

www.vijayasgroup.com

V AIBHAV



VIJAYAS VENTURES PVT. LTD

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HOME THAT RISES
ABOVE THE REST





Our unique living deck design concept offers you the never before experience of inside outside spaces in your home. Designed for spacious luxury living, our contemporary units boost of abundant light and ventilation. With tastefully selected finest fittings and finishes, these units are all about luxury, comfort, privacy, space, and convenience to match your lifestyle and aspirations. Located at close proximity to IT hub Electronic city, our 82 homes with no common walls & as per Vaastu designed apartments offer you the much desired privacy with your loved ones.

EXCUSIVITY
IN ITS TRUE SENSE

Vijaya's Vaibhav is set across a landscape of openness. the most striking feature of this address is that it puts you closer to work, brings you closer to recreation and helps you belong to a lifestyle that's modern, futuristic and global in outlook. Come own a piece of luxury and explore a side of life that's only been a dream so far.

Green is for rejuvenation

Green is for tranquility

Green is for warmth

Green is for life





GOLD STANDARD GREEN LIVING

This building is designed to use less water, optimize energy efficiency, conserve natural resources, generate less waste and provide healthier spaces for occupants.

YOUR PARADISE

Elevate your living style with
The right address of the future





VAIBHAV

A home that rises above the rest

Typical Floor Plan



Planned for convenience

Planned for comfort

Planned for privacy

Planned for peace

Amongst lush green surroundings, Vijaya's Vaibhav has 82 apartments built in G+4 floors. We offer unit options of 2BHK, 2.5BHK, 3BHK to suit your needs. The unit area ranges from 1200 sq.ft., 1325 sq.ft., 1400 sq.ft. respectively. With unique blend of state of the art amenities, specifications and luxury design we will infuse your life with grandeur & set you a class apart!

Floor plans to floor you





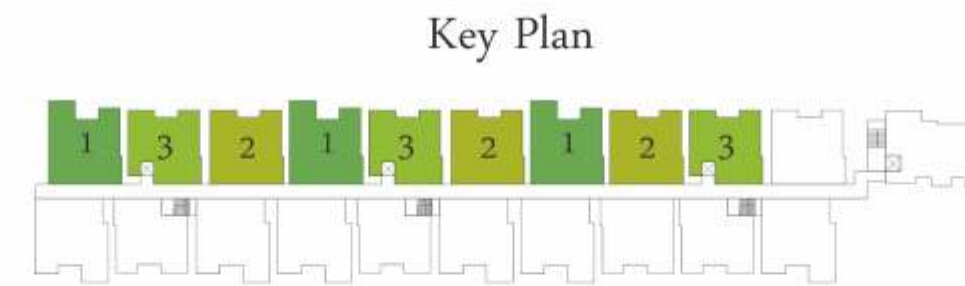
Type 1

3 - BHK
1400 sq.ft.



Type 2

2.5 - BHK
1325 sq.ft.



Type 3

2 - BHK
1200 sq.ft.

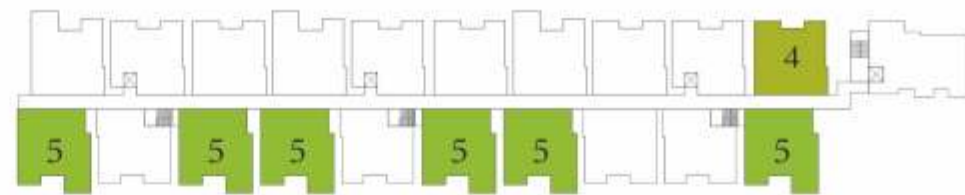




Type 4
2.5 - BHK
1325 sq.ft.



Key Plan



Type 5
3 - BHK
1400 sq.ft.

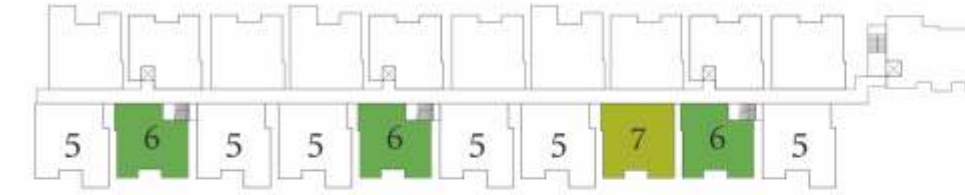


Type 6

2 - BHK
1200 sq.ft.



Key Plan



Type 7

2.5 - BHK
1325 sq.ft.



Every home is designed to ensure maximum
COMFORT, CONVENIENCE, SAFETY & SECURITY.



LUXURIOUSLY PLANNED HOMES

WITH PREMIUM SPECIFICATIONS

SPECIFICATIONS

Structure

Seismic Zone II Complaint RCC framed structure.
6" concrete block masonry for external walls and
4 "concrete block masonry for inter walls.



Painting

Emulsion paint for internal walls – roller finish.
Cement paint for external walls over plastered surface.



Plastering

Sponge finish for external walls
Smooth finishing/putty finishing for inter walls.



Flooring

Good quality vitrified flooring for drawing, dining, Bed
Rooms, Kitchen & Ceramic tiles for balconies with 4"
skirting. Anti-skid ceramic tiles flooring in toilets.



Kitchen

20mm thick polished granite counter top platform with
stainless steel sink and 2" ceramic dadoing above the
granite counter top. Provision for Aqua guard point.
Provision for washing machine in utility area.



Toilet

Ceramic glazed tiles dado up to 7' height, EWC with flush tank
of make Jaguar / Hind ware/Parry ware/Cera. Health faucet will
be provided in toilets.
One hot & cold mixer unit for shower and all other fittings and
fixtures of make Crab Tree / Jaguar / Ess / Marc in toilets. Wash
basin wish pedestals. Good quality PVC piping for sanitary and
CPVC for water supply. Provision for geyser & Exhaust Fan.



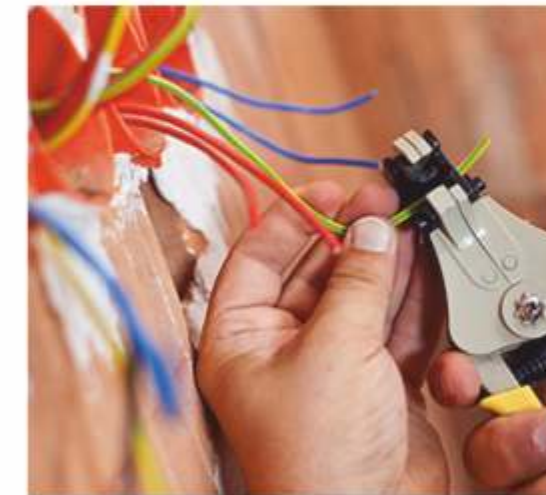
Doors & Windows

Main Door – Teak wood frame with modular shutter wooden
door frame/ shutter melamine polish & brass fittings.
Other Doors: Hard wood frame, flush shutters with enamel
paint & SS fittings.
Aluminum/UPVC sliding windows. Three track frame with
glass in two tracks and mosquito mesh provision.



Electrical

Elegant modular electrical switch of Panasonic / Schneider
or Equivalent make. I.S.I mark P.V.C Conduits concealed in
the walls. Quality copper cables. Adequate number of light,
fan, and 5 amps-15 amps plug point shall be provided. MCB
for each room and ELCB for the flat shall be provided as per
architect design. One T.V / Telephone point in the living and
master bed room.
Provision for Broad Band Connection in Guest B/R or Study
Room. Provision for One Split AC in Master Bed room.



Water Supply

Bore well water, pump, sump, overhead tank provided
with concealed pipeline.



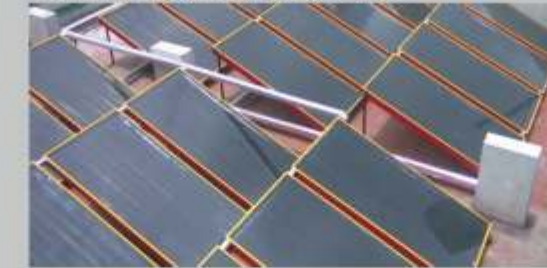
Sanitary/RWP

Disposal to the STP internal soil and waste water and rain
water pipes are PVC lines.



Solar Provision

Solar lighting for Stilt, Driveway , Staircase and common
areas.
Solar water heater for master bed rooms.



Security

Provision for video door phone connection from main
Gate to Living. Make is Panasonic or equivalent.
CCTV for periphery Surveillance.
Intercom facility: One connection to each flat.



Lift & Common Areas

Standard lift of reputed make with generator backup.
Staircase and lift. Flooring in lobby / common area will be
vitrified tiles & granites /MS handrails for staircase and
corridor.



Back-up Power Supply

: 4 KW for 3 BHK and 3KW for 2.5 and 2 BHK power
supply from BESCOM and 500 watt generator backup for
each apartment.



Terrace

Overhead tank, parapet wall, Staircase head room, lift
machine room and water proof treated terrace/roof.





BE HAPPY...

LET YOUR KIDS SMILE AWAY
AND CHEER
THEY HAVE FOUND THEIR
FAVORITE HANGOUT

Children's Play Area
Badminton Court



Senior citizen park

RELAX...

THERE IS EVERY
THING AROUND



The splendor comes truly alive
with a splash of indulgence.
Dive in... Get refreshed...

Enjoy the sparkling waters.
Let the world be in awe of your

GRANDEUR



CLUB HOUSE

Vijaya's Vaibhav will put you amidst all the best things life can offer. All the good things for recreation, for entertainment, for fun, for leisure. The good side of life will be yours here. Come get a taste of life's better things here.



AN ARRAY OF ACTIVITIES
FOR YOUR LEISURE

AMENITIES

The happy life

The good life

The easy life

The fun life

When your home is at Vijaya's Vaibhav, all the places of leisure and recreation it is home to, become yours. As there is so much here that'll become a part of those moments in life, that demand time that can only be yours. come explore the good side of life, that'll all be yours right here. Come get a taste of life here. The array of amenities here comprise:



©Vik Orenstein



Swimming pool



Multi-purpose hall



Well-equipped gym



Indoor games - Table tennis, pool, chess & steam bath



Children's play area



Yoga and fitness centre with an open atrium on the terrace floor



All round jogging track



Round-the-clock security



Wi-fi-facility



Spacious and well ventilated corridors



Unique entry element for every flat



Lifts of reputed make



Administration and security office



Organic waste management system

BE LUXURIOUSLY
DISTINCT





- Closer to peace of mind
- Closer to great facility
- Closer to work and life
- Closer to being yourself

Vijaya's Vaibhav is just 1.4kms to Teague Tech, it consists of :
Sensera Technologies,
HCL, Volvo, Biocon Park,
SFO Technologies, Microlabs,
Cipla Pharmaceuticals, SKF, etc.

This project is located near to many IT corporations, educational institutions, health care, hotels, malls which will make both work and life easy, cutting out distances from life. So now, get set for a great work-life balance

LOCATION

PROXIMITY

- Silk Board Junction --16km
- Electronic city --4.5km
- APC Circle --6km
- Teague Tech --1.4km
- HCL --3.0km
- Biocon Park --1.5km

- Educational Institutions:
- Treamis World School --5.4km
 - Ebenezer International School --8.5km
 - International Institute of Information Technology --7.4km

- Super Markets:
- D.MART --2.8km
 - Metro Cash & Carry – 9.5km

- Health Care:
- Narayana Hrudayalaya --3.0km
 - Sparsh Hospital --3.0km

Bus Terminals: Bommasandra bus stop – 1.5km

Key highlights of the community are:

- Located near ELECTRONIC CITY.
- Enjoys close proximity to Schools & Hospitals.
- Easy access to Bannerghatta Road, Kanakpura Road, Mysore Road, Magadi Road and Tumkur Road via NICE Road.



MAP

Not to scale

