



It's a Competitive World...

Stressful Life wears you out fast...

Find a Home that Relaxes you...

Welcome to



NEAR ELECTRONIC CITY



your dream finds a destination!



ICON LAURELS is a lifestyle habitat of hi-end villas in a tranquil location yet strategically connected. It opens up a world of amenities, facilities and recreation for demanding clientele. ICON LAURELS is about comfort - thoughtful and distinctive. Every detail of this magnificent layout is perfection personified. Set in a spacious township, ICON LAURELS weaves through landscaping dotted with flowering and shade giving trees, flawless roads, play areas and an exclusive clubhouse to reach your duplex villa, the fountain of happiness.

Villa Highlights

- 85 Premium Villas
- 3- BHK Duplex Type
- Built-up Area 1855 Sft - 1960 Sft
- Futuristic Elevations
- Contemporary Floor Plans
- Vaastu Compliant
- Excellent Cross Ventilation
- Spacious Balconies & Sit-outs
- Video door phone
- Superior Specifications



A DAY VIEW OF EAST FACING UNITS

It's your Sweet Home!



Looking for a contemporary lifestyle affordably priced? **ICON LAURELS** offers you an unrivaled combination of luxury, convenience and value. You will find exciting floor plans ranging between 1855 Sft & 1960 Sft to give **ICON LAURELS** an elite flavor. The east and west facing duplex villas showcase superior specifications and quality construction. Functional spaces ooze warmth while large windows, balconies and sit-outs connect with green outdoors. Large bedrooms and living room foster quality relationships. The well-designed kitchen is easy on housewives. Every detail is taken care of to make the villa desirable.

Arguably, the loveliest place in Bengaluru!

Project Highlights

- 30 Acre Gated Community
- BMRDA - Approved Project
- All Round Compound Wall
- Exclusive Clubhouse
- Wide Range of Amenities
- 30 & 40 ft wide Interlocking Paver Roads
- Avenue Plantation
- Jogging Tracks
- Elegant Landscaping
- Children Play Area & Parks
- Rain Water Harvesting Pits
- Temple
- Underground Cabling
- Sewerage Treatment Plant
- Generator for Power Back Up
- High Ground Water Table
- 24 Hrs Water Supply
- 24 Hrs Security with Intercom
- Within Bangalore City Limits



A NIGHT VIEW OF WEST FACING UNITS



Life beyond the Villa!

BMRDA-approved, the 30-acres gated community residential project, **ICON LAURELS** offers 85 independent and premier 3 BHK duplex villas for upwardly mobile families in a refined ambience. Open the doors to a blissful life and the windows to listen to birds, a riot of blooming flowers and well-tended landscape. Enjoy uninterrupted panoramic views of the layout from your villa. Leave the stress behind and enter your domain as playful outdoors and refined indoors will transport you to another world like your sweet dream. Share your address with sunshine and butterflies, greenery and like-minded neighbors.

Space & Peace are Luxuries!

Find them in abundance!

Amenities

- Exclusive Clubhouse
- Amphitheatre
- Swimming Pool
- Modern Gymnasium
- Children Play area
- Large Parks & Gardens
- Party Hall
- Indoor Games (TT, Snooker, Chess, Caroms)
- Yoga/Meditation Hall
- Temple
- Jogging Track
- Single Pole Basketball Court
- Tennis & Badminton Courts
- Senior Citizens' Park



Indulge with Abandon!



Wake up to the chirps of birds; lace up your shoes for jogging in premises. Jog for a couple of rounds and pump some iron at modern gym. Play a game of tennis quickly or head for swimming for a few laps. The day begins brighter. Coming back home in evening has many reasons to celebrate. The clubhouse is a vibrant place to unwind and enjoy everyday. Play an indoor game and catch up with neighbors on latest events. Celebrate a party gracefully or watch young talent at amphitheater. Whatever you do at **ICON LAURELS** fills you with vitality and good times.

No full stops to Good Times here!



Specifications

STRUCTURE: RCC Frame work structure, First quality concrete blocks for walls i.e. solid blocks with 8" and 4" thickness

ELECTRICAL: Concealed electrical wiring (Multi-stand Insulated Copper wire), circuit breakers for safety and suitable points for power and lighting, A/c Point in Guest, Master and Children Bedroom

PLASTERING: Smooth with Lime Rendering for interior to received Emulsion and sponge Finish for exterior to receive cement paint

KITCHEN: 40 mm thickness with granite slab for raised cooking platform. Ceramic tiles dado up to 2 feet above the platform

WATER: Bore-well water through underground. Overhead tank of suitable capacity will be provided

DOORS:

Main Door Frame and Shutter: Teak wood. Other Frames are of White Shall wood / Honne wood with OST flushes doors
UPVC sliding windows with mosquito net

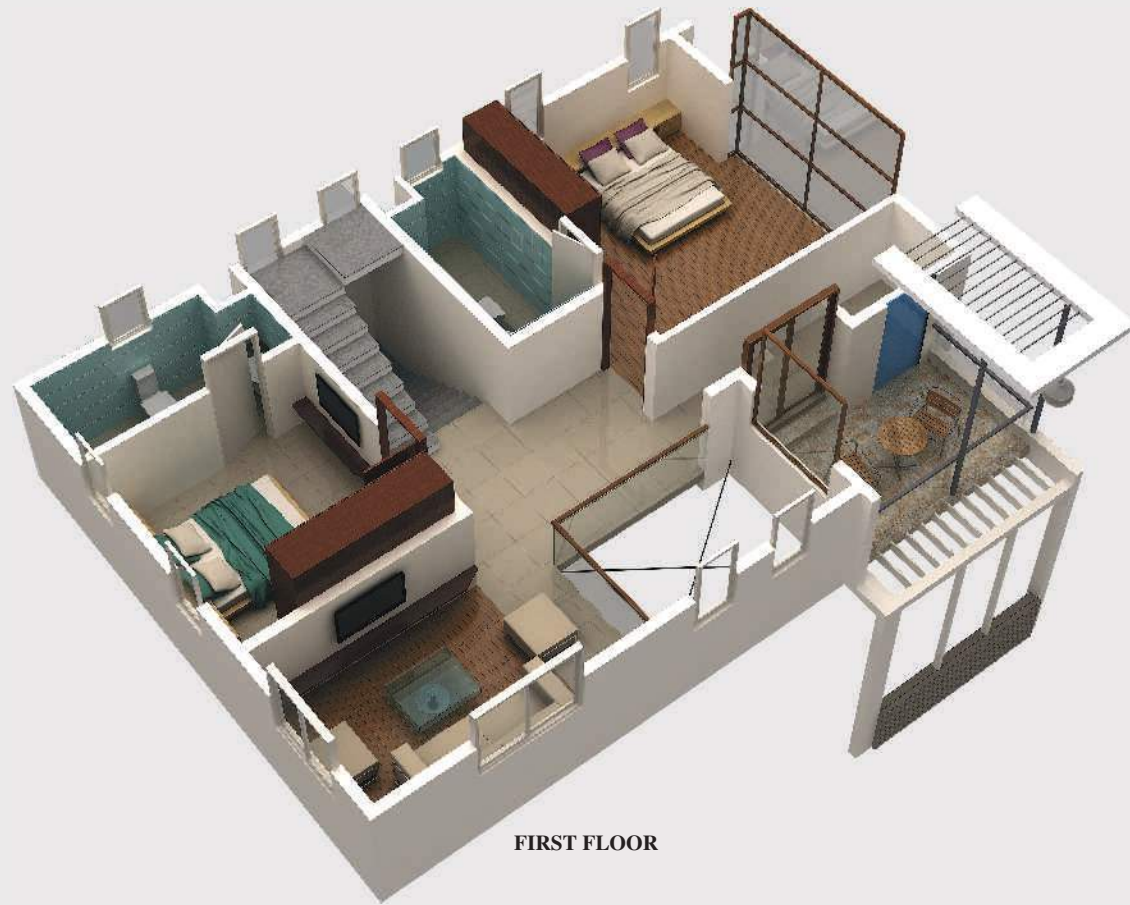
FLOORING:

Vitrified Tile Flooring: In Kitchen, Hall, Dining, First Floor Common Area, Guest & Children Bedrooms
Wooden Flooring: In Family Room & Master Bedroom
Ceramic Tiles: In Balconies and common area
20 mm Granite / Marble: In Staircase

BATHROOMS: Ceramic tiles with dado up to 7 feet (Johnson & Bell ceramics), high quality Ivory sanitary ware (Hind Ware / Parry Ware & C.P. Brass fittings Jaquar /ESS-ESS), high quality equivalent fixtures will be provided.



GROUND FLOOR



FIRST FLOOR



East Facing Villa
Isometric views

East Facing Villas

BUILT UP AREA

Type -1

Ground Floor	:	745 Sft
Parking Area	:	160 Sft
First Floor	:	835 Sft
Terrace Head Room	:	150 Sft
Total	:	1890 Sft

Type -2

Ground Floor	:	745 Sft
Parking Area	:	160 Sft
First Floor	:	905 Sft
Terrace Head Room	:	150 Sft
Total	:	1960 Sft

- Terrace Plan is same for Type 1 & 2

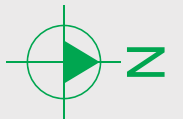


GROUND FLOOR



FIRST FLOOR

East Facing Villa Type 1





GROUND FLOOR

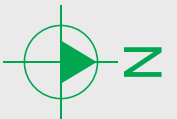


FIRST FLOOR



TERRACE FLOOR

East Facing Villa Type 2



West Facing Villas

BUILT UP AREA

Type -1

Ground Floor	:	745 Sft
Parking Area	:	160 Sft
First Floor	:	830 Sft
Terrace Head Room	:	120 Sft
Total	:	1855 Sft

Type -2

Ground Floor	:	745 Sft
Parking Area	:	160 Sft
First Floor	:	895 Sft
Terrace Head Room	:	120 Sft
Total	:	1960 Sft

- Terrace Plan is same for Type 1 & 2

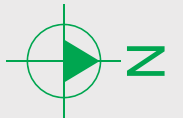


GROUND FLOOR



FIRST FLOOR

West Facing Villa Type 1





GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

West Facing Villa Type 2





GROUND FLOOR






FIRST FLOOR

West Facing Villa
Isometric views

Site Layout Plan

Approved by BMRDA
No. LAO 75/2008-09



-  EAST FACING UNITS
-  WEST FACING UNITS
-  NORTH FACING UNITS



Connect with Future!

ICON LAURELS is strategically located off National Highway N.H 7 Hosur Road, just behind Narayana Hrudayalaya. Close to many popular IT Companies and MNCs, elite schools and shopping centers, ICON LAURELS is a tranquil zone with proximity to best things of Bangalore. It is 10 minutes smooth drive from Electronic City and 20 minutes from Silk Board on elevated express way.



International schools like St. Francis School & College, DPS-East, Achievers Academy, Sarala Birla, Indus, the

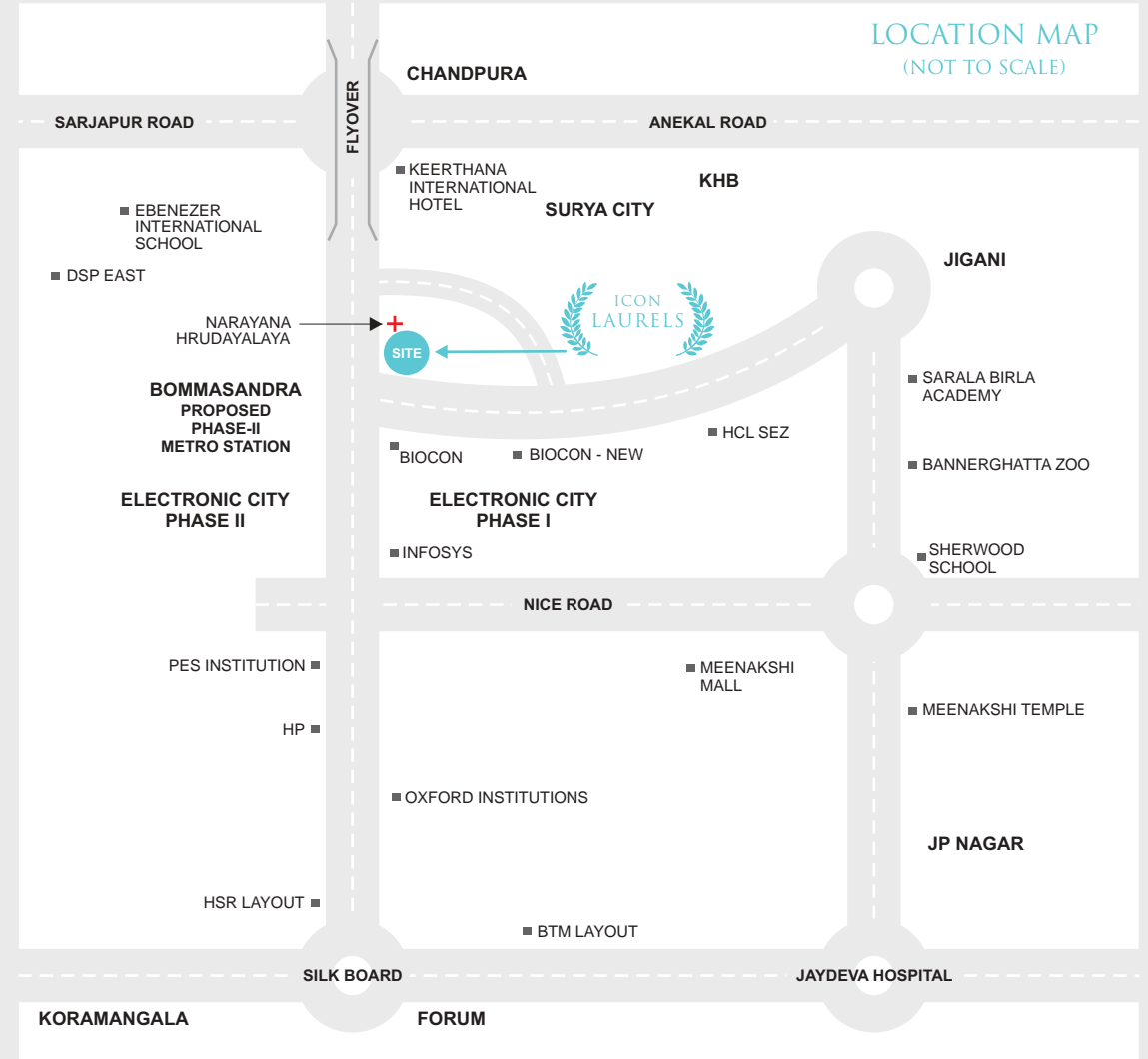
Bangalore International and Ryan International are nearby. Important landmarks include Bommasandra & Jigani Industrial Area, Biocon and KHB Surya City are nearby. Also ICON LAURELS is close to proposed second phase of Bangalore Metro Station.

From **ICON LAURELS** you can reach in minutes to multispecialty health care centers and corporate hospitals. It is just 2 kms to Narayana Hrudayalaya & Spash Hospitals and 7 Kms to Ramakrishna Hospital.

A villa at **ICON LAURELS** is a passport for best living and happy life style.



- Behind Narayana Hrudayalaya
- 2 Kms from NH No 7 - Hosur Road
- 6 Kms from Electronic City
- 7 KM from Infosys
- 17 Kms from Silk Board
- Near to Proposed Phase-II METRO Station





Best Quality Properties for Happy Living!



ICON Developers & Promoters are young and enterprising builders with proven experience in property development and construction. For over six years, they have passionately developed top-class layouts, built apartment complexes to the complete satisfaction of customers. Their motto, “Best quality properties for Happy Living” reflects in every venture they undertook in Bangalore.



Value for investment, clear titles, amenities for contemporary lifestyle and supreme quality are hallmarks of ICON projects. Listening to customer aspirations, building in time and delivering within budgets will take Icon Developers & Promoters into the future building many more landmarks and continues relationship with customers.

PROJECT BY



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ARCHITECTS



V K THYAGARAJAN & ASSOCIATES

NOTE: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.