

ELEGANT LIVING IN A
SELECT COMMUNITY





**AN ACHIEVER'S DREAM,
A CONNOISSEUR'S PARADISE**

THE PERFECT *Lifestyle*



Well - Located, Well - Connected for Families and Professionals Alike, Kingsford is the answer for those looking to live close to all the luxuries of life. While Close to Several Arterial roads, A Home here will still let you Experience the Extravagant Luxury, well designed with plenty of Green spaces, A Home at Kingsford is sure to offer Everything you need and more.



A MIXED-USE DEVELOPMENT

At Garuda Kingsford, you'll find more than just a home—you'll discover a select community that includes retail space in ground and first floor and office space in the second floor.



METECULOUSLY PLANNED INTERIORS



OPTIMUM SPACE UTILIZATION

The well-planned Interiors gives you more useable space. The Clutter free planning gives provision to plan out the furniture layout without any compromise. The large windows, spacious balconies, well-laid out kitchens add grace to the indoors.



A Flutter-free PLANNED CUISINE



Elegance is'nt about being noticed
its about being *Rememberd*



A RESIDENCE *Blooming* WITH RADIANT *Refinement*



Superlatively

designed wardrobe spaces
which makes your interior
more elegant.



W A N D E R L U S T



Luxuriate in the many hues
of indulgence

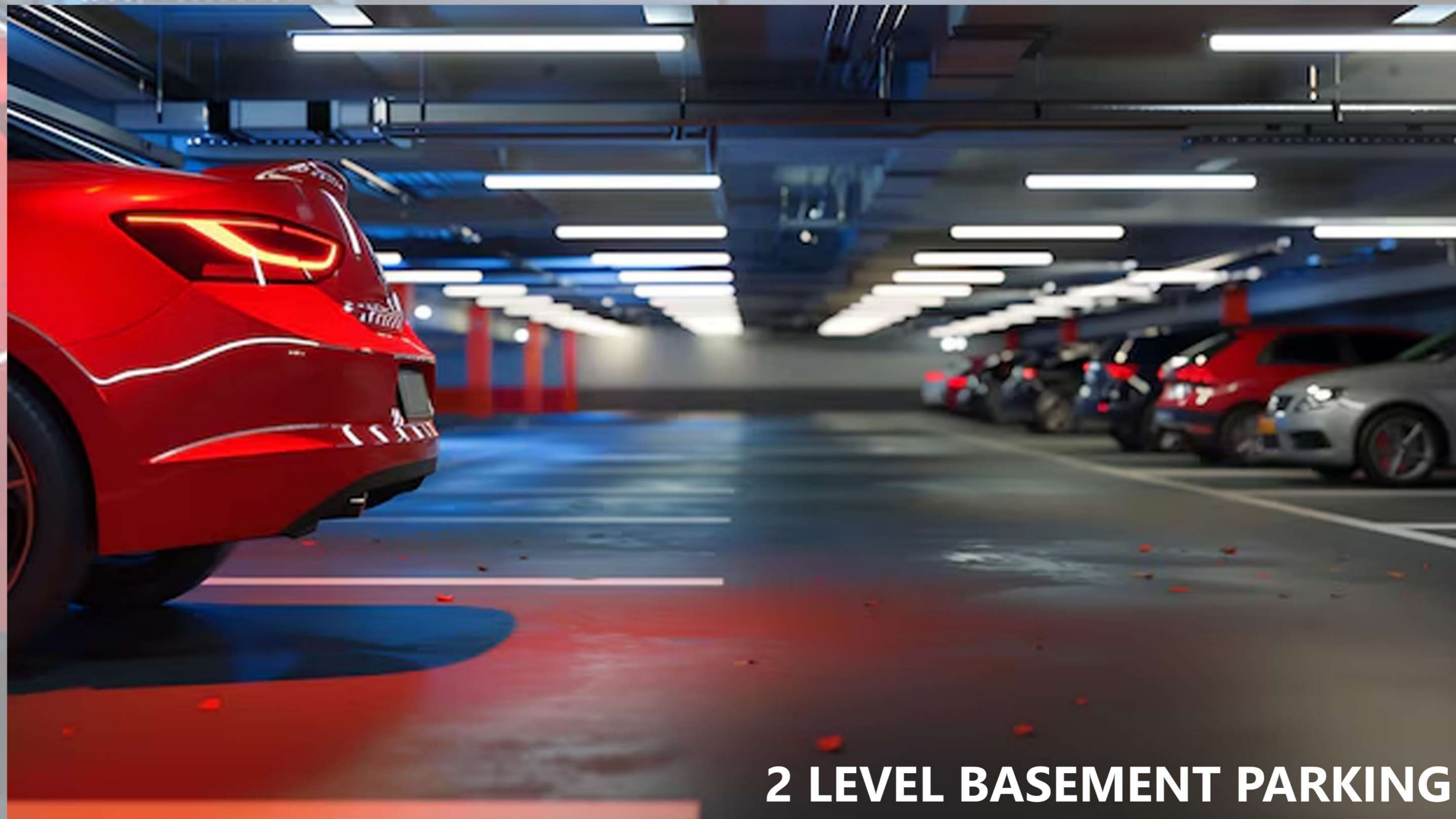
Beautifully Crafted
**Exclusive
Lavish
3BHK** Apartments

10+ Lifestyle
Ameneties

With **Retail**
Spaces

2 level **Basement**
Parkings





2 LEVEL BASEMENT PARKING



MASTERPLAN

THE PROJECT

SPREAD ACROSS 1 ACRE & 17 GUNTAS



BASAVANAGARA MAIN ROAD

MALLESHPALAYA MAIN ROAD

ENTRY

EXIT

FIRE DRIVEWAY

FIRE DRIVEWAY

FIRE DRIVEWAY

FIRE DRIVEWAY

FLAT 1

FLAT 2

FLAT 3

FLAT 4

FLAT 5

FLAT 10

FLAT 9

FLAT 8

FLAT 7

FLAT 6

CORRIDOR

CORRIDOR

STAIRS/
LIFT

STAIRS/
LIFT

TRANSFORMER & DG

SWM

WET DRY

OWC



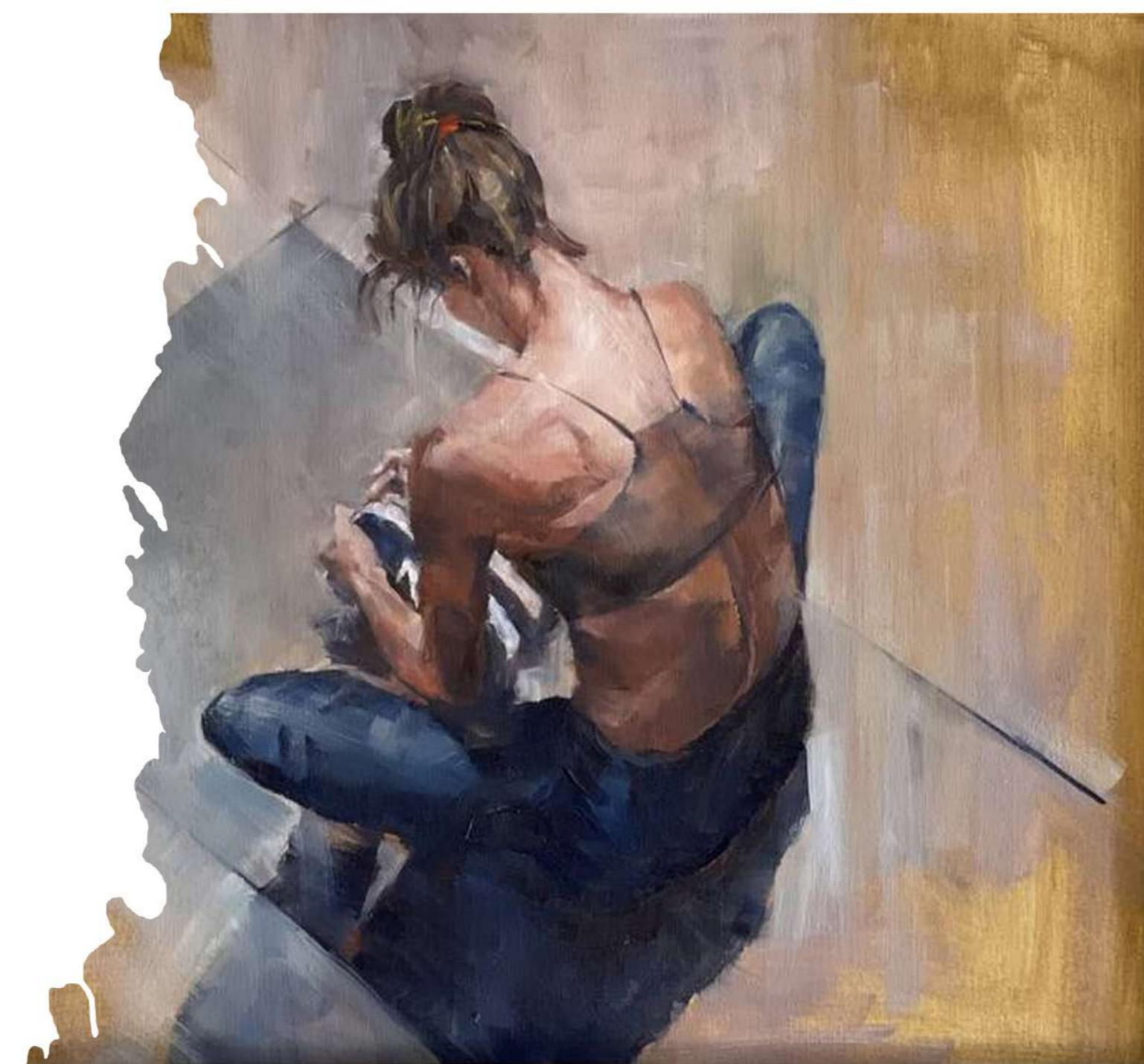
**HANDFULLY PICKED AMENITIES TO ACHIEVE
THE PERFECT BALANCE BETWEEN
MIND, BODY AND SOUL.**





Make a Azureous Splash

The Pool located on the terrace to immerse yourself in the azureous waters to get your day started or find relaxation here at the end of it.



YOGA

Find your balance in the calming spaciousness of your yoga room on terrace.



JOGGING TRACK

Morning jog on the roof top, perimeter jogging track or while sweating it out at the fully equipped gym.



GARUDA KINGSPOND

CLUB AMENITIES

TERRACE POOL

FULLY EQUIPPED GYM

AEROBICS / YOGA

DECORATIVE PARTY HALL

INDOOR GAMES

TERRACE GARDEN

TERRACE KIDS PLAY AREA

FLAT NO: 1

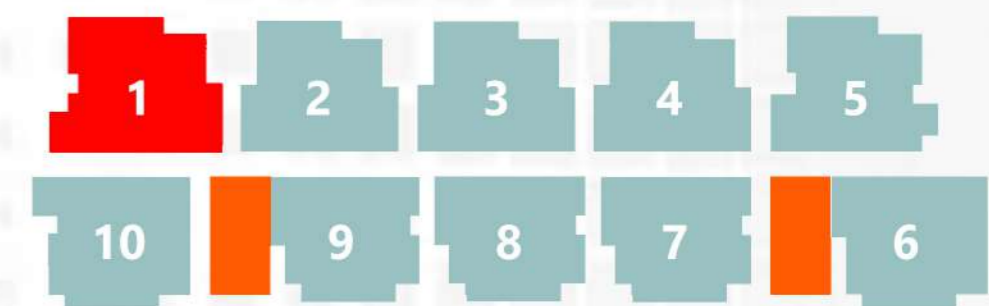
WEST FACING

3BHK

1920 Sq.ft



KEY PLAN



FLAT NO: 2,3,4

WEST FACING

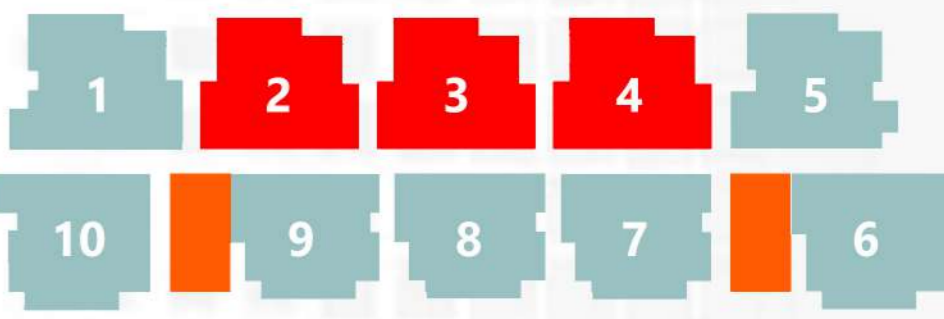


3BHK

1783 Sq.ft



KEY PLAN



FLAT NO: 5

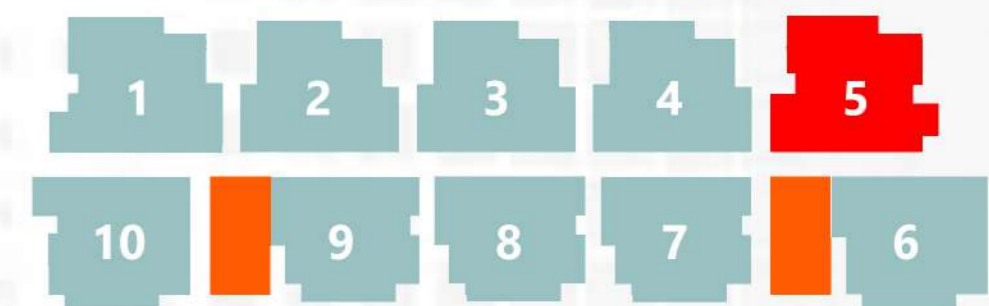
WEST FACING

3BHK

1861 Sq.ft



KEY PLAN



FLAT NO: 6

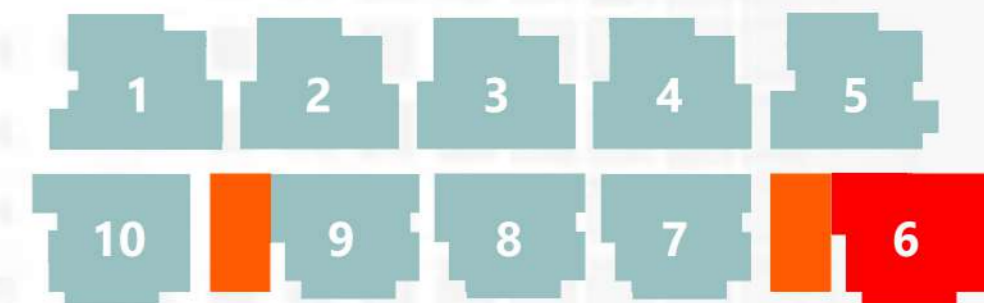
EAST FACING

3BHK

1917 Sq.ft



KEY PLAN

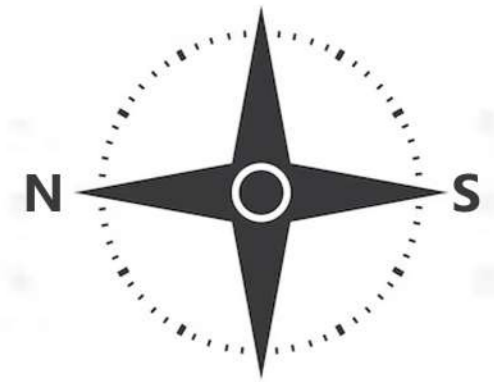


FLAT NO: 7,8,9

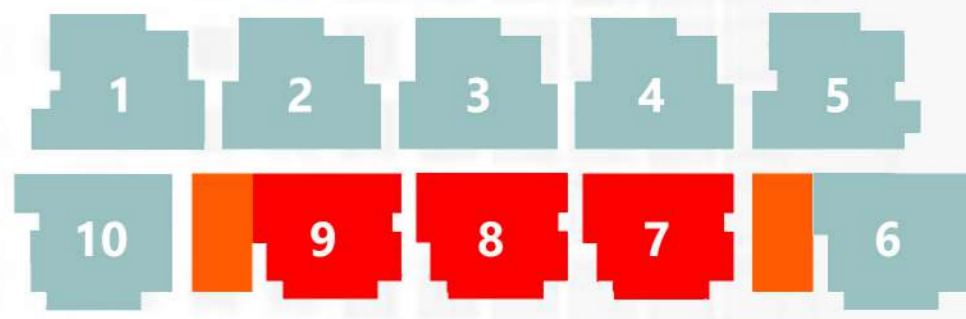
EAST FACING

3BHK

1673 Sq.ft



KEY PLAN



FLAT NO: 10

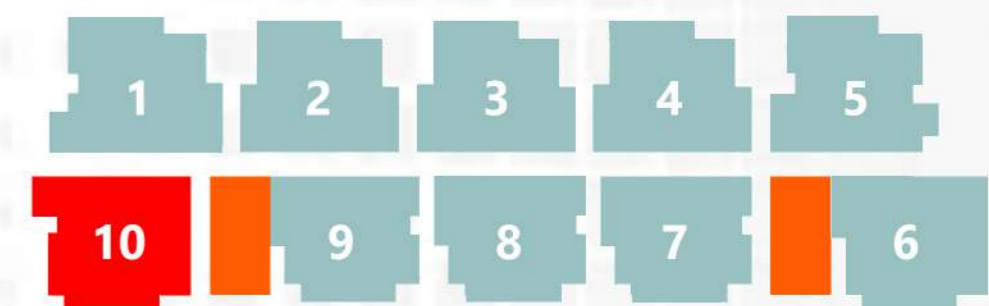
EAST FACING

3BHK

1872 Sq.ft



KEY PLAN



HOMES

WHERE HAPPINESS RESIDES



Specification



STRUCTURE

- R.C.C Framed structure compliant as per Seismic Zone -II



DOORS AND WINDOWS

- Entrance -Teak frame and shutter finished with veneer
- Bedroom -Teak frame and shutter finished with laminate
- Toilet -Teak frame and shutter finished with laminate
- Windows -UPVC Frames & glazed sliding shutters with provision for bug Screen
- Ventilators -UPVC Frames , with louvers and exhaust provision



ELECTRICAL

- Concealed PVC conduit, with fire resistant low smoke copper wiring
- Modular switches of Havells / Schneider or equivalent
- Provision for AC in all in living and all bed rooms



FLOORING & DADO

- Premium brand double charged vitrified tiles
- Bathroom -Premium brand Anti-Skid floor ceramic tiles, Wall cladding with glossy ceramic tiles
- Balcony -Premium brand Anti-Skid floor ceramic tiles



PAINT

- Internal -Premium brand Anti-bacterial acrylic emulsion.
- External -Premium brand Weather proof acrylic emulsion.
- Ceiling -Premium brand acrylic distemper.



SANITARY & FITTINGS

- Concealed valve system
- Jaquar or equivalent make



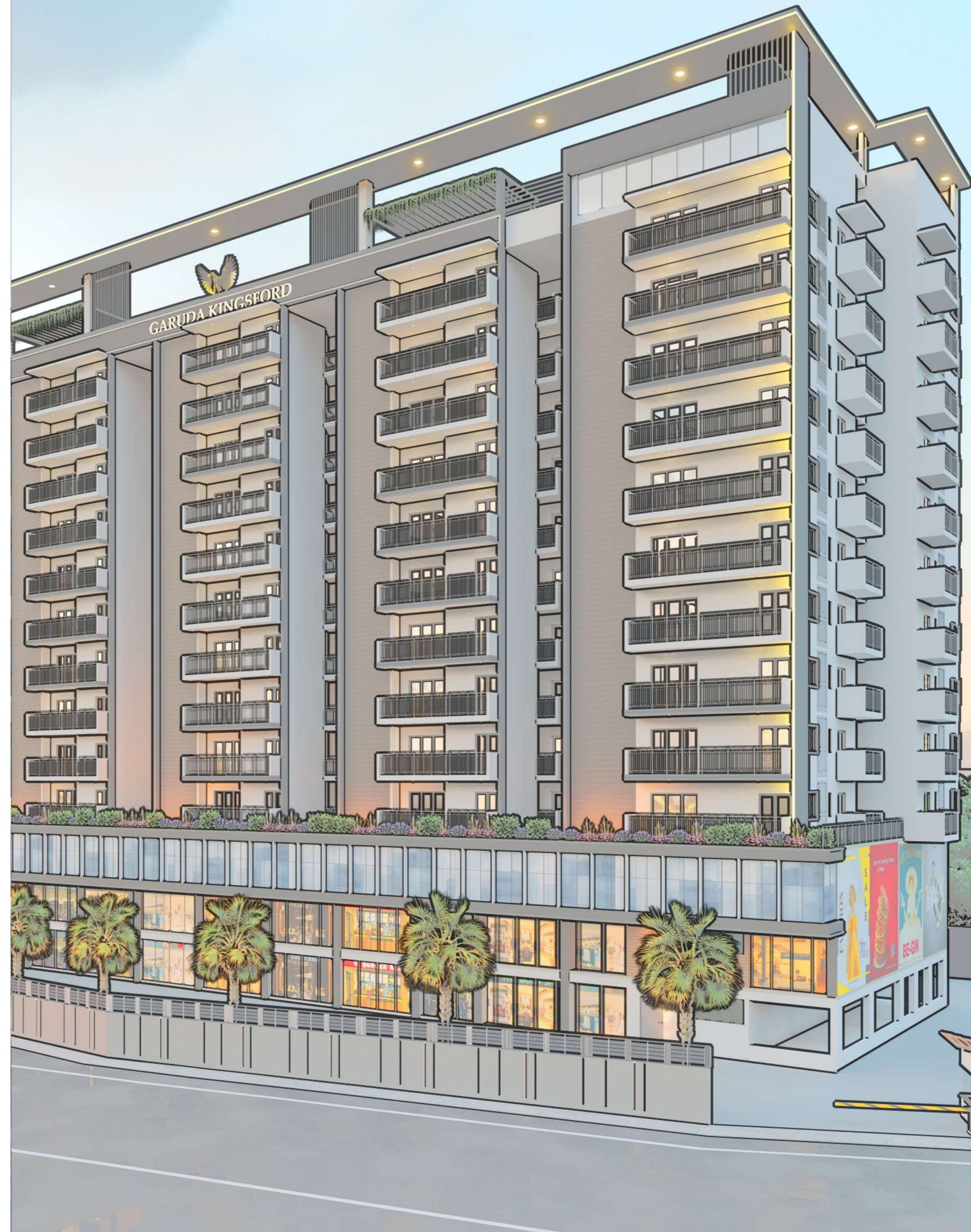
POWER SUPPLY

- Grid power 3BHK -5kw
- DG Backup for lighting circuit, Tv Point and internet point
- 100% Backup for common areas



ELEVATOR

- Kone/ Schindler or equivalent Passenger and service lift With granite flooring.



Schools

- National Public School - 2 mins
- INDIAN PUBLIC SCHOOL - 5 mins
- Orchids The International School - 9 mins
- Shishya Bemi Public School - 10 mins
- Genius Global School, Marathahalli - 15 mins

Malls

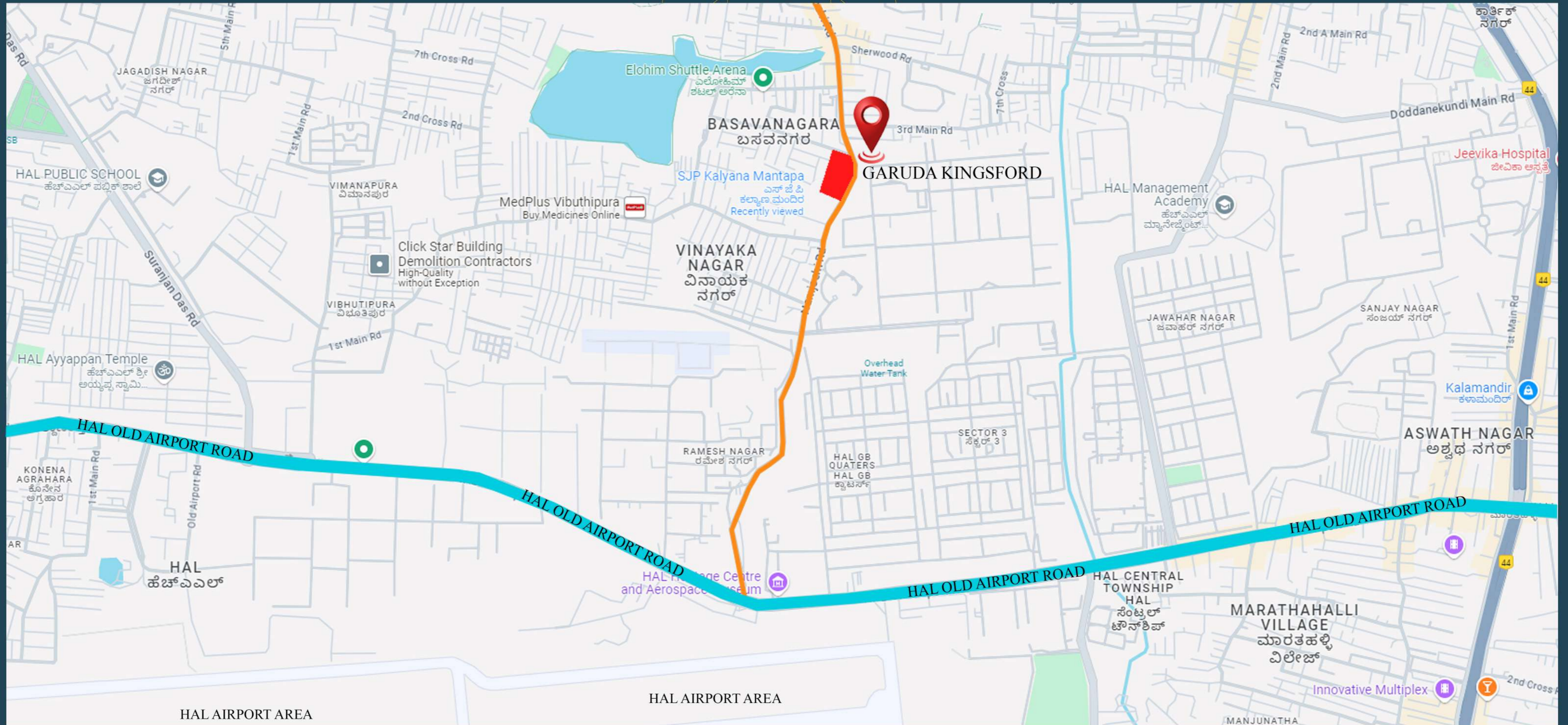
- Kemp Fort Mall - 10 mins
- Total Mall - 10 mins
- Gopalan Grand Mall - 20 mins
- Brookefield mall - 26 mins

Hospitals

- Manipal Hospital - 10 mins
- Rainbow Children's Hospitals & BirthRight - 12 mins
- Apollo Medical Centre - Best Multi-Speciality Clinic - 13 mins
- Jeevika Hospital - 15 mins
- ARK Advanced Multispecialty Hospital Clinic And Diagnostic Centre - 15 mins

Metro Station

- Baiyapannahalli Metro - 15 mins
- Swami Vivekananda Road Metro - 15 mins
- Indranagar Metro - 20 mins





**GARUDA
KINGSFORD**
AN ENHANCEMENT OF PURE LUXURY

Scan for location



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