



MODERN
M
SPACES



ENGRACE



MODERN
SPACES

MENGRACE I

It's All At Home

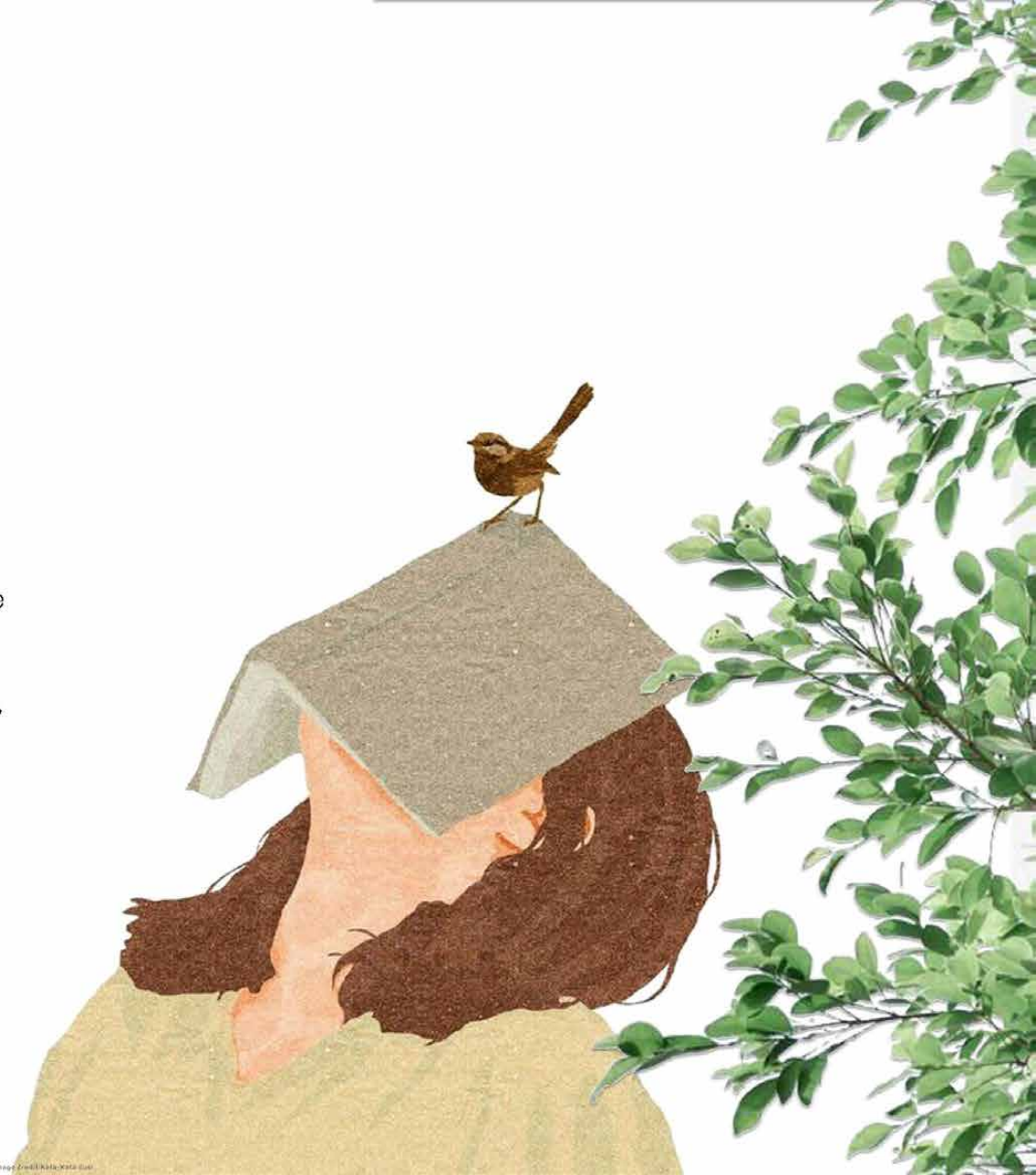
At Engrace, we tried to understand how the WFH phenomenon would evolve in a post-pandemic world.

While working from home has become commonplace, people have also begun to just spend lot more time at home. So, how should the concept of a home expand in this scenario?

We have answered that with more spacious, distinct areas inside the house that allow you to stretch your legs and get to work (or play), as well as creating work and leisure friendly spaces outside, for when you need a breather.

Engrace a balanced, new perspective on urban living!

#EngraceYourself



HOMES THAT LIVE WITH YOU

Space.Comfort.Design.Intelligence.

Our homes are made to help you breathe. In and out. Each room comes with a view. Find yours.

- Homes - 2, 2.5 & 3 BHK
- Size - 1306 - 2091 Sq.ft
- Units - 408
- Clubhouse - 25,000 Sq.ft
- Location - Sompura Gate,
Off Sarjapur road



*there is
more to
love*



PROPOSED AREA DEVELOPMENT



MASTER THE PLAN

ENGRACE 1

- 01. Entry
- 02. Driveway
- 03. Seaters
- 04. Kid's Play Area
- 05. Tall Rear Planting
- 06. Walkway Under Pergola
- 07. Walkway With Stepping Stones
- 08. Amphitheatre
- 09. Walkway to Amphitheater

ENGRACE 2

- 01. Commercial Space/ Mart
- 02. Swimming Pool
- 03. Club house
- 04. Tennis Court
- 05. Paved/ Landscaped Plaza
- 06. Kid's Play Area
- 07. Informal Seating Area
- 08. Outdoor Games/ Sports
- 09. Party Lawn
- 10. Open Air Theater



008
WEST FACING - 2 BHK+STUDY



KEY PLAN

CARPET AREA
 829 sft

RERA AREA
 854 sft

CARPET AREA + BALCONY
 942 sft

BUA
 1045 sft

SBUA
 1306 sft

GET FLOORED



005
WEST FACING - 2.5 BHK



KEY PLAN

CARPET AREA
 932 sft

RERA AREA
 959 sft

CARPET AREA + BALCONY
 1108 sft

BUA
 1225 sft

SBUA
 1531 sft

002, 003, 004, 006, 007
WEST FACING - 3 BHK + STUDY



KEY PLAN

CARPET AREA
1153 sft

RERA AREA
1186 sft

CARPET AREA + BALCONY
1277 sft

BUA
1402 sft

SBUA
1752 sft

010, 011, 012, 013, 014
EAST FACING - 3 BHK (XL)



KEY PLAN

CARPET AREA
1275 sft

RERA AREA
1311 sft

CARPET AREA + BALCONY
1481 sft

BUA
1618 sft

SBUA
2024 sft



WORK FROM HOME

Working from home can be great if an ample distinction is made between distractions and actual working space.

Missing out on important work due to discomfort and disturbances is the last thing you would want. Instead create a space that reflects a sense of comfort.



HOME GARDEN

A little peek of nature from your living room can add zest and liveliness. So imagine a beautiful 'Home garden' with your favourite flowering plants or growing your own greens and vegetables. Surprisingly, all of this within easy and comfortable reach;
IN YOUR BALCONY!



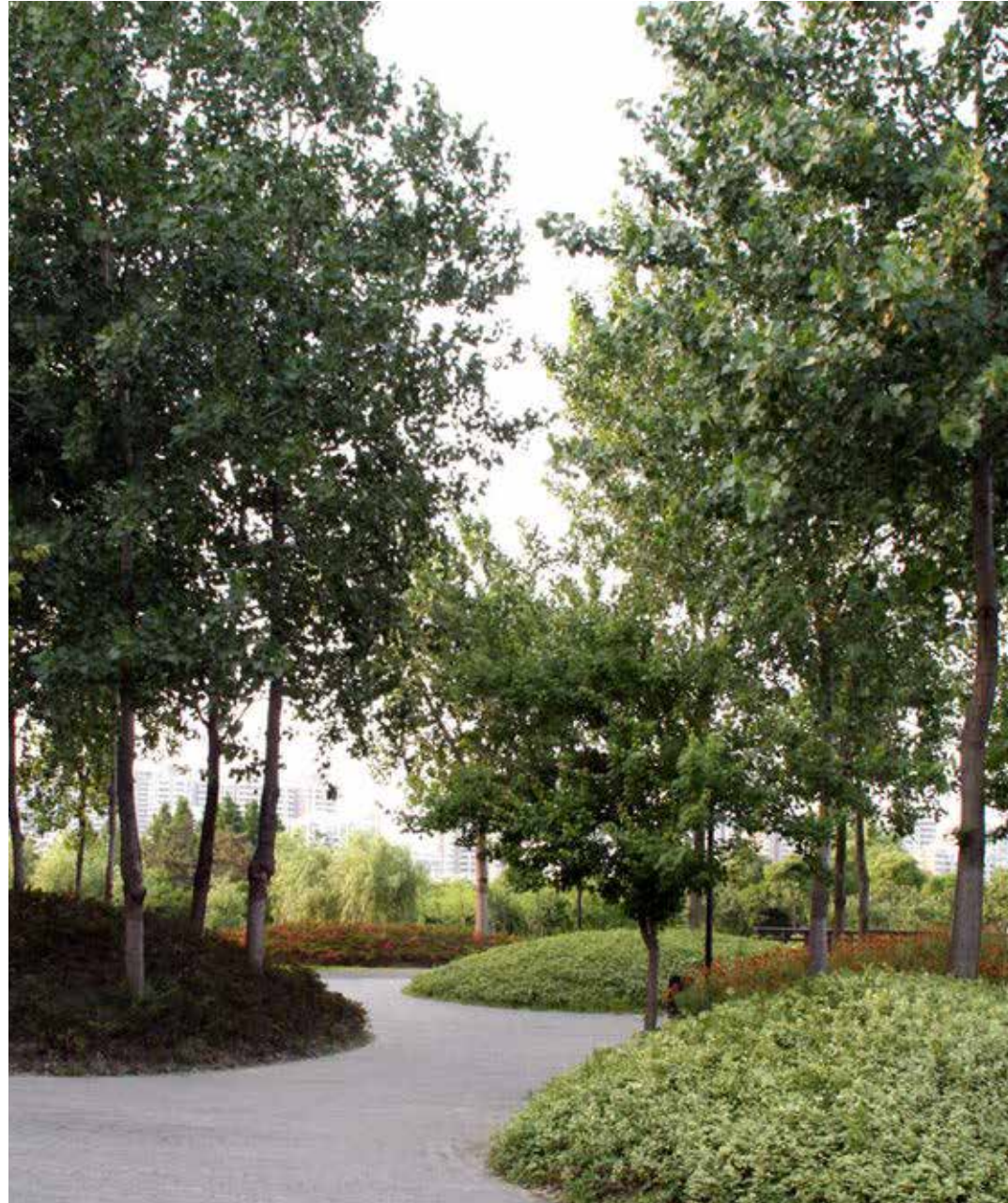
SPAAACIOUS LIVING AND BALCONY

At a time when Modern apartment living indicated compact spaces and Flexible furniture, we have redefined “Space” at Engrace by adding a little extra to every apartments living, kitchen, bedrooms and bathrooms to create an open and airy ‘XL’ size home.



AMENITIES TO BALANCE OUTDOOR LIVING

While the focus at Engrace is on the Spacious indoors, the outdoors haven't taken a backseat. With a multitude of sporting amenities, activity areas, green spaces and a jazzy clubhouse, Engrace blends in the true idea of something for everyone to engage in.





It's easy to lose your balance in a hectic world. At Engrace, we help you get centred. Join a yoga class on the lawn. Sweat it out on the tennis court. Find your focus. Chase your goals.



#StayStrong



Swimming Pool



Basketball Court



Cricket Net Practice Court



Skating Ring



Badminton Court



Tennis Court



Gym



Table Tennis



Co-working Space



Informal Sitting



Meditation Corner





#ForGreenFuture

ENERGY CONSERVATION -

Energy efficient lights in common areas
& solar powered street lights.

WATER CONSERVATION -

Dual piping & dual flush system for sanitary.
All landscapes maintained through recycled water.
Water efficient fixtures, rain water harvesting
and ground water recharge.

SOLID WASTE MANAGEMENT-

Segregation at source & organic waste convertor.



SPECIFICATIONS

DOORS
SUMAI DOORS

FLOORING TILES
ZEALTOP

PAINT
ASIAN / NIPPON PAINTS

PLUMBING
TOTO/ GROHE

ELECTRICAL
ANCHOR switches & wires

GENERATOR BACKUP
CUMMINS

ELEVATOR
SCHINDLER





CIVIL

STRUCTURE

- R.C.C framed structure, designed as per relevant BIS codes for earth quake resistance and structurally efficient systems implemented.

WALLS

- External walls with 6” solid concrete blocks and internal walls with 4” solid concrete blocks.

PLASTERING

- Sponge finish for external walls & Smooth sponge finish for internal walls

ARCHITECTURE

DOORS

- Main Door - Engineered wooden door. full width jamb (with architrave)
- Main Door fitted with digital door lock
- Internal doors - Engineered wooden doors with laminate finish

WINDOWS

- UPVC sliding windows with mosquito mesh and MS safety grill.

FLOORING

- Living, kitchen and dining.
- bedrooms : double charged vitrified tiles.

BATHROOM

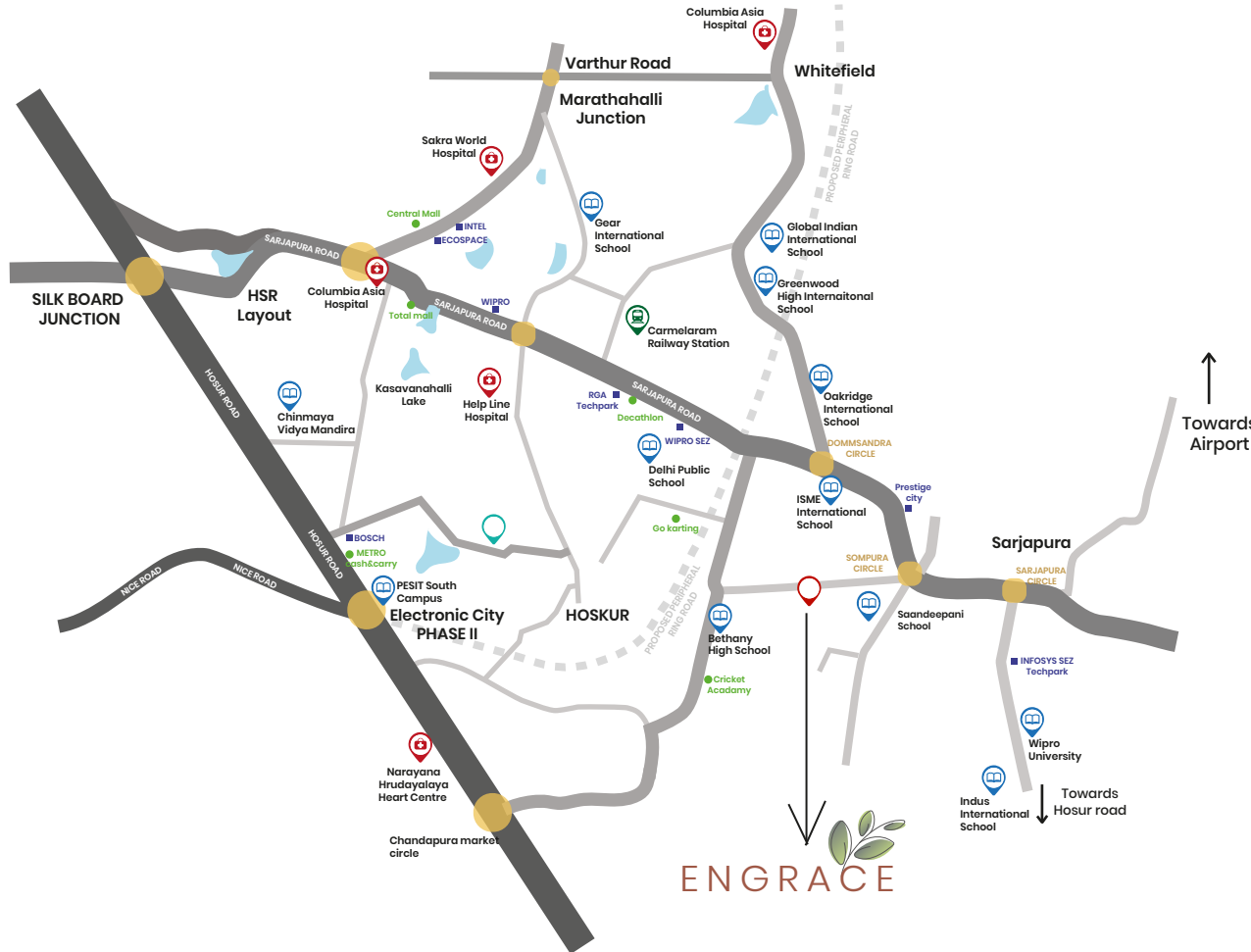
- Floor : Antiskid ceramic tiles flooring
- Walls : Glazed ceramic tiles
- False ceiling : Grid false ceiling with PVC coated tiles and shadow channels.

PAINT

- External walls : Exterior grade emulsion
- Internal Walls : Emulsion over wall care putty



#CloserThanEver



Corporates

- RGA Tech Park
- Decathlon Limited
- Wipro Corporate Park
- Electronic City
- Whitefield
- Cessna Business Park



Retail & Entertainment

- NVKM Complex
- Food City Hypermall
- Unique Hypermarket
- Phoenix Marketcity
- Inorbit Mall
- PVR Soul Spirit



Hospitals

- Town Hospital, Sarjapur
- Spandhana Hospital
- Columbia Asia, Sarjapur
- Hepline Hospital
- Sakra world hospital
- Narayan Multi Speciality Hospitalx



Educational Institutions

- TISB
- Greenwood High Intl. School
- Intventure academy
- Indus International School
- Shlok International
- ISME mangement School
- Azim Premji Univerisity (Wipro)



Contact

+91 9008 75 70 70 / 900 800 67 68 / 900 800 84 85
sales.engage@modernspaces.com

Corporate Office

73/2, Near Asset Serene Apartment, Chambenahalli,
Sarjapura Main Road, Bangalore 562125

Project Address

Sy.No. 40/1, Kada Agrahara Village, Sompura Gate,
Off Sarjapura Main Road, Bangalore 562 125

www.modernspaces.com

PRM/KA/RERA/1251/308/PR/190722/005087
PRM/KA/RERA/1251/308/PR/220722/005097