

## LOCATION MAP



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit. Conditions apply\*

### EDUCATION CENTRE

- Orchid International School
- BIMS College
- Legacy School
- Bangalore International School
- Kristu Jayanthi College
- Riverstone International School
- New Horizon School
- St. Norbert School

### FOOD/SHOPPING

- Mallika Biryani
- Empire Restaurant
- Udupi Garden
- Tastes of Eden Restaurant
- Domino's Pizza
- D-Mart
- Lulu Market
- Decathlon
- Wings Arena (Sports Club)

### HOSPITALS

- Madhusri Multi Speciality Hospital
- Sunshine Hospital
- Ovum Hospital
- Prime Life Hospital
- Divine care Multi speciality Hospital
- Cratis Hospital

### KEY DISTANCES (Approx)

- Hennur Ring Road Junction - 4 Kms
- Bhartiya Mall - 5.5 Kms
- Phoenix - Mall of Asia - 9 Kms
- Kempe Gowda International Airport - 22 Kms
- Hebbal Bridge - 8.5 Kms
- Yelahanka - 12 Kms
- Manyata Tech Park - 5 Kms
- Bagmane Tech Park Marthalli Ring Road - 15 Kms
- K.R Puram Railway Station - 11 Kms
- M.G. Road - 12 Kms

### ARCHITECT

**Vin**  
Consultancy & Constructions  
VIN Consultancy & Constructions  
E-Mail : vincc.ranjan@gmail.com  
Contact : 9900004019

### Legal Adviser

**SRI VINAYAKA ASSOCIATES**  
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[www.Happyhomebuilder.in](http://www.Happyhomebuilder.in)

  
**Happy Home Builders**  
Happy Life in Happy Home...

**Registered Office:** # 73&74, Anjanadri Enclave, Horamvu Agara, Kalyannagar post, Bangalore - 560 043  
**Site address:** # 38, 1st Cross, Ever green Layout Main Road, Kothanur, Bangalore - 560 077.



Happy Home Builder's

*Orchid*



  
**Happy Home Builders**  
Happy Life in Happy Home...

'Happy' just 5 letters that spell million moments of joy!  
There is no celebration bigger than life itself!

Experience a true celebration called 'Life!' at Happy Home Builders -ORCHID...  
You can live your dream and luxuriate your family with every comfort & amenities that promise a better lifestyle.

# Happy Home Builders - *Orchid*

*Add a new dimension to your life.*

Happy Home Builders - ORCHID..., the Foyer style 2 & 3 BHK apartments is another jewel project of Happy Home's Builders, combines contemporary living and modern lifestyles in one space.

Happy Home Builders - ORCHID the uniqueness of privacy, freedom and comfort of a life space

in a pack of pooled apartment citadel offering blissful feeling. The architecture ensures that each apartment actually looks and feels like an independent bungalow. Well planned design, well-lit and ventilated atmosphere enhances the feel of every individual apartment. These homes form a drive of many apartments' projects from Happy Home Builders in a row, furnishing all facilities in a community - living environment.

A perfect blend of superb aesthetics, fine attention to detail, exemplary placements of rooms, and superlative quality of finish... you find everything you dreamed upon your flat at Happy Home Builders - ORCHID.... And what's more, promising you a life of unfettered freedom from external grind.

The perfect union of Six Happy families in each floor is our endeavour to give maximum soul space for everyone in a family to make it feel like adobe.



# TYPICAL FLOOR PLAN



## AMENITIES

- ❑ Party Hall /Gym
- ❑ CCTV
- ❑ Covered car parking
- ❑ Automatic Lift
- ❑ 24 hrs security
- ❑ Power backup
- ❑ Gated community
- ❑ Rain water harvesting



**Flats : G1,F1,S1 &T1**

**West Facing – 2BHK**

**SBA = 1,290 Sft**

## 2 BHK

A beautiful 2 bed room flats on all four corners which opens to atmosphere offers luxurious bed rooms, uniquely designed spaced makes it an adobe and gives unimaginable living prosperity



**Flats : G2,F2,S2 &T2**

**North Facing – 2BHK**

**SBA = 1,221 Sft**

## 2 BHK

A uniquely crafted 2 bed room flat offers unparalleled luxury with spacious living space and a sprawling balcony that opens to the endless universe.



**Flats : G3,F3,S3 &T3**

**North Facing – 2BHK**

**SBA = 1,290 Sft**

## 2 BHK

Every square foot is optimized to provide spacious living areas without compromising on functionality. Our architects have carefully crafted these homes to make the most out of every corner.



**Flats : G4,F4,S4 &T4**

**East Facing – 3BHK**

**SBA = 1,447 Sft**

## 3 BHK

Indulge in luxury with high-end finishes and fixtures. From premium flooring to designer kitchens, our 3BHK properties exude sophistication and class.



Flats : **G5, F5, S5 & T5**

East Facing – 3BHK

SBA = 1,373 Sft

### 3 BHK

Embrace modern living with sleek and contemporary designs. From the entrance to the bedrooms, each space is thoughtfully designed to create an inviting and aesthetically pleasing environment.



Flats : **G6, F6, S6 & T6**

East Facing – 3BHK

SBA = 1,421 Sft

### 3 BHK

Step into a world of spaciousness where each room is designed to accommodate your evolving lifestyle. Our 3BHK homes offer ample room for your family to grow and create lasting memories.

# *Specifications : -*

## **FLOORING**

Vitrified tiled flooring in the living, dining, kitchen and bedrooms.

## **KITCHEN**

2' high ceramic tile dado including splash. Black granite top counter with stainless steel sink.

## **TOILETS**

Anti-skid ceramic tiled flooring and glazed ceramic tiled dado till 7' height with Jaguar/Cera or equivalent plumbing fixtures. Shower mixer, shower head, and floor mounted EWC/IWC will be provided in toilets, along with HOT water provision through Geyser point and W.P.C Doors which protects from water for a durability.

## **BALCONIES & UTILITIES**

Anti-skid ceramic tiled flooring with provision for rain water drainage.

M.S Railing design as per safety norms.

## **LOBBY & STAIRCASE**

Bright colour granite flooring and 4" skirting in the Lobby & Staircase area and Lift wall Cladding will be provided.

## **PAINTING**

Cement-based water proof paint for external walls and Emulsion paints for internal walls and ceilings. All M.S. railings are coated with enamel paint. And Damp-proof coating on the terrace area.

## **PLUMBING**

The C.P.V.C pipe for water inlet and grey P.V.C pipes for waste water outlet with required diameter & good quality I.S.I Branded pipe will be provided.

## **MAIN DOOR AND INTERNAL DOORS**

Teak wood for frames and 35mm thick OST door, with decorative beading finished with natural polish for Main doors frames. All internal doors seasoned wood frames and 32mm thick I.S.I mark flush door finished with enamel paint coat.

## **WINDOWS**

UPVC frames & shutters fixed with clear or texture glass.

## **ELECTRICAL**

Copper wiring in concealed PVC conduits with modular switches for Light, Sockets, Fans and other power points.