

RERA No.: PRM/KA/RERA/1251/310/PR/161122/005457



Office Address:

**LEGEND PROPERTY**

#53, (Old No.32) 16th Main Road  
4th 'T' Block, Jayanagar, Bengaluru 560 011

Site Address:

**VALENCIA**

(By Legend Property)

#54/6, 54/7, Manipal County Road  
Singasandra Village, Begur Hobli, Bengaluru 560 068

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Email: [property.legend@gmail.com](mailto:property.legend@gmail.com)

Website: [www.legendproperty.co.in](http://www.legendproperty.co.in)

SCAN HERE  
FOR LOCATION



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**Discover a universe of happiness**



*Valencia*

*Discover the true definition of luxury*

2, 2.5 & 3 BHK Residential Apartments at Singasandra  
Manipal County Road, Near Electronic City, Bangalore





More than 1,000 families couldn't be wrong when they opted to reside in homes that we built as part of many a project over a period of a decade and a half.

A combination of knowledge, experience, dedication and honesty is our strong password to this achievement.

We are a known name in the real-estate sector in offering edifices from a simple housing-structure to massive apartment-complexes.

With a team of dedicated engineers, architects and other personnel, Legend Builders, true to its name, has become a legend with a success story of its own.

### VISION

Drawing inspiration from Housing for All, a scheme of PMAY (Pradhana Mantri Awas Yojana) plan by the current government, to be able to contribute to the nation's development through active participation in the housing segment.

To build homes affordable, yet qualitatively unquestionable, to cater to every economic group in the country.

To achieve the above by being in the forefront of innovation in the real-estate sector by building and sustaining customer trust, employee loyalty and societal support

To relentlessly follow our mission statement to accomplish our inspirational and ambitious goals

### MISSION

To offer the best in housing in terms of quality, dimensions, location and pricing.

To be transparent and ethical in all our dealings, from layout plan to finished edifice and thereafter.

To be fully compliant with legal, environmental and architectural guidelines before handing over the units to our ever-trusting customers.

To be known as a name to trust implicitly.

# An echo of a rich history

Valencia, a port city and the third most populated one in Spain, has had a chequered history from the founding year of two BC till today.

The Latin name Valentia, meaning 'valour', over a period of time, transformed into Valencia. In the interim, the city gained global recognition as a tourist destination, a hub of celebrations and traditions, and majorly, a heritage tag by UNESCO.

Inspired by this piece of history, we conceptualized a project at Singasandra, a location, with all urban comforts, within binocular sight but all the urban chaos and clutter at a telescopic distance.

And, we christened it VALENCIA.





G+9

STRUCTURE

174

UNITS

85

2 BHK

39

2.5 BHK

50

3 BHK

5

BLOCKS

2.5

ACRES

100%

VASTU



### A location integral to a vibrant existence

Singasandra, on the ever-busy Hosur Road, a national highway leading to Chennai, is a case of so near, yet so far. So near to good things in life, yet far away from the noise and pollution of a growing metropolis.

Very close to Namma Metro station, Singasandra is a hub of commercial, educational and cultural activities. Dotted with and close to offices, malls, educational institutions, hospitals, etc., one always feels like fish in water or a bird in the sky.

### Location Advantages

Your home in the Legend Valencia is tucked in the heart of South Bangalore.

- ❑ Located on Manipal County Road, Singasandra.
- ❑ 650 metre from Hosur Road.
- ❑ Walkable distance to 2 upcoming metro stations.
- ❑ 4 km from Electronic City.
- ❑ 15 minutes from HSR Layout.
- ❑ 20 minutes from Koramangala.

### A calming space for a comfortable life

Five blocks of ground and nine floors each, the project, comprising 174 units of 2, 2.5 and 3BHK dwellings, occupies only 50% of 2.5 acres of land. With no common walls, these spacious homes, with plentiful of light and ventilation and built with branded materials, are in compliance with all legalities and vastu edicts.

## ADVANTAGES EMBELLISHING LEGEND VALENCIA



PRIME LOCATION



METRO STATIONS



SHOPPING MALLS



RING ROAD



HEALTH CENTRES



CORPORATE COMPANIES



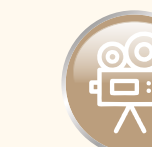
SCHOOLS & COLLEGES



FAST FOOD & RESTAURANTS



BANKS



ENTERTAINMENT ZONES

## PROJECT HIGHLIGHTS

Developed by Legend Property | Situated in Singasandra | Basement +Ground + 9 upper floors | 50% open space approx  
 Quality branded materials | World class amenities | All round compound wall with grand entrance and security portal | Approved by major banks  
 Vastu compliant units without compromising space & style | Host of institutions, hospitals, shopping malls & recreational arenas  
 Delivery on time | No violation | No legal hazards | Power backup 1 KW for each flat | 100% natural light and cross ventilation  
 Sufficient 24/7 water supply through borewell and Cauvery water | Spacious basement car parking | EV charging point





# LEGEND VALENCIA

This is an artistic impression and not a site photograph.

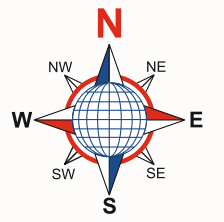






**LEGEND**

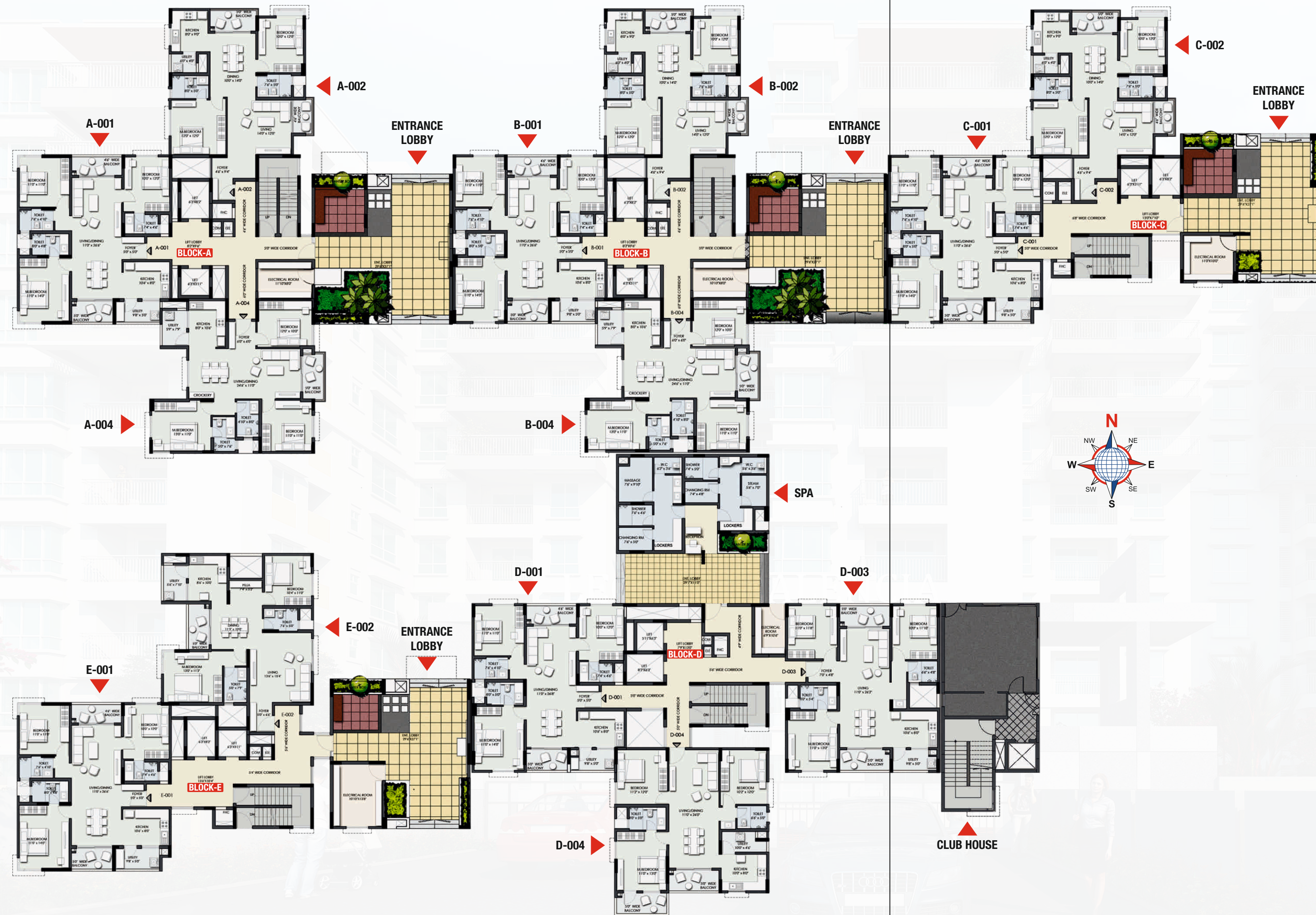
- |                             |                                   |
|-----------------------------|-----------------------------------|
| 01) Security portal         | 11) Pavilion                      |
| 02) Entrance special paving | 12) Fire driveway & bicycle track |
| 03) Driveway                | 13) Basketball court              |
| 04) Parking                 | 14) Kids pool                     |
| 05) Ramp to the basement    | 15) Chess court with seater       |
| 06) Pathway                 | 16) Lobby courtyard               |
| 07) Play lawn               | 17) Swimming pool                 |
| 08) Garden walk             | 18) Play area                     |
| 09) Cricket practice net    | 19) Caretaker pavilion            |
| 10) Fruit orchard           | 20) Services                      |
|                             | 21) Elders sitting area           |



Master plan



# GROUND FLOOR PLAN

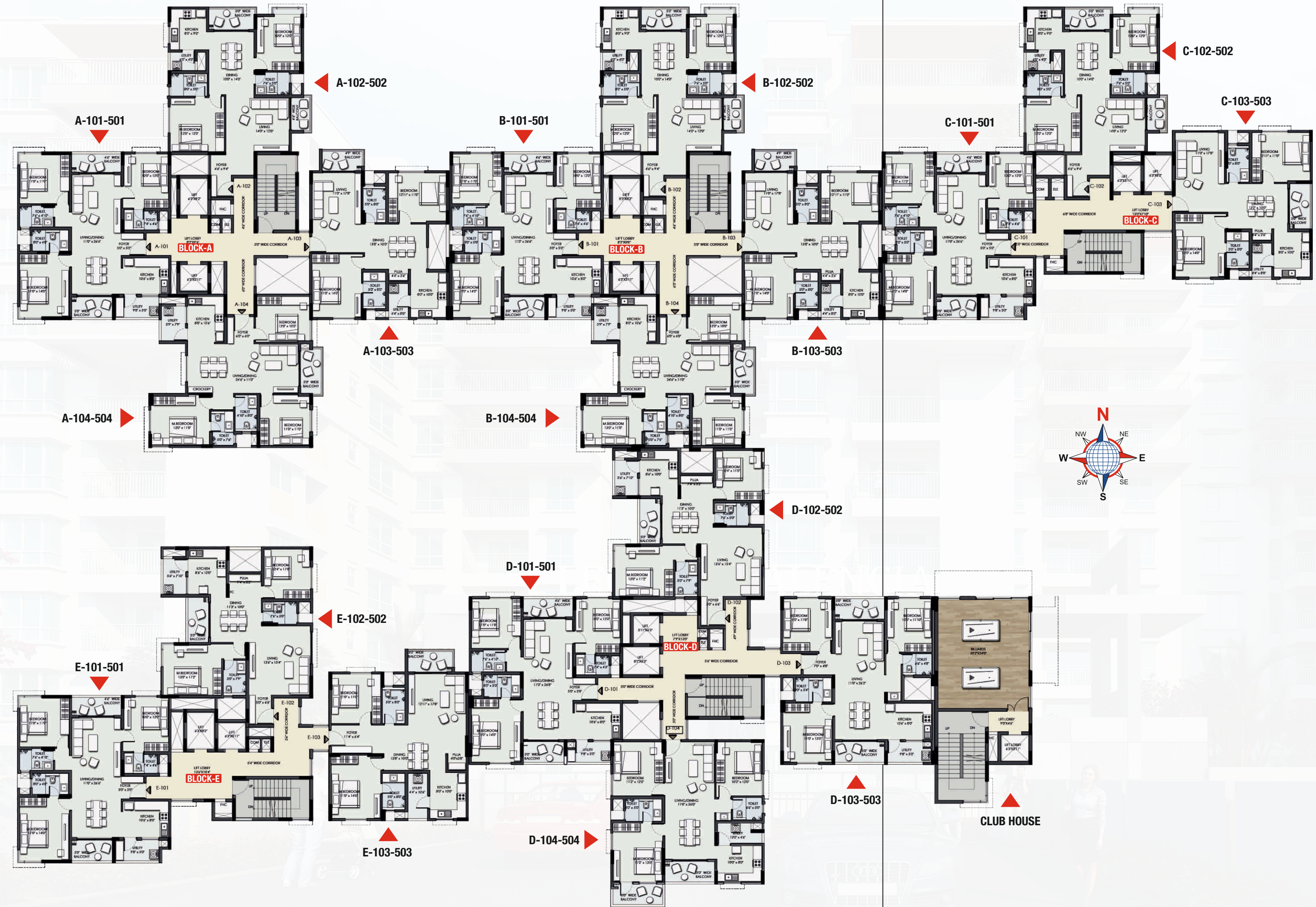


## AREA STATEMENT

UNIT	TYPE	SUBA (24.5% CA)	BALCONY AREA
A-001	3 BHK TYPE 1	1515 Sft	142 Sft
A-002	2 BHK TYPE 3	1305 Sft	112 Sft
A-004	2.5 BHK TYPE 3	1360 Sft	99 Sft
B-001	3 BHK TYPE 1	1515 Sft	142 Sft
B-002	2 BHK TYPE 3	1305 Sft	112 Sft
B-004	2.5 BHK TYPE 3	1360 Sft	99 Sft
C-001	3BHK TYPE 1	1515 Sft	142 Sft
C-002	2 BHK TYPE 3	1305 Sft	112 Sft
D-001	3 BHK TYPE 1	1515 Sft	142 Sft
D-003	2.5 BHK TYPE 1	1495 Sft	156 Sft
D-004	2.5 BHK TYPE 2	1410 Sft	155 Sft
E-001	3 BHK TYPE 1	1515 Sft	142 Sft
E-002	2 BHK TYPE 1	1315 Sft	96 Sft



TYPICAL FLOOR PLAN (1st - 5th)



AREA STATEMENT

UNIT	TYPE (24.5% CA)	SUBA AREA	BALCONY
A-101 TO 501	3 BHK TYPE 1	1515 Sft	142 Sft
A-102 TO 502	2 BHK TYPE 3	1305 Sft	112 Sft
A-103 TO 503	2 BHK TYPE 4	1265 Sft	81 Sft
A-104 TO 504	2.5 BHK TYPE 3	1360 Sft	99 Sft
B-101 TO 501	3 BHK TYPE 1	1515 Sft	142 Sft
B-102 TO 502	2 BHK TYPE 3	1305 Sft	112 Sft
B-103 TO 503	2 BHK TYPE 4	1265 Sft	81 Sft
B-104 TO 504	2.5 BHK TYPE 3	1360 Sft	99 Sft
C-101 TO 501	3 BHK TYPE 1	1515 Sft	142 Sft
C-102 TO 502	2 BHK TYPE 3	1305 Sft	112 Sft
C-103 TO 503	2 BHK TYPE 5	1260 Sft	84 Sft
D-101 TO 501	3 BHK TYPE 1	1515 Sft	142 Sft
D-102 TO 502	2 BHK TYPE 1	1315 Sft	96 Sft
D-103 TO 503	2.5 BHK TYPE 1	1495 Sft	156 Sft
D-104 TO 504	2.5 BHK TYPE 2	1410 Sft	155 Sft
E-101 TO 501	3 BHK TYPE 1	1515 Sft	142 Sft
E-102 TO 502	2 BHK TYPE 1	1315 Sft	96 Sft
E-103 TO 503	2 BHK TYPE 2	1320 Sft	99 Sft



TYPICAL FLOOR PLAN (6th - 9th)



AREA STATEMENT

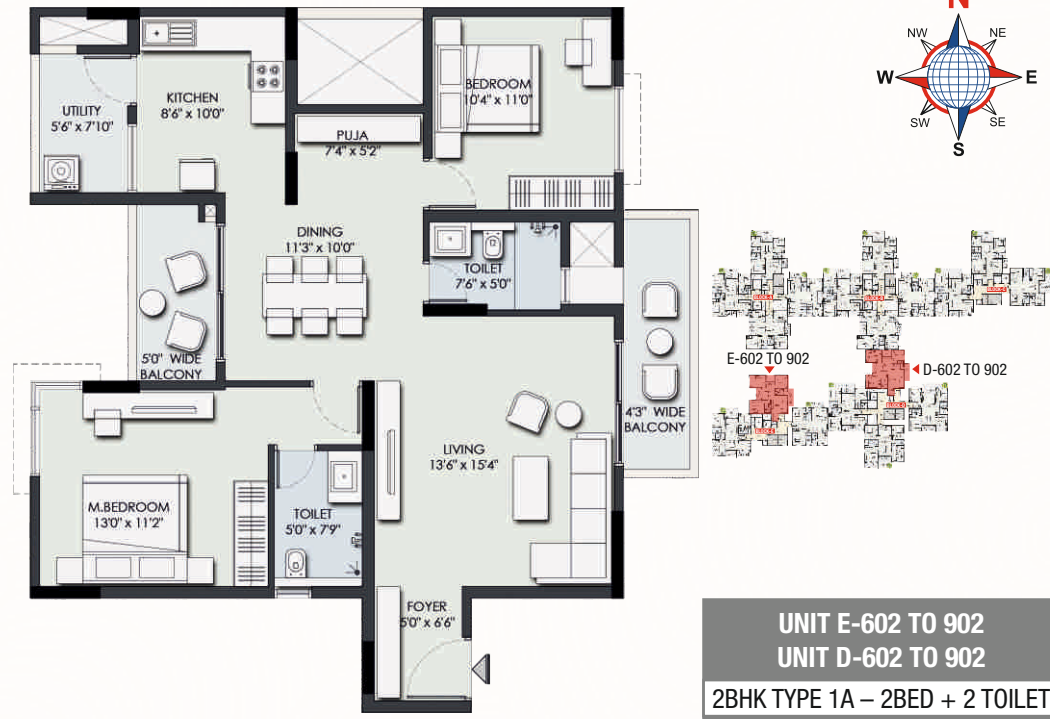
UNIT	TYPE	SUBA (24.5% CA)	BALCONY AREA
A-601-901	3 BHK TYPE 1B	1610 Sft	224 Sft
A-602-902	2 BHK TYPE 3A	1415 Sft	201 Sft
A-603-903	2 BHK TYPE 4A	1295 Sft	108 Sft
A-604-904	2.5 BHK TYPE 3A	1440 Sft	160 Sft
B-601-901	3 BHK TYPE 1A	1645 Sft	249 Sft
B-602-902	2 BHK TYPE 3A	1415 Sft	201 Sft
B-603-903	2 BHK TYPE 4A	1295 Sft	108 Sft
B-604-904	2.5 BHK TYPE 3A	1440 Sft	160 Sft
C-601-901	3 BHK TYPE 1A	1645 Sft	249 Sft
C-602-902	2 BHK TYPE 3A	1415 Sft	201 Sft
C-603-903	2 BHK TYPE 5A	1385 Sft	186 Sft
D-601-901	3 BHK TYPE 1A	1645 Sft	249 Sft
D-602-902	2 BHK TYPE 1A	1400 Sft	161 Sft
D-603-903	2.5 BHK TYPE 1A	1625 Sft	258 Sft
D-604-904	2.5 BHK TYPE 2A	1485 Sft	216 Sft
E-601-901	3 BHK TYPE 1B	1610 Sft	224 Sft
E-602-902	2 BHK TYPE 1A	1400 Sft	161 Sft
E-603-903	2 BHK TYPE 2A	1355 Sft	127 Sft





**UNIT E-002**  
 2BHK TYPE 1 – 2BED + 2 TOILET

SUBA : 1315 SFT  
 CARPET AREA : 856 SFT  
 BALCONY AREA : 96 SFT



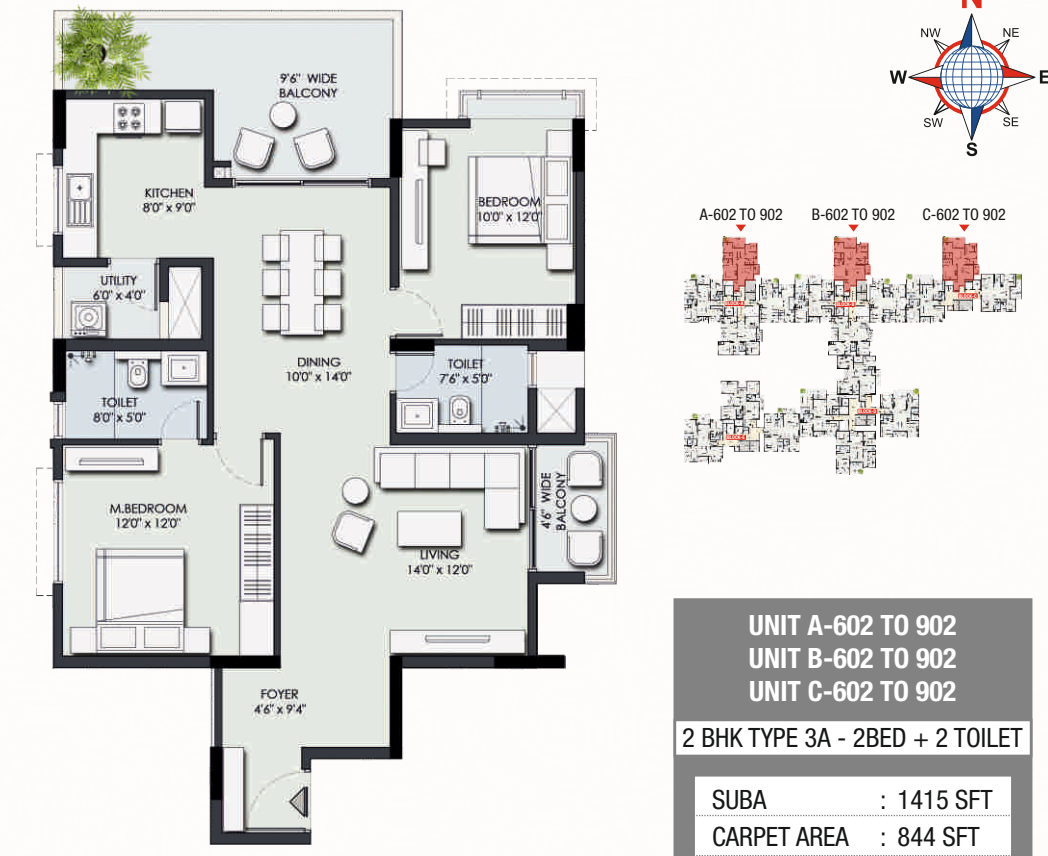
**UNIT E-602 TO 902**  
**UNIT D-602 TO 902**  
 2BHK TYPE 1A – 2BED + 2 TOILET

SUBA : 1400 SFT  
 CARPET AREA : 856 SFT  
 BALCONY AREA : 161 SFT



**UNIT E-603 TO 903**  
 2BHK TYPE 2A – 2BED + 2 TOILET

SUBA : 1355 SFT  
 CARPET AREA : 875 SFT  
 BALCONY AREA : 127 SFT

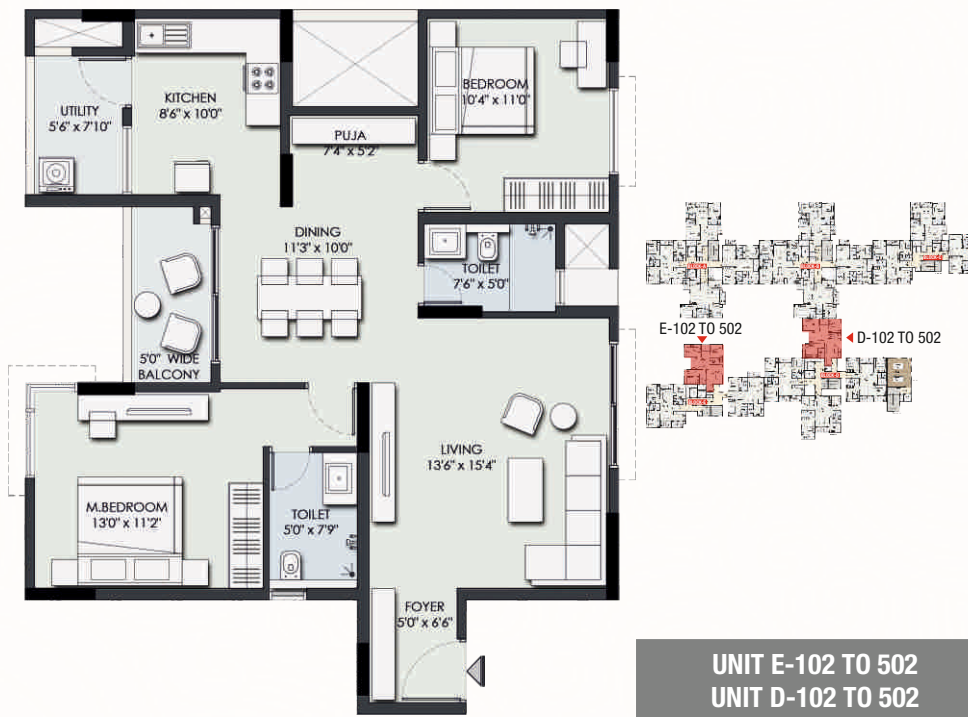


**UNIT A-602 TO 902**  
**UNIT B-602 TO 902**  
**UNIT C-602 TO 902**  
 2 BHK TYPE 3A - 2BED + 2 TOILET

SUBA : 1415 SFT  
 CARPET AREA : 844 SFT  
 BALCONY AREA : 201 SFT

INDIVIDUAL FLOOR PLANS

INDIVIDUAL FLOOR PLANS



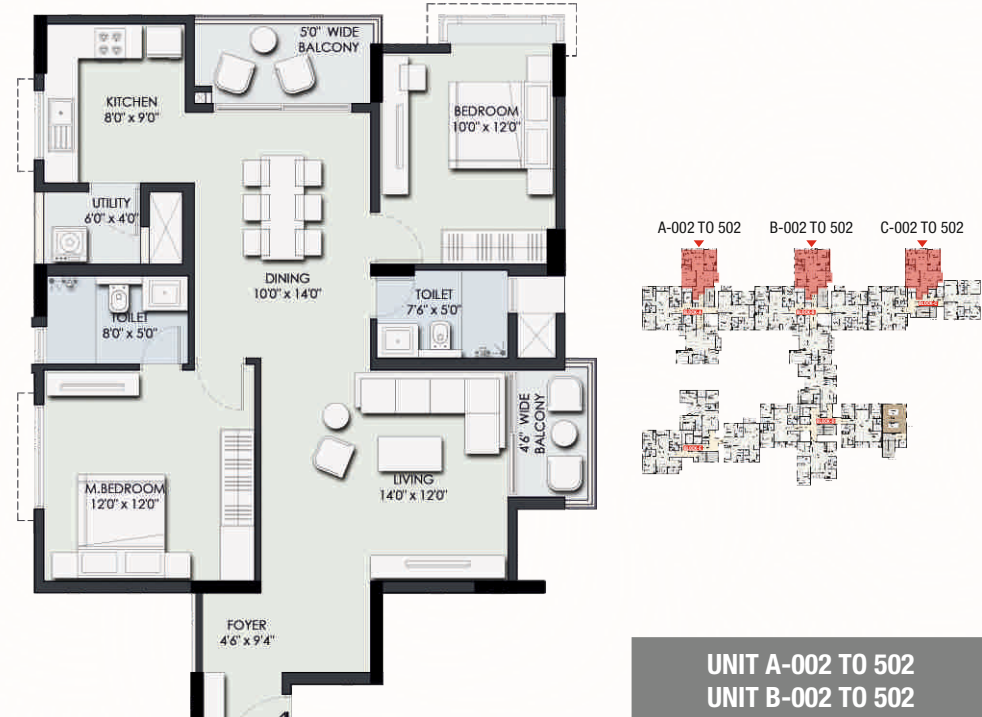
**UNIT E-102 TO 502**  
**UNIT D-102 TO 502**  
 2BHK TYPE 1 – 2BED + 2 TOILET

SUBA : 1315 SFT  
 CARPET AREA : 856 SFT  
 BALCONY AREA : 96 SFT



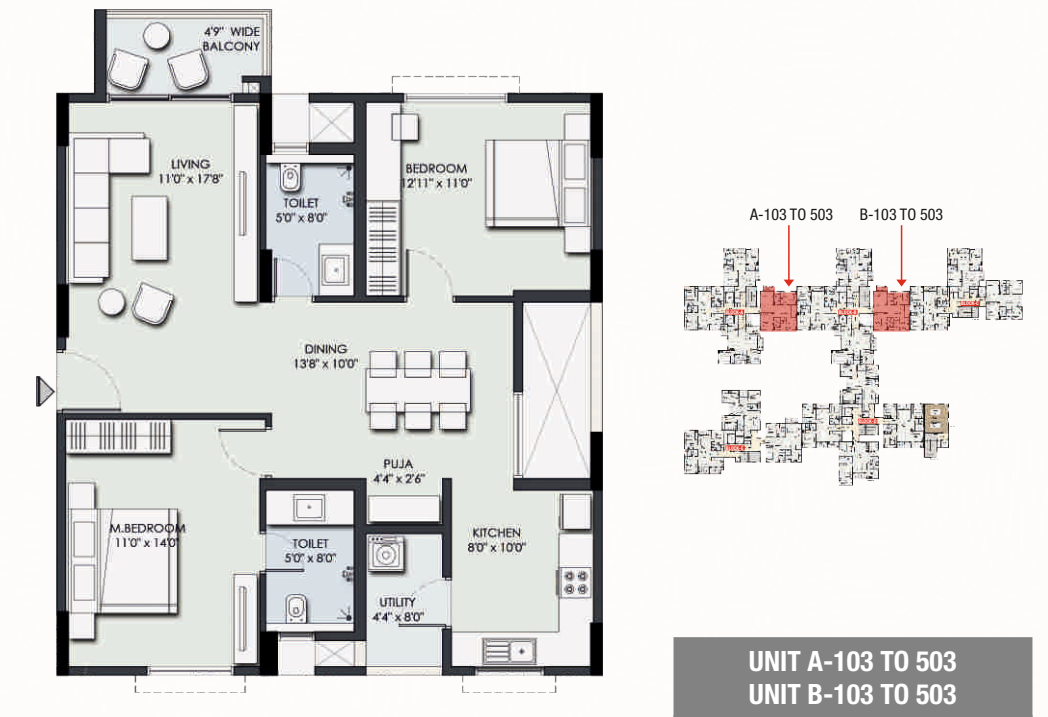
**UNIT E-103 TO 503**  
 2BHK TYPE 2 – 2BED + 2 TOILET

SUBA : 1320 SFT  
 CARPET AREA : 875 SFT  
 BALCONY AREA : 99 SFT



**UNIT A-002 TO 502**  
**UNIT B-002 TO 502**  
**UNIT C-002 TO 502**  
 2BHK TYPE 3 - 2BED + 2 TOILET

SUBA : 1305 SFT  
 CARPET AREA : 844 SFT  
 BALCONY AREA : 112 SFT



**UNIT A-103 TO 503**  
**UNIT B-103 TO 503**  
 2BHK TYPE 4 - 2BED + 2 TOILET

SUBA : 1265 SFT  
 CARPET AREA : 838 SFT  
 BALCONY AREA : 81 SFT





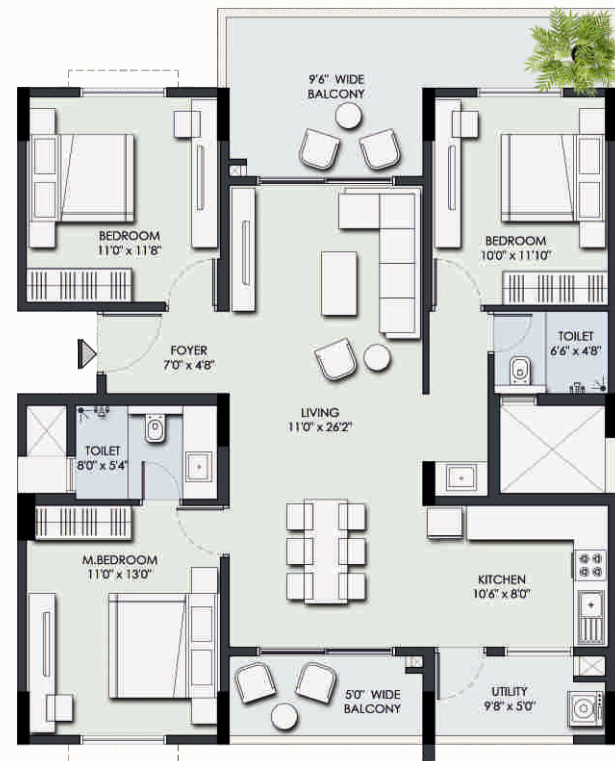
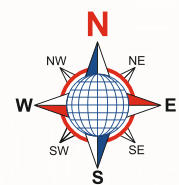
**UNIT A-603 TO 903  
UNIT B-603 TO 903**  
2BHK TYPE 4A - 2BED + 2 TOILET

SUBA	: 1295 SFT
CARPET AREA	: 838 SFT
BALCONY AREA	: 108 SFT



**UNIT C-603 TO 903**  
2BHK TYPE 5A - 2BED + 2 TOILET

SUBA	: 1385 SFT
CARPET AREA	: 834 SFT
BALCONY AREA	: 186 SFT



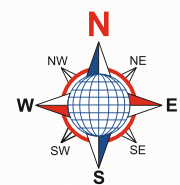
**UNIT D-603 TO 903**  
2.5 BHK TYPE 1A-3BED+2 TOILET

SUBA	: 1625 SFT
CARPET AREA	: 949 SFT
BALCONY AREA	: 258 SFT

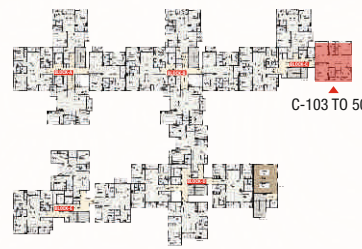
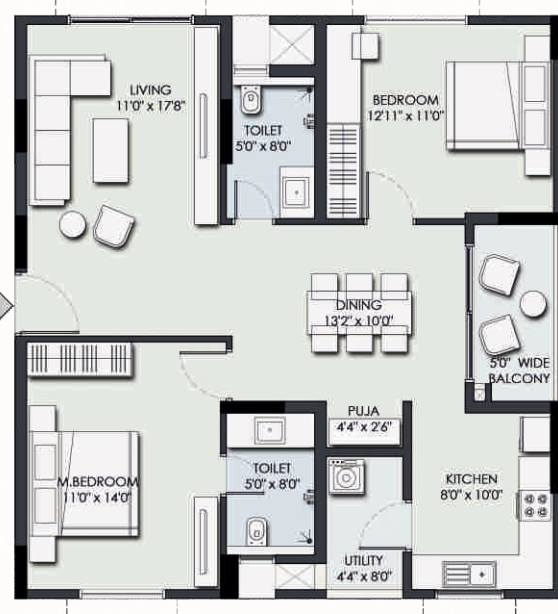


**UNIT D-604 TO 904**  
2.5 BHK TYPE 2A-3BED+2 TOILET

SUBA	: 1485 SFT
CARPET AREA	: 897 SFT
BALCONY AREA	: 216 SFT

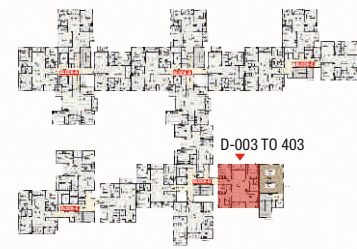
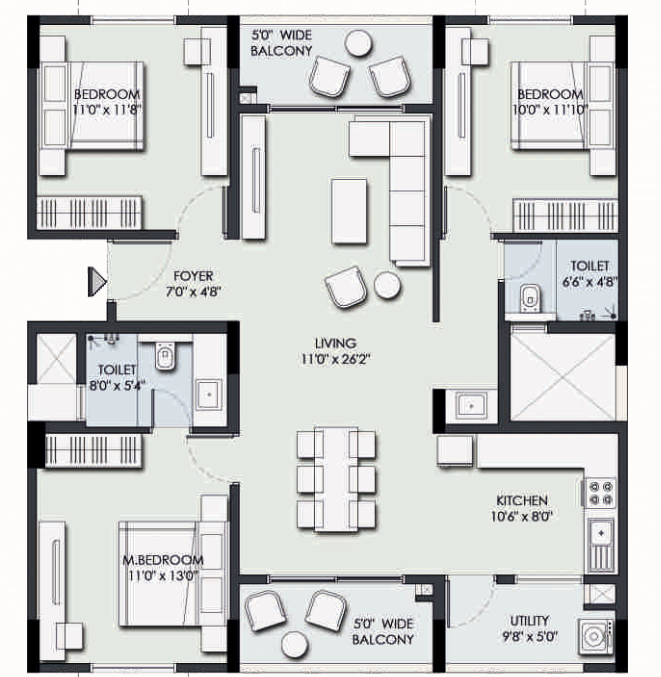


## INDIVIDUAL FLOOR PLANS



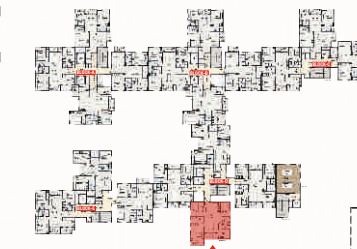
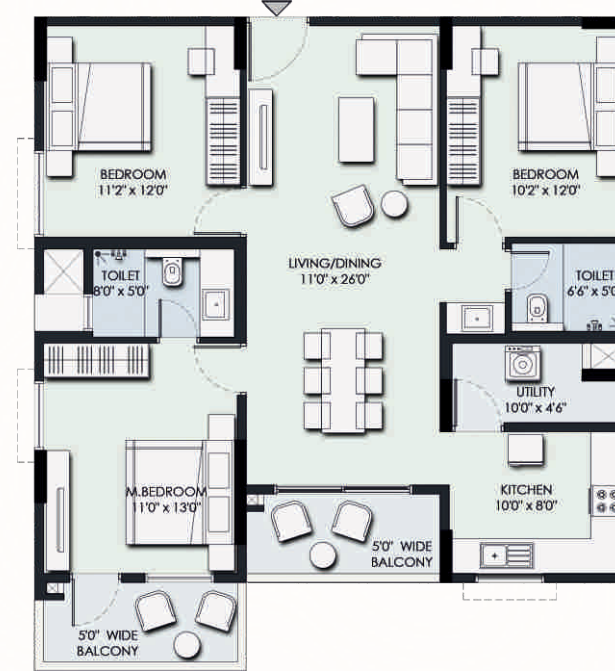
**UNIT C-103 TO 503**  
2BHK TYPE 5-2BED + 2 TOILET

SUBA	: 1260 SFT
CARPET AREA	: 834 SFT
BALCONY AREA	: 84 SFT



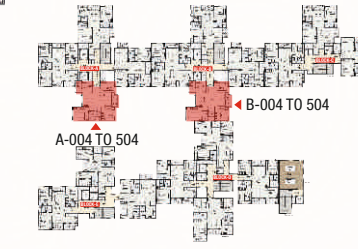
**UNIT D-003 TO 403**  
2.5 BHK TYPE 1-3BED + 2 TOILET

SUBA	: 1495 SFT
CARPET AREA	: 949 SFT
BALCONY AREA	: 156 SFT



**UNIT D-004 TO 504**  
2.5BHK TYPE 2-3BED + 2 TOILET

SUBA	: 1410 SFT
CARPET AREA	: 897 SFT
BALCONY AREA	: 155 SFT

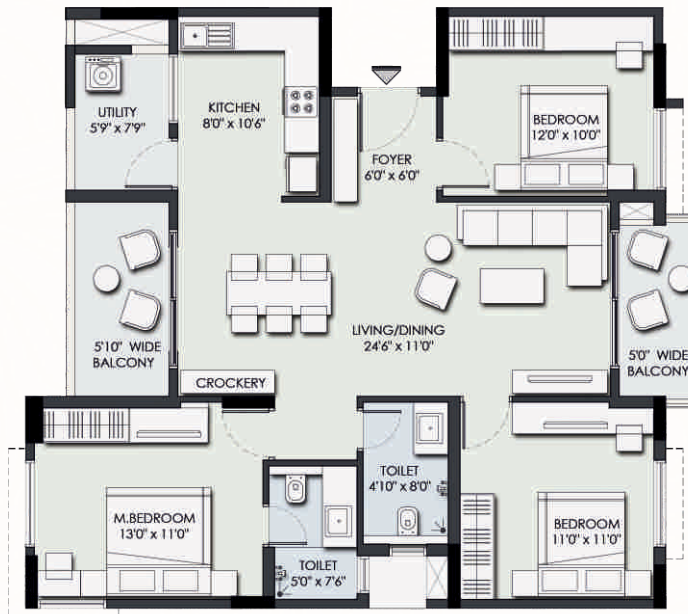


**UNIT A-004 TO 504  
UNIT B-004 TO 504**  
2.5 BHK TYPE 3-3BED + 2 TOILET

SUBA	: 1360 SFT
CARPET AREA	: 903 SFT
BALCONY AREA	: 99 SFT

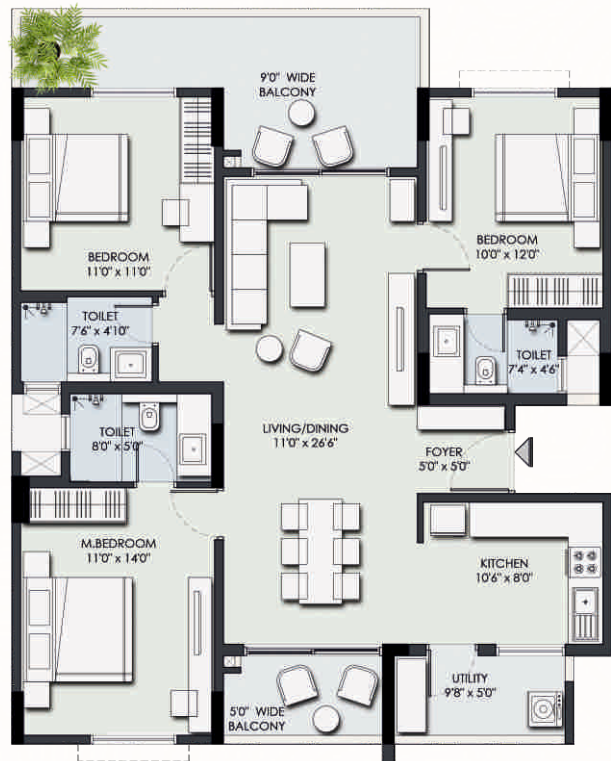
## INDIVIDUAL FLOOR PLANS





**UNIT A-604 TO 904  
UNIT B-604 TO 904**  
2.5 BHK TYPE 3A-3BED+2 TOILET

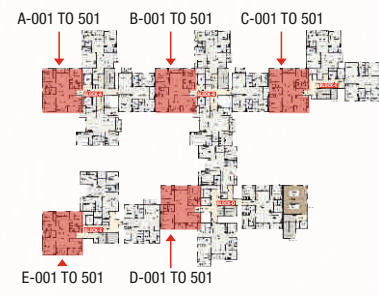
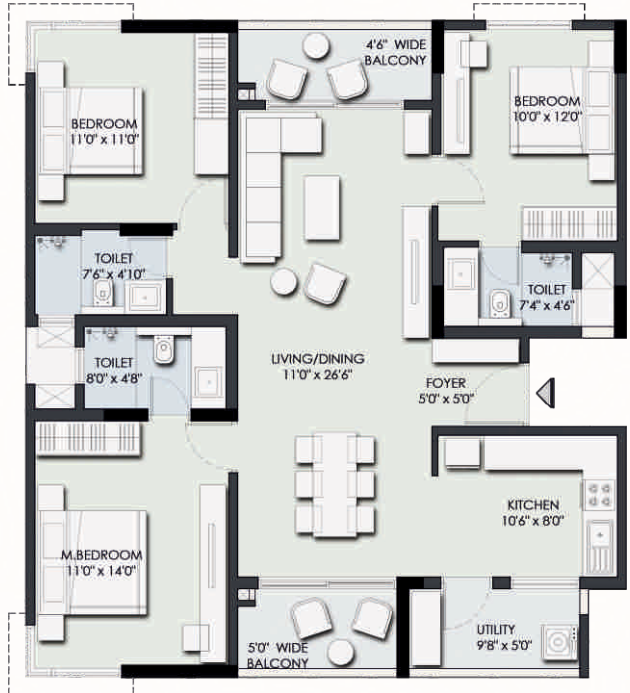
SUBA	: 1440 SFT
CARPET AREA	: 903 SFT
BALCONY AREA	: 160 SFT



**UNIT B-601 TO 901  
UNIT C-601 TO 901  
UNIT D-601 TO 901**  
3 BHK TYPE 1A-3 BED+3 TOILET

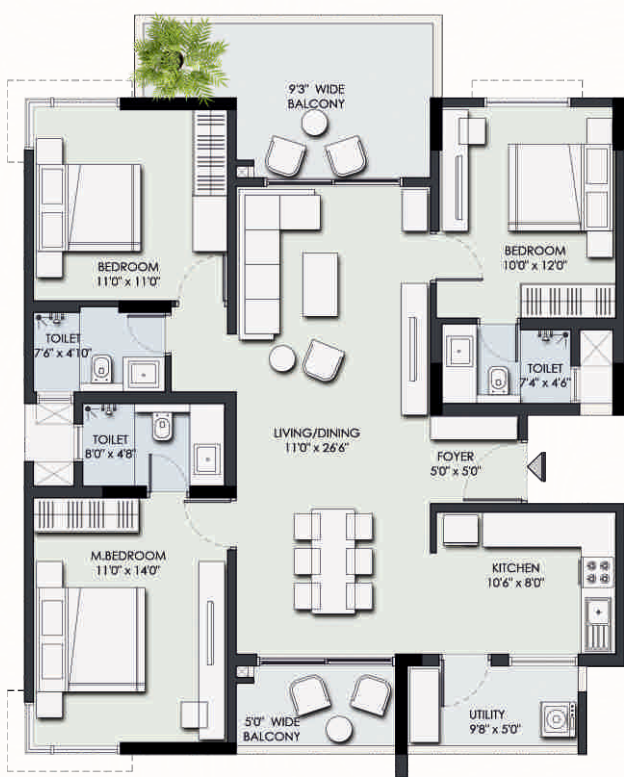
SUBA	: 1645 SFT
CARPET AREA	: 976 SFT
BALCONY AREA	: 249 SFT

## INDIVIDUAL FLOOR PLANS



**UNIT A-001 TO 501  
UNIT B-001 TO 501  
UNIT C-001 TO 501  
UNIT D-001 TO 501  
UNIT E-001 TO 501**  
3 BHK TYPE 1-3 BED+2 TOILET

SUBA	: 1515 SFT
CARPET AREA	: 976 SFT
BALCONY AREA	: 142 SFT



**UNIT A-601 TO 901  
UNIT E-601 TO 901**  
3 BHK TYPE 1B-3 BED+3 TOILET

SUBA	: 1610 SFT
CARPET AREA	: 976 SFT
BALCONY AREA	: 224 SFT



\*This is an artistic impression and not a site photograph.





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## CLUBHOUSE

The five-floor exclusive edifice for the clubhouse is the cynosure of all as it is nothing short of a mini mall.

Spread over an area of over 6600 square feet, ground floor has a multi-purpose hall for all those get-togethers of different sizes from two to tango to a chat group to gossip to a crowd to celebrate.

Our modern spa is the perfect hot news for steam-bath lovers.

In case you want a cooler activity, rush to the changing room to get ready for a dip in the swimming pool.

Invite your friends for a challenging game in the billiards room on the first floor.

Whether you want to just stay in shape, tone up your muscles or build a Greek-god-like body, our well-equipped gym on the second floor is the right place.

Yoga and meditation hall, on the third floor with balcony, beckons all those spiritually-inclined.

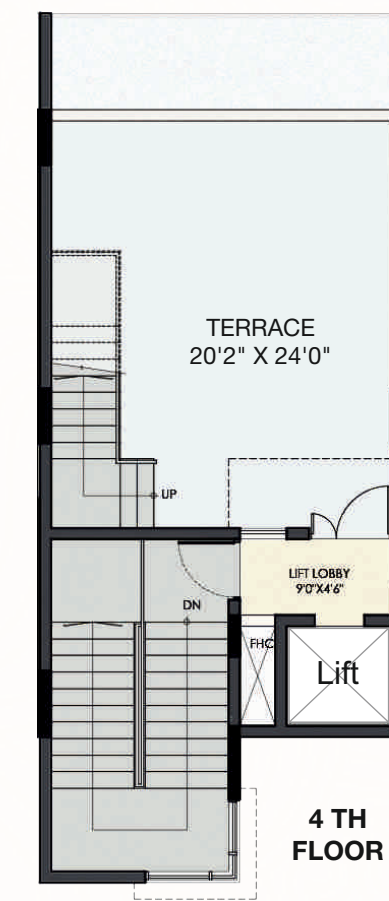
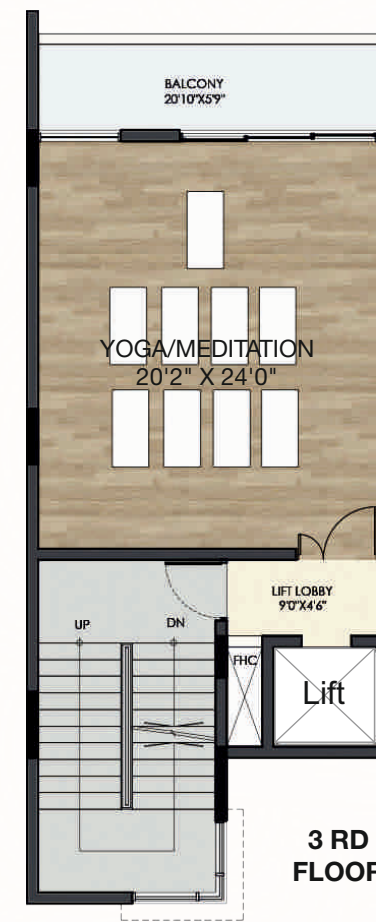
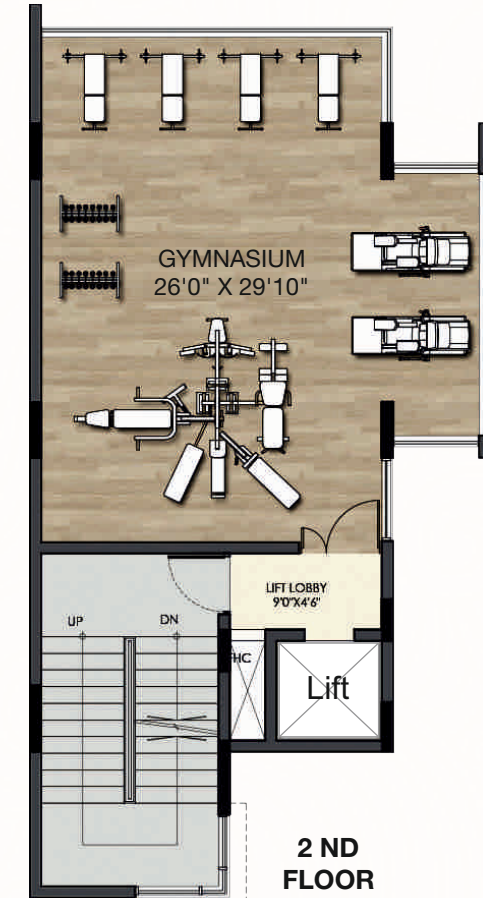
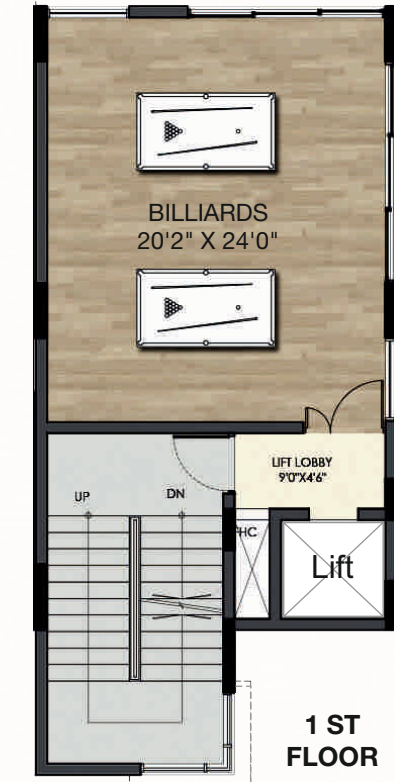
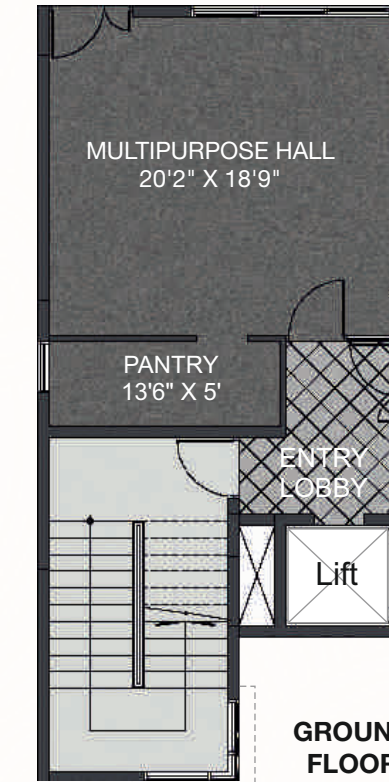
The in-trend home-makers can enjoy their kitty parties in the open spacious terrace on the fourth floor that also leads to the fifth floor, a place of many well-laid desirable things like a reading room, lounges, indoor-games space and a business centre.

The reading room can accommodate enough persons at a time. The lounges have sufficient leg-space for the seated visitors, guests and residents. The balcony adjoining the lounges is just the place to sit back and enjoy a short gossip, a quick sip of coffee, a deep breath of fresh air or admire the panoramic view of the surroundings. Get busy with your official work, undisturbed, in the secluded business-centre. For the active and the restless, the indoor-games space is the place for asking.

All in all, a mini world of activities, camaraderie and reflection - the clubhouse.



## CLUBHOUSE FLOOR PLANS





## Creating a comfort zone

Starting from private gardens annexed to ground floors to a spacious club house and ample parking-area for all, each unit comes with a plethora of amenities to make living worth the effort.

For all that celebratory events like get-together, birthday party, competition, etc., there is the spacious clubhouse. Use it for an indoor game or just to unwind yourself.

The open manicured lawns helps you relax while your kids can be in their own world in the children's play-area.

Take a leisurely walk or a brisk jog in the paved path.

For that cool dip, rush to the swimming pool with diving boards, gradient underwater flooring to suit different heights and attached changing rooms.

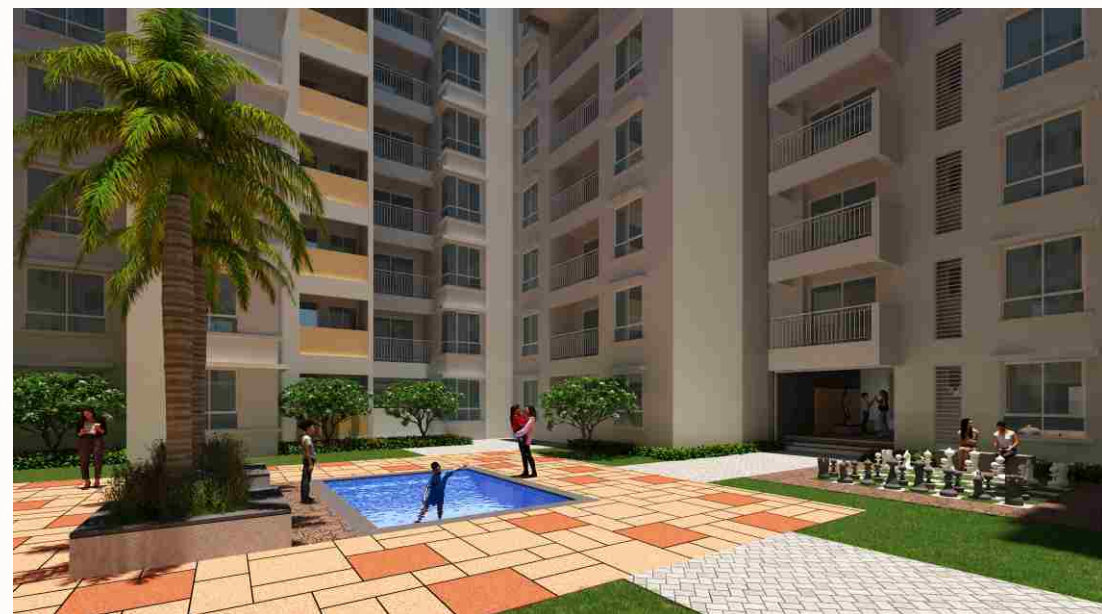
With 24/7 security including electronic surveillance, shed worries about your vehicles parked in the large parking lot.

Power outages should not be a cause of worry as there is a 24/7 generator back-up.

Inside of the house, windows, doors and ventilators are strategically placed to allow plenty of air and light without compromising on the décor.

Branded accessories to ensure quality and durability abound in each unit. All-day lifts, spaced-out placement of fire-extinguishers and wide staircases, make your life secure and easy.

Availability of post-sales assistance from our personnel completes the picture of cozy, comfort moments.



## AMENITIES

- Grand entrance arch with security check point | Outdoor children play area
- Swimming pools with toddlers pools | Grand multipurpose party hall
- Cricket pitch | Waiting lounge | Indoor gymnasium | Meditation center
- Club house (with billiards table, table tennis, chess, carrom, cards table, Separate steam room for ladies and gents) | Jogging track | Water bodies
- Provision for EV charging | Rain water harvesting | Intercom
- 24/7 CCTV surveillance | Basketball court | Senior citizen kiosk
- Water softener | 24/7 security service | Sewerage treatment plant (STP)
- 24/7 power backup 1 KW for each flat and 100% backup for all common area



For the health conscious, well equipped gymnasium beckons to sweat it out.





# SPECIFICATIONS



## STRUCTURES :

RCC Frame structure with solid blocks and cement plastering.



## WALLS :

6" and 4" Cement Concrete Blocks of APCO or AVS for internal walls.



## DOORS :

Main door Teak wood frame with skin door shutters with polish and all other doors sal wood frame (maranta wood) with 32 mm shutters with enamel paint/ polish.



## FLOORING :

Scratch proof premium brand vitrified tiles for entire flooring and anti skid flooring in balconies, Granite flooring for common areas.



## PAINTING :

Premium emulsion paint for internal walls and Exterior with texture finish Apex paint.



## WATER SUPPLY :

24 hrs water supply from borewell with overhead tank & sump tank.



## TOILET :

Anti skid ceramic tiles flooring & glazed tiles dado up to 8 feet height



## KITCHEN :

20 mm granite/quartz platform with glazed tiles dado up to 4ft height above the granite platform with stainless steel sink



## ELECTRICAL :

Concealed copper wiring and switches of Great white / Anchor / Panasonic or equivalent, cables with wires, switches and sockets.



## WINDOWS :

Branded UPVC windows made from specially designed and manufactured with 3 track along with mosquito mesh.



## SANITARY :

Jaguar, Kohler, & Hindware / equivalent make.



## CAR PARKING :

Basement & surface covered car parking and visitors car parking.



## TV & TELEPHONE :

Individual TV & Telephone point in living & master bedroom.



## LIFT :

10 Numbers of 8 passenger lift of Schindler / equivalent make, from lower basement.



\*This is an artistic impression and not a site photograph



**WHEN ALL GOOD THINGS IN LIFE ARE WITHIN YOUR REACH,  
CAN YOU IMAGINE OPTING FOR A DIFFERENT LOCATION?**

Luxurious living gets a new meaning when life is fulfilling with access to the choicest of facilities which could be a source of everlasting comfort.

Go ahead. Wallow in the newfound delight.

**PROXIMITY**

- Silk board junction
- Hosa road metro station
- Singasandra metro station
- Indian Institute of management
- Meenakshi temple
- Electronic city
- Banneghatta national park

**SCHOOL & COLLEGES**

- St. Francis school
- PES university
- The Oxford college of engineering
- Christ university
- Sri Chaitanya school
- Sherwood high
- Ryan international school
- BGS national public school
- Brigade school
- Delhi public school
- Carmel academy
- Euro kids pre-school
- Oxford English school
- New Bishop Cotton public school

**HOSPITAL**

- Apollo hospital
- Fortis hospital
- Narayana Hrudayalaya
- Kauvery hospital
- Prashanthi hospital

**SHOPPING MALLS**

- Royal Meenakshi mall
- Fab Hypermarket
- More Megastore
- Fourm mall
- D Mart
- Decathlon
- Big Bazaar

**METRO, THE GAME-CHANGER**

Thanks to the Metro work in full swing, Hosur Road, with the safest, fastest, most economical and enviable mode of transit, will soon be enjoying connectivity to all major nodal points in Bangalore. This is apart from the high connectivity enabled by BMTC and advanced road infrastructure since Electronic City and its surroundings enjoy the status of the most favoured location.



This is an artistic impression and not a site photograph.



**Location Map**  
(Not to scale)

