

*Yes*

WE ARE

**READY\***

VISIT US TODAY

ALLURE ONE PREMIUM VILLAS

allureinfra.com |  +91 99493 55623

BDA APPROVED LAYOUT, A-KHATA, RERA APPROVED, G+2, 4BHK LUXURY VILLAS IN BATTARAHALLI  
STARTING AT RS.2.42CRS\* ONLY

## ALLURE ONE PREMIUM VILLAS

### Unique selling Points of our Allure ONE Villa Project.

1. BDA Layout
  2. A-Khata Land
  3. RERA Approved
  4. 40' & 30' Roads
  5. 56% Open areas and good & clean Oxygen levels in the site
  6. Strong Builder with Financially stable record
  7. Upcoming future projects above 60acres starting within a year
  8. 5.2 acres land with just ~66 Villas
  9. ~1500sqfts plot & ~2800sqfts BUA to 2600sqfts plot & 4000sqfts BUA available
  10. Pricing from Rs.2.41\*crs only
  11. Backyard & Private Garden Luxury Villas available
  12. 1.4kms from Old Madras Road
  13. Inside the City limits in the habitation & infra around (beside garden city university)
  14. G+2 floors 4 BHK Villa
  15. High end branded fixtures in the project
  16. Strong structure & longevity of the building with 16mm rods in each pillar & beams
  17. Possession within 6 months
  18. Approved by HDFC, IDBI, BOB, ICICI & SBI Banks
- 

Website: [www.allureinfra.com](http://www.allureinfra.com)

Google Pin: <https://goo.gl/maps/L7Tgjj6GCKejFJTh8>

Model Villa: <https://fb.watch/9zCvcw-EXs/>

**ALLURE**  
VENTURES

An alluring proposal in lifestyle & value!



Connect with **Nature**...Connect with **Life!**

**ALLURE**  
**ONE**

OFF K.R. PURAM, OLD MADRAS ROAD, BENGALURU

Nature is intrinsic to the happiness and well being!  
This is where life thrives in its bountiness and beauty.  
The speed of development in the cities and the  
disappearing open lung spaces leave a longing for  
those spaces where we could connect with nature, be  
a part of it and rejoice with it. **ALLURE ONE**, is your  
expression of this connect with nature, the true  
connect with life itself.



\* A conceptual view only

## Open up to the charm of openness

**ALLURE ONE**, allures you to connect with life! The large open green expanse of detailed landscape, the magic of the water bodies that entice and soothe, experience the designer lighting, detailed outdoors and the richness of green scape and landscape that bring alive all the senses to experience the delight of the environment with built spaces at its best. Succumb to the charm here!



Looking for a Flat? **Own a Villa!**

**ALLURE ONE** takes shape from a vision of all things beautiful, joyful and fulfilling by promoters who are supremely endowed with resources, management and good taste to realize customer's dream. It's where happiness is a deliverable with a home that matches and often exceeds your expectations. Be pampered like never before.



**ALLURE**  
**ONE**

## Live in an Exceptional Home!

**ALLURE ONE** brings you the finest space planning in contemporary designs. Nestled in nature, these 66 triplex villas are where outdoors and indoors seamlessly blend providing majestic views of landscaping. The 4-BHK villas are transparent to natural breeze and play of light in indoors to invigorate your daily living.

\* A conceptual view only



## Live in Bright & Inspiring Indoors!

Chic interiors, bright and airy spaces are enchanting. Revel in unparalleled quality and superior brand contraptions at Allure One. Sleek and clean lines of construction are soothing and well-ventilated spaces are inspiring for a productive person. Large balconies and windows infuse a sense of freedom in residents.

\* A conceptual view only



ALLURE  
ONE



\* A conceptual view only



Ground Floor



First Floor



Second Floor

**AN OVERVIEW**

- 66 East & West facing Villas
- 9m x 15m, 10m x 15m & 10m x 14.72m Plots
- All 4-BHK Luxury Triplex villas
- 3000 Sft - 4000 Sft areas
- No front compound wall
- Two car parking spaces
- Large balconies, sit-outs & terrace
- Deluxe quality construction
- Superior fittings & fixtures
- Vastu compliant



\* A conceptual view only



\* conceptual views only





Set yourself free!

A piece of land under your feet to call it your own is one of the most satisfying things in life—a nice open villa with lawns, greenery, sunshine and air. And much more than that, a total environment designed around your villa for wholesome living. Now own it and bring this eternal happiness into your life right here. After all, **Allure One** is designed to consummate the good life.

\* A conceptual view only

#### COMMON FACILITIES

- Underground cabling for Electrical & Communication systems
- Underground pipelines for Water supply & Drainage
- Street lighting & Landscape lighting
- Sewage Treatment Plant
- Treated water for Gardening
- Central water sump
- Rain water Harvesting



#### Alluring indoors, Enchanting outdoors



\* conceptual views only



Half Basketball Court

\* A conceptual view only



Tennis Court & Outdoor Gym

\* conceptual views only



\* A conceptual view only

#### PROJECT HIGHLIGHTS

- BDA - approved layout
- Majestic Entrance gate
- 24-hr Security with Intercom & CC cameras
- Designer landscaping
- 9 & 12mts Wide Beautiful Roads
- Parks & Play areas
- 24-hr Water supply
- Ornamental street lighting
- Exclusive clubhouse
- Strategic location
- Reputed promoters

#### OUTDOOR AMENITIES

- Amphi-theatre
- Half Basketball court
- Skating rink
- Walking trail
- Outdoor Gym & Cardio space
- Children play area
- Outdoor party space
- Yoga deck
- Fountain pool
- Avenue plantation
- jogging track

**ALLURE**  
**ONE**

Exquisite homes for the discerning!

\* conceptual views only



## One too many options for fun!

An exclusive clubhouse invites you to socialize, entertain, relax and enrich every moment of leisure time. There is something for everyone in family to pamper your body, mind and soul. Pursue physical fitness, play games, attend parties and swim in blue waters - there is never a dull moment at clubhouse of **ALLURE ONE**.

\* A conceptual view only



### CLUBHOUSE AMENITIES

- 4-Level Clubhouse
- Swimming pool
- Gymnasium
- Indoor games
- Department Store
- Banquet hall
- Mini Theater



\* conceptual views only

# Clubhouse Plans



Ground Floor



First Floor



Second Floor



Third Floor

\* A conceptual view only

\* conceptual views only

# SITE LAYOUT



## LEGEND

- |                             |                          |
|-----------------------------|--------------------------|
| 01. Entrance Deck           | 17. Senior Citizen Plaza |
| 02. Half Basketball Court   | 18. Rabbit Corner        |
| 03. Flower Beds             | 19. Car Wash Area        |
| 04. Water Body              | 20. Paved Area           |
| 05. Pathway                 | 21. Lotus Pond           |
| 06. Gazebo                  | 22. Fish Pond            |
| 07. Avenue Plantation       | 23. Entrance Portal      |
| 08. Badminton Court         | 24. Baby Pool            |
| 09. Outdoor Fitness Station | 25. Swimming Pool        |
| 10. Children Play Area      | 26. Pool Deck            |
| 11. Stage                   | 27. Shower Area          |
| 12. Amphi-theatre           | 28. Changing Rooms       |
| 13. Seating                 | 29. Stepping Stones      |
| 14. Seating Plaza           | 30. Rock Garden          |
| 15. Skating Rink            | 31. Lawn                 |
| 16. Party Lawn Deck         |                          |

**EAST FACING VILLA  
9.0M X15.0M**



**Plot No: 17 to 33 (17 Villas)**

Area Statement		
Site Area	:	1453.12 Sq. Ft.
Ground Floor Area	:	801.26 Sq. Ft.
First Floor Area	:	1039.64 Sq. Ft.
Second Floor Area	:	637.48 Sq. Ft.
<b>Total Area</b>	:	<b>2478.23 Sq. Ft.</b>
Parking Area	:	271.68 Sq. Ft.
Open Terrace Area	:	266.94 Sq. Ft.



\* A conceptual view only



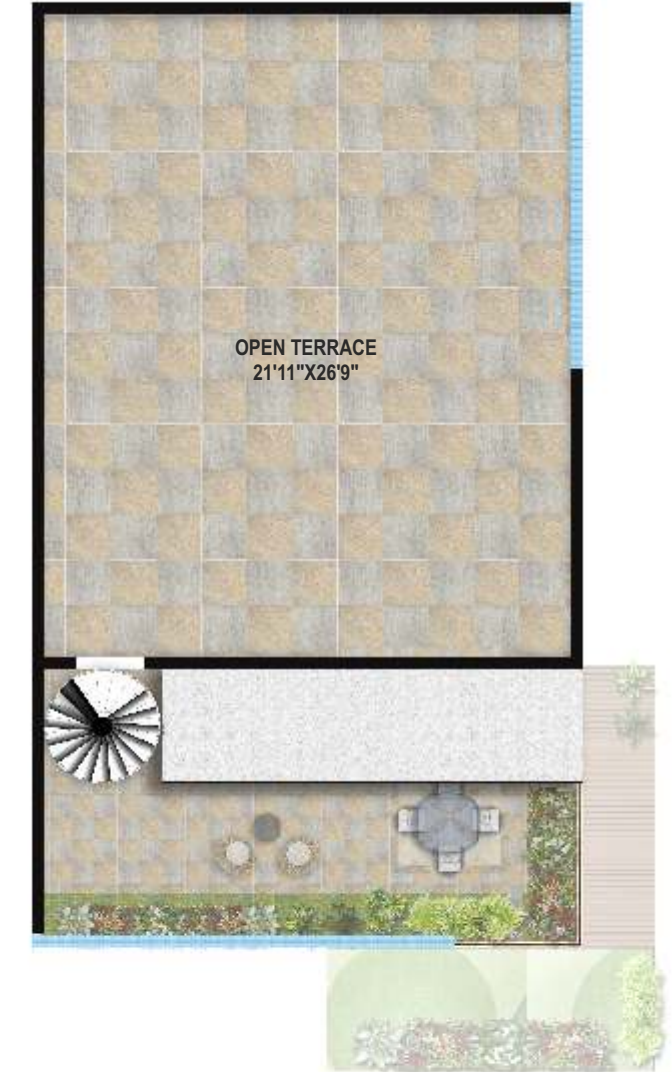
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**TERRACE FLOOR PLAN**

**EAST FACING VILLA  
10.0M X15.0M**



**Plot No: 56 to 61, 64 to 74 (17 Villas)**

Area Statement		
Site Area	:	1614.58 Sq. Ft.
Ground Floor Area	:	921.93 Sq. Ft.
First Floor Area	:	1174.49 Sq. Ft.
Second Floor Area	:	661.82 Sq. Ft.
<b>Total Area</b>	:	<b>2758.24 Sq. Ft.</b>
Parking Area	:	288.57 Sq. Ft.
Open Terrace Area	:	371.99 Sq. Ft.



\* A conceptual view only



# WEST FACING VILLA 10.0M X14.72M



## Plot No: 36 to 47, 50 & 51 (14 Villas)

Area Statement		
Site Area	:	1584.44 Sq. Ft.
Ground Floor Area	:	899.56 Sq. Ft.
First Floor Area	:	1164.71 Sq. Ft.
Second Floor Area	:	655.11 Sq. Ft.
<b>Total Area</b>	:	<b>2719.38 Sq. Ft.</b>
Parking Area	:	285.91 Sq. Ft.
Open Terrace Area	:	359.75 Sq. Ft.



\* A conceptual view only

## SPECIFICATIONS



### STRUCTURE

RCC framed structure in accordance with IS code



### WALLS

6" Thick walls with solid cement bricks for external walls and 4" thick for interior walls. Cement plastering in sponge finish



### WINDOWS

UPVC sliding windows with provision for mosquito mesh of Aparna / NCL / Aluplast equivalent make.



### KITCHEN PLATFORM

Granite platform with steel sink, 2" height ceramic tiled dado on cooking platform



### DOORS

Main door: Teak wood door frame with aesthetically designed flush door in Teak veneer and hardware of reputed make  
Internal door: Teak wood door frame with flush door and hardware of reputed make



### LIFT

Provision for lift at extra cost



### CAR PARKING

Covered car parking



### PAINTING

Asian/Sherwin William/Berger/Equivalent emulsion paint for interiors. Exterior emulsion paint for exteriors



### ELECTRICAL WORK

Concealed copper wiring for fans, lights and Schneider / equivalent switches. A/C, TV, Telephone points for all bedrooms and Living room. Provision for Exhaust fan in kitchen and bathroom. Power outlet provision for washing machine on terrace



### FLOORING

1mx1m Vitrified tiles for drawing, living, dining etc. 2'x2' Vitrified tiles for bedrooms Qutone / equivalent make. Wooden flooring for Master bedroom. Anti-skid ceramic tiles for bathrooms & Utility area



### WATER SUPPLY

Water supply from borewell and provision for Cauvery water



### SANITARY

Good quality CP fittings and sanitaryware



### INTERCOM

Intercom facility in living room connecting unit to unit, Security and Clubhouse Reception. CCTV Surveillance for the complete community and video door calling bell.

Note: Brand mentioned above are indicative only. The Developer reserves the right to use Indian / imported materials of equivalent quality. The Developer reserves the right for any alterations in plans, elevations, amenities, features and specifications and may revise the area mention if so warranted by circumstances.

## A quiet niche that's well connected!

ALLURE ONE is located off KR Puram-Hosur Road and enjoys a quiet environment with excellent connectivity to the best amenities Bengaluru has to offer. A 10-15 minute smooth drive will take you to IT destinations like Manyata, ITPL and Malls like Gopalan and Phoenix. Your home is in close proximity to shopping, schools and dining options. Get the comfort of connectivity and lifestyle with a villa at ALLURE ONE.

### ALLURING DISTANCES FROM SITE

NH 4	1.4 Kms
Garden City University	300 Mtrs
East Point Medical College	3.4 Kms
ITPL/ITPB, Whitefield	8.2 Kms
International Airport(BIAL)	38.6 Kms
Manyata Tech Park	19 Kms
Baiyappanahalli Metro	9.3 Kms
Krishnarajapuram Railway Station	5.3 Kms
Phoenix Market, Whitefield	6.8 Kms
Gopalan Mall, Old Madras Road	8 Kms
Manipal Hospital, Whitefield	7.4 Kms



**ALLURE**  
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PROMOTERS

**ALLURE**  
VENTURES

**SITE ADDRESS:** Sy no. 219, Behind Garden City University, Kithaganoor, Bengaluru - 560 036

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Disclaimer: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.