



ZENITH RESIDENCES

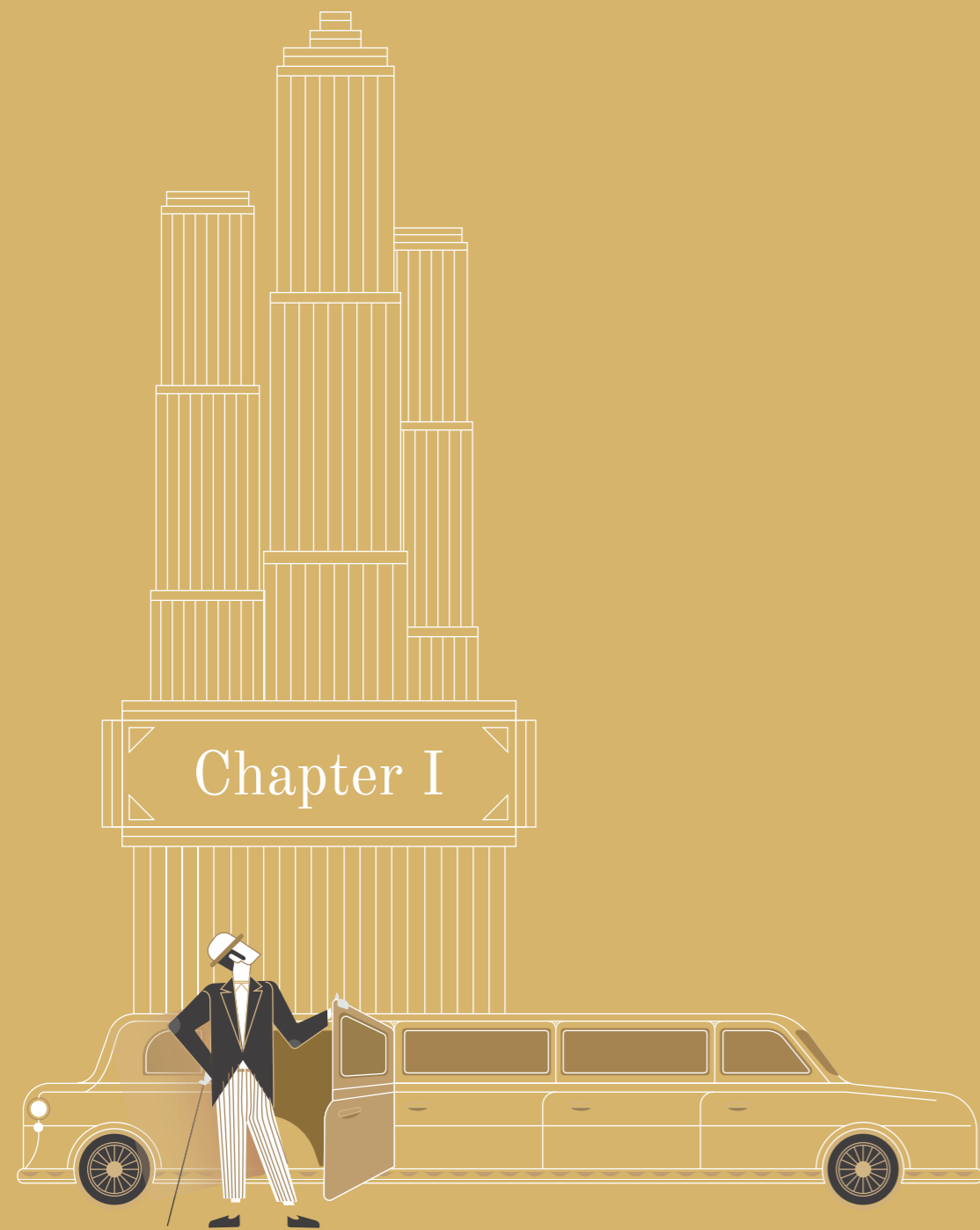
HOW TO REACH THE TOP

And what to do once you get there.

Table of Contents

Chapter I	
To reach the top, one must start at the bottom	05
Chapter II	
Remember the big picture, enjoy the little things	11
Chapter III	
Fuel your mind, body & soul	15
Chapter IV	
The view from the top	23
Chapter V	
Step ahead together	33

Zenith Residences has received completion certificate before 11/07/2017.



To reach the top, one must start at the bottom.

The reality of achieving success is easier said than done and the journey one must endure to the top is a true test of mettle. Where and how one chooses to start this journey sets the tone and pace of the adventure.

So, it is only fitting that at Zenith Residences, the starting point is a welcoming, luxurious lobby set amidst invigorating landscape.

The Grand Driveway

Your first glimpse of Zenith Residences is at the entrance. A grand gateway leading to a sweeping tree-lined avenue that draws you into the splendor within.



Actual shot on site



Actual shot on site

Landscaped Podium | Reflective Pools

Enter a green wonderland and take in the fresh air of the landscaped podium at the heart of Zenith Residences. Walk further into the welcoming sound of water at the reflective pools located at the tower lobbies.



Remember the big picture, enjoy the little things.

Along the journey, most forget to stop and savour the small moments. We rush through our lives, always waiting for something better, always anticipating the destination. Success is not an end goal. Just like the goal of a song is not to get to the end, but the dancing that happens during.

Dance away at one of Zenith Residences revitalizing amenities and take a moment to re-energize on your journey.

Café Lounge | Billiards

Head in for a relaxing evening with a cup of coffee or tea as the hum of conversation washes over you at the Café Lounge at Zenith Residences. Or step back to a time of bow ties and black jackets by bringing the boys together for an evening of billiards.



Actual shot on site



Fuel your mind, body & soul.

As we get closer to success, we start to feel more isolated. We seem to have less time for the things most important to us. Our drive starts to get depleted along with our energy levels.

At this point, we need to remind ourselves to reconnect with the people we love, indulge in some self-care and clear our minds of any last obstacles.

The community-centric amenities at Zenith Residences have been conceptualized and built to bring the people you love together. And, if it is a little alone time you need, you can always visit the meditative Zen Garden located on the terrace or focus on your physical wellbeing at one of the active amenities.



Actual shot on site

Gym | Yoga Room | Dance Room

Start your day off right with a bracing workout in the gym or an invigorating yoga session. Or dance the day away in a dedicated dancing space.

Badminton | Squash | Table Tennis

Bring your competitive side out to play at badminton, squash or table tennis, whether it is with family or friends. What is your game of choice?



Actual shot on site



Actual shot on site

Mini-theatre | Spa & Salon

Spend an evening with a classic movie night or Bollywood-style cinema experience in the mini-theatre, or relax and get pampered in the in-house spa.



The view from the top.

You have made it. You have reached the summit. It is time to reflect on the journey thus far and how the experiences along the way have helped you evolve.

When you look back and reflect on the hard road it took to reach here, it is easy to see why you deserve this. Celebrate your achievements and revel in the afterglow.


Enjoy the view from your apartment balcony or from the Zen Garden as the skyline changes around you.



Actual shot on site

Zen Garden

Take a moment to reflect on your day. Unwind in the tranquility of the Zen Garden on the terrace, with just the breeze for company.



Nagavara Lake | Rachenahalli Lake | Hebbal Lake | Amruthahalli Lake

Breathe in the endless fresh air that comes from living near not just 1, but 4 lakes. Enjoy the peaceful environment of a lakeside boulevard or take long walks along the shore. There is a lake wherever you turn, so you will never miss out on an amazing view at Zenith Residences.

Actual shot on site

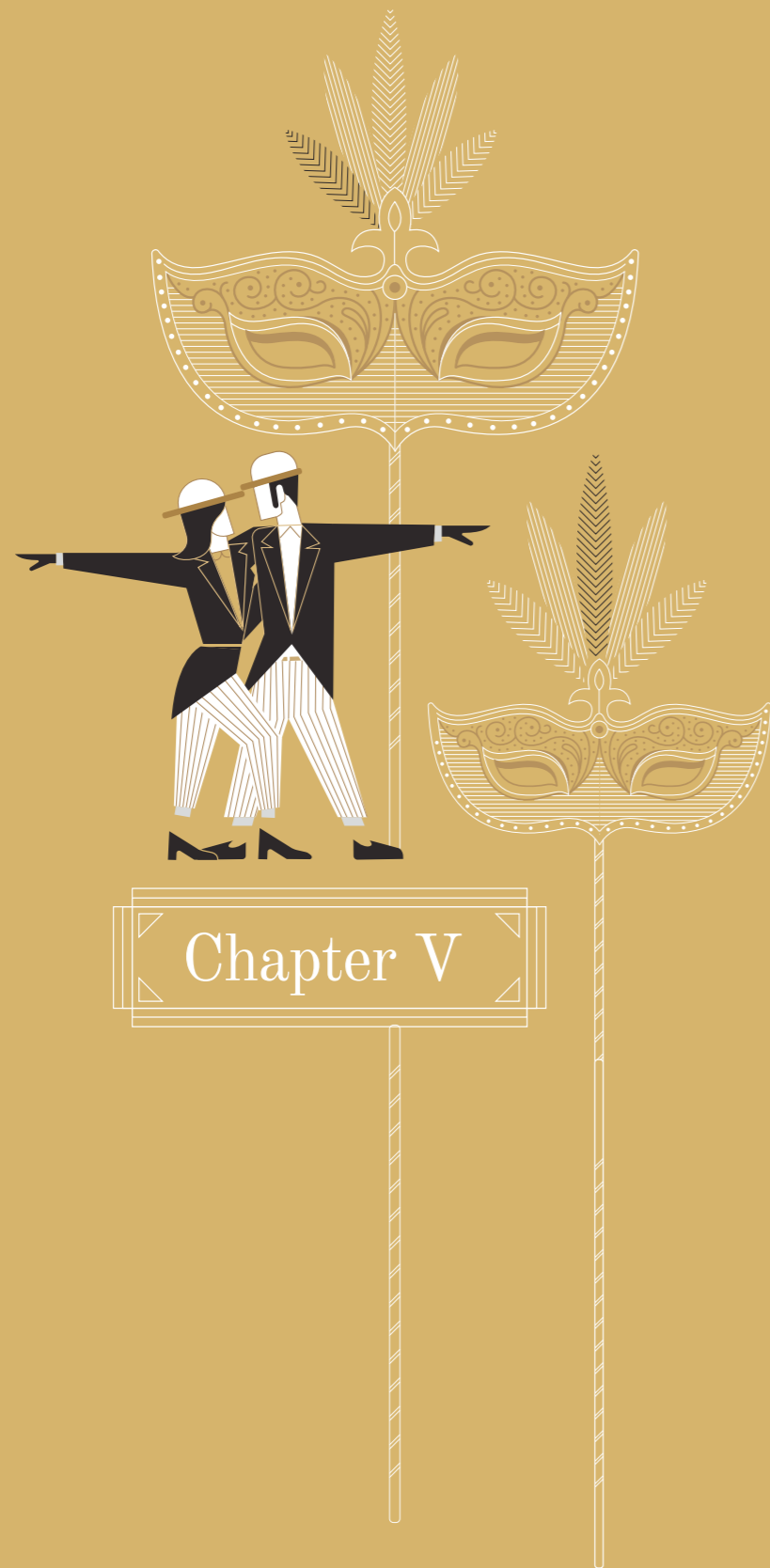
Zenith Residences Site Plan



Legend

- 1. Entry Plaza
- 2. Fire Access Ramp
- 3. Feature Garden
- 4. Tower Lobby
- 5. Party Hall
- 6. Pavilion
- 7. Water Weir
- 8. Pool Deck
- 9. Main Pool
- 10. Kids Pool
- 11. Jacuzzi
- 12. Club House
- 13. Barbeque Area
- 14. Reflective Pool
- 15. Open Lawn
- 16. Gas Bank
- 17. Youth Corner
- 18. Alcove
- 19. Cricket Pitch
- 20. Feature Waterfall
- 21. Old Folks Corner
- 22. Resting Pavilion
- 23. Kids Play Area
- 24. Basketball Half Court
- 25. Transformer Yard





Step ahead together.

We work hard towards the future, as people and as a community. We work to bring about a better tomorrow - at home, at work, environmentally, socially and more. Our combined efforts contribute to making a better world for those who come after us. It fuels our instinctual need to be a part of something greater than ourselves.

Karle Town Centre Master Plan



The Shape of Things to Come.

Karle Town Centre is a boundary-less community spread across 62 acres; a masterful mix of commercial, retail, residential & community spaces that encapsulate the future that is to come.

Map not to scale

Powering a Sense of Belonging



One of the secrets of a long life is having a strong “sense of community”. A thoughtful master plan design at Karle Town Centre sprouts up spaces for 24/7 activity and social engagement. It’s a space where you’re encouraged to be the best version of yourself. A focus on knowledge-sharing, good health & well-being at Karle Town Centre helps maximise your potential.

Learning centres, yoga, sports and celebration spaces are actively supported by digital communities and a robust logistics network. From home to work and from morning to evening, it is this sense of belonging that will drive motivation in a community where everyone grows together.

Learning Centres

Workshop Spaces | Music & Language Classes
Sports Facilities

Health & Well-Being

Urban Gyms | Spas & Clinics | Fitness Centres

Synchronizing Nature with Function



Capturing Bengaluru without including the garden-city aspect doesn’t do justice to the true ethos of the city. Great cities have always given the utmost importance to designing enough spaces for citizens to interact and experience nature. The gardens and open spaces at Karle Town Centre, built on strong principles of sustainability, are designed to enrich people’s lives.

Public spaces and buildings balance function with nature and encourage people to spend time outdoors while also creating a carefully managed environment. The neighbouring 90-acre lake becomes an integral part of people’s daily lives by offering views and reducing the temperature at Karle Town Centre.

Green Urbanism

Vertical Gardens | Functional Green Spaces
Year-Long Outdoor Experiences

Sustainability

Smart Facades | Rainwater Harvesting
Efficient Water & Waste Management

Enriched by Culture



Expression is unique to every individual and it helps them grow when they are able to do so freely. Every person at Karle Town Centre is able to find that freedom to express through performance opportunities, workshops, events, museums, art galleries, interactive story telling and more.

Entertainment is also unique to an individual, even when shared. At Karle Town Centre you find those experiences at movie theatres, concerts, over 50 restaurants, pubs, lounges, retail high streets and edutainment spaces. Bengaluru has always been diverse and the spaces here encourage that diversity, while remaining inclusive.

Cultural Exchange

Interactive Storytelling | Performance Theatre
Museums

Art

Art Galleries & Installations | Music Studios

Entertainment & Dining

Marquee Dining Destinations | Al-Fresco Cafes
Multiplex | Child-Centric Edutainment | Comedy Club

Retail Therapy

Traditional Retailers | Pop-Up Retail
Experiential Retail

Inspiration by Design



The urban design of Karle Town Centre's master plan creates a lifestyle that encourages free thinking, ideation and innovation. Interactive, responsive and smart experiences support this philosophy, allowing cross pollination between buildings through physical and digital collaboration.

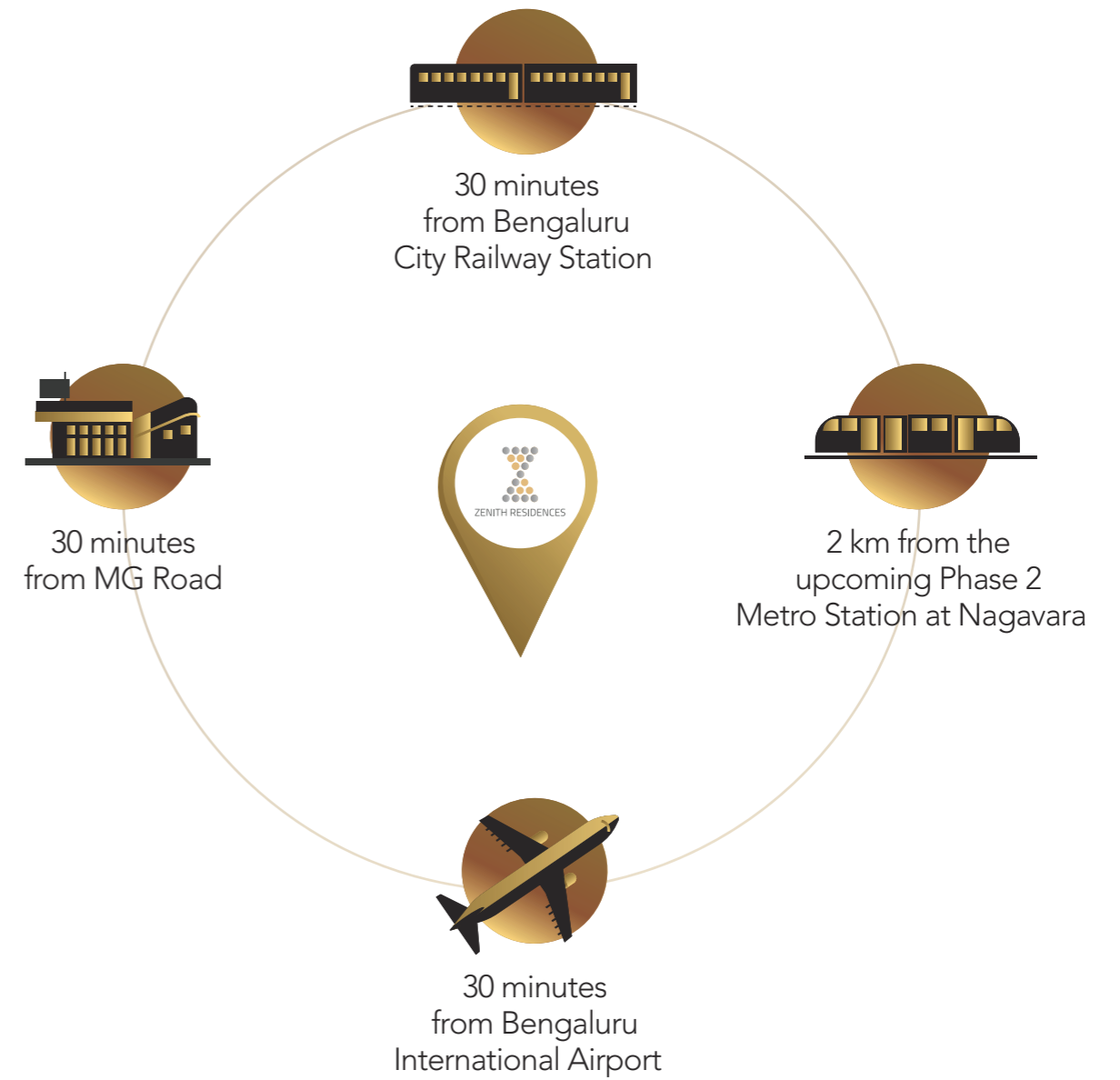
Smarter Living

Smart Buildings | Embedded Technologies
Internet of Things | Digital Social Networks
Ease of Mobility

Location Map



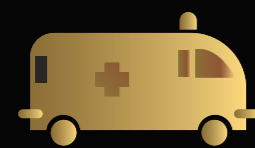
Accessibility





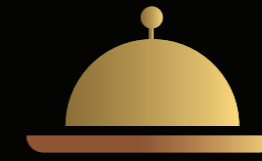
Educational Institutes

- Vidya Niketan School
- Jain International School
- Vidyashilp Academy
- Mallya Aditi International School
- Ryan International School
- Delhi Public School
- Ramaiah Institute of Technology
- Stonehill International School
- Trio World Academy



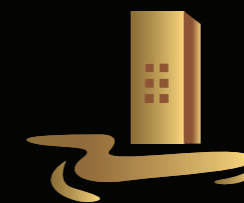
Healthcare

- Columbia Asia
- Baptist Hospital
- Ramaiah Hospital
- Aster CMI Hospital
- Motherhood Hospital



5 Star Hotels

- Lalit Ashok
- Shangri-La
- Le Meridien
- Taj West End
- Sheraton
- Windsor Manor
- Gokulam Grand Hotel



Economic Hubs

- Offices at Karle Town Centre
- Manyata Embassy Business Park
- Kirloskar Business Park



Actual shot on site



Zen garden

Zen garden

Zen garden

Actual shot on site

The Team behind the Vision

The Karle Town Centre Team

Master Plan Consultant

Ross Bonthorne, Sydney, Australia

Infrastructure Master Planning

Aurecon, Melbourne, Australia

Urban Planning & Design Consultant

UNStudio, Amsterdam, The Netherlands

Landscape Architects

Lodewijk Baljon Landscape Architects,
Amsterdam, The Netherlands

The Zenith Residences Team

Landscape Consultant

Site Concepts International

Structural Consultant

Ramboll, Singapore

Architect (Concept and schematic)

RSP, Singapore

Green Consultant

EN3, Chennai, India

MEP Consultant and Design Architect

RSP, Bengaluru, India

Digital Consultant

Venba Tech, Chennai, India

About Karle Infra:

Karle Infra Pvt. Ltd. is a real-estate and urban infrastructure development company headquartered in Bengaluru, India. With more than a decade of experience in developing properties, the company is now focused on developing a community-centric township in North Bengaluru.

Karle Infra is known for its imaginatively conceptualized living and office spaces, detail-oriented planning and energy efficient design. With sights set on creating benchmarks in the industry, the future will see many more sustainable and creative developments. Karle Infra is developing commercial, residential, retail and other infrastructure at Karle Town Centre.

ZENITH RESIDENCES IS A RESIDENTIAL PROJECT DEVELOPED BY KARLE HOMES PVT. LTD.



Zenith Residences at Karle Town Centre, 100 Feet Kempapura Main Road
Adjacent to Nagavara Lake, Bengaluru - 45, Karnataka, India

📞 80888 87733

✉️ salesquery@karleinfra.com

🌐 www.karletowncentre.com

CREDAI | BDA & BBMP APPROVED

Zenith Residences has received completion certificate before 11/07/2017.

3 BHK



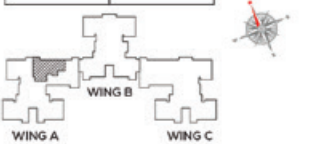
ZENITH RESIDENCES

FLOOR PLANS & SPECIFICATIONS



AREA STATEMENT

TOWER - A	
UNIT	SBA (In sq. ft.)
A-104	2388 sq. ft.



3 BHK

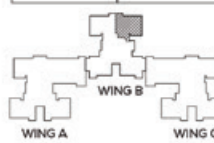


3 BHK



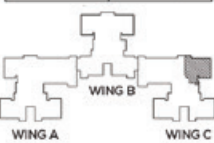
AREA STATEMENT

TOWER - B	
UNIT	SBA (in sq. ft.)
B-104	2360 sq. ft.



AREA STATEMENT

TOWER - C	
UNIT	SBA (in sq. ft.)
C-2001	2445 sq. ft.



Specifications

1	Structure	RCC framed structure (designed for seismic zone 2)
2	Flooring - Common Area	
a	All lifts, lobbies & corridors	Vitrified/marble flooring
b	Main lobby	Marble flooring (ground floors)
c	Staircases - main entry level	Granite finish from basement to first floor level and 31 st - terrace floor level
d	All other floor staircases	IPS with aluminium trim
3	Flooring - Apartments	
a	Foyer	Natural marble
b	Living & Dining	Natural marble
c	All bedrooms	Engineered wooden flooring
d	Kitchen	Matt finish vitrified tiles
e	Balconies	Matt finish vitrified tiles
f	Utility	Matt finish vitrified tiles
g	Toilets	Designer series anti-skid ceramic tiles
h	Staff room	Matt finish vitrified tiles
4	Doors	
a	Main door	Engineered door with frame and veneer finish on both surfaces
b	Other internal doors	Engineered door with frame and veneer finish on both surfaces
c	Toilet door	Engineered door with frame and veneer finish on both surfaces
d	Balcony door	2 track anodised aluminium sliding doors
e	Fire door - staircase	2 hour fire-rated door with panic bar and fire-rated necessary ironmongery
f	Fire door - all service shafts and rooms	2 hour fire-rated door with fire-rated necessary ironmongery
5	Windows	Anodised aluminium sliding windows
6	Ventilators	Anodised aluminium ventilators with exhaust fan

Specifications

7	Dado/skirting	
a	Lift lobbies, basement & ground floor	Combination of marble, granite & texture painting
b	Lift lobbies to 30th floor & terrace floor	Combination of marble, granite & texture painting
c	Toilets	Designer series glazed ceramic tiles up to false ceiling height
d	Staff toilets	Glazed ceramic tiles up to ceiling height
e	Kitchen	Designer series glazed ceramic tiles 2' above platform
f	Skirting	4" high skirting as floor finish
8	Kitchen	
		Supply of granite counter with half round bull nosing with stainless steel sink - single bowl & single drain board of reputed make
		Provision for hot & cold water CP mixer of reputed make with supply of long body bibcock for sink
		Gas supply connection with meter unit
		Provision for washing machine in utility
		Supply of sink in utility area with water supply & drainage system
9	Toilets - Sanitaryware	
		Granite vanity counter top with wash basin of reputed make in master bedroom
		Granite vanity top with standard oval/rectangular wash basins of reputed make in all other toilets
		Geysers of reputed make in all toilets with complete wiring and fitting except staff toilet (provision given for geyser).
		EWCs of reputed make in all toilets, staff utility
10	Toilets - CP Fittings & Accessories	
a	Master bedroom toilet	Chromium plated fittings of reputed make
		Hot & cold water with concealed wall mixer & rain shower with glass partition
b	Other toilets	Shower head with external diverter in all other toilets with glass partitions in all shower areas
		Health faucet in all toilets
		Toilet paper holder in all toilets

Specifications

11 Painting

a	Internal walls & ceilings	Plastic/acrylic emulsion paint for walls, oil-bound distemper for ceiling
b	External finish	Exterior weatherproof texture paint
c	MS grills & railings	Enamel paint
d	Basement	Whitewash for all exposed wall & columns
e	All staircase areas and ceilings	OBD distemper

12 Railing

a	Staircase	M.S. railing with matt finish enamel paint
b	Common corridor	M.S. railing with matt finish enamel paint
c	Balcony	Matt finish MS railing with glass panels

13 False Ceiling

a	All toilets	Calcium silicate grid false ceiling
b	Main lobby	Gypsum false ceiling

14 Cornice inside Apartments

Decorative (simple) square-type cornice wherever fire pipes run inside rooms

Specifications

15 Electrical

a	3BHK flat	8 KW power supply & 100% DG backup except for AC 100% DG backup for lifts, pumps & common area lighting Concealed PVC conduits with copper wiring Intercom facility for all flats
b	Switches	Modular switches of reputed make
c	Air conditioning	Fully air-conditioned apartment (split AC units in living, dining and all bedrooms)
d	Telephone points - living, master bedroom and all bedroom	Complete with wiring & outlet
e	Internet - data point	CAT 6 cabling with outlet in master bedroom & children's bedroom
f	Exhaust fan point	Exhaust fan with complete wiring & outlet in all toilets
g	Water purifier point	Complete with wiring & outlet in kitchen
h	Washing machine point	Complete with wiring & outlet in utility
i	Instant water heater point	Complete with wiring & outlet in kitchen
j	All other necessary light & other point	Complete with wiring & outlet

16 Fire Safety

Fire sprinkler system inside the apartment
Smoke detector

17 Common Area

CCTV
Smoke detector
CFL/LED lamps for lighting
Fire sprinkler system in common areas
Emergency lights in common areas (backup by UPS)