



**ENGRACE**

by

**MODERN SPAACES**

# New Way of Living.

Make your homestay and remote work gratifying and inspiring with extra spacious homes designed to elevate your living style.



So we are building

**Homes with  
extra  
space!**

**2, 2.5 & 3 BHK**  
spacious apartments

**1304 – 2091**  
sq.ft floor plans

**Off Sarjapur Road**  
Sompura gate



MODERN SPACES  
EXPERIENCE CENTRE

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

ENGRACE 1

ENGRACE 3

ENGRACE 2

ENGRACE 4

FUTURE  
DEVELOPMENT

GREEN STOREYS

BY MODERN SPACES

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

SOULACE  
VILLAS

**Your Community  
and Around**  
Proposed area development

# Master the Plan

## ENGRACE 1

01. Entry
02. Driveway
03. Seaters
04. Kid's Play Area
05. Tall Rear Planting
06. Walkway Under Pergola
07. Walkway With Stepping Stones
08. Amphitheatre
09. Walkway to Amphitheater

## ENGRACE 2

01. Commercial Space/ Mart
02. Swimming Pool
03. Club house
04. Tennis Court
05. Paved/ Landscaped Plaza
06. Kid's Play Area
07. Informal Seating Area
08. Outdoor Games/ Sports
09. Party Lawn
10. Open Air Theater





MODERN  
SPACES

MENGRACE I

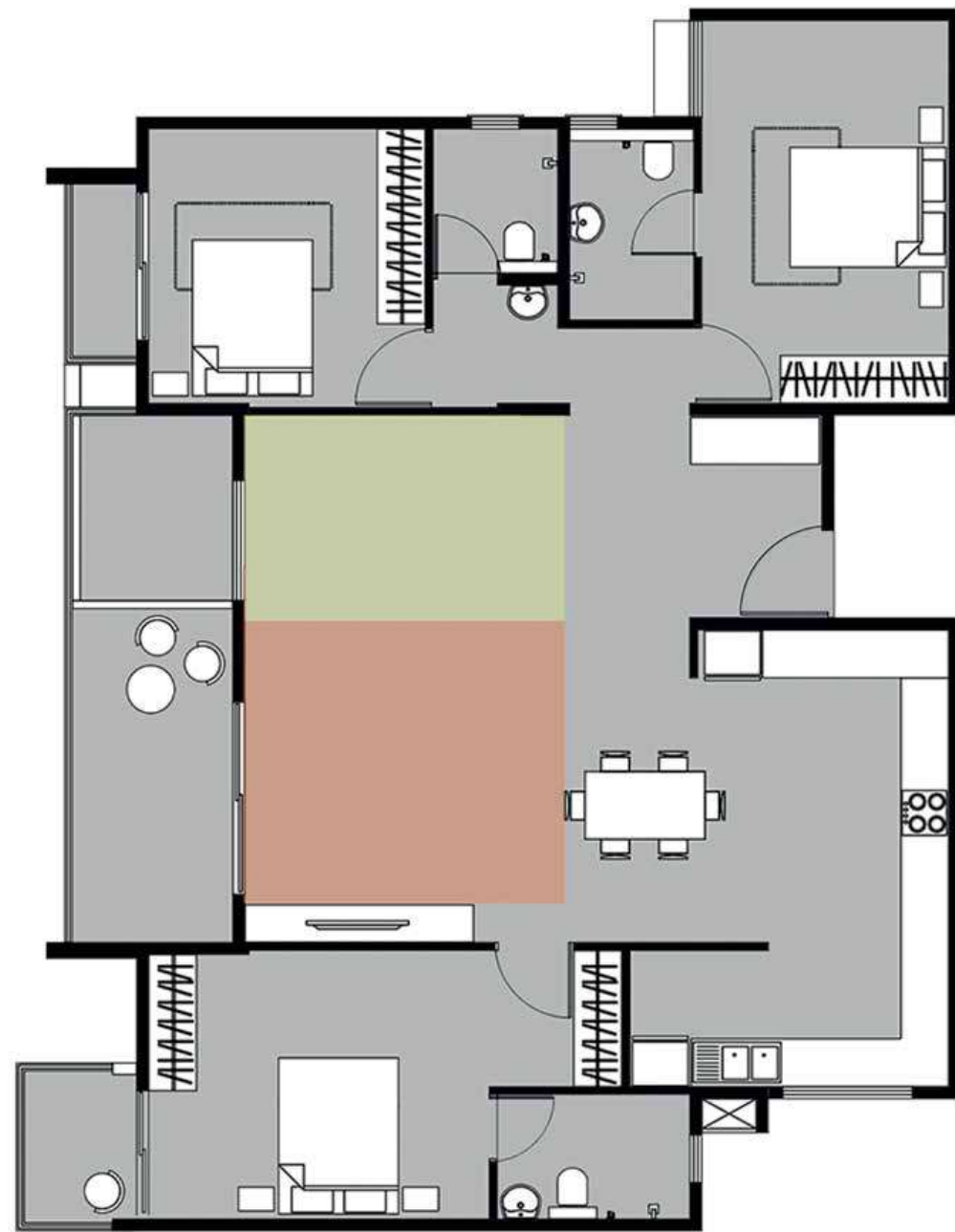


EFFICIENTLY  
**LIT &  
VENTILATED**  
SPACES

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Depending on the space, window and openings of varying sizes have been planned, which contribute in making the spaces bright and airy.





# FLEXIBLE LIVING SPACES

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Spaces that allow  
multiple ways of  
furniture arrangements  
to suit your needs.





SUNKEN

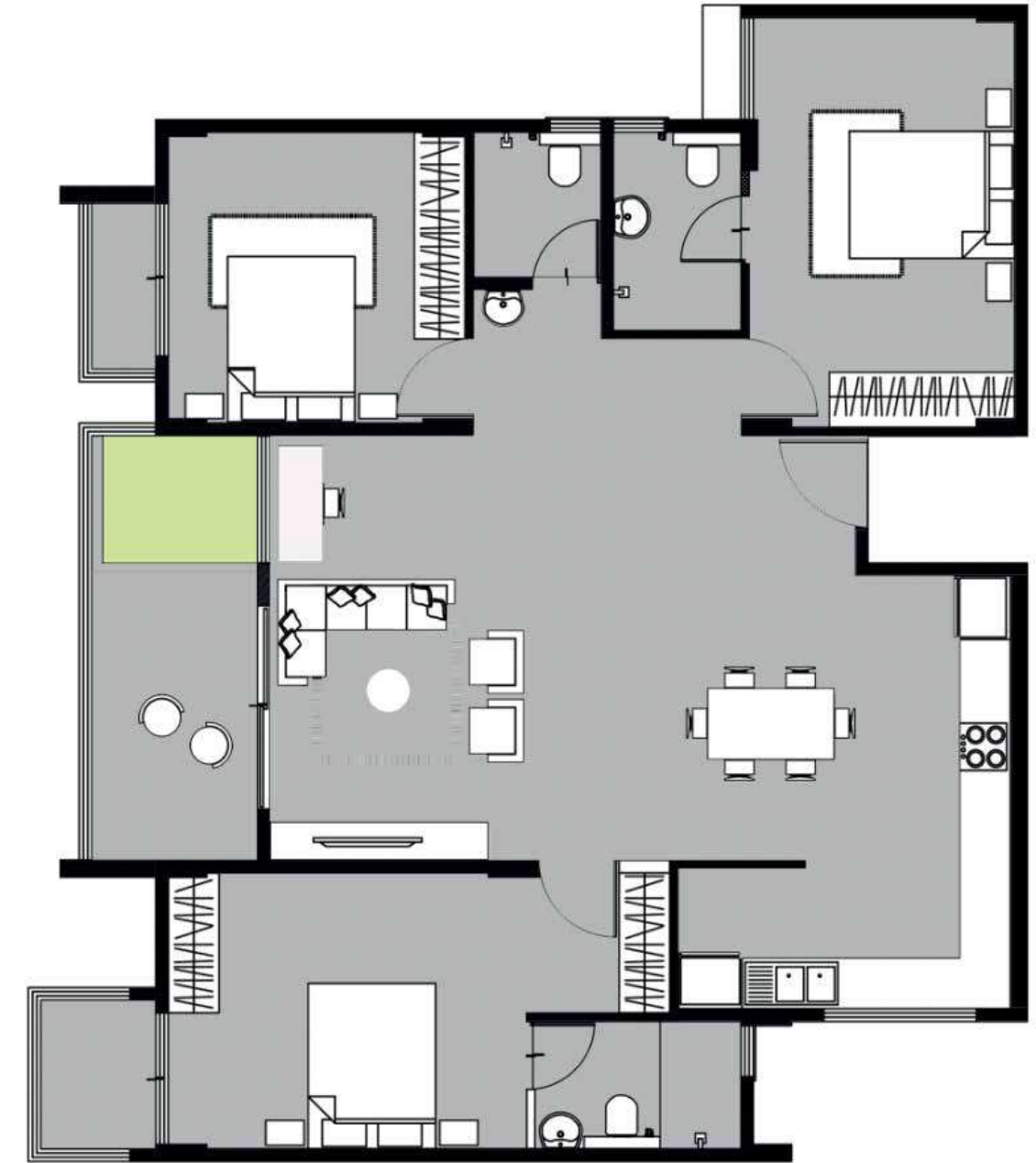
# PLANTER

## BOX

IN BALCONY

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Sunken planter in the balcony that allows you to have your own tiny green landscaped corner.

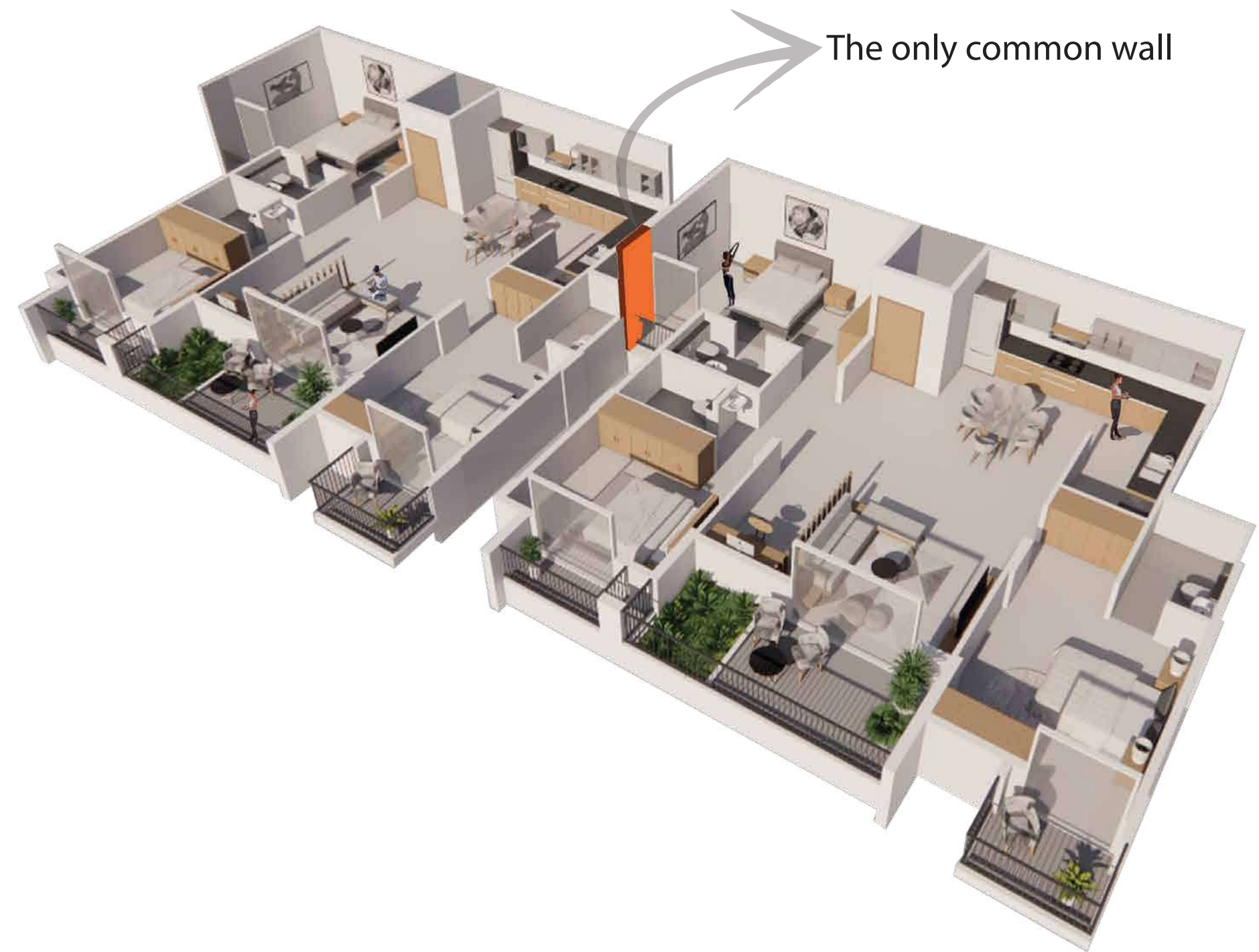


NEGLIGIBLE

# COMMON WALLS

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Depending on the space, window and openings of varying sizes have been planned, which contribute in making the spaces bright and airy.



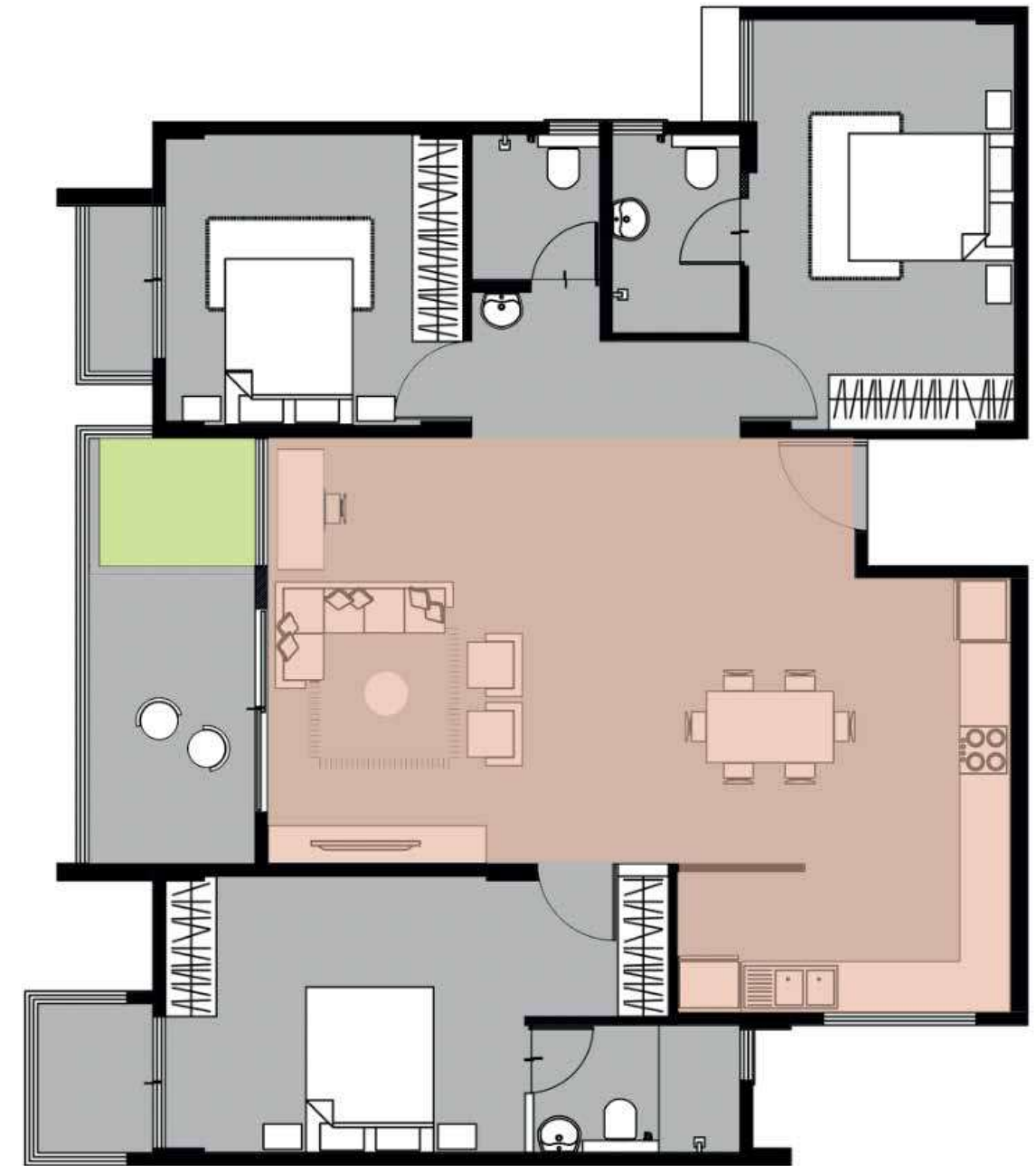
The only common wall



PERCEPTION OF  
**OPEN**  
SPACES

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Achieved by clear  
SOFFIT CEILING with no  
beams cutting through.



MULTIPLE

# SPACIOUS BALCONIES

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This design offers multiple balconies of varying sizes for each unit catering to different activities depending upon your respective lifestyle needs.







# UNITS INSIDE

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Choose from our 2, 2.5 & 3 BHK's on offer designed for functionality, spaciousness and ease of living

# Here's our smallest one



**2 BHK - 1304 sq.ft**

CARPET AREA  
**829 Sft**

RERA AREA  
**854 Sft**

BUILT-UP AREA  
**1045 Sft**

CARPET AREA+BALCONY  
**942 Sft**

SUPER BUILT-UP AREA  
**1304 Sft**

# Need more space?

**2.5 BHK - 1531 sq.ft**



CARPET AREA  
**932 Sft**

RERA AREA  
**959 Sft**

BUILT-UP AREA  
**1225 Sft**

CARPET AREA+BALCONY  
**1108 Sft**

SUPER BUILT-UP AREA  
**1531 Sft**



# Still not enough?

## 3 BHK - 1795 sq.ft

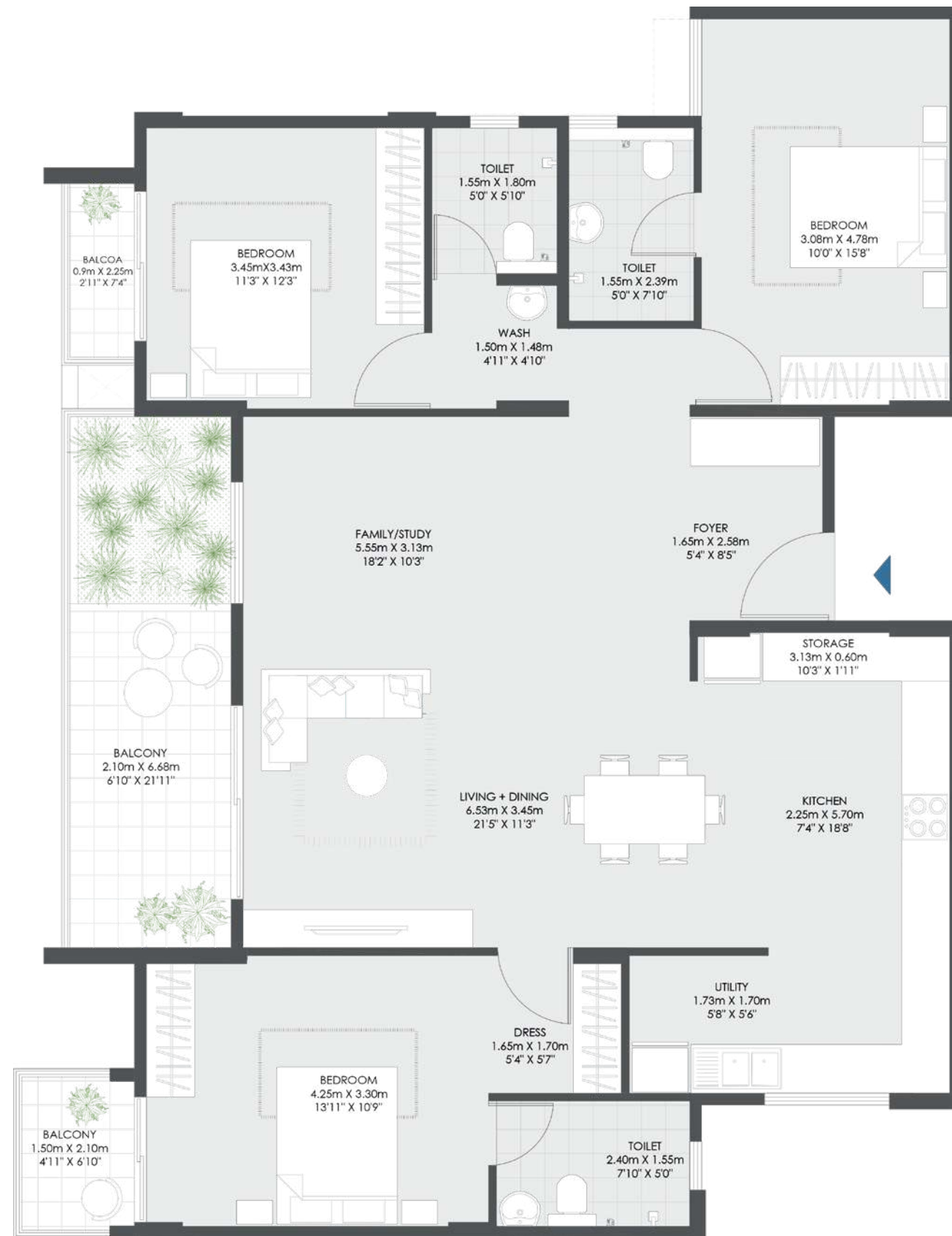
CARPET AREA  
**1139 Sft**

RERA AREA  
**1168 Sft**

BUILT-UP AREA  
**1436 Sft**

CARPET AREA+BALCONY  
**1309 Sft**

SUPER BUILT-UP AREA  
**1795 Sft**



# Here's our largest one

## 3 BHK (XL) - 2024 sq.ft

CARPET AREA  
**1275 Sft**

RERA AREA  
**1311 Sft**

BUILT-UP AREA  
**1618 Sft**

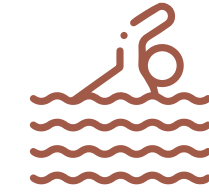
CARPET AREA+BALCONY  
**1481 Sft**

SUPER BUILT-UP AREA  
**2024 Sft**

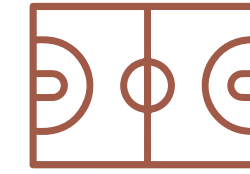


# We can help you get centered

Practice yoga on the lawn. Sweat it out on the tennis court. Find your focus. Chase your goals At Engrace.



Swimming  
Pool



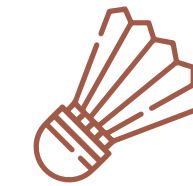
Basketball  
Court



Cricket Net  
Practice Court



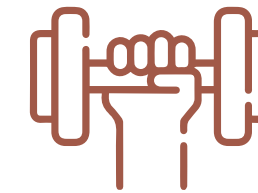
Skating  
Rink



Badminton  
Court



Tennis  
Court



Gym

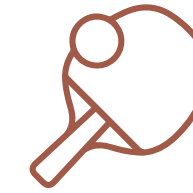


Table  
Tennis



Co-working  
Space



Informal  
Seating



Mini  
Golf



Meditation  
Corner



Senior Citizen  
Park



Amphitheatre

Pet  
Park



Guest  
Accommodation





# You are on the right path

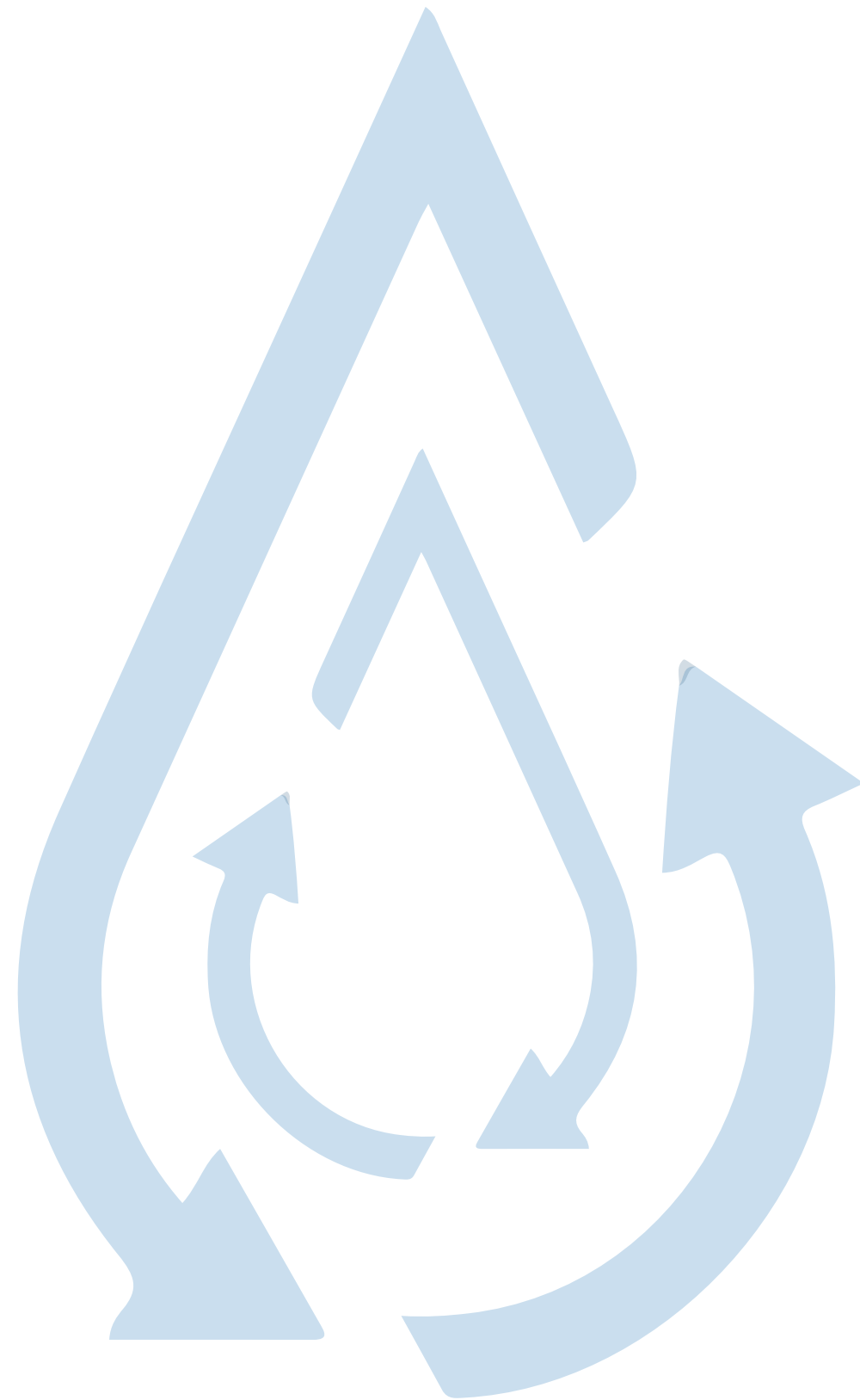
## **ENERGY CONSERVATION**

- Energy efficient lights in common area
- Built according to sun path analysis

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## **SOLID WASTE MANAGEMENT**

- Segregation at source
- Organic waste convertor



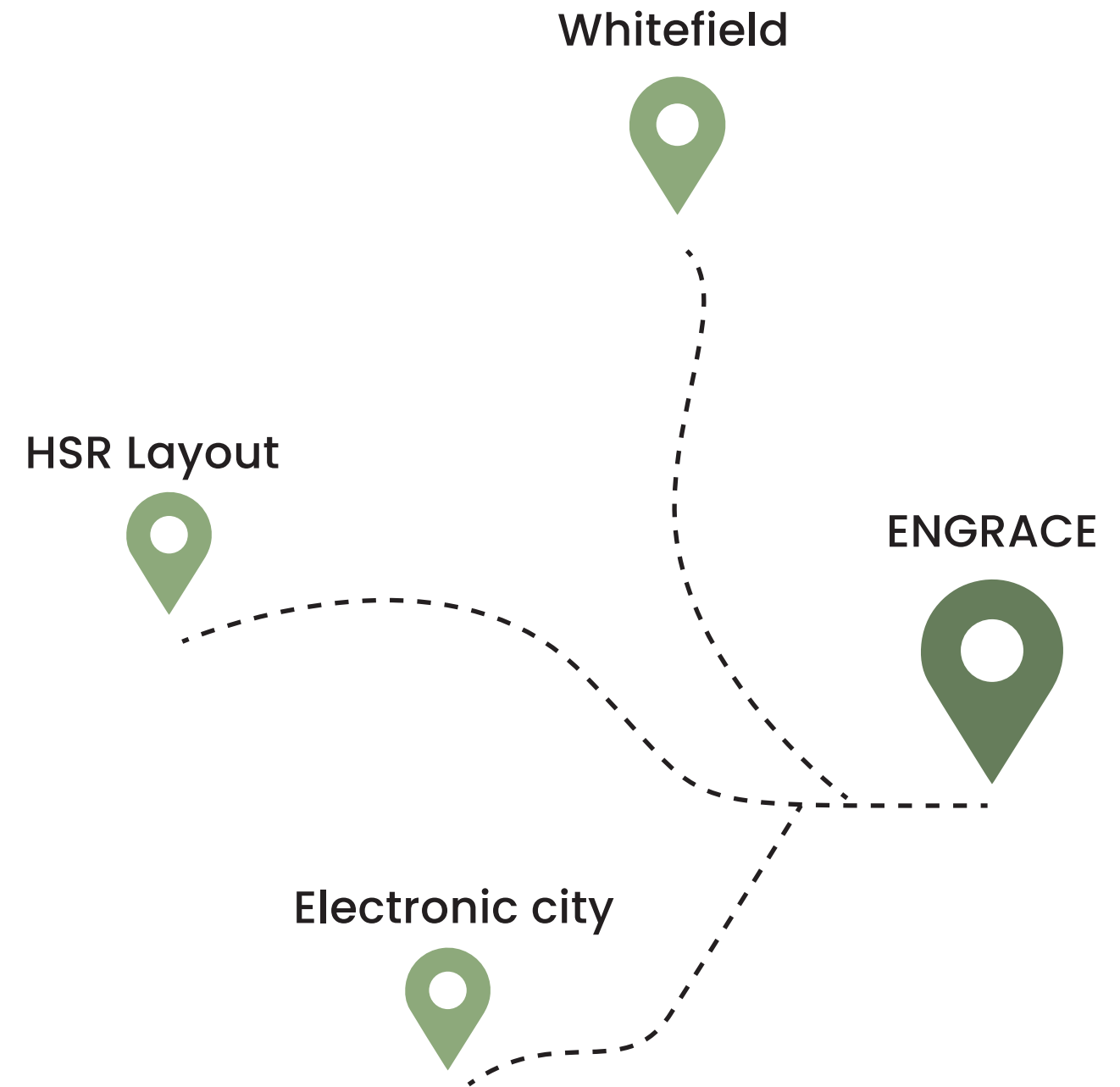
# Lets Conserve Together

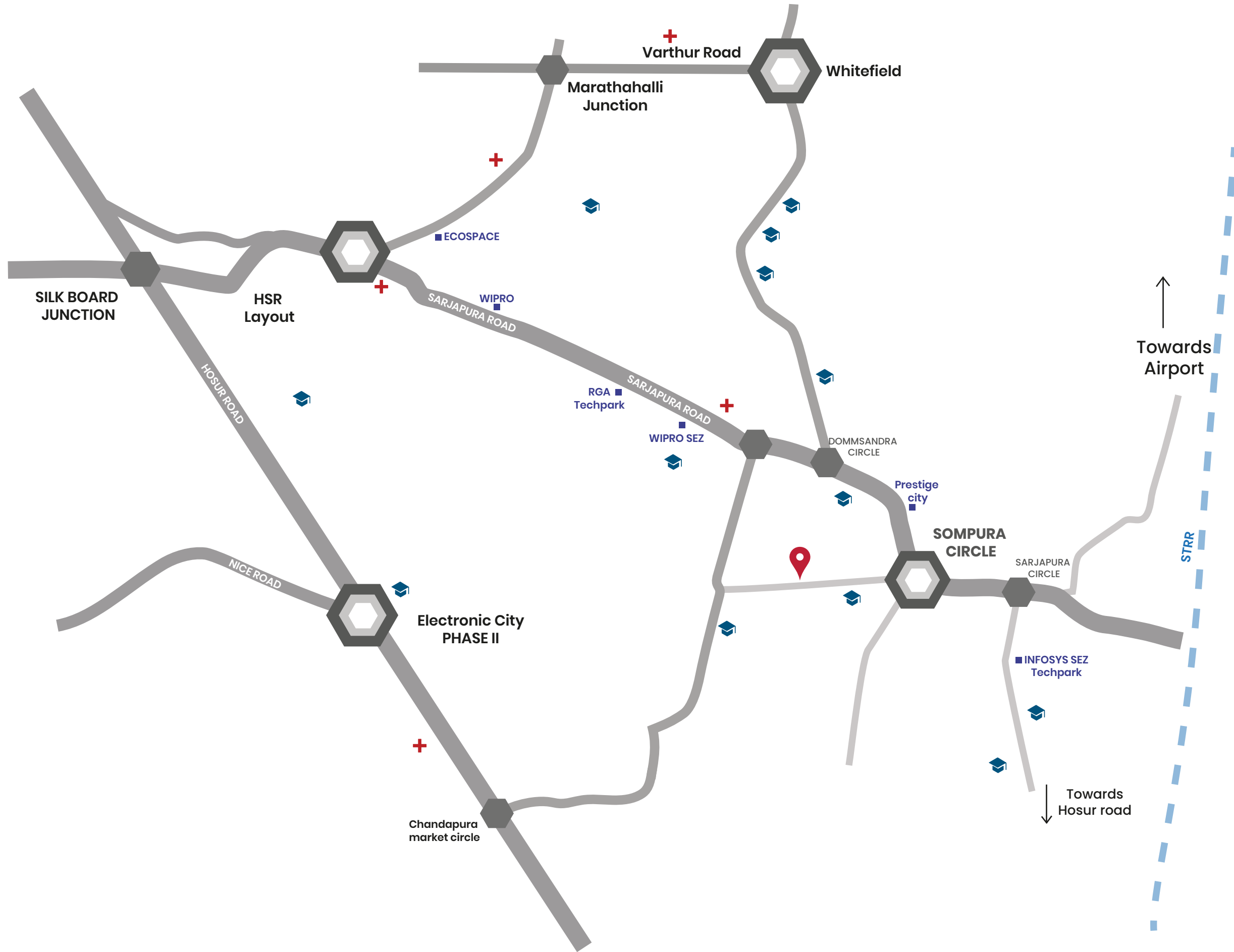
- Dual piping & dual flush system for sanitary.
- All landscapes maintained through recycled water.
- Water efficient fixtures.
- Rain water harvesting.
- Ground water recharge.
- Smart water meters.

# Know Your Location

**Sarjapur road – where Bangalore’s future is taking shape.**

Sarjapur Road is one of the prominent throughfares in Bangalore. Right from Whitefield, the Outer Ring Road (ORR) to HSR layout and Electronic city are all equidistant. The social infrastructure in the area has also grown by leaps and bounds, including shopping centres, educational institutions, restaurants and hotels, shopping malls, and recreation and entertainment zones. Buying a home in Sarjapur Road can be a good move due to the proposed metro, Peripheral Ring Road (PRR) and the elevated expressway (STRR), which will be completed on fast track by NHAI.



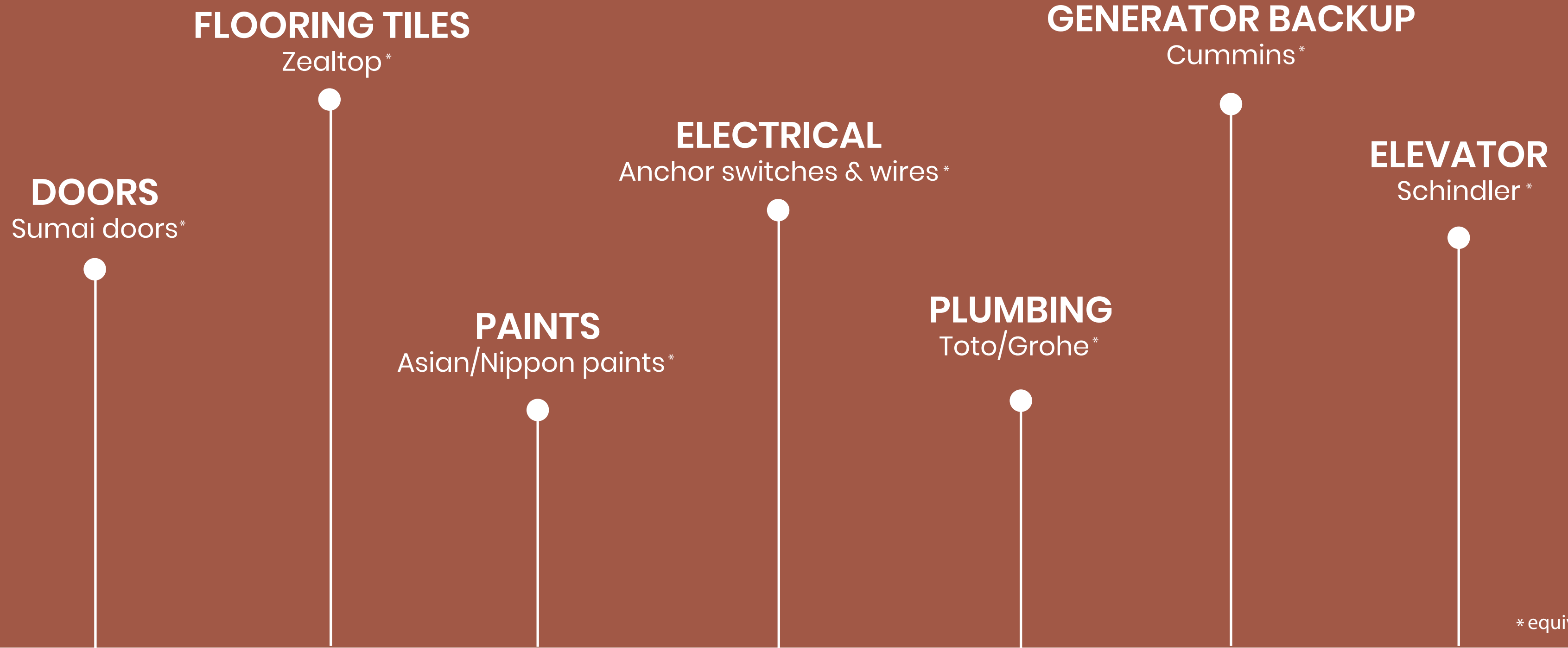


## Is the area developing?

Upcoming infrastructure includes

- Peripheral Ring Road
- Satellite town Ring Road
- Tech parks
- Proposed Metro station

# Details You Want to Know!



\* equivalent

Details you want to

# Know in Detail

**CIVIL**

## **STRUCTURE**

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R.C.C framed structure, designed as per relevant BIS codes for earth quake resistance and structurally efficient systems implemented

## **WALLS**

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External walls with 6” solid concrete blocks and internal walls with 4” solid concrete blocks

## **PLASTERING**

Sponge finish for external walls & Smooth sponge finish for internal walls

# ARCHITECTURE

## DOORS

Main Door – Engineered wooden door. Full width jamb (with architrave). Main Door fitted with digital door lock  
Internal doors – Engineered wood with laminate finish

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## WINDOWS

UPVC sliding windows with mosquito mesh and MS safety grill.

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## FLOORING

Living, kitchen, dining & bedrooms : Double charged vitrified tiles.

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## PAINT

External walls : Exterior grade emulsion  
Internal Walls : Emulsion over wall care putty

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## BATHROOM

- Floor : Antiskid ceramic tiles flooring
- Walls : Glazed ceramic tiles
- False ceiling : Grid false ceiling with PVC coated tiles and shadow channels.

# PLUMBING & ELECTRICAL

## PLUMBING

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- CP, Sanitary Fittings and Fixture
- Grohe or equivalent make ISI, CP and sanitary fittings
  - TOTO or equivalent soft close seat cover EWC
  - TOTO or equivalent monolithic one piece sink

## ELECTRICAL

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- Anchor or equivalent
- Fire resistant anchor or polycab or equivalent

## ELECTRICAL POINTS

- Provision of electrical points for refrigerator, chimney and washing machine
- TV & Telephone point in living room
- Electrical point for geyser & exhaust in toilets
- AC point for master bedrooms

# SERVICE

## ELEVATOR

6-8 Passenger capacity elevator of repute make

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## GRID POWER & BACKUP POWER

- EB power : 3 KW
- DG power backup : 1 KW
- Common areas : 100% backup for lighting, lifts and utilities





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[www.modernspaces.com](http://www.modernspaces.com)

**Corporate Office**

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**Project RERA**

PRM/KA/RERA/1251/308/PR/190722/005087

PRM/KA/RERA/1251/308/PR/220722/005097