

AHAD
Opus

“MAKING LIVES
A MASTERPIECE”

RERA APPROVED

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About 40 years ago, we began our journey of a promising success in building houses and helping build homes. We believe we experience satisfaction in the truest sense only when our customers are happy. Nurturing a legacy of trust for 3 generations now, our promise has met Zero Missed Deadlines. Punctuality is not a lost virtue. We stand testimony to that. Steering clear of debts on our credit, we have built a Zero-Debt Company, Ahad has delivered a whopping 222 projects to about 5,580 customers. Homes, raise and age families through different time spans. We involve eminent architects and the best materials to create spaces that are conducive to today's changing lifestyles. Attention to detail is paramount. Smart use of spaces, comfort, aesthetically pleasing designs and quality takes precedence above all.



Opus is the art You dreamt of making the
Masterpiece you longed to paint





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“MAKING LIVES
A MASTERPIECE”



Richness of magnum
opus topples the bland
For opus adds zest to the
colors of your dreams



Opus fills my canvas of heart with
all the vital colors of dreams.
Opus gives me a thrilling experience,
a true feeling of true love it seems.
I never thought moments of dreams
could be so full of colors.
I cherish all the deep emotions that
amaze me with wonders.



AHAD Opus

Ahad Opus is an exclusive residential offering of luxurious 2 and 3 BHK apartments. It is a magnificent, high-rise G+ 17 residential apartment of 232 units spread over 2.5 acres, just 100 M from Main Sarjapur road. It is sandwiched between nearing completion Wipro Campus & RGA Tech park.

This meticulously planned project offers you maximum open space with panoramic views and a plethora of lifestyle amenities.

If you are looking for a luxurious residential apartment by a renowned real estate developer, Ahad Opus is the perfect choice. Book a home in Ahad Opus and experience the benefits of living in Bangalore's most desirable location.





Opus

FRONT VIEW



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BACK VIEW

Opus envelops tints of grandeur
It highlights regality
It radiates magnificence



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ARIEL VIEW





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CLUB HOUSE VIEW

T.S.C. APPY

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CLUB HOUSE NIGHT VIEW

7758 4999





COFFEE
SHOP

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LOBBY VIEW

T&C APN



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BASKET BALL COURT VIEW



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pool view



AMENITIES



GRAND LOBBY WITH RECEPTION



MULTI-PURPOSE HALL



WELL EQUIPPED GYM



HEALTH CLUB WITH JACUZZI,
STEAM & SAUNA



HOME THEATRE



SWIMMING POOL WITH OZONE
SYSTEM WITH TODDLER POOL
ALONG WITH GRAND POOL DECK



FULLY FURNISHED LOUNGE



INDOOR GAMES ALONG
WITH BOARD GAMES, TABLE
TENNIS, FOOSBALL & POOL TABLE



PROVISION FOR COFFEE SHOP



THEME PARK



CHILDREN'S PLAY AREA



WATER FEATURES ACROSS
LOCATIONS



AMPHITHEATRE



CRICKETING PITCH ALONG WITH
BOWLING MACHINE



BASKET BALL COURT



BALL BADMINTON COURT



RESTING BENCHES AT VARIOUS
LOCATIONS



GAZEBO



PUTT-PUTT GOLF

SPECIFICATIONS



STRUCTURE

R.C.C Frame with columns and beams designed for Earthquake resistance. (seismic zone -2)



MASONRY

External: 8" Cellular Concrete Block.
Internal: 4" Solid Concrete block with CM 1:4



FLOORING

Vitrified Double Charged (Nano Technology) Tile of 800mmx800mm in living/dining room and 600mmx600mm in Bedroom, Wooden flooring for Master bedroom.



WINDOWS / SLIDING DOORS

UPVC Windows & sliding doors-3 track with provision for mosquito net with 5mm thick glass for windows and 6mm thick glass for doors. Glass by Saint Gobain or equivalent.



DOORS

Entrance Engineered Wood Frame with designer laminated shutter along with SS handle, hinges, tower bolt, magic eye and safety lock.

- **Bedrooms:** Engineered Hard Wood frame with Mezzaita solid core 32mm thick B S Laminated shutter with SS accessories
- **Toilets:** Hardwood Frame and shutter with laminated cladding on both sides



KITCHEN

Polished Granite platform with S.S.Sink and drain board

- Designer tiles 2.0" high above platform and sink
- Circular hand wash basin above the counter in common area



BATHROOM

Chromium plated fittings with single lever diverter for a shower in all Bedrooms (Jaguar (Continental)/Kohler or equivalent brand)

- Designer tiles dadoing up to Lintel level
- Wash basin and Wall hung closet (White) with seat cover by (Kohler or equivalent make)



ELECTRIFICATION

Modular Switches (Anchor Woods or equivalent make)

- Concealed circuit wiring with Finolex/Anchor/Havells wires
- RCCB in an individual flat for safety
- Fan points in living/dining and bedrooms
- AC points in master bedroom for 2BHK, AC points in master bedroom + 1bedroom for 3BHK
- TV, Telephone point in living and master bedroom. Provision for TV installation with 4 antenna's (Multi DTH) Provision for CENTRIX/ FTTH which provides direct phone, intercom and broadband
- 2BHK - 4KVA, 2.5BHK & 3BHK - 5KVA



PAINTING

Acrylic Emulsion for internal walls and Oil bound distemper for ceiling (Asian/ICIC or equivalent)

- Texture Asian on external wall of the building with acrylic water-based paint



GENERATOR FACILITY

Branded generator for common area, lift, water pumps, common passages, clubhouse, basements, driveways, garden area and for individual apartments: (2BHK - 1.5KVA, 3BHK - 2KVA)



PLUMBING

ISI Brand CPVC, UPVC, AND G.I. Piping



SANITARY

UPVC, SWR Grade types A & B Pipes.
Wall mounted Closet and wash basin with concealed system



LIFTS

Eight high-speed automatic elevators of SCHINDLER/ MITSUBISHI/OTIS or equivalent



ENTRANCE LOBBY (at first floor level)

Entrance Arch with a security system, CCTV, Centralized security system @ entrance lobbies



DRIVEWAY

Well designed paver block/roads



ANTITERMITE

Antitermite treatment for buildings at basement level



ENTRANCE LOBBY

High ceiling interiors with a reception desk
Backlit SS Nameplate of the project and blocks



RAINWATER HARVESTING

As per norms



STP

As per norms



WATER METER

Each apartment is provided with a water meter to monitor the water consumption through mobile/web application.



GAS PIPING



ZONE OF LIGHTNING

Lightning arrestor installed for the entire site covering not only buildings but also entire garden/amenities area.

LOCATION

Ahad Opus is sandwiched between nearing completion Wipro Campus and RGA Tech Park. Many leading schools such as GEAR Innovative International School, Kidzee Preschool, Harvest International School, Delhi Public School, Primus Public School, AmrithaVishwaVidhyapeetam, etc., are located near Ahad Opus. It has a good connectivity to the key IT cluster areas like Whitefield, Electronic City, Outer Ring Road, Marathahalli and Koramangala.

KORAMANGALA

Inner Ring Road

Eco Park

GEAR Innovative International School

Kidzee Preschool

Wipro Limited



Carmelaram Railway



RGA Tech Park

Primus Public School

AHAD *Excellencia*

Opus

AHAD

AHAD *Cypheria*

AHAD MEADOWS



Wipro SEZ

Delhi Public School

Harvest International School



Not to scale



AHAD
Your Trust Our Legacy

← Towards Silkboard

Iblur Junction

HSR Layout

Sarjapur Main Road

Carmelaram Railway

Decathlon

Sarjapur Main Road

↑ Towards Whitefield

Dommasandra Circle

↓ Towards Electronic City

↓ Towards Electronic City

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING A , 3 BHK , A-1(T1)

01	M Bed	3.60 x 3.36
02	Utility	3.10 x 1.22
03	Kitchen	2.26 x 2.90
04	Toilet	2.50 x 1.52
05	Bed	3.35 x 3.55
06	Toilet	1.52 x 2.49
07	Bed	3.50 x 3.55
08	Balcony	2.85 x 1.22
09	Liv / Din	6.39 x 3.25
10	M Toilet	1.80 x 1.85

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING A ,2 BHK , A-2(T2)

01	Bed	3.26 x 3.35
02	Balcony	2.90 x 1.22
03	Utility	2.39 x 1.23
04	Kitchen	3.05 x 2.59
05	M Bed	4.11 x 3.60
06	M Toilet	2.44 x 1.52
07	Liv / Din	6.20 x 3.32
08	Toilet	2.50 x 1.52

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING A ,2 BHK , A-3(T3)

01	Bed	3.86 x 3.11
02	Balcony	2.87 x 1.53
03	Kitchen	2.95 x 2.38
04	Utility	1.42 x 1.78
05	Toilet	1.93 x 1.83
06	M Bed	3.35 x 4.17
07	Liv/Din	6.27 x 3.42
08	Toilet	2.45 x 1.95

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING A ,2 BHK , A-4(T4)

01	M Bed	4.76 x 3.35
02	Balcony	2.90 x 1.30
03	Utility	2.78 x 1.30
04	Kitchen	2.49 x 2.68
05	Toilet	1.52 x 2.18
06	Bed	3.05 x 3.95
07	Liv/Din	7.36 x 3.25
08	Toilet	2.50 x 1.52

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING A .2 BHK , A-5(T5)

01	M Bed	3.97 x 3.25
02	Balcony	2.55 x 1.22
03	Utility	2.48 x 1.22
04	Kitchen	3.30 x 2.02
05	Toilet	2.50 x 1.52
06	Bed	3.11 x 3.91
07	Liv/Din	5.81 x 3.00
08	Toilet	2.44 x 1.53

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING-B, 2 BHK ,B-1(T6)



01	M Toilet	1.52 x 2.45
02	M Bed	3.83 x 3.25
03	Balcony	3.36 x 1.22
04	Utility	1.99 x 1.01
05	Kitchen	3.07 x 2.44
06	Toilet	1.90 x 1.85
07	Bed	3.36 x 3.86
08	Liv / Din	6.75 x 3.36

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING-B, 3 BHK , B-2(T7)

01	Bed	3.66 x 3.65
02	Balcony	3.37 x 1.32
03	Utility	1.81 x 1.86
04	Kitchen	3.15 x 2.41
05	Bed	3.15 x 3.77
06	Toilet	2.13 x 1.76
07	M Toilet	1.45 x 2.76
08	M Bed	3.60 x 3.77
09	Dining	3.25 x 3.62
10	Living	7.30 x 3.37
11	Toilet	1.63 x 2.50

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING-B, 2 BHK ,B-3(T8)

01	Living	3.50 x 4.50
02	Dining	3.35 x 3.35
03	M Toilet	2.05x 2.00
04	Balcony	2.10 x 2.10
05	M Bed	4.00 x 4.20
06	Kitchen	2.90 x 3.35
07	Utility	2.64 x 1.22
08	Bed	3.72 x 2.93
09	Toilet	1.60 x 2.43

* All dimensions including wall plaster

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T&C Apply



TYPICAL FLOOR

(2nd - 17th FLOORS)

WING C , 2 BHK , C-1(T9)

01	M Bed	4.08 x 3.25
02	Balcony	2.80 x 1.22
03	Utility	2.51 x 1.22
04	Kitchen	2.58 x 2.51
05	Toilet	2.34 x 1.52
06	Bed	3.35 x 4.13
07	Liv / Din	6.03 x 3.35
08	Toilet	2.70 x 1.70

* All dimensions including wall plaster

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TYPICAL FLOOR

(4th - 17th FLOORS)

WING C , 3 BHK , C-2(T10)



01	M Bed	3.67 x 4.40
02	M Toilet	1.52 x 2.61
03	Balcony	1.95 x 1.44
04	Utility	2.59 x 1.00
05	Balcony	2.81 x 1.20
06	Bed	3.35 x 4.15
07	Bed	3.35 x 5.16
08	Toilet	2.50 x 1.52
09	Toilet	2.50 x 1.52
10	Living	3.31 x 3.96
11	Dining	4.29 x 2.91
12	Kitchen	2.59 x 3.00

* All dimensions including wall plaster

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TYPICAL FLOOR

(5th - 17th FLOORS)

WING-C, 3 BHK ,C-3(T11)



01	Liv/Din	3.81 x 5.84
02	Toilet	1.51 x 2.44
03	M Toilet	1.50 x 2.44
04	M Bed	3.40 x 4.61
05	Bed	4.51 x 3.35
06	Balcony	3.26 x 1.22
07	Bed	4.11 x 3.33
08	Toilet	2.50 x 1.50
09	Utility	2.70 x 1.25
10	Kitchen	3.10 x 3.05

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd -17th FLOORS)

WING-C, 2 BHK ,C-4(T12)

01	Balcony	2.83 x 1.33
02	Kitchen	2.24 x 3.18
03	Utility	2.24 x 1.07
04	Toilet	1.52 x 2.43
05	Bed	3.27 x 3.34
06	M Bed	3.39 x 4.35
07	M Toilet	2.79 x 1.53
08	Liv / Din	5.90x 3.13

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd - 17th FLOORS)

WING-C, 2 BHK , C-5 (T13)

01	Bed	3.96 x 3.37
02	Toilet	1.84 x 1.83
03	Kitchen	2.34 x 2.50
04	Utility	2.54 x 1.22
05	Balcony	2.80 x 1.41
06	M Bed	3.20 x 3.90
07	M Toilet	3.20 x 1.52
08	Liv / Din	3.35 x 7.00

* All dimensions including wall plaster

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TYPICAL FLOOR

(2nd-17th FLOORS)

WING-C, 2 BHK WITH STUDY, C-6 (T14)



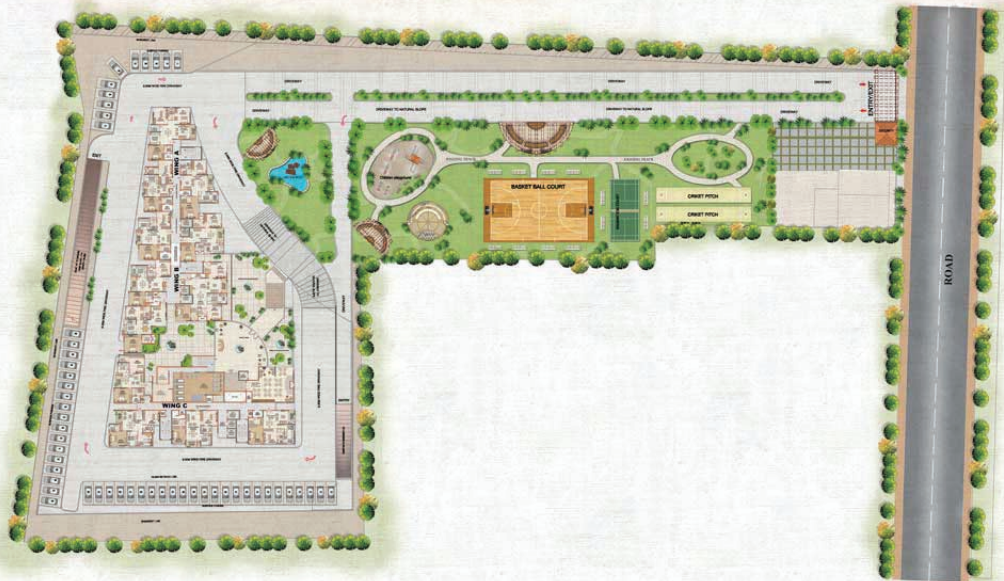
01	Bed	3.94 x 3.25
02	Toilet	1.70 x 1.80
03	Study	3.30 x 2.80
04	Utility	2.44 x 1.25
05	Kitchen	2.44 x 3.25
06	M Bed	4.06 x 3.25
07	M Toilet	2.34 x 1.52
08	Balcony	3.08 x 1.23
09	Liv / Din	4.74 x 4.70

* All dimensions including wall plaster

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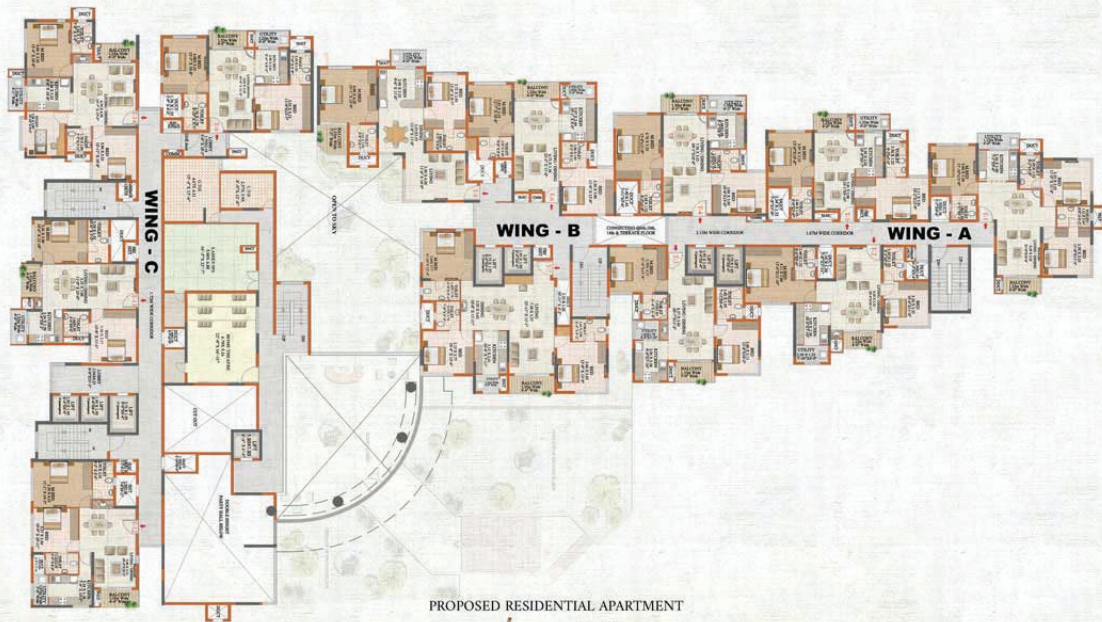
MASTER PLAN

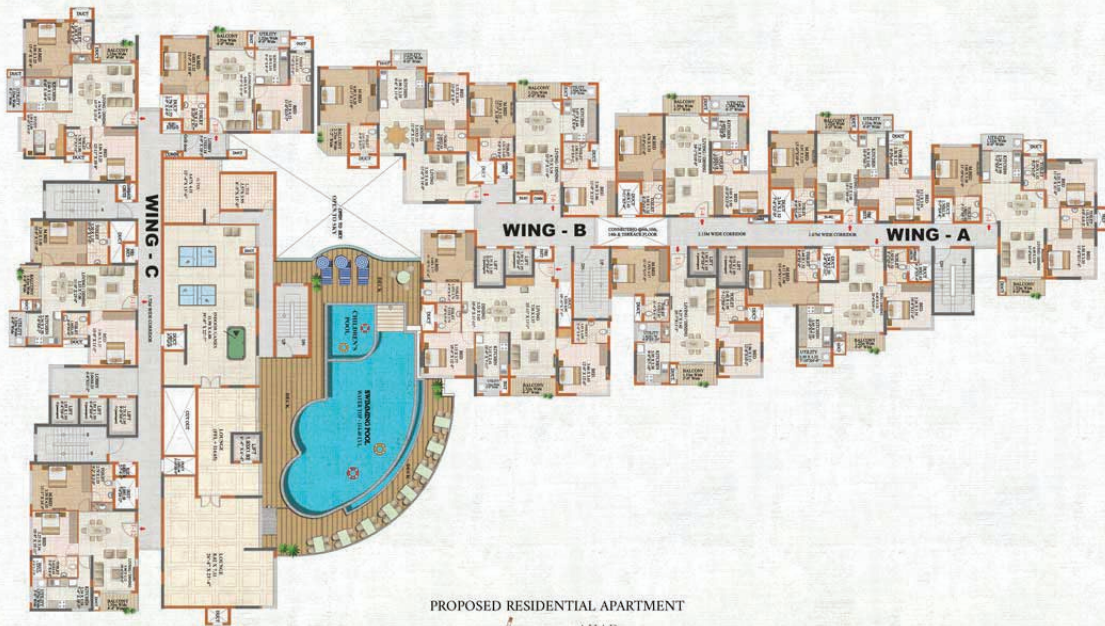


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1ST FLOOR PLAN

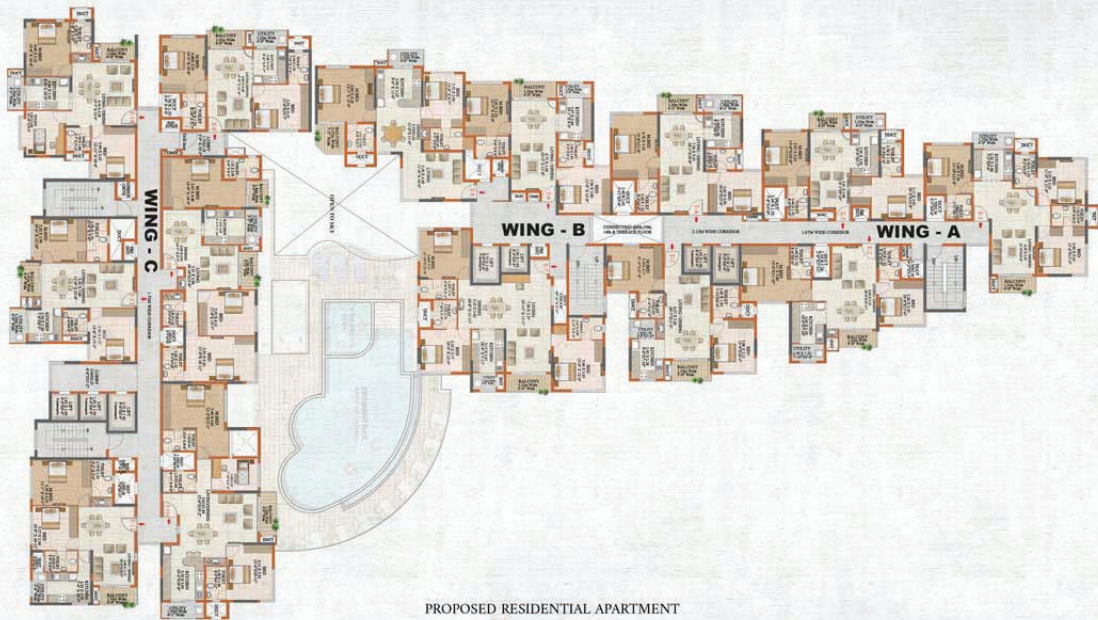




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3RD FLOOR PLAN



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4TH FLOOR PLAN



KEY PLAN



Note : All Internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sqft)	
F1	3 BHK	East	81.01	871.96	1307.61
F2	2 BHK	West	73.24	788.33	1167.11
F3	2 BHK	West	71.17	766.05	1138.91
F4	2 BHK	East	67.61	727.73	1059.28
F5	2 BHK	East	60.35	649.58	965.84

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WING - A
1ST FLOOR



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WING - A
TYPICAL FLOOR
(2nd to 17th Floor)



WING B



KEY PLAN



Note: All internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sqft)	
T6	2 BHK	East	68.71	739.57	1092.68
T7	3 BHK	North	103.52	1114.25	1622.29
T8	2 BHK	North	79.47	855.36	1291.20

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WING - B
TYPICAL FLOOR
(2nd to 17th Floor)



KEY PLAN



Note: All Internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sq)	
F9*	2 BHK	East	64.25	691.56	1022.59
F10	2 BHK	North	70.40	757.76	1106.96
F11	2 BHK	North	66.25	712.87	1047.41
F12	2 BHK + Study	North	76.77	826.32	1194.13

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WING - C
1st FLOOR



Note : All Internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sq)	
T9*	2 BHK	East	67.32	724.61	1104.88
T12	2 BHK	North	70.40	757.76	1106.96
T13	2 BHK	North	66.23	712.87	1091.84
T14	2 BHK + Sdy	North	77.61	835.36	1254.19

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WING - C
2ND FLOOR



KEY PLAN



Note: All internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sqft)	
T9*	2 BHK	East	67.32	724.61	1104.88
T12	2 BHK	North	70.40	757.76	1106.96
T13	2 BHK	North	66.23	712.87	1091.84
T14	2 BHK + Study	North	77.61	835.36	1254.19

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WING - C
3RD FLOOR



KEY PLAN



Note: All internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sq)	
T9*	2 BHK	East	67.32	724.61	1102.48
T10	3 BHK	East	105.46	1135.13	1648.15
T11a	2 BHK + Study	East	99.31	1071.09	1596.88
T12	2 BHK	North	70.40	757.76	1106.96
T13	2 BHK	North	66.23	712.87	1091.84
T14	2 BHK + Study	North	77.61	835.36	1254.19

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WING - C
4TH FLOOR

*T&C Apply



KEY PLAN



Note : All internal dimensions are including plastering thickness

Apartment No.	Type	Facing	CARPET		SBA
			Area (Sqm)	Area (Sq)	
T9*	2 BHK	East	67.32	724.61	1102.48
T10	3 BHK	East	105.46	1135.13	1648.15
T11	3 BHK	East	104.05	1119.95	1657.93
T12	2 BHK	North	70.40	757.76	1106.96
T13	2 BHK	North	66.25	712.87	1091.84
T14	2 BHK + Serv.	North	77.61	835.36	1254.19

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WING - C
TYPICAL FLOOR
(5th to 7th Floor)



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📍 No. 80, Ahad Pinnacle, 1st Floor, 5th Main, 2nd Cross, 5th Block,
Koramangala Industrial Layout, Bengaluru, Karnataka 560095

*Disclaimer: The plans specifications, costs, images and other details are only indicative. Ahad reserves the right to change any or all based on its discretion and without notice. The written material does not constitute an offer or commitment of any nature. Communication include anticipatory impressions and the final outcome may vary.
Note: All measurements are block to block, including plastering thickness.