

VASUKI  
VALLABHA

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# PREMIUM

## BOUTIQUE APARTMENTS

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*Welcome to*

***Vasuki Vallabha life***  
***Where luxury finds its soul.***

2 & 3 BHK

| 2MIN TO HEBBAGODI METRO STATION, BIOCON

| VASTU COMPLIANT

# HOMES THAT ARE **CRAFTED**, NOT CONSTRUCTED.

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At Vasuki Vallabha, you don't just buy a home, you inherit a lifestyle. Premium boutique residences designed with *precision*, powered by *vastu*, and elevated by *privacy*.

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**Every detail has one purpose:**

To give you more-more space,  
more calm, more connection.



# WHERE LESS IS TRULY MORE.

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Limited boutique residences. **No common walls.** Pure privacy, abundant light, breezy balconies. Crafted for those who prefer exclusivity over the ordinary.





# VASTU COMPLAINT

Homes That Align With Energy,  
Not Just Architecture.

Every home designed with **Vastu compliance**. A balance of energy that invites health, prosperity, and positivity into your everyday.



Where Silence Becomes  
**Your Nearest  
Neighbour.**

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**PRIVACY GUARANTEED.**

- SPACIOUS BALCONIES
  - SUNLIGHT-FILLED MORNINGS,
  - CALM EVENINGS
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*A home that listens only to you.*



# — YOUR — SPACE.

# — YOUR — STORY.



Every layout is planned to maximise space, light, and comfort.  
A boutique design that reflects your lifestyle.



**UNIT -1**  
**1661 sqft**  
**UDS 533sqft**



**UNIT -2**  
**1220 sqft**  
**UDS 391sqft**



**UNIT -3**  
**1391 sqft**  
**UDS 445sqft**



**UNIT -4**  
**1305sqft**  
**UDS 419sqft**



**UNIT -5**  
**1305sqft**  
**UDS 419sqft**



**UNIT -6**  
**1590sqft**  
**UDS 509sqft**

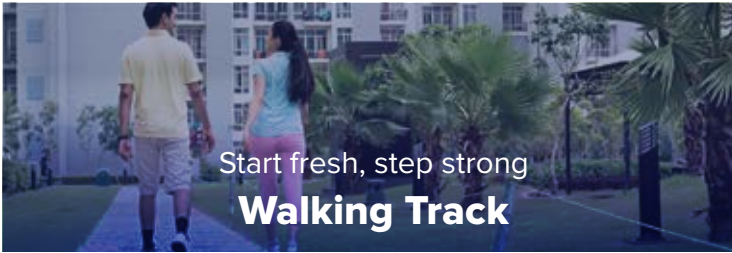


**UNIT -7**  
**1661sqft**  
**UDS 533sqft**



**UNIT -8**  
**1566sqft**  
**UDS 533sqft**

# EVERYDAY COMFORT. EVERYDAY CELEBRATION.



Start fresh, step strong  
**Walking Track**



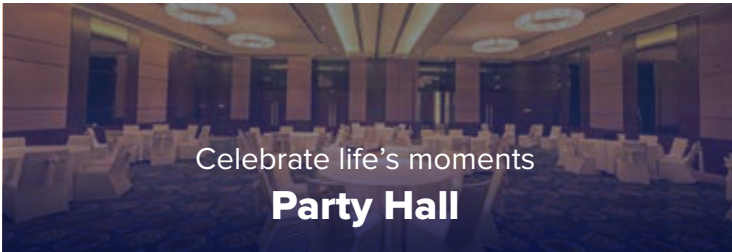
Joy that plays on repeat  
**Kids Play Area**



Power that never leaves  
**100% Backup**



Rise effortlessly  
**Modern Lifts**



Celebrate life's moments  
**Party Hall**



Trust built in stone  
**OC | CC Certified**

## SPECIFICATIONS

### DOORS

- Main door:**
- Teak wood frame with teak shutters.
- Internal doors:**
- Sal wood frame flush shutters.
- Toilet doors:**
- Sal wood frame WPC with waterproof paint.

### WINDOWS & VENTILATORS

- 3 layered multitrack UPVC Window with plain clear glass along with necessary decorative grill work with mosquito prevention.

### PAINTING

- Interior walls & ceilings:**
- Tractor emulsion paint with roller finish.
- Exterior walls:**
- Cement based paint.
- Kitchen/Utility:**
- Washable emulsion paint.
- Toilet walls & ceiling:**
- Anti fungal paint.

### DADOING

- Toilets:**
- Ceramic glazed tiles dado up to door height
- Kitchen:**
- Ceramic tile dado above the counter
- Utility:**
- Ceramic tiles up to 7 ft height

### ELECTRICAL WORKS

- Provision for AC in living room
- TV & Telephone ports in living room and bedrooms.
- Concealed copper wire with adequate light points along with power points, fan points, tv points in living and master bedroom.

### FINISHES / FLOORING

- Living/Dinning:**
- Vitrified tiles (ISI)
- Bedrooms:**
- Vitrified tile flooring
- Kitchen & utility:**
- Vitrified tiles
- Toilets:**
- Anti skid designer vitrified tile
- Balconies:**
- Anti skid vitrified tiles

### SANITARY & BATHROOM FIXTURES

- White coloured floor/wall mounted sanitary ware in all toilets.
- Health faucet for all toilets.
- Shower in all toilets.
- Provision for geyser and exhaust fan.

### LIFT FACILITY

- Providing lift for 8 passengers with modern feature.

### FOUNDATION & SUPER MASONRY

- RCC flooring with framed structure.
- Internal / External Walls:**
- solid concrete block masonry
- Roof Slab:**
- Re-inforced cement concrete slab with water proofing
- Ceiling height: 10ft**
- Plastering: Plastered with lime rendering external plastered with sponge finish ceiling plaster with lime rendering.

### GENERATOR BACKUP

- Providing generator power supply to the common area of the Residential building.

### CAR PARKING

- Exclusive covered car parking in basement, for each flat

### WATER SUPPLY

- Adequate water supply through
- Borewell, provision well under ground sump and overhead water tank.

### KITCHEN

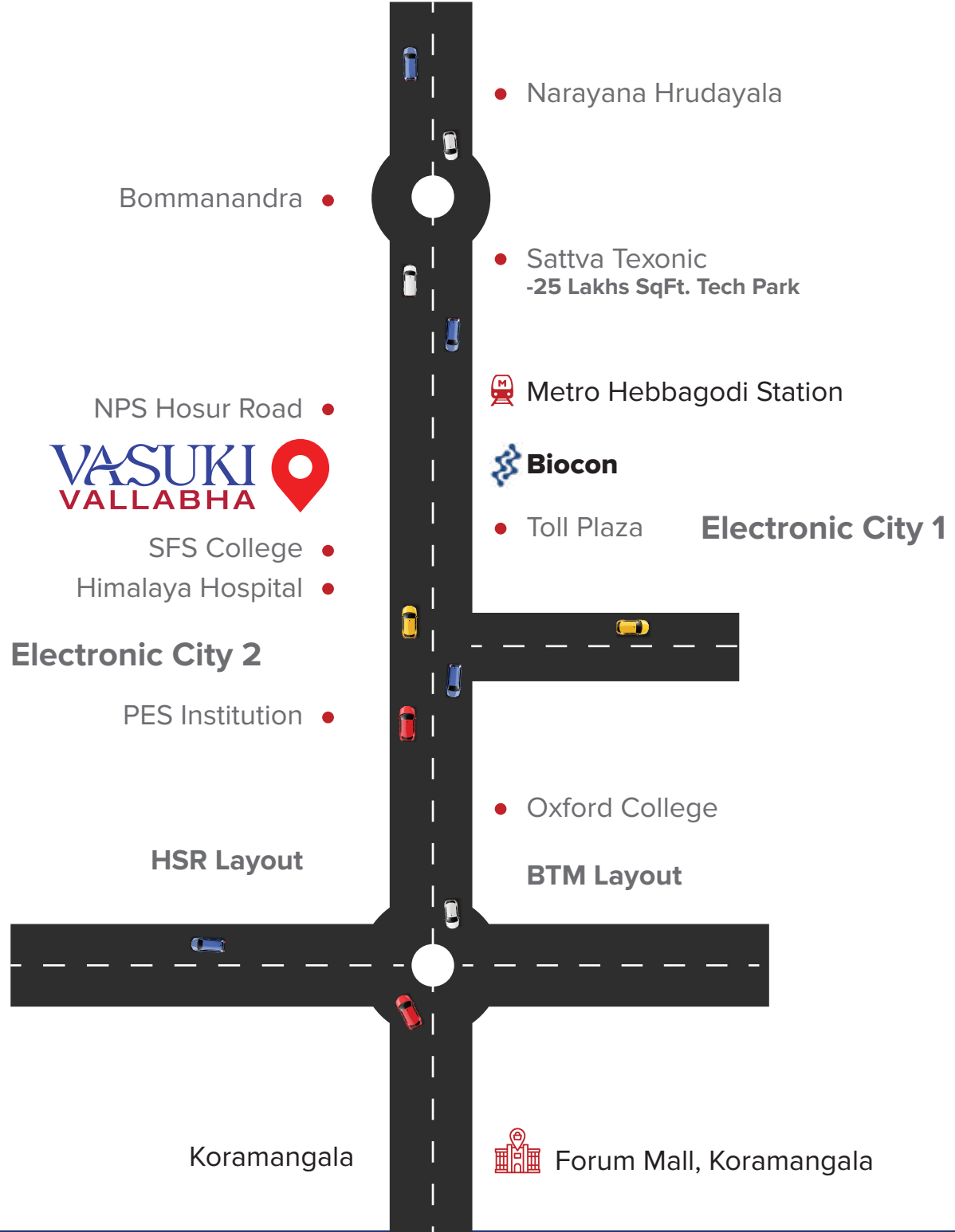
- Granite top platform with stainless steel sink and 2 high glazed tiles above platform.

### CCTV

- CCTV Surveillance at common areas.

### SECURITY

- Round the clock security.



## NEAR BY LOCATIONS



### Delta

1 min walk



### Biocon

1 min walk

- Hebbagodi Metro Station — 2 min
- NPS — 2 min
- SFS School and College — 4 min
- Hosur Road — 100 meters
- School and College — 400 meters
- Nice Road Toll — 10 min
- Infosys — 4 min

- Vimalaya Multi Specialty — 3 min
- M5 Mall — 5 min
- Hospital — 500 meters
- Decathlon - 6KM — 15 min
- 9 Dmart — 6 min
- Silk Board Junction — 20 min
- 9 Huskur fruit M Narayana Health — 10 min

The Few Will Own It.

# Will You?

Limited boutique homes. Infinite value. Book your residence today, where vastu-perfect living meets privacy, convenience, and timeless elegance.

## VASUKI VALLABHA

Boutique Homes, Infinite Possibilities.

### Office Address

Ground Floor, Survey No. 35/4/1-2-3-4-5, Vallabha Nishanth Apartment, Next to HP Gas Godown,  
Vasantha Vallabha Nagar, Bengaluru Urban, KA 560061

### Site Address

Survey No. 63/3, Katha No. 9260795057 (2002/1652/63/1)  
Bommasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban, KA 560099



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