

Unveiling



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UNISHIRE
PERIENCE

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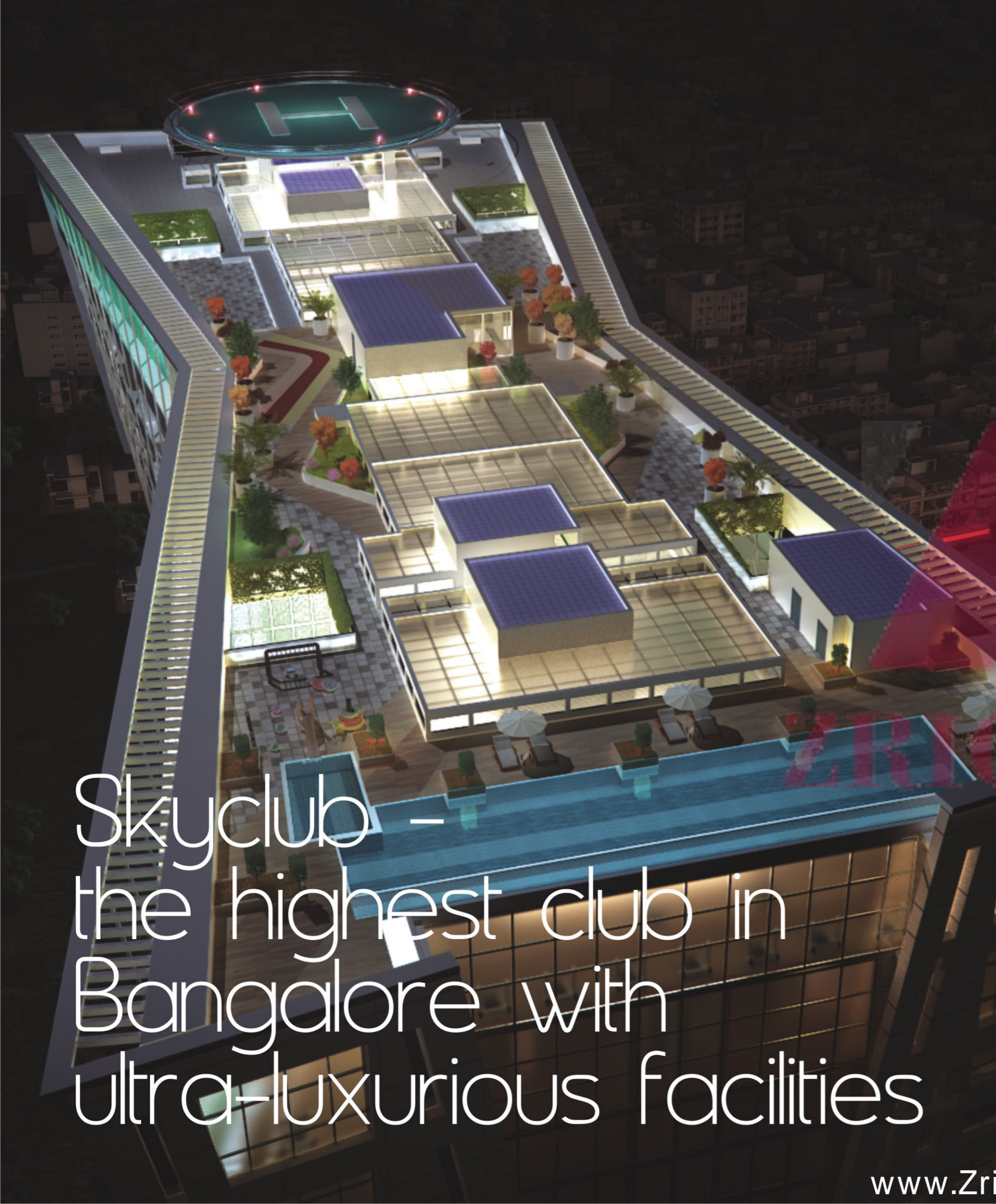


Unishire Xperience is a first-of-its-kind-in-India collective of futuristic 3 & 4 BHK Homes Near Kammanahalli - ORR Junction, North East Bangalore. Location-wise, Xperience is close to the central business district and major IT parks, with easy access to city areas like Indira Nagar, MG Road, Hebbal and Whitefield, putting it bang in the middle of all the action.

“X” defines the future of living

Everything about Unishire Xperience is iconic, starting with the notable X-shaped building that has been designed by a renowned architect from Germany - Mr. Hadi Teherani. The landscaping has been given a truly global touch by Zoras Landscape & Urban Design, London. An effective study on optimum ventilation for all 25 floors has been done by Rowan Williams Davies & Irwin Inc Ontario, Canada. To top it off, iREVO Multimedia - USA has been roped in to make each home internet-ready, with various home entertainment options and total security surveillance at hand.

Apart from the unique architectural design that can easily rival the best in the world, Xperience provides the prime distinction of housing villas in the sky. This is because each home comes with a private entrance foyer from the general corridor, with each unit having a clear distance of 25 ft to 45 ft from its nearest neighbour. To put this in perspective: this is more than the average width of roads in Bangalore as well as driveways in villa projects. The project boasts of well-spaced vents for natural light & ventilation and spacious floors for a long corridor experience. If you thought this was impressive, wait till you realize that all the homes are vastu compliant as well!



Skyclub –
the highest club in
Bangalore with
ultra-luxurious facilities

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Indoor:

Gymnasium, Spa, Squash Court, Indoor Games Room, Table Tennis, Snooker Room, Self Service Café, Lounge & Juice Bar, Multipurpose Hall, Gaming Lounge, Kids & Activity Zone, Library, Mini Theatre, Business Centre

Outdoor (on Terrace):

Infinity Pool with Toddler Pool, Party Area, Kids Play Area, Helipad

Outdoor (on Ground):

Kid's Play Area, Golf Simulator, Half Basketball Court, Badminton Court, Cricket Practice Pitch, Leisure Gardens, Tree Court, Party Lawn with Stepped Seating, Evening Garden Aroma Garden, Water-body

India's
very
own
architectural
icon

 **UNISHIRE**[®]
Spreading acres of joy



X **UNISHIRE**
PERIENCE

While the Xperience is 25 floors high, apartments commence from the 3rd floor onwards to ensure unhindered views of the city as well as all-around natural light & ventilation. All the immediate developments surrounding the property are upto 3 floors high and with no possibility of a high-rise in the vicinity, every home will have unhindered views forever. Each apartment villa comes with extra-large windows for optimum light, ventilation and expansive views of the city. The sky-light openings are large and well spaced for optimal common area lighting and ventilation.

Xperience truly goes beyond what a residence should be, making it an Iconic one-of-its-kind project in India which would be recognised globally as well. Step in and make yourself at home in a monument that takes living right into the future.

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Lavish 5-star interiors



Structure:
RCC Framed Structure

External Walls:
Concrete Block Masonry

Internal Walls:
Concrete Block Masonry/
Concrete Walls

Flooring:
Living/Dining - Imported/Engineered Marble
Foyer/Kitchen - Premium Vitrified Tiles;
Master Bedroom - Laminated Wooden
Flooring/Wood finished Vitrified tiles;
Other Bedrooms - Premium Vitrified Tiles;
Toilets/Balconies/Utility -
Anti-skid Ceramic Tiles

Doors:
Main Door - Teakwood Frame
with Flush Shutters with
Veneer Panel and PU Finish;
Other Doors - Solid Hard Wood
Frames with Flush Shutters

Windows:
Sliding Aluminium/UPVC
Windows with Mosquito Mesh

Kitchen:
Granite Counter-top with
Stainless Steel Sink and 2'0" tiling
above the Counter; Provision for
Water Purifier, Electric Chimney
and Hob points; Centralized Gas Supply

Bathrooms:
Ceramic Tile Cladding up to false ceiling height;
Sanitaryware and CP Fittings of
International make

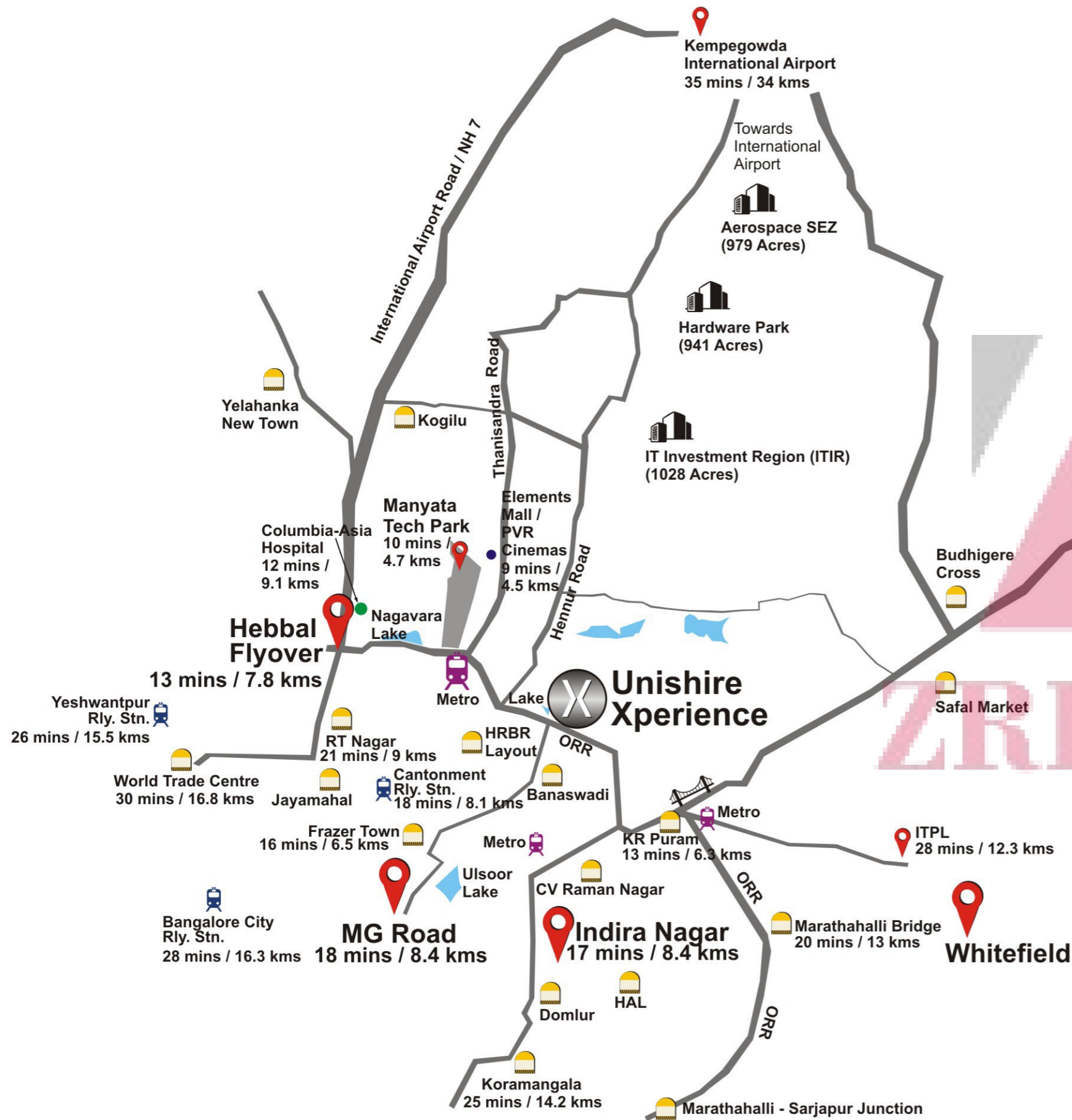
Lifts:
6 nos of Large Capacity, High Speed
Lifts with Braille-assistance

Staircase:
Cladding - Granite
Designed for Differently-abled -
non slippery finish; handrails

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; Provision of AC point in all
Bedrooms; Adequate Generator backup

Painting:
Acrylic Emulsion Painting for Internal
Walls; Combination of Textured and
Emulsion Paint finish for External
Walls; Low VOC Paints

**IGBC Pre-certified Gold standard
Green Initiatives:**
Grey Water Recycling; Rain Water Harvesting;
Solar Power for Common Areas; Low-flow
water fixtures; Solar Water Heater provision;
Car Charging Points; Outdoor Lighting powered
by Solar PV Panels; Solid Waste Management



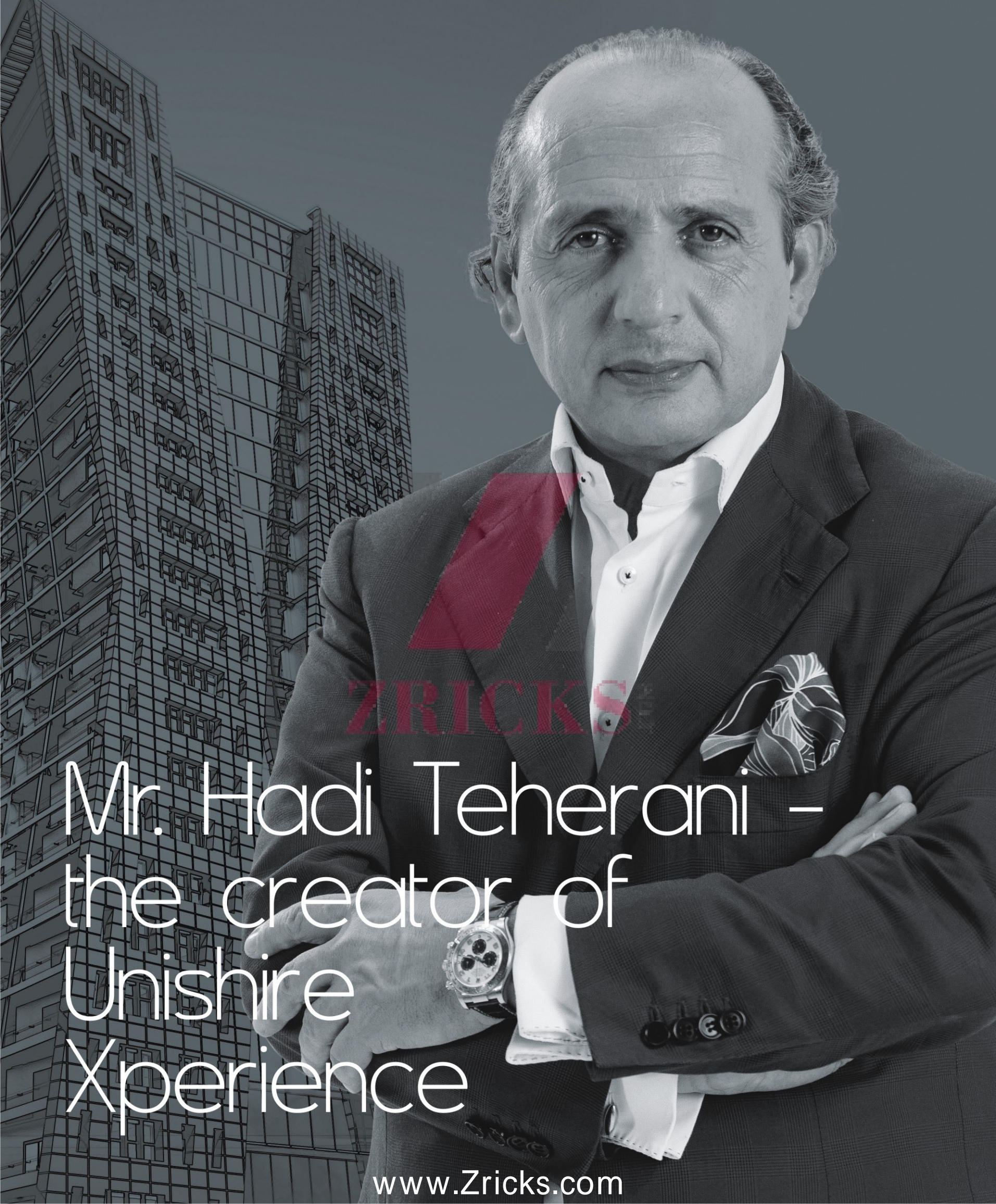
Key proximities

IT / Business Hubs:
 Manyata Tech Park - 5.4 kms
 Karle Town Centre - 5.1 kms
 Kirloskar Business Park - 8.4 kms
 RMZ Infinity IT Park - 5.6 kms
 Bagmane Tech Park - 8.4 kms
 Bagmane World Technology Centre - 10.2 kms
 Prestige Tech Park - 14.1 kms
 Diamond District / Intel - 10.2 kms
 Embassy Golf Links Business Park - 13.7 kms

Educational Institutions:
 Royal Concorde Intl. School - 600 mtrs
 Bangalore Intl. School - 4.7 kms
 Legacy School - 6.7 kms
 Rashthrohana Vidya Kendra - 7.1 kms
 ICICI Manipal Academy - 9.1 kms
 Presidency College - 7.1 kms
 Sindhi High School - 7.3 kms
 Vidya Niketan School - 10 kms
 Jain Heritage School - 6.7 kms
 Atria Instt. of Technology - 8.8 kms
 Vidyashilp Academy - 12.5 kms
 Global City Intl. School - 10.2 kms
 Gopalan Intl. School - 11 kms

Shopping & Entertainment:
 Kammanahalli Road - Shopping High-street - 2.6 kms
 MSR Regalia Elements Mall - 4.5 kms
 Karle Town Centre - 5.1 kms
 Indira Nagar 100 Ft Road - Shopping High-street - 8.4 kms
 1 MG ROAD Mall - 9.6 kms
 Big Bazaar - 5.2 kms
 Gopalan Signature Mall - 6.4 kms
 More Mega Store - 7.7 kms
 Phoenix Market City - 7.8 kms
 Inorbit Mall - 12.8 kms
 Mantri Mall - 15 kms
 Orion Mall - 15.8 kms
 Esteem Mall - 8.1 kms

Hospitals:
 Chaya Hospital - 2.3 kms
 Columbia Asia Hospital - 9.1 kms
 Chinmaya Mission Hospital (CMH) - 7.5 kms
 Baptist Hospital - 8 kms
 Manipal Hospital - 10.8 kms
 M S Ramaiah Medical College & Hospital - 11.7 kms
 Sakra World Hospital - 17.6 kms



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Mr. Hadi Teherani -
the creator of
Unishire
Xperience

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Call 1800 3000 9295 sms XPR to 56767 www.unishire.com

This brochure is purely conceptual and not a legal offering. 3D perspective views are an artist's impression only. Amenities, Plans, Specifications are subject to change.

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