



KONIG HOMES

KONIG HOMES
Orange County
A PARADISE TO LIVE IN

A 4BHK LUXURY VILLA PROJECT



KONIG HOMES



Community
FOR EVERYONE

#GLIMPSE

A stripe of paradise fell onto earth when the goddess of beauty, Venus, was a little careless. A glistening piece of paradise, lush as Eden and fresh as the dew has settled itself in the eastern part of the Garden City.

The majestic project of 185 villas sprawling across 10 acres of verdant drapery seems like a bag of gems was piled up by the gods in search of the best one. But unable to decide, they left the gems untended.

The earthlings will know the place as KONIG HOMES. The symphony of brick and mortar is orchestrated by the prestigious ORANGE COUNTY.

The project encloses a trove of captivating views. An assembly of 185 modern villas that stand as an example of the synchronization of modern architecture with ultra-modern amenities.



KONIG HOMES





KONIG HOMES

Home

is where your story begins
We help people start their story

SE ELEVATIONS & PLANS

VARIANT	FACING	PLOT AREA	SBA
 AMBER	EAST	1200 sft	2400 sft
 AMBER	WEST	1200 sft	2400 sft
 ELITE	EAST	1380-1420 sft	2800 sft
 EMERALD	EAST	1800 sft	3350 sft

AMBER

→ East Facing



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Plot Area - 1200 sft

Super Built Up Area - 2400 sft

Carpet Area - 1780 Sft

AMBER

→ East Facing



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Ground Floor

	Size in Sft
A LIVING ROOM	— 15' 7" x 11' 2"
B GBR	— 10' 4" x 11'
C COMMON WASHROOM	— 8' 10" x 5'
D DINING & KITCHEN	— 10' 10" x 15' 9"
E UTILITY	— 11' 00" x 4' 5"
F PARKNG	— 16' 7" x 9' 10"



First Floor

	Size in Sft
A FAMILY LOUNGE	— 8' 10" x 9' 10"
B MBR	— 10' 4" x 12' 4"
C MBR SKY LOUNGE	— 10' 4" x 5'
D MBR CLOSET	— 6' 7" x 5'
E MBR WASHROOM	— 7' 10" x 5'
F KBR	— 10' 10" x 11' 10"
G KBR WASHROOM	— 7' 10" x 5'
H KBR CLOSET	— 7' 3" x 5'
I KBR BALCONY	— 11' 4" x 5' 5"



Second Floor

	Size in Sft
A ENTERTAINMENT ROOM	— 10' 4" x 12' 8"
B WASHROOM	— 7' 10" x 5'
C WALK IN CLOSET	— 6' 7" x 5'
D UTILITY	— 4' 3" x 5'
E TERRACE	— 11' 4" x 23' 7"
F LOBBY	— 8' 10" x 5' 3"

AMBER

→ West Facing



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Plot Area - 1200 sft
Super Built Up Area - 2400 sft
Carpet Area - 1780 Sft

AMBER

→ West Facing



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Ground Floor



First Floor



Second Floor

	Size in Sft
A LIVING ROOM	— 15' 9" x 11' 8"
B GBR	— 10' 1" x 11'
C COMMON WASHROOM	— 5' 11" x 7' 7"
D DINING & KITCHEN	— 15' 11" x 11'
E UTILITY	— 6' 7" x 4' 1"
F PARKING	— 16' 9" x 8' 10"

	Size in Sft
A FAMILY LOUNGE	— 11' 2" x 11' 2"
B MBR	— 13' 3" x 11'
C MBR CLOSET	— 7' 10" x 5' 9"
D MBR WASHROOM	— 7' 10" x 5'
E BALCONY	— 10' 4" x 6'
F KBR	— 10' 8" x 11' 6"
G KBR WASHROOM	— 10' 8" x 5'
H KBR BALCONY	— 10' 8" x 6'

	Size in Sft
A ENTERTAINMENT ROOM	— 10' 8" x 11' 6"
B WASHROOM	— 10' 8" x 5'
C UTILITY	— 3' 5" x 11'
D TERRACE 1	— 18' 1" x 11' 6"
E TERRACE 2	— 33' 6" x 6'
F LOBBY	— 11' 2" x 5' 3"

ELITE

→ East Facing



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Plot Area - 1380 sft to 1420 sft

Super Built Up Area - 2800 sft

Carpet Area - 2110 Sft



Ground Floor



First Floor



Second Floor

	Size in Sft
A LIVING ROOM	— 21' x 9' 10"
B BACKYARD DECK	— 7' x 13' 3"
C GBR	— 11' x 12' 4"
D GBR WASHROOM	— 7' x 5' 11"
E DINING & KITCHEN	— 20' 10" x 12' 4"
F UTILITY	— 8' 8" x 4'
G PARKING	— 15' 9" x 8' 1"

	Size in Sft
A MBR	— 11' x 16' 9"
B MBR SKY LOUNGE	— 11' x 6'
C MBR WASHROOM	— 11' 10" x 6'
D KBR	— 10' 6" x 16' 3"
E KBR WASHROOM	— 5' x 12' 4"
F KBR BALCONY	— 11' x 6' 5"

	Size in Sft
A ENTERTAINMENT ROOM	— 11' x 16' 5"
B WASHROOM	— 11' 10" x 6'
C UTILITY	— 5' x 6'
D TERRACE 1	— 16' 5" x 23' 8"
E TERRACE 2	— 12' 4" x 6' 3"
F LOBBY	— 11' 10" x 5'

EMERALD

→ East Facing



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Plot Area - 1800 sft

Super Built Up Area - 3350 sft

Carpet Area - 2680 Sft

EMERALD

→ East Facing



Ground Floor



First Floor



Second Floor

	Size in Sft
A LIVING ROOM	— 20' x 11' 10"
B BACKYARD DECK	— 19' 4" x 9' 2"
C FOYER	— 4' 11" x 5' 9"
D GBR	— 12' 8" x 11'
E COMMON WASHROOM	— 5' 11" x 7'
F DINING & KITCHEN	— 20' 2" x 10' 10"
G UTILITY	— 9' 2" x 4'
H PARKING	— 15' 9" x 17'

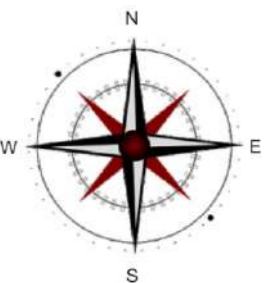
	Size in Sft
A MBR	— 17' x 11'
B MBR WASHROOM	— 5' 5" x 11'
C MBR CLOSET	— 5' 3" x 11'
D KBR	— 17' x 10' 4"
E KBR WASHROOM	— 5' 5" x 11'
F KBR CLOSET	— 5' 3" x 11'
G KBR BALCONY	— 10' 10" x 6' 2"

	Size in Sft
A ENTERTAINMENT ROOM	— 22' 6" x 11'
B WASHROOM	— 5' 5" x 11'
C UTILITY	— 5' x 11'
D TERRACE	— 27' 9" x 18'
E LOBBY	— 12' 2" x 5' 5"

A large, stylized logo consisting of the letters 'S' and 'M' in a cursive, pink font. The 'S' is a continuous loop that starts at the top left, goes down, loops around, and ends at the top right. The 'M' is a tall, thin letter with a sharp peak at the top right and a sharp point at the bottom left.

MASTER
PLAN

RERA APPROVAL NO : PRM/KA/RERA/1251/446/PR/280722/005110



A

MENITIES FOR EVERYONE



BASKETBALL COURT



JOGGING TRACK



CRICKET NET



KIDS PLAY AREA



CARROM BOARD



SWIMMING POOL



TENNIS COURT



MINI GOLF



CHESS BOARD



BADMINTON COURT



SQUASH COURT



SKATING ARENA





CLUB HOUSE



PARTY HALL



AMPHI- THEATER



INDOOR GYM



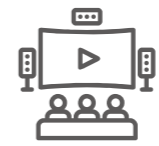
YOGA ARENA



LOUNGE



CENTRAL PARK



HOME THEATER



PET PARK



AL FRESCO @ POOL DECK



POOL BAR



BARBEQUE PIT



SERVICES FOR EVERYONE



24X7 POWER BACKUP



CCTV SURVEILLANCE



ROUND THE CLOCK SECURITY



SEWAGE TREATMENT PLANT



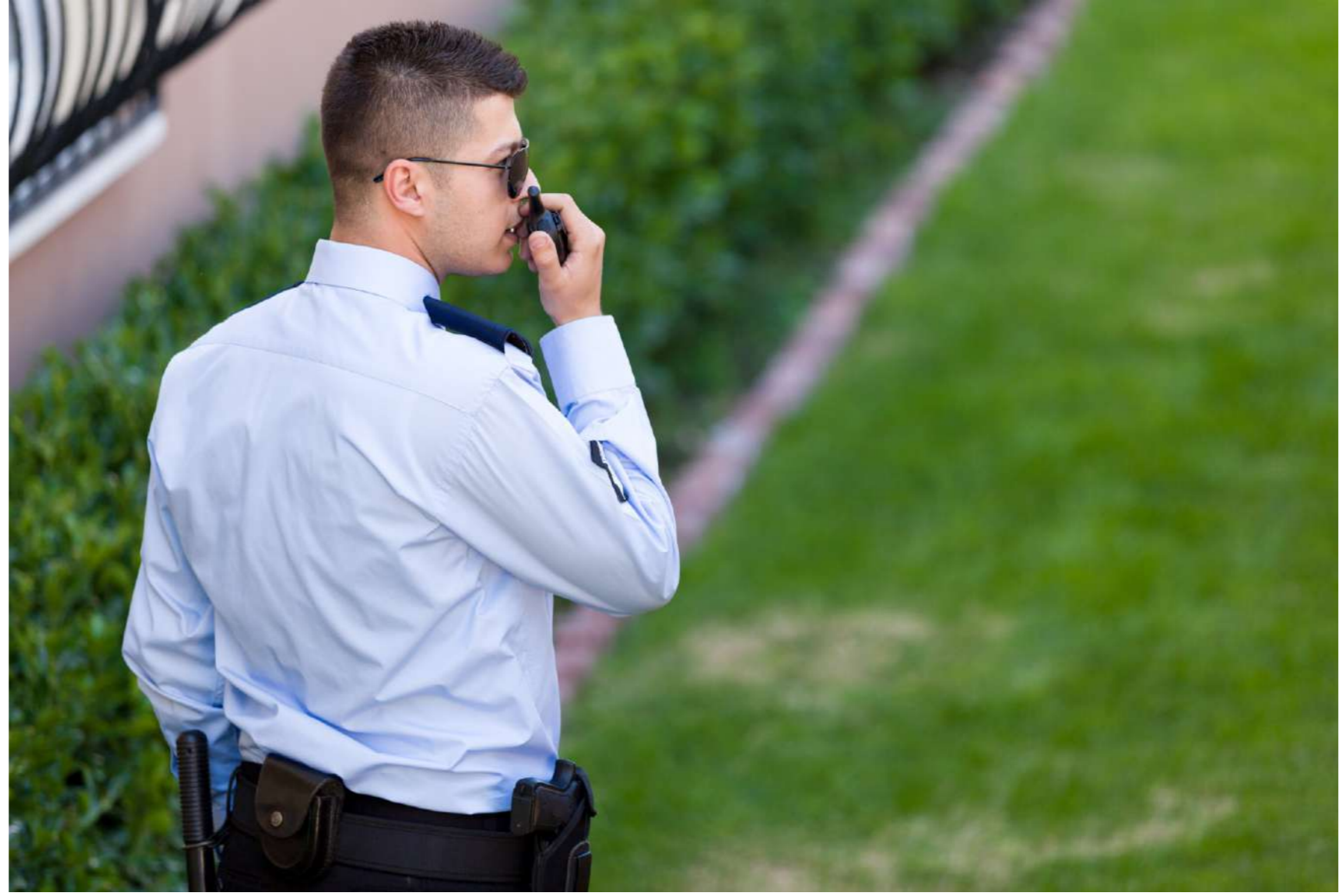
RAIN WATER HARVESTING



STREET LIGHTS



GATED COMMUNITY





HERE TO TRACE THE TREASURE ?

Budigere Cross:

The treasure can be traced to the elite location of Budigere Cross on the Old Madras road. It is well-connected to the major business hubs of the city like Whitefield.

Additionally, it gives easy access to go in and around the city due to its strategic location.

#whitefield #oldmadrasroad

WORK PLACES

Beary's	7 mins
KIADB Aerospace Park	25 mins
RMZ Infinity	23 mins
Volvo	28 mins
ITPL	18 mins
Manyata Tech Park	35 mins

SCHOOLS

Shri Ram Global School, OMR Branch	5 mins
Vibgyor High School Kadugodi	5 mins
New Baldwin International School	4 mins
NPS ITPL	15 mins

HOSPITALS

Sathya Sai Hospital	12 mins
Sri Narayan Superspeciality Hospital	16 mins
Manipal Hospital	20 mins
Sathya Sai Superspeciality Hospital	25 mins
Vydehi Hospital	29 mins

SHOPPING

Orion Uptown Mall	4 mins
Decathlon	5 mins
ITPL Mall	24 mins
Prestige Shantiniketan Forum Mall	28 mins
Phoenix Market City Mall	29 mins

OTHERS

KR Puram Railway Station	19 mins
Whitefield Railway Station	14 mins
Hoskote Toll Gate	4 mins
International Airport	40 mins
Baiyappanahalli Metro Station	23 mins



KONIG HOMES



Budigere Cross

Orange County

Bendiganahalli

Star Public school

Abhyudaya Amber Park

Huskur

Tulips Garden and Park

Nimbekaiपुरa

Decathlon (Old Madras Road)

Orion Uptown Mall

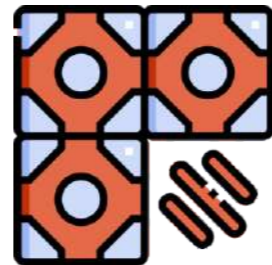


PECIFICATIONS



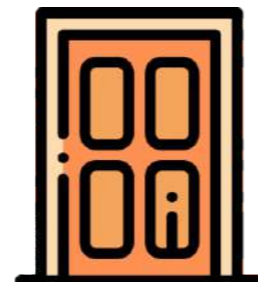
STRUCTURE

RCC framed structure
Cement blocks for all walls.



FLOORING

Premium digital vitrified tiles for living, dining and kitchen.
Premium Digital vitrified tiles for all Bedrooms and Lounges.
Anti-skid ceramic tiles in balconies and terraces.
Granite For all internal staircases.



DOORS

Entrance door: 7 feet high solid wood door with veneer finish on both sides.
Internal doors: 7 feet high with wooden frames and designer Masonite shutters.



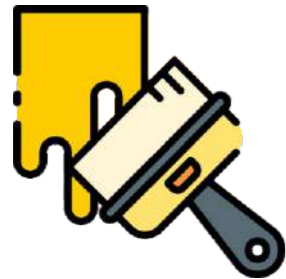
WINDOWS

3 track UPVC frames and shutters for windows with clear glass, mosquito mesh shutters and grills.





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PAINTING

Premium exterior paint for all external walls, emulsion for internal walls and ceilings.



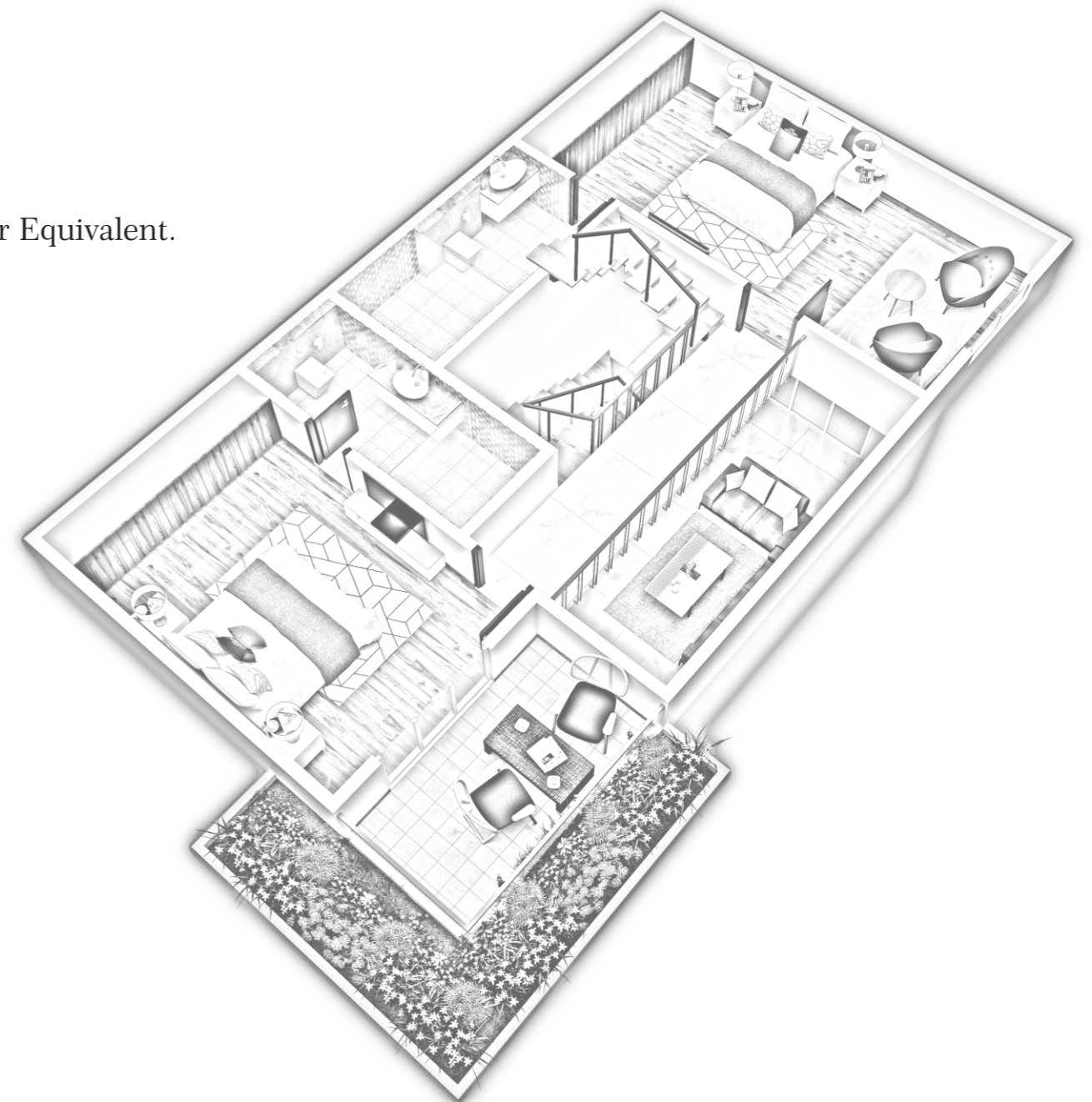
ELECTRICAL

Concealed wiring with PVC insulated copper wires with modular switches of Schneider or Equivalent.
Sufficient power outlets and light points.
TV and telephone points provided in the living, family and all bedrooms.
ELCB and individual meters will be provided for all villas.



BATHROOMS

Anti-skid ceramic tiles for flooring and ceramic dado for walls.
Wall mounted European Water Closets
Jaguar or Equivalent made sanitary fixtures, and accessories in all bathrooms





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The orange club

CLUB HOUSE





ETTLE @
ORANGE COUNTY

Get awe-struck and embrace the luxury that comes with these villas and cherish to live among class and finesse! Thy Search is over @ **ORANGE COUNTY**.

Come, Visit **ORANGE COUNTY** and fall in love with the Luxury it has to offer. Make it your new home with a community that shares happiness and exuberance, loaded with amenities and features that are par superior.



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COMPLETED PROJECTS



Luxury Green Apartments, Whitefield

- Completed in 2013



- Completed in 2016



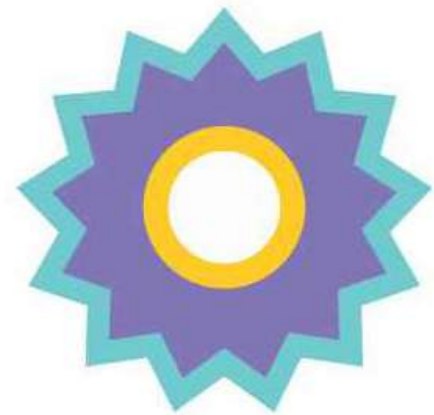
- Completed in 2017



- Completed in 2020



- Completed in 2021



Whitestone
Happy spaces

The Legacy of Whitestone Projects Continues with **KONIG HOMES**



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Orange County
A PARADISE TO LIVE IN

Site Address

Survey No 173-177, Nimbikepura Road,
Next to Pruksa Silvana, Huskur , Bidarahalli Hobli,
Bangalore 560049

 **+91 90 7179 7179**

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