

NORTH BROOKS-46



LUXURIOUS, BY NATURE



A young couple with dark, curly hair are smiling and looking at a small plant in a garden. The woman is on the left, wearing a white top, and the man is on the right, also in a white shirt. They are surrounded by lush greenery and yellow flowers. The background is softly blurred, emphasizing the couple and the plant they are examining.

NORTH BROOKS-46

LUXURIOUS, BY NATURE

For luxury, relaxation and a truly inspirational lifestyle, nothing can match living by the water. Capturing this unique sense of freedom and invigoration, North Brooks 46 is a hub of exclusivity offering resplendent waterfront residences at the banks of Veerasagara Lake in Yelahanka, Bangalore. With all of the imaginable opulence packed within, and the captivating beauty of nature's bounty on the outside, North Brooks 46 is truly luxurious, by nature.





The world will look at it with envy. You, with pride.

North Brooks 46 comprises of 264 luxury residences of 2, 2.5 and 3 BHK ranging from 1045 Sft to 2270 Sft. Spread over 4 blocks, in a combination of 13 & 14 floors, the apartments provide a panoramic view over the beautiful lake.

Resonating architectural brilliance, these homes are stylish and contemporary with modern functionality and have been designed to capture the essence of this extraordinary location. Using only the highest quality specifications throughout, North Brooks 46 showcases the very best elements of contemporary style and elegant sophistication and will be beautifully appointed with exceptional finishing. Not only this, every apartment here is Vastu Compliant to ensure the continued peace and prosperity of the residents.

Designed to make the most of the outdoor environment, each apartment features extensive balconies flowing to entertainment and dining areas and providing a real feeling of connection with the outdoors. With all this and so much more, how can the world not be envious of you?













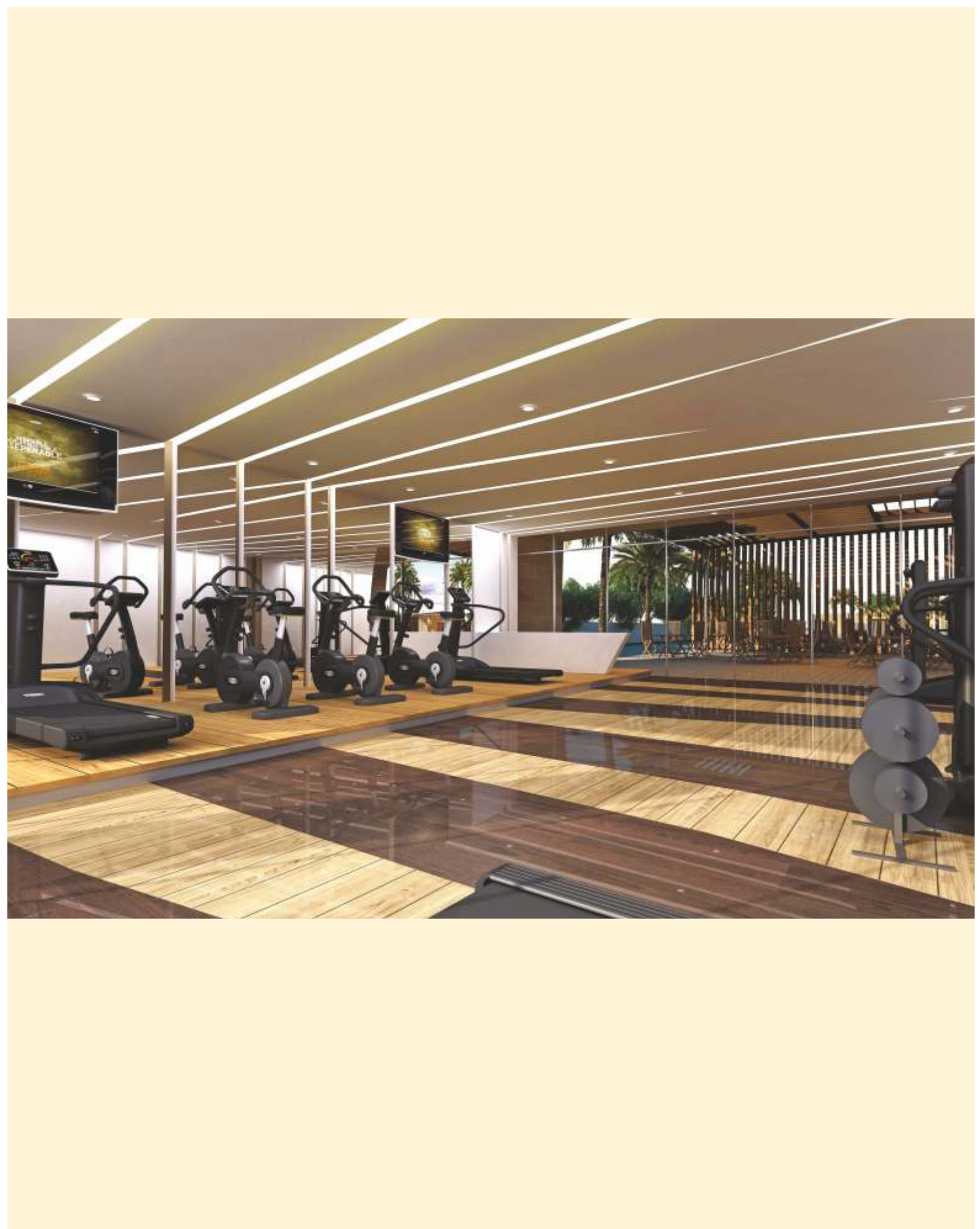




A visual treat for the world. A retreat for your soul.

Truth is, the world can only be tourists to this place you will call home. And where the world goes to unwind once in a blue moon, you would be living it up. After all, not everyone is fortunate enough to boast of a home by the lake. But we understand that just that is not enough for someone of your stature. Which is why we have done everything to surround you with all the modern lifestyle amenities, making your home truly enviable. With Quality landscaping incorporating natural water features and native plantings to enhance this outstanding setting, we have provided high amenity value for all the residents. You also have access to an exclusive clubhouse with a swimming pool, fully equipped gymnasium, exclusive restaurant for the residents and indoor and outdoor games zones. Come to North Brooks 46, and give your soul the pampering it deserves.







COMMON AMENITIES

OUTDOOR AMENITIES

Swimming Pool | Kid's Pool | Central Plaza | Gazebo | Basket Ball Post | Amphitheater | Children's Play Area | Tennis Court | Leisure Central Courtyard with Landscape | Party Deck | Jogging/Walking Track

INDOOR AMENITIES

Gym | Badminton Court/Multipurpose Hall | Yoga/Aerobics | Transition Space | Table Tennis | Billiards | Soccer Table

OTHER AMENITIES

Restaurant | Convenience Store | ATM of leading Bank | Doctor On Call | Pharmacy | Unisex parlour | Common toilets for drivers and domestic workers | Security Systems | Round the clock Security
Trained security personnel will do patrolling of the area | CCTV cameras will be installed at security gates to verify visitors | Vehicles entry & exit will be controlled with boom barriers at entry gate

GREEN BUILDING AMENITIES

Rain Water Harvesting scheme provided for recharging the ground water level | Treated Water through an exclusive Water Purification Plant within the project will be provided
Sewage Treatment Plant of adequate capacity will be provided within the project | Sewage effluent shall be treated & used for flushing and landscaping | Wet & Dry waste disposal System.

LIFTS AND ENTRANCE LOBBY

One Automatic Passenger lift of reputed make in each block | One service lift of reputed make in each block | Entry to ground floor lobby with handicap ramp

Billiards & Table Tennis



Jogging track



Children play area



Restaurant



Basket Ball Post



Tennis court



Pharmacy



Convenience Store



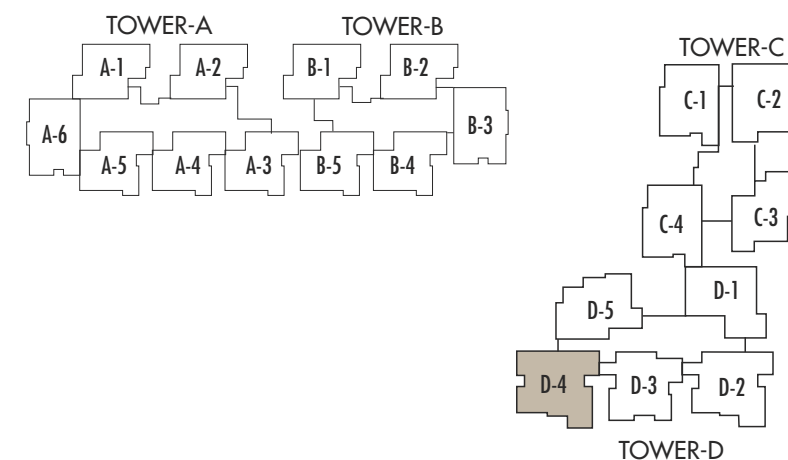


TYPE - 1 NORTH FACING

At 2nd, 6th, 7th, 8th, 9th, 10th & 14th floor

3N - 1

3 BHK | Area 1450 Sft.



Type-1B - Extra terrace area = 45 sft at first floor.

Type-1A Extra balcony area = 25 sft at 3rd, 4th, 5th, 11th, 12th & 13th floor.

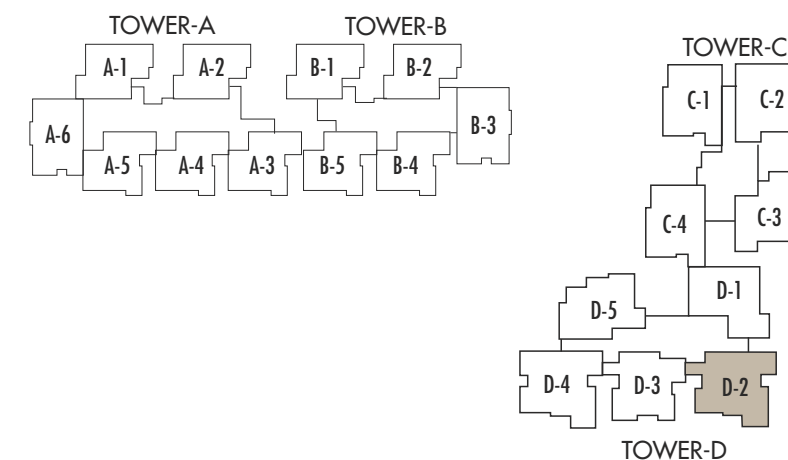


TYPE - 2 NORTH FACING

At 2nd, 6th, 7th, 8th, 9th, 10th & 14th floor

3N - 2

3 BHK | Area 1445 Sft.



Type-2B - Extra terrace area = 50 sft at first floor.

Type-2A Extra balcony area = 25 sft at 3rd, 4th, 5th, 11th, 12th & 13th floor.

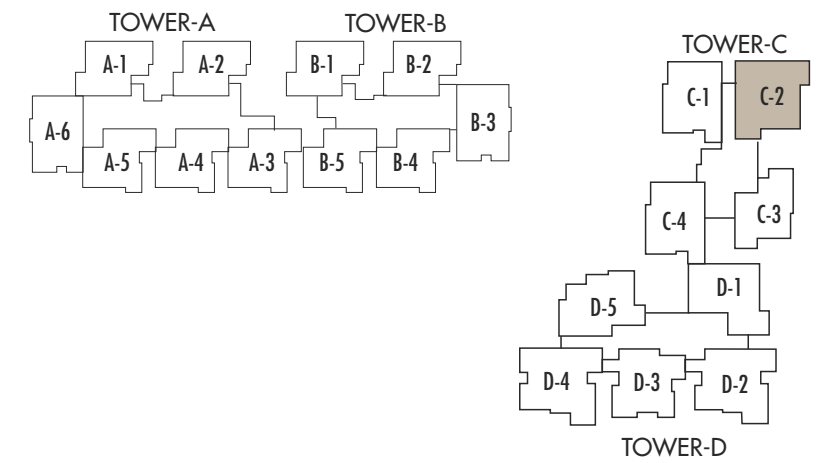


TYPE - 3 WEST FACING

At 2nd, 6th, 7th, 8th, 9th & 13th floor

3W - 3

3 BHK | Area 1455 Sft.



Type-3B - Extra terrace area = 35 sft at first floor.

Type-3A Extra balcony area = 40 sft at 3rd, 4th, 5th, 10th, 11th & 12th floor.

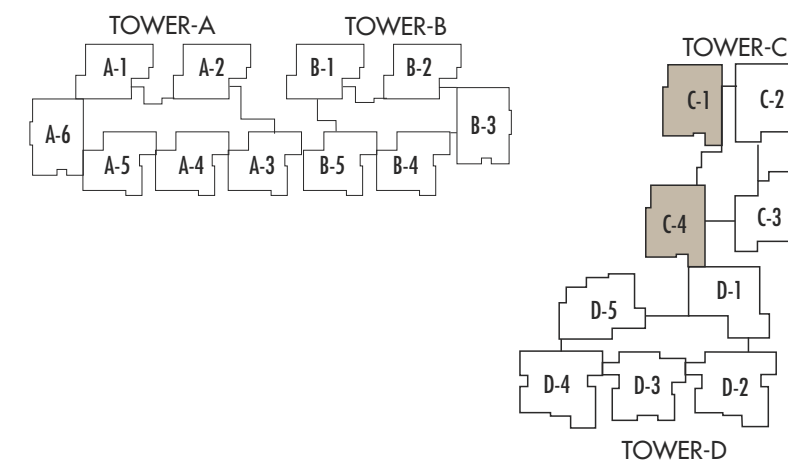


TYPE - 4 EAST FACING

At C1 - 2nd to 12th floor and at C4 - 2nd to 13th floor

2.5E - 4

2.5 BHK | Area 1235 Sft.



Type-4B - Extra terrace area = 15 sft at first floor in C1 & C4.

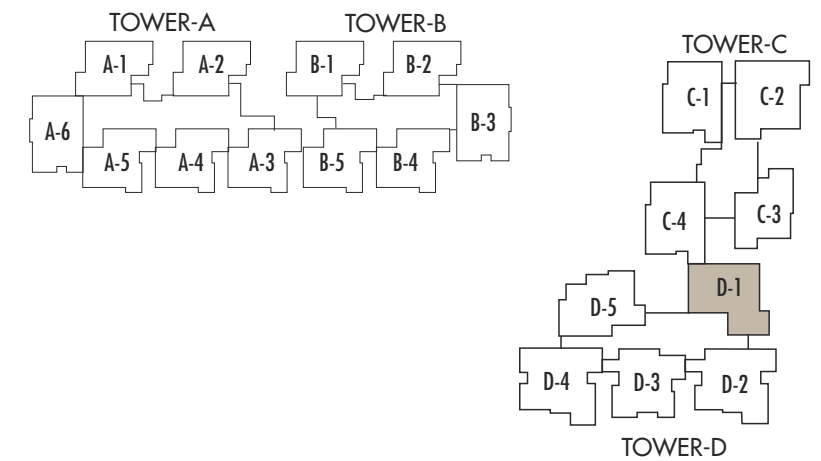


TYPE - 5 WEST FACING

At 1st, 2nd, 6th, 7th, 8th, 9th & 13th floor

2.5W - 5

2.5 BHK | Area 1305 Sft.



Type-5A Extra balcony area = 55 sft at 3rd, 4th, 5th, 10th, 11th & 12th floor.

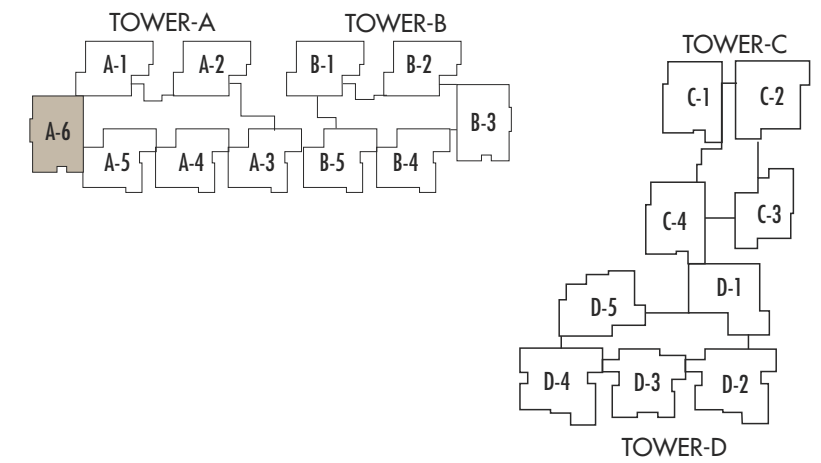


TYPE - 6 EAST FACING

At 1st to 13th floor

2.5E - 6

2.5 BHK | Area 1175 Sft.



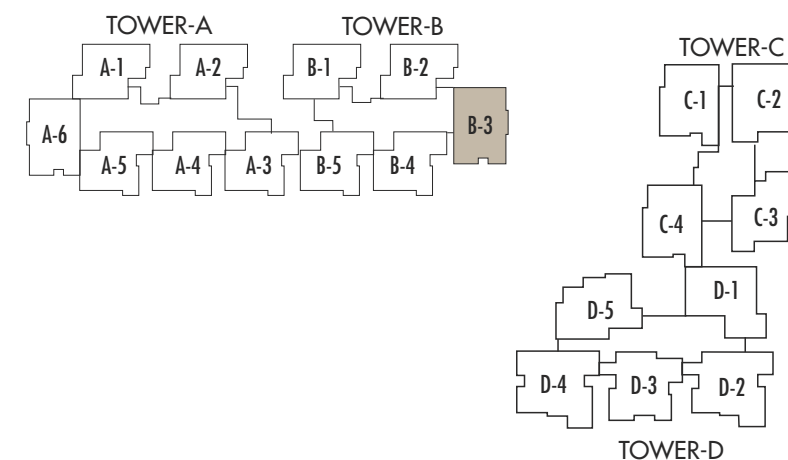


TYPE - 7 WEST FACING

At 1st to 13th floor

2.5W - 7

2.5 BHK | Area 1210 Sft.



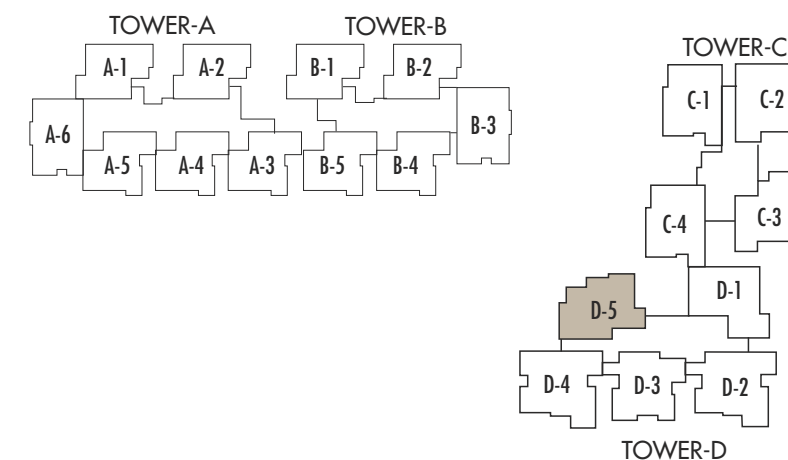


TYPE - 8 EAST FACING

At 1st to 13th floor

2.5E - 8

2.5 BHK | Area 1270 Sft.



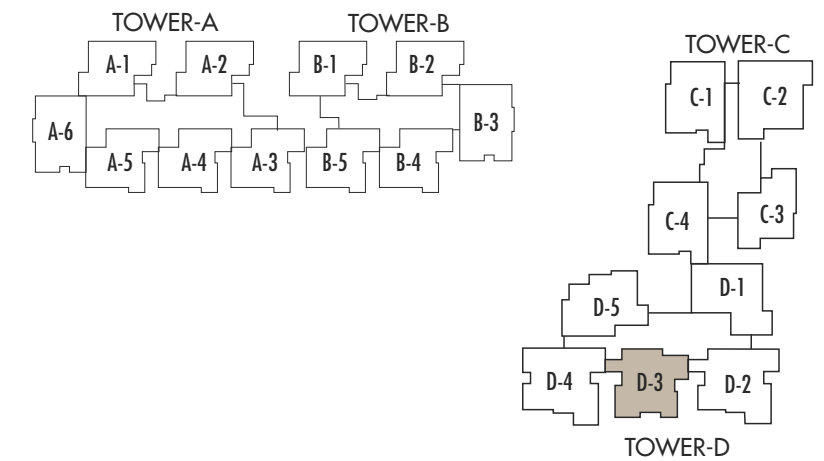


TYPE - 9 NORTH FACING

At 1st, 2nd, 3rd, 4th, 8th, 9th, 12th, 13th & 14th floor

2.5N - 9

2.5 BHK | Area 1300 Sft.



Type-9A Extra balcony area = 20 sft at 5th, 6th & 7th floor.

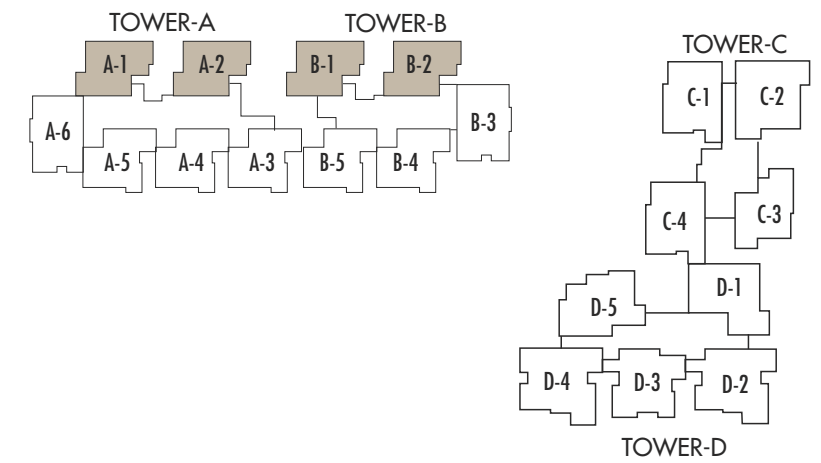


TYPE - 10 EAST FACING

At A1, A2, B1 & B2 - 1st to 14th floor

2E - 10

2 BHK | Area 1045 Sft.



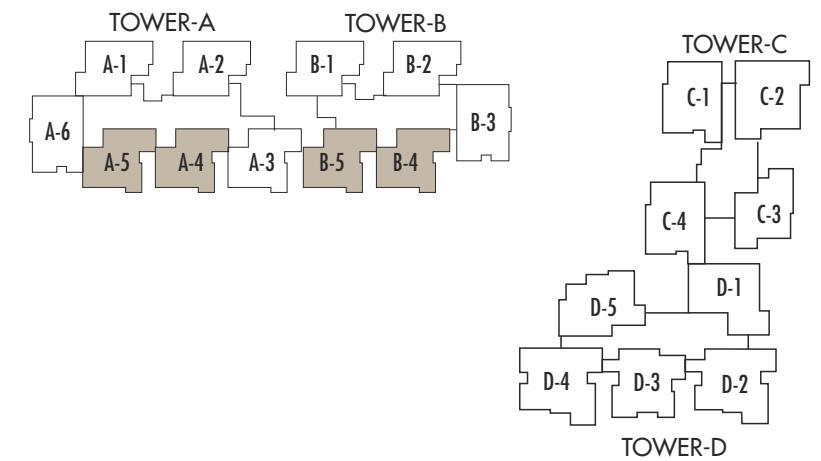


TYPE - 11 NORTH FACING

In **A4, B4** - 2nd, 3rd, 4th, 11th, 12th 13th & 14th floor. In **A5, B5** - 2nd, 3rd, 4th, 8th, 9th, 13th & 14th floor

2N - 11

2 BHK | Area 1055 Sft.



Type-11B - Extra terrace area = 20 sft at 1st & 7th floor in **A4 & B4** = at 1st & 12th floor in **A5 & B5**

Type-11A Extra balcony area = 50 sft at 8th, 9th, 10th floor in **A4 & B4** = at 5th, 6th & 7th floor in **A5 & B5**

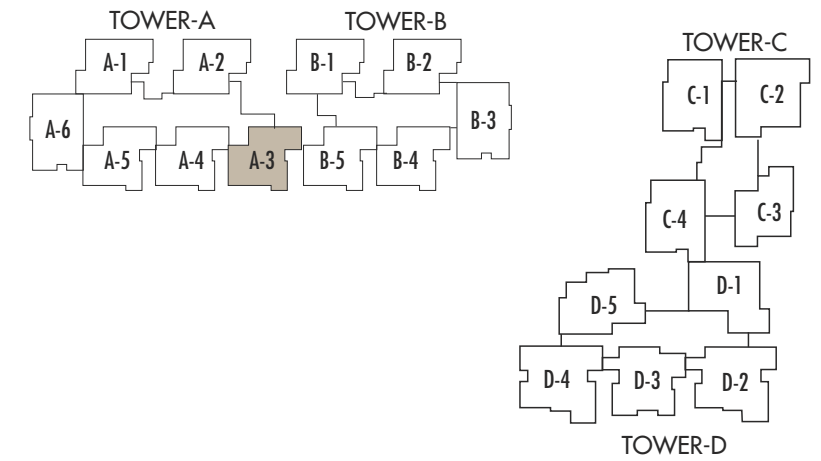


TYPE - 12 NORTH FACING

At 2nd, 6th, 7th, 8th, 9th, 10th & 14th floor

2N - 12

2 BHK | Area 1055 Sft.



Type-12B - Extra terrace area = 25 sft at first floor.

Type-12A Extra balcony area = 50 sft at 3rd, 4th, 5th, 11th, 12th & 13th floor.

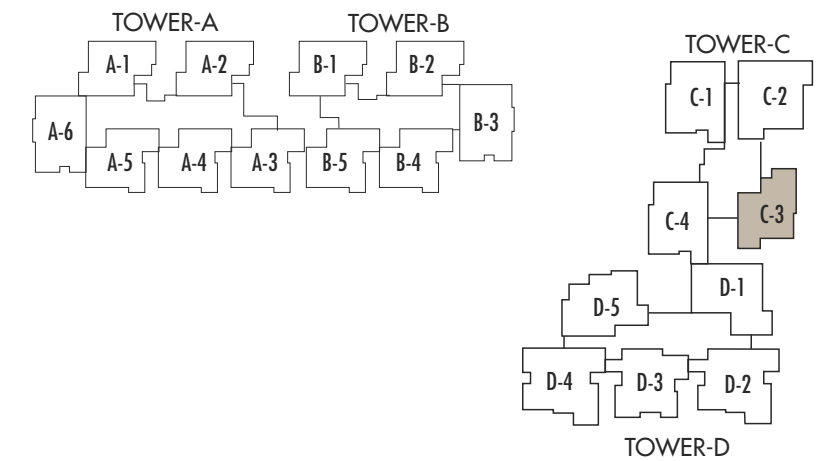


TYPE - 13 WEST FACING

At 2nd, 3rd, 4th, 8th & 9th floor

2W - 13

2 BHK | Area 1060 Sft.



Type-13B - Extra terrace area = 15 sft at 1st & 12th floor
Type-13A Extra balcony area = 45 sft at 5th, 6th & 7th floor

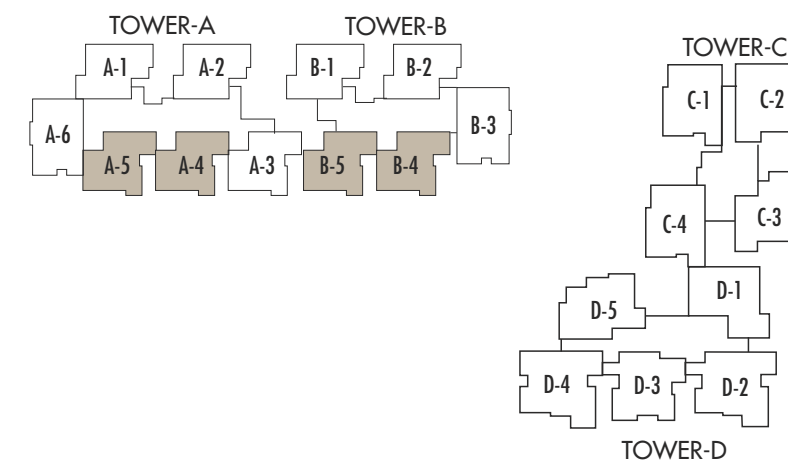


DUPLEX TYPE - 14 NORTH FACING

In A5, B5 - 10th, 11th - A4, B4 - 5th & 6th floor

3N - 14B - DX1

3 BHK | Area 1920 Sft.



LOWER LEVEL PLAN



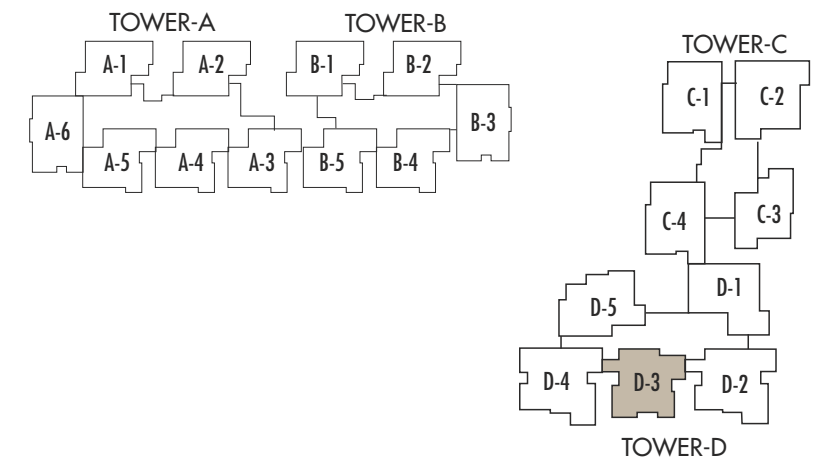
UPPER LEVEL PLAN



DUPLEX TYPE - 15 NORTH FACING

At - 10th & 11th floor

3 BHK | Area 2270 Sft.



3N - DX2 - LL



LOWER LEVEL PLAN

3N - DX2 - UL



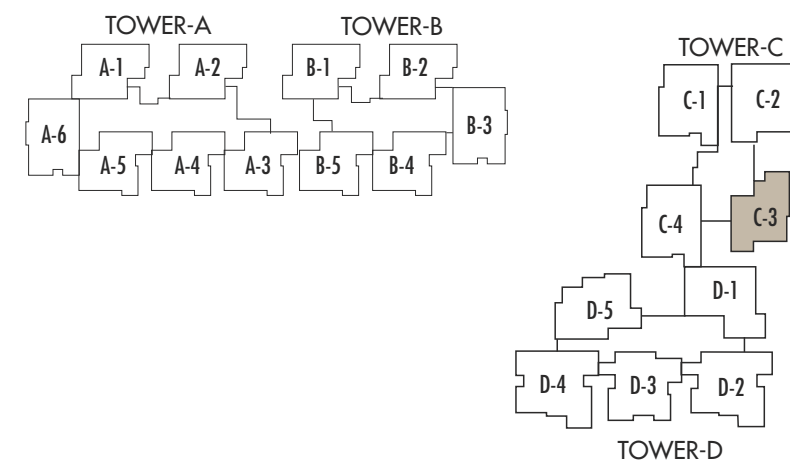
UPPER LEVEL PLAN



PENT HOUSE TYPE - 16 WEST FACING

At 13th & 14th floor

3 BHK | Area 2120 Sft.



PH - 1 - LL



PH - 1 - UL



SPECIFICATIONS



STRUCTURE

Earthquake resistance- Seismic Zone II compliant RCC framed structure
Aerocon/Solid Concrete Block Masonry



PLASTERING

All internal walls will be smoothly plastered to give an even finish



PAINTING

2 coat Plastic Emulsion paint with roller finish on walls
Oil Bound Distemper for ceilings
Exterior-External Emulsion paint
MS Grills, Railing - Enamel Paint



FLOORING

Foyer, Living, Dining, Family Room, Kitchen and bedrooms - Vitrified tile flooring
Utility, Balcony & Private Terrace - Anti skid Ceramic tile flooring
Ground Floor entrance Lobby Flooring - Granite & typical floors in Vitrified Tiles



TOILETS

Master Bedroom Toilet and other Bedroom Toilets - Ceramic tile flooring and glazed ceramic tile cladding upto 7 feet level
Water Closet in all toilets of Hindware make or equivalent



Wash basin in all toilets of Hindware make or equivalent
Single lever hot and cold water mixer unit for shower of Jaquar make or equivalent in all the toilets
Wash basin mixer in master bed room toilet and pillar cock in all other toilets
Health Faucet in all toilets
Concealed master control cock (Ball valve) in each toilet, from inside, for easier maintenance
Provision for geyser in the toilets
Good quality CP fittings of Jaquar or equivalent
False ceiling in all the toilets



PLUMBING

All plumbing lines are pressure tested
All water Supply lines are of CPVC of reputed make
PVC sewer lines



DOORS AND WINDOWS

Main Door

7 feet high Engineered wooden door frame

Both side veneer pre engineered door shutter finished with melamine finish

Good quality Brass/Chrome finishes hardware



Other Room Doors

7 feet high Engineered/sal wood door frame

Pre-engineered door shutter with Crystal white-enamel paint on both sides

Good quality Brass/Chrome finishes hardware

Toilet Doors

Pre-engineered door shutters with one side crystal white-enamel paint and white laminate on the other side

Good quality Brass/ Chrome finishes hardware

Balcony Doors

Living room and Bedrooms will be provided with Aluminium sliding doors with clear glass & sliding mosquito mesh

Windows and Ventilators

All windows will be provided with Aluminium sliding windows with plain sheet of glass with mosquito mesh sliding shutter

Toilet ventilators made of Aluminium with translucent glass fitted with a provision for exhaust fan

MS grills will be provided for all windows



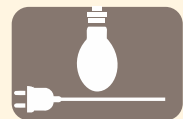
KITCHEN

Provision for electrical & plumbing points for modular kitchen

Granite platform with SS sink with drain board will be provided

Provision for water purifier

Provision for Washing machine



ELECTRICAL

One TV point in the living room and in all bedrooms

Fire resistant electrical wires of reputed make

Modular electrical switches of reputed make

One miniature Circuit Breaker (MCB) provided at the main distribution box within each flat

Telephone points - provided in all bedrooms and the living room

Intercom facility (within Centrex) from each apartment to security room, clubhouse and other apartments

DG back up for Apartment lighting load only, common areas, lifts and pumps

Split A/C power point in Master Bed room. (Box with conduit provision will be made in other bedrooms)

2BHK & 2.5BHK - 3kw, 3BHK - 5kw



Reticulated Gas System



Fiber to the Home



Individual Water Meters

HOSPITALS

PARKS

SCHOOLS
&
COLLEGES

The world will call it a landmark.
You will call it Home.

When it comes to the location, it just doesn't get better than this. Not only do your doors open up to magnificent views of the lake, but your home is right where the future is. Located at the banks of the Veerasagara Lake, your home will be blessed with cool breeze and pleasant weather throughout the year. Not to mention, complete insulation from pollution and the hustle-bustle of the city. With the vicinity already dotted with Tech Parks, prestigious educational institutions, world class healthcare providers, it is touted to become the heart of North Bangalore in the near future. And right at the centre of it all will be your home. Which means, your investment here is sure to multiply exponentially in the near future.

HOTELS

MALLS

OFFICES

PROXIMITY

Malls:

Esteem Mall
RMZ Mall

Hospitals:

Columbia Asia Hospital
Dr. Aggarwals Eye Hospital
Baptist Hospital

Schools & Colleges:

Ryan International School
Delhi Public School
Vidyashilp Academy
Canadian International School
Mallya Aditi International School
Stonehill International School
BMS Institute of Technology
Reva Institute of Technology
Brindavan College of Engineering

Offices & tech Parks:

Kirloskar Tech Park
Manyatha Tech Park
Apparel Park &
KIADB Industrial Park

Leisure:

Nandi Hills
Lumbini Gardens
Ramanashree California Resort
Angsana Resort

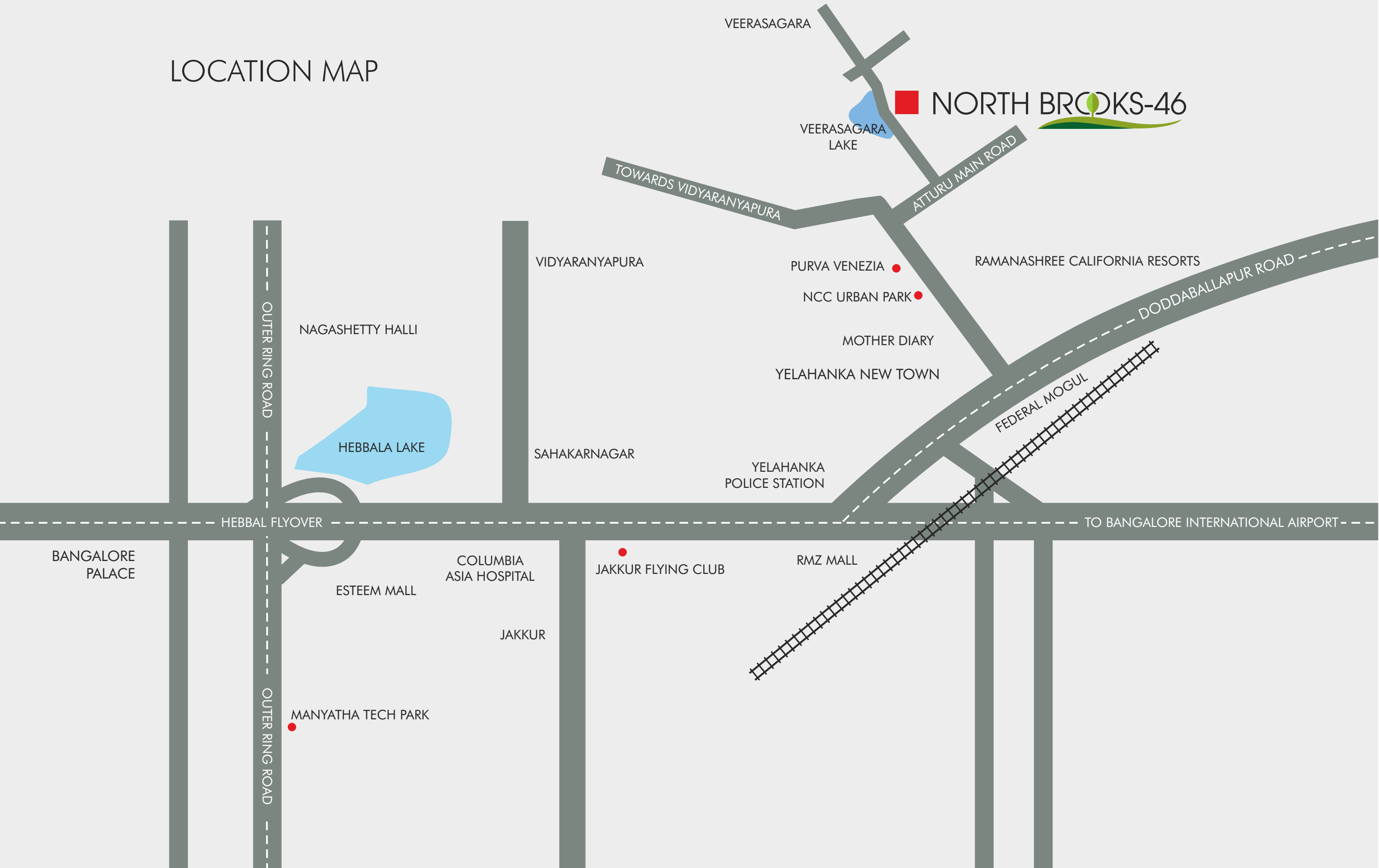
Connected:

Kempegowda Int. Airport
Yelahanka Railway Station.

Super Markets:

More
Foodworld
Heritage Fresh
Nilgiris

LOCATION MAP



MASTER PLAN



LEGEND

- | | |
|---------------------------|-----------------------------------|
| 1. SWIMMING POOL | 10. YOGA DECK |
| 2. KIDS POOL | 11. AMPHITHEATER |
| 3. DECK | 12. CHILDREN PLAY AREA |
| 4. PLAZA | 13. MOUND |
| 5. PLANTERS | 14. GYM |
| 6. HALF BASKET BALL COURT | 15. BADMINTON / MULTIPURPOSE HALL |
| 7. TENNIS COURT | 16. TABUBIA COURT |
| 8. GAZEBO | 17. SEATERS & PLANTER CUM SEATER |
| 9. OUT DOOR GYM | 18. RESTAURANT |

VEERASAGARA LAKE



TOWARDS YELAHANKA
MAIN ROAD

TOWARDS
DODDABYALAKERE



The name has increasingly become synonymous with contemporary architecture, uncompromised construction quality, and innovative design standards. But it doesn't just end there. We realise that a home is one of the biggest investments in a person's life. Which is exactly why we insist on complete transparency in our business practices. It is also the reason why we are not only committed to designing and building structures that are not only contemporary and functional, but also add value to your lives.

While most real estate developers push hard to sell their homes, we put in a greater effort into providing you impeccable and thorough after-sale service. Our team of professional and knowledgeable customer care executives ensure that every step in the process - right from booking your home, to possession and beyond - flows smoothly, without hurdles and most importantly, without any doubts in your mind.

Being a young company has only strengthened our resolve to never waver from our guiding principles of honesty and integrity. And today, we are regarded as one of the most thoughtful providers of living spaces by offering homes that elevate your lifestyle and are also affordable.

UNICON

HOME | COMMUNITY | LIFESTYLE

SLN Plaza, #953, 2nd floor, 15th Cross,
21st Main Rd, Banashankari 2nd Stage,
Bengaluru, Karnataka 560070

Ph: 080 2671 6191 | 88804 18418

www.uniconshelters.com



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