



**Anand Group<sup>TM</sup>**

**Builders & Developers**

Since 1997

An ISO 9001 : 2015 Company

*For a splendid living*

ANAND SOMU  
**PRISTINE**

**Luxurious 2, 3 & 4 BHK Duplex Apartments**

Adjacent to JP Nagar 8 th Phase in the middle of BDA Layout

**HIGH END FIXTURES AND FINISHES WITH LUXURY AMENITIES**



**Ready to move in flats**



An ISO 9001 : 2015 certified Company, Anand Group is a 20 year old Property Development Organization with a proven and credible track record, committed to provide quality homes and commercial spaces. We believe a home isn't just a place you live, it's a special place where memories are made. That's why we build a wide variety of exceptional homes that appeal to different tastes and accommodate different lifestyles. We strictly adhere to ethical, legal & transparent business practices.

Owned & Managed by Professionals in Civil Engineering, we have completed over 105 residential and commercial projects in Bangalore. In all projects, we set out to deliver cutting-edge concepts, allied with professionalism and meticulous attention to detail that exceed expectations.

Our pledge is to establish lasting relationships with our customers by exceeding their expectations and gaining their trust through exceptional performance by every member of our team.

**ANAND SOMU PRISTINE** is another spectacular project from Anand Group in Anjanapura BDA Township located between Bannerghatta Road and Kanakapura Road with a close proximity to JP Nagar.

Anand Somu Pristine is a landmark where luxury is defined by blending nature with world-class amenities. Project has been aesthetically designed to let you enjoy the large living spaces in luxury and style. All the apartments of this project are 3 side open/no common walls with high end fixtures and finishes.

Anand Somu Pristine, spread over 2.1 acres, has 2, 3 & 4 BHK Duplex apartments with a host of luxurious amenities which gives you a feel of resort style living.

#### LOCATION HIGHLIGHTS

Anjanapura BDA Township is located between Bannerghatta Road and Kanakapura Road, with a close proximity to JP Nagar, NICE Road and the Kanakapura Road Metro Station. It is closer to Electronic city & IT Zones, shopping malls and medical facilities. Bannerghatta road widening to 150 feet wide and Metro work connecting to International airport going at brisk pace, due to this prices are appreciating at faster pace in this locality.

Land Area	: 2.1 Acres	
Total No. of Flats	: 129 No's	
Total No. of Floors	: Basement, Ground + 4 Floors	
Total No. of Car Parking	: 185 Nos	
Super-Built Up Area of Individual Unit	: 2 Bedroom	: 1260 Sq.ft.
	: 3 Bedroom	: 1495-1875 Sq.ft.
	: 4 Bedroom Duplex	: 3230 Sq.ft. with private terrace area



## PROJECT HIGHLIGHTS

38% UNDIVIDED LAND SHARE FOR EACH FLAT

A-KATHA AVAILABLE FOR EACH FLAT

50% OPEN SPACE FOR LANDSCAPE & GOOD VENTILATION

3 SIDES OPEN WITH NO COMMON WALLS FOR EACH FLAT

9000 SFT SPACIOUS GRAND CLUB HOUSE

HIGH END FIXTURES & FINISHES

8000 SFT POOL SIDE PARTY HALL WITH GUEST ROOMS

13,000 SFT OUTDOOR AMENITIES

LARGE SWIMMING POOL WITH CHANGE ROOMS

1 KV DG BACK-UP FOR EACH HOME

CAUVERY WATER CONNECTION SANCTIONED FROM BWSSB

2 LAKH LITER RAIN WATER STORAGE TANK

STP, WTP & ORGANIC WASTE CONVERTER FACILITY

## AMENITIES

Club House with Double height entrance Lobby

Separate Gym for Men and Women

Swimming Pool with Toddler pool

Indoor games | Billiards room

Meditation and Yoga hall

Badminton cum Basketball court

Children play area | Children creche

Multipurpose party hall | Guest rooms

Jogging track, Cycling track & Walking track

Skating rink | Game point deck

Intercom facility & Video door phone provision

CCTV surveillance | Car Wash area

Service area in basement floor

Rain water storage and treatment facility

Sewage treatment plant

Party area with Barbeque space

Senior citizen corner | Library

Provision for Provisional store, Beauty Parlor, Iron shop

**ACTUAL PHOTOGRAPHS - SHOT AT SITE**



**GRAND DOUBLE HEIGHT CLUB HOUSE LOBBY**



**INDOOR GAMES**



**PARTY HALL WITH KITCHEN & GUEST ROOM**



**MODEL FLAT - MARBLE FINISH TILES**

ACTUAL PHOTOGRAPHS - SHOT AT SITE



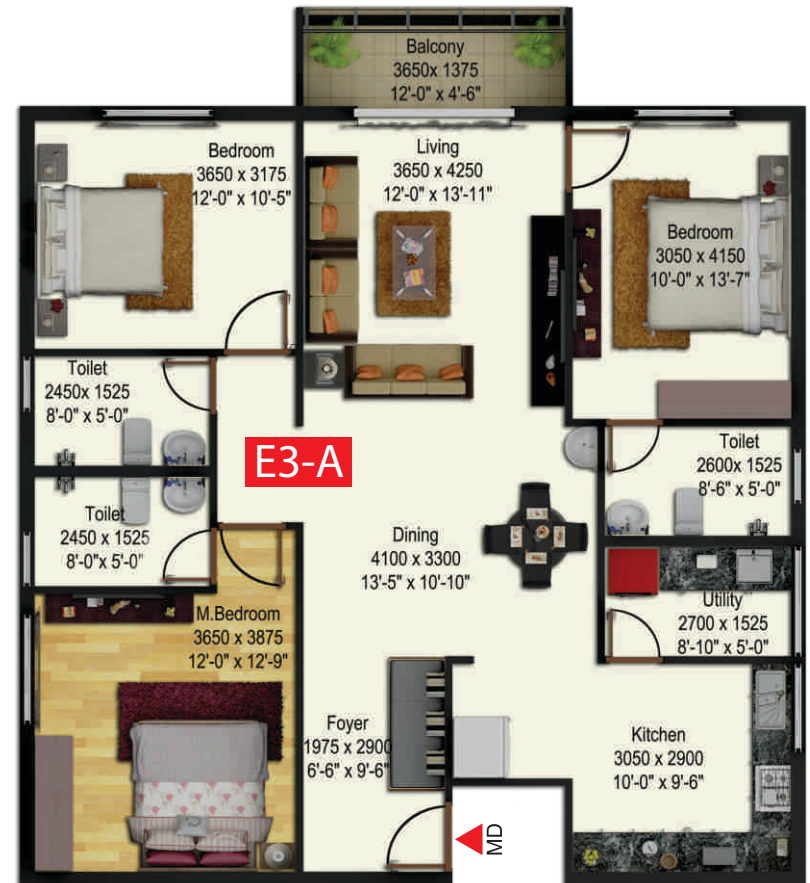


Type : 3 BHK

Unit : E3-A

Area : 1735 Sft

Facing : East



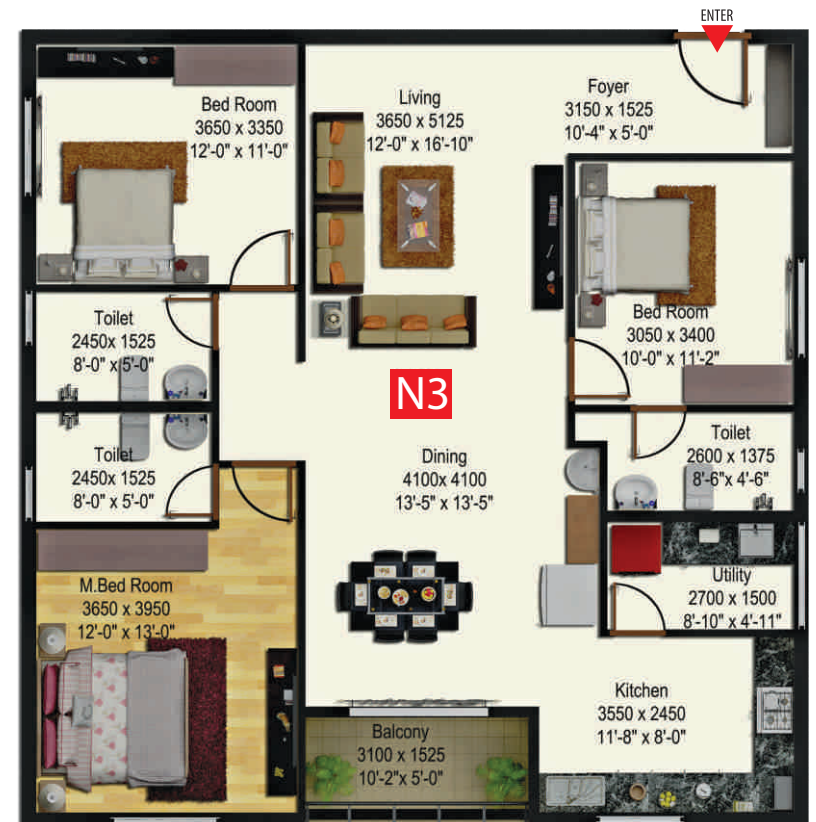


Type : 3 BHK

Unit : N3

Area : 1700 Sft

Facing : North





Type : 4 BHK Duplex

Unit : N4, Lower Floor

Area : 3230 Sft

Facing : North





Type : 4 BHK Duplex

Unit : N4, Upper Floor

Area : 3230 Sft

Facing : North



# SPECIFICATIONS

## STRUCTURE :

- RCC Framed structure confirming to IS code for earthquake & wind loads.

## WALLS

- 8 inch external wall, 6 & 4 inch internal walls using solid/cellular concrete blocks of APCO or equivalent brand.

## DOORS & WINDOWS

- Main Door: Teak wood door frame and both side teak veneer flush door with brass fittings finished with polish.
- Internal Doors: Hard wood door frame & and HDF Moulded Panel shutter finished with enamel paint.
- LG Brand UPVC 3 track sliding windows with mosquito Mesh & safety grill.
- Wooden ventilators with mosquito Mesh and safety grill in toilets.
- Locks: Europa brand

## ELECTRICAL

- Wires of Lapp India make.
- Elegant Modular electrical switches of Schneider make.
- Two earth leakage circuit breaker (ELCB) for lighting & power in each flat of Indo Asian make.
- Miniature circuit breakers (MCB) for lighting & power circuits.
- Telephone point in MBR and living area.
- Video door phone provision in each flat.
- Split A/C power point in Master Bed room.
- 1 KVA DG power back up for each flat and 100% back up for common area and amenities.

## PAINITING

- Asian Brand Plastic Emulsion for interior walls with roller finish, OBD for ceiling and ACE & APEX for external wall.

## LIFT

- 4 No's - 8 passenger Gearless automatic lift of Johnson Make (Consumes 60% less power)

## FLOORING

- Granite/Vitrified Flooring & Cladding in entrance lobby, Common Passage and staircase.
- Premium Quality Italian Marble design digital print Vitrified tiles of size 800x 800 for living, Dining & Kitchen.
- Premium Quality Double Charged Vitrified tiles of size 800 x 800 for Children's Bedroom & Guest Bedroom.
- Laminated wooden flooring for Master Bedroom.
- Stone finish Vitrified tiles for Bathroom, Balcony & Utility.

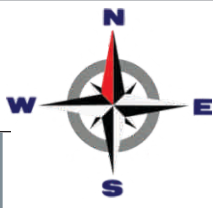
## KITCHEN

- Edge Polished 30mm granite platform with CARYSIL German Engineered Granite Sink.
- Ceramic tile (600x300mm) cladding above granite counter.
- Provision for water purifier, instant geyser, chimney and hob.
- Provision for Gas cylinder, Dish washer & washing machine in utility.
- Edge polished granite platform with single bowl Steel sink in utility.

## TOILETS

- Sanitary fixtures of DURAVIT (German brand) white coloured wall mount European water closets and Wash basins.
- GROHE (German brand) Chromium plated fittings.
- GEBERIT (Swiz brand) concealed cistern (flush tank)
- Hydro pneumatic pressure water supply.
- Superior quality ceramic wall tile cladding up to false ceiling level.

(Not to scale)





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SITE ADDRESS

#25, Further Extension of BDA Anjanapura 9th Block, Adjacent to JP Nagar 8th Phase, Bangalore 560 062

## Premium brands associated with the project



## Approved by all leading banks

