

## KOLLUR BUYER BRIEF

# 5th Avenue by Beyond Concrete.

Large-room apartment living on the ORR-side Kollur corridor, positioned for buyers who want size with access.

Expression of Interest

Approvals in Progress

Investor review mode



**3 & 4BHK**  
**2500-3845 sft**

Velimela-Kollur side  
Near ORR service-road belt  
Large-format opportunity

**+91 91766 32633**

**Review with clarity.**

**LIFESTYLE BENCHMARK 01**

# 5-star everyday benchmark.

The promise is not only a larger apartment. It is a lower-density, hotel-grade, sustainable life that can be verified ahead of selection.

## PLATINUM-RATED GATED LIVING

Hospitality-grade everyday life: sustainability-led, less crowded and comfort-led, not another high-rise price sheet.

## What radiates the standard

### 01 Ekam proof

From the makers of Ekam, the corridor's first IGBC Platinum community.

### 02 Density advantage

5.8 acres / 630 homes: approximately 108 homes per acre.

### 03 Hotel-grade comfort

Centralised AC, 24/7 hot water, podiums and an eco deck planned as daily defaults.

### 04 Vertical ease

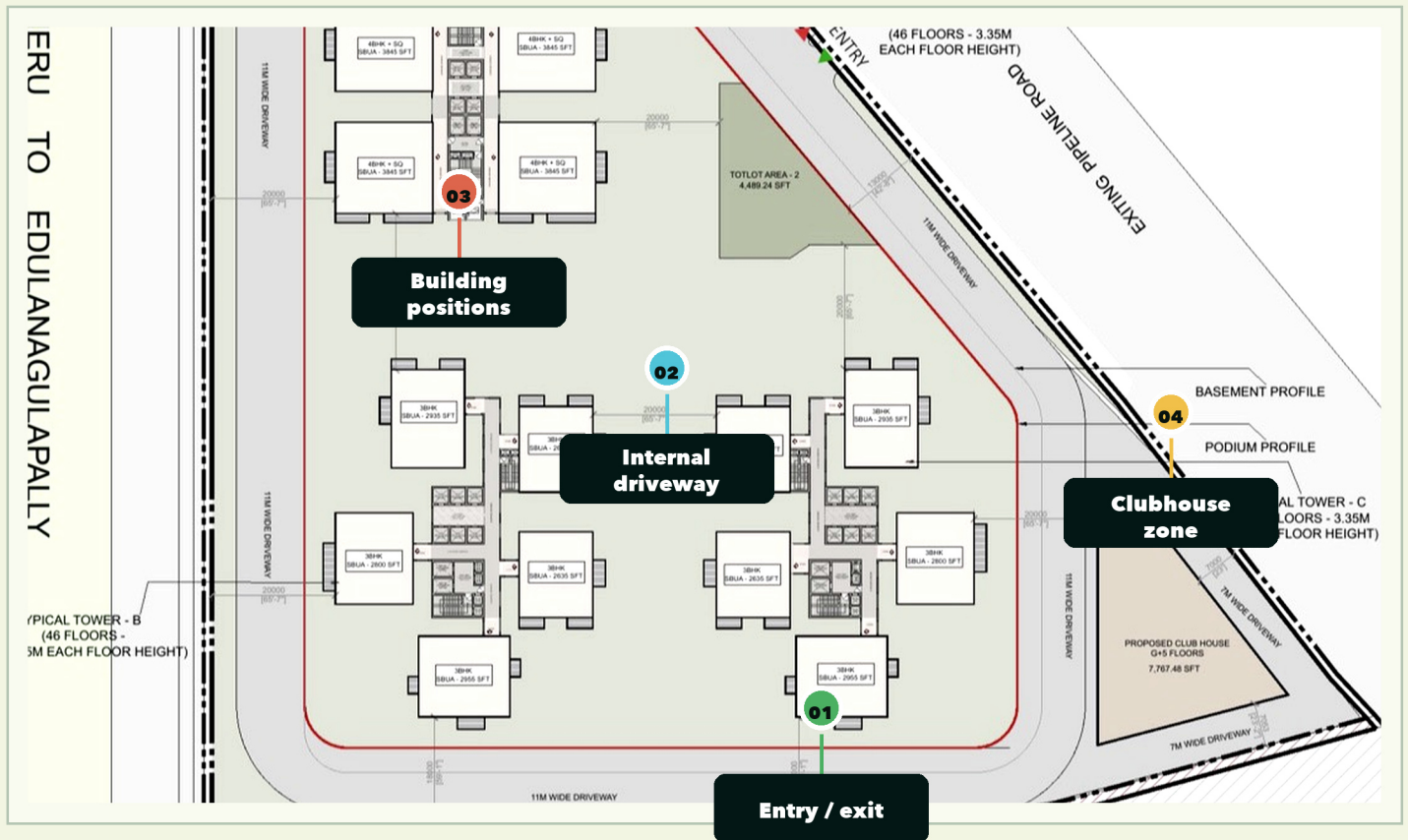
Fewer homes per level create a calmer arrival rhythm and less crowded daily movement.

**Experience first. Price second. Verify the exact home before choosing.**

SITE READ 02

# The site story is clear.

The layout sheet shows arrival, circulation, tower placement and clubhouse zoning in one view.



## Site-read takeaways

01

### Access logic

Entry and egress stay on the primary road face.

02

### Movement

Driveway loop keeps movement clear.

03

### Clubhouse buffer

Clubhouse sits on its own side.

04

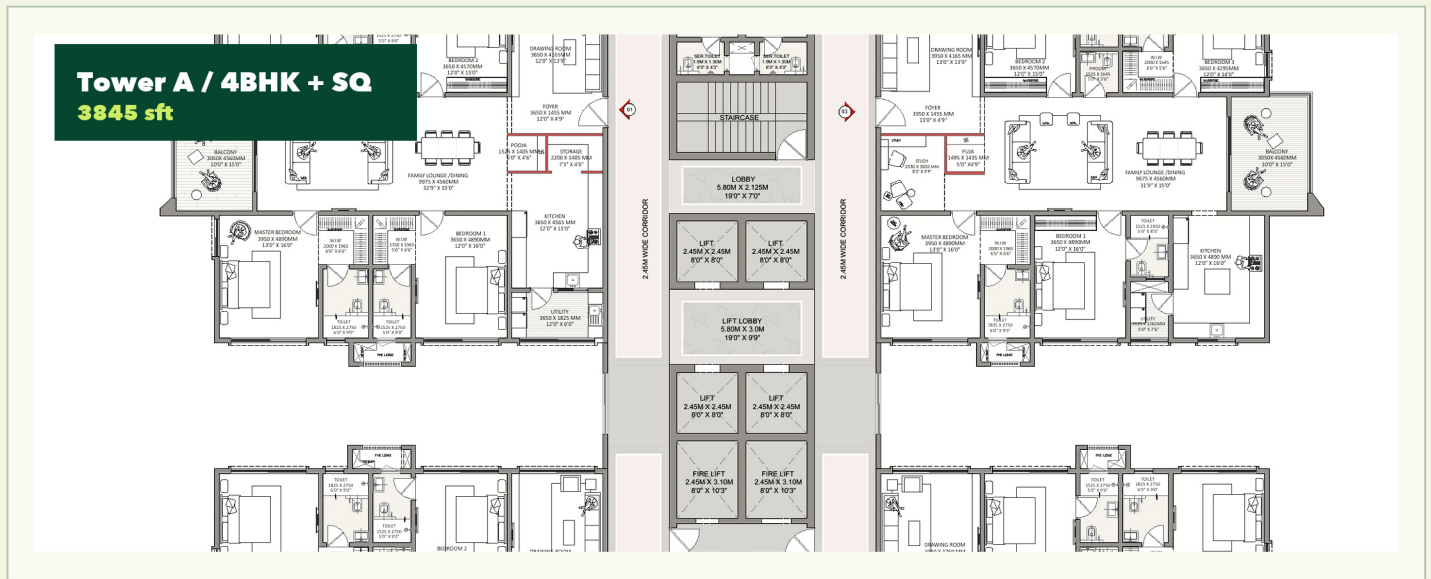
### Tower spread

Building placement remains simple to understand.

UNIT MIX 03

# Large layouts are the advantage.

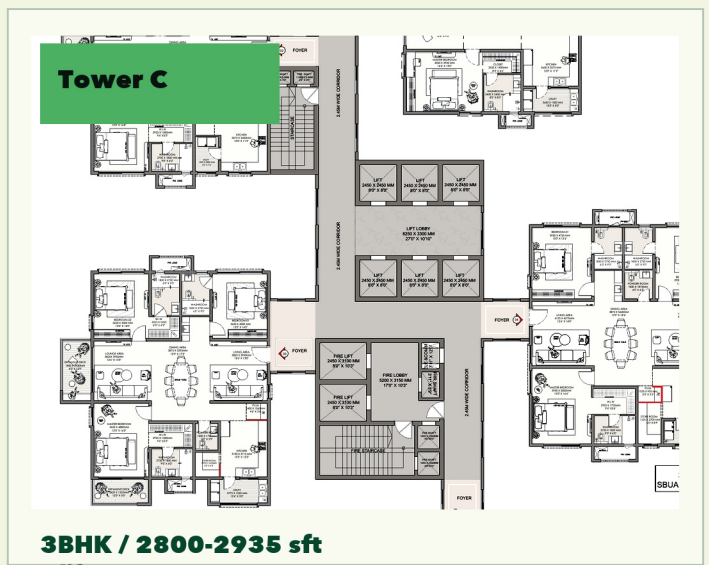
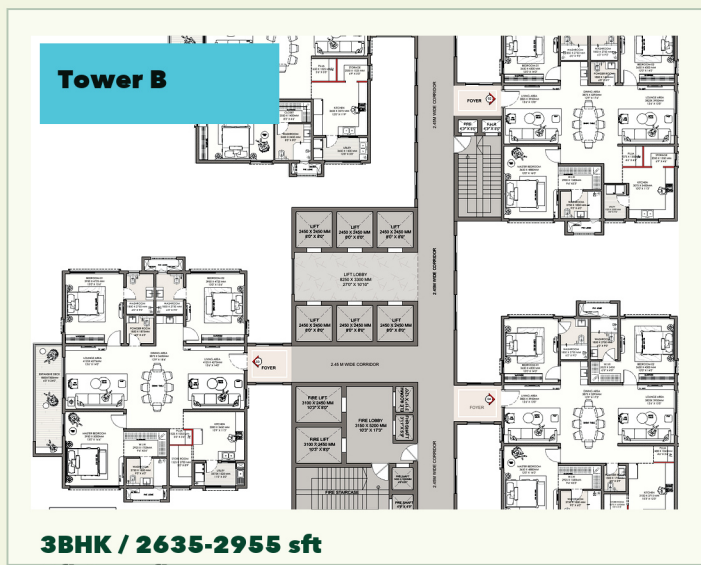
A-wing carries the 3845 sft 4BHK + servant room format; B/C wings cover 2635-2955 sft formats with stronger vertical comfort.



**A-wing comfort**  
Four residences each level / 4 lifts

**Roof height**  
11 ft typical / 12 ft 4BHK

**All-corner plan**  
Every flat is a corner flat



**Prior to selection, compare view, floor premium, facing and loan math against this layout.**

## NEXT STEP

## Proceed with a clean checklist.

This is not persuasion. Confirm the chosen home, commercial stack and possession path before signing.

### 01 Paper trail

Approval file, sanction set and current project records.

### 02 Home choice

Tower, level, facing, view and selection window.

### 03 Commercial check

Starting 5000 per sft; premiums and other charges extra.

### 04 Timeline

2030 possession target, payment rhythm and exit plan.

**EOI Decision Packet**

EOI review / Approval path active

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