

KOLLUR BUYER BRIEF

5-Star Sustainable Living Gated Community

Large-format 3 & 4BHK apartment living on the ORR-side Kollur corridor, positioned for buyers who want space, comfort and 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

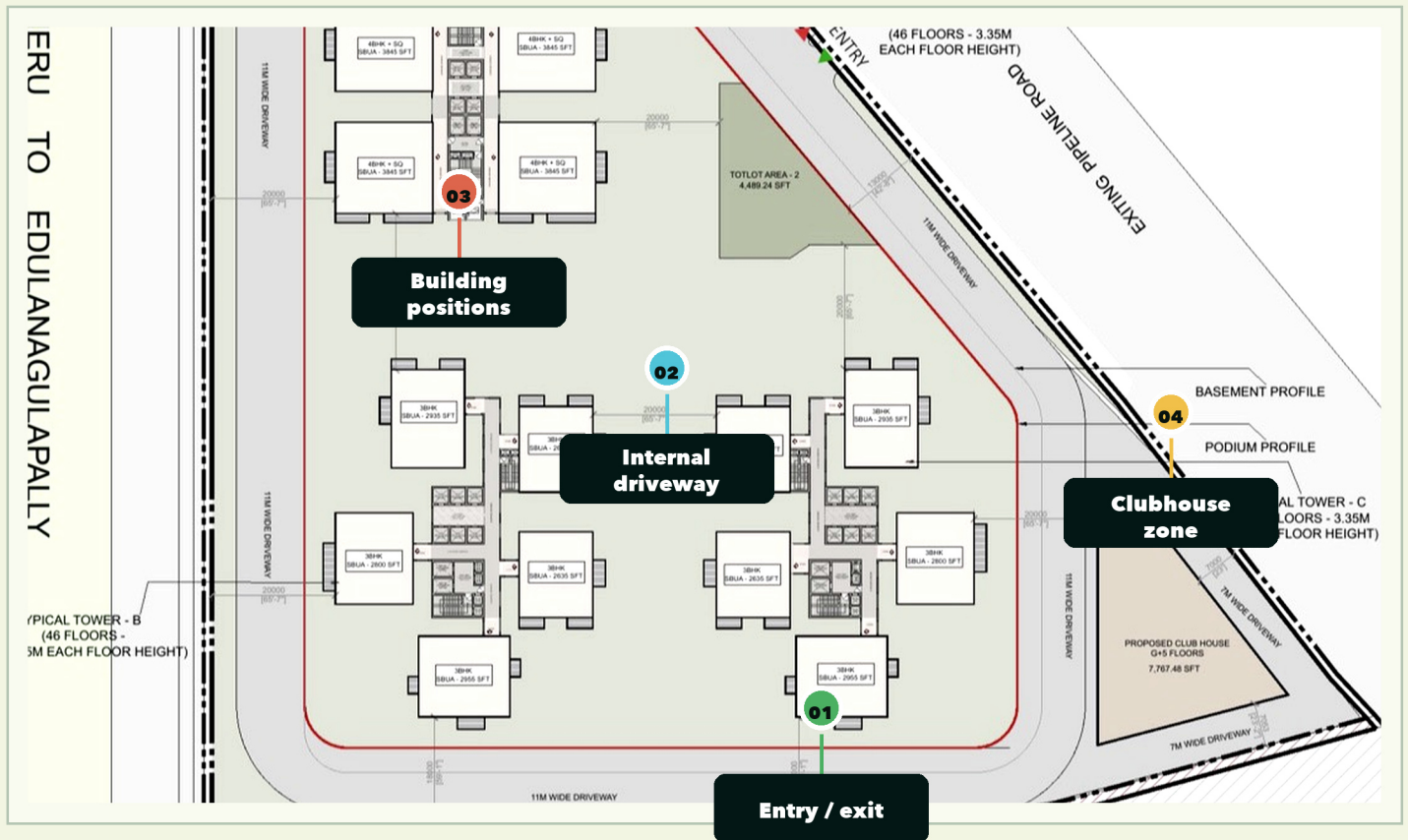
Fewer homes per level create a calmer arrival rhythm and less crowded daily movement.

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

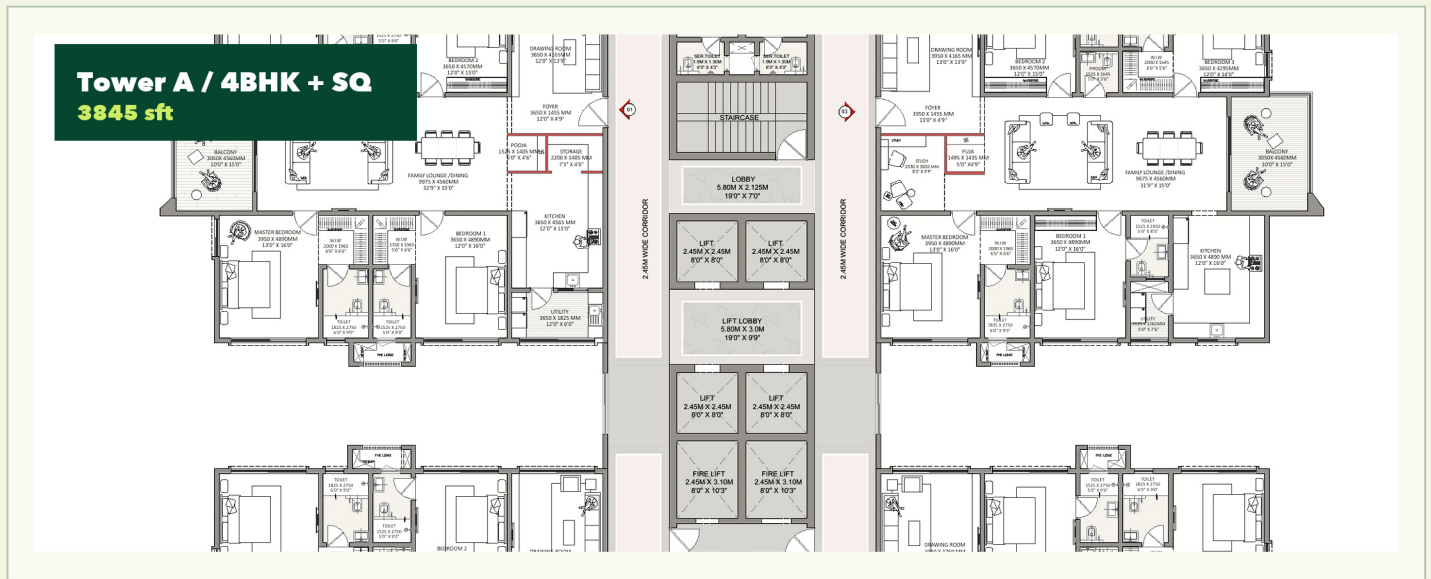
Tower spread

Building placement remains simple to understand.

UNIT MIX 03

Large layouts are the advantage.

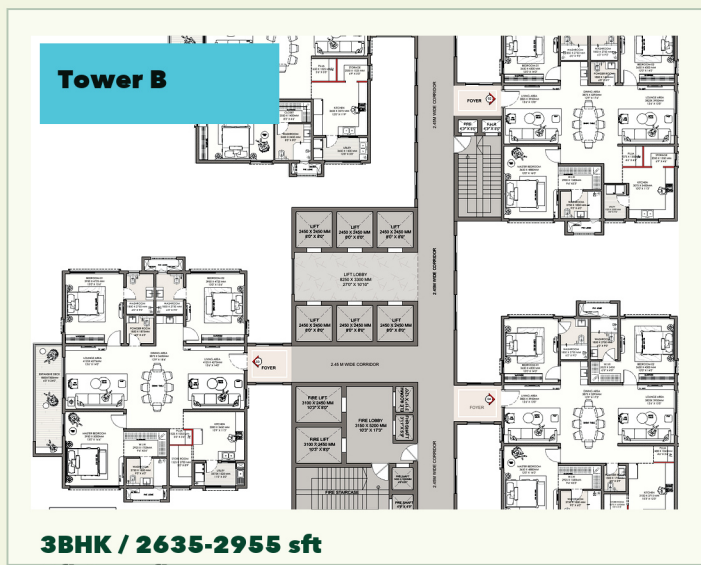
A-wing carries the 3845 sft 4BHK + servant room format; B/C wings cover 2635-2955 sft formats with stronger vertical comfort.



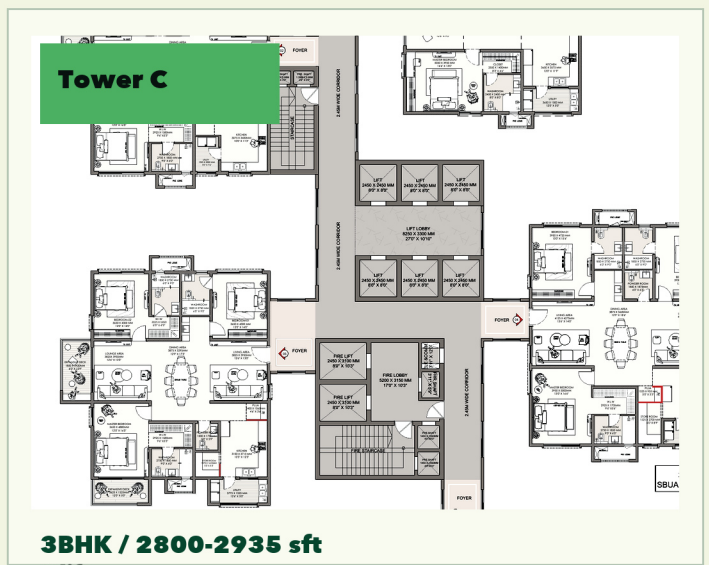
A-wing comfort
Four residences each level / 4 lifts

Roof height
11 ft typical / 12 ft 4BHK

All-corner plan
Every flat is a corner flat



3BHK / 2635-2955 sft
5 flats per floor



3BHK / 2800-2935 sft
6 lift cores

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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