



An alluring proposal in lifestyle & value!

Switch to **a villa** instead of an apartment.



OFF K.R. PURAM-HOSUR ROAD



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

“
Do I get a
good gym & a clubhouse
to unwind?
”

“
I want **good play areas**
inside and out
”

“
We want
green outdoors
for my daily walk
”

“
I want to live in a
good community.
”

“
Is it **closer**
to **work stations?**
”



YES!

ALLURE ONE IS THE ONE THAT HAS GOT THEM ALL AT
OFF K.R. PURAM-HOSUR ROAD

ALLURE
ONE

ALLURE ONE takes shape from a vision of all things beautiful, joyful and fulfilling by promoters who are supremely endowed with resources, management and 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.



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Live in an Exceptional Home!

ALLURE ONE brings you the finest space planning in contemporary designs. Nestled in nature, these 75 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 invigorates daily living.



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.



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* A conceptual view only



AN OVERVIEW

75 East & West facing Villas
 9mx15m, 10mx15m Plots
 4-BHK Luxury Triplex villas
 2800 Sft - 700 Sft areas
 No front compound wall
 Two car parking spaces
 Courtyard with water body
 Large balconies, sit-outs & terrace
 Deluxe quality construction
 Superior fittings & fixtures
 Vastu compliant





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 right here into your life. After all, **Allure One** consummates the good life.

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

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Half Basketball Court



Tennis Court & Outdoor Gym



PROJECT HIGHLIGHTS

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

OUTDOOR AMENITIES

Amphi-theater
Half Basketball court
Skating rink
Walking trail
Outdoor Gym & Cardio space
Children play area
Outdoor party space
Yoga deck
Amoeba fountain pool
Avenue plantation

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Exquisite homes for the discerning!



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**.



CLUBHOUSE AMENITIES

- Swimming pool
- Indoor Amenities
- Indoor games
- Unisex Spa & Saloon
- Library
- Gymnasium
- Department Store
- Banquet hall
- Mini theater



Clubhouse Plans



Ground Floor



First Floor



Second Floor



Thrid Floor

SITE LAYOUT



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LEGEND

- | | |
|----------------------------|----------------------------------|
| 1. Entrance | 16. Pathway |
| 2. Entrance Portals | 17. Plantation |
| 3. Fish Pond | 18. Rock Garden |
| 4. Plantation with Seating | 19. Pool |
| 5. Paved Area | 20. Entrance Deck |
| 6. Pathway | 21. Fountain |
| 7. Lawn | 22. Entrance Pergola |
| 8. Water Body | 23. Half Basket Ball Court |
| 9. Children Play Area | 24. Gazebo |
| 10. Amphitheatre | 25. Fitness Station |
| 11. Skating Rink | 26. Two Badminton Courts |
| 12. Avenue Plantation | 28. STP |
| 13. Rabbit Corner | 29. Wooden Bridge |
| 14. Car Wash | 30. Stepping Stones |
| 15. Deck | 31. Stage & Entrance Flower Beds |



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 | : | 819.91 Sq. Ft. |
| First Floor Area | : | 1042.61 Sq. Ft. |
| Second Floor Area | : | 637.47 Sq. Ft. |
| Total Area | : | 2499.99 Sq. Ft. |
| Parking Area | : | 248.04 Sq. Ft. |
| Open Terrace Area | : | 266.99 Sq. Ft. |





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 | : | 938.28 Sq. Ft. |
| First Floor Area | : | 1174.49 Sq. Ft. |
| Second Floor Area | : | 686.76 Sq. Ft. |
| Total Area | : | 2799.53 Sq. Ft. |
| Parking Area | : | 268.17 Sq. Ft. |
| Open Terrace Area | : | 347.05 Sq. Ft. |





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 | : | 925.48 Sq. Ft. |
| First Floor Area | : | 1161.56 Sq. Ft. |
| Second Floor Area | : | 680.05 Sq. Ft. |
| Total Area | : | 2767.09 Sq. Ft. |
| Parking Area | : | 265.24 Sq. Ft. |
| Open Terrace Area | : | 334.82 Sq. Ft. |



SPECIFICATIONS



STRUCTURE

RCC framed structure



WALLS

8" Thick cement concrete

Solid blocks for exterior walls and 4" thick cement concrete solid blocks for interior walls



WINDOWS

3-Track UPVC frame with UPVC glass sliding shutters provision for mosquito mesh, MS safety grills for kitchen/Utility aluminium windows sliding doors(balcony).

3-Track UPVC frame with UPVC glass sliding shutters provision for mosquito mesh.



KITCHEN PLATFORM

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



DOORS

Main door Teak wood frame with moulded panel shutter. Internal doors Salwood frame with moulded panel shutters



LIFT

Provision for lift with extra charges



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 with good quality switches. A/C point for master bedroom, Aquaguard and washing machine points.

TV & Telephone.

TV & Telephone points in living and master bedroom



FLOORING

Utility: Vitrified tiles for entire flat and ceramic tiled flooring

Toilet: Anti-skid ceramic tiled flooring and glaze tile dado upto door height



WATER SUPPLY

Water supply from borewell



SANITARY

Good quality CP fittings and sanitaryware



POWER BACK-UP

Generator for lift.



INTERCOM

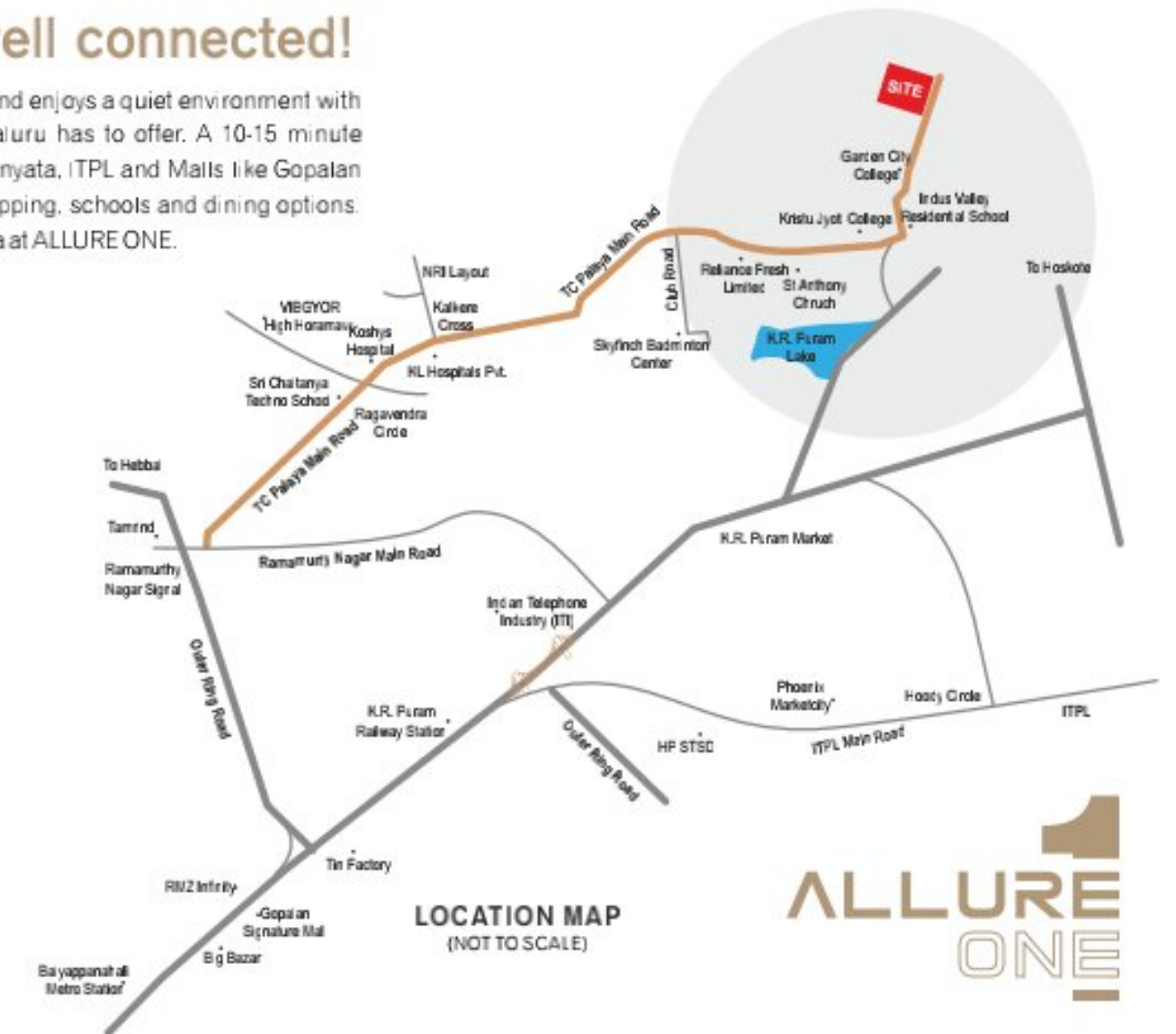
Intercom facility for all villas connecting to Security.

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.

DISTANCES FROM SITE

| | |
|----------------------------------|----------|
| NH 4 | 1.4 Kms |
| Garden City University | 300 Mtrs |
| East Point Medical College | 3.4 Kms |
| ITPL/TPB, Whitefield | 8.2 Kms |
| International Airport(BIAL) | 38.6 Kms |
| Manyata Tech Park | 2.5 Kms |
| Bayyappanahalli 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 |



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