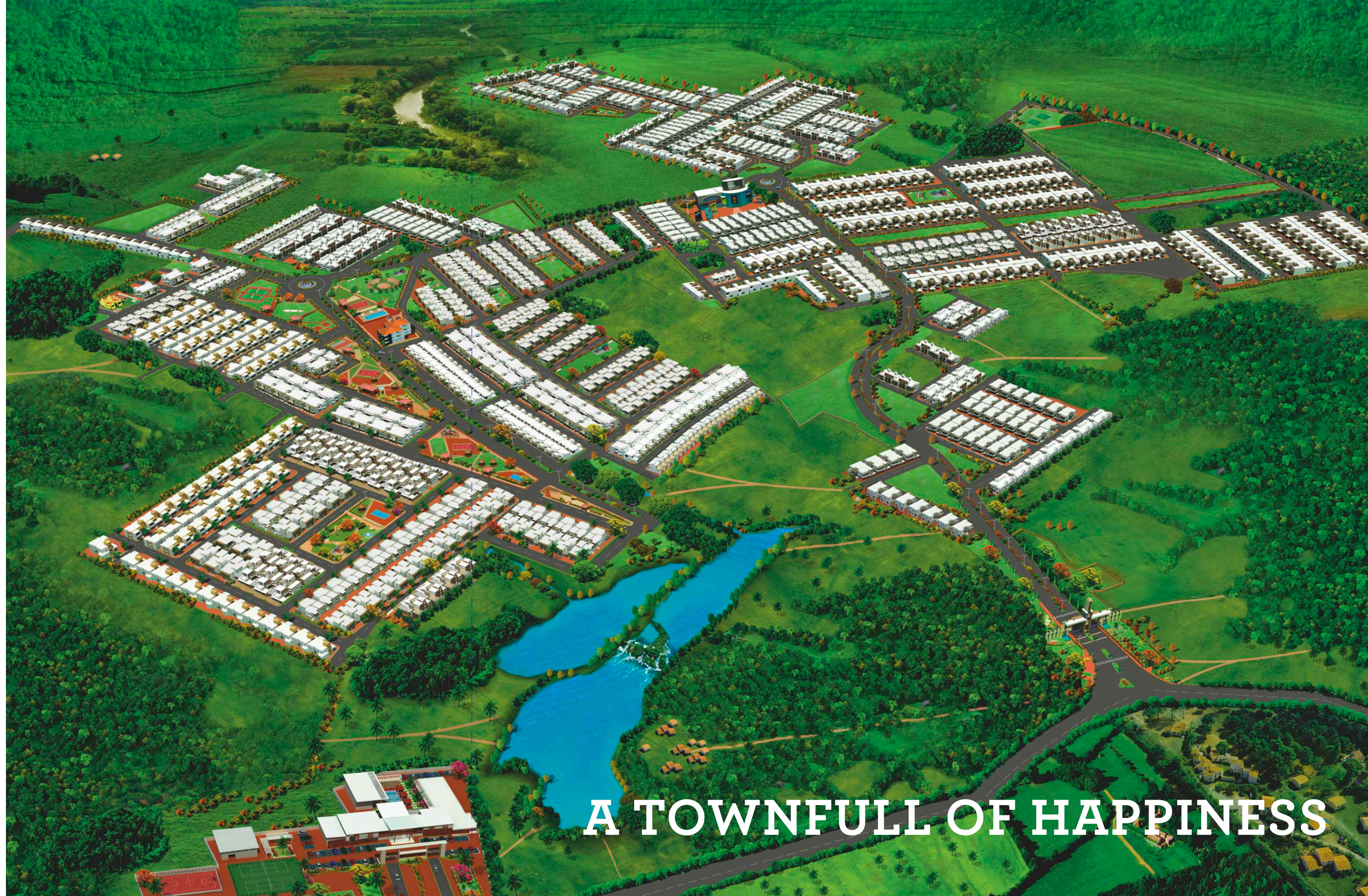
30 mins drive from Whitefield and Sarjapur

Well thought-out & designed low-rise
living options – Row Houses & Villas

Direct access from NH-207

Eco-friendly living through rain water harvesting,
waste management and solar heating

Over 700 families already part of this
vibrant community



A TOWNFULL OF HAPPINESS



The Empyrean is envisioned to create a joyous community of like-minded people who appreciate luxurious living amidst nature's beauty and pollution free surroundings. It is Bengaluru's first truly integrated suburban township of Row Houses and Villas spread across 230 acres of sprawling land. The township puts a lot of emphasis on simplifying life by bringing to you the comforts of modern living in a community environment where happiness is pursued in every square foot. Come and experience how it feels to be a part of A Townfull of Happiness.



Community Living

Fly a kite, do barbeque picnics in the open, or just up your feet and enjoy the calm of the beautiful surroundings. The Empyrean provides for many idyllic opportunities to live and enjoy special moments with your family, friends and your extended community. What can be better than enjoying life in a vibrant community of like minded people in a beautiful natural surrounding with all the luxurious amenities all around! When your kids grow up in such a conducive environment, it can only help them become socially conscious and responsible individuals.

AN INTEGRATED TOWNSHIP SPREAD OVER 230 ACRES, ADJACENT TO A 212-ACRE GREEN RESERVE



Rustic Living

An architectural language that befits a township character, celebrating all the positive connotations of country living. We have captured all these in the central architecture and landscape design theme of 'Rustic Living' at The Empyrean. Now it's time to treat yourself to some old world charm and rediscover the joys of staying in a close-knit community. And relish the value of cooperation all over again.

Eco-Living

The Empyrean is planned to be an eco-living society with conservation and planning initiatives such as rain water harvesting, water table recharging, water treatment plant, solid waste disposal and sewage treatment plant.

Eco Facts

- ~ Built up area : green space - 10 : 8
- ~ 100 acres of green/open space including 20 acres of parks
- ~ Over 5000 trees within the township
- ~ More than 200 acres of green reserve adjoining the township

Aedas - The Master Planners

The second largest architectural practice in the world, Aedas delivers international standards of design to local markets and provide the highest quality design solutions. The award winning firm with 1400 employees and 12 global offices, are the master planners for The Emyrean.

The Emyrean Bangalore is designed to create a true community living township where its residents can live, play and relax; a true haven to escape from the hectic life of the city. Designed with pedestrians in mind; streets, neighbourhood squares and parks are an extension of the residents' homes - a safe and inviting place to spend quality time with friends, family and neighbours.



INVESTMENT COUNCIL HEADQUARTERS, ABU DHABI
A landmark building designed by Aedas

Thoughtful Planning

The master plan of the township is designed to provide wider access roads, large open spaces and lush green parks with cycle track and pedestrian pathways around them. The amenities are considerably spread out across the township and include neighbourhood retail, shopping centre, clinics, amphitheatre, swimming pool, community centre, finger parks, pocket parks, badminton courts, basket ball court and multi-purpose court. These amenities enhance the community living experience which is the core vision of the township.

- ~ Less than 8 villas per acre making room for plenty of open space
- ~ Beautifully landscaped parks with outdoor sports facilities
- ~ Each villa with private terrace and landscaped area in front and back
- ~ Optimum space utilization thereby larger carpet area
- ~ Spacious parking area with every villa
- ~ Most villas with servant quarters



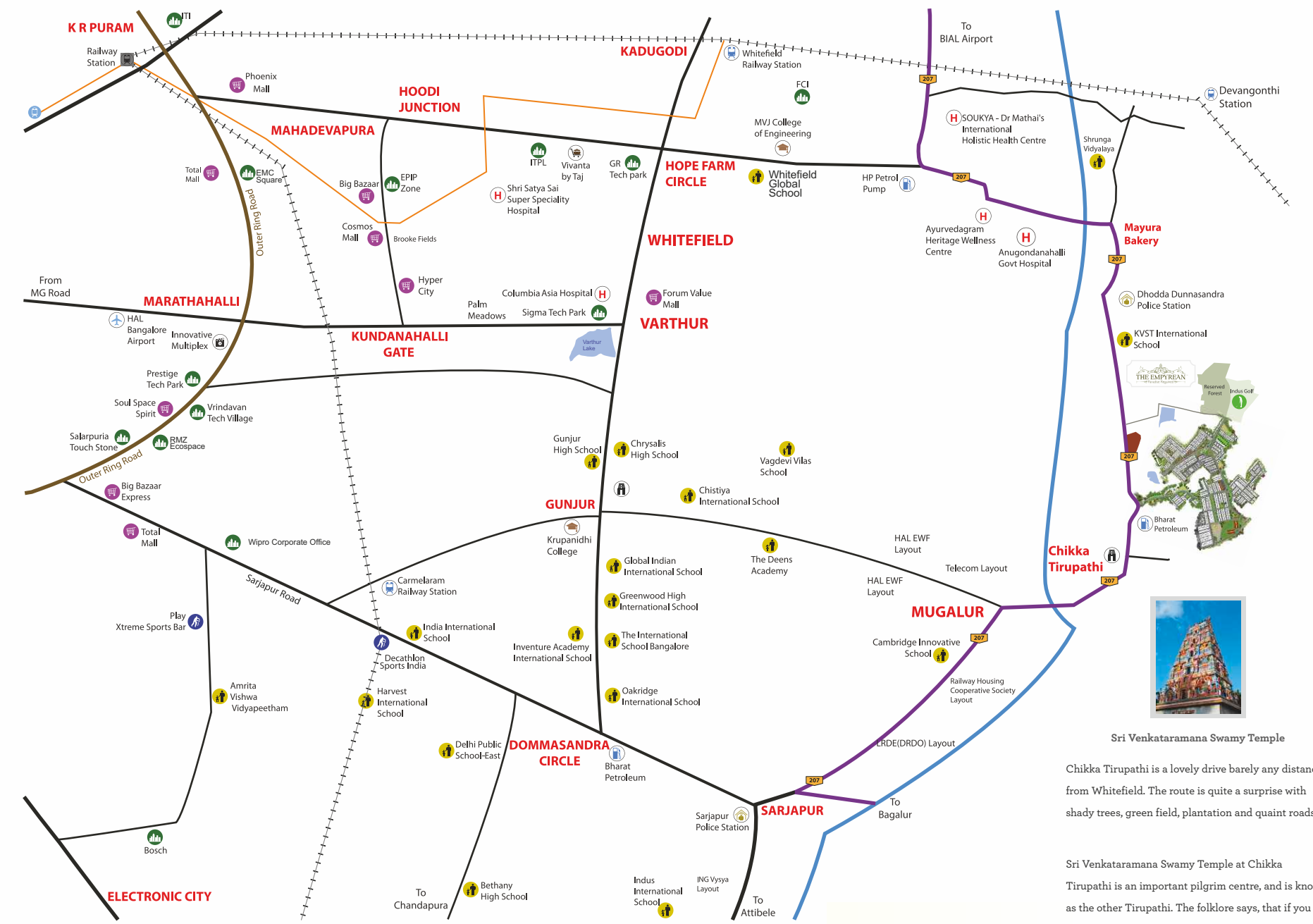
Actual Site Image

Master Layout Plan



Location Map

Map Not to Scale



Legend

- Proposed Metro Route
- National Highway 207
- Proposed Satellite Ring Road
- Outer Ring Road

Key Distances

Bengaluru International Airport	56 km
Whitefield Railway Station	19 km
Marur Railway Station	14 km
Sarjapur	12 km
Hoakote	24 km

Source: Google Maps & Web



EXCITING 3 & 4 BHK VILLA OPTIONS IN LOW-RISE, LOW-DENSITY DEVELOPMENT

VILLA CORONA



- 4 Bedrooms, a home theatre room, servant quarters, parking space for 5 cars (2 covered)
- Jacuzzi, lap pool (by choice), sit out areas and greenery around
- Super built up area of 6875 sq. ft. (land area 5232 sq. ft.)

VILLA AURORA



- 4 Bedrooms, servant quarters, parking space for 4 cars (2 covered)
- Large sit out areas and greenery around
- Super built up area options of 4956 sq. ft. & 5122 sq. ft.

VILLA ATHENA



- 4 Bedrooms, large family room, servant quarters, covered parking space for 2 cars
- Landscaped area, plenty of sit out areas and greenery around
- Super built up area of 5308 sq. ft. (land area 3445 sq. ft.)

VILLA ANTILLA



- 4 Bedrooms, large kitchen, servant quarters, covered parking space for 2 cars
- Landscaped area, plenty of sit out areas and greenery around
- Super built up area of 4506 sq. ft. (land area 3014 sq. ft.)

VILLA GRACIA



- 4 Bedrooms, open kitchen, pooja room, separate servant toilet, covered parking space for a car
- Landscaped area, plenty of sit out areas and greenery around
- Super built up area of 3056 sq. ft. (land area 1808 sq. ft.)

VILLA AURELIA



- 3 Bedrooms, open kitchen, pooja room, separate servant toilet, covered parking space for a car
- Landscaped areas, plenty of sit out areas and greenery around
- Super built up area of 2646 sq. ft. (land area 2325 sq. ft.)

VILLA SERENO



- 3 Bedrooms, large family room and terraces, private deck, separate servant toilet, covered parking space for a car
- Landscaped areas, plenty of sit out areas and greenery around
- Super built up area of 2807 sq. ft. (land area 2153 sq. ft.)

VILLA HARMONIA



- 3 Bedrooms, large family room, pooja room, servant quarters, covered parking space for a car
- Landscaped area, plenty of sit out areas and greenery around
- Super built up area of 3603 sq. ft. (land area 2325 sq. ft.)

VILLA FLORIA



- 3 Bedrooms, open kitchen, powder room, separate servant, toilet covered parking space for a car
- Landscaped areas, plenty of sit out areas and greenery around
- Super built up area options of 2197 & 1595 sq. ft. (1595 sq. ft. option does not have terrace access)

VILLA PRISTINO



- Row house with 3 Bedrooms, a study alcove, separate servant toilet, covered parking space for a car
- Plenty of space in front and back for private use
- Super built up area of 2303 sq. ft. (land area 1615 sq. ft.)

HUNDRED ACRES OF OPEN/GREEN SPACE



Perspective View of Main Entrance

THE EMPYREUS CLUB

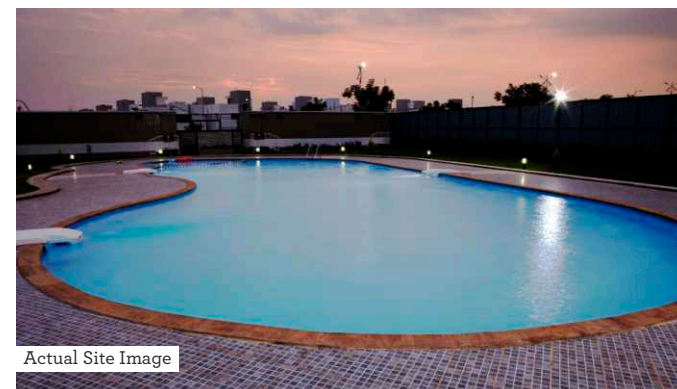


The Club House at The Empyrean township, named The Empyreus, is one independent facility with virtually everything you would ever need to enjoy a relaxing time with friends and family. Spread over an area of 50,000 sq. ft., the club have something for everyone - fine dining to sports facilities and entertainment lounge.



Actual Site Image

The Empyrean is an expression of nature living in harmony with human inhabitants. While the villas at The Empyrean are the ultimate in comfort and convenience, the spaces around them are designed to soothe your senses with serene expanses of green, punctuated with aesthetically landscaped flora.



Actual Site Image



Actual Site Image

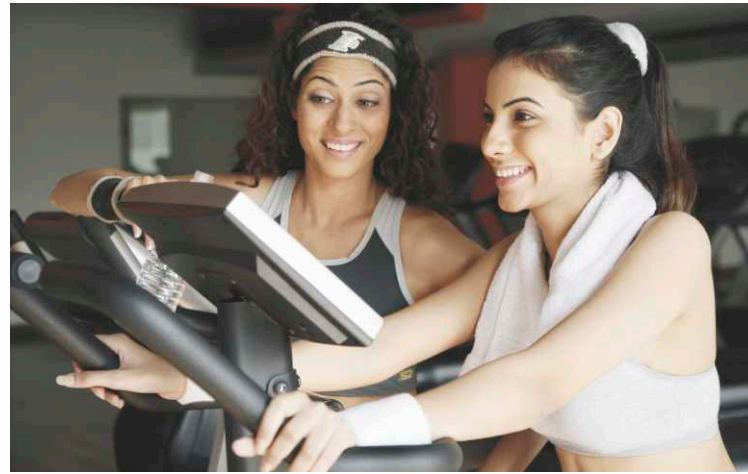


Perspective view of The Empyreus Club House



SPORTING FACILITIES

- ~ Tennis Courts. Badminton Courts.
- ~ Squash Court. Volley Ball Court.
- ~ Basketball Court. Swimming Pool.
- ~ Gym. Skating Rink. Children's Play Area.
- ~ Multi-purpose Court.
- ~ Cycle Track.



MY COMMUNITY. MY PRIDE.



LIFE @ THE EMPYREAN

Life changes for good when you move in to The Empyrean. Apart from the multiple avenues of recreation which you will find inviting all the time, one of the most significant aspects of this luxurious township is its community. Discover a whole new life with the most sensible people around. Enjoy the company of your neighbours who share your love for the environment, the value of co-operation and above all perspectives about living a happy and meaningful life.

