



AURUM

Where Gold Meets Green

Valley





WELCOME TO

Independent Living
in the Heart of
IVC ROAD





Velociti is a forward-thinking construction and development company committed to reshaping Bengaluru's skyline. From groundbreaking construction ventures to 360 degree real estate solutions, we're dedicated to creating spaces that elevate living.

Our expertise also extends into real estate marketing, allowing us to offer a unique blend of design, construction, and market insight. This integrated approach enables Velociti to deliver

projects with a deep understanding of customer needs, seamless execution, and strategic market positioning, all tailored to enhance the city's evolving landscape.

With each project, Velociti aims to set a new standard in Bengaluru's real estate industry.

Velociti is a forward-thinking construction and development company committed to reshaping Bengaluru's skyline. From groundbreaking construction ventures to 360 degree real estate solutions, we're dedicated to creating spaces that elevate living.

Our expertise also extends into real estate marketing, allowing us to offer a unique blend of design, construction, and market insight. This integrated approach enables Velociti to deliver projects with a deep understanding of customer needs, seamless execution, and strategic market positioning, all tailored to enhance the city's evolving landscape.

With each project, Velociti aims to set a new standard in Bengaluru's real estate industry.



Why North Bangalore ?

North Bangalore is the NEW emerging SILICON VALLEY!

- ✦ North Bangalore is poised to be as BIG as rest of Bangalore by 2025. Yelahanka and Hebbal are known for the high appreciation value across circuits in Bangalore.
- ✦ An international convention center is being planned within the KIA premises and will prove to be a hub-spot of diverse cultural and business activities.
- ✦ Spread across an expanse of 250 acres is the Bangalore Aerospace SEZ
- ✦ The Yettinahole Irrigation Project, speed tracked by the Karnataka Government will provide drinking water to North Bangalore through the TG Halli reservoir, reducing dependence on the Cauvery River.
- ✦ 13000 Crs Investment on KIA Terminal 2 development
- ✦ BIAL IT Investment planned over 12000 acres is ushering in more than 55 multinational companies.
- ✦ Introducing India's First Nano Park Incubation Centre at Dobbespeth.
- ✦ North Bangalore boasts of some of the best vineyards and is a growing belt for Agro tourism...
- ✦ In talks are hyperloop corridor between Kempegowda International Airport and the tech city, reducing travel time to under 10 minutes covering a distance of 40 km.



Shaped by Nature, Defined by Gold...

A place where independence meets indulgence...





A thoughtfully designed villa community crafted for those who seek more than just a home.

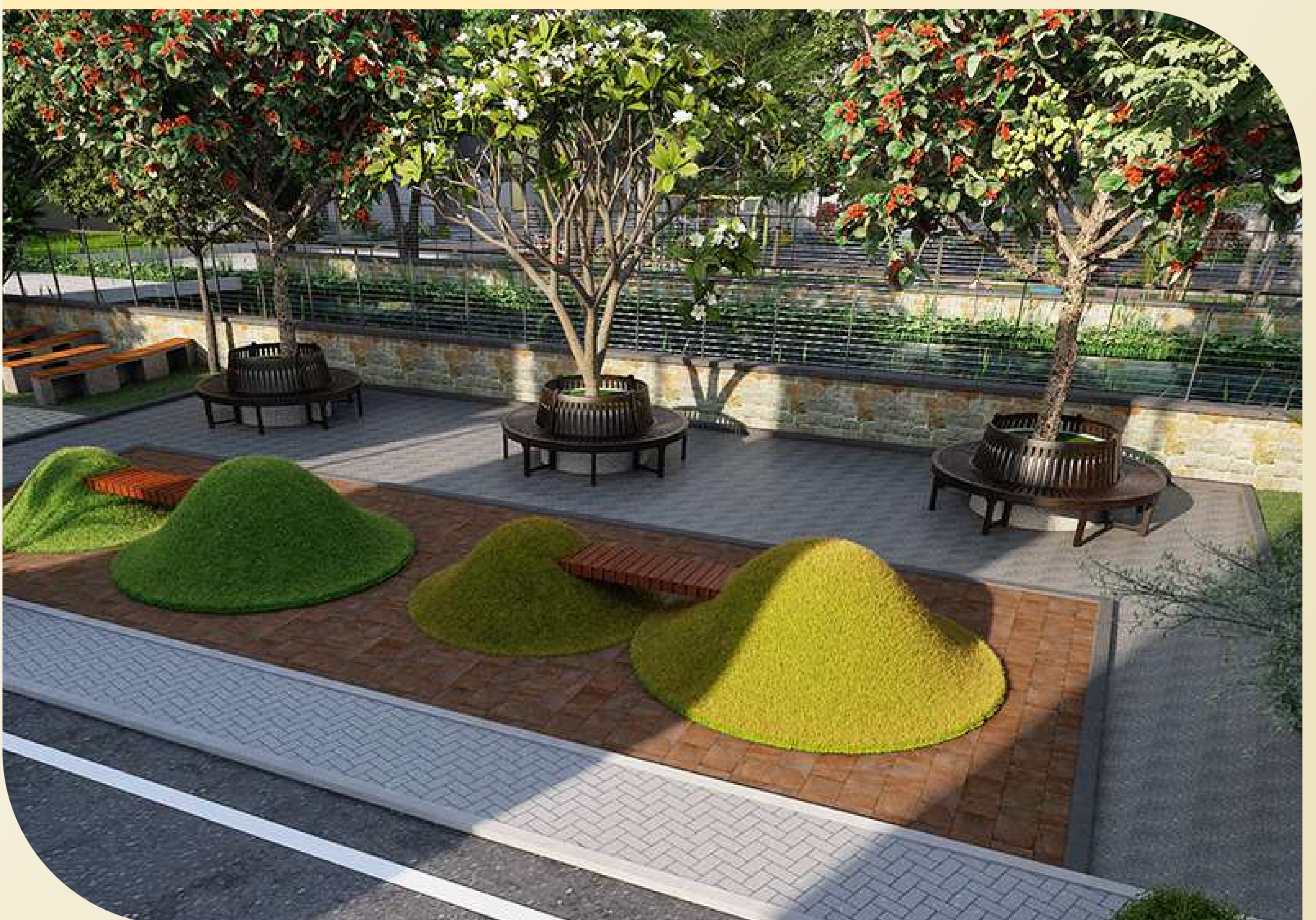
Sitout Area to spend a pleasant evening with your neighbours.





A thoughtfully designed villa community crafted for those who seek more than just a home.

Sitout Area to spend a pleasant evening with your neighbours.





A thoughtfully designed villa community crafted for those who seek more than just a home.

Sitout Area to spend a pleasant evening with your neighbours.



Master Plan



LEGEND:

1. Entry Gate

2. Park

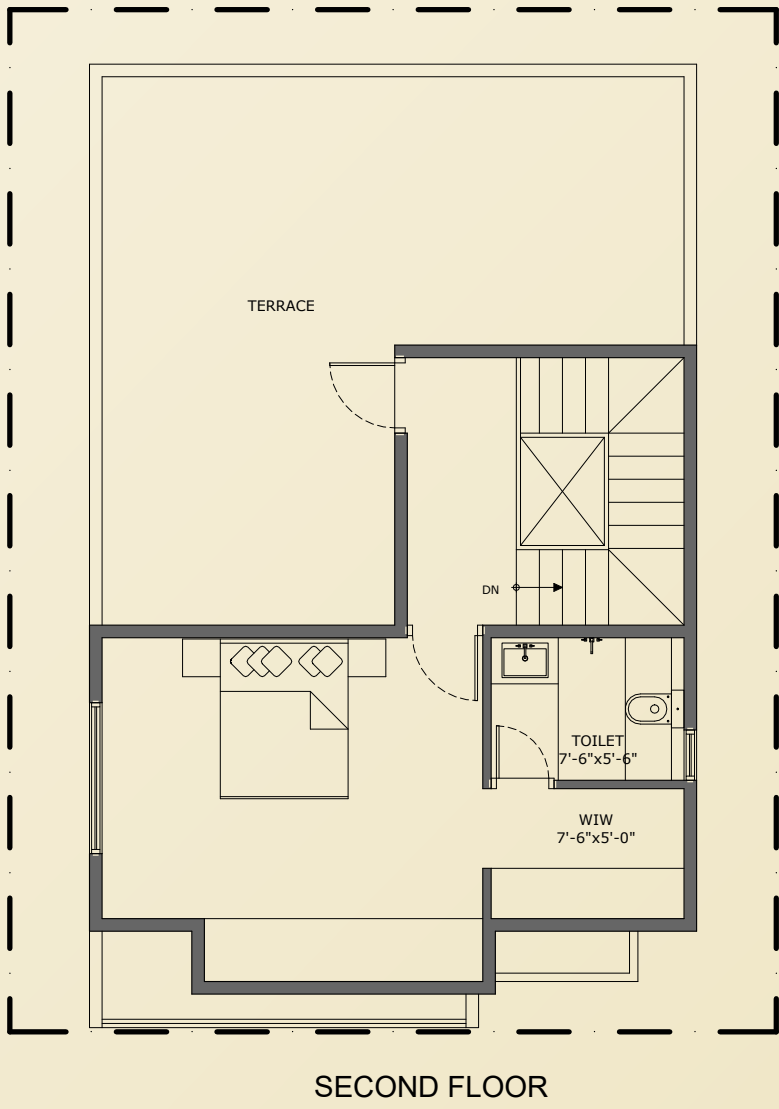
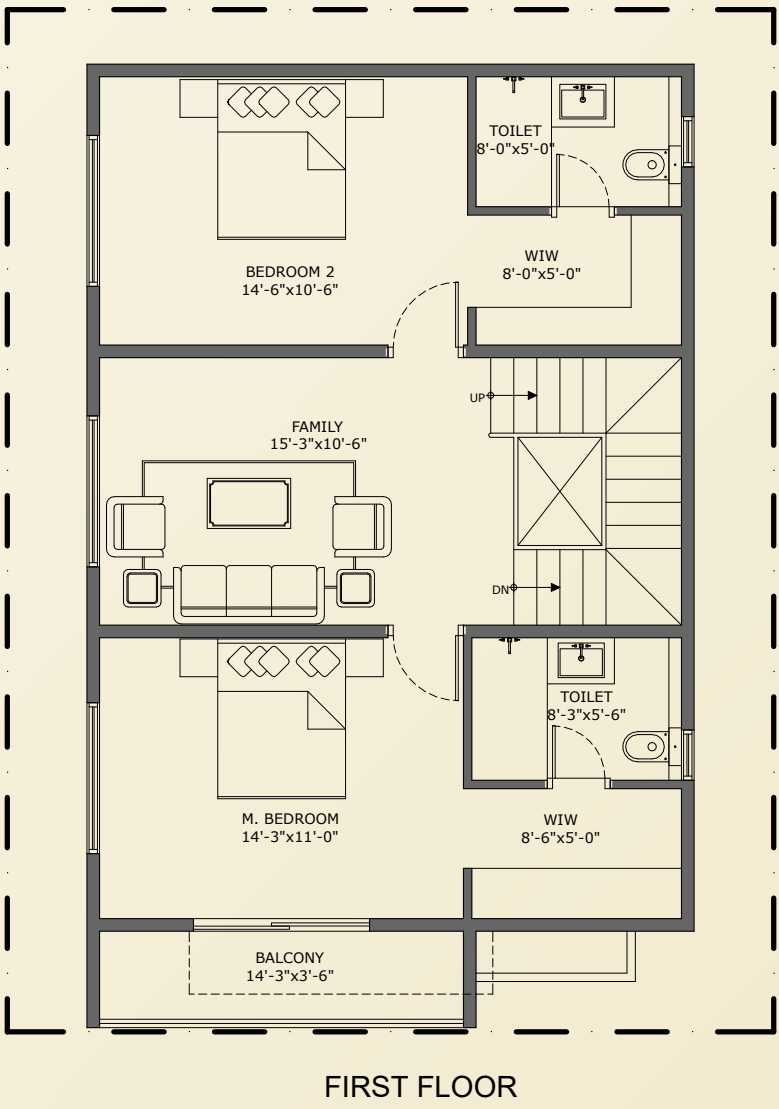
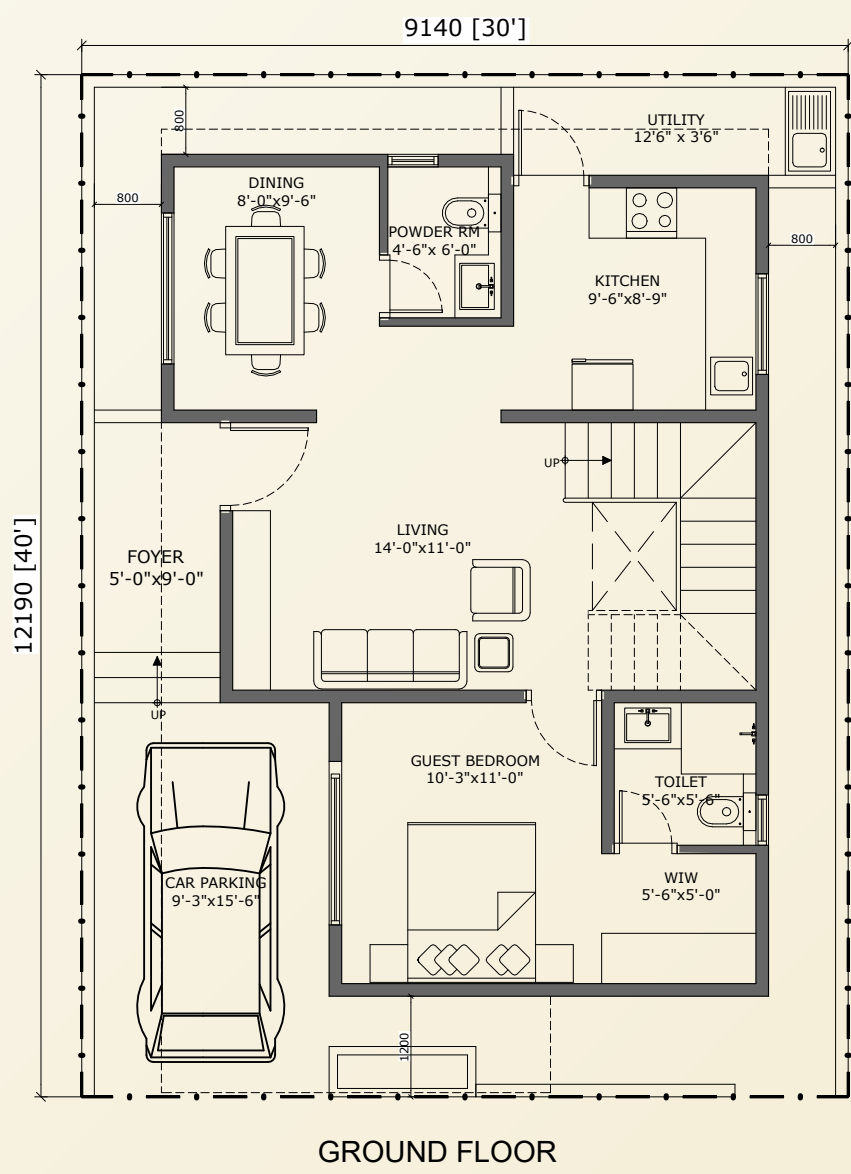
3. Common Area

4. Road
5. Water Treatment Plant

6. Sewage Treatment Plant

7. Transformer Yard

Doon Floor Plan



BUILT UP AREA : 2155 Sft



Araku Floor Plan



ROAD
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

BUILT UP AREA : 2138 Sft



Villa Specification

Infrastructure

- Roads & Pathways
- Pavers on pedestrian pathways along the roads.
- Stormwater drain along the driveway.
- Landscaped plantation on either side of the road.

Electrical, Plumbing & Services Electrical

- Underground power lines to distribute power through feeder pillar.
- Provision to lay cable lines from feeder pillars to individual plots.
- DG backup of 3 kVA for common areas

Security

- 24/7 CCTV surveillance security

Plumbing

- Underground pipe water lines
- Irrigation network for garden areas
- CPVC and PVC fixtures of a reputed make

Services

- Sewage treatment plant
- Water treatment plant with underground sump tank

Structure

- RCC framework structure (seismic zone compliance)

Block work

- 6 inch solid blocks

Windows

- German/UPVC make 3 track windows with mosquito mesh

Flooring

- Living, Dining, Bedroom: Marble finished, Nano-charged vitrified tiles
- Bathroom, Balcony, Utility: Anti-skid porcelain tiles
- Master bedroom with wooden flooring

Waterproofing

- Imported 100% waterproof chemicals for wet area floors and walls.

Doors

- Main door 8 ft height teak wood frame and shutters; internal doors engineered wood shutters

Value added services

- DG backup of 3kVA and CCTV surveillance connectivity with central surveillance



Power and Lighting

- Smart energy efficient systems from Schneider Electric or equivalent with concealed conduit plan with copper wire and adequate points for power and lighting

Hardware

- Locks from Godrej System

Bathroom

- Sanitary Fittings of Kohler/Grohe/Toto or equivalent
- Includes Exhaust and vanity counter with mirror.
- Dado walls up to ceiling

Staircases

- Stainless steel railing with glass

Kitchen

- 20 mm granite slab with stainless steel double bowl sink
- 2 feet dado wall

Park

- Common park for the entire facility with unlimited access

Painting

- Exterior: Natural cladding wherever necessary+ Berger Exterior Paints
- Interior: 2 coat Birla putty+2 coats of Asian paints premium emulsion

Water

- Hydropneumatics pumping system with connectivity to each villa.

Waterproofing

- Imported 100% waterproof chemicals for wet area floors and walls.
- Fully Automated Homes
- 30 home automation features included

Terrace

- Brickbat flooring with waterproofing

Balcony

- Stainless steel railing with glass
- Entrance with uPVC 3 track sliding door with mosquito mesh



Location Map



VELOCITY PROMOTERS

4th Floor, Golden Towers 13th Cross Road, Upper Palace Rd,
Sadashiva Nagar, Armane Nagar, Bengaluru-560080

Boardline : +91 88675 89797

sales@velocityrealestate.com | www.velocityrealestate.com

Follow Us: [!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\)](#) [!\[\]\(a86c7d1c9cb81c81614634a31267440d_img.jpg\)](#) [!\[\]\(ce158fc5e55633398941d0898ae45661_img.jpg\)](#) [!\[\]\(6f77f2588732dff582d5f470675e762f_img.jpg\)](#) [!\[\]\(802fbc25d869d680d37bfef9949fa598_img.jpg\)](#)