

— E M P O R I S —

Rise ABOVE THE *rest*

LUXE RESIDENCES WITH PRIVATE POOL AT VARTHUR

—

THE LOCATION

EMPORIS



LOCATION MAP

EMPORIS



DISTANCE & TIME TRAVEL –MAJOR LOCATIONS

Major Locations	Distance from Project	Travel Time (approx.)
Whitefield	4 kms	10 mins
Marathahalli	8 kms	25 mins
Sarjapur Road	8 kms	20 mins
Bellandur	12 kms	30 mins
Indiranagar	14 kms	45 mins
MG Road	17 kms	1 hr
BTM Layout	18 kms	50 mins
Bengaluru City Railway Station	20 kms	1 hr 20 mins
Kempegowda International Airport	50 kms	1 hr 30 mins

PROJECT DETAILS

Particulars	Details
Name of The Builder	UNICCA*
Name Of The Project	Unicca Emporis
Product Type	5 Star Luxury Residences Lake Facing Apartments with Private Swimming Pool



DISCLAIMER: IMAGES ARE SUBJECT TO PLANNED APPROVALS



REPRESENTATIVE IMAGE

EMPORIS

UNICCA
PLANNED AND DEVELOPMENT

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REPRESENTATIVE IMAGE

EMPORIS

UNICCA

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REPRESENTATIVE IMAGE - DECK

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REPRESENTATIVE IMAGE - LIVING ROOM

EMPORIS

UNICCA

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REPRESENTATIVE IMAGE - LIVING ROOM

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REPRESENTATIVE IMAGE - BEDROOM

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REPRESENTATIVE IMAGE - DECK

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REPRESENTATIVE IMAGE - DECK

EMPORIS

UNICCA

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APARTMENT DETAILS

Particulars	Details
Total Land Parcel	3.25 Acres
Product Type	5 Star Luxury Residences Lake Facing Apartments with Private Swimming Pool
Total Number of Flats	214
Project Status	Ready to move in...



2 BHK premia 1402
sqft



2 BHK premia – 1402 sqft



2 BHK premia – 1402 sqft

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2 BHK luxuria 1755
sqft

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2 BHK LUXURIA - 1755 SQFT

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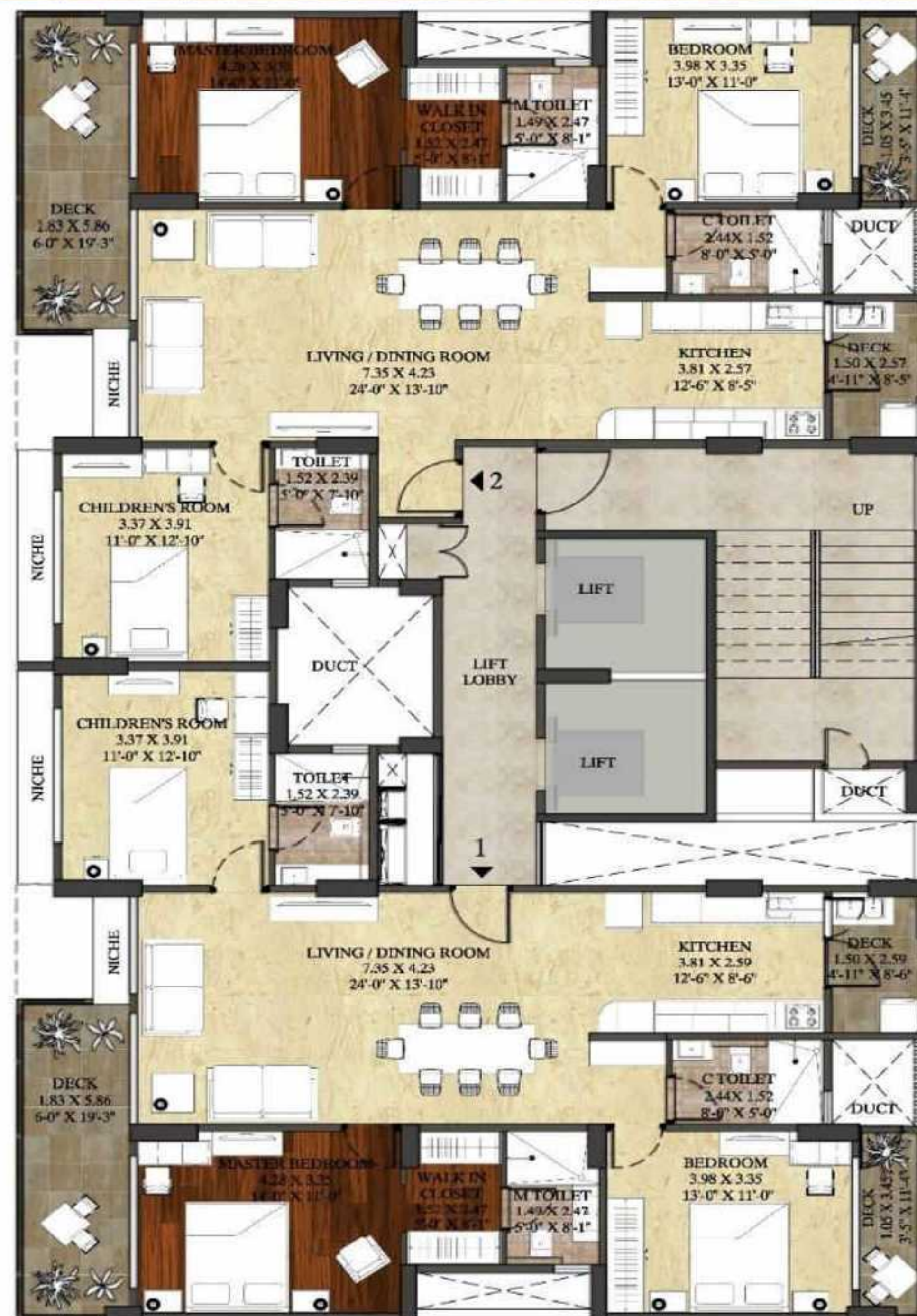


2 BHK luxuria – 1755 sqft

EMPORIS

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3 BHK premia 1791
sqft



3 BHK premia – 1791 sqft

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3 BHK premia – 1791 sqft

EMPORIS

UNICCA

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3 BHK luxuria 2194
sqft



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3 BHK luxuria – 2194 sqft



3 BHK luxuria – 2194 sqft

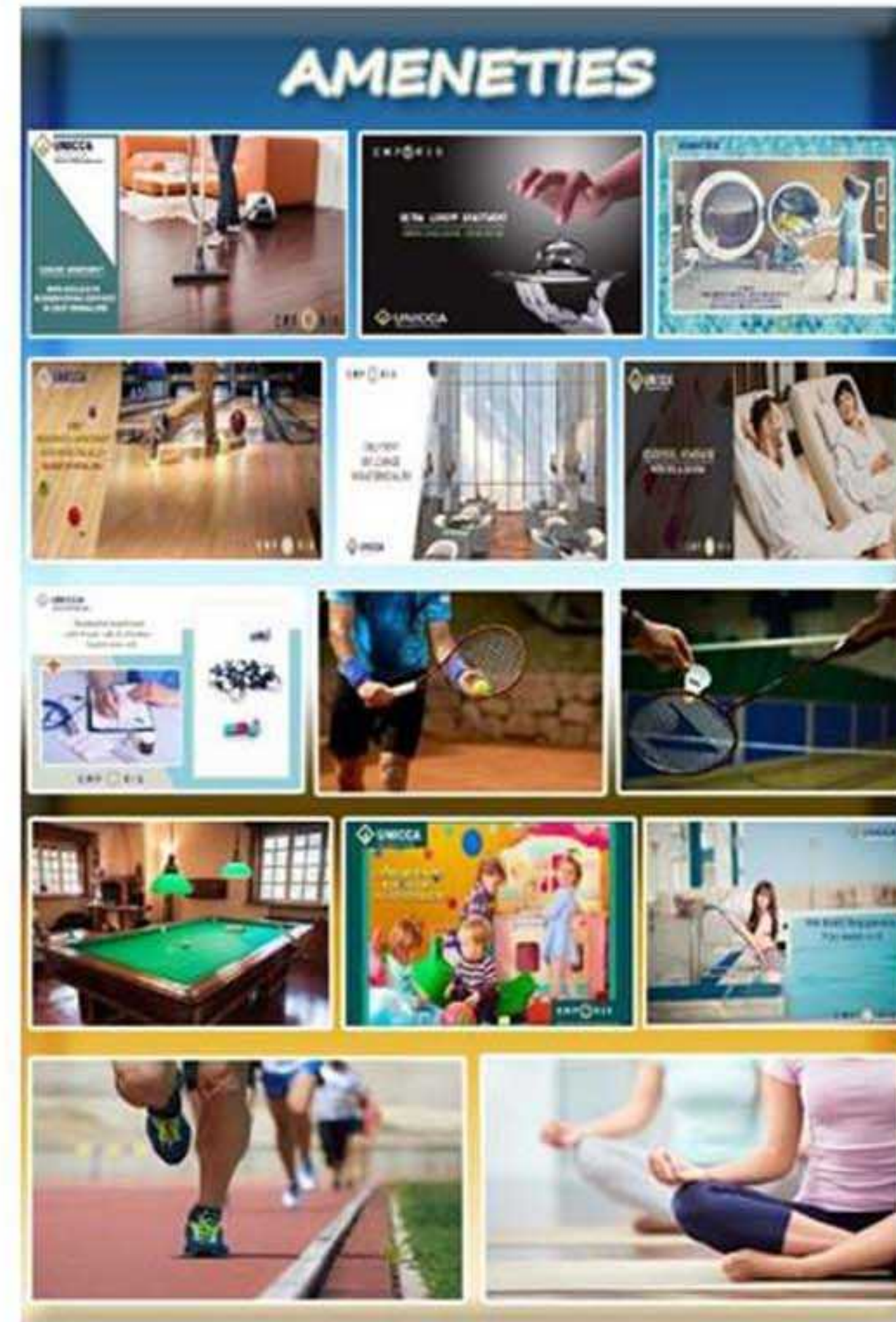
EMPORIS

UNICCA

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AMENITIES

- Housekeeping For Flats
- Concierge Services
- Laundromat
- Bowling Alley
- Sky Lounge / Community Hall
- Spa And Sauna
- Clinic Facility Along With Medicine Store
- Gym, Billiards Table, Table Tennis, Crèche
- Tennis Court, Badminton & Squash
- 3 Swimming Pool on Podium
- 2 Infinity Swimming Pools on Terrace
- Security Automation: Includes Video Door Phone, Digital Lock, CCTV Surveillance For Common Areas.
- Jogging Track
- Piped Gas System-Gail
- STP, Rainwater Harvesting



ARCHITECTURE

- Due To Zig-zag Pattern Of Towers & Less Number Flat On Each Floor
 - Cross Ventilation
 - Three Side Open
 - More Sunlight Exposure
 - More Elevator Density
- Large Terrace Area With Landscaping & Other Amenities
- Floor To Roof Clearance (10 Ft In Premia & 11 Ft In Luxuria)
- Large Balcony With Plunge Pool In Side Of Flat In Luxuria
- Vastu Compliant
- Big Room Size
- Optimized View From Each Flat



CONSTRUCTION

- **Premium Materials Used.**
- **Cement** : Ultratech
- **Steel** : Tata Tiscon
- **Blocks** : Siporex Blocks All Internal Walls & Concrete Blocks For Weather Facing Walls
- **Concrete** : Lafarge & Ultratech
- **Tiles** : Somany
- **CP Fittings** : SS304 Grade Imported German Standard (Pure Solid Stainless Steel No CP Coating)
- **Plumbing Pipes** : UPVC From Supreme/Ashirwad
- **Ceramic** : Imported German Standard
- **Electrical Switches** : Panasonic Designer Series
- **Electrical Wire** : Polycab Finolex
- **Borewells** : 5 Borewells, Provision For Kaveri Water
- **Lifts** : Schindler
- **Main Doors** : Wooden Flushed Door With Both Side Teak Veneer. 46mm Thick
- **Main Door Lock** : Imported Digital Lock
- **Balcony Railings** : Stainless Steel With Glass
- **Balcony** : Natural Shahbad Stone
- **Windows** : UPVC Windows From NCL Wintech
- **Podium Accessibility** : Ground Floor, Club House And From Aquetta & Jal First Floor Staircase
- **Shuttering Technology** : Doka Technology From Austria.

Specifications premia

FLOORING

- Finished double charged vitrified porcelain tile in living / dining room, bedroom 2, bedroom 3
- Pre laminated Grade I wooden plank flooring in master bedroom, walk in closet
- Antiskid vitrified porcelain (double charged) tiles in kitchen, utilities area, toilets, sun decks

WINDOWS AND DOORS

- Anodized aluminium glass windows / UPVC in living / dining room, bedrooms, kitchen
- Pre laminated flush doors with wooden door frames in all rooms
- Pre laminated flush door with safety internal safety grill & Metal Frame in main apartment entry door

WALLS

- Wallpaper on Gypsum finished in living / dining room, bedrooms
- Gypsum finished distemper paint in kitchen
- Ceramic tiles in kitchen, toilets, wall skirting

OTHER SPECIFICATIONS

- Ceiling height-9'-6 "
- Lighting automation is optional
- Balcony / deck railing will be clear glass with stainless steel handrail
- Bathroom fittings & fixtures of brands Cera, Hindware & equivalent makes
- Electrical switches of brands Siemens, Anchor, Legrand, equivalent makes
- Granite Counter tops
- Inverter / Power Backup
- Water heaters will be optional
- Shower partitions will be optional
- Concierge service will be optional

Specifications luxuria

FLOORING

- Marble Finished double charged vitrified porcelain tiles in living / dining room, bedroom 2, bedroom 3
- Pre laminated Grade I wooden plank flooring in master bedroom, walk in closet
- Antiskid vitrified porcelain (double charged) tiles in kitchen, utilities area, toilets, sun decks, plunge pool

WINDOWS AND DOORS

- Anodized aluminium / UPVC clear glass full height windows in living / dining room, bedrooms, kitchen
- Pre laminated flush doors with wooden door frames in all rooms
- Polished veneered flush door with safety internal safety grill & metal frame in main apartment entry door

WALLS

- Wallpaper on Gypsum finished in living / dining room, bedrooms
- Gypsum finished emulsion paint in kitchen
- Vitrified porcelain (double charged) in kitchen, toilets, wall skirting

OTHER SPECIFICATIONS

- Ceiling height-10'-6 "
- Lighting automation in Living Room & Toilets
- Balcony / deck railing will be clear glass with stainless steel handrail
- There will be a Plunge Pool
- Bathroom fittings & fixtures of brands Jaquar, Grohe, Toto & equivalent makes
- Electrical switches of brands Siemens, Anchor, Legrand, equivalent makes
- Granite Counter tops
- Inverter / Power Backup
- Water heaters
- Shower partitions
- Concierge service will be optional

PARTNERS



Master Planning,
Structure, MEP &
Infrastructure, Transit



Landscape
Design



Management
Consultant



INI INFRASTRUCTURE
& ENGINEERING
FORMERLY SHEETECHNO CONSULTANTS

Engineering



THANK YOU

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