

ಶ್ರೀರಾಮ್ ಪ್ರಾಪರ್ಟೀಸ್

**Shriram**  
Properties

Homes that live in you

PRM/KA/RERA/1251/309/PR/230609/001096

RERA Registered

MORE FOR EXPERIMENTS,  
MORE TO GROW!

+ SPACE FOR MORE +

PRESENTING

SHRIRAM  
**MYSTIQUE**

GENEROUS LIVING REDEFINED

JALAHALLI

# PRESENTING MYSTIQUE



More of an  
exquisite life!



## PERFECT LOCATION

4 major metro stations  
at 15 mins



## PRIVILEGED EXCLUSIVITY

A boutique project with just  
152 thoughtfully curated residences



## FINE CRAFTED LIFESTYLE

30+ premium amenities to  
make everyday perfect



## EXQUISITE DESIGNS

Spacious 2 bed homes with impeccable construction quality





# A LIFESTYLE REDEFINED TO FULFILL YOUR VISION

Enjoy your privacy and privilege  
with just 8 units per floor, divided  
into 4 clusters

No South  
facing units

Never have a dull day with well-lit  
and ventilated lobby that  
overlooks the central courtyard

SPACIOUS  
2-BED HOMES

**1300+**  
SQ. FT.

A FAMILY WILL FIND A PERFECT CHOICE TO FULFIL ALL THEIR NEEDS



An exclusive  
living experience



A perfect lifestyle



Fine amenities to make  
everyday special

# GRAND CLUBHOUSE WITH ROOFTOP SWIMMING POOL







# AN UPGRADED LIVING EXPERIENCE



Landscaped  
Greens



Multipurpose  
Hall



Senior Citizens'  
Corner



Terrace  
Café



Reading  
Lounge



Squash  
Court



Rooftop  
Swimming Pool



Kids  
Play Area



Indoor  
Games



Crechè



Badminton



Gymnasium



Table  
Tennis



Basketball  
Post

& many more.

+ 30+ HANDPICKED AMENITIES & A GRAND CLUBHOUSE +







# + AN UNMATCHED LOCATION +



## **CORPORATES WITHIN 35 MINS**

- ◆ RMZ Latitude ◆ Brigade Opus
- ◆ Kirloskar Tech Park
- ◆ Brigade Magnum
- ◆ World Trade Center
- ◆ Manyata Tech Park



## **EDUCATIONAL INSTITUTIONS WITHIN 25 MINS**

- ◆ Orchid International School
- ◆ National Public School
- ◆ Kendriya Vidyalaya
- ◆ Silver Spring International School



## **HOSPITALS WITHIN 25 MINS**

- ◆ Baptist Hospital
- ◆ Sparsh Hospital
- ◆ Aster CMI ◆ Medstar
- ◆ Columbia Asia



## **MALLS WITHIN 20 MINS**

- ◆ Rockline Mall
- ◆ Vaishnavi Sapphire Mall
- ◆ Orion Mall
- ◆ The Galleria Mall



## **CONNECTIVITY AT YOUR CONVENIENCE WITHIN 45 MINS**

- ◆ Yeshwanthpur Railway Station
- ◆ NH44 /Bellary Road
- ◆ Outer Ring Road ◆ KIAL Airport
- ◆ Tumkur Road ◆ NICE Road













## **METRO STATIONS WITHIN 15 MINS**

- ◆ Dasarahalli
- ◆ Nagasandra ◆ Peenya
- ◆ Goraguntepalya

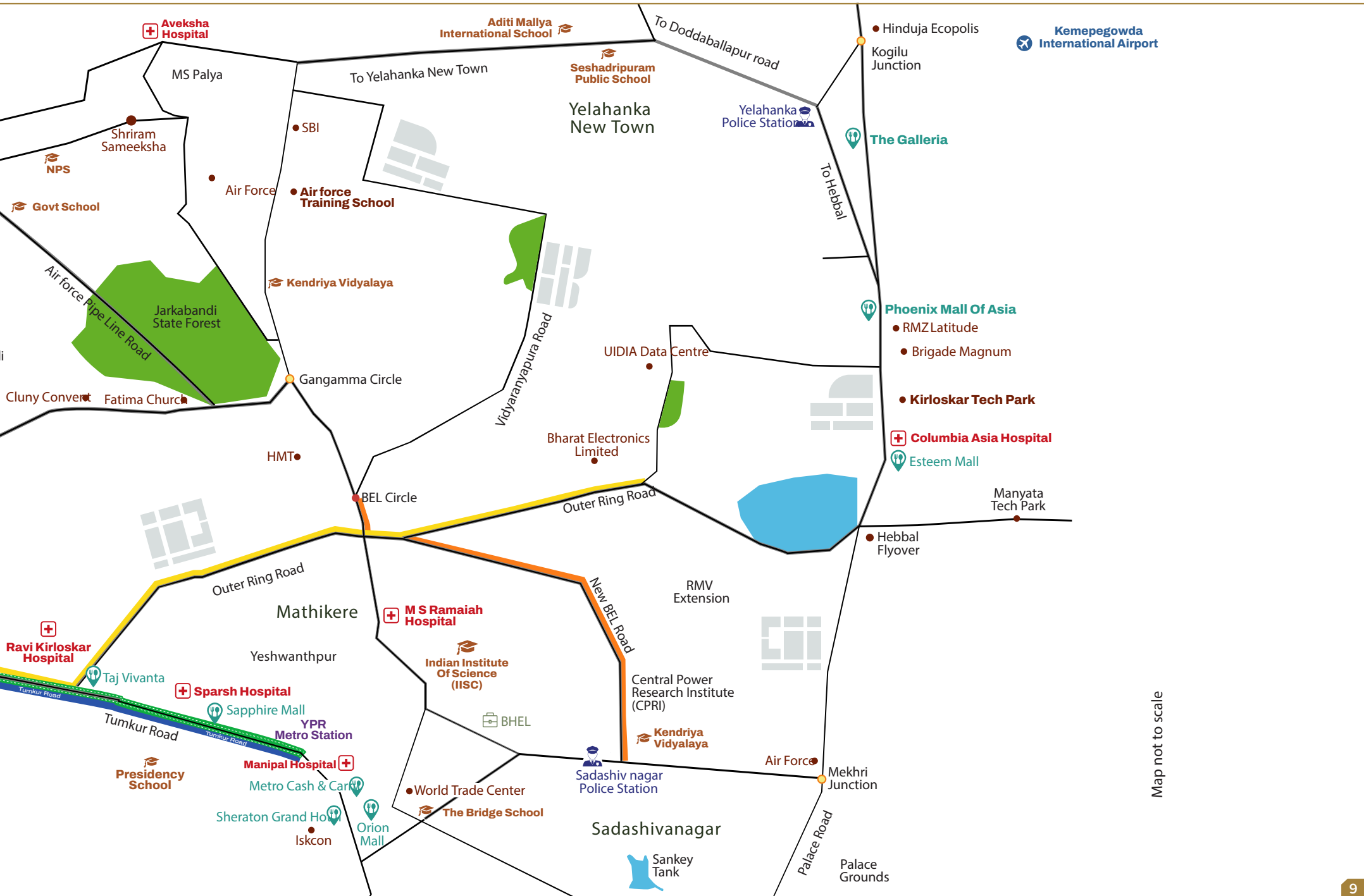
# LOCATION MAP

**— LEGENDS —**

-  Railway Station
-  Hospital
-  Restaurant/Mall
-  College/School
-  Factory
-  Landmarks
-  Junction
-  Police Station
-  Metro Station
-  Airport

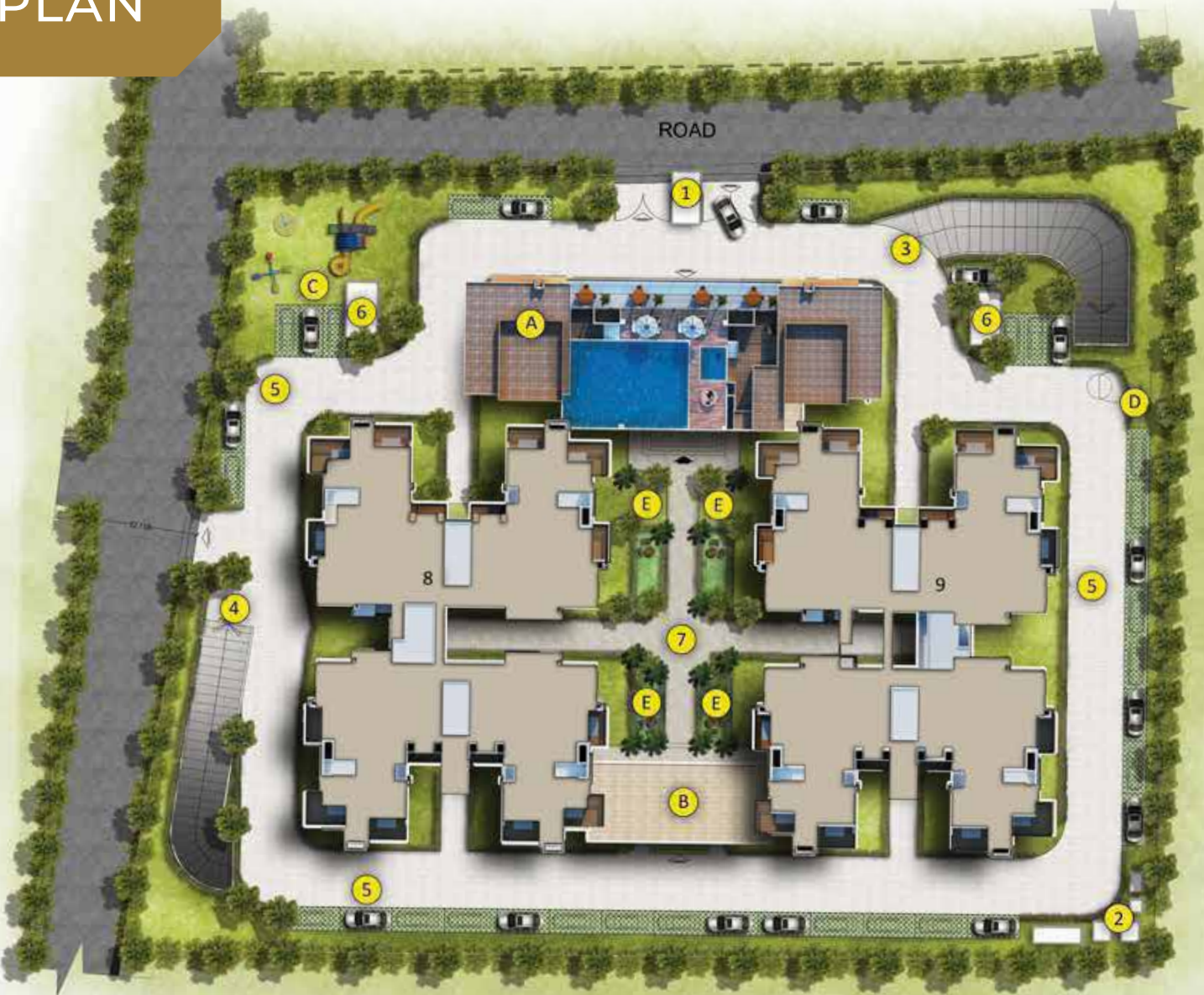






Map not to scale

# MASTER PLAN





## INDEX:

1. ENTRY/EXIT/SECURITY
2. TRANSFORMER YARD
3. RAMP ENTRY
4. RAMP EXIT
5. SURFACE PARKING
6. STAIRCASE FROM BASEMENT
7. LINK WAY
8. BLOCK – 1
9. BLOCK – 2

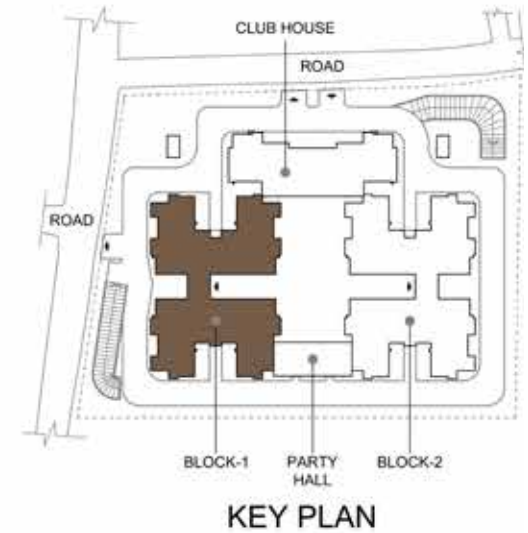
## AMENITIES:

- A. CLUBHOUSE
- B. PARTYHALL /  
INDOOR BADMINTON COURT
- C. KIDS PLAY AREA
- D. BASKETBALL POST
- E. THEME GARDEN



# CLUSTER PLAN BLOCK-1

2<sup>nd</sup> to 8<sup>th</sup> Floor plan







# UNIT PLAN 1

2 BHK

**Carpet area:** 85.36 Sq.m (918.82 Sft)

**Balcony area:** 2.03 Sq.m (21.85 Sft)

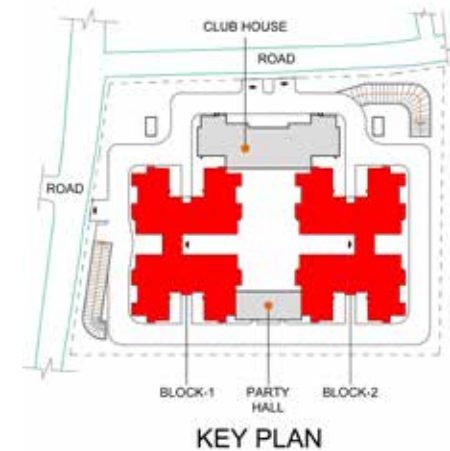
**Saleable area:** 121.24 Sq.m (1305 Sft)



BLOCK-1



BLOCK-2



KEY PLAN



- Spacious living area with an attached balcony
- Spacious kitchen with generous storage provisions & utility
- Excellent daylight & ventilation



# UNIT PLAN 2

2 BHK

**Carpet area:** 85.36 Sq.m (918.82 Sft)

**Balcony area:** 2.03 Sq.m (21.85 Sft)

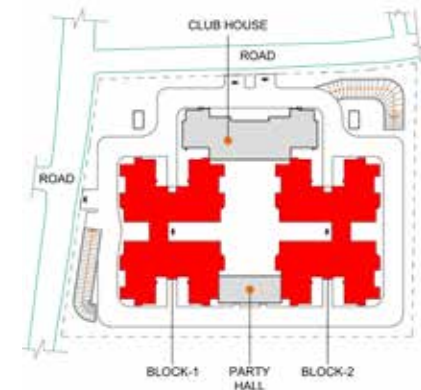
**Saleable area:** 121.24 Sq.m (1305 Sft)



BLOCK-1



BLOCK-2



KEY PLAN

- Spacious living & dining spaces with 4ft wide balcony
- Wide utility space
- Well planned master bedroom with ample space provision for double bed, wardrobe & an attached balcony





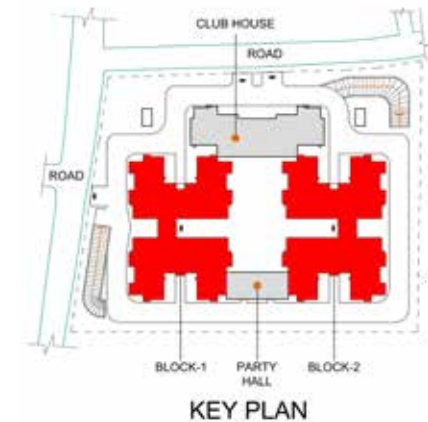
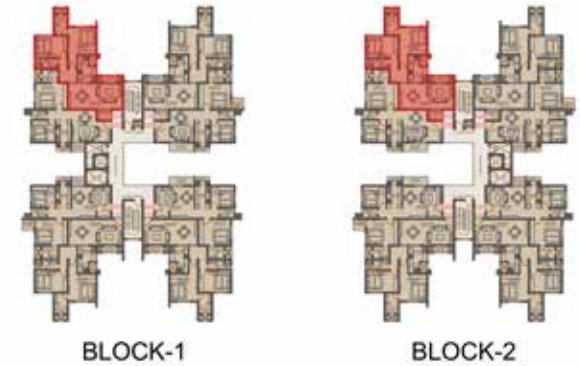
# UNIT PLAN 3

2 BHK

**Carpet area:** 88.40 Sq.m (951.54 Sft)

**Balcony area:** 2.03 Sq.m (21.85 Sft)

**Saleable area:** 124.95 Sq.m (1345 Sft)



- Spacious living & dining spaces for entertaining family & friends
- Well planned bedrooms with ample provision for double bed, wardrobe etc.
- Spacious kitchen with a wide utility | Foyer for privacy & comfort



# UNIT PLAN 4

2 BHK

**Carpet area:** 88.40 Sq.m (951.54 Sft)

**Balcony area:** 2.03 Sq.m (21.85 Sft)

**Saleable area:** 124.95 Sq.m (1345 Sft)



BLOCK-1



BLOCK-2



KEY PLAN

- Lavish living & dining spaces for evening hangouts
- Spacious bedrooms with ample storage
- Well designed kitchen with utility space





# UNIT PLAN 5

2 BHK

**Carpet area:** 72.58 Sq.m (781.25 SFt)

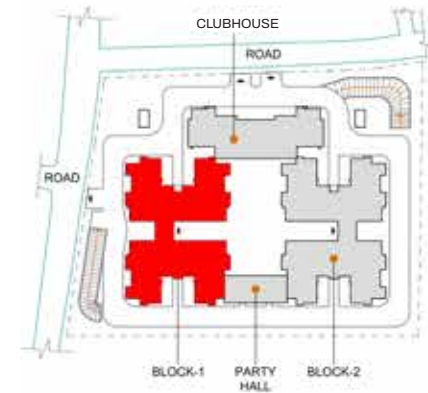
**Balcony area:** 6.87 Sq.m (73.95 SFt)

**Saleable area:** 107.77 Sq.m (1160 SFt)

ENTRY



BLOCK-1



KEY PLAN



- Spacious area for living & dining with 4ft wide balcony
- Wide utility space
- Well planned master bedroom with ample space provision for double bed, wardrobe & balcony



# UNIT PLAN 6

2 BHK

**Carpet area:** 88.40 Sq.m (951.54 Sft)

**Balcony area:** 2.03 Sq.m (21.85 Sft)

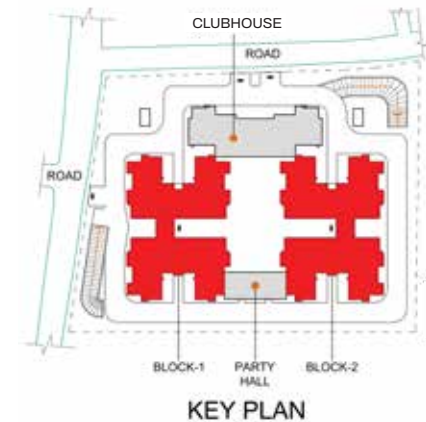
**Saleable area:** 124.95 Sq.m (1345 Sft)



BLOCK-1



BLOCK-2



- Spacious living & dining spaces for entertaining family & friends
- Well planned bedrooms with ample provision for double bed, wardrobe etc.
- Spacious kitchen with a wide utility | Foyer for privacy & comfort





# UNIT PLAN 7

2 BHK

**Carpet area:** 88.40 Sq.m (951.54 Sft)

**Balcony area:** 2.03 Sq.m (21.85 Sft)

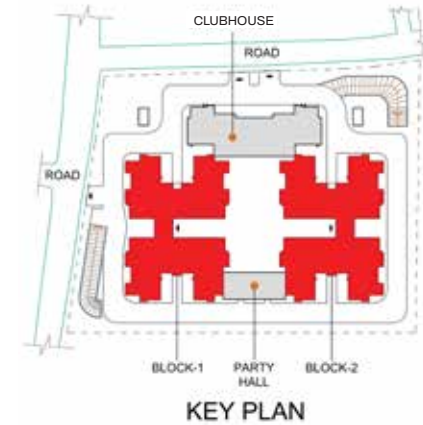
**Saleable area:** 124.95 Sq.m (1345 Sft)



BLOCK-1



BLOCK-2



- Lavish living & dining spaces for evening hangouts
- Spacious bedrooms with ample storage
- Well designed kitchen with utility space

# PROJECT SPECIFICATIONS +

<b>5</b>	<b>Kitchen Counter</b> .....	30mm thick Granite Counter
	Toilets .....	20mm thick Granite Counter
<b>6</b>	<b>Lift Cladding</b> .....	Combination of Vitrified tiles & Granite
<b>7</b>	<b>Door Frame &amp; Shutters</b>	
	a. Entrance .....	Teak wood frame with Factory made BST shutter, ornamental beeding & Polishing
	b. Other .....	Wood Composit doors
<b>8</b>	<b>Windows</b> .....	UPVC with bug mesh - 3 track
	French door cum window .....	Living / Family & MBR balcony - UPVC
	Door cum window in kitchen (between kitchen & Utility - As per Design) .....	UPVC
<b>9</b>	<b>Railings &amp; Grills</b>	
	Staircase .....	MS railings
	Balcony .....	MS railings
<b>10</b>	<b>Utility</b> .....	MS powder coated Grills
	Painting	
	a) Internal .....	Oil bound Distemper paint for internal waalls, ceilings and common areas
	b) External .....	Combination of Texture paint (20%) & Exterior ACE paint (80%)
	c) Fabrication works .....	Synthetic Enamel



# PROJECT SPECIFICATIONS +

<b>1</b>	<b>Sub Structure</b>	Isolated/Raft
<b>2</b>	<b>Super Structure</b>	Framed structure
<b>3</b>	<b>Walls</b>	Walls Solid Block masonry with plastering
a)	External Wall	150mm thick
b)	Internal Wall	100/150mm thick
c)	Staircase and Lift Walls	150/200mm thick
Note: - No Internal & External Plastering		
<b>4</b>	<b>Flooring</b>	
a)	Foyer, Living, Dinning & Bedrooms	Superior quality Vitrified tiles
b)	Master Bedroom	Superior quality Vitrified tiles
c)	Kitchen	Superior quality Vitrified tiles
d)	Toilet	Superior quality Anti-Skid Ceramic
e)	Kitchen dado upto 2'0" height	Superior quality Glazed Tiles
f)	Toilet wall dado upto False ceiling	Superior quality Glazed Tiles
g)	Balcony	Superior quality Anti-Skid Ceramic
h)	Utility	Superior quality Anti-Skid Ceramic
Common Area		
i)	Corridor / Passage	Superior quality Matt finished Vitrified tiles
j)	Staircase (Fire/Common)	Superior quality Matt finished Vitrified tiles
k)	Lift & Entrance lobbies	Epoxy coated / Ceramic tiles





# — | DELIVERING HAPPINESS | —

**22000+**  
HAPPY FAMILIES



SHRIRAM PARK 63  
CHENNAI



SHRIRAM SMRITHI  
BENGALURU



SHRIRAM SANTRUPTHI  
CHENNAI



SHRIRAM CHIRPING WOOD APARTMENT  
BENGALURU



SHRIRAM CHIRPING GROOVE  
BENGALURU



SHRIRAM SHANKARI  
CHENNAI



SHRIRAM PANORAMA HILLS  
VIZAG



SHRIRAM GREENFIELD  
BENGALURU

**20.76**  
MILLION SQ. FT.  
DELIVERED

**36**  
COMPLETED  
PROJECTS



SHRIRAM   
**MYSTIQUE**  
GENEROUS LIVING REDEFINED

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