



Parkway Homes is a joint venture of  
SJR Primcorp and Reliaable Developers.

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Bangalore South Taluk, Bangalore 560 100, India  
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Email: enquiry@primecorp.co

[www.primcorp.co/Parkwayhomes](http://www.primcorp.co/Parkwayhomes)

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# PARKWAY HOMES

by SJR PRIMECORP

off Sanjapur Road, close to HSR

where great minds live



# THE BREWING POT

What if Albert Einstein, Isaac Newton, and Thomas Edison were neighbours? Imagine the outcome of such a confluence of minds. They might have come up with ideas even more world-changing than they did! Oddly though, nobody ever designed a community where smart minds could come together to live, rejuvenate, and when they feel like it, collaborate. Until now.

Located off Sarjapur Road, close to HSR and Mico Bosch, Parkway Homes is designed as a community for smart folks. From the location and layout, to the planning and amenities, everything on this approximately 9.5 acre (approx., further extendable) enclave of 1, 2, and 3 BHK apartments is designed to help you relax, collaborate, and put your mind at ease, so you can do what you do best.



N 12° 52' 5  
E 77° 41' 6

Conveniently located off Sarjapur road, close to HSR, near Mico Bosch, Parkway Homes is right amidst one of the best planned neighbourhoods in Bangalore's IT corridor. With innovative planning that maximises the availability of space, the enclave keeps you close to the city's centres of business, while also treating you to a calm, peaceful enclave.

## PROXIMITY

Sarjapur Road  
Electronic City  
Hosur Road  
Mahindra Satyam  
Infosys  
Wipro Corporate Office

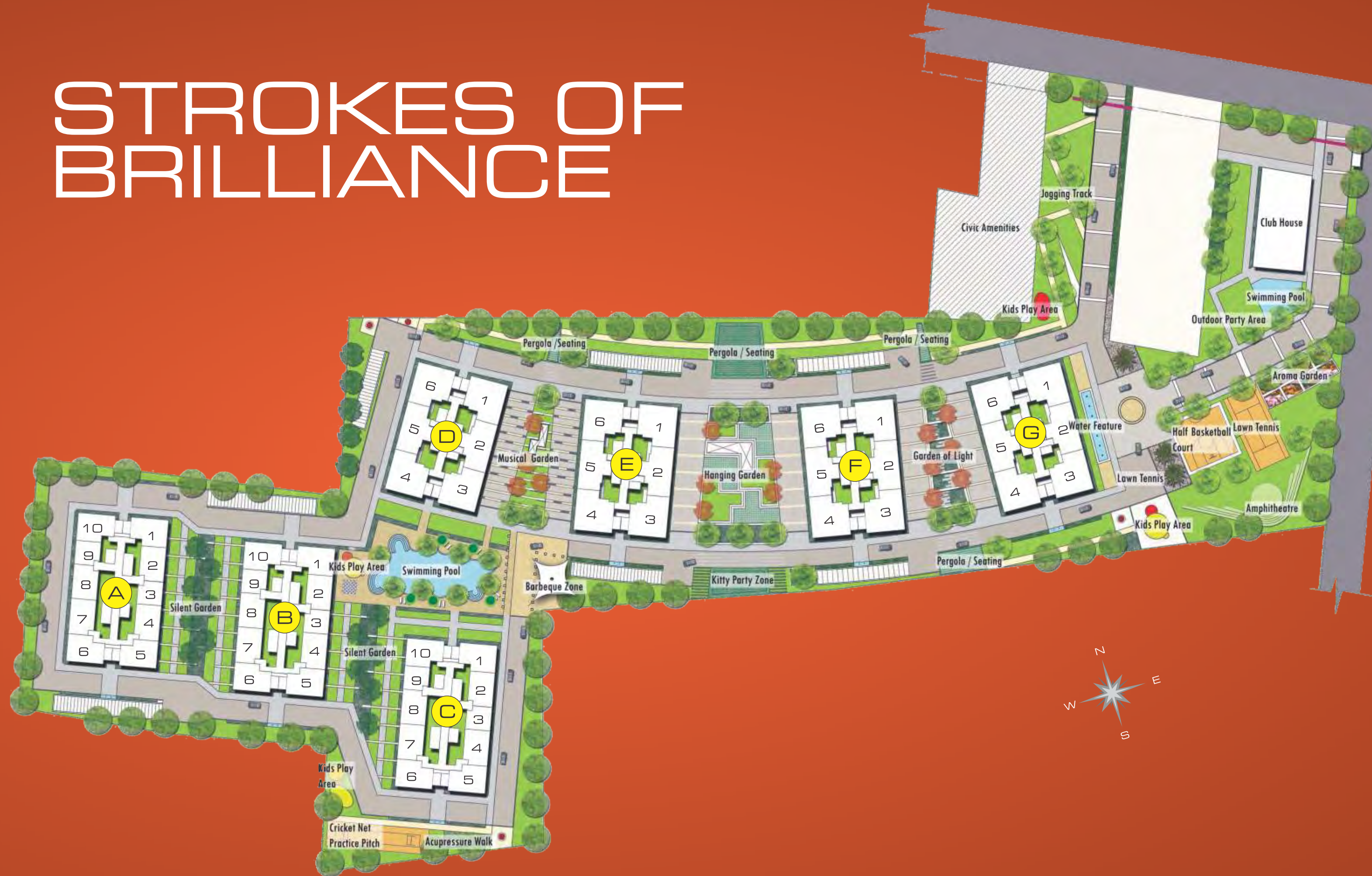
Hospitals  
Narayana Hrudayalaya  
Live 100 Hospital  
Ram Krishna Hospital

Educational Institutions  
Oxford School  
Sorsfort International School  
Blue Bell Public School  
New Bishop Cotton High School  
VIBGYOR School

Shopping Centres  
Total Mall Sarjapur  
Coupon Hosur Road  
Central Outer Ring Road

# STROKES OF BRILLIANCE

Further extendable



- A ALBERT
- B BOSE
- C CHAPLIN
- D DA VINCI
- E EDISON
- F FRANKLIN
- G GALILEO

A master plan that makes the best possible use of space is the best contribution a smart home-owner can make to the city. At Parkway Homes, you'll find that the sprawling 9.5 acre (approx., further extendable) campus employs ingenious design across the apartment blocks, gardens, world class amenities and clubhouse.

The grand towers of G+14 floor structures stand wide apart, the distance between them being as much as their height. This ensures every home gets abundant fresh air and natural light. Gardens and the space between the blocks are styled by international landscape architects. On the inside too, the cleverly designed apartments boast of a surprising sense of space.

# A SLICE OF PERSPECTIVE



# CLUB ONE

30000sqft Clubhouse

An independent entity operated by SJR Primecorp, CLUB ONE offers residents and club members superlative amenities that soothe mind and body. While residents of Parkway Homes automatically enjoy lifetime access to Club Onne, a select portion of the club's world class facilities are also available to club members.

## REFRESHING IDEAS

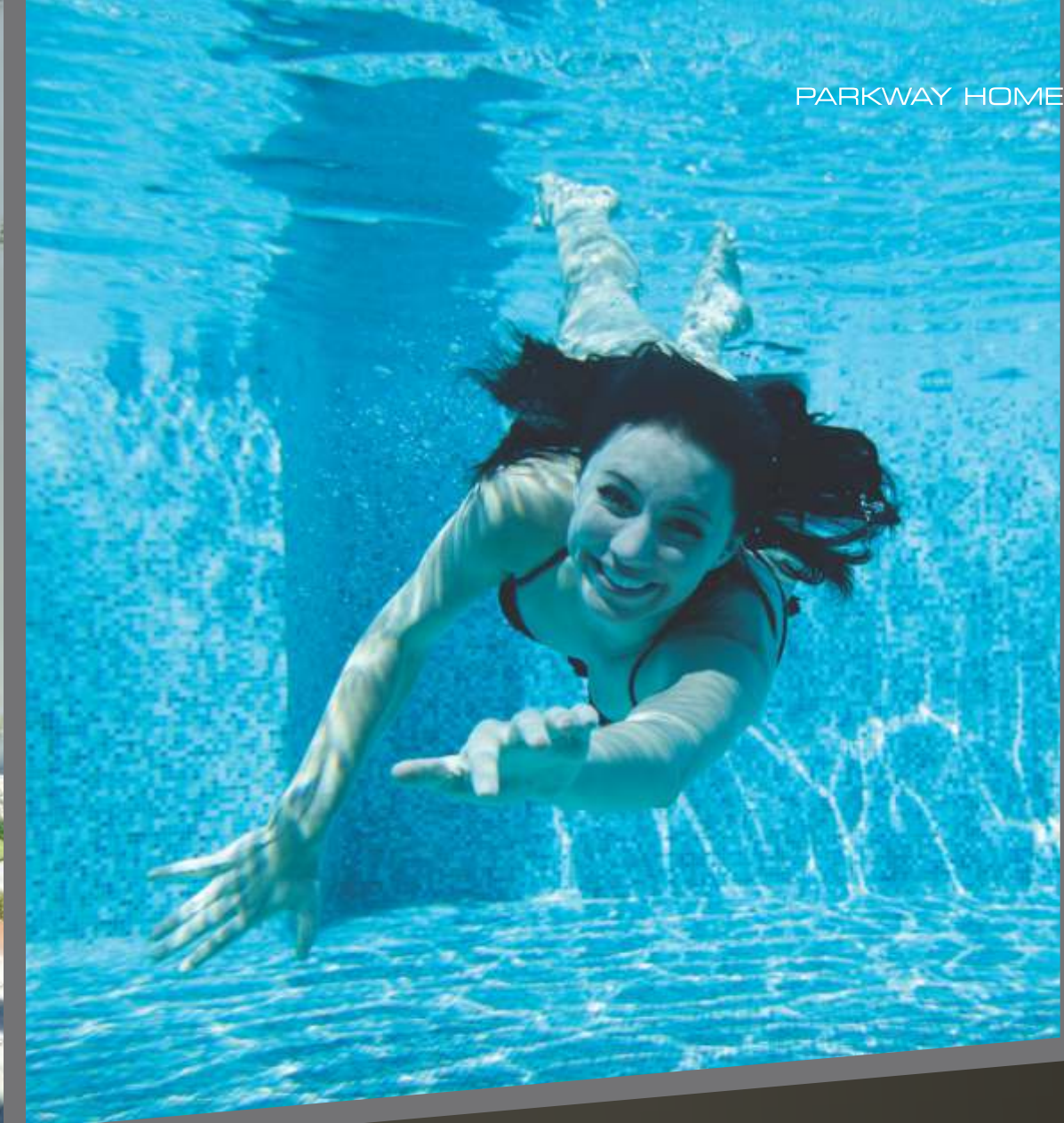
Some of the greatest ideas in history have come about when people were relaxed and at ease, their thoughts drifting on something altogether different. Archimedes, for instance, had his Eureka moment when he was relaxing in a Byzantine-Era spa, while Newton's inspired idea struck him in a beautiful, serene garden. Which is why Parkway Homes clubhouse is loaded with amenities that soothe mind and body, so you and your family are in the perfect setting to have your next great creative idea.

### AMENITIES FOR RESIDENTS & CLUB MEMBERS

- Gym
- Library
- Billiards
- Lawn Tennis
- Aroma Garden
- Amphitheatre
- Cycling/Jogging Tracks



- Outdoor Party Area
- Indoor Badminton Court
- Swimming Pool & Paddle Pool
- Water Feature



PARKWAY HOMES



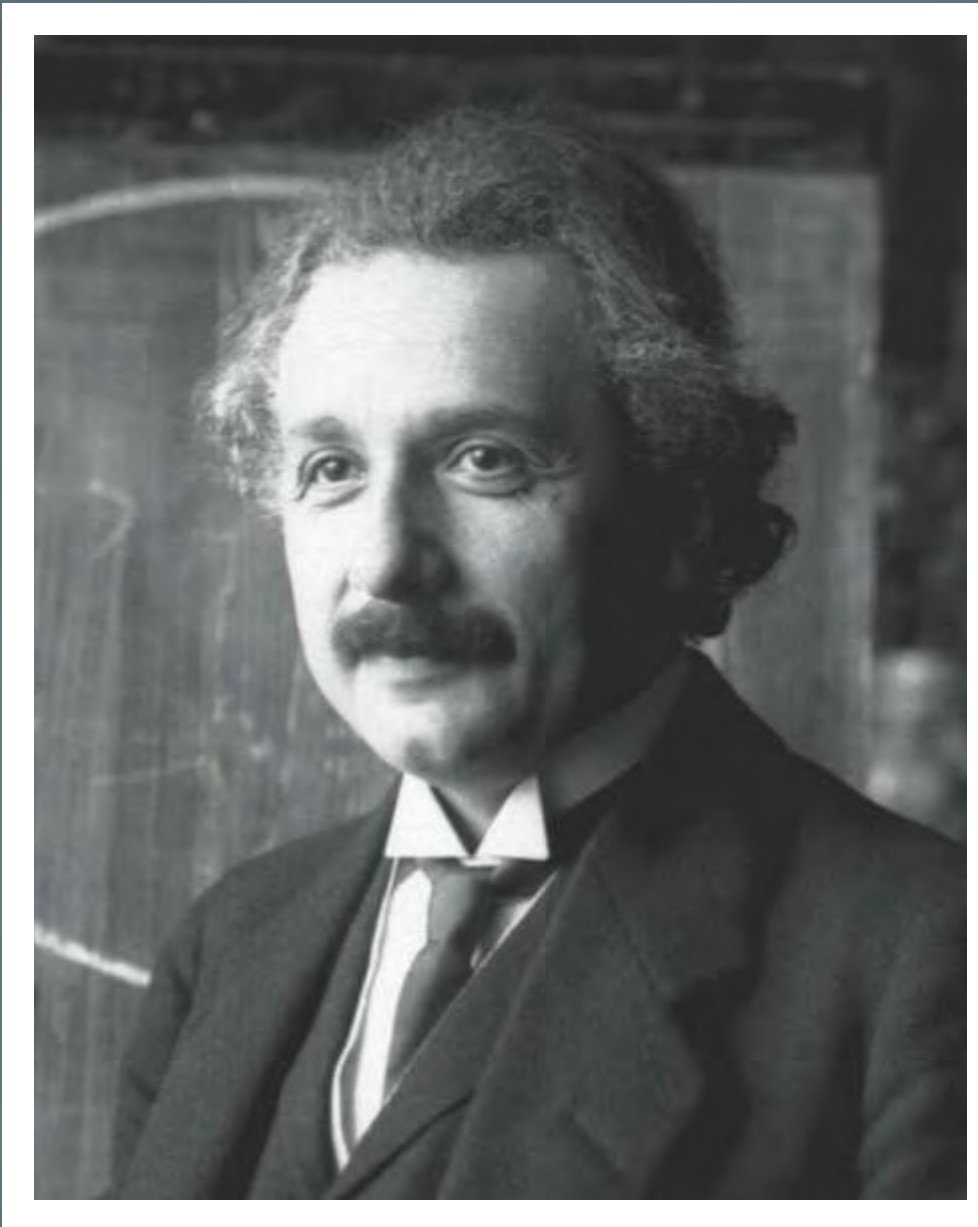
# CLUB ONE

## EXCLUSIVE AMENITIES FOR RESIDENTS

- Cricket Pitch
- Garden of Light
- Hanging Garden
- Musical Garden
- Swimming Pool
- Silent Garden
- Party Zone
- Barbeque Zone
- Acupressure Walk Area
- Kids' Play Area
- Pergolas



ALBERT EINSTEIN



Probably the most famous of all great minds in human history, Albert Einstein is renowned for his two theories of relativity, and his contributions to physics. He won the Nobel Prize in Physics for his discovery of the Photoelectric Effect, and his famed  $E = mc^2$  equation has become a household phrase, known even to children. When he published his paper on special relativity in 1905, Albert Einstein lived in the beautiful city of Bern in Switzerland.

# INTERIOSPECTION

While great minds like to flock together, they also need some peace and quiet. To quote Socrates, "Knowing yourself is the beginning of all wisdom." Every apartment at Parkway Homes has been designed keeping in mind the need for personal space. Bedrooms are kept discretely private from the rest of the home, and the layout of flats around each building core is optimized for privacy.

1 BHK 638sft





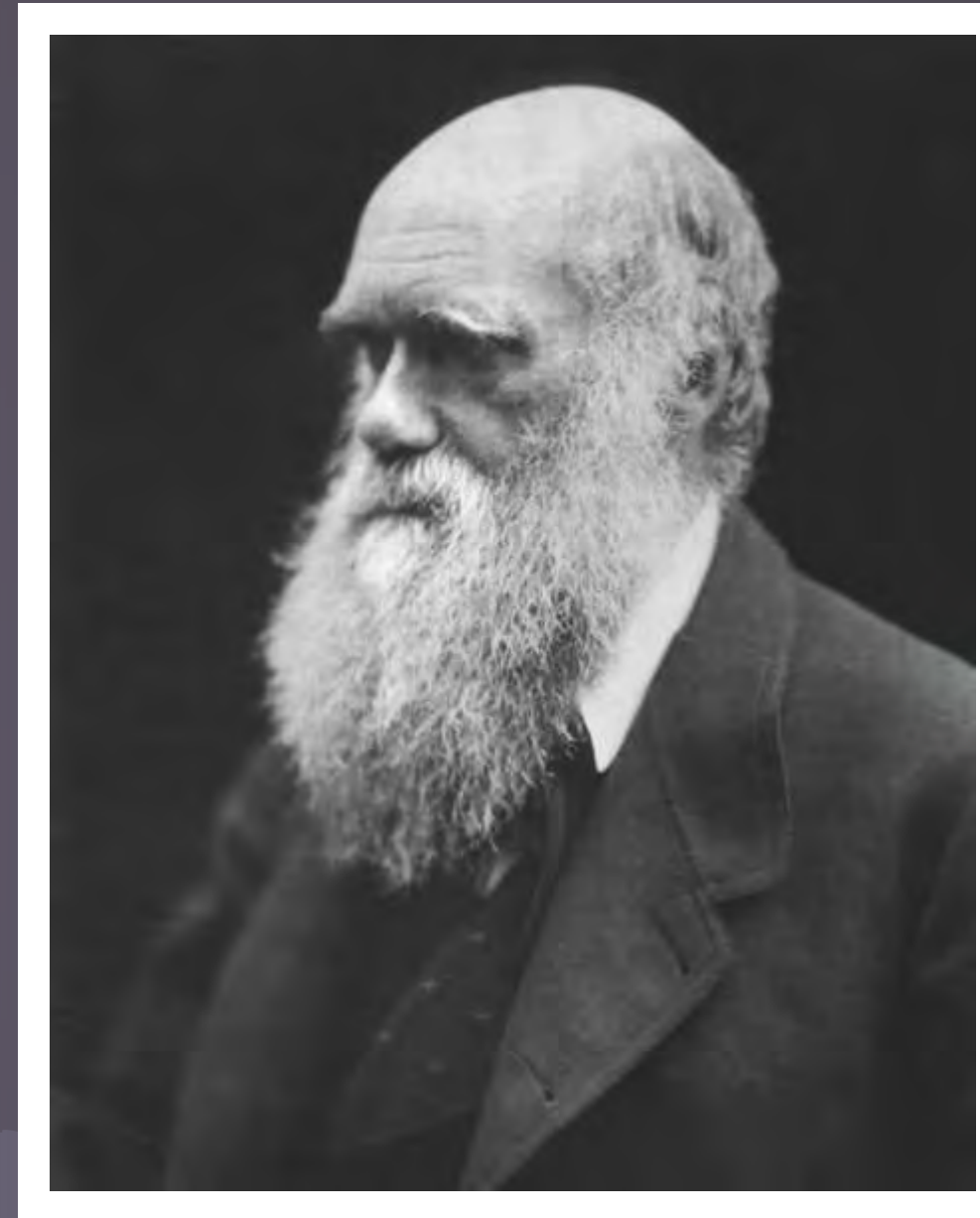


2 BHK (S) 974sqft



2 BHK (L) 1135sqft

# CHARLES DARWIN



2 BHK (L) 1178sft  
WITH TERRACE

Charles Darwin changed the course of human history and scientific progress with his book, "On the Origin of Species." A naturalist and geologist, Darwin painstakingly collected scientific evidence over several years, for a mechanism of evolution that he called "natural selection." Today, Darwin is recognised as the greatest pioneer of modern evolutionary theory, and his contributions remain the foundation of biology. He wrote his landmark book at his quiet, peaceful home in Kent, England.



2.5 BHK 1253sft



2.5 BHK 1253sft WITH TERRACE

MARIE CURIE



Even as a child, Marie Curie was the brightest student in her class. She went on to acquire a Master's Degree in Physics, another in Math, a doctorate in Physics, and two Nobel Prizes in Physics and Chemistry - all at a time when women were considered inferior in intellect to men! Marie Curie conducted groundbreaking research on radioactivity, discovering two new elements, Polonium and Thorium, and led to the development of the modern X-ray machine. She did most of her life's best work while living on the quiet Boulevard Kellermann in Paris, France.

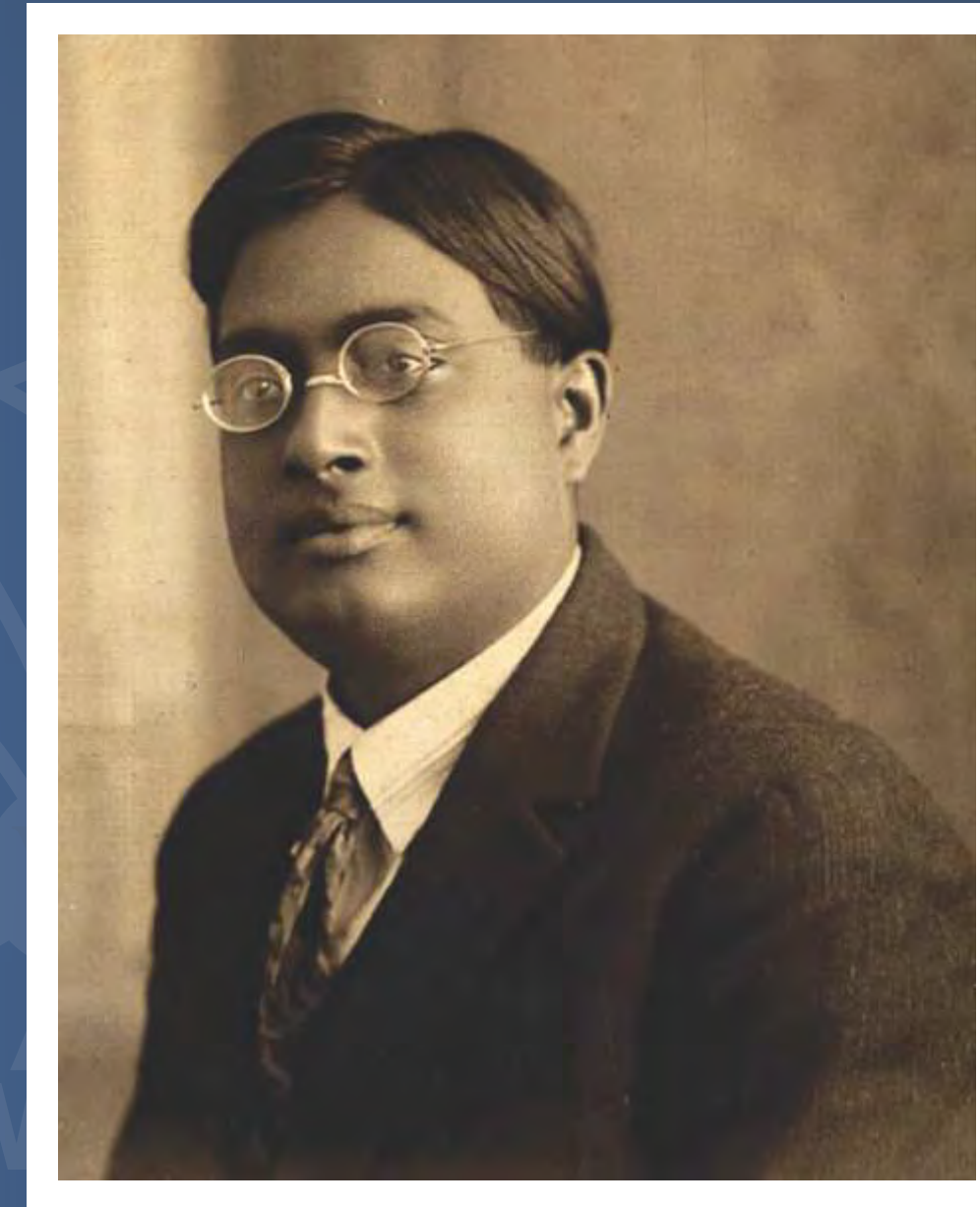


3 BHK (S) 1451 sft

Only select layouts shown here. More layout options are available. Disclaimer: Sizes mentioned here are before finishing. Balcony extended for certain flats based on the architectural character of the building.



SATYENDRA NATH BOSE



Leptons

$e, \mu, \tau$   
 $\nu_e, \nu_\mu, \nu_\tau$

Quarks

$u, c, t$   
 $d, s, b$

Photon

Gluons

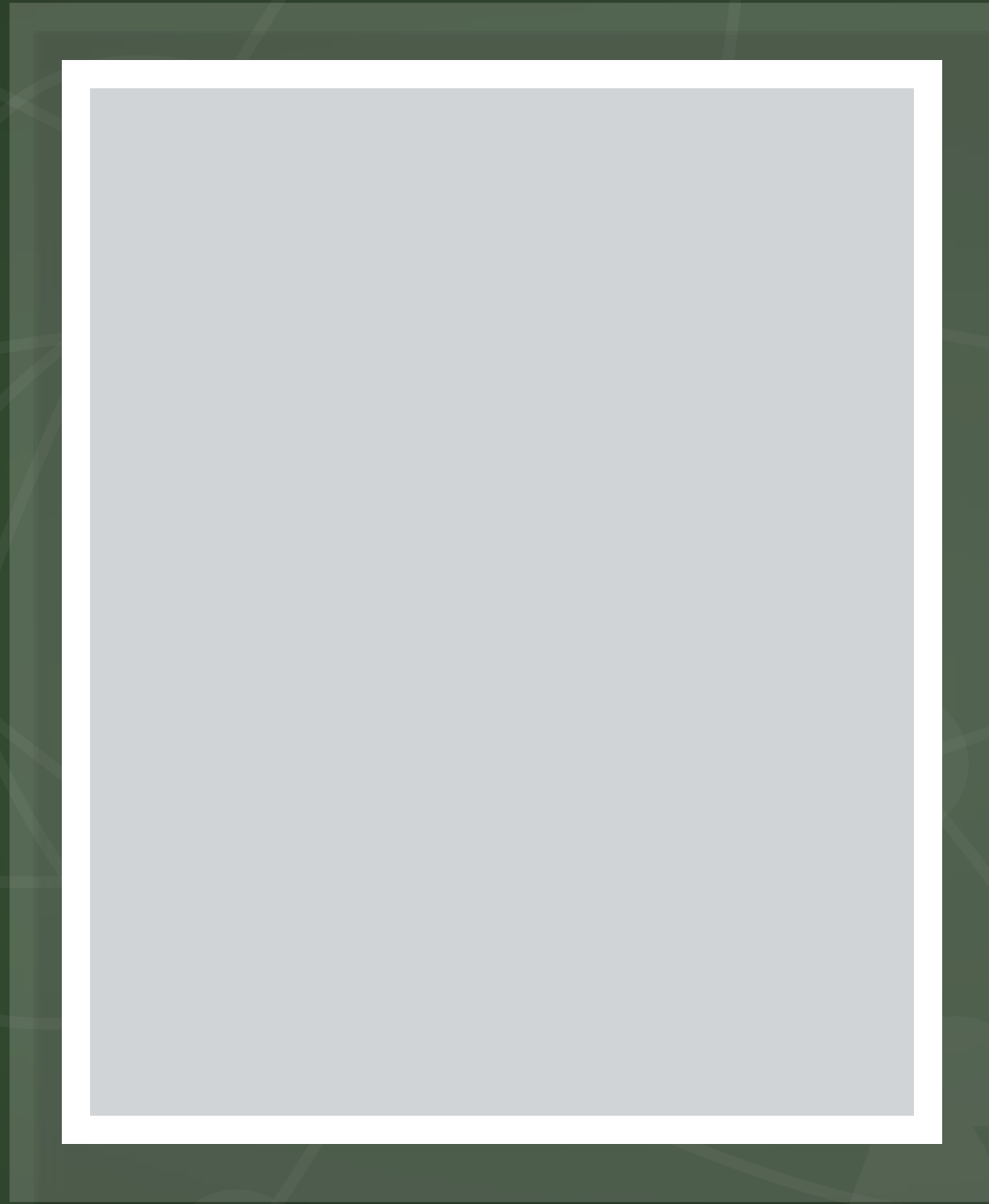
Higgs Boson



3 BHK (L) 1639sft

Best known for his work on advanced Physics, Satyendra Nath Bose is considered the founder of Quantum Statistics, and his work provided the framework for the theory that described the fifth state of matter - the Bose-Einstein condensate. The long-sought "God particle" that physicists finally observed in 2012, after decades of hunting, was named "Boson" in honour of Satyendra Bose's contribution to Quantum Physics. He lived in a serene suburb of North Calcutta, India.





YOUU





*Actual Model Apartment Shots*

## The Living Room

Your guests will be struck by the surprising proportions of the living room. The spacious design with clever lighting and ventilation means there's plenty of room for everyone to gather for a brainstorming session or a dinner!



# GENIUS LIVES WITHIN

*Actual Model Apartment Shots*

## The Master Bedroom

Every mastermind needs a den where they can be surrounded by books, music, and other inspirations. You'll find all this fulfilled in your master bedroom. And if you need some perspective, the balcony is just the place to get a different view.



*Actual Model Apartment Shots*

## The Kitchen

Your kitchen is open modern and stylish, carefully planned to accommodate absolutely everything you'll need. From making a statement at a weekend party to making family breakfasts effortless, everything is taken care of.



PARKWAY HOMES

*Actual Model Apartment Shots*

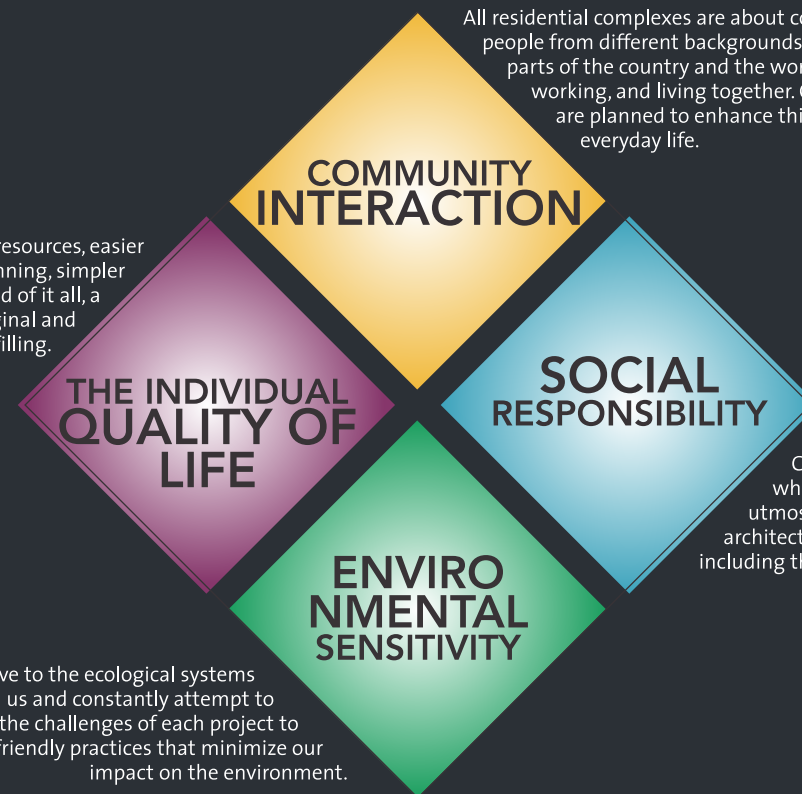
## The Bathroom

Archimedes had his famed Eureka moment in the bath. Here too, no measure has been spared to inspire your moments of brilliance. Beautifully designed fixtures, concealed storage and flush tanks, anti-skid floor tiles - it's all there.

# THINK DESIGN

BUILDING GREAT IDEAS SINCE 1973

The hallmark of a great idea is that it seems like the most obvious thing - once you've thought of it. Think Design is our approach to architecture that ensures the small touches that improve the quality of life. Like layouts that allow unhindered movement, convenient storage, and quick access, or amenities that integrate functionality and aesthetics.



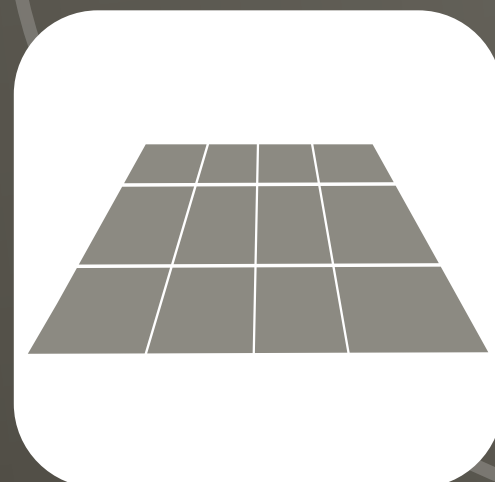
Ground Floor Lobby at Parkway Homes

# ELEMENTS OF GREATNESS



## STRUCTURE

RCC - framed structure designed as per Zone 2 Seismic Compliance  
Block masonry / Porotherm blocks or equivalent  
Internal walls smoothly plastered with lime rendering



## FLOORING

Lobbies & Corridors:  
Granite / Marble (GF & FF), vitrified tiles in upper floors  
Granite flooring with textured wall paint for main entrance lobby of each block

Apartment:  
Designer vitrified tiles flooring in Living, Dining, Kitchen & Bedrooms  
Premium anti skid tile flooring in Toilets & Balconies



## KITCHEN

2' dado of premium designer tiles above Kitchen's granite counter-top, with single bowl stainless steel sink and drain board  
Provision for washing machine & iron point in Utility area



## DOORS & WINDOWS

Polished teakwood door frame with both sides teak-veneered  
Melamine polished main door with premium fittings  
All other doors with hardwood frames and flush shutters / skin doors / polish / paint, with premium fittings or imported ready-made door  
UPVC / Aluminum for all windows, with mosquito mesh wherever required



## BATHROOMS

Wall mounted EWC / Sanitary ware with concealed flush valve & wash basin of Rocca / Kohler / equivalent make  
Hot-cold water mixer with single controlled bath & shower valve of Rocca / Kohler / equivalent make  
Health faucet for all toilets with wall tiles dado upto 7'  
Provision for exhaust fans



### POWER

Real Power: 3BHK 4 KVA | Backup Power: 3BHK 1.5 KVA

Real Power: 2BHK 3 KVA | Backup Power: 3BHK 1. KVA

### ELECTRICAL

One ELCB for each flat for safety

One MCB for each circuit provided at the main distribution box in each flat

Elegant modular switches of Anchor Roma / Crabtree / equivalent make

Telephone points in Living room & all bedrooms

Television points in Living, Master B/R, Children's B/R & Guest B/R

Fire resistant low-smoke electrical wires (FRLS cables)

One internet point in Master, Children's & Guest bedroom

AC point provision in Living, Master bedroom & Children's bedroom



### COMMON AMENITIES

Clubhouse with Gym and Pool

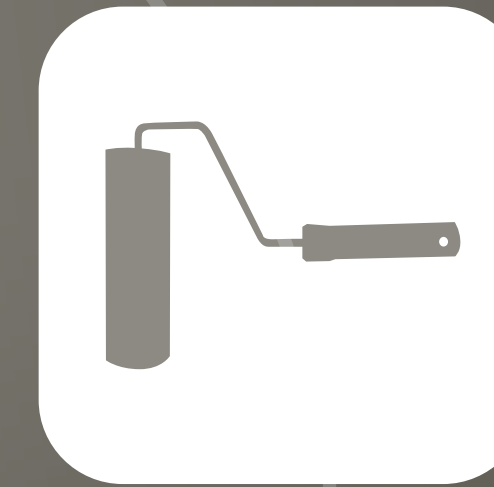
Squash Court, Lawn Tennis Court, Indoor Badminton Court,  
Half Basketball Court

Cycles & Cycling Track

Billiards room, Library

Convenience store

Paddle pool and children's play area



### PAINTING

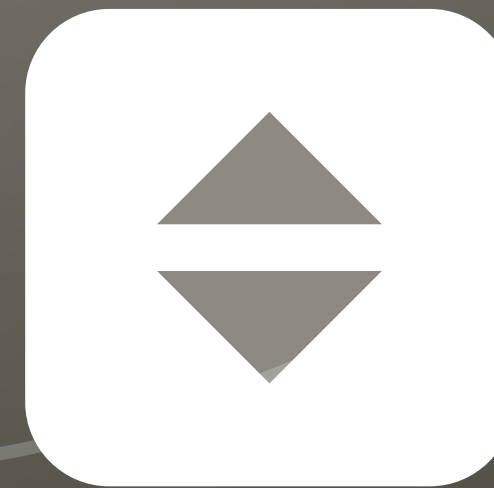
Interior with premium oil-bound distemper with roller finish.

Exterior cement paint. Enamel paint for all internal doors.



### SECURITY

Round-the-clock security with CCTV monitoring in main entrance & external areas



### LIFTS

High quality elevators of reputed make

# Where Design Lives



**WATERMARK**

OFF SARJAPUR ROAD  
(behind Total Mall)  
2 & 3 BHK luxury  
waterfront residences



**CRYSTAL  
COVE**

ELECTRONIC CITY PHASE 1  
(near Wipro)  
3 & 4 BHK triplex homes



**THE  
PAVILION**  
OUTER RING ROAD

OUTER RING ROAD  
(near Intel office)  
Luxurious  
3 BHK apartments



**VOGUE  
RESIDENCES**

EPIP ZONE, WHITEFIELD  
(behind SAP Labs)  
Exquisitely designed  
3 & 4 BHK Luxury apartments



**Fiesta  
HOMES**

ELECTRONIC CITY PHASE II  
(near Mahindra Satyam)  
Intelligently designed  
1, 2 & 3 BHK apartments



**BLUE WATERS**  
LAKEFRONT APARTMENTS

OFF SARJAPUR ROAD  
(facing Kudlu Lake)  
Lakefront  
1, 2, 3 & 4 BHK apartments



**PALAZZA CITY**

ON SARJAPUR MAIN ROAD  
(near Wipro)  
Landmark  
1, 2 & 3 BHK apartments



**HAMILTON  
HOMES**

Near HOSA ROAD  
1, 2 & 3 BHK homes  
with British Architecture



**THE  
RETREAT**

OFF SARJAPUR ROAD  
Luxurious Private  
Villas



**MAYFAIR  
RESIDENCES**  
BY SJR PRIMECORP

Near SARJAPUR ROAD  
Contemporary  
2 & 3 BHK homes



[primecorp.co](http://primecorp.co)

A frontrunner among Bangalore's real estate developers, SJR Primecorp is developing premium properties that are defining growth and prosperity in Bangalore city.

Well-established since 1973 as an offshoot of the SJR Group, our accomplishments span the entire spectrum of solutions that any industrialised society needs.

At the heart of the ethos of SJR Primecorp is an unflinching desire to provide the utmost quality at a value that is in sync with global trends, the intimate needs of people today, and the environment.