

ICONEST [3]

📍 Kachanayakanahalli

Welcome to
Intelligent
Living





BELINDA HUANG

ARC STUDIO

Poetry in Motion, perhaps best articulates the husband wife team of architects who endear this truth and have engraved this philosophy in every creation that this duo have accomplished. Based in Singapore, ARC studios who have created several icons for posterity across many countries and, would for the first time embark on giving Bangalore a never before apartment community.



KHOO PENG BENG

ARC STUDIO

In the design journey, the foremost was to be in sync with the vision of the developer and create a unique structural identity. Iconest - 3 would be a thriving community, where we envisage to create an environment with plenty of natural lighting and greenery.

Coupled with elements like community garden on the roof and other soft infrastructure, would lead to creation of happiness among the dwellers and a stronger positive connection among cross cultured communities leading to enhanced relationships.



 **ICON homz**
live. grow. shine

The reason why we included furniture and interiors at **Iconest - 3** is when many customers told me about the challenges they faced while dealing with local contractors for interiors and also that don't have a viable option to buy space saving furniture in India. This generation, increasingly being nuclear families are anyway looking for compact housing as it is easier to maintain while saving space and cost.

Secondly, what if customer can enjoy **1200 sq. ft in 600 sq. ft.** For example the bed occupies about 35 sq. ft. of dedicated space while the use of it is only for about 10 hours a day. After brain storming with the team we decided to take the bed to the wall and during the remaining time the space could be used for many other purposes. Keeping the customer challenge and the above thought, we decided to go in for space saving furniture. The next step was to identify a Architect who could realise our vision.



We travelled to Hong Kong first looking for internationally reputed architects as Hong Kong has been in compact housing for 3 to 4 decades. Finally we were able to find a very good architect from Singapore. When we first met the team at **ARC Studios** our ideas and thought processes matched and we realised this team of architects were in a position to translate our ideas in to reality. The biggest issue in space saving furniture is the hardware. For the last 1 and half year we explored various options and have now identified a very good product, keeping in mind all the safety precautions and life of the product.

Compact housing in my opinion is not to be confused with affordable housing The specifications and amenities that we would be providing at Iconest -3 would be far superior that are being provided in the luxury segment that are costing over a crore. Take the sanitary ware, CP fittings, the tiles, the amenities etc., they are all on par with any

super premium apartment. The basic objective at Icon Homz is providing fully functional spaces, each sq. ft should act as 2 sq. ft. with the help of our team and the team at Arc Studios am happy to say that we have achieved it to the fullest extent.

At Icon Homz, it is our purpose to make a home for everyone. Bangalore is growing leaps and bounds with people moving-in for education and work from all parts of the country, ultimately making the city their home. We are here to help them fulfill their dreams! Icon Homz has pioneered the concept of functional furnished residences for the customer segment that we service. It is our wish and endeavours to meet and exceed our customer needs.

With Iconest 3, our dream is to make your dreams come true!

Location is the Advantage

Health Care:

Narayana Hrudayalaya and Sparsh

Education:

Red Bridge International School (9KM)
Techmore Academy (11 KM)
Candor International School (11 KM)
Treamis World School (7 KM), Achievers
Academy (5 KM)

Shopping:

Dmart and Metro-Cash N Carry.

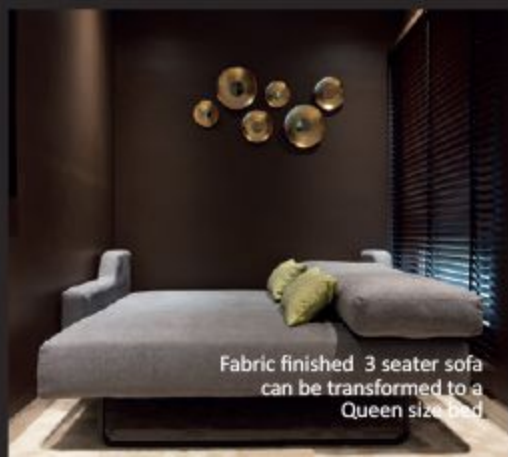
Metro Station: 2Kms





The
Beauty
of the
interiors



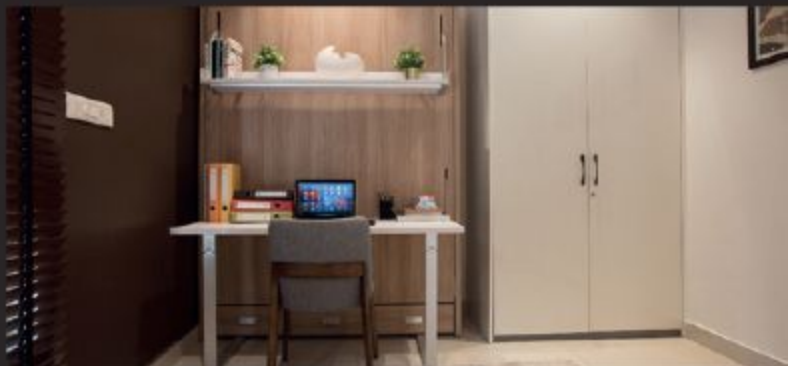




The beauty of moving walls is that it helps to merge your bedroom and the living room space to a very large hall.



Flexi room that is a study and a bedroom



Intelligent design and intelligent furniture seamlessly blends the living, dining and study areas, giving you a very large space. Get more per Sq. Ft., our fully furnished apartments lets you to maximize the available space and allows you to transform them to suit your need any time.

All that you would need to do is get ready for the house warming ceremony



Exquisite handwash annexed to the living room

Actual Model Apartment - Iconest [3]



Wall bed

You sleep through the night in the most comfortable bed. But what during the day, when you don't use it at all? What if you could use your bedroom as your workspace? Just turn the bed over, and eureka! You get a perfect workstation. Work in comfort and with more than sufficient space. Work hard and work late. Just turn the table over and hit the bed with ease.



Storage bed

The well-designed bed frame combines fashion with convenient storage compartment. Space underneath the bed provide extra storage space for anything you need, from bed sheets to pillows, quilts, accessories or off-season clothing which you may need within hands reach.

Space saving storage bed with hydraulic mechanism and steel bed frame.

Bunker Bed

That are elegant and can fire up your child's imagination.



Space saving wall bed with study table and storage shelves, Hydraulic mechanism which is stable, safe, durable, and easy to handle, can stand at any angle, automatic legs, steel bed frame and washable head board.



Wardrobe

The wardrobes are elegantly designed using post laminated MDF to enhance the overall ambience and decor. The inside shelves and shutters are designed keeping in mind the different needs of men and women.



Dining table

Space saving Telescopic dining table which can be extended from 0.5 metre to 2.5 metres which is from 2 seater to 8 seater. Now you can entertain guest or have a family gathering comfortably. The dining table when not used provides for a vegetable chopping table or a iron board while providing for ample space.



Kitchen

High quality pre laminated water proof MDF and fittings from Europe and the intricately designed compartments to suit the numerous ingredients that is used in cooking Indian cuisine.



Counter Top

High quality quartz counter-top that is 20 mm thick & Dado which is 10mm thick for a height of 2 feet above the counter.



Fixtures

Imported particle board material modular kitchen with soft closure hardware. The accessories used are comparable to the best that are normally provided in imported kitchens.



Fittings

Premium stainless sink with high quality water taps that complement the overall ambience of the kitchen and the utility area.

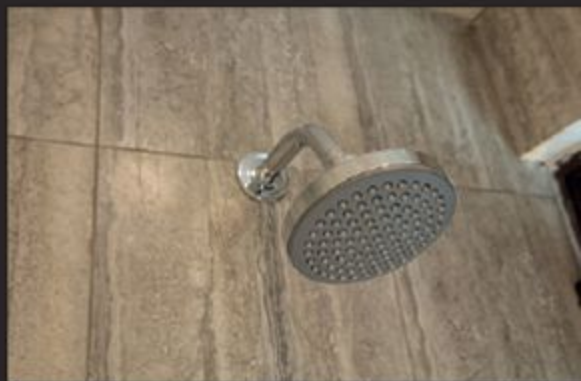
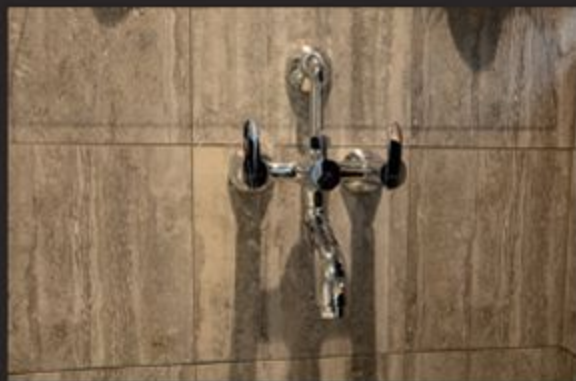




Washroom:

The glamour rooms are apt in size and come with fixtures and fittings of high quality. The wash basin made of high quality ceramic with stainless steel taps, the water closet is a floor mounted single piece unit lending elegance to the room and the shower cabinet & water mixers are comparable with the best that are normally provided in luxury apartments.

300 x 300 mm anti skid ceramic tiles flooring & 300 x 300 mm ceramic dadoing up to false ceiling (Grid FC).







The hall mark at Iconest 3 is the main door of every apartment. Be it one, two or three bedroom house, the pre hung door adorning the entrance is 8 feet height (which is about 1 feet more than that is normally provided in premium and luxury segment apartments) Door frame with teak wrap and BST shutters. Giving you that massive, grand and majestic entrance to your house.

The frame needs special mention, it covers the wall completely leaving no trace of masonry work along side the door. This lends itself to a very pleasant appearance.

The accessories are of very high quality to give you that solidity and safety. Made of stainless steel, the tower bolts are corrosion resistant. The stainless steel hinges are adequately provided to ensure smooth action of the door.

High end locks of Godrej make is a standard fitment

Floor Plans



3
BHK

UNIT TYPE C3c E1
SALEABLE AREA - 838 SQ.FT
CARPET AREA - 821 SQ.FT



3
BHK

UNIT TYPE C3a W2
SALEABLE AREA - 838 SQ.FT
CARPET AREA - 821 SQ.FT



UNIT TYPE C3b E1

SALEABLE AREA - 941 SQ.FT
CARPET AREA - 571 SQ.FT



UNIT TYPE C3b E2

SALEABLE AREA - 941 SQ.FT
CARPET AREA - 571 SQ.FT

3
BHK

3
BHK



UNIT TYPE C3a W1

SALEABLE AREA - 839 SQ.FT
CARPET AREA - 621 SQ.FT



UNIT TYPE C3a E2

SALEABLE AREA - 839 SQ.FT
CARPET AREA - 621 SQ.FT

3
BHK

3
BHK



3
BHK

UNIT TYPE C3a E1

SALEABLE AREA- 809 SQ.FT
CARPET AREA- 831 SQ.FT



UNIT TYPE B2c W2

SALEABLE AREA- 686 SQ.FT
CARPET AREA- 671 SQ.FT

2
BHK



2
BHK

UNIT TYPE B2d E1

SALEABLE AREA- 546 SQ.FT
CARPET AREA- 483 SQ.FT



UNIT TYPE B2e E1

SALEABLE AREA- 737 SQ.FT
CARPET AREA- 689 SQ.FT

2
BHK



UNIT TYPE B2c W1

SALEABLE AREA - 689 SQ.FT
CARPET AREA - 471 SQ.FT



UNIT TYPE B2d E1

SALEABLE AREA - 679 SQ.FT
CARPET AREA - 489 SQ.FT

2
BHK

2
BHK



UNIT TYPE B2a1 W2

SALEABLE AREA - 655 SQ.FT
CARPET AREA - 474 SQ.FT



UNIT TYPE B2a1 W1

SALEABLE AREA - 655 SQ.FT
CARPET AREA - 474 SQ.FT

2
BHK

2
BHK



UNIT TYPE B2a1 E2

SALEABLE AREA - 655 SQ.FT
CARPET AREA - 474 SQ.FT

2
BHK



UNIT TYPE B2a1 E1

SALEABLE AREA - 655 SQ.FT
CARPET AREA - 474 SQ.FT

2
BHK



UNIT TYPE B2a V2

SALEABLE AREA - 642 SQ.FT
CARPET AREA - 463 SQ.FT

2
BHK



UNIT TYPE B2a W1

SALEABLE AREA - 642 SQ.FT
CARPET AREA - 463 SQ.FT

2
BHK



UNIT TYPE B2a E2

SALEABLE AREA - 642 SQ.FT
CARPET AREA - 483 SQ.FT

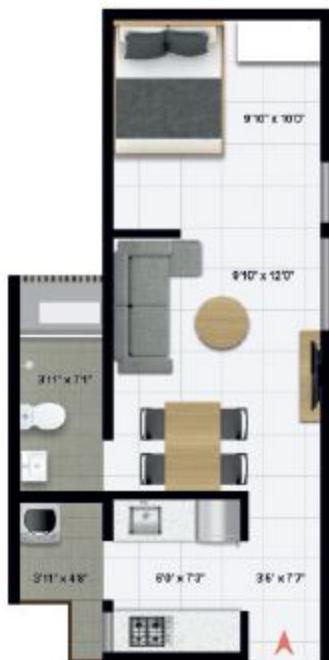


UNIT TYPE B2a E1

SALEABLE AREA - 642 SQ.FT
CARPET AREA - 483 SQ.FT

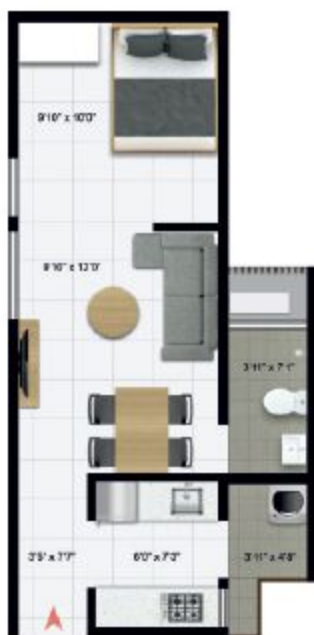
2
BHK

2
BHK



UNIT TYPE A1a W1

SALEABLE AREA - 475 SQ.FT
CARPET AREA - 327 SQ.FT



UNIT TYPE A1a E1

SALEABLE AREA - 502 SQ.FT
CARPET AREA - 483 SQ.FT

1
BHK

1
BHK

Structure:

Stilt (RCC framed structure with RCC slab) with solid block masonry work. Siesmic compliance External walls will be of 150 mm thick walls and internal walls will be 100mm thick walls

Flooring:

Living/Dining /Kitchen/Bed rooms : 600 x 600 mm double charged vitrified tiles with skirting

Toilet : 300 x 300 mm ceramic wall tiles & 300 x 300 mm anti skid ceramic tiles flooring & dadoing upto false ceiling (Grid FC)

Balcony/Utility: 300x 300 mm anti skid ceramic tiles

Common areas/staircase: Rustic finish vitrified tiles

Kitchen dado : quartz dado of 2 ' height above kitchen counter top of 10mm thick quartz

Kitchen counter top : Quartz counter top (20mm) with stainless steel sink

Lifts:

Branded fully automated passenger lifts of 8 passenger capacity in (A to D block) 13 capacity E block

Painting:

Weather -proof Emulsion paint for external and OBD for Internal

Windows:

MS safety grill & alluminium powder coated windows and ventilators, with Toughened glass of 5mm thick for safety & sound proof.

Hand rails:

Balcony & stair case : Mild steel railing as per Architect design

Doors:

Main door : Pre hung - Solid wood frame

(150 mm x65mm width) with PU polished with Architrave & 35mm thick both side teak veneer with PU polished shutter with good quality

hardware fixtures & door lock : Godrej/equivalent

Common Bed room :

Wooden sliding door with high quality slide tracking system.

Piped gas:

Individual piped gas provision at utility

Electrical:

Branded copper wiring in concealed PVC conduit (ISI branded) and branded modular switches

Switches from Great White/Equivalent

DG back up for common area lighting, pumps, lifts & 0.5 KW for each flat AC points in master bed room Peripheral vigilance through

CCTV /cameras

Sanitary Fittings:

High quality single piece imported Floor mounted EWC sanitary fittings with nano-finishing UF seat cover

Essco brand-CP Fittings



Specifications

Wall bed

SGS certified Space saving wall bed with study table and storage shelves, Hydraulic mechanism which is stable, safe, durable, and easy to handle, can stand at any angle, Automatic legs, steel bed frame, washable head board, E1 MDF with laminate finish.

Vertical Queen Wall bed with study table & book shelf without mattress. Bookshelf and study table will be white colour lamination.

Closed size: 1600W x 450D x 2280H

Storage bed

SGS certified Space saving storage bed with hydraulic mechanism, Steel bed frame, E1 MDF with laminate finish

E1 MDF board with laminate finish. Powder coated Metal frame outer. Hydraulic system with lifting jack capacity of 60kg.

Size: W 1618 X L 2175 X H 750 (with Head Board)

Sofa cum bed

SGS certified Fabric finished 3 seater sofa can be transformed to be a Queen size bed.

Colours Option : Light Brown Colour & Grey Colour

Two magazine bags on both the sides of armrest of Sofa bed. Sofa Size: 190 X 91 X 90 cm . Bed Size : 170 X 140 X 45 cm

Bunker Bed

Bunker bed (2 Level) in the childrens bedroom

90 cm x 200 cm

Dining Table

Space saving mountable dining table with crockery storage unit

Foldable Dinning Table Console 3'x7'x1' - Base material prelam engineered wood, EBCO gliding table mechanism with wooden colour finish.

TV Wall Unit

TV Wall mounted Unit with 2 Enclosed drawers

Dimension -1050 x 350 x 200 mm

Wardrobe Unit in Master Bedroom

Made of Post laminated MDF board from Virgo/ Century ply/Green Ply/Equivalent and hardware fitting of Hettich. All locks will be from GODREJ or EUROPA. Inside carcass and shutter will be off white colour and outside will be postlam MDF from Century with glossy finish laminates from Virgo.

7' x 4' size of two shutters wardrobe 2.33' x 4' size of Loft

Wardrobe Unit in Bedroom 1

Made of Post laminated MDF board from Century ply/Green Ply/Equivalent and hardware fitting of Hettich. All locks will be from GODREJ or EUROPA. Inside carcass and shutter will be off white colour and outside will be postlam MDF from Century with glossy finish laminates from Virgo.

7' x 4' size of two shutters wardrobe

Modular Kitchen

High density pre-laminated Water resistant particle board imported modular kitchen with soft closure hardware.

Specs: High density pre-laminated particle board of 18mm door, 16mm carcass & 8mm back panel. Soft closing drawers of Hettich PVC cutlery tray.

Counter Top

High quality Quartz counter-top with 20 mm Thick & dado with 10mm thick for a height of 2 feet above the counter.

Counter Width : 2 Feet

SGS Certification

SGS (formerly Société Générale de Surveillance (French for General Society of Surveillance) is a multinational company headquartered in Geneva, Switzerland which provides inspection, verification, testing and certification services.

Certification services from SGS – demonstrate that your Products, Processes, Systems or Services are compliant with any regulations or standards.

Amenities



Stilt Floor Level:

Open Party Hall
Badminton Court
Swimming Pool
Children's/ Toddlers Pool
Changing Rooms
Communal Tree
Reflexology Path
Tiny Forest
Medicinal Garden
Organic Garden



1st Floor Level

Creche
Toy Library
Yoga & Meditation Hall



2nd Floor Level

Gymnasium
Indoor Board games
(Chess, Carom,
TT & Foos ball)



Terrace Area:

BBQ/ Party Pavilion
Game Pavilion
Hammock Corner
Open Air Theatre
Kid's Play ground
Mini Glamping lawn
Fitness Corner
Sand Pit for Kids
Jogging / Cycling Track
Terrace Garden
Theme/ Country Game

Facilities



Stilt Floor Level:

Retail Shop/ Provision
Shop
Vegetable Shop
CCTV Cameras
Organic Waste Converter
Toilets for Drivers & Visi-
tors
STP
RWH
DG Power Back-up



Terrace Area:

Entrance Lounge
Laundry Service corner
Laundry Drying area
Satellite Dish
Terrace CCTV
Out Door Dining

ICONEST [3]

📍 Kachanayakanahalli







#47/9, Jai Plaza Symphony,
9th main, Sector6, HSR Layout,
Bangalore - 560 102
INDIA

Ph: 080-2572 3339
info@iconhomz.com

www.iconhomz.com

RERA No.: PRM/KA/RERA/1251/308/PR/181122/002157

This brochure is purely a conceptual presentation and not a legal offering