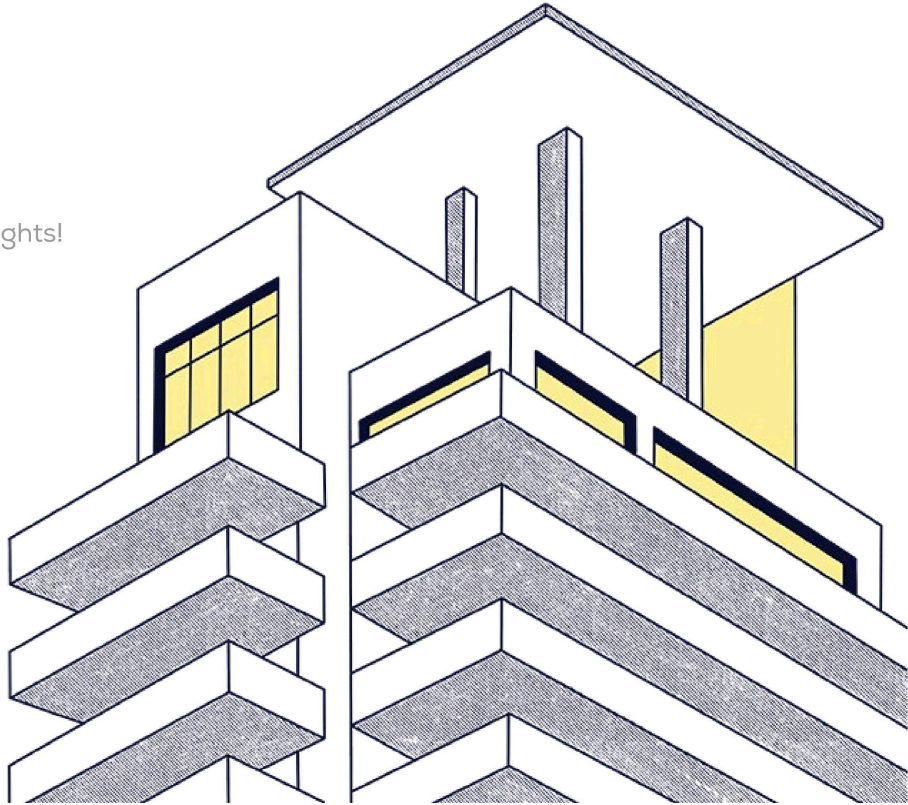




GARUDAATHRI NILAYA

Elevate Your Living Experience to New Heights!

BBMP Approved OC&CC Project

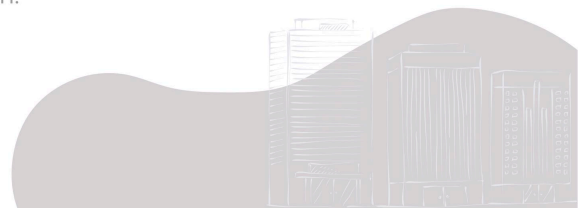




GARUDAATHRI NILAYA

Elevate Your Living Experience to New Heights!

Welcome to **Garudaathri Nilaya**, a testament to the vision of **GARUDAATHRI DEVELOPERS**. Nestled in simplicity, **Garudaathri Nilaya** offers a harmonious blend of comfort and elegance. Our meticulously constructed apartment features 2BHK and 3BHK flats, each floor hosting six thoughtfully designed residences. With a total of four floors, **Garudaathri Nilaya** stands as a symbol of quality craftsmanship and modern living. Embrace a lifestyle where every detail is crafted with care, making your home a haven of tranquility. Experience the pride of ownership at **Garudaathri Nilaya**, where simplicity meets sophistication.





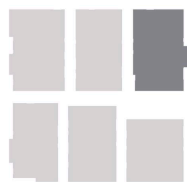
GARUDAATHRI NILAYA



FLAT PLAN NO. 01

3 BHK SBA - 1505 SFT - BA - 1204 SFT

- ① LIVING - 18'8" X 12'0"
- ② DINING - 10'10" X 9'8"
- ③ KITCHEN - 9'8" X 8'0"
- ④ M BEDROOM- 12'4" X 14'0"
- ⑤ BEDROOM - 13'0" X 10'0"
- ⑥ BEDROOM - 11'0" X 10'6"
- ⑦ TOILET - 8'8" X 4'6"
- ⑧ TOILET - 8'8" X 4'6"
- ⑨ TOILET - 7'4" X 4'6"
- ⑩ BALCONY - 13'0" X 4'0"
- ⑪ BALCONY - 10'6" X 4'0"
- ⑫ BALCONY / UTILITY - 9'8" X 3'6"

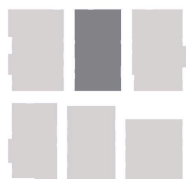




FLAT PLAN NO. 02

2 BHK SBA - 1343 SFT - BA - 1075 SFT

- ① LIVING - 12'0" X 21'10"
- ② KITCHEN / DINING - 11'2" X 16'10"
- ③ M BEDROOM- 11'2" X 15'0"
- ④ BEDROOM- 12'0" X 11'0"
- ⑤ TOILET - 7'10" X 4'6"
- ⑥ TOILET - 8'0" X 4'6"
- ⑦ BALCONY - 12'0" X 4'0"
- ⑧ BALCONY / UTILITY - 8'4" X 4'0"

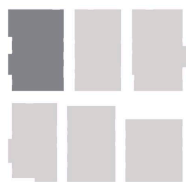




FLAT PLAN NO. 03

3 BHK SBA - 1561 SFT - BA - 1249 SFT

- ① LIVING - 16'8" X 12'6"
- ② DINING - 12'0" X 10'2"
- ③ KITCHEN - 9'0" X 8'0"
- ④ M BEDROOM- 12'0" X 13'6"
- ⑤ BEDROOM - 11'6" X 13'6"
- ⑥ BEDROOM - 11'6" X 10'6"
- ⑦ TOILET - 9'0" X 4'6"
- ⑧ TOILET - 7'6" X 4'6"
- ⑨ TOILET - 8'2" X 4'6"
- ⑩ BALCONY - 13'6" X 4'6"
- ⑪ UTILITY - 10'2" X 4'6"

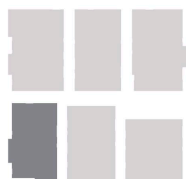




FLAT PLAN NO. 04

2 BHK SBA - 1269 SFT - BA - 1015 SFT

- ① LIVING - 11'4" X 18'4"
- ② DINING - 9'0" X 12'0"
- ③ KITCHEN - 11'6" X 7'6"
- ④ M BEDROOM- 11'6" X 13'6"
- ⑤ BEDROOM - 11'6" X 13'0"
- ⑥ TOILET - 8'2" X 4'6"
- ⑦ TOILET - 7'8" X 4'6"
- ⑧ BALCONY - 11'0" X 4'6"
- ⑨ BALCONY / UTILITY - 12'0" X 4'6"

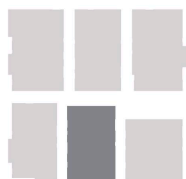


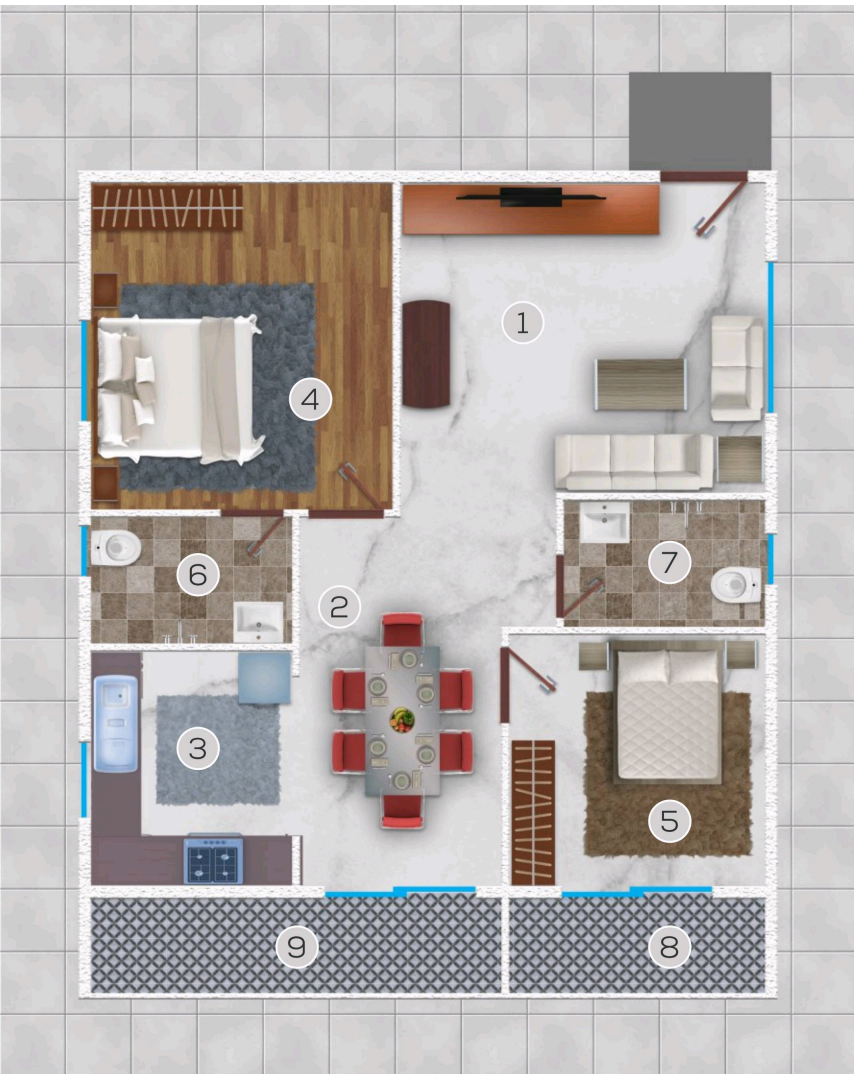


FLAT PLAN NO. 05

2 BHK SBA - 1275 SFT - BA - 1020 SFT

- ① LIVING - 11'2" X 16'0"
- ② DINING - 13'0" X 9'0"
- ③ KITCHEN - 13'0" X 8'0"
- ④ M BEDROOM- 13'0" X 12'0"
- ⑤ BEDROOM - 11'2" X 13'4"
- ⑥ TOILET - 8'0" X 4'6"
- ⑦ TOILET - 7'6" X 4'6"
- ⑧ BALCONY - 11'2" X 4'6"
- ⑨ UTILITY - 13'0" X 4'6"

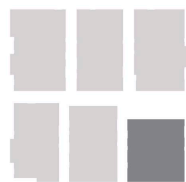




FLAT PLAN NO. 06

2 BHK SBA - 1196 SFT - BA - 957 SFT

- 1 LIVING - 14'6" X 12'4"
- 2 DINING - 8'0" X 14'8"
- 3 KITCHEN - 8'0" X 9'4"
- 4 M BEDROOM- 12'0" X 13'0"
- 5 BEDROOM - 10'2" X 10'0"
- 6 TOILET - 8'0" X 5'0"
- 7 TOILET - 8'0" X 5'0"
- 8 BALCONY - 10'2" X 4'0"
- 9 UTILITY - 16'4" X 4'0"





FLAT PLAN NO. 06 A

2 BHK SBA - 1291 SFT - BA - 1033 SFT

- 1 LIVING - 16'10" X 12'4"
- 2 DINING - 8'0" X 14'8"
- 3 KITCHEN - 8'0" X 9'4"
- 4 M BEDROOM- 12'0" X 13'0"
- 5 BEDROOM - 12'2" X 10'0"
- 6 TOILET - 8'0" X 5'0"
- 7 TOILET - 10'4" X 5'0"
- 8 BALCONY - 12'8" X 4'"
- 9 UTILITY - 16'4" X 4'0"



SPECIFICATIONS

SPECIFICATIONS



STRUCTURES

- RCC framed structure with solid cement blocks for walls

WALLS

- 6" thick cement solid block for exterior wall and 4" thick cement block for internal walls.

FLOORING

- Vitrified Tiles for living, dining, children bedroom and kitchen. Staircase and lobbies with Granite Flooring. Wooden flooring for master bedroom

DOORS

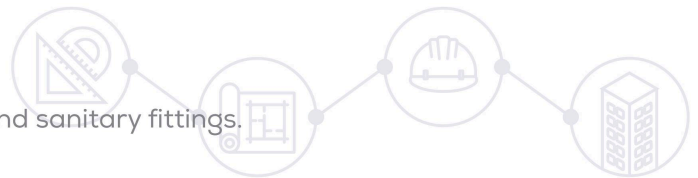
- Main Door frame is of teak wood, shutters of teak veneer and all other doors are hard wood frame and flush doors.

SANITARY AND WATER FITTINGS

- Hindware cold and hot water mixer and sanitary fittings.

KITCHEN

- Granite cooking platform 2 feet wide, 2' dado above platform power point, provision for drinking water purifier, refrigerator, and exhaust fans.



SPECIFICATIONS

WINDOWS

- UPVC windows with safety grills.

ELECTRICAL

- Concealed fireproof wiring with switch panels, TV and Telephone point in living and master bedroom.

PAINTING

- Plastic Emulsion for walls, polish for Main door, weather proof paint for exterior walls.

LIFT

- Stainless Steel Automatic Eight Passenger Lift of reputed make.

WATER SUPPLY

- Water supply from **2 bore wells** and provision for Cauvery water.

PLUMBING

- Concealed plumbing lines with ISI quality CPVC fitting and fixtures.

COMMON AREAS

- Granite flooring for common areas like staircase, lobbies etc., with M.S. Railings.

GENERATOR BACK UP

- 100% back up power available for all common areas and each flats.

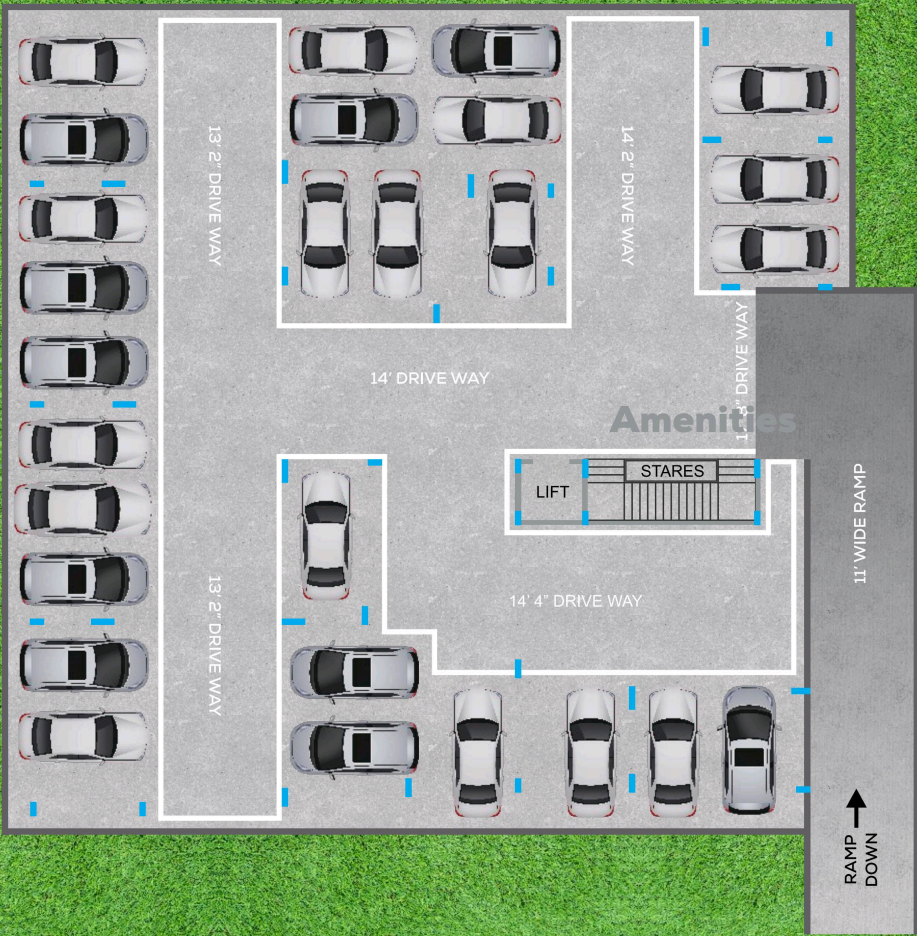


AMENITIES

Amenities :

- **No Common Wall**
- Children's Play Area
- Geriatric Sittings
- Multipurpose Hall
- Fully Equipped Gym
- CCTV
- Round the clock security with Intercom facilities
- Power Backup
- Rain Water Harvesting
- Lifts Facility
- Amphitheater





Parking Area

- 27 Cars Parking

NOTE : _____

