


Move in By **SEP'26**

PASSION SQUARE



MSR
PASSION *Square* 

 Off Sarjapur Road

AMENITIES

GROUND FLOOR LEVEL

- 1 JOGGING TRACK
- 2 CYCLE TRACK
- 3 OUTDOOR EXERCISE THERAPY
- 4 ELDERLY NICHE WITH BOUGAINVILLEA
- 5 TOT LOT PLAY AREA
- 6 CHILDREN'S PLAY AREA
- 7 PLAY LAWN
- 8 ROCK CLIMBING WALL
- 9 AMPHITHEATRE
- 10 CRICKET PRACTICE NET
- 11 AROMA GARDEN
- 12 MULTIPURPOSE COURT
- 13 PLANTING AREA
- 14 WOODLANDS SEATING GARDEN
- 15 REFLEXOLOGY PATH
- 16 ELDERLY ZONE
- 17 SKATING RINK
- 18 ADVENTURE PLAY AREA
- 19 JUMPING TRAMPOLIN
- 20 KOI POND
- 21 MINI LIBRARY (INDOOR)

FIRST FLOOR LEVEL

- 22 SEATING PLAZA
- 23 TREE BOULEVARD
- 24 STEPPED PLANTER
- 25 FOCAL SCULPTURE
- 26 PLANTER WITH ACCENT PLANTING
- 27 CASUAL SEATING AREA
- 28 READING ZONE
- 29 YOGA/ MEDITATION
- 30 ELDERLY PATH
- 31 CENTRAL ISLAND WITH TREE
- 32 STEPPINGSTONE
- 33 POOL TABLE (INDOOR)
- 34 CHESS (INDOOR)
- 35 TABLE TENNIS (INDOOR)
- 36 FOOS BALL (INDOOR)
- 37 GYM (INDOOR)
- 38 PARTY HALL (INDOOR)
- 39 TV ROOM (INDOOR)
- 40 FOOD COURT (INDOOR)
- 41 WAITING LOUNGE(INDOOR)

TERRACE LEVEL

- 42 POOL DECK
- 43 KIDS POOL
- 44 AQUA GYM
- 45 POOL SLIDE
- 46 INFINITY POOL
- 47 POOL DECK WITH CHAISE LOUNGE
- 48 SITTING WITH FIRE PIT
- 49 TRELLIS WITH WATER SPOUT
- 50 FLOATING PLUMERIA TREE
- 51 OPEN SHOWER
- 52 PARENT'S SITTING AREA
- 53 MURAL WALL
- 54 PLANTER WITH ACCENT PLANTING
- 55 BBQ PAVILION WITH SEATING
- 56 GATHERING PLAZA
- 57 TENSILE FABRIC STRUCTURE
- 58 LEISURE SITTING WITH FAMILY AREA
- 59 READYMADE WATER FEATURE
- 60 SCULPTURE DECK
- 61 FOLIAGE GARDEN
- 62 GOLF PRACTICE COURT
- 63 STAR GAZING

1 Acres &
25 Guntas



152 units

2 Towers



B+G+ 7 Floors

2, 2.5 & 3 BHKs
(1099 to 1557 sq ft)



60+ Amenities

Masterpiece



FLOOR PLANS

2 BHK

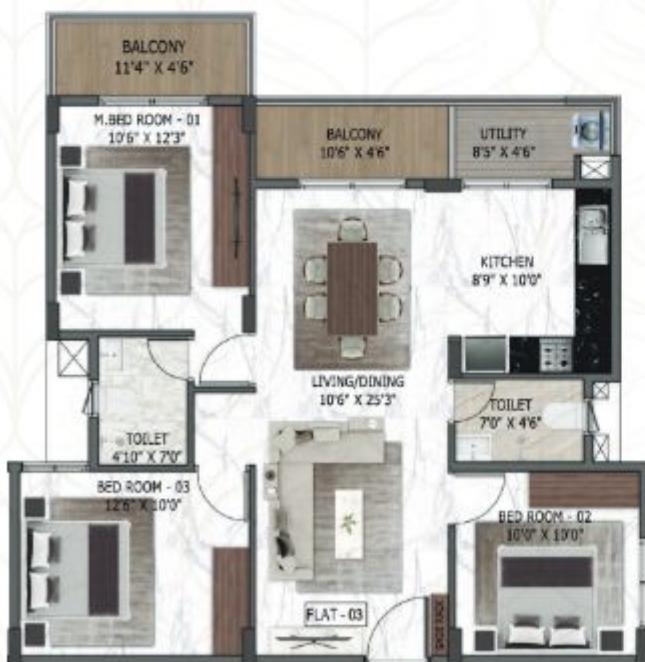


SFT :1099

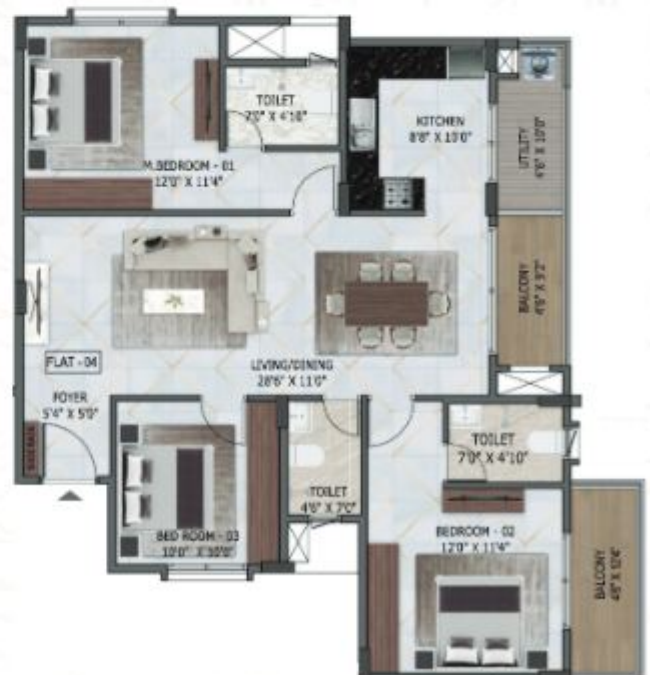


SFT :1167

3 BHK



SFT :1319



SFT :1557

SPECIFICATIONS

Structure:

- Seismic II Zone/IS-1893 (Part 1) 2016 Compliant RCC Structure and Walls.
- 1 Car Parking Space for Each Flat in Stilt or Basement.

Floorings:

- Double Charged Vitrified Tiles in the Living, Kitchen, Dining & Bedrooms.
- Anti-skid Ceramic Tiles in Toilets & Utilities.
- Vitrified/Ceramic Tiles from Simpolo/Kajaria/ Johnson or Equivalent make.
- Granite Floor for the Staircase and Lift Lobby.

Doors:

- Main Doors - 8ft height Timber/Engineered Door Frames with Teak Wood Finish Veneered Solid Doors With Polish.
- Bed room doors - 8ft height Timber/Engineered Door Frames With Teak Wood Finish Veneered Honey Cell infill Door Frames With Polish.
- Toilet Doors - 7ft height Timber/Engineered Door.
- Frames with laminated Door Frame with Polish, Powder coated Steel Hardware for all Doors.

Windows:

- Living & Bedroom Balcony - 8ft height UPVC Sliding frame with Sliding Shutters Fitted with Clear Glass.
- Bed rooms window - UPVC Window Frame with Sliding Shutters Fitted with Clear Glass.

Kitchen:

- Glazed Ceramic Tile Dado for 2 Feet Height above the Granite Counter Level.
- Stainless Steel Single Bowl Sink With Table/Wall Mount tap.
- Provision for Water Purifier Point.
- Provision for Washing Machine.
- Hob Exhaust Provision in the Kitchen.

Painting:

- Interior Walls, Ceiling - Emulsion Paint.
- Enamel Painting for MS works.
- External Walls - Combination of Textured Finish & External Grade.
- Paint as per Architect's Scheme.
- Paints from Asian / Berger or Equivalent.

Toilets:

- Wall Dado Tiles - Glazed Ceramic Tiles of 2x1 ft Size up to 7ft Height.
- Flooring - Antiskid Ceramic tiles of 1x1 ft Size with Spacer Joint with Epoxy Grout.
- Fittings and Accessories- White Color wall Mount EWC Commode with Concealed Flush Tank.
- Wall hung/Over Counter White Color Washbasins (where ever applicable).
- Chrome Plated Wall Diverter with OH Shower, Pillar Cock, Health Faucet, etc.
- Sanitary Ware & CP Fittings from Grohe/ Kohler/ Vitra/ Jaguar or Equivalent make.
- CPVC & PVC Pipes from Astral/ Supreme/ Ashirvad/ Prince or Equivalent Make.

Electrical & Communication:

- Power Supply of 3KVA for 2 BHK and 4KVA for 3 BHK.
- Concealed Conduits with Good Quality fire-resistant Copper Wires.
- Good Quality Modular Electrical Switches & Sockets.
- ELCB, ACCL and Individual Single-phase Meter for Each Flat.
- One MCB for each Room Provided at the Main Distribution box.
- Geyser Points in Toilets.
- Washing Machine, Refrigerator, Aqua, Hob and Microwave points in kitchen & utility.
- TV points in Living and Master Bedrooms.
- Split AC Provision in living and Master Bedroom.
- Provision for, Fan and Power Outlets Points will be Provided.
- Exhaust fan Provision in all Bathrooms.
- Provision for Common Electric Car Charging Point in Open Parking area.
- Cable - RR cable/Polycab/KEI or Equivalent make.
- Modular switches & sockets - Anchor/Schneider/Legrand or Equivalent Make.





Neighbourhood

SCHOOLS

Primus Public School	1.2 km
National Public School East	1.5 km
Glen tree Academy	1.6 km
Sri Chaitanya School	1.0 km
Prakriya Green Wisdom School	1.5 km
Notre dame Academy	4.0 km

HOSPITALS

BN speciality Hospital	4.5 km
Motherhood Hospital	6.7 km
Manipal Hospital	5.9 km

ENTERTAINMENT

Decathlon	4.7 km
Sarjapur Social	3.4 km
D Mart	4.0 km

IT & TECH PARKS

RGA Techpark	4.3 km
Wipro Limited, SEZ	3.3 km
Wipro Technologies, Ambalipura	4.5 km



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