



UNISHIRE  
**VERZURE**



## THOUGHTFUL AND VIBRANT SPACES AWAIT YOUR ARRIVAL

At Unishire, we believe building a home is just not about its structure but well thought-out design of spaces. We always strive to deliver something special and add considerable value to every home owner in each project of ours. And that is why a renowned German Architect Group has been entrusted with designing Unishire Verzure to offer its residents contemporary living spaces that perfectly blend with their needs and vibrant lifestyle.

Located off New 80' Jakkur Double Road, behind Manyata Tech Park, Unishire Verzure offers luxurious homes in 2 & 3 BHK configurations. The strategic location is right in the middle of a much sought-after locality of North Bangalore and could be well accessed from all around. And to top of it, Unishire Verzure is positioned within urban zone with easy connectivity to all key locations such as Hebbal & NH 7, Bangalore International Airport, Outer Ring Road (ORR), Hospitals, Educational Institutions, Shopping Arcades, etc that could be reached within minutes.







Central Courtyard view

## DESIGNED FOR BOTH COMFORT AS WELL AS FUNCTIONALITY

'If it doesn't enhance human life in some way, then it may as well not exist'. Every living space at **Unishire Verzure** has been thoughtfully planned to make you instantly fall in love with the space and elevate the quality of your life.

These smartly laid out homes, together with the **Indian Courtyard Concept**, ensure an **abundance of natural light and ventilation**. The Courtyard - a central open space that offers itself as a meeting place for residents, play area for kids or for simple outdoor relaxation. Furthering the beauty of enclave, the Swimming Pool is strategically placed as a focal point. Attention to detail, even to the smallest architectural features, has been given while designing to carve out a functional, convenient and attractive elevation. **Vaastu compliant homes** along with various luxury features will help you transcend monotony and stay excited every moment. Another distinct offering is **two balconies in every home** to offer good view of the surrounding and a feel of openness even when you are inside.



Driveway

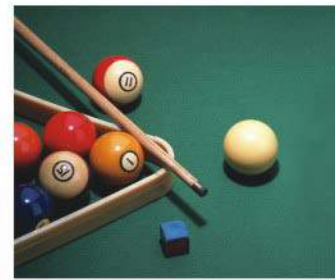


# DIVINE SOLACE FOR YOUR HEART & SOUL

Relaxation and recreation are luxuries available to everyone at **Unishire Verzure**. With a range of lifestyle amenities, everyone in the family has options to unwind and rejuvenate.

## PROPOSED AMENITIES

Swimming Pool, Gymnasium, Table Tennis, Snooker, Café, Yoga/Meditation Hall, Creche, Multipurpose Hall, Reading Room/Library, Business Centre, Travel Desk.







## THINK GREEN. LIVE GREEN.

"A green building is one which uses less water, optimises energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building."

Unishire Verzure has been designed to comply with **IGBC Green Homes - Gold Certification** standard. Maximum effort has been put into providing improved health, well-being and better quality of life to its occupants while ensuring a lower cost of living.

The salient green building features\* at Unishire Verzure are:

Zero Discharge Development (water & solid waste) | Excellent Ventilation | 100% day-lighting in every Living space | Designed to cater for Wheelchair use | Use of Non-toxic Paints and Chemicals | High Performance Materials | Charging Facility for Electric Vehicles | Parking Facility for Visitors | Provision for Waste Segregation & Recycling

## PROPOSED SPECIFICATIONS

### Structure & Walls

Seismic Zone II compliant RCC Framed Structure with Concrete Block Masonry.

### Flooring

Living/Dining/Bedroom/Foyer/Kitchen - Vitrified Tiles;  
Master Bedroom - Vitrified Tiles;  
Toilets /Balcony/Utility - Antiskid Tiles/Exterior grade Ceramic Tiles.

### Doors

Main Door - Teak wood frame flush shutter; Other Doors - Salwood Frame Flush Shutter; Toilet Doors - Salwood Frame with Waterproof Flush Shutters;  
Hardware - Brush Finish Hardware for all Doors.

### Windows

Powder Coated Aluminium/UPVC Windows with provision for Mosquito Shutters.

### Kitchen

Granite Counter-top with Stainless Steel Sink and 2'0" dado above the counter; Provision for water purifier, electric chimney points; Provision for washing machine point in Utility.

### Toilets

Jaquar/equivalent C P fittings ; Elegant Sanitaryware of reputed make; Ceramic Tile dado upto false ceiling height.

### Painting

Low VOC Paints for Internal Walls; Weather-proof Paint for External Walls.

### Electrical

Anchor Roma/Finolex or equivalent switches & wires; Suitable safety measures like ELCB & MCB for each unit; Ample number of light & fan points in all rooms; Adequate Generator Back up.

### Lifts

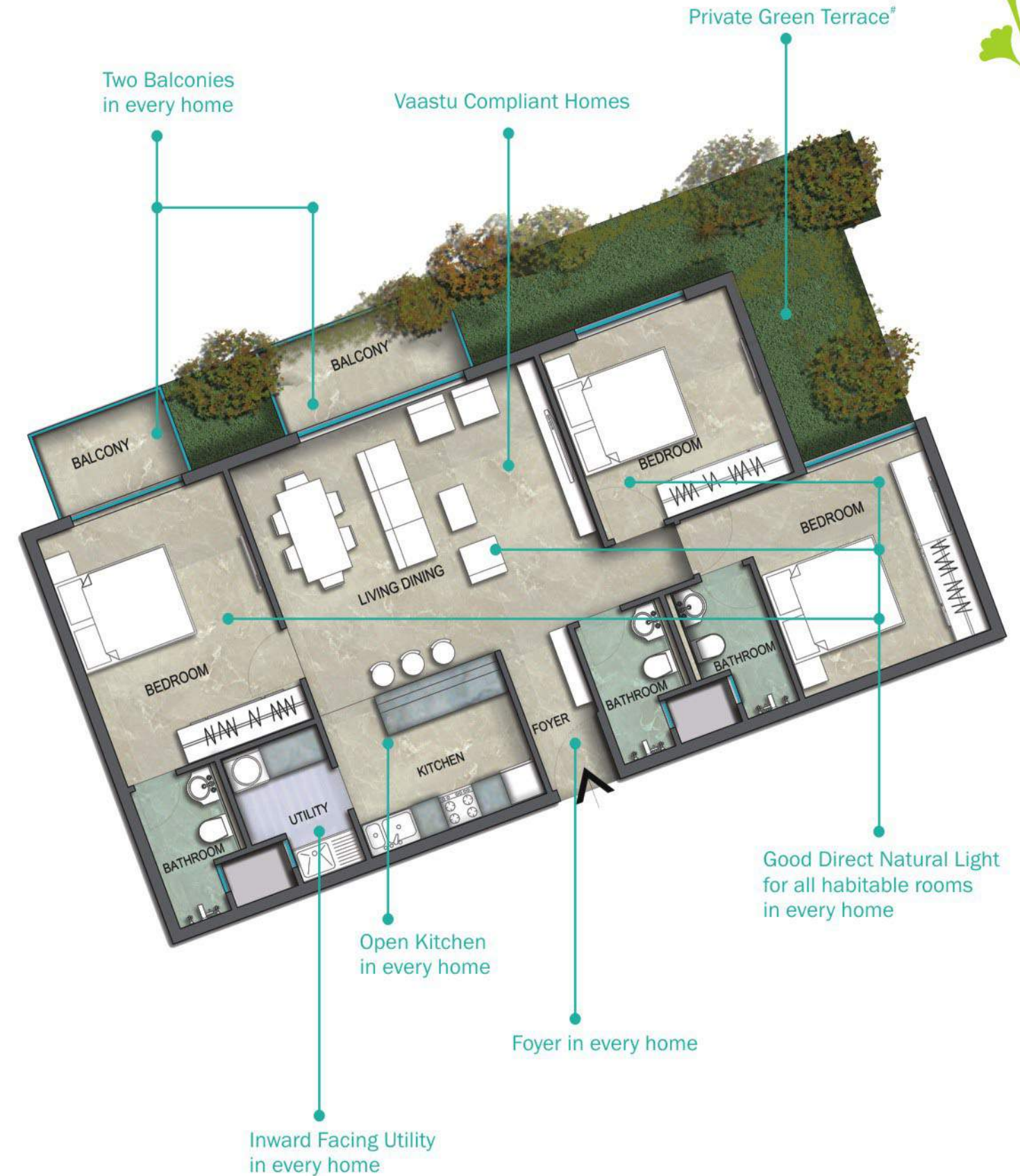
2 Lifts of reputed make for each core.

### Staircase

Granite/Kota Riser & Treads with MS Railing.



## PLAN FEATURES AT UNISHIRE VERZURE





# LAYOUT PLAN



**3 BHK**  
203, 303, 403, 503, 603, 703: 1553 sq.ft.  
204, 304, 404, 504, 604, 704: 1556 sq.ft.



**3 BHK**  
205, 305, 405, 505, 605, 705: 1652 sq.ft.



**2 BHK**  
206, 306, 406, 506, 606, 706: 1287 sq.ft.



**3 BHK**  
208, 308, 408, 508, 608, 708: 1622 sq.ft.  
209, 309, 409, 509, 609, 709: 1629 sq.ft.

# TYPICAL PLANS



**2 BHK**  
201, 401, 601: 1263 sq.ft.  
215, 315, 415, 515, 615, 715: 1272 sq.ft.  
219, 319, 419, 519, 619, 719: 1254 sq.ft.



**2 BHK**  
202, 302, 402, 502, 602, 702: 1299 sq.ft.



**3 BHK**  
211, 311, 411, 511, 611, 711: 1562 sq.ft.  
212, 312, 412, 512, 612, 712: 1555 sq.ft.  
217, 317, 417, 517, 617, 717: 1553 sq.ft.



**2 BHK**  
301, 501, 701: 1263 sq.ft.



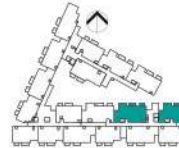
FIRST FLOOR PLANS



**3 BHK**  
307, 407, 507, 607, 707: 1571 sq.ft.



**3 BHK**  
314, 414, 514, 614, 714: 1629 sq.ft.  
310, 410, 510, 610, 710: 1637 sq.ft.



**2 BHK**  
101: 1375 sq.ft.



**2 BHK**  
102: 1370 sq.ft.



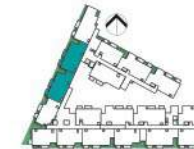
**3 BHK**  
316, 416, 516, 616, 716: 1625 sq.ft.



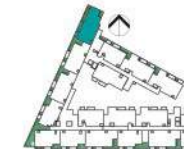
**2 BHK**  
318, 418, 518, 618, 718: 1279 sq.ft.



**3 BHK**  
103: 1651 sq.ft.  
104: 1654 sq.ft.



**3 BHK**  
105: 1745 sq.ft.

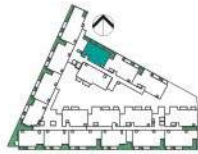




# SECOND FLOOR PLANS



**2 BHK**  
106: 1354 sq.ft.



**3 BHK**  
108: 1673 sq.ft.  
109: 1691 sq.ft.



**3 BHK**  
207: 1726 sq.ft.



**3 BHK**  
214: 1653 sq.ft.  
210: 1697 sq.ft.



**3 BHK**  
111: 1659 sq.ft.  
112: 1653 sq.ft.  
117: 1652 sq.ft.



**2 BHK**  
115: 1385 sq.ft.  
119: 1313 sq.ft.



**3 BHK**  
216: 1681 sq.ft.



**2 BHK**  
218: 1357 sq.ft.







## KEY PROXIMITIES

**Workplace**  
 IT/ITES - IBM, Philips, Fidelity, NXT, Tech Mahindra and many other MNCs - all housed in Manyata Tech park; Kirloskar Business Park, Pharma - Astra Zeneca, Public Sector - BEL Corporate Office.  
 Apart from the above, there are quite a good number of under development and proposed large SEZs in close vicinity

**Healthcare**  
 Columbia Asia Hospital, Baptist Hospital, Dhanvantri Hospital in the near vicinity.

**Educational Institutions**  
 Reputed institutes of North Bangalore such as Euro School (Now VIBGYOR), Vidya Shilp Academy, DPS, Canadian Intl. School, Ryan Intl. School, Vidya Niketan School, Diana College, ICICI Manipal Academy, KNS Institute of Technology, Reva Institute of Technology & Management etc are easily accessible

**Shopping & Entertainment**  
 Present in the neighbourhood for your lifestyle needs, are Esteem Mall, MSR Regalia Elements, RMZ Mall, Lumbini Garden, various Cafes & Restaurants etc

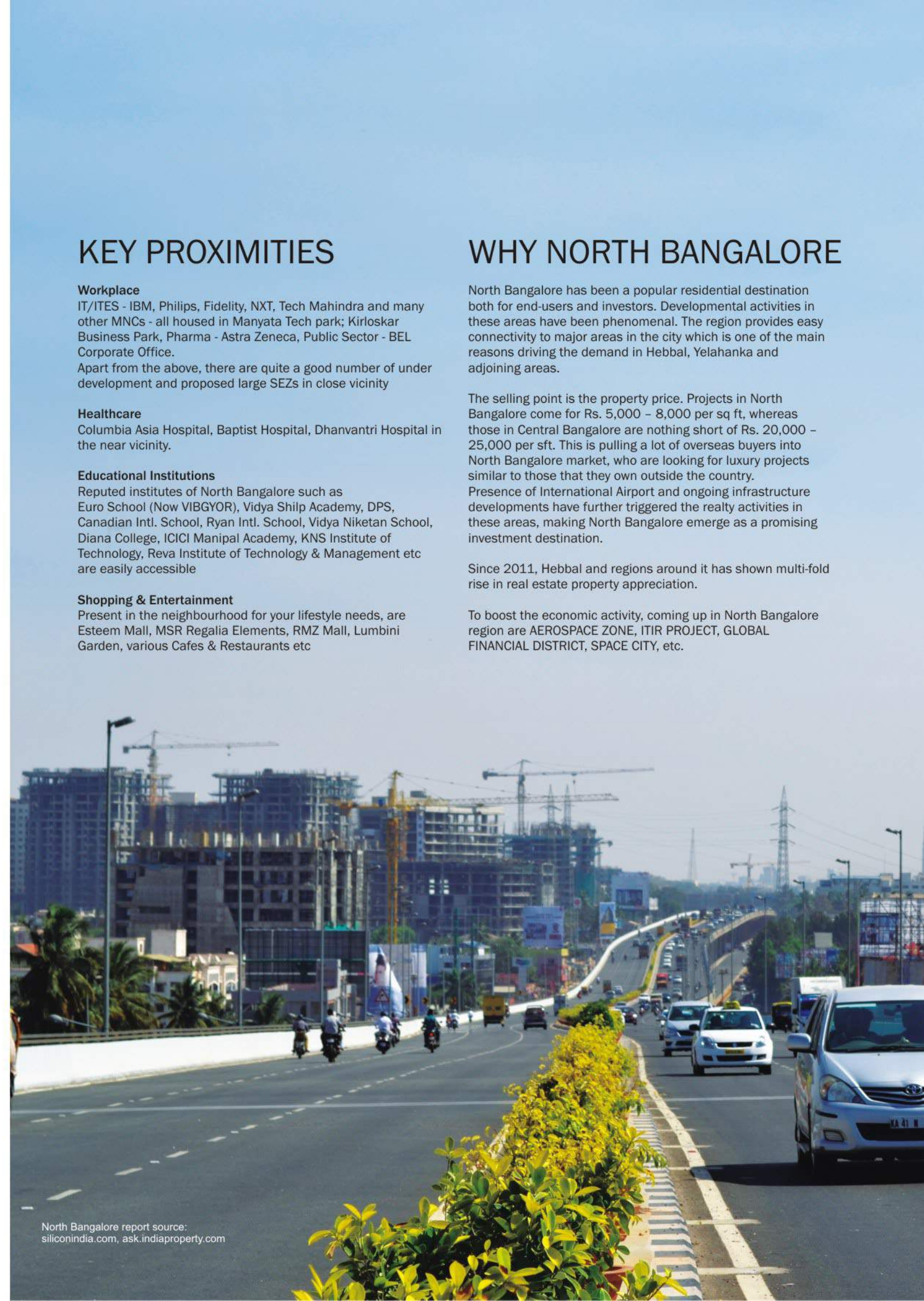
## WHY NORTH BANGALORE

North Bangalore has been a popular residential destination both for end-users and investors. Developmental activities in these areas have been phenomenal. The region provides easy connectivity to major areas in the city which is one of the main reasons driving the demand in Hebbal, Yelahanka and adjoining areas.

The selling point is the property price. Projects in North Bangalore come for Rs. 5,000 - 8,000 per sq ft, whereas those in Central Bangalore are nothing short of Rs. 20,000 - 25,000 per sft. This is pulling a lot of overseas buyers into North Bangalore market, who are looking for luxury projects similar to those that they own outside the country. Presence of International Airport and ongoing infrastructure developments have further triggered the realty activities in these areas, making North Bangalore emerge as a promising investment destination.

Since 2011, Hebbal and regions around it has shown multi-fold rise in real estate property appreciation.

To boost the economic activity, coming up in North Bangalore region are AEROSPACE ZONE, ITIR PROJECT, GLOBAL FINANCIAL DISTRICT, SPACE CITY, etc.



North Bangalore report source: siliconindia.com, ask.indiaproperty.com



# DOTTING THE SKYLINE OF BANGALORE

Over 10 Million Sq.Ft. of development underway & proposed

### The Beginning of Joy

The founding years began almost 3 decades ago under the dynamic leadership of Mr. Kirti Mehta, a man widely acknowledged for his meticulous planning and innovation in combining modern aesthetics & architectural norms. The Mehta Group harmoniously blended experience of the old and exuberance of the new to evolve into the Unishire Group in 2008.

### Where Customer is the Center of the Universe

Unishire is all about its customers with planning born out of their dreams and innovations inspired by their aspirations. It is this very ideology that inspires Unishire's vision to evolve into one of the most people-friendly real estate companies that believes in delivering unparalleled customer joy by making every individual's dream of owning a quality home a simple, trouble-free, speedy and a joyful affair.

### Innovation – The Key to Success

Unishire is defined by innovation. Innovation in design, specifications and amenities have paved the way for Unishire to redefine living spaces and create benchmarks in the form of unique offerings which enhance the way people live, work and play. Be it residential and commercial projects, leisure, retail or industrial and IT facilities.

### Partnering renowned International Architects, Consultants and Designers

In order to bring world-class projects to Bangalore, Unishire works with some of the most reputed architects nationally as well as globally. Expanding the horizons of design, features and thereby providing cutting-edge solutions to enhance both luxury and lifestyle. Uniqueness is a fact that is most easily visible in all the projects coming out from the stables of the Unishire Group.

### Great Locations mean Great Value

At Unishire, the focus is on acquiring the most sought after locations that give customers the benefit of both convenience as well as future appreciation. Thereby providing an unmatched value proposition that justifies the worth of every hard-earned rupee invested.

### One Team. One Dream.

People are the greatest asset at Unishire. With a team of dedicated, committed and passionate professionals motivated by the will to excel, Unishire promises to grow to further heights in the near future with their collective expertise and efforts. At Unishire, it's one team with one dream.



# ADVANTAGE UNISHIRE

Established since 1987.

Hundreds of satisfied Customers, Owners and Investors.

Wide range of projects for different asset categories.

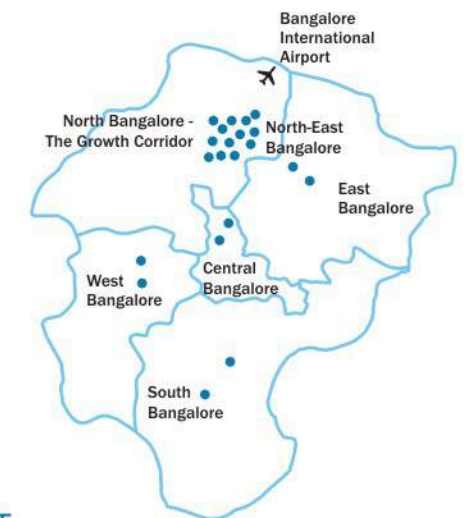
Tie-ups with major Banks / HFI's, Investment Houses, Channel Partners.

## FLEXIBILITY OF FLOOR LAYOUTS

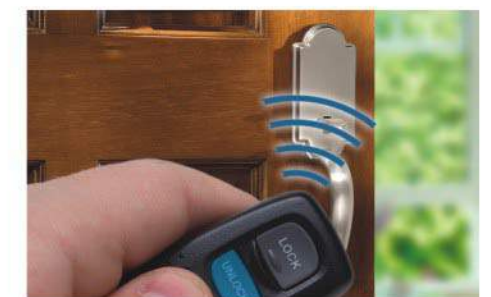


Every project has multiple options to ensure **vaastu, light & ventilation, good design with optimum space utilisation, maximum privacy and high efficiency.**

## BEST LOCATIONS



## MODERN HOME AUTOMATION & SMART ENTERTAINMENT



## GREEN HOMES



A green building is one which uses less water, optimises energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building. At Unishire, the constant endeavour is to follow Green Building principles. And that is why most of the Unishire Projects are proposed to receive IGBC Gold Certification.







A Project by:

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Loans from  
Leading Banks



Project approved & financed by



Indian  
Green  
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Council



Spreading acres of joy



3D perspective views are an artist's impressions only and may be subject to change. Visuals of various features, facilities are indicative only. Developer reserves the right to change Plans, elevations, specifications, facilities, amenities, etc without prior notice. Loans are at the sole discretion of Banks. \*IGBC Gold rating proposed on completion of the project, subject to various parameters. E & O E.