

**Aerozone Projects
KAGGADASPURA**

Premium Flats

2 BHK

3 BHK

**"Empowering Individuals and Families with
Quality, Affordable Housing Choices."**



Kaggadasapura's location advantages include excellent connectivity, proximity to IT hubs, and access to social infrastructure like schools, hospitals, and shopping malls. Its strategic position in East Bangalore provides easy access to major roads like the Outer Ring Road and public transport hubs like Baiyappanahalli Metro Station, while its relatively serene environment is ideal for professionals working in nearby IT parks.

Connectivity and transportation

- **Roads:** Excellent road connectivity via the Outer Ring Road (ORR) to various parts of the city.
- **Public Transport:** Close proximity to Baiyappanahalli Metro Station and KR Puram railway station.
- **Accessibility:** Easy availability of autos and cabs.
- **Airport:** The Kempegowda International Airport is approximately a 53-minute drive away via the new airport route.

Proximity to business and IT hubs

- **IT Parks:** Close to IT hubs like Bagmane Tech Park and other major tech parks, making it a convenient location for professionals.
- **Government Organizations:** Home to several government establishments like the Defence Avionics Research Establishment (DARE), the Centre for Artificial Intelligence Research (CAIR), and the Defence Research and Development Organisation (DRDO).

Social infrastructure and amenities

- **Education:** Premium educational institutions are located within a 1-kilometer radius.
- **Healthcare:** Sri Lakshmi Super Speciality Hospital and Comfort Multispeciality Hospital cater to the healthcare needs of the residents.
- **Shopping:** Prominent shopping malls like Soul Space Arena, Gopalan Signature, and Phoenix Marketcity are within 3-4 kilometers.
- **Markets:** Local markets are easily accessible for daily needs.

Lifestyle and environment

- **Serene environment:** Offers a peaceful and green environment, contrasting with the busyness of major city centers.
- **Safety and security:** Considered a safe locality, especially at night, with well-lit streets and police patrols

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LOOKING FOR YOUR DREAM HOME?



FIND YOUR IDEAL HOME AT AEROZONE PROJECTS

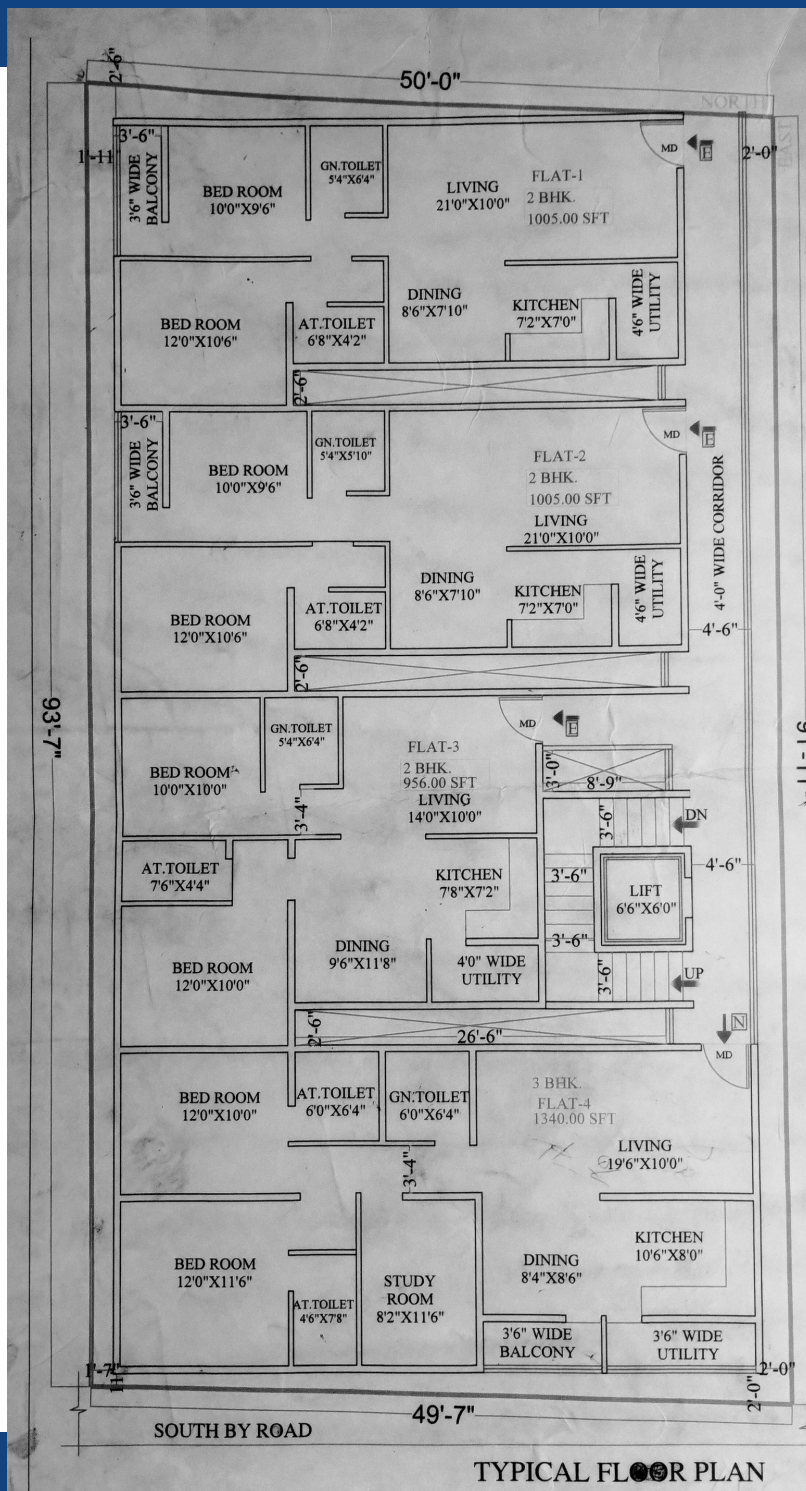
At Aerozone Projects, our mission is to offer high-quality, affordable housing options for individuals and families while fostering safe, welcoming, and sustainable communities.”

We take pride in offering outstanding real estate services tailored to our clients' needs. Whether you're searching for a cozy apartment or a spacious flat, we have a wide range of properties to suit every lifestyle. Explore our listings and take the first step toward discovering your dream home.



ELEVATION



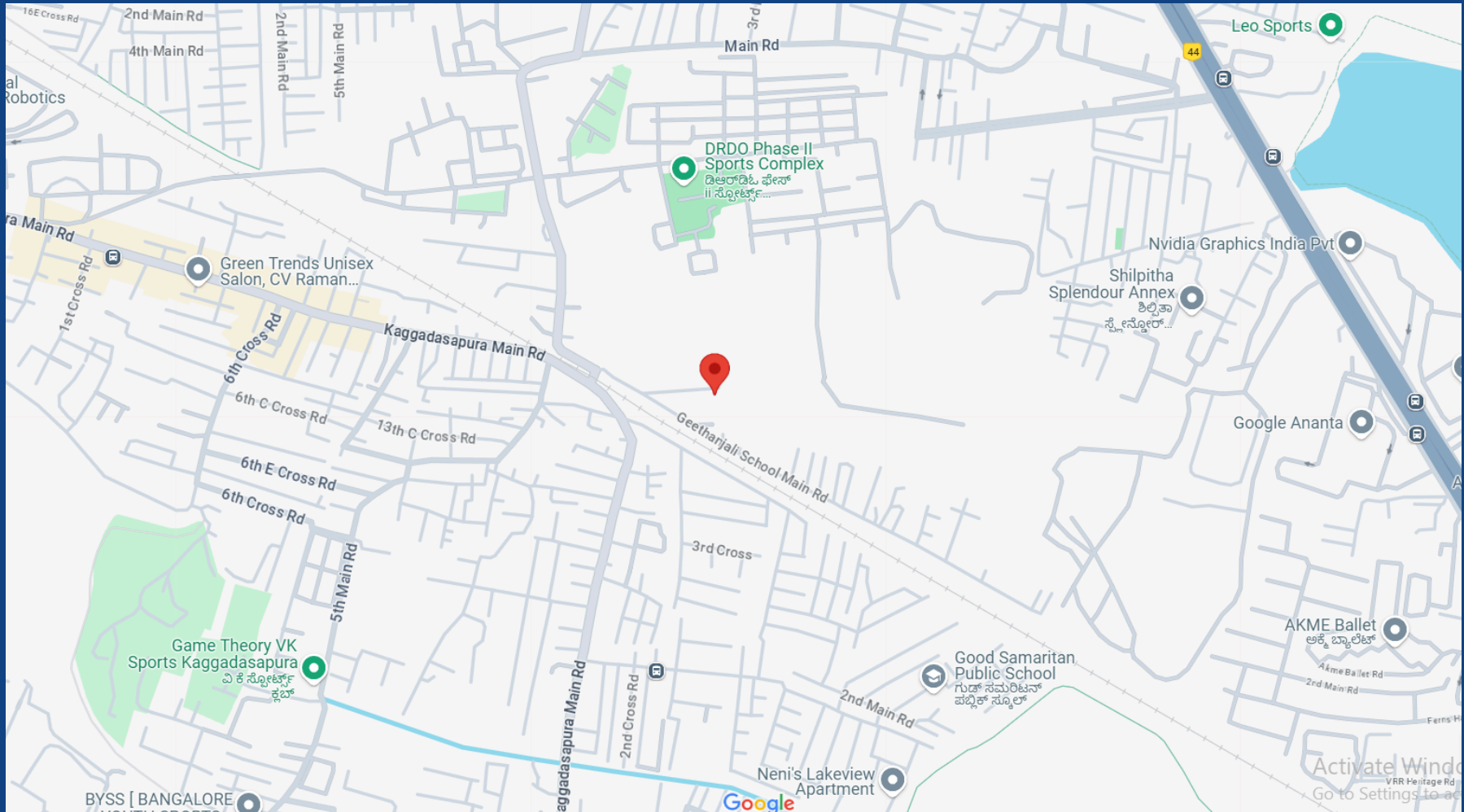


Construction Plan for 5 Floors

Project table applies for 4 flats per floor for 5 floors*

SLNO.	FLAT NO.	FLAT AREA(SQFT)	FLAT TYPE
1	001	1005	2 BHK
2	002	1005	2 BHK
3	003	956	2 BHK
4	004	1340	3 BHK

APARTMENT LOCATION



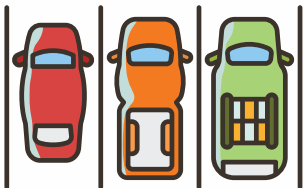
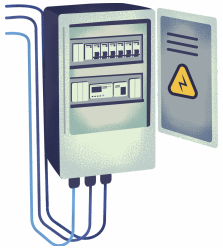
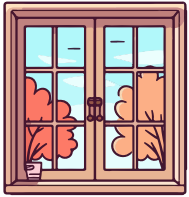
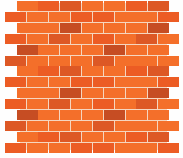
Location Proximity and Accessibility

- 20 Minutes to Mahadev pura
- 15 Minutes to Malleshpalya
- 20 Minutes to C.V Raman nagar
- 10 Minutes to DRDO Township
- 1 Minute to Geethanjali Vidhyalaya, Kagdaspura
- 1 Minute to Sports Vault Arena
- 5 Minutes to D Mart

CONFIGURATION

When we set out to create a home for you, we do so with only the finest elements, materials, fixtures, and finishes. That's why we use top-quality cement, steel, iron, and every component that forms the structure and design—from inside the walls to every fixture attached to them.

- **STRUCTURE** - RCC Framed Structure Confirming to BIS Norms
- **INTERNAL WALLS** - 4 Inch thick Solid Block Masonry for Internal Walls,
- **MAIN DOORS** - Teak Wood Frame with BST or American Skin Texture,
- **FLOORING** - Vitrified Tiles for Inside Area and Ceramic Tiles for Balconies,
- **KITCHEN** - Black Granite Platform with Stainless Steel Sink, Glazed Tile Dado 2'0 HT
- **ELECTRICAL** - Concealed ISI Quality Wiring with Anchor / Roma or Equivalent Modular Switches
- **LIFT** - Lift Facility With Modern Features for Each Block
- **PARKING** - Exclusive Car Parking in Basement for each Flat
- **TOILETS** - Glazed Tile Dado Up to 7'0 for Walls and Anti Skid Ceramic Tiles for Flooring Jaguar / equivalent ISI Make Plumbing Fixtures and White Hindware / Equivalent ISI Make Sanitary Fittings
- **EXTERNAL WALLS** - 6' Thick Solid Block Masonry External Walls
- **INTERNAL DOORS** - Hard Wood Frame with Flush Shutters for Internal Doors
- **WINDOWS** - 3 Layered Multitrack UPVC Windows
- **PAINT** - Acrylic Emulsion for Internal Walls and Cement Based Paint for External Walls
- **COMMON AREAS** - Granite Flooring for Lobbies and Staircase, Granite Cladding for Lift Entrance
- **GENERATOR** - DG Backup for Lifts, Pump, Common light Points
- **WATER SUPPLY** - Adequate Borewell Water Supply, Huge Sump Capacity with Overhead Tank



Facilities

“Experience convenience and peace of mind with essential facilities like dedicated parking, high-speed lifts, reliable power backup, and modern sanitary systems. These thoughtful additions ensure a seamless, comfortable living experience every day.”



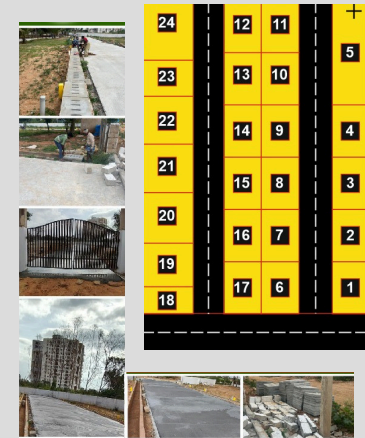
Utilities

“Enjoy uninterrupted living with dependable utilities, including a steady water supply, consistent power, borewell support, and a sanitary treatment plant. Each utility is designed to provide you with a reliable and efficient living environment.”





Ongoing Projects



LAYOUT AT CHANSANDRA



GM PALYA



BASAVANAGAR



BASAVANAGAR



KORAMANGALA

Our Completed Projects



**BICESTER VILLAGE - JEEVAN
BHEEMA NAGAR**



SRI SAI NAGAR - MULBAGAL



**BLUE SAPPHIRE
ENCLAVE - LBS NAGAR**



**SRI SAI RESIDENCY -
MARATHALLI**



**PURNA PRAGNA -
MULBAGAL**



KAGDASPURA



**KONENA
AGRAHARA**



GREETINGS FROM

**AEROZONE
PROJECTS**

THE HEART OF BENGALURU



About Company

Aerozone Projects is a prominent real estate development and construction firm focusing on projects near airport vicinities. The company has completed numerous developments and holds a substantial land bank of approximately 2,000 acres along the Chennai-Bangalore express corridor, a key route to Bangalore Airport. With extensive experience in construction and a strong marketing network, Aerozone Projects is well-positioned to achieve its growth objectives.

Founded by Mr. Ashwath Narayan, Chairman of SCT College in Kolar District, Karnataka, who has been active in the realty industry since 2004. Mr. Ashwath Narayan also has a background in the manufacturing sector producing home care products for various retail outlets.

The company has successfully built numerous multiplexes and is currently working on several upcoming projects and is exploring new avenues for expansion, including transforming into a public limited company and undertaking projects in additional cities. The company also has plans to enter international markets, particularly across the Middle East.



AEROZONE PROJECTS

"YOUR INVESTMENT MADE RIGHT"

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