



UNNATHI vaibhavi

BHOO DEVELOPERS

#6/2, GROUND FLOOR, 5th CROSS, BRINDAVAN LAYOUT,
R.S PALYA, MARATHAHALLI POST, BANGALORE - 560 043

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PRM/KA/RERA/1251/446/PR/190711/002666

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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit
All applicable Taxes Extra, Conditions apply*
BWSSB Charges will be Borne by Customers.



BLESSED BY NATURE'S
BOUNTY. AND
DESIGNED TO
STAY SO FOREVER.



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2 & 3 BHK LUXURY APARTMENTS

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Welcome to Unnathi Vaibhavi.
At Horamavu, Bangalore.

Unnathi Vaibhavi stands in a place where nature, glamour and the future intersect. Experience good living in spacious 2 and 3 BHK apartments as the lush acres provide a welcome distraction from the hustle and bustle of the city. The sprawling recreational facilities blend in perfect harmony with the finest from The world of education, shopping and dining. So you don't just live here but enjoy the world around.



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KEY PLAN

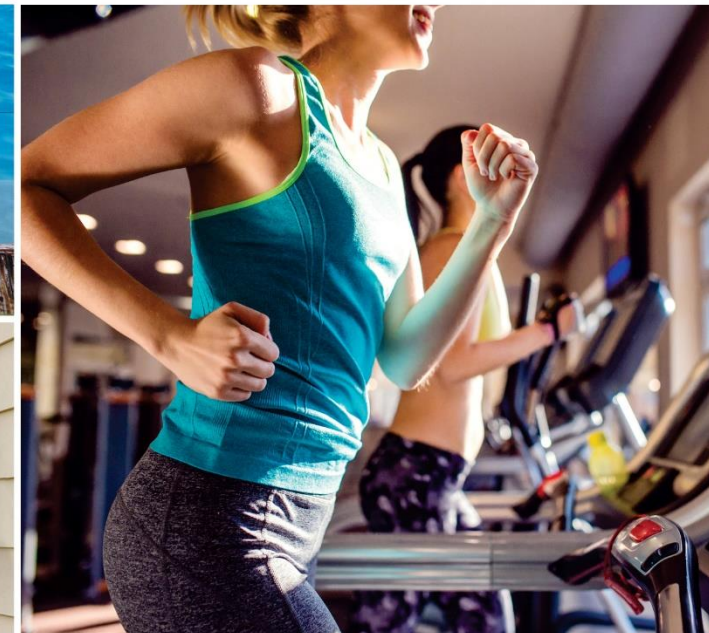


LEGENDS

- A Block-A
- B Block-B
- P Entry/Exit
- D Entry/Exit
- E Driveway
- F Driveway
- G Gym area
- 1 Shuttle Court
- 2 Swimming Pool with Toddler Pool
- 3 Jogging Track
- 4 Children's Play Area
- 5 Lawn
- 6 Sewage Treatment Plant (STP)
- 7 Amphitheater

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amenities



CHILDREN'S PLAY AREA



SWIMMING POOL & TODDLERS POOL



FULLY EQUIPPED GYM



JOGGING TRACK



PARTY HALL



SHUTTLE COURT



INTERCOM FACILITY



CCTV SURVEILLANCE



AMPHI THEATER



ROUND THE CLOCK SECURITY



RAIN WATER HARVESTING



SEWAGE TREATMENT PLANT



8 PASSENGERS 4 LIFTS



GENERATOR POWER BACK UP



ELECTRICAL CAR CHARGING



CAR WASHING AREA



COVERED CAR PARKING

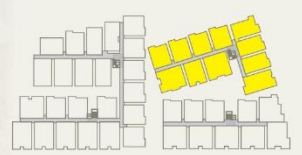


100% VAASTU COMPLIANCE

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BLOCK-A

Enjoy your comfort in these sumptuous and thoughtfully planned residence that seek your attention to detail. Here you can indulge in the sheer expanse of light and space, making your experience even more delightful.



TYPICAL FLOOR PLAN

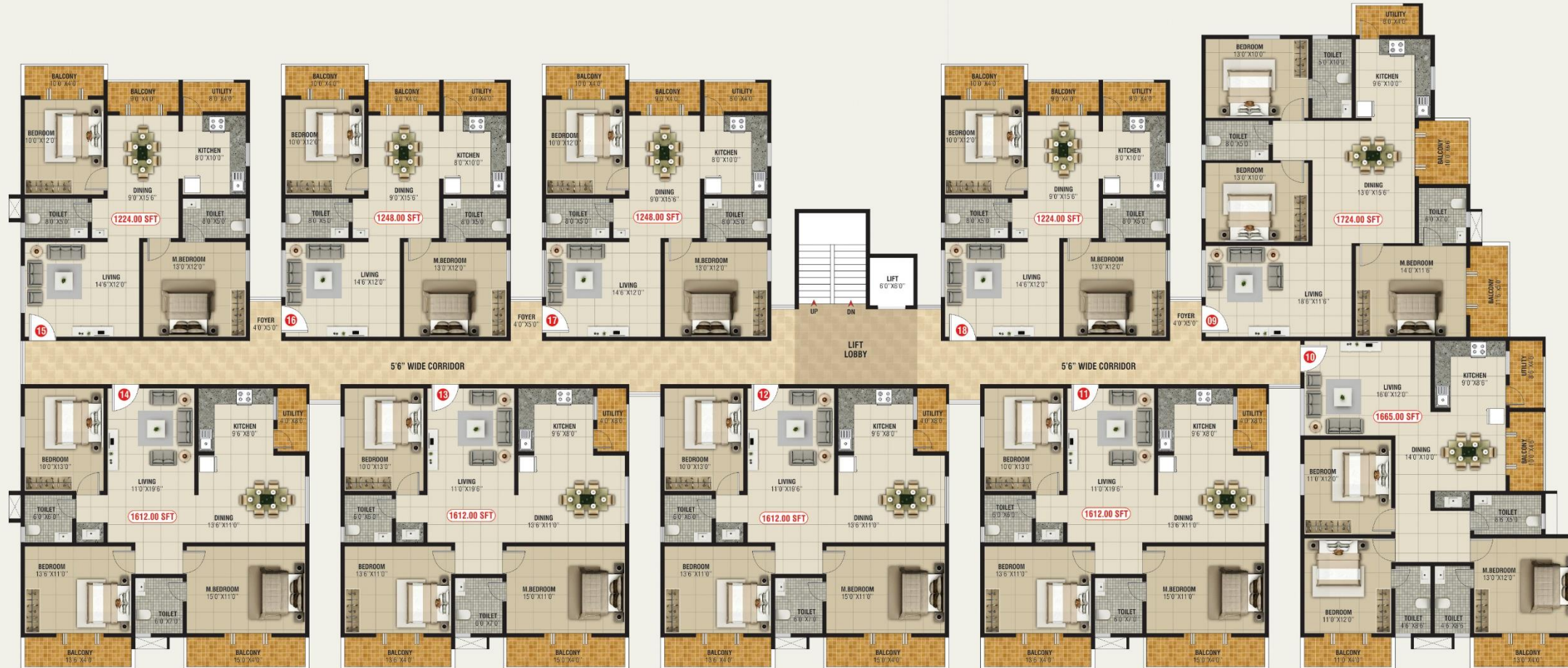
AREA STATEMENT IN SFT

UNIT-#	101	102	103	104	105	106	107	108	119	120	121
SB-AREA	1212	1238	1238	1238	1276	1224	1224	1615	1682	1270	1678
FACING	W	N	N	N	N	N	N	E	E	E	E
BHK	2	2	2	2	2	2	2	3	3	2	3

BLOCK-A

TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT



UNIT-#	SB-AREA	FACING	BHK
109	1724	N	3
110	1665	N	3
111	1612	E	3
112	1612	E	3
113	1612	E	3
114	1612	E	3
115	1224	W	2
116	1248	N	2
117	1248	N	2
118	1224	W	2



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TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

UNIT-#	101	102	103	104	105	106	107	120	121	122	123
SB-AREA	1192	1286	1300	1282	1251	1251	1318	1505	1505	1505	1505
FACING	W	N	N	W	N	N	N	E	E	E	E
BHK	2	2	2	2	2	2	2	2	3	3	3



BLOCK-B



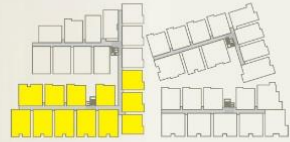
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Life is well lived when lived with vigour and shared with loved ones. We have planned for ample avenues that can help you lead a healthy, sporty and culturally active life.



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BLOCK-B

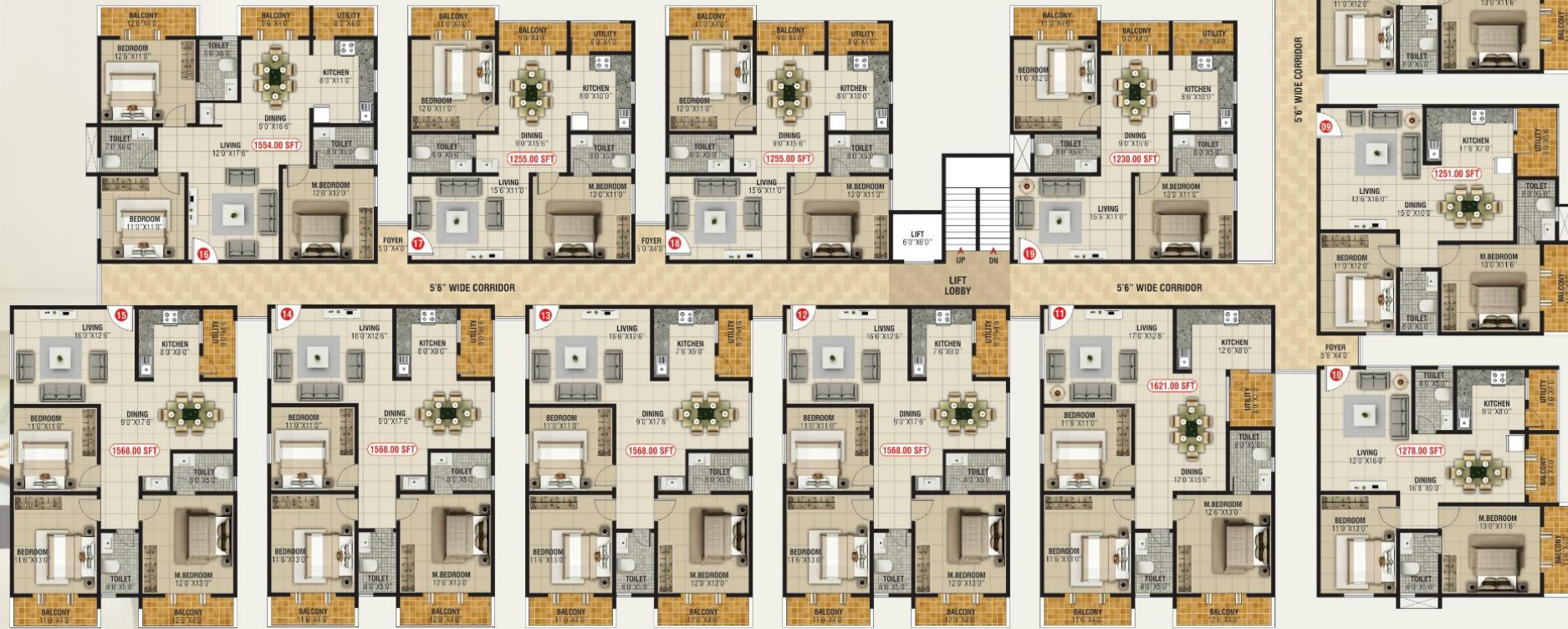


One of the most astonishing features of this project is its thoughtful utilisation of open spaces. We have planned the whole premises in such a way that it satisfies the varied need of your family members in every age group.

TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

UNIT-#	108	109	110	111	112	113	114	115	116	117	118	119
SB-AREA	1251	1251	1278	1621	1568	1568	1568	1568	1554	1255	1255	1230
FACING	N	N	E	E	E	E	E	E	W	N	N	W
BHK	2	2	2	3	3	3	3	3	3	2	2	2



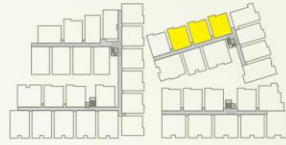
BLOCK-A

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UNIT #
102, 202 & 302
103, 203 & 303
SBA-1238 SFT
NORTH FACING
2 BHK

1	LIVING	15'6"X11'0"
2	DINING	9'0"X14'0"
3	KITCHEN	8'0"X8'6"
4	M.BEDROOM	12'0"X13'0"
5	TOILET	8'0"X5'0"
6	BEDROOM	10'0"X13'0"
7	TOILET	7'6"X5'0"
8	BALCONY	10'0"X4'0"
9	BALCONY	9'0"X4'0"
10	UTILITY	8'0"X4'0"



UNIT #
105, 205 & 305
SBA-1276 SFT
NORTH FACING
2 BHK

1	LIVING	18'0"X11'6"
2	DINING	10'6"X11'0"
3	KITCHEN	7'6"X11'0"
4	M.BEDROOM	13'0"X11'6"
5	TOILET	8'0"X5'0"
6	BEDROOM	12'6"X11'0"
7	TOILET	5'0"X7'8"
8	BALCONY	11'6"X4'0"
9	UTILITY	7'6"X4'0"
10	FOYER	4'0"X5'0"



UNIT #
108, 208 & 308
SBA-1615 SFT
EAST FACING
3 BHK

1	LIVING/DINING	28'6"X13'6"
2	KITCHEN	11'0"X8'0"
3	M.BEDROOM	13'6"X12'0"
4	TOILET	5'0"X8'6"
5	BEDROOM	12'0"X12'0"
6	TOILET	5'0"X8'0"
7	BEDROOM	10'6"X12'0"
8	BALCONY	12'0"X4'0"
9	BALCONY	12'0"X4'0"
10	UTILITY	8'0"X4'0"



UNIT #
109, 209 & 309
SBA-1724 SFT
NORTH FACING
3 BHK

1	LIVING	18'6"X11'6"
2	DINING	13'0"X15'6"
3	KITCHEN	9'6"X10'0"
4	M.BEDROOM	14'0"X11'6"
5	TOILET	6'0"X7'0"
6	BEDROOM	13'0"X10'0"
7	TOILET	5'0"X10'0"
8	BEDROOM	13'0"X10'0"
9	TOILET	8'0"X5'0"
10	BALCONY	11'6"X5'0"
11	BALCONY	10'0"X6'6"
12	UTILITY	8'0"X4'0"





UNIT #
110, 210 & 310
SBA-1665 SFT
NORTH FACING
3 BHK

- 1 LIVING 16'0"X12'0"
- 2 DINING 14'0"X10'0"
- 3 KITCHEN 9'0"X8'6"
- 4 M.BEDROOM 13'0"X12'0"
- 5 TOILET 4'6"X8'6"
- 6 BEDROOM 11'0"X12'0"
- 7 TOILET 4'6"X8'6"
- 8 BEDROOM 11'0"X12'0"
- 9 TOILET 8'6"X5'0"
- 10 BALCONY 13'0"X4'0"
- 11 BALCONY 11'0"X4'0"
- 12 BALCONY 10'0"X4'6"
- 13 UTILITY 8'6"X4'6"



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UNIT #
115, 215 & 315
118, 218 & 318
SBA-1224 SFT
WEST FACING
2 BHK

- 1 LIVING 14'6"X12'0"
- 2 DINING 9'0"X15'6"
- 3 KITCHEN 8'0"X10'0"
- 4 M.BEDROOM 13'0"X12'0"
- 5 TOILET 8'0"X5'0"
- 6 BEDROOM 10'0"X12'0"
- 7 TOILET 8'0"X5'0"
- 8 BALCONY 10'0"X4'0"
- 9 BALCONY 9'0"X4'0"
- 10 UTILITY 8'0"X4'0"



BLOCK-A



- 1 LIVING 11'0"X19'6"
- 2 DINING 13'6"X11'0"
- 3 KITCHEN 9'6"X8'0"
- 4 M.BEDROOM 15'0"X11'0"
- 5 TOILET 6'0"X7'0"
- 6 BEDROOM 13'6"X11'0"
- 7 TOILET 6'0"X6'0"
- 8 BEDROOM 10'0"X13'0"
- 9 BALCONY 15'0"X4'0"
- 10 BALCONY 13'6"X4'0"
- 11 UTILITY 4'0"X8'0"

UNIT #
111, 211 & 311
112, 212 & 312
113, 213 & 313
114, 214 & 314
SBA-1612 SFT
EAST FACING
3 BHK



- 1 LIVING/DINING 12'0"X29'0"
- 2 KITCHEN 11'0"X8'0"
- 3 M.BEDROOM 11'0"X14'0"
- 4 TOILET 7'8"X5'0"
- 5 BEDROOM 12'0"X12'0"
- 6 TOILET 8'0"X4'6"
- 7 BEDROOM 12'0"X10'0"
- 8 TOILET 8'0"X4'6"
- 9 BALCONY 12'6"X5'0"
- 10 BALCONY 12'0"X4'0"
- 11 BALCONY 10'0"X4'0"
- 12 UTILITY 11'6"X4'0"

UNIT #
121, 221 & 321
SBA-1678 SFT
EAST FACING
3 BHK



BLOCK-B

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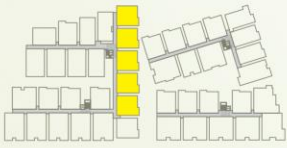
UNIT #
101, 201 & 301
SBA-1192 SFT
WEST FACING
2 BHK

- 1 LIVING/DINING 10'0"X13'6"
- 2 KITCHEN 9'0"X8'0"
- 3 M.BEDROOM 13'0"X11'6"
- 4 TOILET 9'0"X5'0"
- 5 BEDROOM 10'0"X13'6"
- 6 TOILET 6'0"X7'0"
- 7 BALCONY 10'0"X4'0"
- 8 BALCONY 11'0"X4'0"
- 9 UTILITY 8'0"X4'0"



UNIT #
105, 205 & 305
106, 206 & 306
107, 207 & 307
108, 208 & 308
109, 209 & 309
SBA-1251 SFT
NORTH FACING
2 BHK

- 1 LIVING 13'6"X16'0"
- 2 DINING 15'0"X10'0"
- 3 KITCHEN 11'6"X7'0"
- 4 M.BEDROOM 13'0"X11'6"
- 5 TOILET 5'0"X8'0"
- 6 BEDROOM 10'0"X13'0"
- 7 TOILET 5'0"X8'0"
- 8 BALCONY 11'6"X4'0"
- 9 UTILITY 9'0"X5'6"



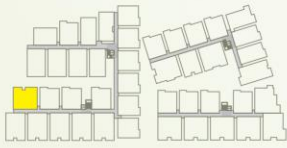
UNIT #
112, 212 & 312
113, 213 & 313
114, 214 & 314
115, 215 & 315
SBA-1568 SFT
EAST FACING
3 BHK

- 1 LIVING 16'6"X12'6"
- 2 DINING 9'0"X17'6"
- 3 KITCHEN 7'6"X9'0"
- 4 M.BEDROOM 12'0"X13'0"
- 5 TOILET 8'0"X5'0"
- 6 BEDROOM 11'6"X13'0"
- 7 TOILET 8'0"X5'0"
- 8 BEDROOM 11'0"X11'0"
- 9 BALCONY 12'0"X4'0"
- 10 BALCONY 11'0"X4'0"
- 11 UTILITY 9'0"X4'6"



UNIT #
116, 216 & 316
SBA-1554 SFT
WEST FACING
3 BHK

- 1 LIVING 12'0"X17'6"
- 2 DINING 9'0"X16'6"
- 3 KITCHEN 8'0"X11'0"
- 4 M.BEDROOM 12'0"X12'0"
- 5 TOILET 8'0"X5'0"
- 6 BEDROOM 12'6"X11'0"
- 7 TOILET 5'0"X8'0"
- 8 BEDROOM 11'0"X11'0"
- 9 TOILET 7'0"X6'0"
- 10 BALCONY 12'6"X4'0"
- 11 BALCONY 9'6"X4'0"
- 12 UTILITY 8'0"X4'0"





UNIT #
117, 217 & 317
118, 218 & 318
SBA-1255 SFT
NORTH FACING
2 BHK

1	LIVING	15'6"X11'0"
2	DINING	9'0"X15'6"
3	KITCHEN	8'0"X10'0"
4	M.BEDROOM	13'0"X11'0"
5	TOILET	8'0"X5'0"
6	BEDROOM	12'0"X11'0"
7	TOILET	8'0"X5'0"
8	BALCONY	11'0"X4'0"
9	BALCONY	9'0"X4'0"
10	UTILITY	8'0"X4'0"



BLOCK-B



1	LIVING	18'6"X11'6"
2	DINING	10'6"X9'0"
3	KITCHEN	7'0"X9'0"
4	M.BEDROOM	11'6"X13'6"
5	TOILET	5'0"X8'0"
6	BEDROOM	11'6"X13'6"
7	TOILET	5'0"X8'0"
8	BALCONY	11'6"X4'0"
9	BALCONY	11'6"X4'0"
10	UTILITY	9'0"X4'6"

UNIT #
120, 220 & 320
SBA-1318 SFT
EAST FACING
2 BHK



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SPECIFICATIONS



STRUCTURE:
RCC Framed structure with concrete block masonry.
WALLS:
External walls with 6" solid concrete blocks & Internal walls with 4" solid concrete blocks, Independent walls for all flats.



KITCHEN:
30mm block granite kitchen platform with stainless steel sink and glazed finished tiles dado upto 2' height above platform, Washing machine point with inlet and outlet, Provision for aquaguard water purifier point.



LIFTS & LOBBY:
Entrance lobby finished with granite flooring & suitable staircase railing, Block-A Two automatic lifts, Block-B Two automatic lifts, Total 4 no. 8 passenger capacity lifts of KONE make.

ENJOY THE INVITING ATMOSPHERE IN THE COMFORT OF YOUR HOME.



PLASTERING:
External Walls: Two coat sponge finishing with texture as per elevation,
Internal walls: Smooth plastering with wall care putty rendering.



PAINTING:
Interior-walls: Smooth plastering with lime rendering, One coat of primer, Two coats of asian wall care putty and two coats of asian tractor emulsion paint,
Exterior walls: One coat of primer and two coats of Apex or Apex Ultima and texture as per elevation.



GENERATOR BACKUP:
0.5 KVA power backup for each flat, Additional power backup for common area lighting, lifts and water pump.



FLOORING:
800x800 Vitrified tiles in hall, dining, Kitchen and Bedrooms with 4" skirting, 300x300 anti skid tiles for Balconies and Utility, 300x600 anti skid tiles for flooring.



ELECTRICAL:
Copper wiring with Havels or equivalent switches and sockets, TV point in living & master bedroom, Telephone point in living room, AC point in all bedrooms.



WATER SUPPLY
Adequate water supply through bore well.

FACILITIES
Sewage Treatment Plant, Rainwater harvesting pits.



DOORS & WINDOW:
Main door: Teak wood frame with teak wood shutter,
Internal doors: Sal wood frame and designer skin moulded shutters, 3 track UPVC window with mosquito mesh and M.S. safety grills.



TOILET:
Anti-skid tiles for flooring, Glazed ceramic tiles up to 7' walls cladding, Concealed plumbing lines with Sanitary and C.P. Fittings of Jaquar basic or Vida.



SECURITY:
CCTV Camera surveillance, Every house will be connected to security office through intercom phone.

LOCATION MAP NOT TO SCALE



Proximity

550 Mtrs. St. Vincent Pallotti School
1.7 Km. D-Mart
2.7 Kms. Outer Ring Road
3.9 Kms. Manyatha Tech Park
4 Kms. Elements Mall, Nagavara
6.4 Kms. K.R. Puram Railway Station
6.9 Kms. Baiyappanahalli Metro Station
10.4 Kms. M.G. Road
13.2 Kms. ITPL
25.2 Kms. International Airport

Unnathi Vaibhava apartments project is located at Horamavu near off Outer Ring Road. The Project enjoys close vicinity to Manyatha Tech Park with many multi-national companies and the Hennur Junction.

The Project location comes with its own virtues as it is closer to some of the best educational institutions and promising business vistas of the city. The entire neighbourhood is now seen as tomorrow's best residential hub.

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