



PALAZZA CITY

by SJR PRIMECORP

on Sarjapur Main Road, near Wipro



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DISCOVER WORLDS WITHIN



Golden Gate Bridge, San Francisco



The Great Wall, China

Well-known Wonderland

There are several renowned landmarks around the world, from the Empire State Building in New York, to the Opera House in Sydney - and many places in between. But few of these are known for comfort and luxury. Palazza City, Bangalore's very own brand new landmark, is the exception. A gated community of landmark proportions at an unparalleled landmark location on Sarjapur Main Road near Wipro, combined with modern design, convenience, and blue-ribbon amenities. All of which makes it a great lifestyle-mark too!



Palazza City, Sarjapur Main Road Bangalore



Big Ben, London



Eiffel Tower, Paris



Statue of Liberty, New York



Opera House, Sydney

Prime Marks the Spot

Standing within Palazza City's calm enclave, one would never imagine its incredible location, right on Sarjapur Main Road, near Wipro. The road's strategic position relative to Outer Ring Road, Whitefield, Marathahalli and Electronic City, makes it the ultimate in connectivity with the IT zone. What's more, it's surrounded by some of Bangalore's finest schools, healthcare institutions and shopping centres.

These are just a few of the factors that ensure Sarjapur Main Road will remain an unparalleled neighbourhood in Bangalore. Locations don't get more prime than this, and yet within the community, life remains peaceful and relaxed, thanks to masterful design and planning.





Masterstrokes

The vast 11.58 acre property sets the stage for Palazzo City's three towering G+18 floor apartment blocks. A generous buffer zone between the entrance and the buildings ensures that the 1, 2, 2.5, 3, and 3.5 BHK apartments are well insulated from the bustle of the outside world. A band of green on the periphery cocoons the buildings in the centre. The apartment blocks themselves adopt an open-courtyard design, offering greenery and fresh air even within. The design of the buildings ensures effective cooling and ventilation. Nestled around are landscaped open areas and gardens for relaxation, alongside the large swimming pool and the Clubhouse.

● Buckingham	● Eiffel	● Kremlin	● Opera House	● Sears	● The Burj
● Chrysler	● Empire State	● Louvre	● Petronas	● Taipei	● Westminster





Attitude and Altitude

Sleek, striking apartment blocks tower skywards above sprawling greenery. The high-rise G+18 floor structures and the stylish contemporary design means that every home has a great story to tell, regardless of which storey it's on.



Addresses of Distinction

The contemporary styling and design makes each of the four types of homes striking to behold. Every apartment enjoys abundant open space, fresh air, natural light, and utmost privacy. Intelligent planning means that no space is wasted, maximising utility and freedom of movement.

*Eiffel Tower
Fifteen thousand iron pieces, 300 steel workers, 40 tons of paint
and two years of toil produced the Eiffel Tower, a monument to mark
the 100-year anniversary of the French Revolution. Just like with
the Eiffel Tower, designers of Palazzo City have given due
importance to aesthetics, ensuring the high-rise & 19 floor towers look
striking and imposing.*



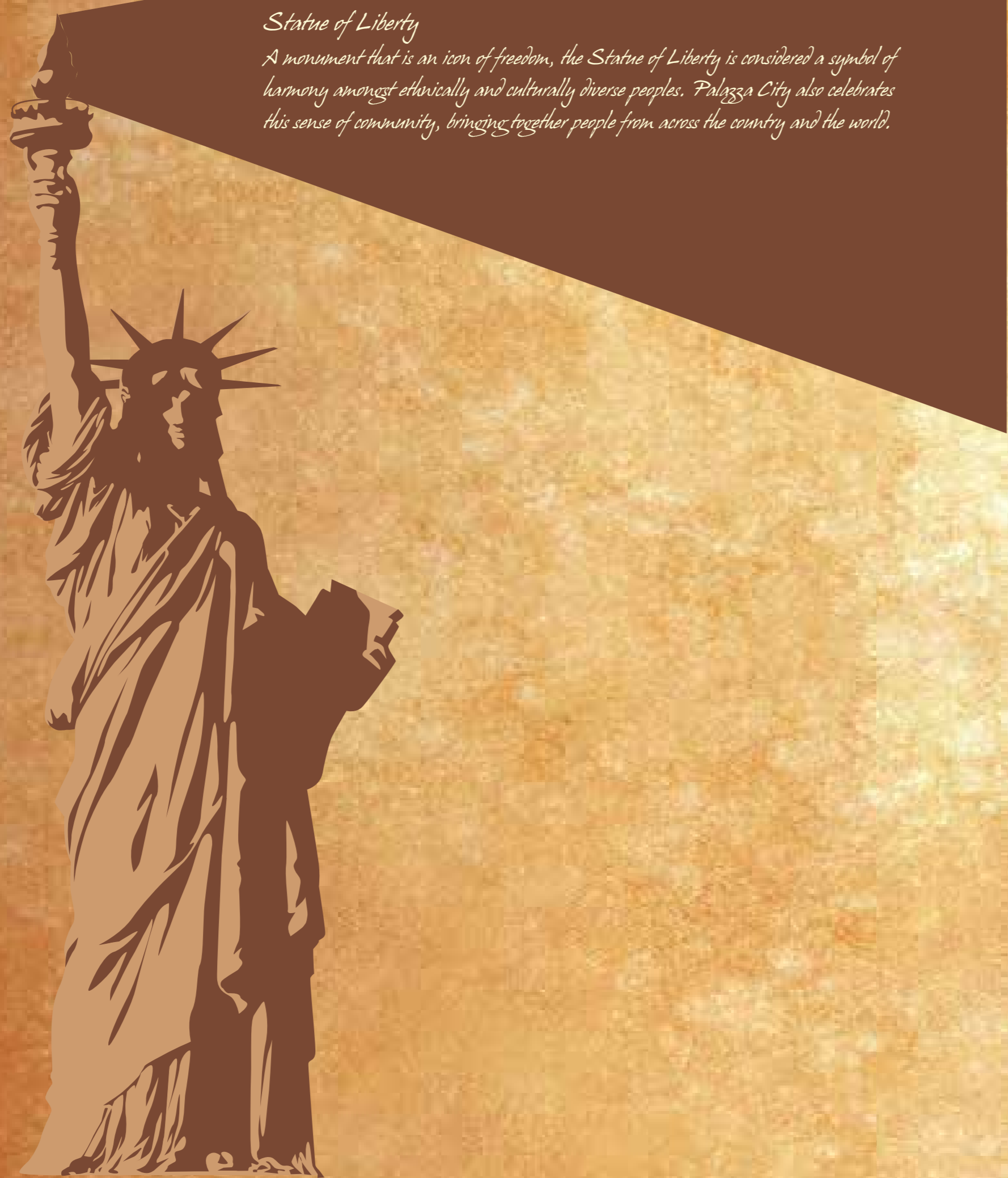


3 BHK
SBA - 1773 sft



3 BHK
SBA - 1746 sft





Statue of Liberty

A monument that is an icon of freedom, the Statue of Liberty is considered a symbol of harmony amongst ethnically and culturally diverse peoples. Palazzo City also celebrates this sense of community, bringing together people from across the country and the world.



3 BHK
SBA - 1717 sft



Think Design lends attention to detail and intelligently optimises space. A strategic room adjoining the living area offers the functionality of an entertainment niche or even an anteroom that enjoys the views of the balcony.



3 BHK
SBA - 1709 sft



3 BHK
SBA - 1665 sft





Great Wall of China
As man-made structures go, few rival the sheer scale of the Great Wall of China, stretching over 21,000 kilometres in length. However, while The Great Wall was intended as a barrier to keep people apart, Palazzo City serves as a structure to bring people together.

Innovative space planning allows for extra space which can be used as a TV / entertainment area, a cosy lounge, or even a guest room. Just one example of Think Design at work.



3 BHK with Study
SBA - 1657 sqft

Disclaimer: Sizes mentioned here are before finishing. Balcony extended for certain flats based on the architectural character of the building.





3 BHK
SBA - 1550 sft



1 BHK
SBA - 702 sft





Actual shot of Model Apartment

Enter the Lifestyle

As striking as Palazzo City's towers are to behold from the outside, that is just half the story. Step into an apartment, and the stylish aesthetics capture your senses.

The airy, wide living and dining areas enjoy abundant natural light. The surprisingly spacious balcony affords enough room for a sit-out from where you can enjoy the brilliant views.

Actual shot of Model Apartment



Proportion Perfect

Thoughtfully planned ratios means the living room isn't just big in terms of area, but also well proportioned, creating the perfect television viewing experience for everyone, regardless of where they're seated.

Family breakfasts are always a joy, thanks to a modern kitchen that blends style and functionality in equal measure, with exceptional space for storage.

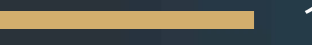
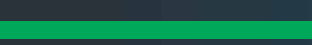
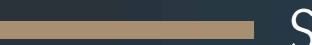



Actual shot of Model Apartment



Pleasing Privacy

Sitting high up in your quiet bedroom, it's hard not to feel like God as you look out over the city. The masterfully planned bedroom ensures you're always in utmost comfort, while the bathroom boasts hidden storage areas, premium fittings, concealed flush tanks, and anti-skid tiles.

-  40,000 sft Clubhouse with Skybar
-  12 Guest Rooms
-  Gym
-  Sauna & Steam Room
-  Massage Room
-  Jacuzzi
-  Squash Court
-  Table Tennis
-  Billiards & Pool
-  Indoor Badminton Twin Court
-  Meditation Centre & Yoga Room
-  Mini Theater with cutting edge Sound System
-  Game Room
-  Library
-  Swimming Pool



Monument of Fun

No landmark is complete without its fun factor, and there's no shortage of this at Palazza City. Loaded with outstanding amenities, we've ensured that there's never a dull moment when you live here.





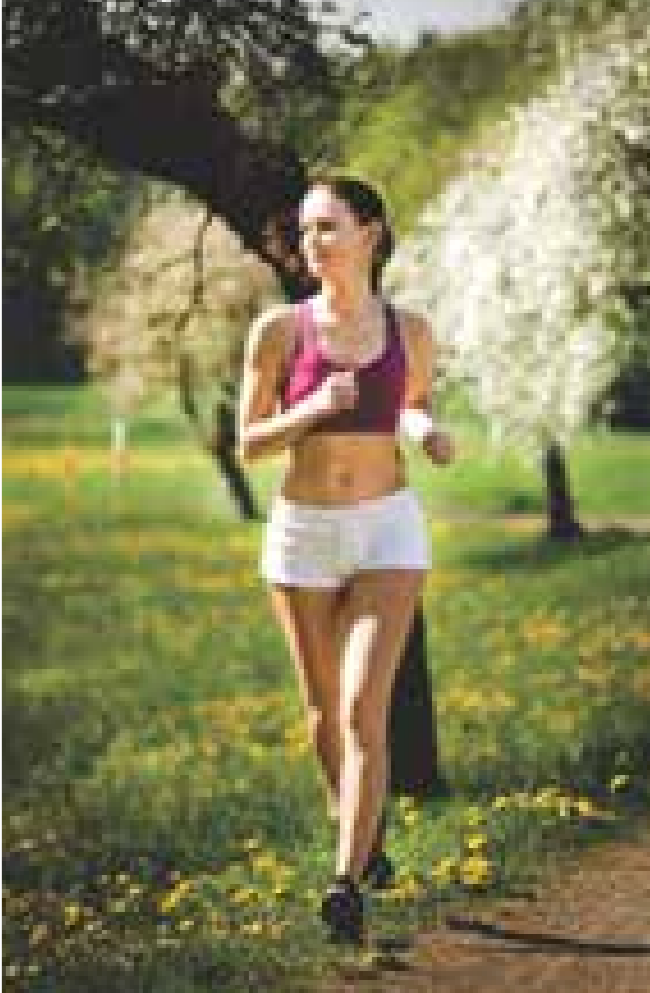
Kids' Play Area

Large Terrace Banquet Hall

Swimming Pool

Volleyball Court

Basketball Court





Day Care Centre

Food Court with Coffee Shop

Beauty Parlour

Laundry & Dry Cleaners

Specialist Centre to consult visiting doctors

Business Center & Cyber café, with Travel Desk, Meeting Lounges, Car Rental, Couriers

ATMs



Convenience Galore

A truly self-sufficient community, Palazza City offers residents conveniences such as ATMs, cafes, and shopping centres, to name but a few, right within the gated enclave. Now, a quick visit to the store involves only a leisurely stroll through landscaped greenery.

Specifications



STRUCTURE

- RCC – framed structure designed as per seismic compliance of zone 2
- Block masonry / Equivalent
- Internal walls smoothly plastered with lime rendering



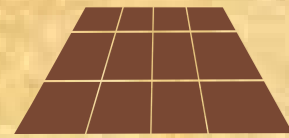
BATHROOMS

- Wallmounted EWC / Sanitary ware with Flush Valve & wash basin of Rocca / Kohler or equivalent make
- Hot-cold water mixer with single controlled bath & shower valve of Rocca / Kohler or equivalent make
- Health faucet for all toilets with wall tiles dado up to 7'
- Provision for exhaust fans



ELECTRICAL

- One ELCB for each flat for safety
- One MCB for each circuit provided at the main distribution box in each flat
- Elegant modular switches of Anchor / Roma / Cabtree / Equivalent make
- Telephone points in living room & all the bedrooms.
- Television points
 - (i) 3BHK – living, master B/R & Guest bedroom
 - (ii) 1BHK & 2BHK – living & master bedroom
- Fire resistant low smoke electrical wires
- Provision for internet point in master & children's bedroom for 3BHK and only in master bedroom for 1BHK & 2BHK
- AC point provision in living, master bedroom & children's bedroom for 3BHK
- AC point provision in living, master bedroom for 1BHK & 2BHK
- One internet point in master bedroom and children's bedroom for 3BHK & in master bedroom for 1BHK & 2BHK



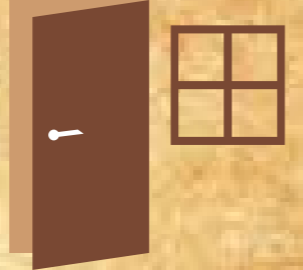
FLOORING

Lobbies & Corridors:

- Granite / Marble (GF & FF), vitrified tiles in upper floors
- Granite flooring with textured wall paint for main entrance lobby of each block

Apartment :

- Designer vitrified tiles flooring in Living, Dining & Bedrooms
- Vitrified tiles flooring in CBR, GBR & Kitchen
- Anti skid premium tile flooring in Toilets & Balconies



DOORS & WINDOWS

- Polished teakwood door frame with both sides teak veneered
- Main door of melamine polish with premium fittings
- All other doors with hard wood frames and flush shutters / skin doors / polish enamel paint with premium fittings or imported ready-made door
- UPVC / Aluminum for all windows with mosquito mesh wherever required.



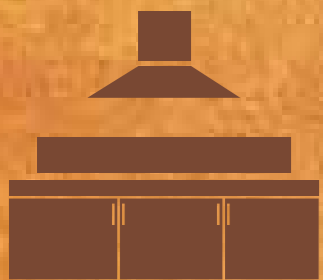
PAINTING

- Interiors with emulsion / Equivaent
- Exteriors with weather shield cement paint



LIFTS & SECURITY

- High quality elevators of reputed make
- Provision for Garbage chute
- Round the clock security with CCTV monitoring in main entrance & external areas



KITCHEN

- 2' dado with premium designer tiles above kitchen Granite counter top with single bowl stainless steel sink with drain board.
- Provision for washing machine & power point for iron board in utility area



POWER

Real Power:

- 1BHK, 2BHK & 2.5BHK - 3KVA
- 3BHK & 3.5BHK - 4KVA

Backup Power:

- 1BHK, 2BHK & 2.5BHK - 1.00KVA
- 3BHK & 3.5BHK - 1.5KVA



COMMON AMENITIES

- Centrally located club includes a Modern Gym, Sauna, Spa, Jacuzzi and host of other facilities
- Swimming Pool
- Children's Play area
- Lawn tennis, Volleyball & Basket ball court
- Outdoor fitness area
- Squash court (1 No.)
- Table Tennis Tables (2 Nos.)
- Billiards (2 Nos.)
- Pool Table (2 Nos.)
- Indoor Badminton Court
- Chess and Carrom
- Small food court with cafe
- Beauty parlor
- A well equipped Health Club with Steam room, Massage room
- Meditation Centre / Yoga room
- Large terrace banquet hall, large sitting area on terrace
- TV room/ Mini Theater with hi-tech surround sound system
- Laundry & Dry Cleaners
- Crèche (day care center)
- Business Center cum Cyber café
- ATMs of leading Bank/s
- Gaming, Meeting Rooms / Lounges



Think Design is our approach to architecture that not only improves the quality of everyday life, but also creates an experience of delight and wonder. From discreetly private bedrooms and balconies, to vibrantly refreshing landscapes, and world-class fittings and materials, Think Design takes care of the little things that matter much.

Better utilisation of space and resources, easier construction, smarter planning, simpler movement, and at the end of it all, a beautiful structure that's original and fulfilling.

**SMART
PLANNING**

**COMMUNITY
AND YOU**

All residential complexes are about community, with people from different backgrounds, from different parts of the country and the world, interacting, working, and living together. Our structures are planned to enhance this aspect of everyday life.

**HIGH
VALUE**

Change needs to start with each of us. Only when we are contented can we contribute our utmost to community and society. Our holistic architecture addresses the needs of every person, including the elderly and the handicapped.

**ALL-ROUND
SENSITIVITY**

We are sensitive to the ecological systems around us and constantly attempt to surpass the challenges of each project to adopt eco friendly practices that minimize our impact on the environment.

Our Other Projects

At the heart of the ethos of SJR Primecorp is an unflinching desire to provide the utmost quality at a value that is in sync with global trends, the intimate needs of people today, and the environment. As an offshoot of the SJR Group, we are structured to provide highly differentiating projects to various urban needs - residential, commercial and hospitality.

In the last 40 years, since 1973, we have grown from being a provider of infrastructure solutions to developing properties that are today defining growth and prosperity in Bangalore city. From roads, to flyovers, airport tarmacs, and community centres, our achievements span the entire spectrum of solutions that any industrialised society needs.



WATERMARK

OFF SARJAPUR ROAD (behind Total Mall)

THE VISION



THE REALITY



2 & 3 BHK Luxury waterfront residences

CRYSTAL COVE

ELECTRONIC CITY PHASE 1 (near Wipro)

THE VISION



THE REALITY



3 & 4 BHK triplex homes