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to your home of
contentment

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UNISHIRE INDIRA
élan
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Here's presenting - Unishire Indira Élan at Rachenahalli, near Hebbal, North Bangalore - comprising 230 smartly designed 2 and 3 BHK homes ranging from 970 sft to 1544 sft. With minimum shared common walls, every home is an expression of intimate privacy.

Every home at Élan is vastu compliant and achieves an optimum balance between space and utility. With smart design at work, Élan offers just the right living spaces without the excessive burden of larger formats. Meaning, you don't have to pay for more than you need. Smart. Isn't it?

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Aerial view

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Work
and
play,
just a few
pedals
away

Unishire Indira Élan is located in the heart of life. Be it work or pleasure. A mere 759 meters from the IT nerve centre, Manyata Tech Park, that houses major IT-MNCs such as IBM, PHILIPS, NOKIA NETWORKS, ALCATEL-LUCENT, NVIDIA, L & T INFOTECH, COGNIZANT, etc. So, pedal or walk to work, shall we say? Standing right amidst the emerging new heart of the city, that's North Bangalore, Élan is within close proximity of several business centres, leading educational institutions and modern social infrastructure.



Amenities

Rooftop Swimming Pool with Deck

Gym

Indoor Games Room with Pool Table,
Table Tennis, Board Games

Semi Basketball Court

Badminton Court

Health Spa with separate Jacuzzi,
Steam Room and Massage Parlour
for ladies & gents

Miniplex

Multipurpose hall

Library

Terrace walkway

Leisure
at its
pinnacle
on the 10th floor



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Terrace pool view

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Corner perspective view



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The future meets nature



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Time and technologies have evolved, so have home buyers' preferences. Unishire Indira Élan keeps pace with completely automated homes that are future-ready. Live in tomorrow. Today.

Internet-ready Homes -

Every room is wired with CAT 5 / CAT 6 Cables. Simply plug in the router and the home is Internet/Wi-Fi ready.

Home Automation -

Standard inbuilt features:

Wi-Fi based Video Door Phone, Gas Leak Detector, Motion/Occupancy Sensor based Lighting in Bathroom, Remote Controlled Lights and Fans in Living & Dining.

Features under add-on packages:

EM Door Lock, Door Sensor, IP Camera (Living Area), Panic Button, Automated Bedrooms with Remote Controlled Lights and Fans, Dimmer Control, Curtain Control, AC On/Off/Temperature Control, TV/Fridge/Geysers/Microwave On/Off, Perimeter Security and much more.

Digital Facility Management -

No more waiting endlessly for service technicians to fix your day to day maintenance problems! Raise the service request and get real time response from the convenience of your hand-held device, through a dedicated Software.

Community Application -

Book Community Amenities like Party Hall, Spa, Cafe Table etc* and get a digital confirmation through this Smart App. Also you have the flexibility to remotely monitor and access your home and community from your hand-held device.

Élan is also designed based on the principle that what's good for the environment is good for you, too. No wonder, various green initiatives taken are pre-certified IGBC Gold Standard.

Green Initiatives -

Up to 40% Energy Savings[^] | Up to 70% Water Savings[^] | Zero-discharge Development | 100% Rainwater Harvesting through storage and ground recharge | Excellent Fresh Air and Cross-ventilation | Better Day-lighting in every living space | Better Roof Insulation | Drought Tolerant and Low Maintenance Landscaping | Open Grid Paving and Grass Paving along driveway | Designed to cater for Differently-abled people | Use of Non-toxic Paints and Chemicals | Use of High-performance Materials, supporting Green Norms | Charging Facility for Electric Vehicles | Provision for Waste Segregation & Recycling

*Varies from project to project, depending on amenities provided. ^The savings mentioned are approximate values arrived through model & energy analysis performed on the building model & drawings and may vary in actual conditions.





Livingroom



Bedroom



Bathroom

Specifications

Structure & Walls

Seismic Zone II compliant RCC Framed Structure with Concrete Block Masonry for Internal & External walls.

Flooring

Foyer/Living/Dining/Bedrooms/Kitchen – Premium Vitrified Tiles.
Master Bedroom - Laminated Wooden Flooring.
Toilets/Balconies/Utility - Anti-skid ceramic tiles.

Doors and Windows

Main Door – Teak Wood Frame with Teak-finish Veneer Shutter with Melamine polish and Teak beading.
Other Doors – Sal Wood Frame with both side Enamel Paint-finish Flush Shutter.
Toilet Door - Hard Wood Frame with both side Enamel Paint-finish Waterproof Flush Shutter.
Terrace/Balcony – Powder coated 3 Track UPVC Sliding Door with Glass with provision for Mosquito Mesh.
Windows - Powder coated 3 Track UPVC with provision for Mosquito Mesh.

Kitchen

Provision for Granite Platform with Stainless Steel Sink; Dado 2'0" above Platform; Provision for water purifier, electric chimney, hob and Exhaust Fan; Centralized Gas Supply.

Toilets

EWC and Washbasin – Hindware or equivalent.
CP Fittings - Grohe or equivalent.
Ceramic Tile Dado upto False-ceiling Height.

Electrical

Anchor Roma/Finolex or equivalent Switches & Wires; Suitable safety measures like ELCB & MCB for each unit; Ample number of Light & Fan points in all rooms; Adequate Generator Back-up.

Painting

Low VOC Paints for Internal Walls; Weather proof Paint for External Walls.

Lifts

10 Passenger capacity Lifts with adequate travel speed.

Staircase

Granite/Kota Risers and Treads with MS Railing.

Where
everything
 is worth
appreciation



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Welcome to North Bangalore. Unishire Indira Élan is located in one of the fastest growing regions in Bangalore. The dynamic movement has escalated the demand for residences as previously never witnessed. With intense and rapid development of infrastructure and proposed projects like Financial City, Aero SEZ and several Business Parks, the region is set to enjoy tremendous value appreciation in the near future.

UniAdvantage - Make the smart choice with Unishire

Projects at prime locations across Bangalore |
High-quality construction | On-time delivery |
Wide range of homes - from 50 lakhs to 3 cr |
Premium specifications across projects |
Automated homes | IGBC Gold rated green homes |
Sure-shot appreciation

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*"Unishire Skyline"
- an artist's perspective*




Spreading acres of joy

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Spreading acres of joy



In Association with:



This brochure is purely conceptual and not a legal offering. 3D perspective views, interior renders are artist's impressions only. Visuals are for representation only. Elevation, areas, plans, amenities, facilities, specifications mentioned are tentative and may be subject to change. The brochure is printed on February 2016.



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