



A HOME THAT TRULY REFLECTS YOUR PERSONALITY



 DNR
REFLECTION
IDYLIC CITY LIVING

EXCLUSIVE 3 & 4 BHK APARTMENTS
AT HSR EXTENSION, IBLUR LAKE, ORR.
RANGING FROM 1920 SQFT TO 3250 SQFT

A REFLECTION OF LUXURY LIVING

Spread over 3.5 acres of lush green area, DNR Reflection comprises of 179 luxury apartments that give modern living a panoramic view of the Iblur Lake and the city. At DNR Reflection, Verdant environs, plentiful light, superb ventilation and lush green areas takes luxury to a totally different level that will not just please your senses, but inspire them. Through a rich array of exclusive facilities, plush club house and high end amenities, the grandeur of DNR Reflection will redefine your comfort and lifestyle quotient. In all, it is impeccable, irresistible and absolutely a reflection of luxury living.





THE CENTRE OF LIVING

Reflection adds a new dimension to your life. Located in Iblur, HSR Extension, you are strategically placed in the centre of IT corridor, close to everything that you need to live a full life. It is in close proximity to super specialty hospitals as well as renowned institutions that offer great education. Shopping, fine dining and other leisure activities are also just a balcony view away.



HOSPITALS

Sakra World Hospital	: 2.5 kms
Upcoming Columbia Asia Hospital	: 400 mtrs
Motherhood	: 500 mtrs

TECH PARKS

Eco Space Business Park	: 1.5 kms
Eco World	: 3 kms
Embassy Tech Village	: 4 kms

SHOPPING MALLS & CINEMAS

Central Mall	: Less than 1 km
Total Mall	: 1 km

SCHOOLS

National Public School (NPS), HSR Layout	: 3.5 kms
Vidyarambh International Preschool & Childcare Center	: 1 km
VIBGYOR High School	: 3.5 kms

HOTELS

Novatel Bangalore Tech Park	: 2 kms
Hotel Ibis Bengaluru Techpark	: 2 kms
Courtyard By Marriott	: 2 kms



SITE ADDRESS: 833/33 (SURVEY No. 33), IBLUR VILLAGE, OPPOSITE IBLUR LAKE,
HSR EXTENSION, BENGALURU - 560103

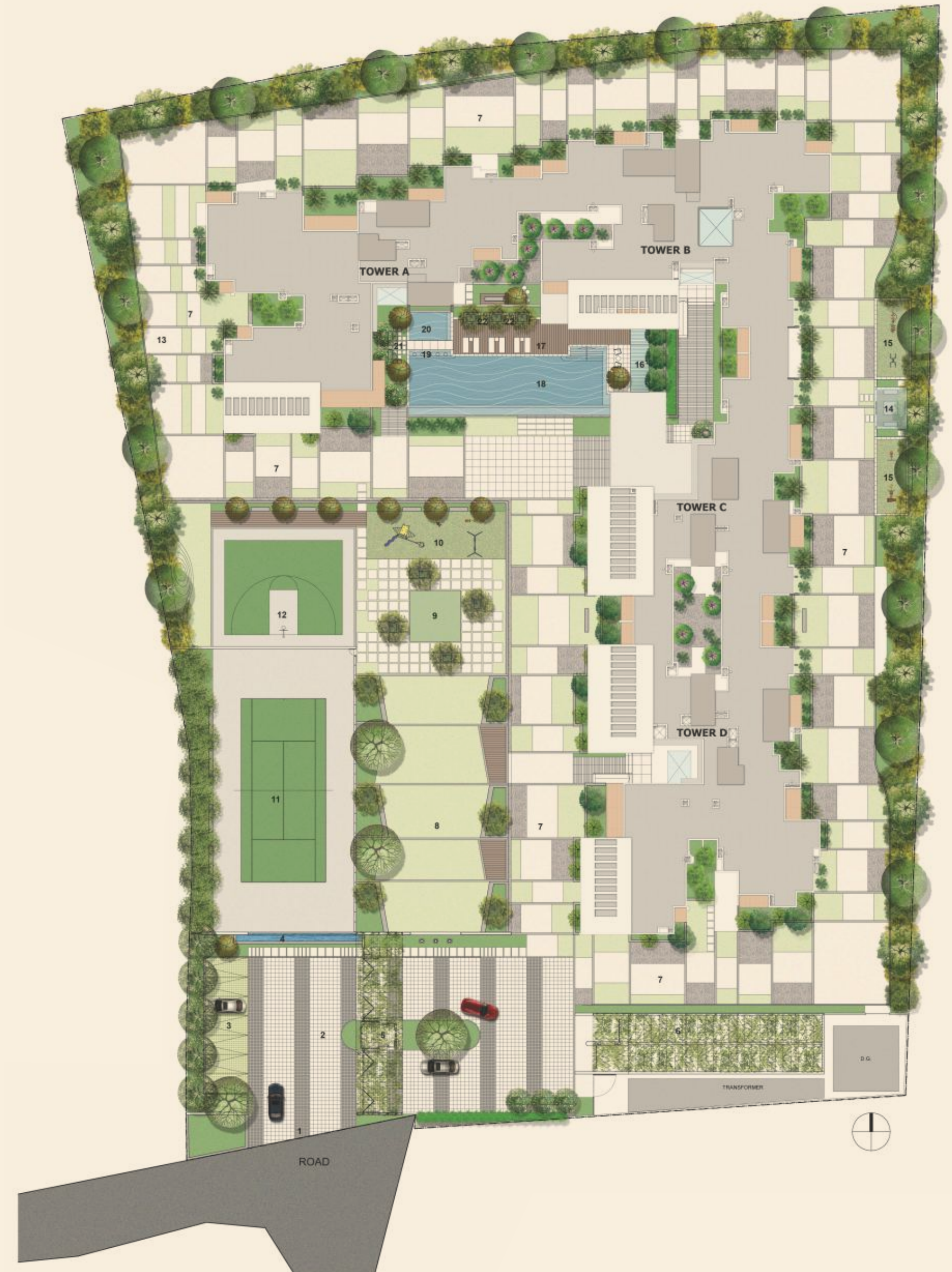
MASTER PLAN

GROUND FLOOR

- 1 MAIN ENTRANCE
- 2 ENTRANCE PLAZA
- 3 VISITORS' PARKING
- 4 WATER WALL & FEATURE WALL
- 5 GREEN FEATURE ABOVE SECURITY
- 6 GREEN FEATURE ABOVE BASEMENT RAMP
- 7 WALKWAY / FIRE ENGINE ACCESS WAY
- 8 PARTY LAWN
- 9 ENTERTAINMENT PAVILION
- 10 CHILDREN'S PLAY AREA
- 11 TENNIS COURT
- 12 BASKETBALL COURT
- 13 SKATING RINK
- 14 YOGA PAVILION
- 15 FITNESS POD

SECOND FLOOR

- 16 COVERED WALKWAY
- 17 POOL DECK
- 18 25M LAP POOL
- 19 JACUZZI
- 20 KID'S POOL
- 21 SEATING AREA
- 22 OUTDOOR SHOWER





THE BEST OF BOTH WORLDS

Experience the excitement of living in the city while enjoying the tranquility of the countryside. Reflection helps you enjoy the hustle and bustle of city living without compromising on the stillness and slow paced life of the countryside. Live the life, as the best of both worlds is at your door step.



VIEW FROM THE LOBBY





CLUB REFLECTION

- Half Olympic size swimming pool
- Kids' pool
- Sauna and Steam for men and women with changing rooms
- Jacuzzi
- Billiards
- Squash Court
- Fully functional large gym
- Multi Indoor Games room Table Tennis / Chess / Carom
- Multipurpose hall for social gatherings
- Outdoor Fitness Pod
- Kids' Play Zone
- Skating Rink
- Lawn Tennis Court & Half Basketball court
- Vehicle free Jogging & Cycling track
- Seating Alcove



DON'T JUST EXIST... LIVE!

With apartments exquisitely designed to remain in tune with the contemporary lifestyle, life is a lot more sublime and full of excitement when you enjoy all the amenities of modern living! A plush clubhouse with state-of-the-art facilities are housed for your revival. At Reflection we have incorporated the best to create an ambience which is secure and full of energy. Experience everything you ever wanted in your dream home.



GARDEN & PLAY AREA



Actual Images of Show Apartment



CRAFT IN EVERY BRICK

Reflection has lavishly designed houses with rich interiors and neatly designed exteriors. Our homes are a prime example of modern design. With elaborately planned apartments and extra attention to the interior details, we always strive to turn your house into home. Our bright, spacious and well ventilated homes nurture your every need. Brace yourself to marvel at the magnificence of Reflection.



Actual Images of Show Apartment





PROJECT PROFILE BRIEF :

TOTAL EXTENT OF LAND	:	3.5 ACRES
NUMBER OF FLOORS	:	2B + G + 12 FLOORS
NUMBER OF BLOCKS	:	4
NUMBER OF FLATS	:	179

PERQUISITES :

- FORESIGHT** : Thoughtfully planned project layout, very spacious and efficient floor plans. The Home of your dreams.
- INDIVIDUALITY** : 3 & 4 BHK Premium Condominiums with exclusivity in the vicinity. Live the deluxe life.
- ATTRIBUTES** : 2 basement floors for parking, ground floor + 12 floors
- AESTHETICS** : 25% ground coverage & extensive 75% green landscaped area. View serenity from the center.
- QUALITY** : Designed as per international standards by Space Matrix, Singapore. Experience unmatched excellence.
- PROXIMITY** : Well connected to major tech parks, international & national schools, hospitals, malls and motels. Save the hours spent in traffic.



SPECIFICATIONS

MATERIALS, FITTINGS AND FINISHES

Structure

- Seismic resistant RCC framed structure
- Cement blocks / light weight blocks for all walls

Lobby

- Elegant ground floor lobby with flooring and cladding in granite / marble
- Combination of vitrified tiles & marble / granite for upper floors lobbies and for cladding
- All internal lobby walls partially in texture paint and ceilings in OBD

Foyer, Living & Dining

- Larger format size premium quality vitrified tiled flooring (Kajaria, Nitco, Rak, imported or equivalent)

Master Bed Room

- Premium laminated wooden flooring

Other Bed Rooms

- Premium quality vitrified tiled flooring

Kitchen

- Premium vitrified tiled flooring
- Granite counter with 2 feet good quality tile dado
- Single bowl steel sink with single lever tap
- Ceramic tiled flooring and tile dado in the utility
- Ceramic tiled flooring and dado for the servant's room and toilet

Utility

- Granite counter with single bowl steel sink with drain board

Toilets

- Designer / Rustic premium quality tiles for flooring and walls
- Granite counters with ceramic wash basin in all the toilets
- EWCs and chrome plated fittings
- Grohe / Kohler or equivalent single lever tap and shower mixer
- Provision for geysers in all toilets including the servant's toilet
- Grid false ceiling

Doors

- Main Door - Veneer finish door on both surfaces with hard wood frame
- Other Internal Doors - Polish finished flush doors with hard wood frame

External Doors and Windows

- UPVC / anodized aluminum frames and sliding shutters for all external doors
- 3 track UPVC / iodized aluminum framed windows with clear glass and mosquito mesh shutters
- MS designer grill, enamel painted for ground floor apartments only

Upgrade to Italian Marble Flooring (Optional)



SPECIFICATIONS

MATERIALS, FITTINGS AND FINISHES

Painting

- Exterior paint on external walls
- Internal Emulsion paint / Tractor Emulsion paint on internal walls and ceilings
- Enamel paint on all railings

Electrical

- Concealed electrical wiring with PVC isolated copper wires (Havells / Polycab or equivalent) with modular switches
- Sufficient power outlets and light points provided
- 6 KVA power will be provided for 3 BHK
- 7 KVA power will be provided for 3 BHK with servant
- 8 KVA power will be provide for 4 BHK
- TV and telephone points provided in the living area and bedrooms
- Provision to install split AC in living area and in bedrooms
- ELCB and individual meters will be provided for all apartments

Security System

- Security cabinets at all entrances and exits, with CCTV coverage
- Video door phone

DG Power

- Power backup will be provided for all common area / services and lighting for every flat

Fire

- External fire hydrants & sprinklers as per fire norms



DNR Corporation Pvt. Ltd. Bengaluru

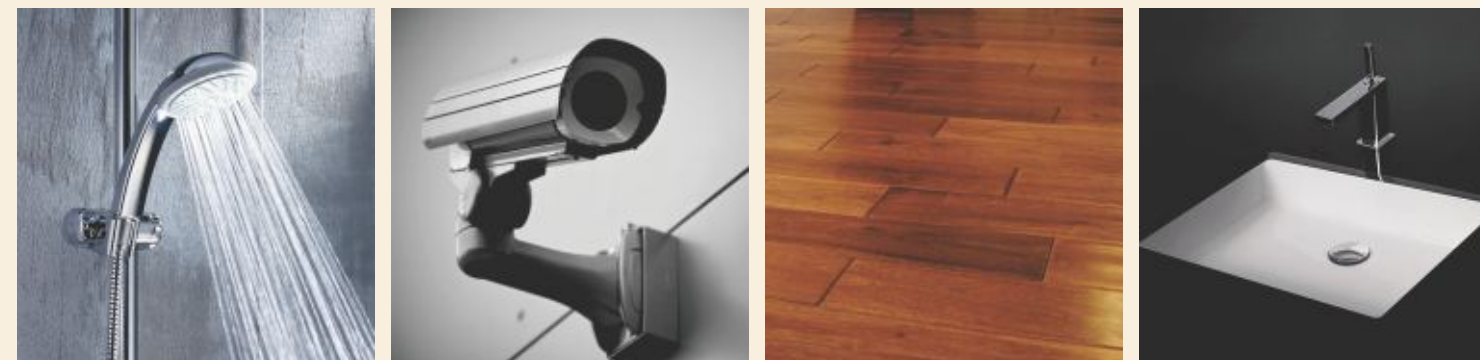


ART OF BUILDING SPACES

DNR is a young & dynamic real estate development group that enjoys creating spaces to live, work and play. Our passion lies in building life itself with signature experience. With our no compromise and transparent approach in every project, we seek to uplift people's life by providing innovative, contemporary & environmentally sensitive residential and commercial spaces.

WITH THE VISION

DNR Group has dedicated itself to creating environments in harmony with life and nature. Our core vision is to build spaces at extraordinary locations with best in class specifications, concept based designs, international standards and true value.



THE BUILDING BLOCKS OF REFLECTION

Architects

Space Matrix Design Consultants Pte Ltd.
Singapore | Sydney | Bangkok | **Bengaluru** | Mumbai | Delhi

Principal Contractor

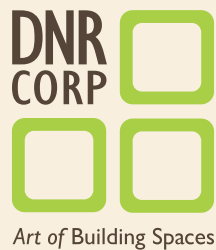
New Consolidated Construction Co. Ltd. (Jasdanwalla Group)

Landscape Designer

La Conception Associates (s) Pte Ltd., Singapore

Legal Consultant

Jayanth Pattanshetti Associates, Bengaluru.



CORPORATE OFFICE

304, 'A Wing' Queen's Corner, #3, Queen's Road, Bengaluru — 560001, India.

T +91- 8022268786, +91- 8022265647 | F +91- 8022269580

www.dnrgroup.in | facebook.com/dnrcorporation | info@dnrgroup.in

DNR REFLECTION

Site Address

833/33 (Survey No. 33), Iblur Village, Opposite Iblur Lake, HSR Extension, Bengaluru - 560103

For Enquiries

T +91- 90199 66000 / 96327 34400 | sales@dnrgroup.in | www.dnrgroup.in

