



 **Elite35**

MODERN LIVING,
PEACEFUL RETREAT

Exclusive
3 BHK Apartments
Near Budigere Cross
Whitefield Extention

**BMRDA
APPROVED**

**RERA
APPROVED**

CC & OC

**3 BHK
EXCLUSIVE PROJECT**

**WHITEFIELD
EXTENTION**

Elite35

Welcome to **Elite 35** – an enclave of exclusivity featuring 35 meticulously designed apartments. Nestled within a serene community, Elite 35 fosters a close-knit atmosphere, offering the perfect place to call home.

Enjoy the luxury of spacious balconies, providing a refreshing breeze, while each room is thoughtfully crafted for optimal open sky ventilation. The modern open kitchen serves as the centerpiece, seamlessly blending culinary functionality with contemporary aesthetics, elevating your living experience. Our apartments showcase premium bath fittings and top-quality flooring, ensuring a perfect fusion of style and comfort.

At Elite 35, we prioritize the finer details to create a harmonious living space that reflects both sophistication and practicality. Join our exclusive community where every element is tailored to provide an unparalleled residential experience. Your ideal home awaits in the heart of Elite 35, where exclusivity meets community, and modern living harmonizes effortlessly with comfort and style.



35

Elite 3 BHK Apartments

5

Apartments per floor

2

Lifts and Staircase

8 ft

Height Doors and Frames

SUNDOWN SERENITY ON
THE TERRACE



MODERN RESIDENCES
THAT INSPIRE



SANCTUARY IN THE GRAND BALCONIES

Carefully designed for your utmost
delight, our spacious balconies
connect you with nature, elevating
your relaxation



PROJECT HIGHLIGHTS

- Modern architecture
- Well ventilated apartments
- Strategic location
- 8ft high teakwood doors
- Large windows
- Large balconies
- Sky view terrace garden and Swimming pool
- Seperate drinking water provision
- EV cars charging pods
- Future metro to the airport is close by
- Located near the 8- Lane Highway developed by NHAI
- 67% open space around the building

Strategically Located just a 10-minute drive from the IT Corridor, ITPL, Elite 35 offers seamless access to the thriving tech hub. The airport, MG Road, and Neighbourhood are in close proximity, ensuring easy access to renowned schools, hospitals, and entertainment zones.

- | | |
|-------------------------------------|---------|
| • GrandPlus Hypermarket | 2.2 km |
| • Siemens | 2.7 km |
| • Orion Uptown Mall | 2.9 km |
| • New Baldwins International School | 3.2 km |
| • VIBGYOR High School | 4.3 km |
| • Budigere Cross Bus Stop | 4.5 km |
| • Decathlon | 4.5 km |
| • Bearys Global Research Triangle | 5.5 km |
| • East Point Hospital | 5.7 km |
| • ITPL | 13.8 km |
| • KR Puram Rly Stn. | 14 km |
| • Phoenix Market City | 15 km |
| • Whitefield Metro | 15 km |
| • Delhi Public School | 18 km |
| • BIAL Airport | 23 km |
| • Sriram Global School | 0.9km |



**SHORT COMMUTES, LONG MOMENTS:
THE BEST OF BOTH WORLDS**




NORTH BENGALURU

KR PURAM

HOSKOTE

WHITEFIELD

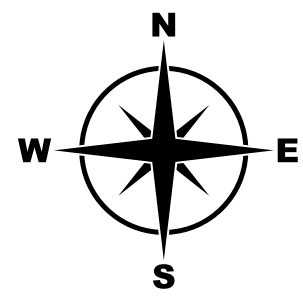


-  Police Station
-  Bank
-  ATM
-  Mall
-  Super Market
-  School/College
-  Civil Court
-  Govt. Office
-  Temple
-  Church
-  Service centre

MAP NOT TO SCALE

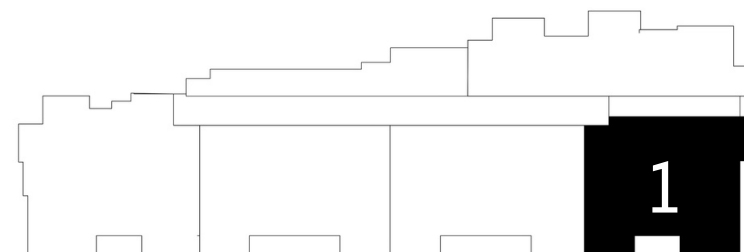
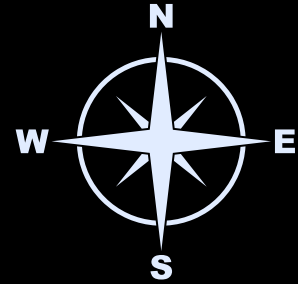
Terrace Plan





SITE PLAN

Unit #1, 3 BHK



SBA :

1432 sq. ft

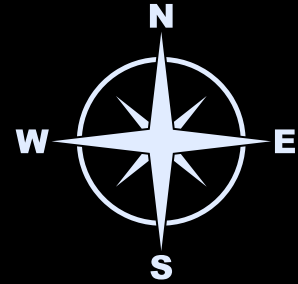
Facing:

North

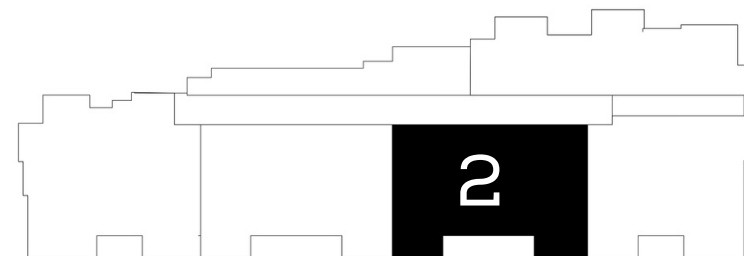
Units
No:

201, 301
401, 501, 601

Unit #2, 3 BHK



UNIT 2



SBA :

1538 sq. ft

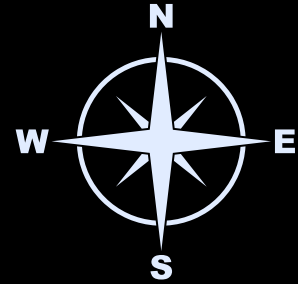
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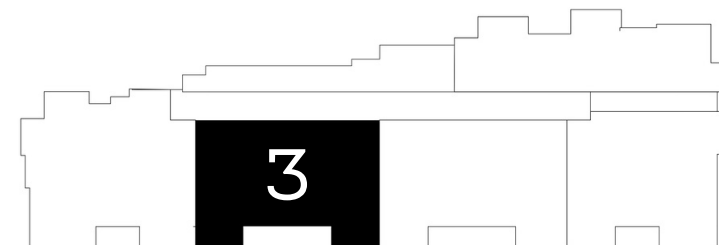
Units
No:

202, 302
402, 502, 602

Unit #3, 3 BHK



UNIT 3



SBA :

1483 sq. ft

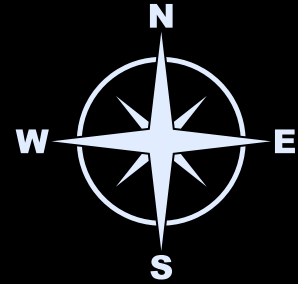
Facing:

North

Units
No:

203, 303
403, 503, 603

Unit #4, 3 BHK



UNIT 4

SBA :

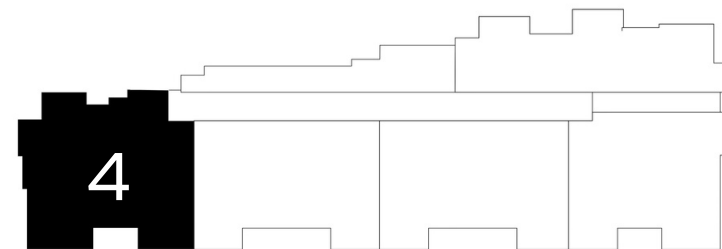
1664 sq. ft

Facing:

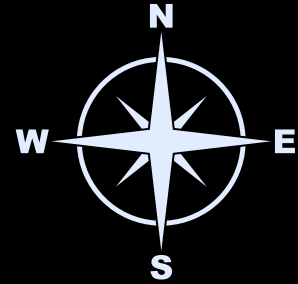
North

Units
No:

204, 304
404, 504, 604



Unit #5, 3 BHK



UNIT 5

SBA :

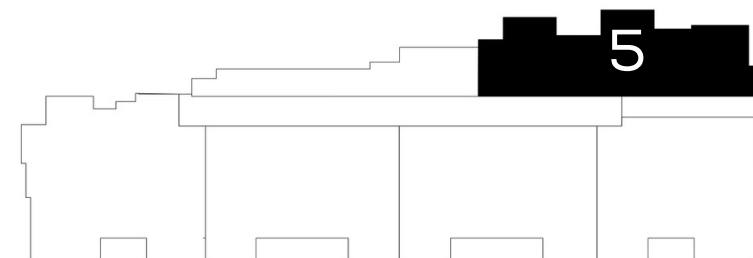
1303 sq. ft

Facing:

South

Units
No:

205, 305
405, 505, 605



Specifications

Structure:

RCC framed structure

Walls:

External Walls of 6" Solid Blocks and Internal walls with 4" solid Blocks.

Plastering:

1.5 cm with lime rendering smooth finish for internal walls and external walls with smooth sponge finish cement plastering.

Flooring:

Kajaria Vitrified Flooring in all rooms and 4" skirting and Granite flooring for corridors & staircase.

Amenities:

Swimming Pool, Community Hall, Badminton Court, Jogging Track, Children Play area, Security, CC TV provision for project, Intercom facilities and 2 common lifts

Kitchen Platform:

Granite Kitchen Platform with Steel Sink and 2 feet height Glazed tiles dadoing above the platform

Toilets:

8 feet height glazed tile dadoing and ceramic tiles Flooring common toilet with I.W.C & attached toilets E.W.C. with flush tank.

Generator Facility:

1 KVA for each Apartment

C.P.Fittings:

Jaguar Florentine Conti CP Fittings reputed brand Wall mount commode with parry ware fittings.

Electrical Work:

Concealed Anchor and other ISI Company copper wiring with Roma Plate switches and necessary points in each room and 15 amps power plug points in kitchen and toilets and AC points to the Master Bedroom.

Doors:

Main Door Frame with Teak wood and OST door shutter with outside brass fitting remaining doors with Salwood frames and Both side teak veneer door shutters.

Windows:

UPVC windows with safety grills.

Paints:

Inside One coat of primer with Two coats Emulsion Paints and outside one coat of primer with two Coats cement paints and Enamel paints to doors and window grills.

T.V. & Telephone Points:

Individual TV & Telephone points in Main Hall and Master Bedroom.

Water :

Water supply facilities provided.



Banks Approved By



PROJECT BY



URBANEST
R E A L T Y

We are committed to delivering the highest quality of construction and upholding our promises. Our primary goal is to ensure complete customer satisfaction and foster lasting relationships.

Through our innovative approach, we have redefined the real estate industry in Bangalore, enabling people to enjoy comfortable living at highly affordable prices. Each project embodies perfection, precision, and quality, striking the perfect balance between aesthetics and functionality