

**HOMES THAT MATCH
YOUR WISH LIST !**

Habitat Illuminar

PREMIUM HOMES NEAR RVCE, MYSORE ROAD

BENGALURU'S VERY OWN INTERNATIONAL AWARD WINNING ARCHITECT DEVELOPER

15 YEARS, 2.5 MILLION SFT. DELIVERED ACROSS 15 PROJECTS*



AWARDS

'BEST ARCHITECTURAL DESIGN PROJECT OF THE YEAR-2016'
by Siliconindia Real Estate Awards 2016.

'DEVELOPMENT MARKETING, INDIA'
by Asia Pacific Property Award 2014 – 2015.

'BEST DEVELOPER WEBSITE – www.habitatventures.com'
by Asia Pacific Property Award 2014 – 2015.

'BEST RESIDENTIAL ARCHITECTURE, KARNATAKA'
by Worldwide Achievers Real Estate Awards 2014.

'DEVELOPMENT MULTIPLE UNITS, INDIA'
by Asia Pacific Property Award 2013 – 2014.

'BEST RESIDENTIAL PROJECT IN LUXURY SEGMENT, BENGALURU'
by CNBC Awaaz & RR Kabel 2013.

'LUXURY PROJECT OF THE YEAR, EAST BENGALURU'
by Siliconindia & Axis Bank, 2013.

'EMERGING DEVELOPER OF THE YEAR 2012'
by Siliconindia & LIC HFL.

*The projects referred to herein are developed under the name of Habitat/ HVP.
The projects have been developed by various SPVs since 2004.



KNOW HABITAT

What happens when passionate architects with vast experience in design, consulting and implementation turn to property development?
A company like Habitat Ventures is born.

An integrated real estate development company, the Bengaluru based Habitat Ventures, is a winner of many international awards and accolades. Today, the company has carved a niche for itself with high quality residential and commercial projects.

A key player in South Indian Real Estate, Habitat Ventures, is all set to launch a plethora of real estate Landmarks that will mirror the aspirations of a fast growing metropolis like Bengaluru.

HABITAT ILUMINAR KEY VALUE DIFFERENTIATORS



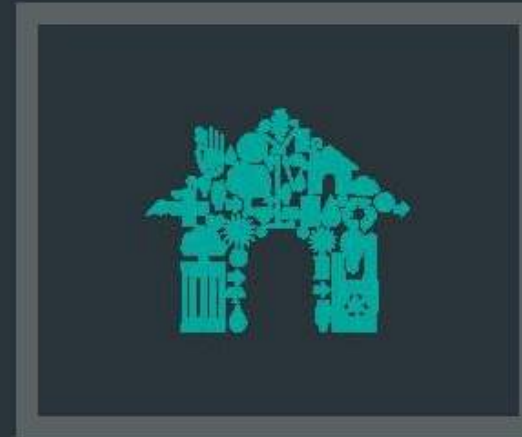
PERFECT BALANCE OF SERENITY & ACCESSIBILITY

- Just 350 mts. off Mysore Road.
- 750 mts. from Upcoming Kengeri Metro Station & Kengeri TTMC
- Excellent Accessibility to ORR, NICE Road, CBD, etc.,
- Tucked in from Mysore Road ensuring better air quality and noise-free serene environment



ARCHITECT-DEVELOPER ENSURES

- Very high qualitative design efficiency
- Vaastu Compliant Design
- Elderly & handicap friendly
- Min. Common Wall Design ensures optimum lighting, ventilation & privacy
- Seating area near the entrance plaza for waiting children, people, etc.,
- 5 mts. wide driveways and widely spaced columns designed using Traffic simulation software for comfortable turning radiuses, ease of parking and maneuvering of cars



ENVIRONMENTALLY SUSTAINABLE PROJECT:

- Sun path analysis done for optimal natural light for maximum hours with minimal heat gain and glare.
- Over 600 trees - fruit bearing, oxygen-generating, Floral / Fragrant, shade providing trees
- Basement provided with strategically located cut-outs to provide natural light, ventilation & dissipate vehicular emissions
- Water security ensured with rainwater storage & utilization & on-site STP.



PEDIGREE MATERIALS USED

Porotherm Smart Clay Bricks is an international product made in India:

- Low U Value(1W/m²K) keep homes naturally cool & comfortable through the year and conserves energy
- Air cavities ensure excellent noise insulation for privacy & serenity in each home.

Tata TISCON READYBUILD Steel:

- Use of Primary Steel ensures uncompromised quality & strength
- Automated processing at factory ensures structure safety & integrity to the last detail.



FLOODLIT SPORTS ZONE



HERBAL GARDEN



GYMNASIUM



KIDS' FUN AREA

AMENITIES

SPORTS AMENITIES

- Swimming Pool with Toddler's Pool
- Jogging Track/Walkways
- Children's Play Area
- Floodlit Basketball Court
- Floodlit 2 Badminton Courts
- Two Cricket Practice Pitches
- Putting Greens
- Floodlit Tennis Court

LANDSCAPED GARDENS

- Herbal Garden
- Park

SOCIO-CULTURAL AMENITIES

- Open Amphitheatre
- Gazebos/Kiosks

Photographs of the elevation/ Apartment/ Flats/ Exterior or surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views.

We are offering unfurnished apartments/ units/ homes for sale unless specifically incorporated in the Agreement of Sale. The terms and conditions of sale shall be as per the Agreement only.

FLOOR PLANS



SBA - 1001 sft.
Carpet Area - 739 sft.
+ Exclusive Balcony - 25 sft.



2 B H K

- A - Entry
- B - Living/Dining: 21'4" x 10'6"
- C - Bed Room-2: 11'2" x 10'8"
- D - Kitchen: 7'1" x 10'0"
- E - Utility: 5'1" x 6'0"
- F - Bed Room-1: 10'0" x 14'2"
- G - Toilet: 4'7" x 7'6"
- H - Toilet: 4'7" x 7'6"
- I - Balcony: 7'3" x 3'11"



SBA - 1199 sft.
Carpet Area - 849 sft.
+ Exclusive Balcony - 65 sft.



2.5 B H K

- A - Entry
- B - Living/Dining: 21'10" x 11'0"
- C - Study Room: 7'0" x 10'0"
- D - Kitchen: 8'8" x 10'0"
- E - Utility: 4'5" x 5'7"
- F - Bed Room-1: 10'0" x 14'2"
- G - Toilet: 4'7" x 7'6"
- H - Toilet: 4'7" x 7'6"
- I - Bed Room-2: 9'0" x 13'2"
- J - Balcony: 7'1" x 4'1"
- K - Balcony: 5'9" x 7'1"



SBA - 1247 sft.
Carpet Area - 883 sft.
+ Exclusive Balcony - 65 sft.



3 B H K

- A - Entry
- B - Living/Dining: 21'10" x 11'0"
- C - Bed Room-3: 10'3" x 10'0"
- D - Kitchen: 8'8" x 10'0"
- E - Utility: 4'5" x 6'0"
- F - Bed Room-1: 10'0" x 14'2"
- G - Toilet: 4'7" x 7'6"
- H - Toilet: 4'7" x 7'6"
- I - Bed Room-2: 9'0" x 13'2"
- J - Balcony: 7'1" x 4'1"
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LOCATION MAP



PROPOSED METRO STATION	~ 0.9 KM
KENGERI SATELLITE BUS STOP	0.9 KM
GLOBAL VILLAGE TECH PARK	1 KM
BGS HOSPITAL	1.8 KM
METRO CASH & CARRY	1.8 KM
NICE ROAD JUNCTION	3 KM
BANGALORE UNIVERSITY	3.5 KM
GOPALAN ARCADE MALL	4 KM
MAJESTIC BUS/RAILWAY STATION	12 KM
MG ROAD	14 KM
KIAL AIRPORT	40 KM

Map Not to Scale

----- PROPOSED METRO LINE



MASTER PLAN

- | | | | | |
|--------------------------|-------------------------|------------------------------------|------------------------|--|
| 1. Entry Plaza | 8. Children's Play Area | 15. Transformer & DG Yard | 21. Clubhouse | • Library |
| 2. Visitors' Car Parking | 9. Herbal Garden | 16. Floodlit Tennis Court | • Gymnasium | • Guest Rooms |
| 3. Yoga Garden | 10. Zen Garden | 17. Spectator's Gallery | • Sauna & Steam | • Indoor Games Room
(Chess, Carrom Board) |
| 4. Golf Putting Range | 11. Badminton Court | 18. Floodlit Basketball Court | • Table Tennis | • Banquet / Party Hall |
| 5. Gazebos/Kiosks | 12. Changing Room | 19. Floodlit Cricket Practice Nets | • Yoga/Meditation Room | |
| 6. Senior Citizens Park | 13. Toddlers' Pool | 20. Jogging and Walking Track | • Crece | |
| 7. Open Air Theatre | 14. Swimming Pool | | | |

OTHER ONGOING PROJECTS



Habitat Eden Heights

3 & 4 BHK
Premium Homes
Hoodi Circle, Whitefield

PRM/KA/RERA/1251/446/PR/171014/000258



Habitat Aura

3 BHK Luxury Homes
Arekere,
just off Bannerghatta Road

PRM/KA/RERA/1251/310/PR/181219/002235



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