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SKR Builders & Developers

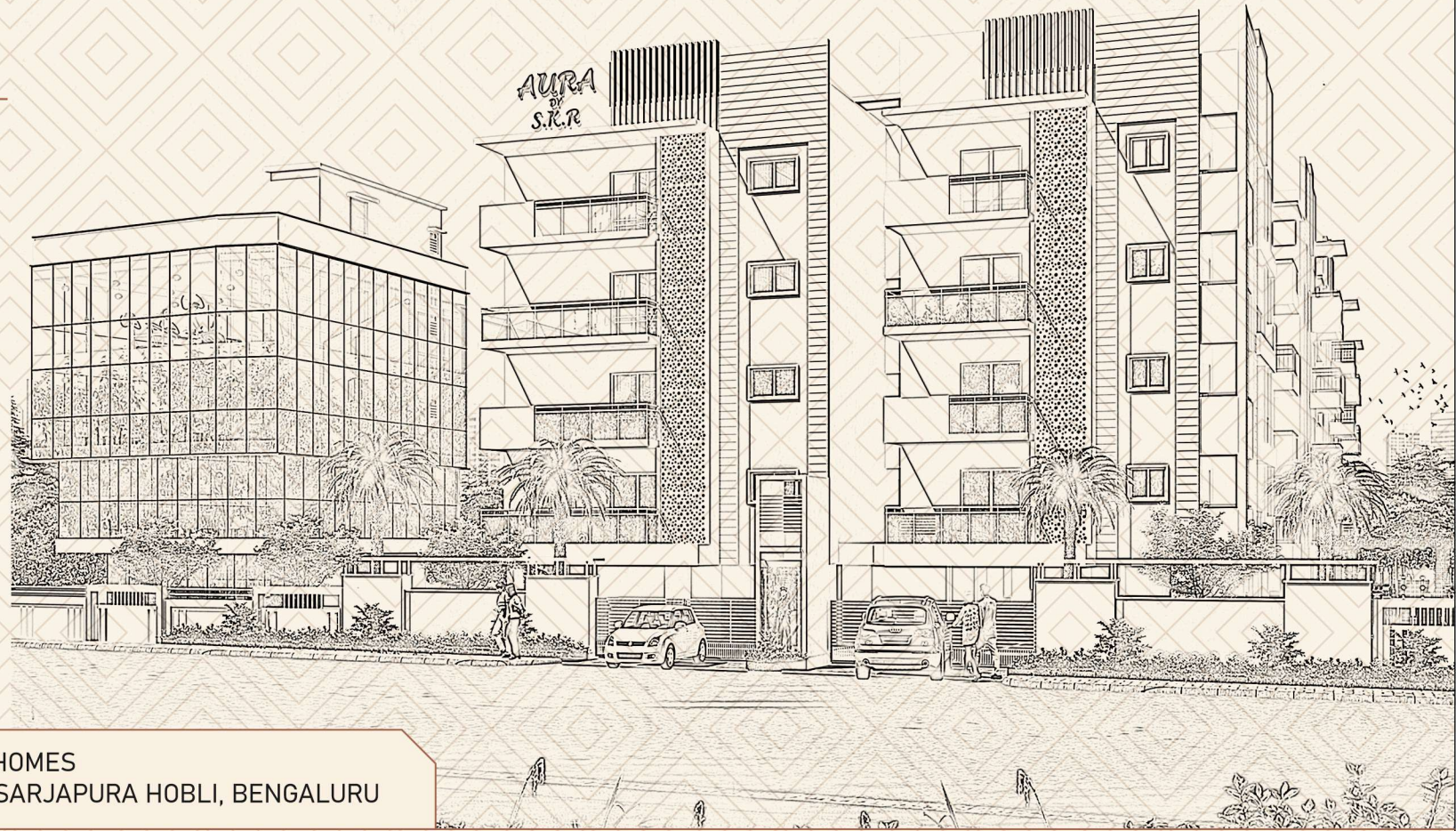
LUXURY LIVING WITH
ECO-FRIENDLY SERENITY

AURA

BY

SKR

BUNGALOW
LIKE LUXURY
BEYOND
URBAN FRENZY



ESCAPE THE CITY CHAOS, EMBRACE SKYHOMES
NEAR PRESTIGE CITY, YAMARE VILLAGE, SARJAPURA HOBLI, BENGALURU

PRM/KA/RERA/1251/308/PR/260523/005951



BIG APARTMENTS WITH 180-DEGREE CITY VISTAS FOR LUXE LIFESTYLE OF THE HIGHEST LEVEL

WITH SWEEPING 180-DEGREE CITY VISTAS FROM BREATHTAKINGLY BIG BALCONIES, COME HOME TO LIGHT-FILLED, LARGE HEARTED BUNGALOW-LIKE SPACIOUS APARTMENTS WITH FLOWING LAYOUT, SPECTACULAR VIEWS, AND RESORT-LIKE AMENITIES.

WELCOME TO AURA BY SKR, WHERE YOU CAN TRULY RISE ABOVE COMPACT LIVING WHILE RAISING YOUR STANDARD OF LIFESTYLE.

AURA BY SKR

FULLY VASTU COMPLIANT

56 LUXURY STYLE APARTMENTS

UNIQUE BUILDING DESIGN

PARTY HALL, GYM, INDOOR GAMES

CO-WORKING SPACE /
KIDS GROUP CLASSES

INTERCOM FACILITY

SECURITY AT MAIN ENTRANCE

ASSIGNED PARKING

3 LIFTS & 3 STAIRCASES

POWER BACKUP

EARTHQUAKE RESISTANCE

QUALITY CONSTRUCTIONS





MASTER PLAN



LEGEND

- | | | |
|-----------------------|--------------------------|------------------------|
| 01 24/7 SECURITY ROOM | 07 LIFT | 13 SHUTTLE COURT |
| 02 ENTRY | 08 STAIRCASE | 14 U.G. SUMP (BELOW) |
| 03 EXIT | 09 WALKING TRACK | 15 S.T.P (BELOW) |
| 04 CLUBHOUSE | 10 LANDSCAPE | 16 DRIVEWAY |
| 05 SWIMMING POOL | 11 SENIOR CITIZEN LOUNGE | 17 T.C. YARD |
| 06 POOL SIDE DECK | 12 KIDS PLAY AREA | 18 VISITORS PARKING |

TYPICAL FLOOR PLAN
AREA STATEMENT IN SFT



01	2.5 BHK	EAST	1371
02	2 BHK	WEST	1255
03	2 BHK	EAST	1032
04	2 BHK	WEST	1070
05	2.5 BHK	EAST	1374
06	2 BHK	WEST	1250
07	2.5 BHK	EAST	1339

F NO	TYPE	FACING	SBA
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AURA
BY
SKR

F NO	TYPE	FACING	SBA
08	2 BHK	WEST	1070
09	2.5 BHK	EAST	1374
10	2 BHK	WEST	1280
11	2 BHK	EAST	1032
12	2 BHK	WEST	1075
13	2.5 BHK	WEST	1427
14	3 BHK	WEST	1504

AURA BY SKR



1371
SFT

2.5 BHK
EAST

F.NO
01

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1280
SFT

2 BHK
WEST

F. NO: 10



1427
SFT

2.5 BHK
EAST

F.NO
13



1504
SFT

3 BHK
WEST

F. NO: 14

A VIBE THAT CAN RIVAL VILLA LIFESTYLE

Embrace new age modern homes with unhindered indoor and outdoor luxury living in one of Bengaluru's most picturesque and pristine suburbs. Soak up sunrises and sunsets, invite fresh air and natural light, enjoy commanding views of the city. Feel a vivacious vibe that can rival villa lifestyle. Get privileged access to world-class facilities and resort style recreation choices. Live minutes away from the ORR that breezily connects the city's urban centers. Look no further. Rise up to the richness of AURA BY SKR

AURA BY SKR

**SENSE OF
GRANDEUR IN
EVERY CORNER**

STRUCTURE

RCC framed structure with solid cement concrete block masonry

WALLS

6" thick cement concrete solid blocks for exterior walls & 4" thick cement concrete solid blocks for interior walls

WINDOWS

Windows of 3 track UPVC frame with UPVC glass sliding shutters provision for "Mosquito Mesh". MS safety grills, for kitchen / utility aluminum windows Sliding Doors (Balcony) of 3 track UPVC frame with UPVC glass sliding shutters provision for (mosquito mesh"

PAINTING

Asia/Sherwin William/Berger / equivalent
External: Exterior emulsion paint
Internal: Emulsion paint for walls and ceiling over coat of premier

ELECTRICAL

Concealed copper wiring of Havells or Polycab or equivalent. AC point in Master Bedroom, Aqua Guard point in kitchen & Washing Machine point in utility. TV & Telephone points in living & master bedroom

STP

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/ flushing purpose



KITCHEN

Granite platform with steel sink. Provision for softened water, 2ft height ceramic tiled dado on cooking platform

DOORS

Main doors & Internal doors Engineered hardwood frame with designer shutters

LIFT

Lift of KNOE/JOHNSON/OTIS or equivalent. Two 6 passenger elevators in apartment & on 4 passenger elevator in club house

SECURITY

Round the clock security system, Intercom Facility to all apartments connecting to security room. Surveillance cameras at the main security

FLOORING

Vitrified tiles for entire flat & ceramic tiles flooring for balcony / utility. Toilet: Anti skid ceramic tiled flooring & glaze tile dado upto door height

SANITARY

Drainage & sewage: UPVC pipes & fittings. Water Supply: Internal & external CPVC or UPVC pipes & fittings

POWER BACKUP

Generator for LIFT, Motors & Common Area lighting, Power backup for each flat.

TELECOM / INTERNET /CABLE TV

Provision for internet, DTH, Telephone & Intercom

Each of the impeccably appointed apartments at AR Homes Rise are crafted using a rich tapestry of raw materials, subtle textures and harmonious hues. Reflecting a sense of grandeur in every nook, the embodiment of AR Home's commitment to creating a world-class residential enclave with a global appeal is evident throughout.





PROVISION FOR INTERCOM

24 HOURS SECURITY

CCTV CAMERAS

CLUBHOUSE

SWIMMING POOL

KIDS POOL

EXCELLENT VENTILATION

SOLOR STREE LIGHTS

RAINWATER HARVESTING SYSTEM

NO COMMON WALLS

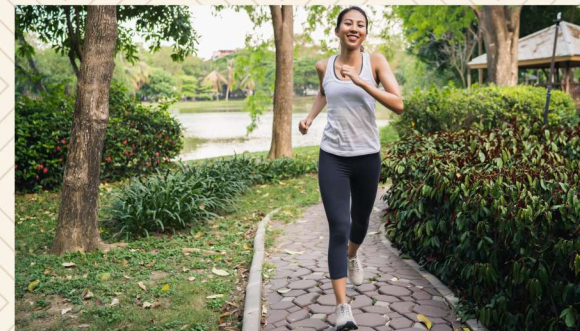
PROVISION FOR BROADBAND

EASY ACCESS TO OUTER RING ROAD

NEAR TO UPCOMING METRO STATION

SEWAGE TRATMENT PLANT

GENERATOR POWER BACKUP



CLASSY MULTI-LEVEL CLUBHOUSE, ALL TO YOURSELF

Nestled amongst the residential blocks in the heart of AURA BY SKR, a leafy path leads to the classy multi-level clubhouse. Set in an independent building of its own, it offers an uninterrupted access to resort style amenities. The ritzy retreat clearly means the residents never need to leave the security of the gated community, and yet everyone gets a chance to immerse in a recreational activity of their choice. So whenever you have leisure time at hand, simply step down from your home and enjoy!

AURA BY SKR

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EDUCATIONAL INSTITUTIONS

- | | | |
|------------------------|-----------------|-----------------|
| + Orchid Int. School | + Oakridge Int. | + Vibgyor |
| + KK English medium | + Deens Academy | + DPS |
| + Gear Int. School | + Greenwood | + TISB |
| + Vagdevi Vilas School | + Chrysalis | + Harvest Int. |
| + Krupanidhi College | + New Horizon | + Indian Global |

HEALTH CARE

- | | | |
|------------------|-----------------|------------------------|
| + Varthur Govt. | + Vydehi | + Sankara Netharalaya |
| + CITI Hospital | + Aayug | + Sahasra Hospital |
| + Yashomati | + Sakra World | + Varthur Silicon City |
| + Suraksha Multi | + Manipal | + Narayana Multi |
| + Gunjur Govt. | + Apollo Cradle | + Motherhood |
| + Columbia Asia | + Brookefield | + VIMS Hospital |

IT HUBS

- | | | |
|-----------------|---------------------|--------------------|
| + Itpl | + HCL | + Helios Business |
| + Prestige Tech | + Salapura Hallmark | + Wipro New Campus |
| + Emabssy Tech | + RGA Tech Park | + TCS |
| + Sigma Tech | + Vrinadavan Tech | + Infosys |
| + Rmz Eco Space | + Adobe Tech | + CISCO |
| + Cessna Tech | + Kalyani Tech | + SAP labs |
| + Bagmane | + Pritech Park | + Wells Fargo |

ENTERTAINMENTS

- | | | |
|---------------|-----------------|------------------------|
| + Forum Value | + Inorbit | + Hyper City |
| + Hope Farm | + Central Mall | + Innovative Multiplex |
| + Phoenix | + Multiplex | + Decathlon |
| + Total Mall | + Virginia Mall | + Total Mall |
| + VR Mall | + Arya Hub | + D-Mart |

LOCATION ADVANTAGES



SKR Builders & Developers

LUXURY LIVING WITH
ECO-FRIENDLY SERENITY

Office & Site Address

AURA BY SKR

Near Prestige City, Yamare Village,
Sarjapura Hobli, Bengaluru - 562 125.

+91 96864 68346 / 97319 06727

sales@skrbuilders.in / www.s.krbuilders.in

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WEBSITE



LOCATION

Architect Deatils



#2460, 2nd Floor, Vayujakshi Building,
17th Main, 24th Cross, Banasankari,
2nd Stage, Bengaluru -560 070
E: ambient_architects@hotmail.com
W: www.ambientassociates.com

Sreenivasarao. G (Chief Architect)
Mob: +91 98454 18720

Note: This brochure is only conceptual presentation of the project and not a legal offering.
The promoters reserve the rights to make changes in plans, specification and elevation as deemed fit