





Welcome to a peerless haven of elegance, unwavering taste, and seductive amenities.





From the very first inception of a design, UNICCA is committed to making the completion of each project a reality. The core strength of our commitment is reflected in our projects with focus on our clients and a dedication to deliver. At UNICCA our goal is to create products that improve the way our customers live. At home, at work, and at play. With the future in mind, we are creating liveable communities while remaining committed to environmental sustainability. Backed by over a decade of solid experience, our key focus remains on building exceptional properties in some of the most desirable cities across India.

As builders, project managers and developers we have formed an experienced team that have the unique ability to control every aspect of a property development project, ensuring that quality remains a constant and common objective and we provide you with the advantage of opulence to create your dream home.



Arrive to a life filled with rare indulgence

Emporis offers a lifestyle of unquestionable quality and unrivalled elegance. Extravagant in scale, finishes and cutting edge electronics, the sleek and stylish living spaces feature an expansive backdrop of Bengaluru's iconic cityscape and the calm waters on Varthur Lake.

The exquisitely decorated and supremely luxurious apartments boast a range of impressive features and world class amenities.

Discover a lifestyle set admist unparalleled luxury

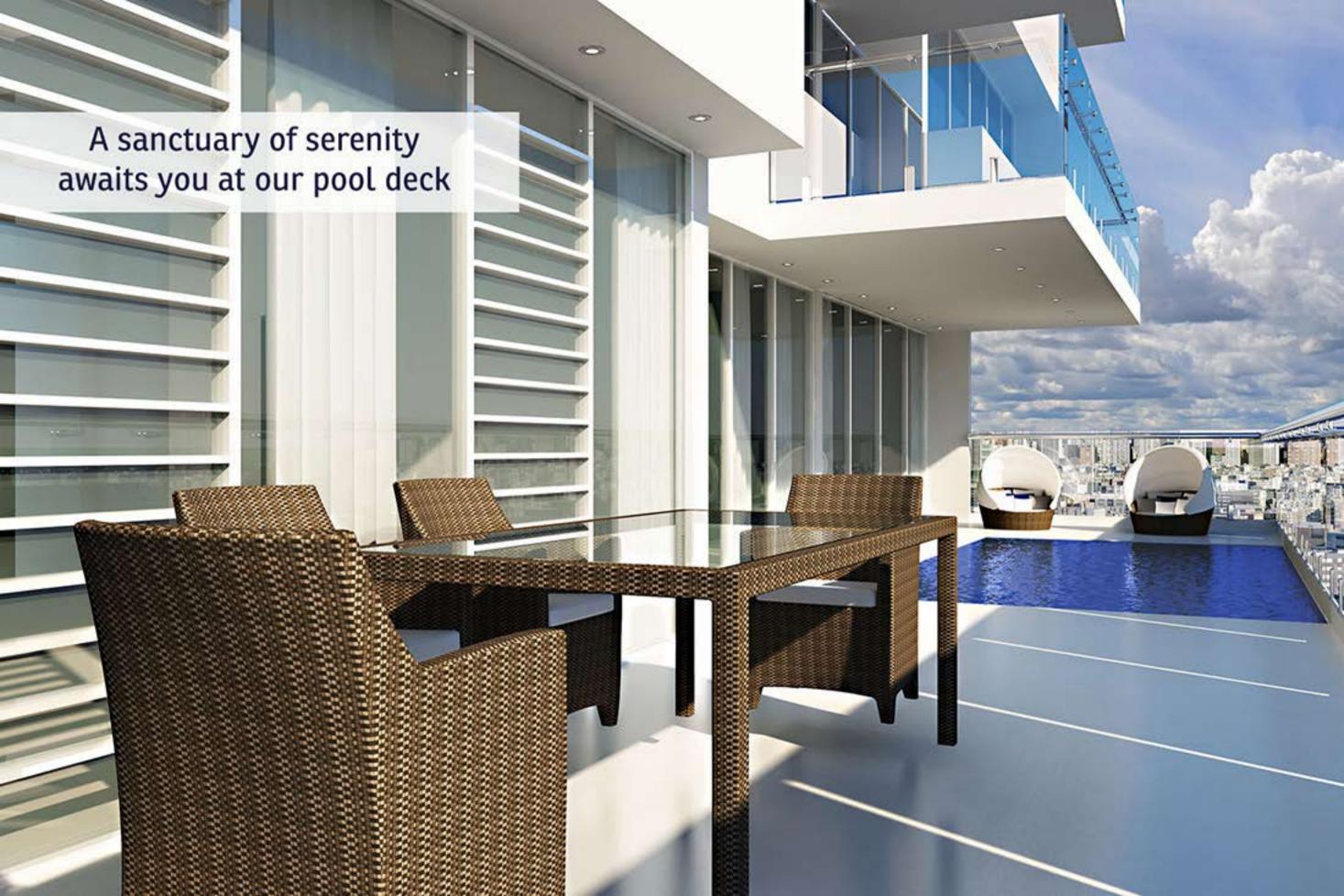
Steps away from the bustling
Whitefield locale, Emporis Residences
offer sweeping views of the Varthur
Lake and infuse your home with a plenitude
of light and air. Quite simply, Emporis is living
on a more refined level. A level as rich in
amenities and comforts as in location
and convenience







An innovative masterpeice where expertise meets desire Emporis is the melting pot of innovation, design and best design practices created by OS2 Architects who believe in developing innovative designs that draw inspiration from the processes of nature and contemporary urban life and culture. Its not about architecture, it is about lifestyle **OS2 ARCHITECTS, GERMANY OS2 ARCHITECTS, GERMANY OS2 ARCHITECTS, GERMANY** CNS INFRASTRUCTURE, INDIA TAIB STUDIOS, INDIA / SINGAPORE Master Planning Infrastructure & Transit Landscape Design Management Consultant Structure, MEP & Infrastructure



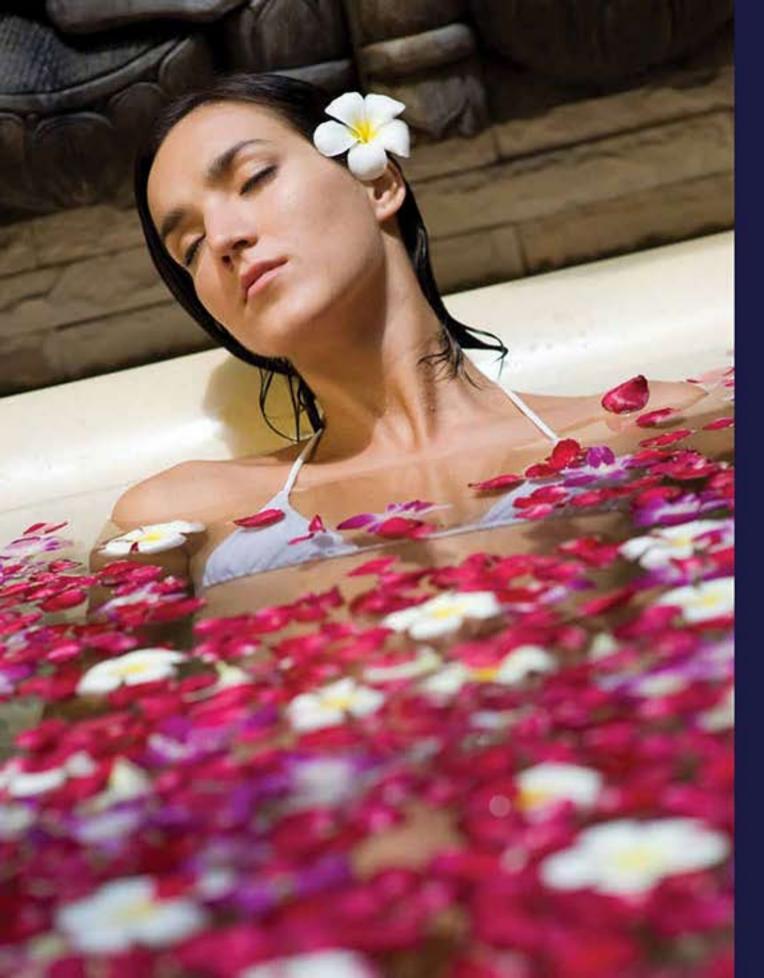
The expanse of your

lifestyle captured

Innovative design, ample space, generous foyer and floor-to-ceiling windows provide a remarkable sense of flow and contribute to a truly expansive living experience. Embodying the highest standards of design, craftsmanship and furnishings, Emporis epitomizes the very pinnacle of luxury and aesthetics. A selection of the very best in finishes and inclusions – this is true indulgence.







Rediscover your innerself in a

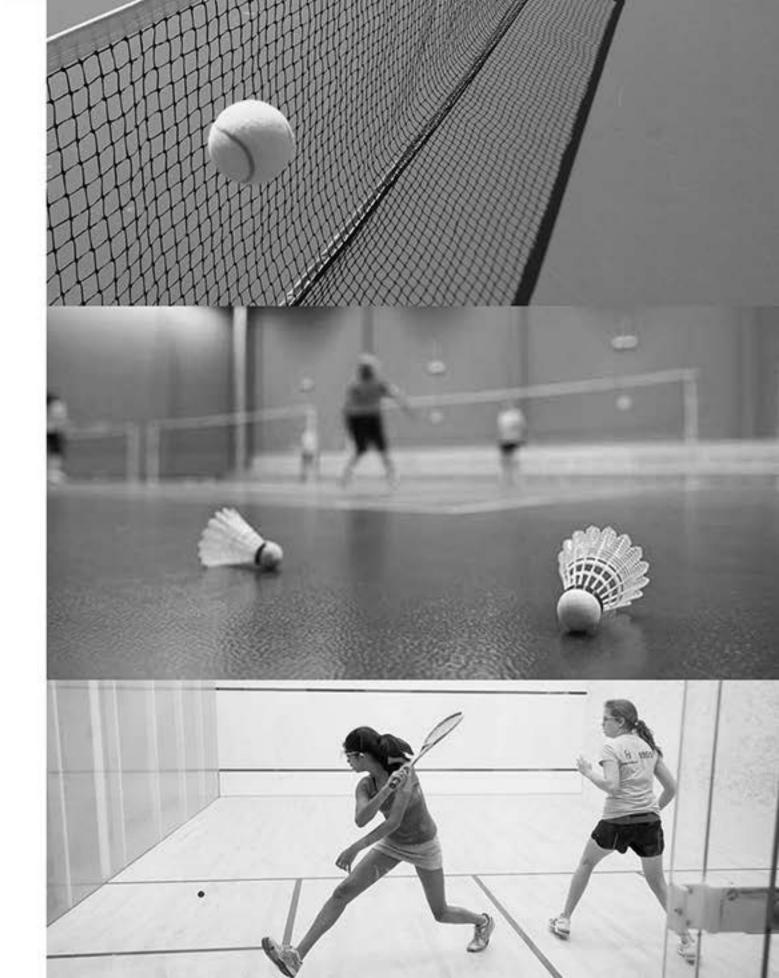
soothing backdrop of tranquil ambiance at our luxury spa

Emporis Residents can enjoy an array of treatments including massages, facials, manicures and pedicures in at Spa Center. Sauna and steam rooms are also available in the men's and women's locker rooms for additional health and relaxation benefit.

Enjoy a shot of adrenaline at your

tennis, squash and badminton courts

The gym offers state-of-the-art cardio, weight training equipment and fitness experts for a complete and balanced workout. Combined with access to green tennis courts, badminton courts and indoor squash courts, fitness at Emporis is here to stay.







Specifications - Luxuria

Flooring

Marble finished vitrified porcelain tiles (double charged)
Pre-laminated Grade 1 wooden plank flooring
Anti-skid vitrified porcelain (double charged) tiles

1000 P

master bedroom, walk-in closet

living / dining room, bedrooms

living / dining room, Bedroom 2, Bedroom 3

kitchen, utility area, toilets, sun decks, plunge pool

kitchen

10' - 6"

kitchen, toilets, wall skirting

yes (Living room, Toilets)

clear glass with stainless steel handrail

jaquar, grohe, toto or equivalent makes

Walls

Wallpaper on Gypsum finished Gypsum finish emulsion paint Vitrified porcelain (double charged)

Windows & doors

Anodized aluminium / UPVC clear glass full height windows
Pre-laminated flush doors with wooden door frames
Polished veneered flush door with safety internal safety grill & metal frame
living / dining room, bedrooms, kitchen all rooms
main apartment entry door

Other specifications

Ceiling height
Lighting automation
Balcony / deck railing
Plunge pool
Bathroom fittings & fixtures
Electrical switches

Electrical switches siemens, anchor, legrand or equivalent makes Gounter tops granite
Water heaters yes
Shower partitions yes
Inverter / power backup yes
Concierge service yes

Royal finishes (optional and extra charge)

Italian Marble in living room and partly in bedrooms • Grade 1 laminated wooden flooring in all bedrooms • Modular kitchen





Floor Level 2, 6, 11, 15, 16

1 Master Bedroom	10' 10" X 13'11"
2 Bedroom 2	10' 11" X 12'11"
3 Living Room	13' 11" X 19'11"
4 Kitchen	07' 11" X 10'03"
5 Walk In Closet	07' 11" X 04'11"
6 Toilet X 2	07' 11" X 04'11"
7 Deck	33' 10" X 07'11"
8 Deck 2	10' 03" X 02'02'
9 Waterbody	07' 11" X 08'00"
10 Utility	05' X 04'06"

1sqmt = 10.764 sqft

3BHK, UnitPlan / 2194 sqft



Floor Level 2, 6, 11, 15, 16

1 Master Bedroom	10' 11" X 13' 11"
2 Bedroom2	10' 11" X 12' 11"
3 Bedroom3	10' 11" X 10' 11'
4 Living Room	13' 11" X 23' 11'
5 Kitchen	8′ 5" X 12' 4"
6 Walk In Closet	7' 11" X 4' 11"
7 Toilet	7' 11" X 4' 11"
8 Deck	19'2" X 5' 11"
9 Deck 2	11'2" X 3' 4"
10 Utility	8' 3" X 4'6"

1sqmt = 10.764 sqft



Specifications Premia

Flooring

Finished full bodied vitrified porcelain tiles Prelaminated Grade I wooden plank flooring Antiskid full bodied vitrified porcelain (double charged) tiles

Walls

Gypsum finished distemper paint Ceramic tiles

Windows & doors
Anodized aluminium glass windows
Prelaminated flush doors with wooden door frames
Prelaminated flush door with safety internal safety grill & metal frame

Other specifications

Ceiling height
Home automation
Balcony / deck railing
Bathroom fittings & fixtures
Wi fi ready
Electrical switches
Counter tops
Water heaters
Shower partitions
Inverter yes
Concierge service

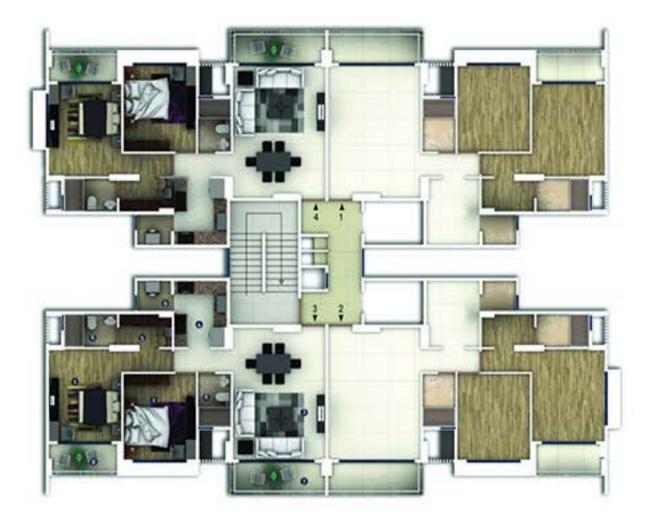
living / dining room, bedroom 2, bedroom 3 master bedroom, walk in closet kitchen, utilities area, toilets, sundecks, plunge pool

living / dining room, bedrooms, kichen kitchen , toilets, wall skirting

living / dining room, bedrooms, kichen all rooms main apartment entry door

9'-6"
optional
clear glass with stainless steel handrail
cera, hindware & equivalent makes
yes
seimens, anchor, legrand, equivalent makes
granite
optional
optional

optional





Floor Level 3, 5, 8, 10, 13

1 Master Bedroom	10' 10" X 13'11"
2 Bedroom 2	10' 11" X 12'11"
3 Living Room	13' 11" X 19'11"
4 Kitchen	7' 11" X 10'3"
5 Walk In Closet	7' 11" X 4'11"
6 Toilet X 2	7' 11" X 4'11"
7 Deck	14' 5" X 4'11"
8 Deck 2	10' 3" X 4'8"
9 Utility	5' X 4'6"

1sqmt = 10.764 sqft





Floor Level 4, 7, 9, 12, 14

1 Master Bedroom	10' 11" X 13' 11"
2 Bedroom2	10' 11" X 12' 11"
3 Living Room	13' 11" X 19' 11"
5 Kitchen	8′ 5" X 10′ 3"
6 Walk In Closet	7' 11" X 4' 11"
7 Toilet X2	7' 11" X 4' 11"
8 Deck	14'5" X 4' 11"
9 Deck 2	10'3" X 4' 8"
10 Utility	5" X 4'6"

1sqmt = 10.764 sqft

3BHK, UnitPlan / 1791 sqft Type -1





Floor Level 2, 6, 11, 15, 16

1 Master Bedroom	10' 11" X 13' 11"
2 Bedroom2	10' 11" X 12' 11"
3 Bedroom3	10' 11" X 10' 11"
4 Living Room	13' 11" X 23' 11"
5 Kitchen	8' 5" X 12' 4"
6 Walk In Closet	7' 11" X 4' 11"
7 Toilet X3	7' 11" X 4' 11"
8 Deck	19'2" X 5' 11"
9 Deck 2	11'2" X 3' 4"
10 Utility	8' 3" X 4'6"

1sqmt = 10.764 sqft

3BHK, UnitPlan / 1791 sqft Type -2





Floor Level 4, 7, 9, 12, 14

1 Master Bedroom	10' 11" X 13' 11"
2 Bedroom2	10' 11" X 12' 11"
3 Bedroom3	12' 11" X 10' 11"
4 Living Room	13' 11" X 23' 11'
5 Kitchen	8' 5" X 12' 4"
6 Walk In Closet	7' 11" X 4' 11"
7 Toilet X3	7' 11" X 4' 11"
8 Deck	20'6" X 5' 11"
9 Deck 2	11'2" X 3' 4"
10 Utility	8' 3" X 4'6"

1sqmt = 10.764 sqft



Towers

A Aquetta

Jal

Swimming Pool C Aqua

Bowling Alley Neel

Party Lawn Azur

SWIMMING POOL

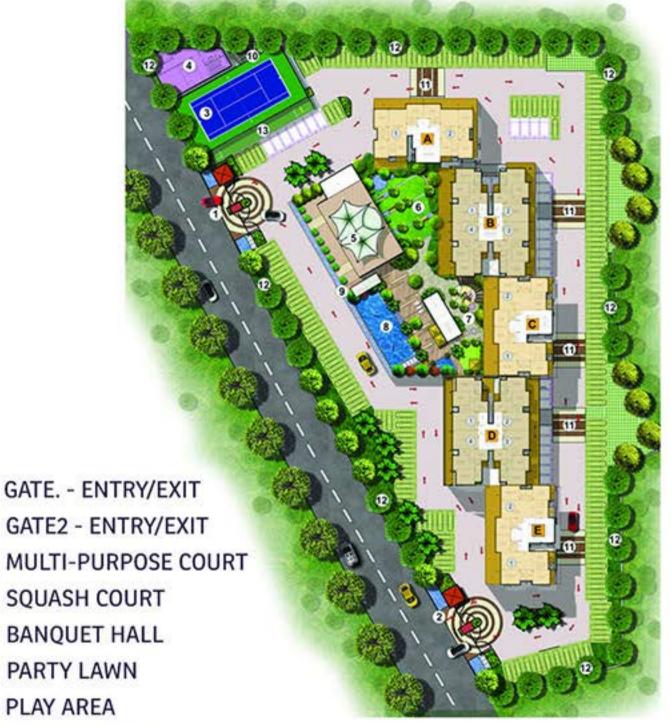
INFINITY WATER EDGE

10 TRELLIS WITH SEATER

11 DROP OFF AREA IN SPECIAL BANDING

12 BOUNDARY PLANTING

13 CRICKET PITCH LAWN BOX









Forum Mall, Whitefield - 2 kms

Sigma Tech Park, Whitefield - 2 kms

Greenwood High International School - 4 kms

Wipro Corporate Office - 6 kms

ITPL - 7 kms

HAL Airport (Shortly to open) - 6 kms

Phoenix Mall - 8 kms

KR Puram Railway Station - 12 kms

MG Road - 14 kms

Electronic City - 20kms

Bengaluru International Airport - 50km

