



CRUZ **kayarr** **GARDENIA-1**

NO. 10, NORRIS ROAD | RICHMOND TOWN, BANGALORE-25





TO BE WORLD'S MOST VALUABLE &
INDIA'S LEADING REAL ESTATE COMPANY
WITH A PAN-INDIA FOOTPRINT AND
BE THE COMPANY OF FIRST CHOICE AMONGST
OUR CUSTOMERS TO ADDRESS THEIR NEEDS
ACROSS ALL REALTY VERTICALS.

Kay Arr & Co is the fastest growing and one of the competitive player in the real estate industry headquartered at Bangalore. Our primary business is development of residential, commercial and retail properties. We possess over a decade of experience in this industry having completed more than 50 luxurious projects at prime locations (CBD areas) comprising over 1 million sq ft of development. The company started its mile stone in the year 1997 under the leadership of Mr. K. Ramesh and team, which has built its reputation by providing world-class lifestyle projects across Bangalore. The Organization stands for its Quality, Dedication and Trustworthiness. We possess the experience and financial strength to grow in all aspects of the Construction and Property development field. We are known ourselves diligently to each project, right from conception to completion. More than 300 customers bear testimony to our success in this eventful journey. Our commitment to customer satisfaction is reflected in the uncompromising quality and punctuality ensured through the application of advanced techniques of construction and management, which are the result of our approach. Recognition: We possess CREDAI membership. We also possess ISO 9001 : 2015 certification.



A wooden door with horizontal glass panels is set in a dark wall. The door is slightly ajar, and the floor is made of light-colored wood. The background is a solid dark brown color.

YOUR HAPPINESS FOREVER

Happiness is not created overnight, it happens with a will to create something special. Every home at Gardenia-1 is beautifully crafted to deliver a living space that will not only represent class but also the comfort of the highest level.





AN IDEAL HOME AT A PERFECT LOCATION

Location is what adds to the charm quotient of a home. Obviously, an ideal home deserves a perfect location. Gardenia-1 by Kay Arr, located on Richmond Road in Central Business District (CBD), offers you seamless connectivity and is in close proximity to Brigade Road, MG Road, The Bangalore Club, The ITC Royal Gardenia, schools, colleges, places of worship, cultural and entertainment hotspots... Yes, you've them all at a hop, skip and a jump away.

CRUZ KAYARR GARDENIA PHASE I



Stilt Floor



First Floor



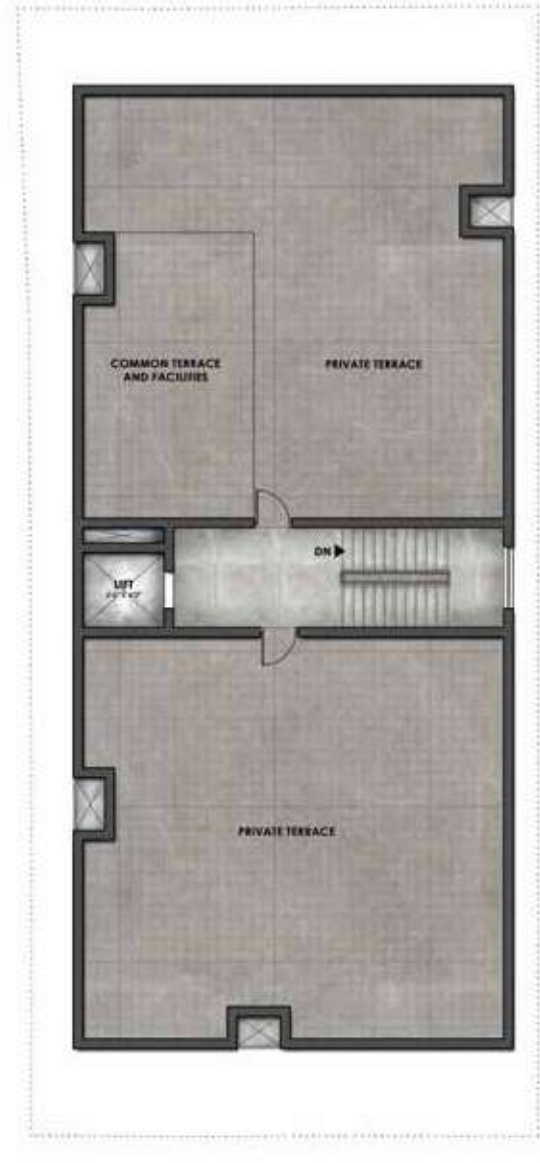
Second Floor



Third Floor



Fourth Floor



Terrace



THE UNPARALLELED COSINESS

What do you covet the most after a hectic day at work? A cosy place to relax, indeed! It's for this reason Gardenia-1 by Kay Arr offers you unparalleled cosiness. Work hard, play harder and relax in such a way to rejuvenate yourself.

SPECIFICATIONS

Basement car parking	:	Car parking ironite flooring
Drive way	:	Cobble stones
Compound wall	:	Front 5 ft all, other sides 6 ft
Structure	:	R.C.C
Roof	:	'9.3'
Walls	:	Solid Block masonry
Ceiling Interior	:	Lime plastering with Acrylic Emulsion
External	:	Smooth plastering with cement paint
Doors	:	Teak wood paneled main door with imported brass fittings, sal wood frame flush doors for other rooms with steel fittings. Windows/French
window	:	upvc windows with grills and mosquito frames
Flooring	:	Vitrified Tiles 3X3 for living dining, Master bedroom wooden flooring and Other bedrooms and kitchen vitrified tiles.
Elevation	:	Victorian English Style, Contemporary Architecture
Stair case & Common area	:	Granite flooring with teak wood railing
Toilets with ceramic non-slip	:	Ceiling heights designer tiles and flooring, showers /mixers and health shower, commodes and basins of Jaquar make, one toilet Kohler fittings.
Common Area walls	:	Heritage and wood finishing
Lift Area	:	Granite cladding
Kitchen stainless steel	:	40 MM thickness granite slab with Double basin 4ft height dado non-slip ceramic flooring sink.
Electrical	:	Concealed GL PVC pipes with 50% colour Anchor Roma switches

Sanitary	:	concealed GL PVC pipes with 50% colour fittings
Power	:	4 KVA for each flat, 10 KVA for common area
Water	:	Bore well and corporation water with separate tanks, underground and over headtanks rain water sump, Rain water Harvesting in the basement
Lift	:	8 passenger automatic lift (Kone Elevators) Facility fourth floor with rescue device.
Generators	:	35 KVA Generator Back up power, full back up including A/C, Geysers for all flats, lift pumpset etc.,
Security	:	Security cabin with Intercom connection to each flat and video calling bell outside the Apartment. For Common area Cameras with Monitor
Servants	:	Toilets with ceramic tiles upto 5 ft with Indian style commode with a flush, showers and basin



EMBARK ON A CULINARY JOURNEY

Spaces inspire. We understand it more than anyone else does. The reason you'll find the thoughtfully designed modern kitchen at Gardenia-1 by Kay Arr inspiring enough to embark on a culinary journey.

KAYARR- APARTMENT @ NORRIES ROAD,BANGALORE.

Area statement	
----------------	--

Site extent (sq ft)	3679.00									
Flat no.	unit area (sq ft) + balcony	plinth area (sq ft)	Approved common area	BUILT UP AREA	unit percentage	Non fsi common area	total saleable area (sq ft)	TERRACE	UDS	SHARE
	A	C=A+B	(\$*&+(F					
101	1151.32	1151.32	131.06	1282.38	12.19	97.62	1380.00		450.00	BUILDER
102	1210.00	1210.00	137.75	1347.75	12.81	102.59	1450.34		470.00	BUILDER
201	1151.32	1151.32	131.06	1282.38	12.19	97.62	1380.00		450.00	BUILDER
202	1210.00	1210.00	137.75	1347.75	12.81	102.59	1450.34		470.00	OWNER
301	1151.32	1151.32	131.06	1282.38	12.19	97.62	1380.00		450.00	OWNER
302	1210.00	1210.00	137.75	1347.75	12.81	102.59	1450.34		470.00	OWNER
401	1151.32	1151.32	131.06	1282.38	12.19	97.62	1380.00	1170.00	450.00	OWNER
402	1210.00	1210.00	137.75	1347.75	12.81	102.59	1450.34	870.00	470.00	BUILDER
		9445.28	1075.24	10520.52	100.00	800.85	11321.37	2040.00	3680.00	

COMMON AREA (sq ft) -fsi		
Lobby/foyer area in 1,2,3,4	1075.24	
COMMON AREA (sq ft) non fsi		
Lobby/foyer area in stilt and terrace	404.85	
Watchmen toilet	30.00	
security	30.00	
Lift Machine room and common facility	300.00	
electrical facility area	36.00	
Total	800.85	

KAY ARR & CO'S - BANGALORE

FEW COMPLETED / RESIDENTIAL
PROJECTS



Kay Arr - Providence,
Harlur



Kay Arr - El Rio Grande
Hutchins Road, Cooke Town



Kay Arr - Bailey Rhenius
Street, Richmond Town



Kay Arr - Grace Heaven
Carlestone Road, Cooketown



Kay Arr - Hidden Nest
Leonard Lane, Richmond Town



Kay Arr - The Harmony
8th main, BTM Layout



Kay Arr - 45th Quadrant, Intermediate
Ring Road, Ashwini Layout,
Koramangala



Kay Arr - Norris Cottage
Norris Road, Richmond Town



Kay Arr - Tranquility (Villa - project)
Bungalow, Borewell Road @ White Field



Kay Arr - Rock House
1st Main Road, Jaymahal



Kay Arr - All Seasons
Eagle Street, Langford Town



Kay Arr - Bikaner Corner
5th cross, Lakshmi Road, Shanthinagar



Kay Arr - Mueyed's Serenity
Wellington Street, Richmond Town



Kay Arr - No 10 Berlie,
Berlie Street, Langford Town



Kay Arr - (Lay out - project)
Hoskote Main Road



Kay Arr - Milagres
18th Main road, 6th Block, Koramangala



Kay Arr - Millicent
Leonard Lane, Richmond Town



Kay Arr - Herald
4'T'Block, Jayanagar



Kay Arr - The Mayfair
6th Block, Koramangala



Kay Arr - Elphinston
12th A Main, Off 100' rd, Indira Nagar



Kay Arr - Silkeen
Next to Madiwala lake, BTM II Stage



Kay Arr - Amina Residency
Berlie Street, Langford Town



Kay Arr Chordia King's Court
Off Richmond Town, Bangalore

KAY ARR & CO's - CHENNAI

FEW COMPLETED RESIDENTIAL PROJECTS



COMPLETED COMMERCIAL / IT PROJECT



COMPLETED RESIDENTIAL ULTRA LUXURY VILLA PROJECT



Location Map



CRUZ KAYARR
GARDENIA-1

From MG Road: 2.5 km
From Richmond Road: 1.3 km
From City Railway Station: 5.5 km
From KIAL (Airport): 36.9 km

Member of:



Head Office

#B-001, 002, 302, Kay Arr Triumph Tower
5/2, Eagle Street, Lang Ford Town
Bangalore-560 025
T 080-2248 3697 F 080- 2229 1990

Regional Office

#2, 2nd Floor, Priyan Plaza,
76 Nelson Manickam Road, Aminjikarai
Chennai - 600 029
T 044-4351 1199 F 044- 4214 1999

www.kayarr.co.in