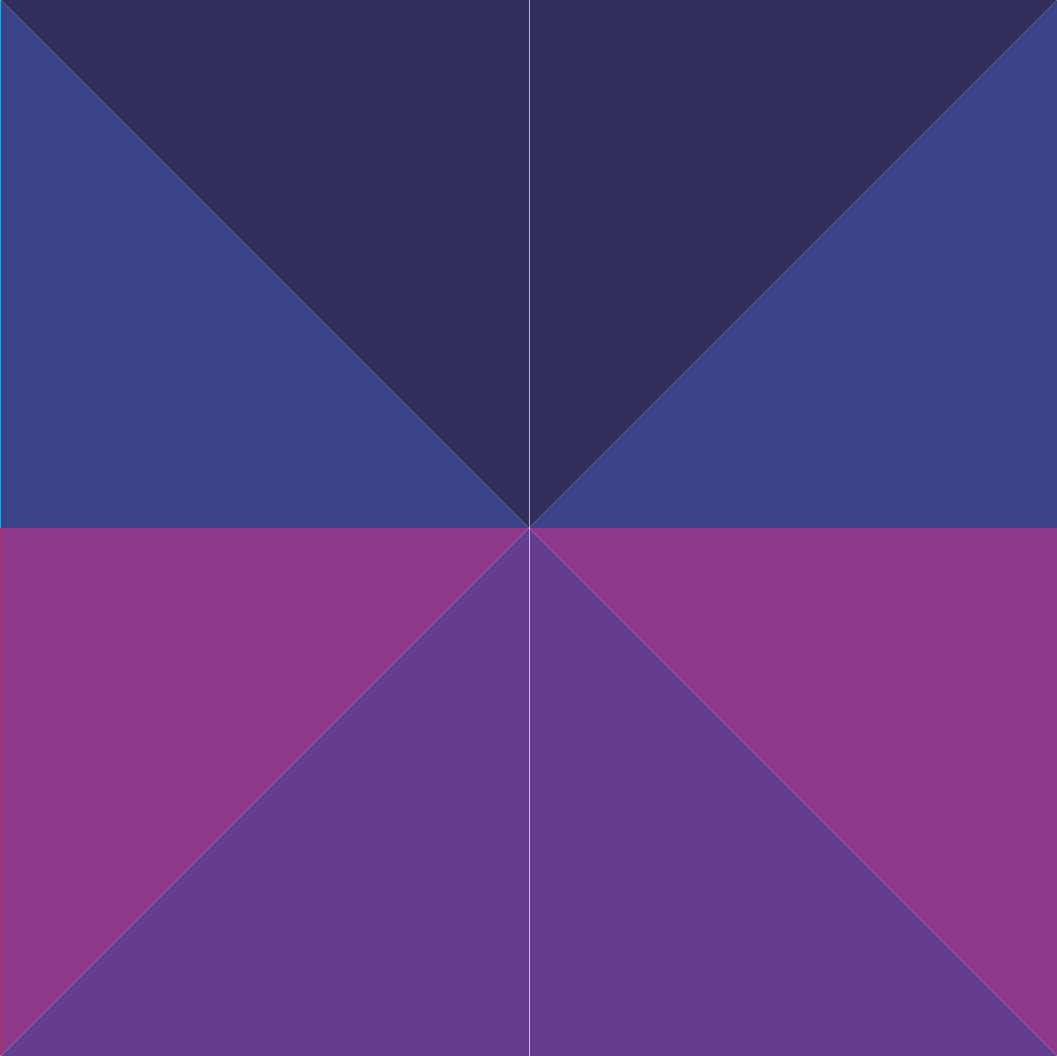




GREAT  
VIEWS



GREAT  
LIVING





### **A DIFFERENT VIEW OF LIFE**

Welcome to Zonasha Vista and a fresh new way of living. Defined by its spectacular views, living at Vista is about being close to nature, waking up to a world of beauty, the joy of coming home and of course community.

With all the ingredients you need for convenient, empowered living – perfect location (just 2.5 km for Sarjapur Outer Ring Road – ORR junction and in close proximity to leading IT parks, schools, college and excellent social infrastructure), contemporary architectural design, premium specifications and value pricing, Zonasha Vista will change your view of life.





**SIMPLICITY. STYLE. SUBSTANCE**

Living that is close to nature and rich with design – that's Zonasha Vista. A low rise development spread over ground plus four floors, Zonasha Vista is built around the concept of community living.

A central green space with apartments around the perimeter ensures that every apartment opens to great view of the exquisite landscaping both within and surrounding the development. Private enclosed front and back gardens for ground floor apartment owners gives the look and feel of a villa. Living at Zonasha Vista is like holidaying at a luxury resort, unique ambience and environment of style and sophistication.







### **LIGHT. LUXURY. LIVING.**

Designed for energized and vibrant living, Zonasha Vista is all about optimized spaces. All our apartments are right sized, which means that you have all the space you need to live comfortably. Perfectly planned layouts ensure that your home is filled with the goodness of natural light and fresh air all times of the day, while spaces blend one into each other for free-flowing, uncluttered living.

In addition, high quality finishes and fixtures ensure a premium, luxury feel to your home. Together, providing you with an enviable quality of life.







### BEAUTY. BOUNTY. BLISS

Creative and thoughtful landscaping across Zonasha Vista ensures that you are welcomed and surrounded by the beauty and colours of nature each time you come home. A water body in the central courtyard enhances the splendour of the green landscape and fills the air with the sensuous sounds of falling water to soothe and de-stress you.

In your home, views of the green landscape and trees fill your windows and welcome you to step out into your balcony and breathe in the beautiful views and fresh pure air at Vista.







### **VALUE. TODAY, TOMORROW, FOREVER!**

Living well is the secret to enduring happiness and Zonasha Vista has been created for vibrant, joyous living.

With the luxuries of a resort – club house, swimming pool, gymnasium, children's play area, exquisite landscaping, water bodies and more plus the additional amenities you need for trouble free living – Water Treatment Plant, Waste Management System and State-of-the-Art security system to provide you with a lifetime of living pleasure.











ZONASHA VISTA  
**FLOOR PLAN - 1 BHK**  
780 sft



ZONASHA VISTA  
**FLOOR PLAN - 2 BHK**  
1020 sft



ZONASHA VISTA  
**FLOOR PLAN - 3 BHK**  
1350 sft





## LEGEND

- |                     |                                  |
|---------------------|----------------------------------|
| 1. Entrance Archway | 16. Bamboo Garden                |
| 2. Entrance Plaza   | 17. Pathway                      |
| 3. Drop Off Area    | 18. Jogging Track                |
| 4. Palm Court       | 19. Parents Seating              |
| 5. Chit Chat Area   | 20. Childrens Play Area          |
| 6. Central Court    | 21. Tot Lot with Rubber Flooring |
| 7. Central Plaza    | 22. Seater Wall                  |
| 8. Trellis          | 23. Tree with Seater             |
| 9. Private Garden   | 24. Palm Groove                  |
| 10. Lotus Pond      | 25. Ramp Entry                   |
| 11. Wooden Deck     | 26. Ramp Exit                    |
| 12. Swimming Pool   | 27. Shade Loving Planters        |
| 13. Vanishing Edge  | 28. Water Features               |
| 14. Water Fall      |                                  |
| 15. Youth Corner    |                                  |



## SPECIFICATIONS

### Structure

- RCC Framed Structure.
- Cement Blocks for all Walls.

### Painting

- External Walls – Cement Paint.
- Interior Walls – Emulsion Paint.
- Ceiling – Distemper.
- Common Area – Oil Bound Distemper.
- Railings – Enamel Paint.

### Flooring

- Granite for Stairs and Common Areas.
- Vitrified Tiles in the Living, Dining Area, Bedrooms & Kitchen
- Anti-skid Ceramic tiles in Toilets and Balconies

### Doors

- Main Door – Solid Mahogany Door Frame with Teak Veneered Skin Doors with PU Polish.
- Internal Doors – Solid Mahogany Door Frame with 2 Panel Skin Door with enamel paint.
- Toilet Doors – Solid Mahogany Door Frame with Flush Door (waterproof ) with enamel paint.

### Lobby

- Ground Floor Lobby flooring and wall cladding in granite, upper floors' lobby flooring in vitrified tiles.
- All lobby walls in texture paint.

### Windows

- UPVC Window frames with sliding shutters fitted with clear glass and mosquito mesh.
- MS security grill(s) with enamel paint.

### Toilets

- Wall tiles: Coloured glazed tiles upto 7' height.
- Fittings and Accessories: White Wall Hung EWC Commode and table top or cliff under/over counter Wash Basins of CERA or equivalent make.
- Chrome plated Hot and Cold Wall Mixer with OH Shower, Pillar Cock, Health Faucet, Concealed Stop Cock in each toilet of CERA or equivalent make.
- Toilet exhaust fan in wooden frame.
- Suspended pipelines in toilets concealed within the grid false ceiling.

### Kitchen

- Black granite platform counter.
- Ceramic tile dado for 2 feet over a granite counter.
- Single bowl single drain steel sink with single lever tap.
- Provision for water purifier point and instant geyser.
- Provision for washing machine in utility area.

### Electrical

- Power Supply of 3KVA for 1 & 2 BHK and 4 KVA for 3 BHK apartment.
- Concealed conduits with good quality copper wire – Havells or equivalent make.
- Modular electrical switches – Schneider/Legrand or equivalent make.
- ELCB and individual meter for each apartment.
- MCB for each room.
- Geyser points in toilets, washing machine, refrigerator, microwave points in kitchen, utility.
- TV and Telephone point in Living and Master Bed Room.
- Split AC provision in Master Bed Room.
- Sufficient light, fan and power outlets points will be provided.

### Security

- Compound wall around the Complex .
- 24 hours security with intercom facility from each apartment to Security Room, Club House and other apartments.
- CCTV coverage around the Apartment Complex.

### Power backup

- Generator Backup for lights in common areas, lift and water pumps.
- 2 KVA power backup to each apartment.

### Elevators

- 6 passenger automatic elevator of Johnson / Kone or equivalent make.

### Facilities & Amenities

- Sewage Treatment Plant.
- Rainwater harvesting pits.
- Swimming Pool.
- Indoor Badminton Court.
- Billiards and Indoor Games.
- Modern Gymnasium.
- Children's Play Area.
- Leisure Plaza and many more....

## ROUTE MAP





## BUILDING LANDMARKS FOR GENERATIONS

A premier real estate developer widely celebrated for building elegant living spaces that optimally combine luxury, efficiency and design, Zonasha is the brainchild of R. Nagaraj Reddy, a pioneer in Bangalore's real estate industry. The President of CREDAI Karnataka, R. Nagaraj Reddy has been the force behind the concept and development of gated communities in the city through Ferns Builders & Developers. Zonasha is setting new landmarks for development in Bangalore with its residential, commercial, hospitality and IT infrastructure developments and is your guarantee of excellence and continued appreciation.



**ZONASHA**  
BUILDING LANDMARKS FOR GENERATIONS

### CORPORATE OFFICE:

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**CREDAI**  
BENGALURU

