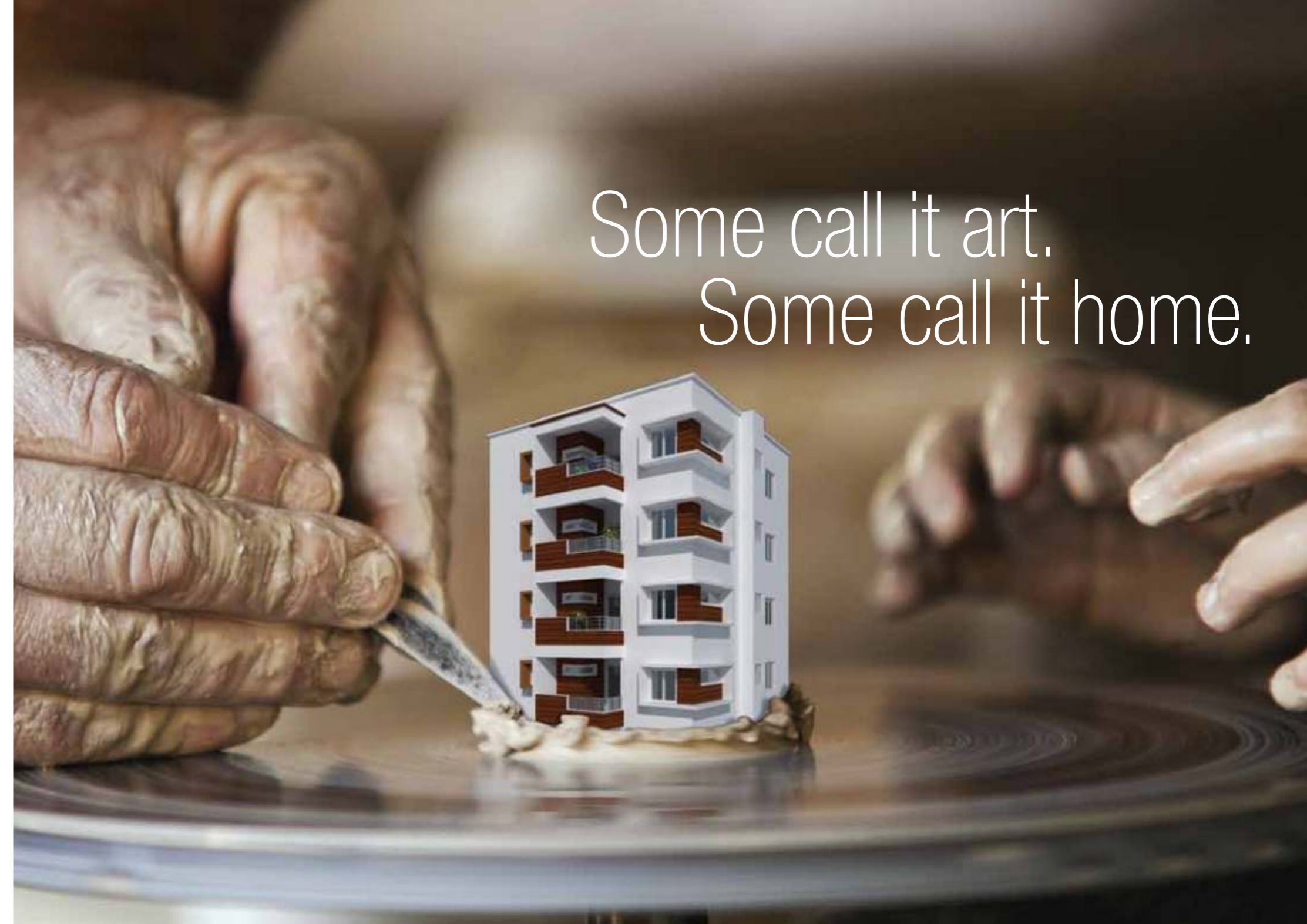


Concept and design: cheerscom.com

Some call it art.  
Some call it home.



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Architect



Structural Engineers



Marketed by

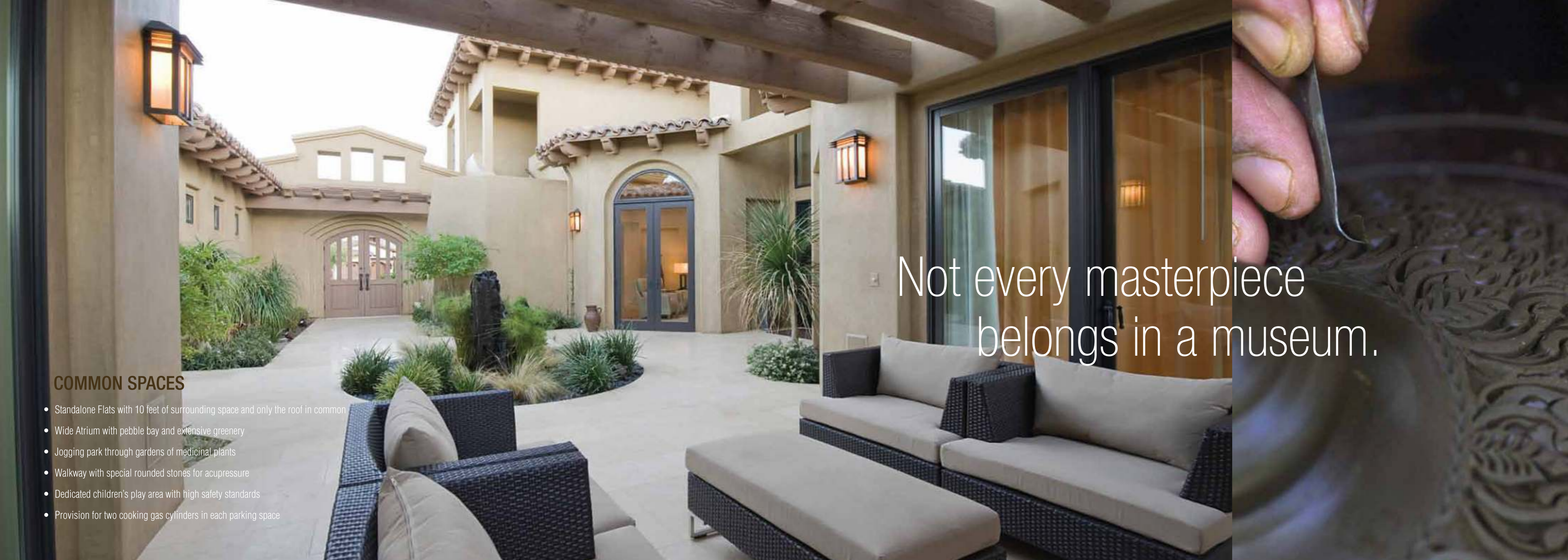




MV BUILDERS | **Rachana**

You have never lived in anything this perfect. Rachana from M V Builders is a creation against a green canvas of land that captures the goodness of nature and quietude right in the buzz of K R Puram, a busy hub of Bangalore city.

We wouldn't call them apartments. **These are Standalone Flats, each with at least 10 feet of space surrounding it.** The only thing common between one home and another is the roof. The extent of delicate detailing that has gone into Rachana is exquisite. You will experience it as you enter here. So that now you won't just see art or study it. You will live in it.



Not every masterpiece belongs in a museum.

## COMMON SPACES

- Standalone Flats with 10 feet of surrounding space and only the roof in common
- Wide Atrium with pebble bay and extensive greenery
- Jogging park through gardens of medicinal plants
- Walkway with special rounded stones for acupressure
- Dedicated children's play area with high safety standards
- Provision for two cooking gas cylinders in each parking space

## DIFFERENTIATORS

- Both common areas and interiors cleverly architected to be vastu compliant
- Softner plant for ample potable water
- Provision for Cauvery water in future
- Each floor has railings with planter boxes for creepers
- Each individual parking space has dedicated locker facility

Like all enduring works,  
it's one of a kind.

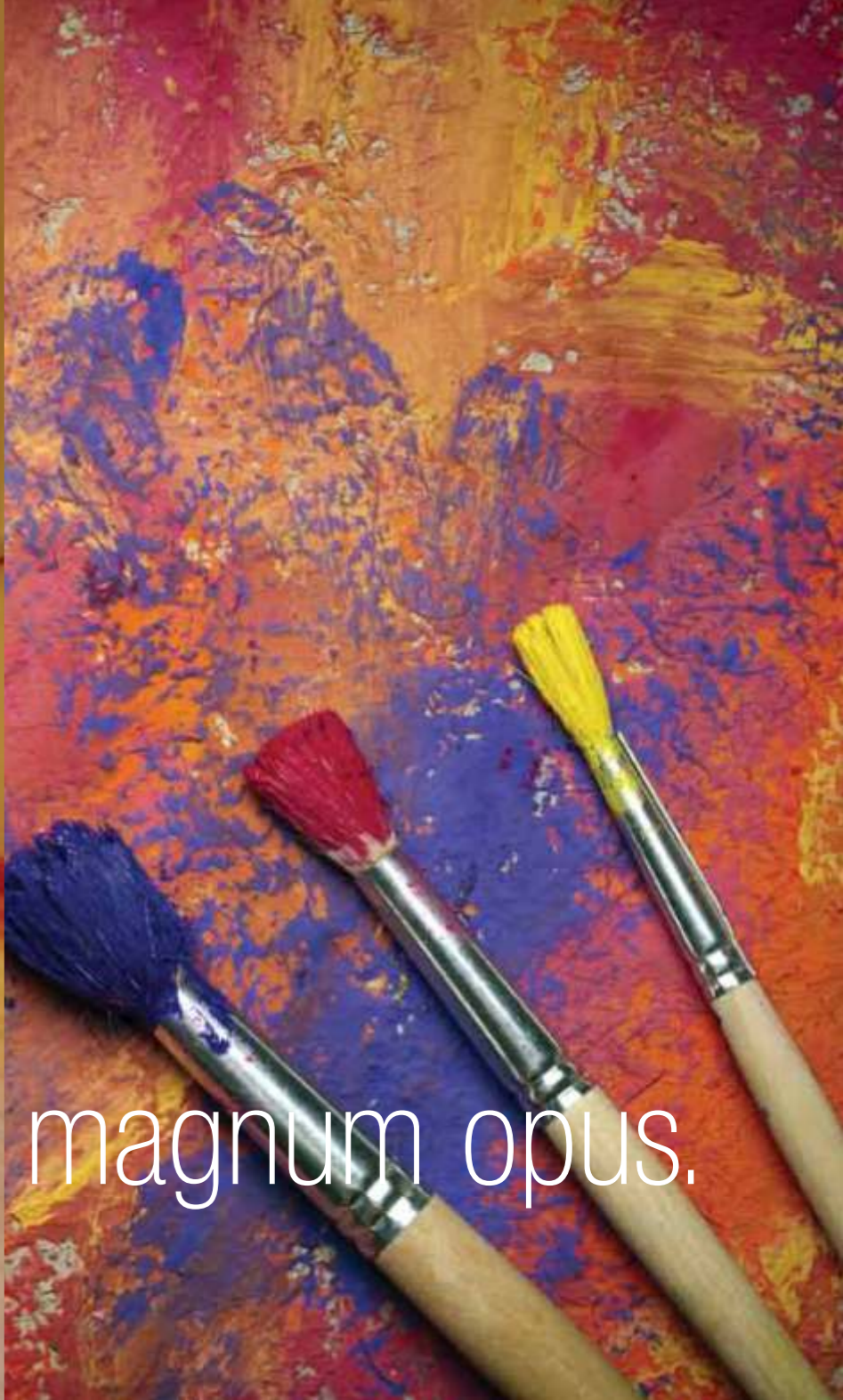




## THE INTERIORS

- Each home is luxuriously isolated, going beyond the concept of no-common-walls
- External ventilation in each home
- Dedicated courtyards with ayurvedic plants
- Spacious bedrooms with cross-ventilation
- Living rooms that marry style to function
- Bright, open kitchens with ample storage facility
- Luxurious bathing stations and wall-mounted commodes

Your own personal magnum opus.



## FLOOR PLAN



1. Entrance
2. Exit
3. Security
4. Jogging track
5. Children's play area
6. Landscaped garden
7. Atrium
8. Green patch between every unit
9. Gym on the top floor
10. Club-house on the top floor
11. Barbeque space and terrace garden

## SPECIFICATIONS



### Structure

RCC framed structure.



### Walls

Good quality cement blocks (6 inch external and 4 inch internal solid cement blocks).



### Internal doors

Sal wood frames with skin/flush door shutters.



### Windows

UPVC windows with safety grills. Mosquito mesh for bedroom windows.



### Kitchen

Black granite platform with stainless steel sink and 2' Dado above the platform with ceramic glazed tiles.



### Painting

Emulsion for all internal walls and water-proof cement-based paint for all external walls.



### Electrical

Concealed copper wiring with modular switches of reputed make, with adequate points. TV, T.P.Living/M.Bedroom, AC point M.Bedroom.



### Lifts

Passenger automatic lifts (3 nos.) of reputed make.



### Plastering

Internal wall with smooth putty finish and external walls in sponge finishing with cement mortar.



### Main door

Teakwood frame and flush shutters with melamine polish.



### Flooring

Vitrified tiles (2' x 2') flooring in the apartments; balconies with anti-skid tiles.



### Toilets

Good quality anti-skid ceramic tiles' flooring. Jaquar/Hindware sanitary fittings and Dado up to 5' height.



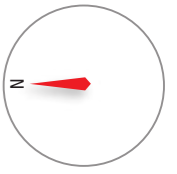
### Generator

100% backup power for all common amenities, and limited power supply to individual flats.

# ISOMETRIC VIEW OF UNIT 1



# A BLOCK



# ISOMETRIC VIEW OF UNIT 4



# B BLOCK







## AMENITIES & FEATURES

- Childrens play area
- Gym
- Jogging track
- Club house/Multi-purpose hall
- Roof-top barbeque space & garden
- Individual parking space with dedicated locker space
- Eco friendly car wash
- Green patches between each units (apartment)
- Generator back up
- Solar lighting for common area
- 3 lifts



Who wouldn't approve  
of a work of art?



## APPROVALS

- Setback as per BBMP norms
- BBMP Approved
- Pre-approved home loans from nationalized & MNC banks



The fine art of being  
at the right place.

## LOCATION

- 400 mts from Old Madras Road
- Less than 1 km from K R Puram lake, a boating destination
- Right behind K R Puram RTO
- 4 kms from K R Puram Railway Station
- About 8 kms from ITPL
- Near prominent educational institutions

