
A COMMUNITY FOR CONNOISSEURS





Building from the heart

P R E S E N T I N G



VAISHNAVI
PREMIERE

ST. JOHN'S ROAD, BENGALURU

DESIGNED FOR THE NEW-AGE STAR

They are the shining stars in the firmament of the city. The patrons of art and connoisseurs of the finest things in life. Those who appreciate nuance in art as much as they do the latest trends in technology or the economy. And they come from all walks of life.

One will find them among the entrepreneurs. The opinion makers. The professionals admired for their expertise. The industry captains. The veritable cream of the crop.

Vaishnavi Premiere is an ode to them. A place they will be proud to call home.

LIFE IN THE HEART OF THE GARDEN CITY

The city will know where you live.

The Central Business District is home to several success stories. It has witnessed the rise of Bengaluru and has always been a part of the city's history.

You will call this home.

LOCATION



A GLIMPSE INTO THE LOCALITY

Schools & Colleges

St. Germain's Academy - 1.5 km

St. Aloysius School - 1.5 km

Seventh Day Adventist School - 2 km

St. Joseph's Boys High School - 3 km

St. Joseph's Indian Institutions - 4 km

Bishop Cotton Boys School - 4 km

Baldwin Boys High School - 4 km

Commercial Spaces

RMZ Millenia - 2 km

Vaishnavi Union 29 - 3 km

ITC Infotech - 3 km

Vaishnavi Icon - 4 km

RMZ Infinity - 6 km

Hospitals

Lakeside Medical Centre - 500 m

Santosh Hospital - 2.5 km

Bhagwan Mahaveer Jain Hospital - 3 km

Fortis Hospital - 3 km

Sparsh Hospital - 4 km

Mallya Hospital - 4 km

A GLIMPSE INTO THE LOCALITY

Malls & Shopping Centres

Commercial Street - 1 km
MG Road - 2 km
Bangalore Central Mall - 2 km
1MG - Lido Mall - 2.5 km
Garuda Mall - 2.5 km
Brigade Road - 2.5 km
UB City - 4 km
Orion Avenue - 4.5 km

Leisure

Ulsoor Lake - 500 m
Conrad Bengaluru - 2 km
Taj MG Road - 2.5 km
The Oberoi - 2.5 km
Bowring Institute - 3 km
The Ritz-Carlton - 4 km
J W Marriott - 4 km
Bangalore Club - 5 km

Metro Stations

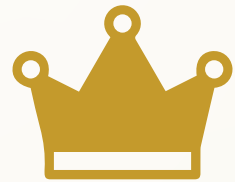
MG Road Metro Station - 2 km
Trinity Metro Station - 2 km

Railway Stations

Bengaluru East Railway Station - 3 km
Bengaluru Cant. Railway Station - 4 km



DESIGNED TO MAGNIFY LIFE



35 exclusive residences
for the select few



Impressive
iconic elevation



G+12 storeyed
tower



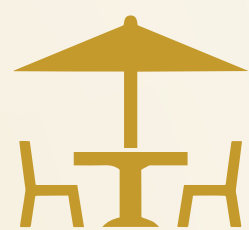
Spacious
floor plans



Large balcony
decks



Panoramic views
in all directions



Terrace with
extensive amenities



Opulent & masterful
finishes



VAISHNAVI
PREMIERE



VAI

AN ALL-PERVADING AESTHETIC

Art not restricted to walls or mantelpieces.

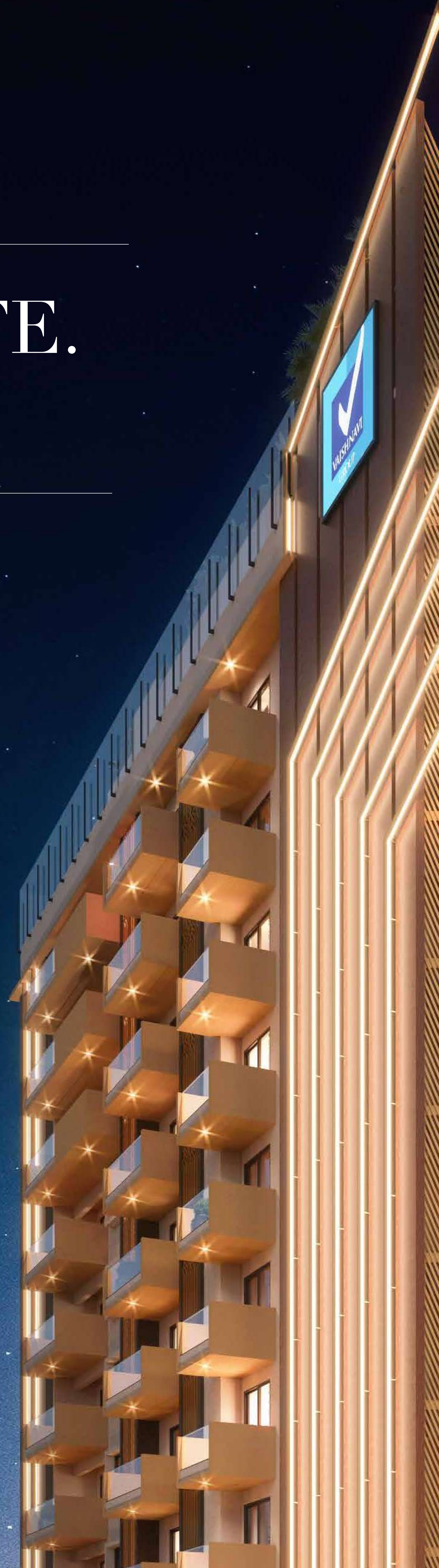
Art, built and crafted with loving attention.

At Vaishnavi Premiere, the emotions that only art can evoke, meet the astounding grandeur of luxury.

And the style of architecture chosen was the very epitome of opulence: Art Deco.

This is evident in the rich embellishments, the towering wedge-shaped façade, the intricate patterns, and other stylized elements conveying glamour which are evenly spread across the project, and in line with the principles of Art Deco.

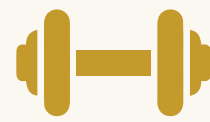
THE EXQUISITE.
EVERY DAY.



FEATURES THAT ELEVATE YOUR DAY



Ballroom



Gymnasium



Children's play area



Rooftop infinity
swimming pool



Entertainment deck



Club lounge



Meeting room



Steam room



Terrace yoga deck



Cards room



Indoor games



BIRTH OF AN IDEAL

The first conscious decision we made while designing the homes was to craft them. And crafting is a process of thoughtful value addition.

From the façade to the towering height, from the sheer space to an all-pervading sense of independence, every single feature has been overseen with an eye for rich detail.

Vaishnavi Premiere intends to offer a feeling of an independent home within an apartment. With each floor housing just three residences, the exclusivity presented to the residents is absolute. Moreover, every home possesses an above average floor-to-ceiling height, making for greater space. This coming together of privacy and luxury is a hallmark of the project and has been treated without compromise.

Let us step into the corridors and discover for ourselves what

Vaishnavi Premiere holds in store for us.

MASTER PLAN



TERRACE PLAN



1ST FLOOR PLAN



2ND - 6TH FLOOR PLAN



7TH - 9TH FLOOR PLAN

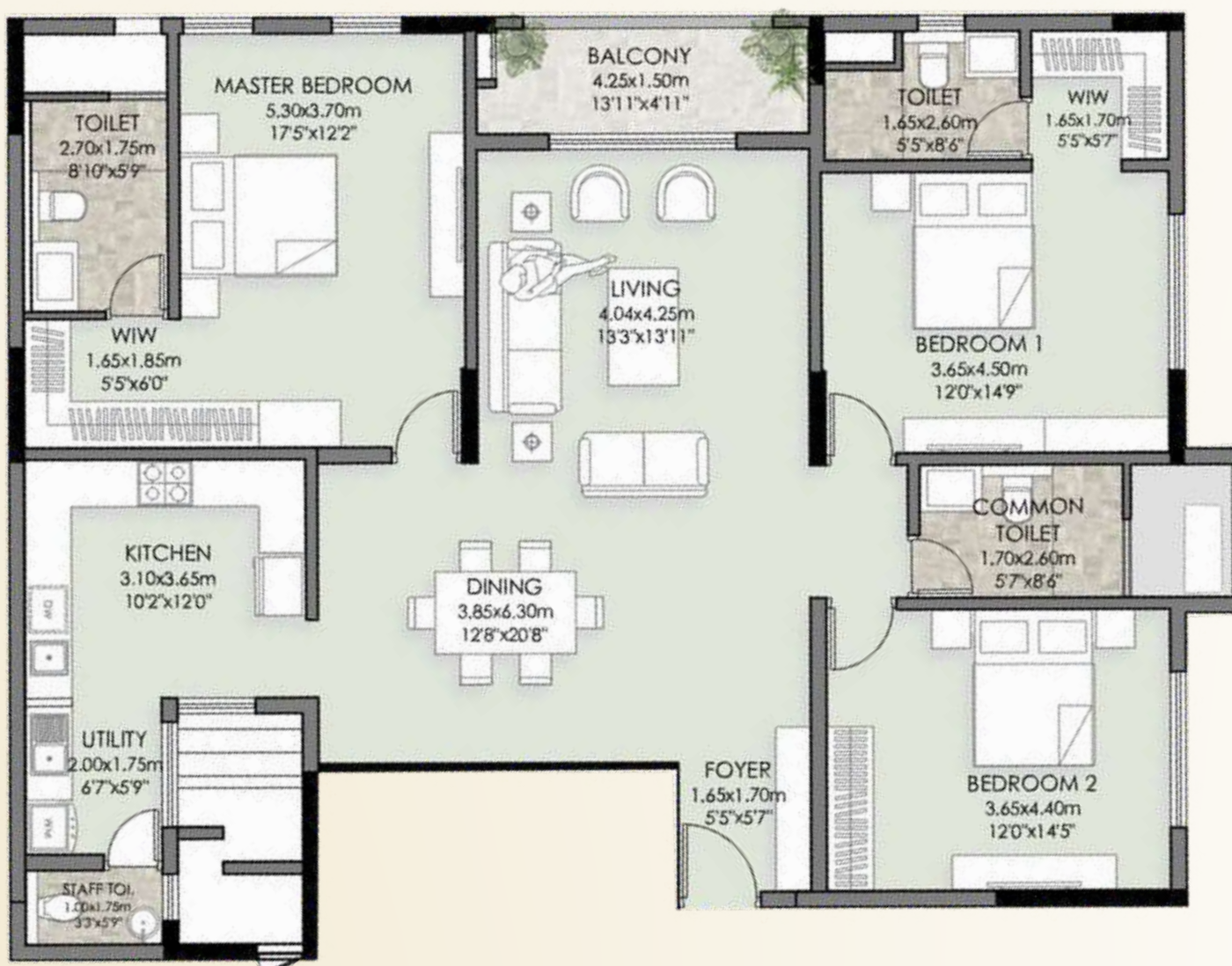


10TH - 12TH FLOOR PLAN



3 BEDROOM TYPE A

1ST FLOOR



BUILT-UP AREA
2332 Sq. ft.

3 BEDROOM TYPE A

2ND - 6TH FLOOR



BUILT-UP AREA
2479 Sq. ft.

3 BEDROOM TYPE A

7TH - 9TH FLOOR



BUILT-UP AREA
2548 Sq. ft.

3 BEDROOM TYPE A

10TH - 12TH FLOOR



BUILT-UP AREA
2643 Sq. ft.

3 BEDROOM TYPE B

1ST FLOOR



BUILT-UP AREA
2475 Sq. ft.

3 BEDROOM TYPE B

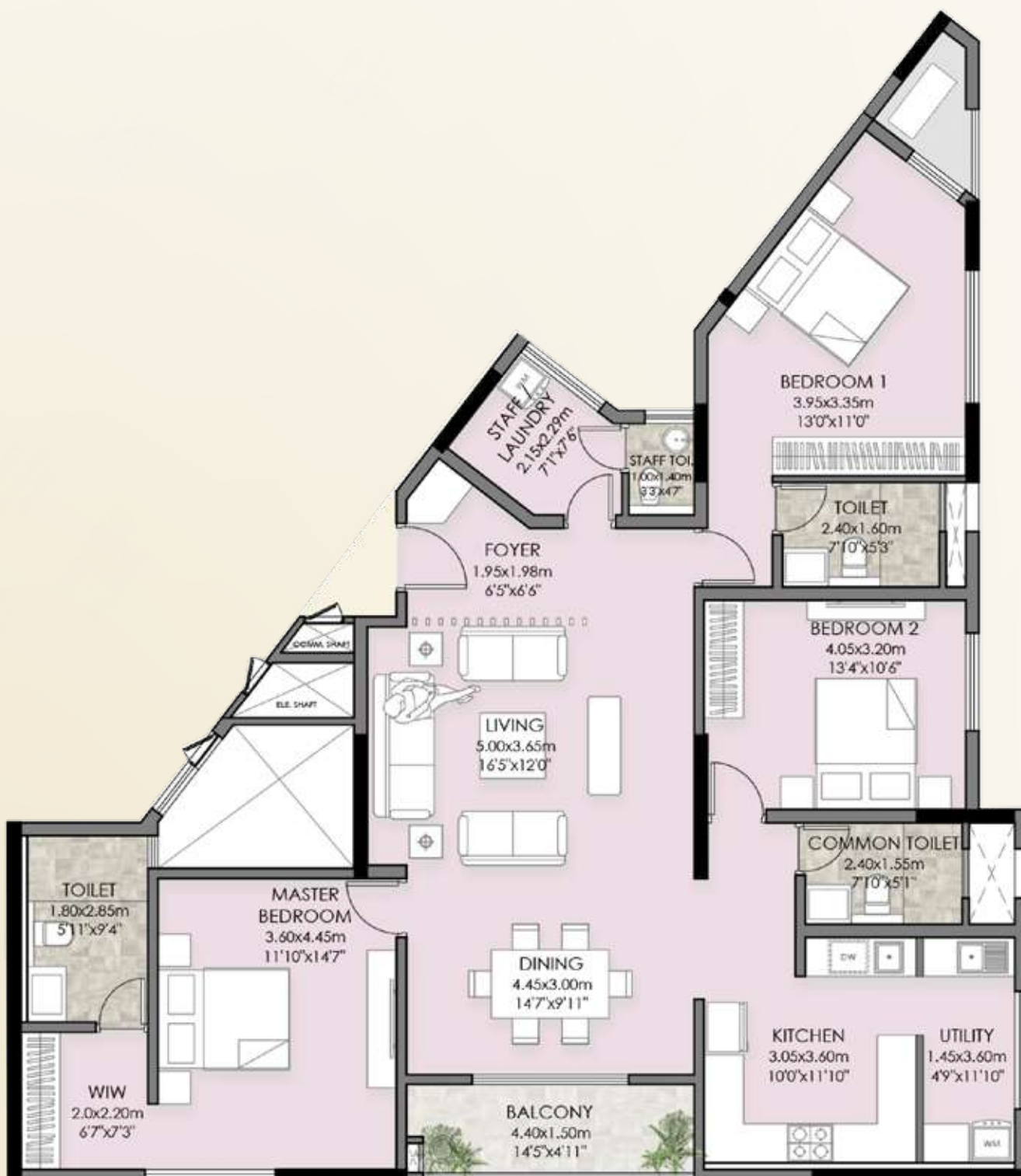
2ND - 12TH FLOOR



BUILT-UP AREA
2881 Sq. ft.

3 BEDROOM TYPE C

1ST FLOOR



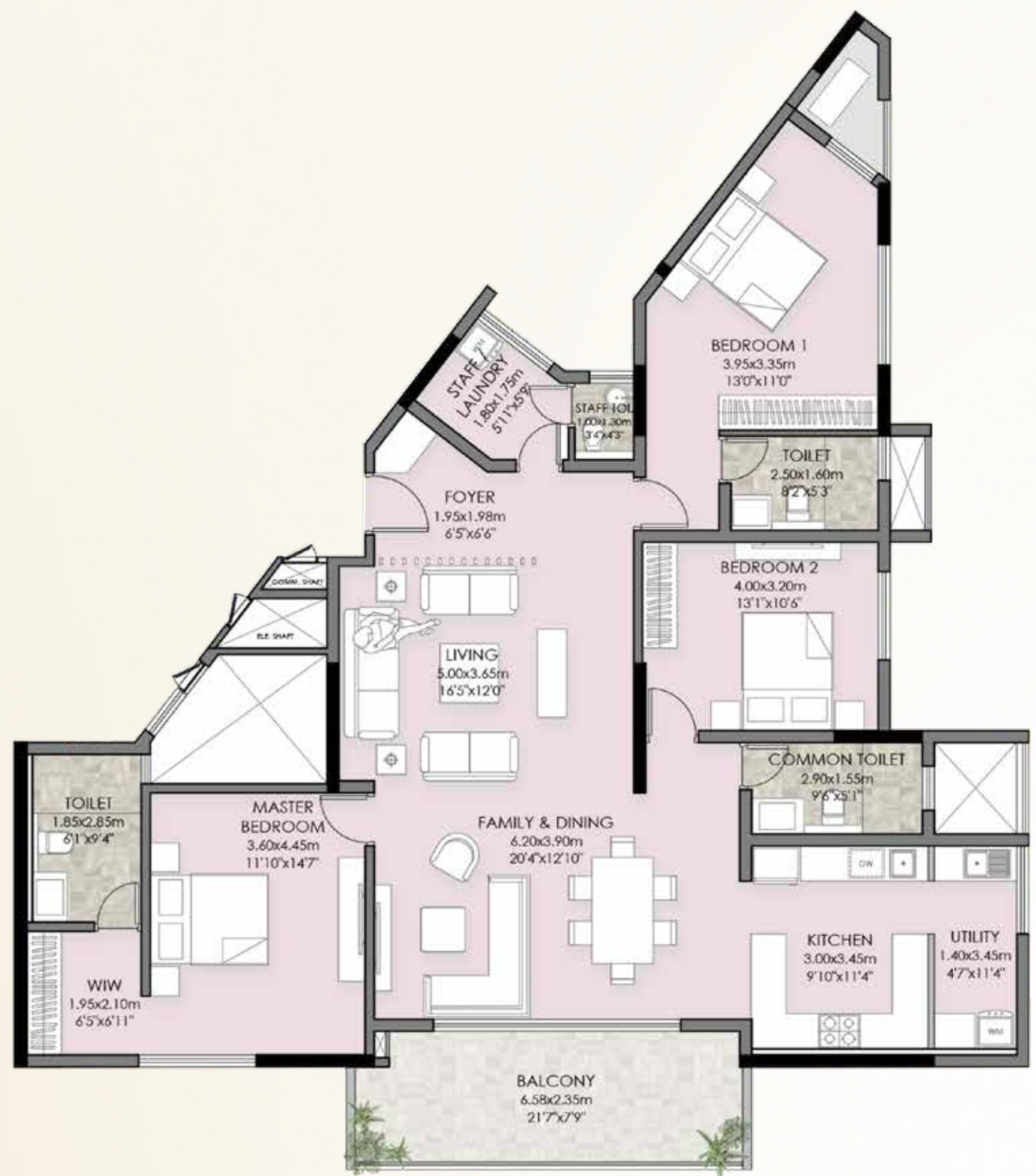
BUILT-UP AREA
2293 Sq. ft.

3 BEDROOM TYPE C

2ND - 12TH FLOOR



BUILT-UP AREA
2590 Sq. ft.



LIFE, MADE
EXQUISITE.



Living Room

PROJECT SPECIFICATION

CIVIL WORKS

SUPER STRUCTURE / SUBSTRUCTURE

Structure: All elements of structure are designed to be earthquake resistant, compliant to SEISMIC ZONE -II. Pile foundation with pile cap for substructure. RCC frame structure with beam, column & slab for super structure.

Internal Walls: 150/100 mm thick solid block masonry in cement mortar 1:6.

Exterior Walls: 200 mm thick solid block masonry in cement mortar 1:6.

PLASTERING

Internal Wall: Cement mortar plastering with smooth lime rendering/gyprock.

External Wall: Cement mortar plastering with sponge finish.

DOORS

Flat Entrance Door: Teak wood door frame, teak wood shutters with polish on both sides.

Bedroom: Teak wood door frame, flush door shutter finished with veneer and polish on both sides.

Toilet: Teak wood door frame, flush door shutter with veneer on one side and laminate finish on the other side.

WINDOWS

All Windows / Doors: Aluminum (Schuco or equivalent) sliding glazed shutters with mosquito mesh shutter & sound insulated balcony doors.

Ventilators: Aluminum openable ventilator

PROJECT SPECIFICATION

FLOORING / SKIRTING

Living, Dining & Family, Common Lobby, GF - Lobby,

Kitchen, Utility: Italian marble flooring.

Bedrooms: Engineered and laminated wooden flooring.

Balcony: Anti skid vitrified tiles.

Main Staircase/Service Staircase: Granite flooring.

All Toilets: Anti skid vitrified tiles.

Basement/Ramp: VDF flooring.

Driveway, Surface car parking: Granite/Grass pavers/Toscana tile as per landscape details.

DADOING

All Toilets: Vitrified tile cladding till false ceiling.

Kitchen: Glazed tile 2 ft. above counter.

Utility: Vitrified tile dado upto 4 ft.

Lift: Italian marble cladding.

FINISHING

Internal Walls & Ceilings: Premium emulsion paint.

Exterior Finish: Granite cladding up to 1st floor roof + exterior emulsion paint + texture paint.

External Corner Area: HPL cladding (1st floor to upto parapet wall top).

Service & Lift Ducts: Cement paint.

Toilet Ceiling: False ceiling - Calcium Silicate.

Cubicle: 10 mm toughened glass partition and door.

DRIFT OFF
IN TRANQUILITY.



Bedroom

PROJECT SPECIFICATION

RAILINGS

Balcony: SS with glass railing as per design.

Service Balcony: MS railing as per design.

Common Staircase: SS railing.

Window: MS grill for windows.

KITCHEN / UTILITY / TOILET

Granite top.

PHE WORKS

Kitchen: Stainless steel sink with single bowl/provision for water purifier, chimney and chimney exhaust.

Utility: Provision for washing machine/stainless steel sink with drain board.

Toilet/Kitchen: CP fittings - Kohler or equivalent make + single lever diverter + OH shower. Sanitary fixtures - Duravit/Kohler or equivalent. CPVC for internal water supply. SWR PVC/low noise (internal) pipe for drainage.

FIRE SYSTEM

Fire fighting and fire protection systems as per NBC norms. Automatic sprinkler system - BF+GF (Club house). Hydrant system - upper floors. Public address fire alarm system - only manual.

PROJECT SPECIFICATION

ELEVATORS

Common Area: Two elevators with passenger capacity of 10 persons each. One service elevator with passenger capacity of 16 persons. Passenger lifts of reputed make with ARD and car interiors with SS finish. Proposed make of lifts: Fujitsu/Schindler/OTIS/equivalent.

SAFETY AND SECURITY SYSTEM

FIRE ALARM SYSTEM

Common Area: Public address manual fire alarm system.

CCTV

Common Area: In common areas, basement floor, ground floor lobby, terrace lobby, terrace common areas, driveways entry and exit points.

PA SYSTEM

Common Area: Fire Alarm System.

IBMS, DTH SERVICE

Provisioned in common area.

VIDEO DOOR PHONE, GAS LINE (GI)

Provisioned in flat.

THE CITY UNFURLS
IN ALL ITS GLORY.



Balcony

PROJECT SPECIFICATION

HVAC PROVISIONS

Living & All Bedrooms: Provision for electrical points, drain pipe and ODU

TV AND COMMUNICATION

Living & All Bedrooms: Provision for TV and telephone points.

GENERAL FACILITIES, AMENITIES AND DEVELOPMENT WORKS

Club House: Multipurpose hall. Indoor games (pool table, TT, carrom, chess).

Gymnasium with multi-gym equipment.

Floor to Ceiling Height: Ground floor - 3.60 mts. Floor 1 to Floor 12 - 3.15 mts.

Water Supply: Centralized water circulation system from borewells, municipal source.

Water Source: Borewell and municipal water.

Water Distribution: OHT with terrace booster pump , flashing HSN system, municipal gravity system.

Water Treatment: Both borewell and municipal water treated to ensure direct usage.

WTP: Adequate capacity of 5 Cum/Hr for WTP.

STP: Adequate capacity of 30.00 KLD of STP.

Drainage System: Dual pipe system connecting to BWSSB sewer line.

Compound Wall: Boundary wall in block work plastered surface with paint.

Hardscape: Combination of paver, granite grass-grids, concrete finish, softscape.

Harvesting: Rainwater harvesting pit as per statutory requirements.

Softscape: Eco friendly plantation.

Heat Pump: Centralized 24/7 supply.



**OUR PROMISE
IS BASED ON
FOUR POWERFUL
PILLARS**



THE PROMISE OF TIMELINESS

10 million sq. ft. developed across Bengaluru ahead of time for over 24 years, resulting in 4,000+ happy residential customers and counting.



THE PROMISE OF UNCOMPROMISING QUALITY

Ensuring high quality standards and an uncompromising eye for detail at all times.



THE PROMISE OF TRUST

Building trust through transparency in transactions, best practices and understanding our customer requirements.



THE PROMISE OF IMPECCABLE SERVICE

A great home buying experience with our customer first approach.
Customer Satisfaction Score - 84%*.



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ST. JOHN'S ROAD



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