

EMPO^{RIS}

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 **UNICCA**
RISE ABOVE THE REST




Welcome to a
peerless haven of elegance,
unwavering taste,
and seductive amenities.



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Enter a serene paradise of classic elegance and savour the exquisite indulgence of Emporis.

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From the very first inception of a design, UNICCA is committed to making the completion of each project a reality. The core strength of our commitment is reflected in our projects with focus on our clients and a dedication to deliver. At UNICCA our goal is to create products that improve the way our customers live. At home, at work, and at play. With the future in mind, we are creating livable communities while remaining committed to environmental sustainability. Backed by over a decade of solid experience, our key focus remains on building exceptional properties in some of the most desirable cities across India.

As builders, project managers and developers we have formed an experienced team that have the unique ability to control every aspect of a property development project, ensuring that quality remains a constant and common objective and we provide you with the advantage of opulence to create your dream home.

Arrive to a life filled with
rare indulgence

Emporis offers a lifestyle of unquestionable quality and unrivalled elegance. Extravagant in scale, finishes and cutting edge electronics, the sleek and stylish living spaces feature an expansive backdrop of Bengaluru's iconic cityscape and the calm waters on Varthur Lake. The exquisitely decorated and supremely luxurious apartments boast a range of impressive features and world class amenities.



Discover a lifestyle set amidst
*unparalleled
luxury*

Steps away from the bustling Whitefield locale, Emporis Residences offer sweeping views of the Varthur Lake and infuse your home with a plenitude of light and air. Quite simply, Emporis is living on a more refined level. A level as rich in amenities and comforts as in location and convenience.

- Forum Mall, Whitefield - 2 kms
- Sigma Tech Park, Whitefield - 2 kms
- Greenwood High International School - 4 kms
- Wipro Corporate Office - 6 kms
- ITPL - 7 kms
- HAL Airport (Shortly to open) - 6 kms
- Phoenix Mall - 8 kms
- KR Puram Railway Station - 12 kms
- MG Road - 14 kms
- Electronic City - 20kms
- Bengaluru International Airport - 50kms

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Rise above the rest EMPORIS

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Emporis site view



An innovative masterpiece where
*expertise meets
desire*

Emporis is the melting pot of innovation, design and best design practices created by OS2 Architects who believe in developing innovative designs that draw inspiration from the processes of nature and contemporary urban life and culture. Its not about architecture, it is about lifestyle.



OS2 ARCHITECTS, GERMANY
Master Planning

OS2 ARCHITECTS, GERMANY
Structure, MEP & Infrastructure

OS2 ARCHITECTS, GERMANY
Infrastructure & Transit

TAIB STUDIOS, INDIA / SINGAPORE
Landscape Design

CNS INFRASTRUCTURE, INDIA
Management Consultant

A sanctuary of serenity awaits you at our pool deck



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The expanse of your
lifestyle captured

Innovative design, ample space, generous foyer and floor-to-ceiling windows provide a remarkable sense of flow and contribute to a truly expansive living experience. Embodying the highest standards of design, craftsmanship and furnishings, Emporis epitomizes the very pinnacle of luxury and aesthetics. A selection of the very best in finishes and inclusions – this is true indulgence.



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The comfortable refuge for a
serene life



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Sheltered privacy for
tender moments

At Emporis our luxury apartments are designed with bathrooms which are sleek, minimal, with porcelain tile floors and walls, a custom vanity with an above-counter signature sink set upon a marble countertop, and luxurious bath fixtures.

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The choicest bouquet of
exquisite amenities

White glove services, indoor parking, a state of the art spa with a deck swimming pool, modern concierge service, on-site indoor parking, private drive and valet on premises, are just some of the offering that enhance the ease of urban living at Emporis.



Rediscover your inner self in a
*soothing backdrop of
tranquil ambiance
at our luxury spa*

Emporis Residents can enjoy an array of treatments including massages, facials, manicures and pedicures in at Spa Center. Sauna and steam rooms are also available in the men's and women's locker rooms for additional health and relaxation benefit.





Enjoy a shot of adrenaline at your
***tennis, squash and
badminton courts***

The gym offers state-of-the-art cardio, weight training equipment and fitness experts for a complete and balanced workout. Combined with access to green tennis courts, badminton courts and indoor squash courts, fitness at Emporis is here to stay.

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Life made simple with
*concierge services
& housekeeping*

At Emporis we provide personalized resident service 24 hours a day including doorman, concierge, valet, housekeeping, dog walking and many other services. From the marvelous to the mundane, concierge takes care of every last detail. Backed by a team of professionals our concierge brings care, creativity, and genuine personality to your doorstep.

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Luxuria
2&3 BHK Pool Apartments

Specifications Luxuria

Flooring

Marble finished full bodied vitrified porcelain tiles (double charged)

Prelaminated Grade I wooden plank flooring

Antiskid full bodied vitrified porcelain (double charged) tiles

living / dining room, bedroom 2, bedroom 3

master bedroom, walk in closet

kitchen, utilities area, toilets, sundecks, plunge pool

Walls

Gypsum finished emulsion paint

Full bodied vitrified porcelain (double charged)

living / dining room, bedrooms, kichen

kitchen , toilets, wall skirting

Windows & doors

Anodized aluminium one way reflective glass full height windows

Prelaminated flush doors with wooden door frames

Polished veneered flush door with safety internal safety grill & metal frame

living / dining room, bedrooms, kichen

all rooms

main apartment entry door

Other specifications

Ceiling height

10'-6"

Home automation

yes

Balcony / deck railing

clear glass with stainless steel handrail

Heated plunge pool

yes

Bathroom fittings & fixtures

jaquar, grohe, toto, equivalent makes

Wi fi ready

yes

Electrical switches

seimens, anchor, legrand, equivalent makes

Counter tops

granite

Water heaters

yes

Shower partitions

yes

Concierge service

yes

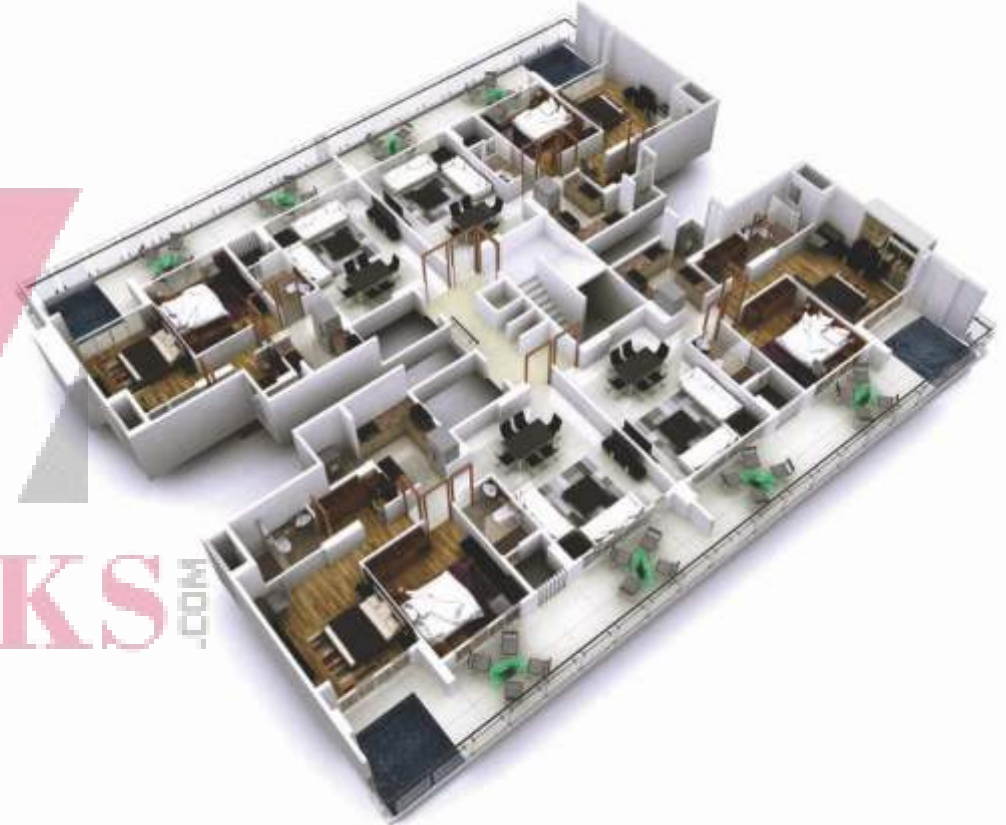
Royal finishes (optional and extra charge)

Italian Marble in living room and partly in bedrooms

Grade 1 laminated wooden flooring in all bedrooms

Modular Kitchen

2bhk, Unit Plan / 1755 sqft



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Floor Level

2, 6, 11, 15, 16

1 Master Bedroom	10' 11" X 13' 11"	5 Walk In Closet	7' 11" X 4' 11"	9 Waterbody	7' 11" X 8' 0"
2 Bedroom 2	10' 11" X 12' 11"	6 Toilet X 2	7' 11" X 4' 11"	10 Utility	5' X 4' 6"
3 Living Room	13' 11" X 19' 11"	7 Deck	33' 10" X 7' 11"		
4 Kitchen	7' 11" X 10' 3"	8 Deck 2	10' 3" X 2' 2"		

1sqmt = 10.764 sqft

Disclaimer: All specifications / areas / plans / layouts are indicative and are subject to change by the Architect / Developer in the best interest of the development as deemed fit.

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3bhk, Unit Plan / 2194 sqft



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Floor Level
2, 6, 11, 15, 16

1 Master Bedroom	10' 11" X 13' 11"	5 Kitchen	8' 5" X 12' 4"	9 Deck 2	13' 5" X 2' 5"
2 Bedroom 2	10' 11" X 12' 11"	6 Walk In Closet	7' 11" X 4' 11"	10 Waterbody	12' 8" X 6' 11"
3 Bedroom 3	12' 11" X 10' 11"	7 Toilet X 3	7' 11" X 4' 11"	11 Deck 3	11' 2" X 3' 4"
4 Living Room	13' 11" X 23' 11"	8 Deck	25' 6" X 9' 11"	12 Utility	8' 3" X 4' 6"

15sqmt = 10.764 sqft

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2bhk, Unit Plan / 1402 sqft



Floor Level
5, 10

1 Master Bedroom	10' 11" X 13' 11"	4 Kitchen	7' 11" X 10' 3"	7 Deck 1	14' 5" X 4' 11"
2 Bedroom 2	10' 11" X 12' 11"	5 Walk In Closet	7' 11" X 4' 11"	8 Deck 2	10' 3" X 4' 8"
3 Living Room	13' 11" X 19' 11"	6 Toilet X 2	7' 11" X 4' 11"	9 Utility	5' X 4' 6"

1sqmt = 10.764 sqft

Disclaimer: All specifications / areas / plans / layouts are indicative and are subject to change by the Architect / Developer in the best interest of the development as deemed fit.

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Premia
2&3 BHK Apartments

Flooring

Finished full bodied vitrified porcelain tiles

Prelaminated Grade I wooden plank flooring

Antiskid full bodied vitrified porcelain (double charged) tiles

living / dining room, bedroom 2, bedroom 3

master bedroom, walk in closet

kitchen, utilities area, toilets, sundecks, plunge pool

Walls

Gypsum finished distemper paint

Ceramic tiles

living / dining room, bedrooms, kitchen

kitchen, toilets, wall skirting

Windows & doors

Anodized aluminium glass windows

Prelaminated flush doors with wooden door frames

Prelaminated flush door with safety internal safety grill & metal frame

living / dining room, bedrooms, kitchen

all rooms

main apartment entry door

Other specifications

Ceiling height

Home automation

Balcony / deck railing

Bathroom fittings & fixtures

Wifi ready

Electrical switches

Counter tops

Water heaters

Shower partitions

Concierge service

9'-6"

optional

clear glass with stainless steel handrail

cera, hindware & equivalent makes

yes

seimens, anchor, legrand, equivalent makes

granite

optional

optional

optional

Royal finishes (optional and extra charge)

Italian Marble in living room and partly in bedrooms

Grade 1 laminated wooden flooring in all bedrooms

Modular Kitchen

2bhk, Unit Plan / 1402 sqft



Floor Level
4, 7, 9, 12, 14

1 Master Bedroom	10' 11" X 13' 11"	4 Kitchen	7' 11" X 10' 3"	7 Deck 1	14' 5" X 4' 11"
2 Bedroom 2	10' 11" X 12' 11"	5 Walk In Closet	7' 11" X 4' 11"	8 Deck 2	10' 3" X 4' 8"
3 Living Room	13' 11" X 19' 11"	6 Toilet X 2	7' 11" X 4' 11"	9 Utility	5' X 4' 6"

1sqmt = 10.764 sqft

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3bhk, Unit Plan / 1791 sqft - Type 1



Floor Level
5, 10

1 Master Bedroom	10' 11" X 13' 11"	5 Kitchen	8' 5" X 12' 4"	9 Deck 2	11' 2" X 3' 4"
2 Bedroom 2	10' 11" X 12' 11"	6 Walk In Closet	7' 11" X 4' 11"	10 Utility Deck	8' 3" X 4' 6"
3 Bedroom 3	12' 11" X 10' 11"	7 Toilet X 3	7' 11" X 4' 11"		
4 Living Room	13' 11" X 23' 11"	8 Deck	19' 2" X 5' 11"		

15sqmt = 10.764 sqft

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3bhk, Unit Plan / 1791 sqft - Type 2



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Floor Level
4, 7, 9, 12, 14

1 Master Bedroom	10' 11" X 13' 11"	5 Kitchen	8' 5" X 12' 4"	9 Deck 2	11' 2" X 3' 4"
2 Bedroom 2	10' 11" X 12' 11"	6 Walk In Closet	7' 11" X 4' 11"	10 Utility Deck	8' 3" X 4' 6"
3 Bedroom 3	12' 11" X 10' 11"	7 Toilet X 3	7' 11" X 4' 11"		
4 Living Room	13' 11" X 23' 11"	8 Deck 1	20' 6" X 5' 11"		

1sqmt = 10.764 sqft

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- 1 GATE1 - ENTRY/EXIT
- 2 GATE2 - ENTRY/EXIT
- 3 MULTI-PURPOSE COURT
- 4 SQUASH COURT
- 5 BANQUET HALL
- 6 PARTY LAWN
- 7 PLAY AREA
- 8 SWIMMING POOL
- 9 INFINITY WATER EDGE
- 10 TRELLIS WITH SEATER
- 11 DROP OFF AREA IN SPECIAL BANDING
- 12 BOUNDARY PLANTING
- 13 CRICKET PITCH LAWN BOX



- TOWERS
- | | | |
|---|---------|-------------------|
| A | AQUETTA | 1 - SWIMMING POOL |
| B | JAL | 2 - BOWLING ALLEY |
| C | AQUA | 3 - PARTY LAWN |
| D | NEEL | |
| E | AZUR | |



Actual Show Apartment



EMPORIS

For more information about Emporis visit us at

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Bangalore 560080

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+91-804-132-6656 or write to us at sales@unicca.in

unicca.in

AN ISO 9001:2008(QMS), 14001:2004(EMS) & 18001:2007 (OHSAS) CERTIFIED COMPANY
Disclaimer: All specifications / areas / plans / layouts are indicative and are subject to change by the Architect
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impressions and may vary from actual construction.

OS2
ARCHITECTS

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