

NEUE

HYBRID HOMES
BENGALURU



Defining Primus Living

At Primus, the focus is on nurturing a community of extraordinary, motivated individuals who understand the vitality one draws from the community.



Community

A home represents more than just a financial investment, it embodies a lifestyle that resonates with your personal values.

Collaborative living and community bring a sense of richness and fulfillment to life.



Intuitivity

Impeccable design enhances your lifestyle by prioritizing the user experience, and creating homes that are versatile and functional.

It elevates a house into a living space that evolves alongside you.



Contemporary

Indulge in a home that is meticulously designed to cater to your every sensory need. Every aspect, from the carefully chosen lighting options to the thoughtfully selected materials, has been curated to create a truly bespoke experience for you.

Neue Bengaluru



Bengaluru is a melting pot of varied skills from throughout the nation as it welcomes contributors to the startup ecosystem. Only determination and vitality unite people from varied backgrounds and life paths. The concept of Neue Bengaluru is to create an amazing community that lives, breathes similar values, and creates individuals' success stories!



Connectivity

- Sarjapur Road : 2 Km
- Outer Ring Road : 6 Km
- Bellandur : 7 Km
- Electronic City : 7 Km
- HSR : 8 Km

Shopping Centres, Malls, Leisure

- Sarjapur Social : 3 Km
- Decathlon : 4 Km
- Play Arena : 4 Km
- Market Square Mall Sarjapur Road : 5 Km
- Total Mall : 5 Km
- Soul Space Spirit Centro Mall : 6 Km
- The Fisherman's Wharf : 6 Km

IT Companies/ Techparks

- RGA Techpark : 4 Km
- Wipro Limited : 4 Km
- Wipro Technologies : 4 Km
- RMZ Ecoworld : 7 Km
- Prestige Tech Park : 7 Km

Health Care Facilities

- Punarjani ENT Centre : 1 Km
- Belenus Champion Hospital : 4 Km
- Doctor Levine Memorial Hospital : 5 Km
- Motherhood Hospital : 5 Km
- BN Speciality Hospital : 5 Km
- Kshema Hospital : 5 Km
- Manipal Hospital : 6 Km
- Sakra Hospital : 7 Km

Schools & Colleges

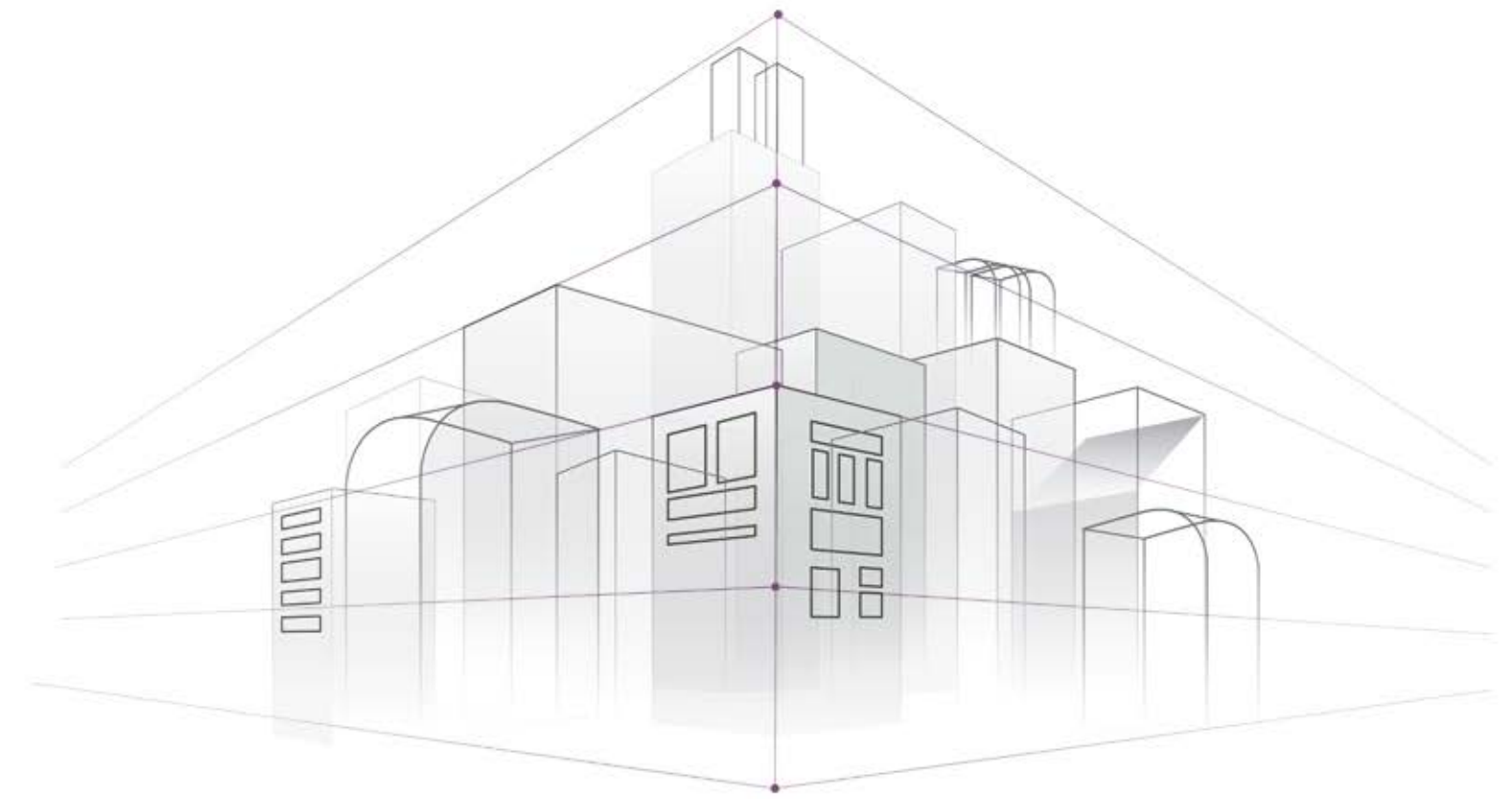
- Primus Public School : Opposite Side
- Prakriya Green Wisdom School : 350 mtrs
- National Public School East : 1 Km
- Orchids The International School : 5 Km
- St. Patrick's Academy : 5 Km
- Narayana Olympiad School : 6 Km
- VIBGYOR High School : 7 Km
- Samsidh Mount Litera Zee School : 7 Km
- Delhi Public School : 7 Km
- Gnan Sriшти School Of Excellence : 10 Km
- EuroSchool HSR : 10 Km
- Lawrence High School : 11 Km
- Greenwood High School : 11 Km

Master Plan



Perks of Primus Living

Amenities aren't checking boxes; they're ways of life that should complement the kind of life you want to create for your loved ones. Our primary facilities are designed to nurture the core values of belonging and advancement as individuals



Kyokan

Club House

(Under Planning - Part of Phase II)

Primus provides an opulent 21,500 sq. ft. club house, complete with top-notch amenities for a contemporary lifestyle. The property boasts an exquisite rooftop infinity pool, top-of-the-line gym facilities, and a generously sized party hall. In addition, residents can enjoy a variety of entertainment options with both covered and open party areas.

Indoor Amenities

Step into Primus and indulge in a world of lavish comfort and entertainment. The elegantly designed lounge radiates an air of refinement, perfect for hosting social events. Indulge in rejuvenating treatments and therapies that will leave you feeling pampered and refreshed. Children can enjoy their own dedicated play area, while the game room offers a variety of recreational options for people of all ages.

Primus Club House is a relaxing retreat featuring a spa and salon. Residents can host parties in two flexible party halls, making it easy. They can also watch movies in the mini theater. Leisure activities include a well-stocked library and a fully equipped gym.

Squash Court

Embark on exhilarating matches within our cutting-edge squash court, offering an unparalleled experience of intensity



Badminton Court

Serve up the adrenaline and smash your way to victory on our indoor badminton court, where exhilarating rallies and friendly rivalry await



Gym

Discover a fitness journey like no other in our meticulously designed gymnasium, tailored to fulfill all your workout needs



Two Pools

Dive into tranquility at our twin pools, providing a serene escape for relaxation and rejuvenation



Indoor Games Area

Engage in a plethora of recreational activities within our sophisticated indoor games area, catering to guests of every age

Spa & Salon

Immerse yourself in luxury at our spa & salon, where opulent treatments and services await your indulgence



Library

Unwind amidst knowledge and serenity at our tranquil library, offering a retreat for both mind and soul



2 Covered Party Hall

Elevate your events in our two elegant covered party halls, crafted to accommodate various occasions with unmatched extravagance



Mini Theatre

Escape into cinematic bliss at our exclusive mini theatre, where comfort meets entertainment in a welcoming atmosphere

3 Open Party Area

Indulge in the ultimate outdoor celebration experience with our spacious open party area, perfect for hosting festive gatherings beneath the vast expanse of the open sky



Reception

Indulge in a truly exceptional level of hospitality and impeccable service at our inviting reception, guaranteeing a flawless arrival and departure experience for all our esteemed guests



Retail Store

Discover a realm of convenience with our onsite retail store, presenting a thoughtfully curated assortment of must-haves and indulgences



Business Center

Enhance your productivity in our state-of-the-art business center, crafted to meet all your professional requirements



Conference Room

Indulge in an atmosphere of elegance and refinement in our exquisite conference room, complete with state-of-the-art facilities to ensure flawless meetings

Lounge Area

Indulge in the sophisticated atmosphere of our lounge area, perfect for unwinding and socializing in absolute comfort



Kitchen

Prepare gourmet meals in Primus' sleek, modern kitchen with cutting-edge appliances and attractive décor



5 Guest Bedrooms

Primus has five beautifully designed guest bedrooms where one can be in complete comfort and relaxation



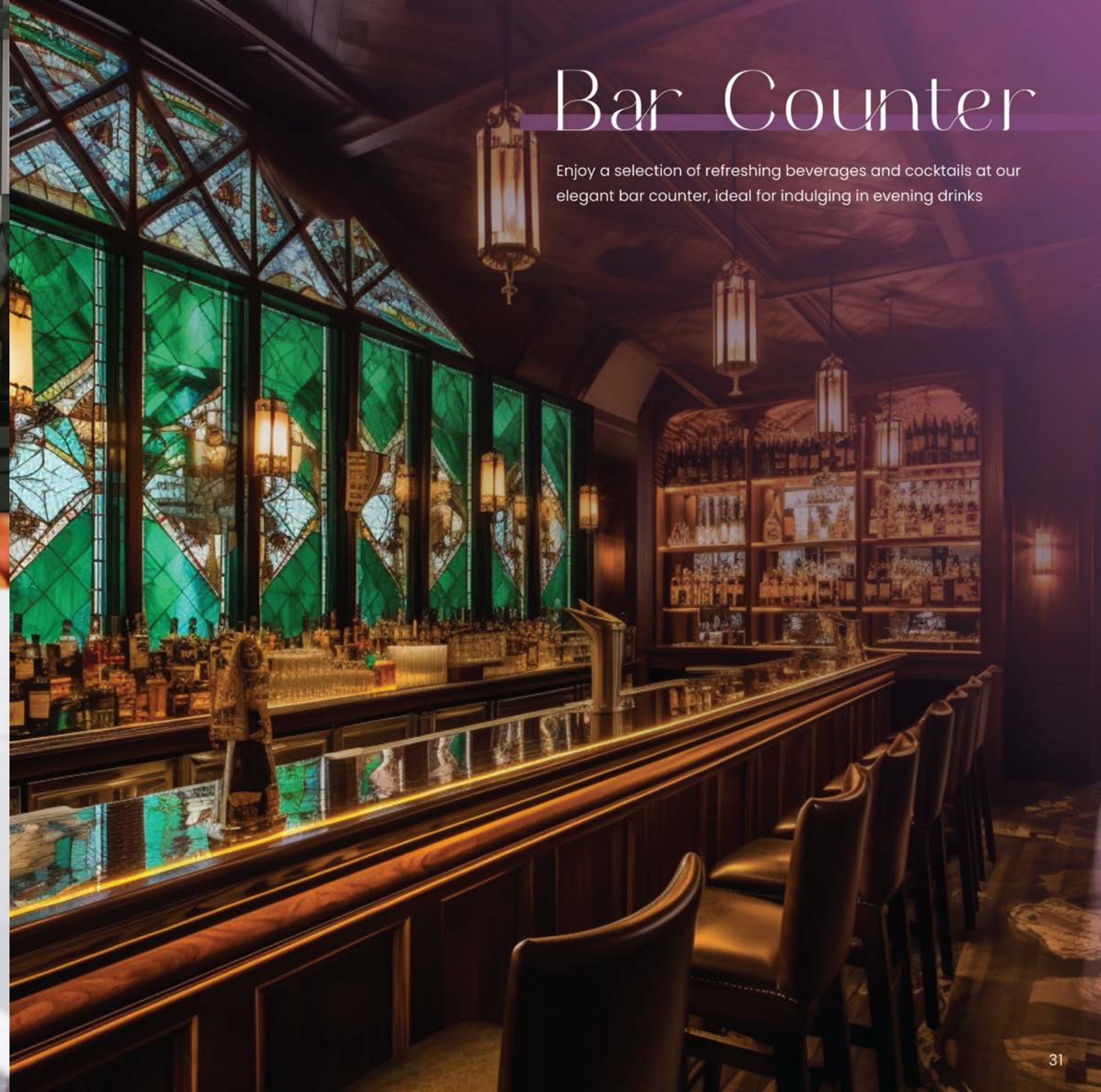
Pantry

Indulge in the convenience of our well-stocked pantry, where you can effortlessly access a variety of snacks and refreshments to satisfy your on-the-go cravings



Bar Counter

Enjoy a selection of refreshing beverages and cocktails at our elegant bar counter, ideal for indulging in evening drinks



Outdoor Amenities

Everyone can find something that they like about Primus.

17 or more outside amenities are available for your enjoyment, regardless of whether you want to take it easy in our Zen garden or compete on our volleyball and half-basketball courts.

We have you covered.

Recreational Space

Immerse yourself in nature's embrace, where recreational and leisure areas intersect under the Primus sky





Open Gym

Unleash your inner athlete in our open gym, or simply rest in the tranquil lounging areas amidst lush nature



Seating Space

Relax and unwind in our inviting seating areas, where moments of peace and renewal await among Primus' outdoor splendor



Cricket Ground

Hear the gratifying crack of a bat on our cricket pitch, or discover your Zen in the peaceful meditation area hidden within Primus' grounds

Meditation Space

Discover inner serenity in our beautiful meditation place, where tranquillity surrounds you in Primus' indoor hideaway





Walking/Jogging Track

Take thoughtful strides along our indoor walking track, where each circuit provides renewed energy and well-being while enjoying the comfort of Primus' indoor facilities



Gathering Space

Take a leisurely stroll down winding roads or join with friends and family in our comfortable gathering areas, where memories are built under the open sky

Campfire Space

Enjoy pleasant evenings under the stars at Primus' friendly campfire area, which promotes unforgettable gatherings and heartfelt chats



Kids' Play Area

Allow laughter to resonate through the air as children enjoy our bright play area, while a calm pond pavilion adjacent invites quiet introspection



Leisure Space

Escape to leisurely serenity in Primus' expansive leisure zone, where every moment is a peaceful refuge beneath the open sky



Pond Pavilion

Reflect on the tranquil waters of our pond pavilion, where nature's symphony and silent contemplation blend beautifully



Zen Garden

Primus' Zen Garden is a haven of peace despite the hectic outdoor environment

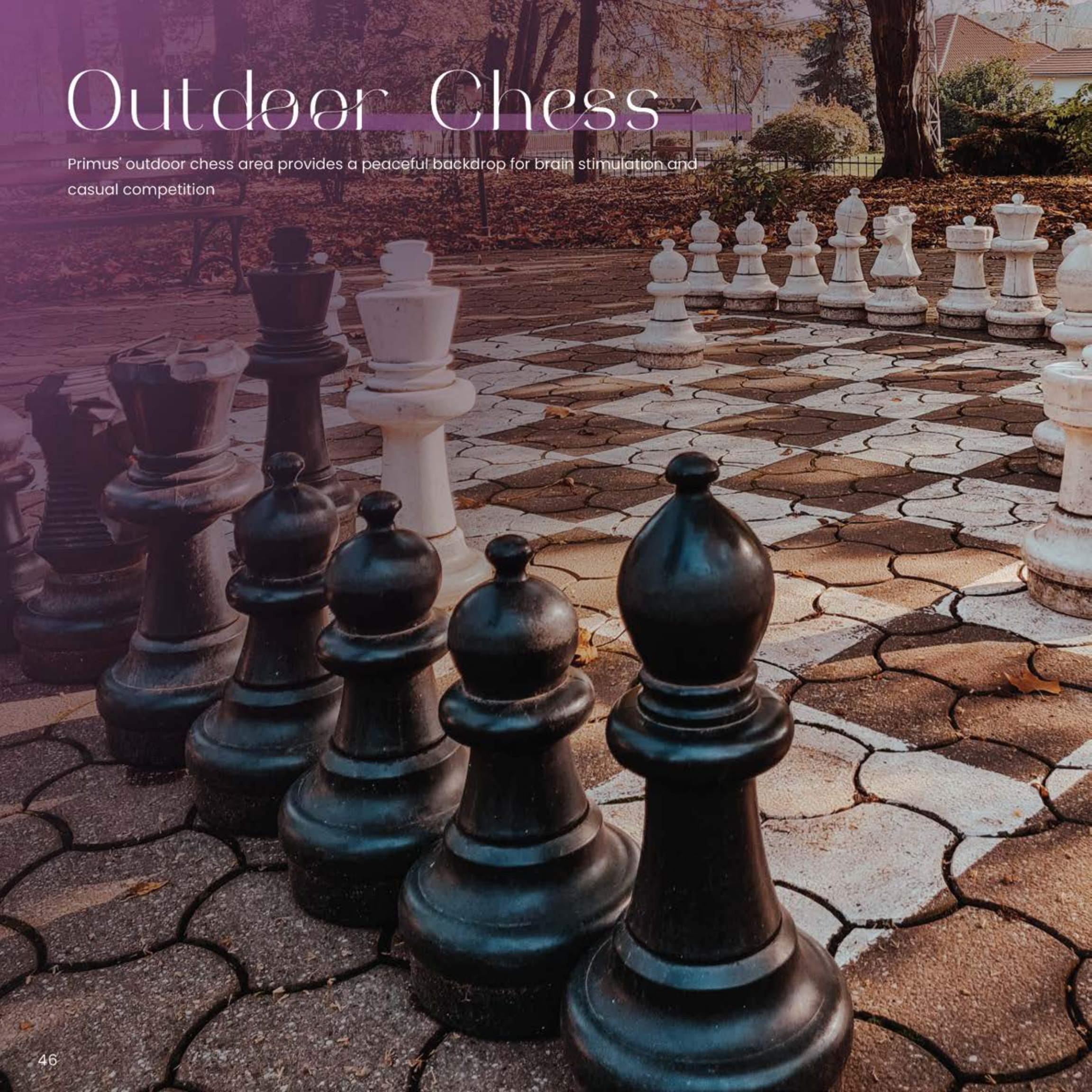


Pets Corner

Spoil your furry pals at the pet area, or glide effortlessly across our skating rink; fun awaits at every step in Primus' vast clubhouse

Outdoor Chess

Primus' outdoor chess area provides a peaceful backdrop for brain stimulation and casual competition



Skating Rink

Glide into infinite fun on Primus' vast skating rink, where laughter and excitement thrive under the open sky



Volleyball Court

Increase the excitement on our dynamic volleyball court, where friendly competition and active fun come together in the heart of Primus



Half Basketball Court

Shoot hoops and create memories on our half basketball court, where the excitement of the game blends with the beauty of outdoor enjoyment



Football Court

Begin your passion for the game on our well-kept football court, where teamwork and skill combine in thrilling contests within Primus' outdoor sanctuary



Tennis Court

Serve up some fun on our immaculate tennis court, where every match is a volley of excitement in the sun at Primus

Project USP's



Ultra Luxury Homes

2, 3 BHK luxury apartments, and 3 BHK duplexes



Prime Location

Situated in Kodathi, Off Sarjapur Road



High Rise Building

S+G+10 high-rise towers offer mesmerizing views



Eye Pleasing Landscape

An 11-acre township with 70% green cover



Great Connectivity

Just 2 km from Sarjapur Road, with excellent access to tech hubs



Established Market

Well designed area with tech park, schools and signature townships



35+ Amenities

A wide range of amenities to engage residents of all ages



Rooftop Infinity Pools

A luxurious infinity pool on the clubhouse rooftop



Specification's

Structure

- R.C.C Frame With Columns and Beams Designed for Earthquake Resistance (Seismic Zone-II).

Masonry

- External: 6" Solid Blocks.
- Internal : 4" Solid Blocks.

Plastering

- Internal & External : Plastering using M-Sand.

Windows/Sliding Doors

- 2½ track UPVC Sliding windows with provision to add/install Mosquito Mesh.

Balcony & Staircase Railing

- MS Railing



Doors

- **Main Door Frame** : Best Quality Teak wood frame with melamine/polish.
- **Main Door shutter** : Both Side veneer shutter with melamine / polish.
- **Hardware** : Safety Lock , SS Handle, Door Eye, Tower Bolt and Magnetic Catcher.
- **Bedroom doors** : BWP grade flush doors with Sal wood / Hard wood frame.
- **Bathroom doors** : BWP grade flush doors with Sal wood / Hard wood frame.
- **Hardware** : Cylindrical lock with key, Door Stopper and Door Bush
- **Hardware** : Cylindrical lock without key, Door Bush
- Godrej Hardware



Flooring

- **Living, Dining, Kitchen** : 800 X 800mm Double Charged Vitrified Tiles
- **Bed Rooms** : 600 X 600 Double Charged Vitrified Tiles.
- **Balconys, Utility, Toilets Flooring** : Antiskid Ceramic Tiles.
- **Toilet** : Glazed Finished wall Tiles up to 7.0" height.
- **Basement flooring** : VDF Flooring.
- **Terrace** : Brick bat coba Finish over Waterproofed Base
- **Staircase** : Finished in Granite/Equivalent Tile.
- **Lift Lobby & Common area** : Combination of Granite or Vitrified Tiles.



Kitchen & Utility

- Provision for Aqua guard /RO
- Provision for Geyser.
- Provision of Bibcock for Washing machine and One Angle Cock at Utility.
- Facilitate Gail Gas Installation(As Per Gail Gas Company Terms And Conditions)



Plumbing & BWSSB

- Chromium Plated (CP) and sanitary ware of Jaquar ESSCO / Equivalent
- Wall-Mounted EWC with flush valve
- Provision for Geyser in all toilets.
- Facilitate Cauvery water connection to The Apartment
- Based on availability and subject to payment to builder based on The BWSSB Terms & Conditions
- Essco Jaguar/Equivalent



Electrical & Communications

- Fire Resistant Copper wires and Modular Switches.
- BESCOM Power: 3.5 KW Power for 2 BHK and 5 KW Power for 3 BHK.
- 100% Generator back-up for common area and 1kv for each flat.
- Telephone & Data Point in Living area. TV Point in Living and Master Bedroom.
- Provision for few car charging points in basement.
- EV Charging Point (On Customer Request)



Common Area Flooring

- IPS Flooring in basement & ground floor car parking area.
- Granite flooring in first floor corridor & lobbies.
- Granite flooring in lobbies of ground and basement floors.
- Vitrified tiles flooring in corridors & lobbies in upper floors vitrified tile & granite combination cladding for lifts entrance wall & other applicable areas.
- Vitrified tile flooring in clubhouse, party hall & indoor games area.
- Granite/Kota Stone/ cement tile flooring & riser for staircase area.



Painting

- Internal walls : premium emulsion paint.
- External walls : Weather-proof exterior Emulsion paint.
- Enamel painting for grills & railings as per architectural Design.
- ASIAN PAINTS / Equivalent



Security

- Provision for sophisticated round-the-clock security system.
- Panic button and intercom is provided in the lifts.
- Surveillance cameras (CCTV) at strategic locations.



Lifts

- 4 no.s of passenger elevator of reputed make
- 2 no.s of passenger elevator for service of reputed make

Structure & Walls

- Basement + Ground + 10 floors RCC framed structure with concrete block masonry walls.



Parking

- Covered car parking in basement & ground floor.

Lifts

- 2 No.s automatic Lifts & 2 No.s Service lifts.

Swimming Pool

- RCC walls & floor finished with waterproof plastering & tiles.



Club House

- Double-height Lobby with Meeting Rooms, Gents Gym, Ladies Gym, Yoga Hall & Indoor games.



Children Play Area

- Slides, Swing, See-saw (double), Merry-go-round, Soccer, Half Basketball Court, & Park Bench.

STP & Sumps

- RCC walls & floor finished with waterproof plastering.



Security System

- Peripheral area & entrance gate is equipped with CCTV cameras for surveillance.





Greennesto headquartered in Bengaluru was born as an extended vision and passion for eco-conscious habitat which promotes environmental, aesthetic and organic living spaces.

We are an expert team of creative minds from diverse academic and professional backgrounds instigated by a passion for creation, a commitment to community and the social responsibility of creating and maintaining healthy sustainable homes.

In the planning of an environmentally sustainable building, strong considerations are given to maximise the building's energy efficiently and reduce the energy expended throughout the construction process.



Greennesto 02

Project Type
Apartments

Location
Haralur Main Road, Bengaluru



Livespaces Symphony

Project Type
Apartments

Location
HSR Layout, Bengaluru



FWD Architects, with offices in Bengaluru, Hyderabad, Chennai, And Raipur, is a team of Young Architects, Interior Designers, and Project Managers with a sound background in the international building trends. At FWD sustainability along with economic feasibility has always been the pivot. With a lot of modern construction technologies flowing into the country with unprecedented requirements, FWD is standing up to the expectations of the clients in terms of providing an “easily marketable solution” along with the expected returns. The right mix of international trends, the requirements, the client’s expectations, and the site condition gives birth to the architecture fit for emerging India.

Nearly 13 years of Practice, FWD Architects has established a reputation for excellence in the designs of small and large scale Residential, Hospitality, Commercial and Institutional projects. A team of 40 professionals, we are still a hands-on, design-oriented firm at heart. Our identity lies in balancing the connection to the client, integrity in design, and well-organized work culture.

Site responsive design has always been a hallmark of our firm for a decade. We strive to honor the site with design solutions inspired by the vernacular ideology and the international know-how. We advocate sustainability with the right mix of profitable and practical design methodologies in all our projects.

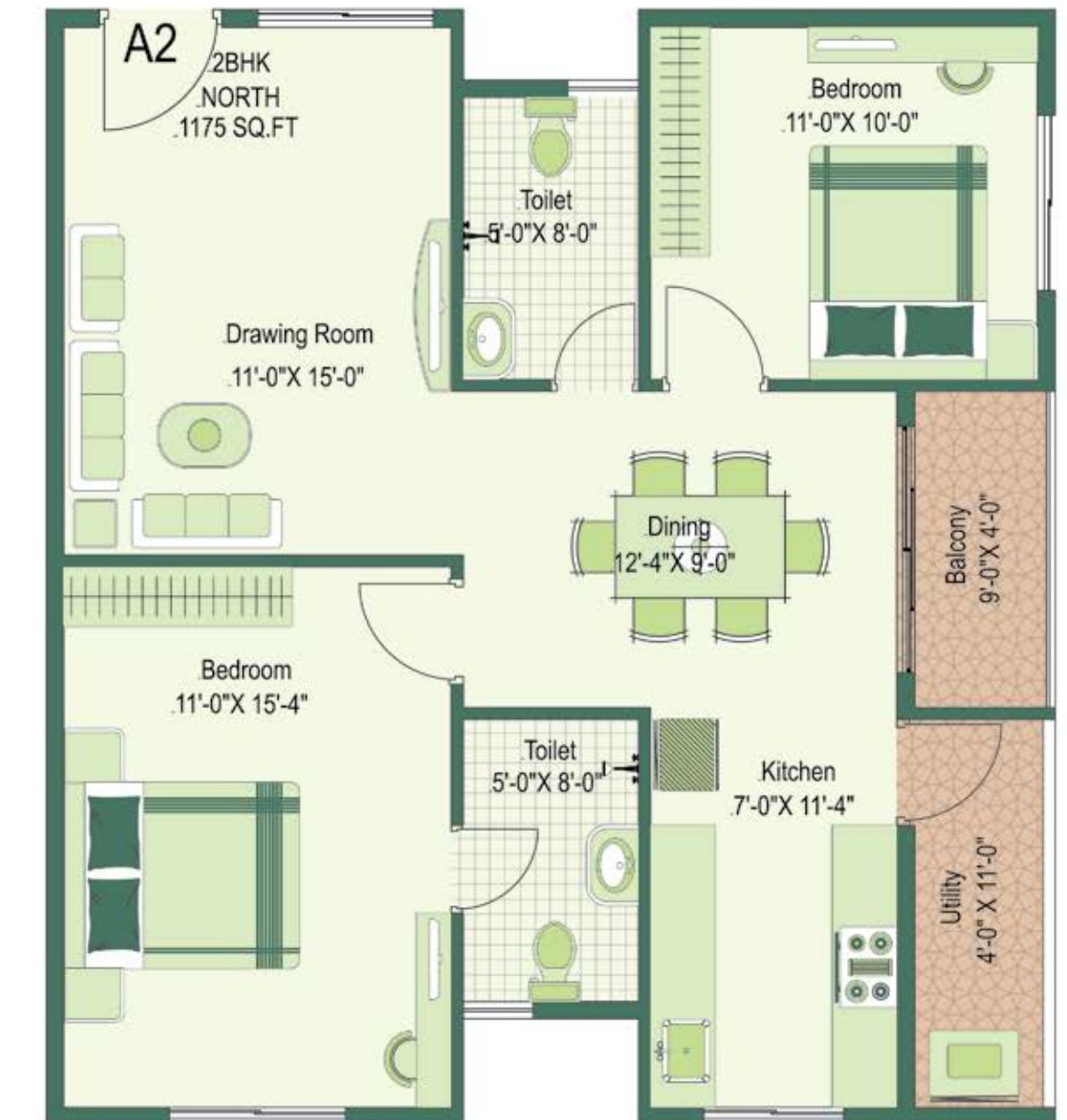


Typical Apartment 2BHK

North Facing



Salable Area
1175 Sq.ft
Carpet Area
739 Sq.ft



The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Artist's impression, Not an actual site photograph.



Typical Apartment

2BHK

East Facing



Salable Area
1180 Sq.ft
Carpet Area
755 Sq.ft



Artist's impression, Not an actual site photograph.

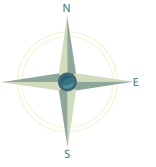
The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.



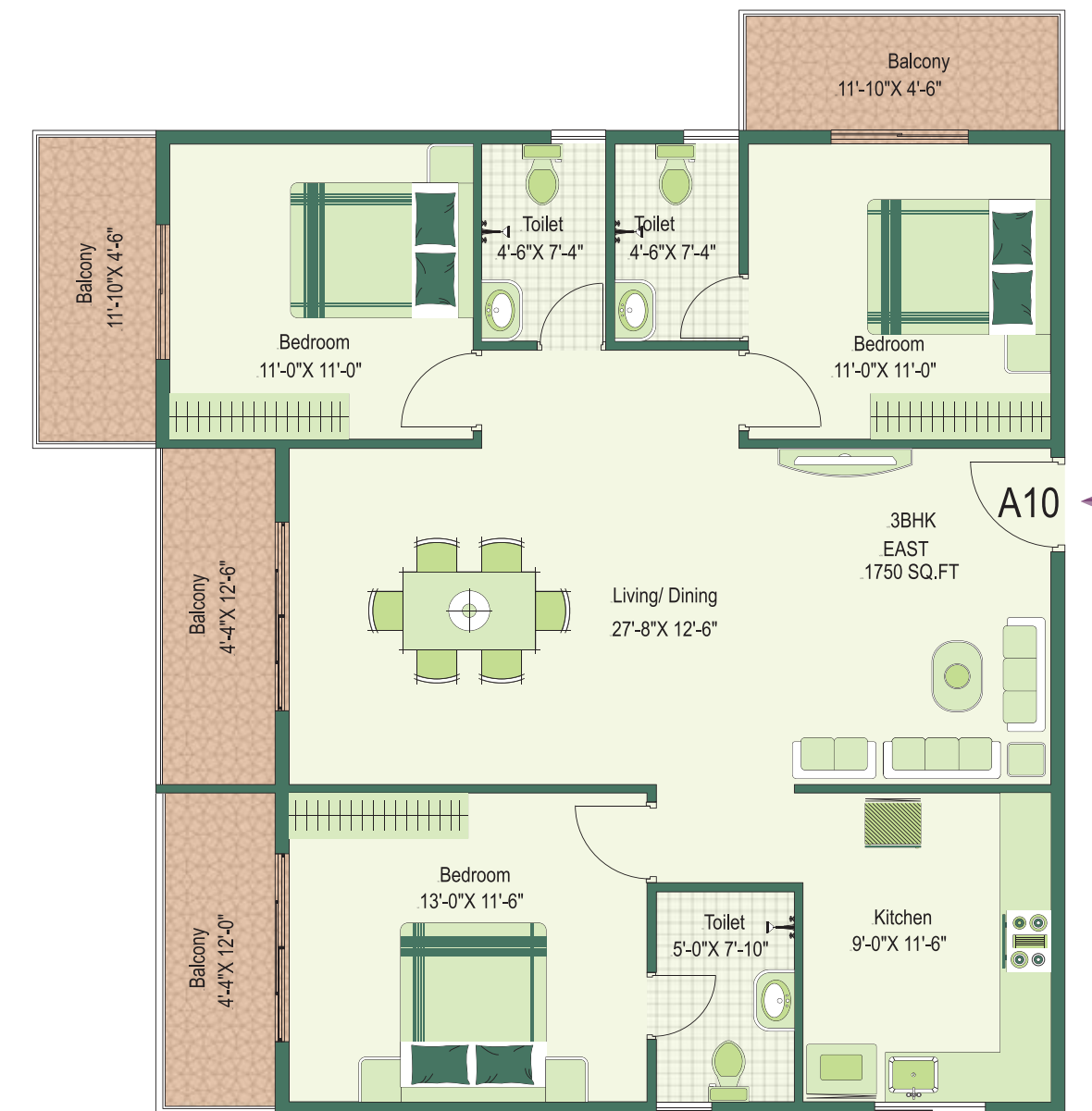
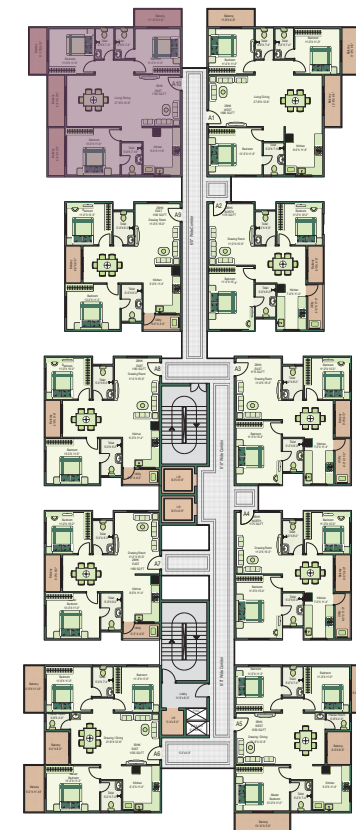
Typical Apartment

3BHK

East Facing



Salable Area
1750 Sq.ft
 Carpet Area
1036 Sq.ft



The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Artist's impression, Not an actual site photograph.



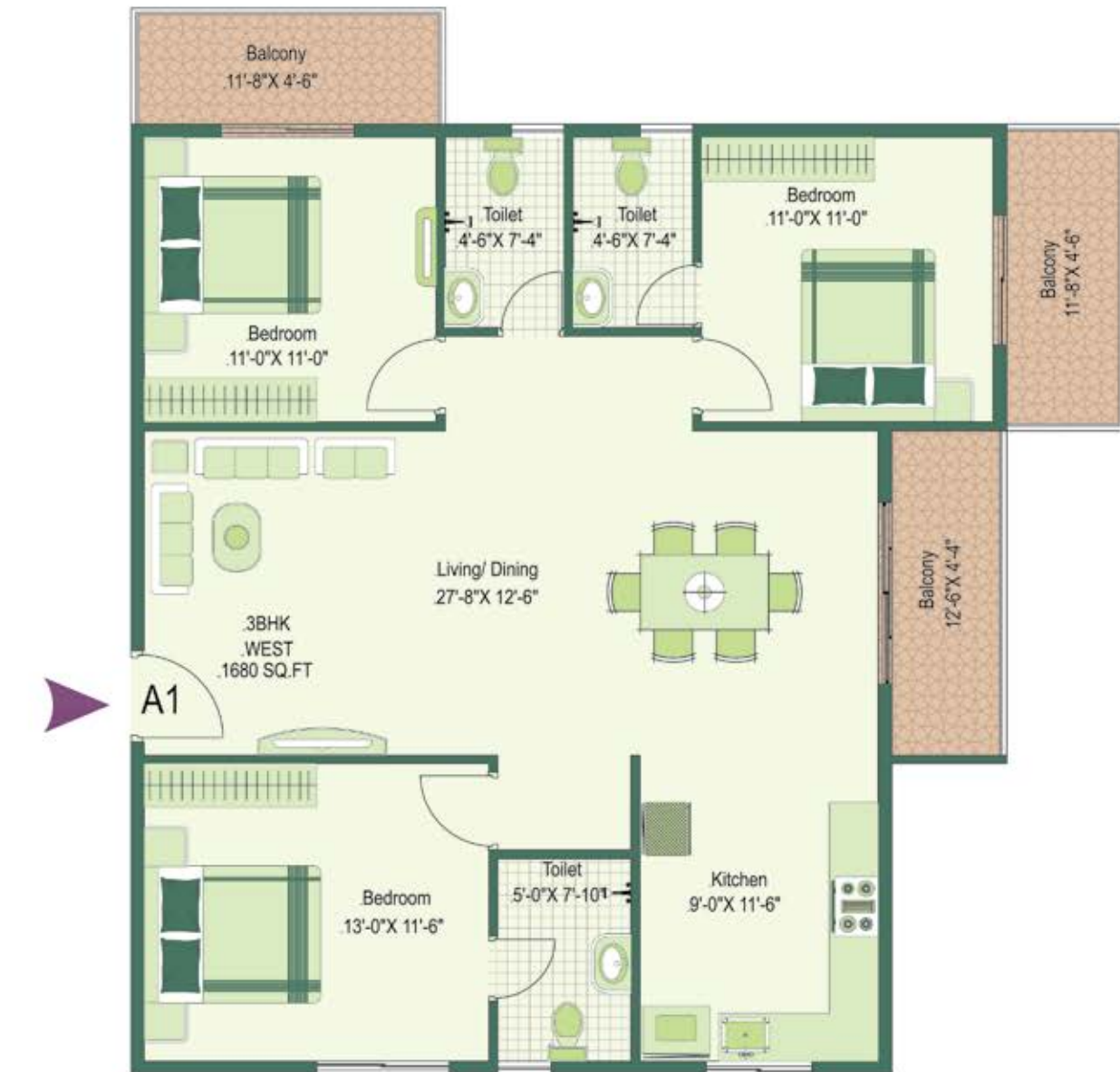
Typical Apartment

3BHK

West Facing



Salable Area
1680 Sq.ft
 Carpet Area
1036 Sq.ft



The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.

Artist's impression, Not an actual site photograph.

Typical Duplex

3BHK

East Facing

Salable Area

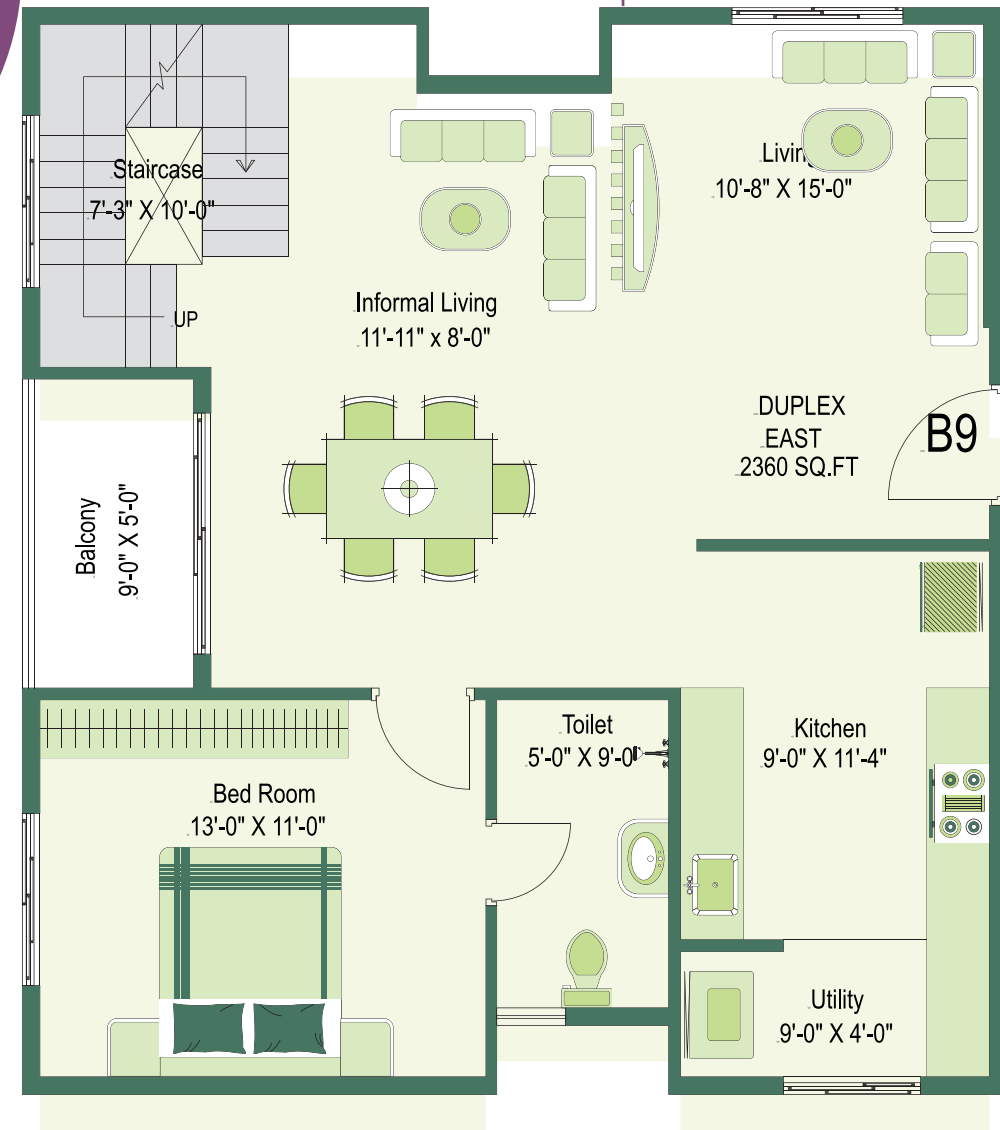
2360 Sq.ft

Carpet Area

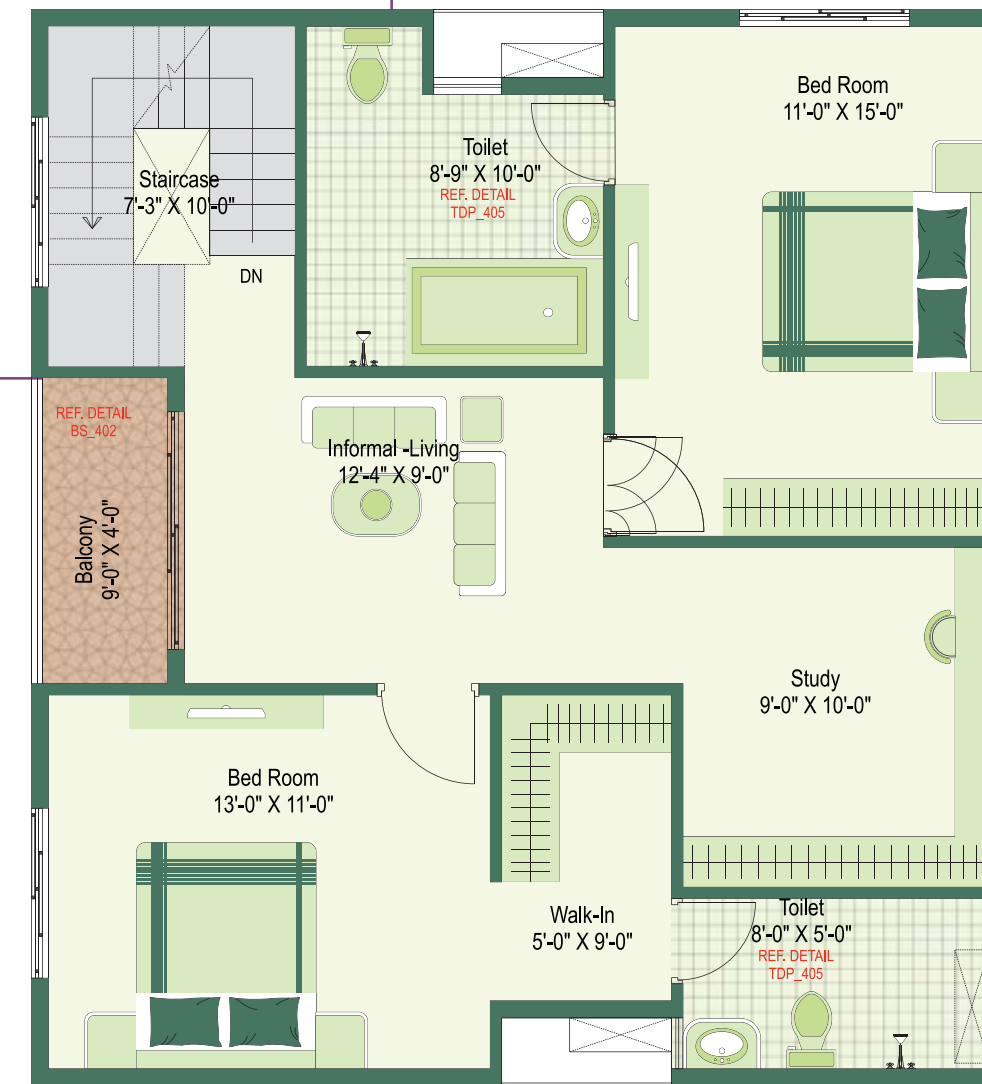
1554 Sq.ft



Artist's impression, Not an actual site photograph.



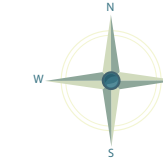
Lower Floor



Upper Floor



The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.



Typical Duplex

3BHK

North Facing

Salable Area

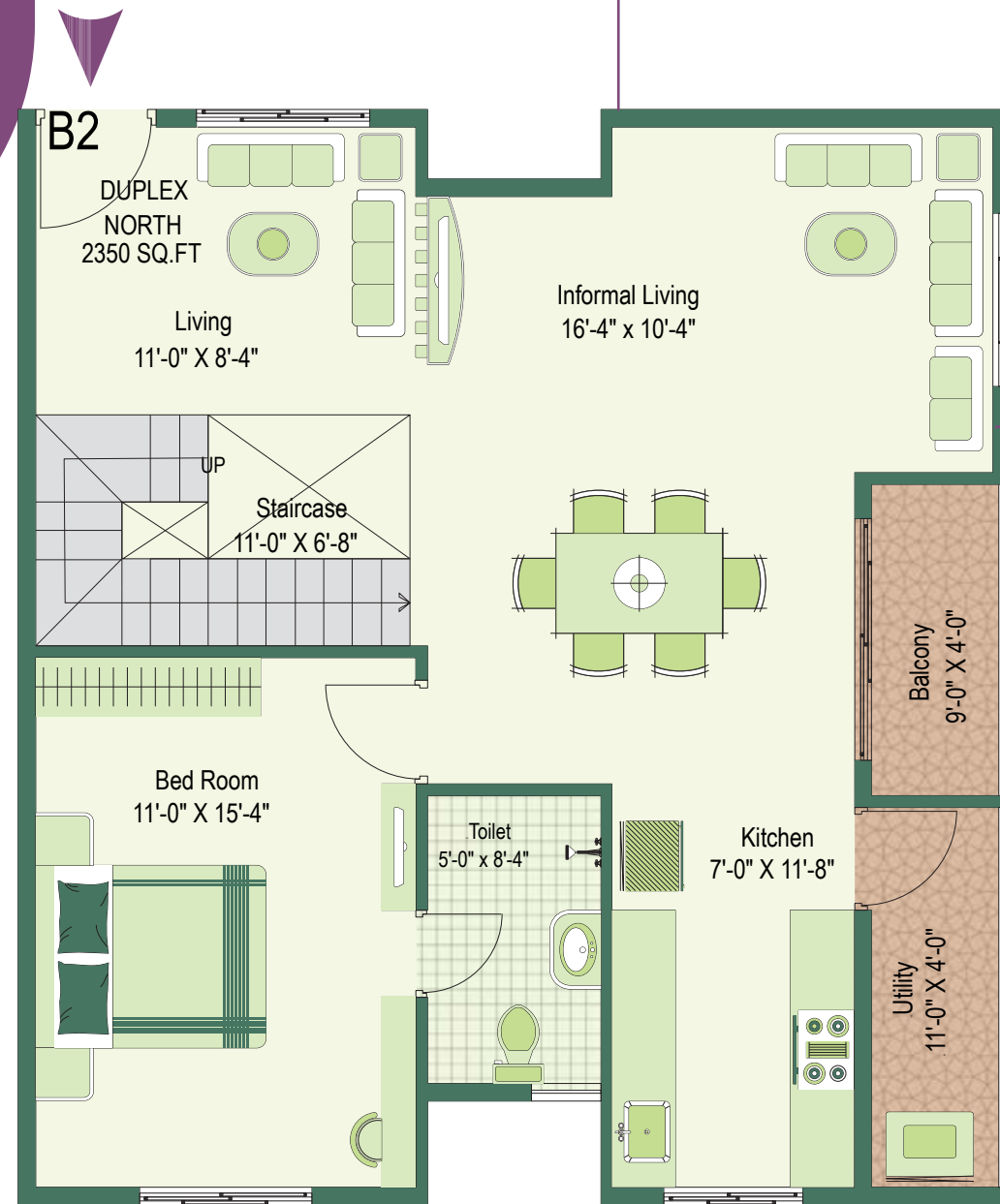
2350 Sq.ft

Carpet Area

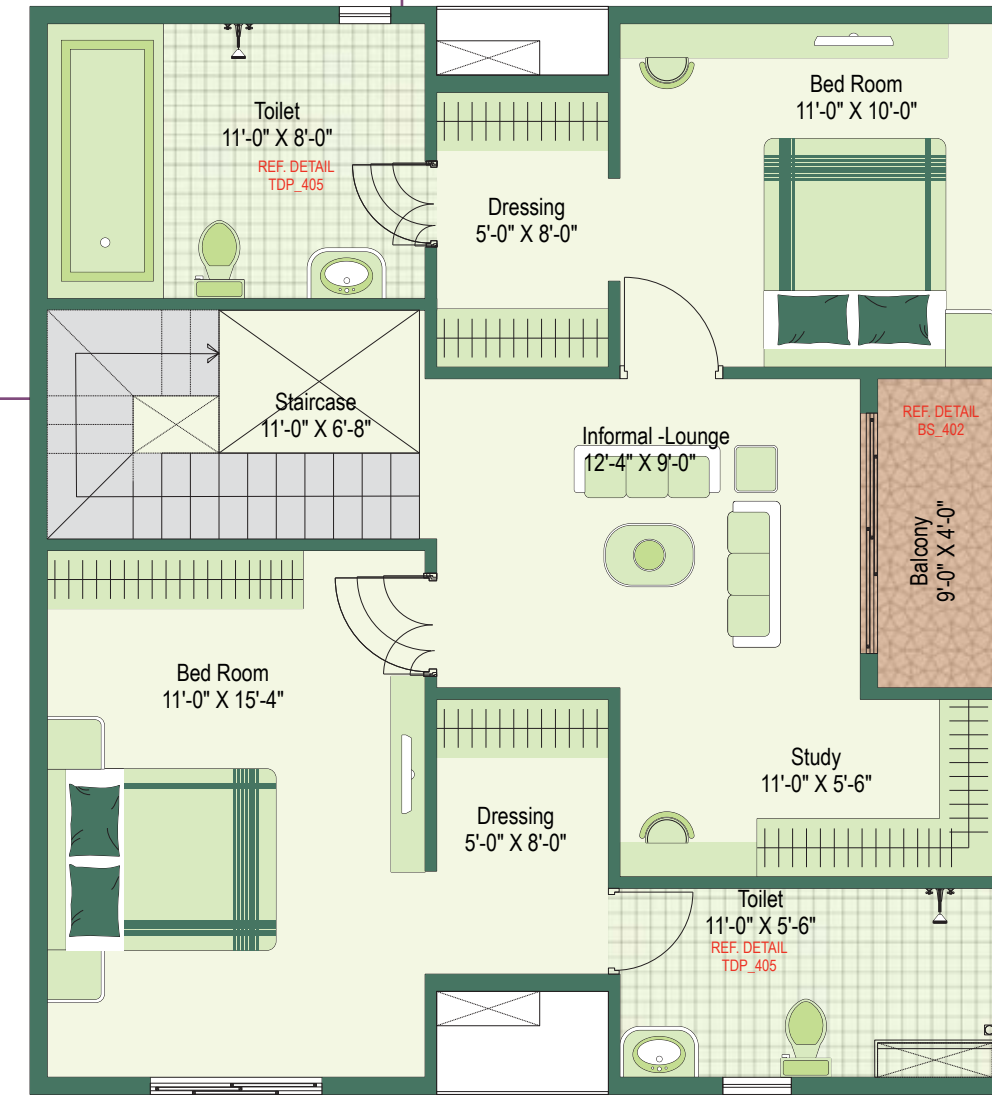
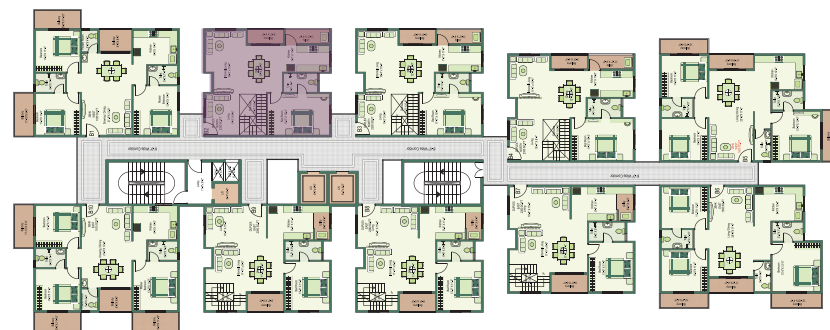
1489 Sq.ft



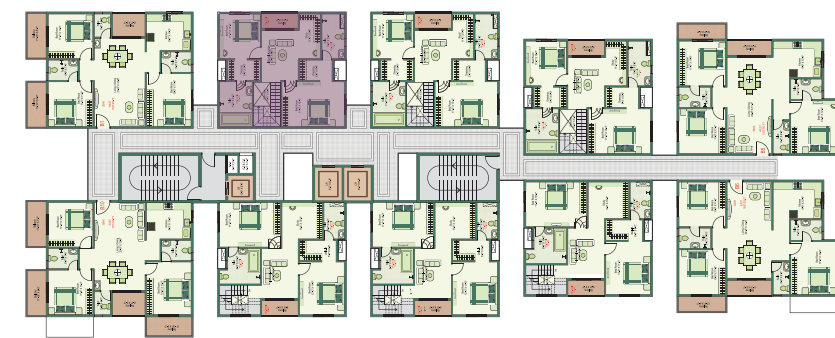
Artist's impression, Not an actual site photograph.



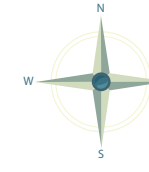
Lower Floor



Upper Floor



The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.







Primus

Scan For More Details



Site Address:

Greennesto Primus, Chikkanayakanahalli Village,
Bengaluru Urban, Karnataka - 560035

 **95137 36510**

primusliving.com



Disclaimer:

This brochure is based on conceptual design and is an artistic impression and cannot be used as legal document.
Developers and architects may change/alter design to suit any functional requirement of the end user.