



BELLEVUE  
LIVE LIFE



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BELVUE - Exquisite luxury homes offering artfully created living spaces. Prominently positioned on the very lovely and quiet tree lined Jayanagar 4th T block area offers luxury apartments which are not only aesthetically pleasing but also have the Very Best in utilities that any modern contemporary home should have .



EXPERIENCE JAYANAGAR



V. Venture is a company committed to the art of fine dwelling.

With the mission of offering a quality lifestyle to the upper middle class guiding us, we build clear-titled houses that are beyond compromise. And to adhere to our own lofty standards of quality and exclusivity, we execute only two projects annually, with each in a distinct strategic location.

Our homes reflect and uphold the same values that you're proud of, and in mirroring your discerning taste, stand as timeless edifices of your distinction.

# TYPICAL FLOOR PLAN



## SPECIFICATIONS

### Structure

Structure : RCC frame structure with masonry partitions. The height of each floor shall be 9'6" from slab to slab.

Internal Masonry: Internal masonry walls shall be in good quality table molded blocks.

External Masonry : High quality brick masonry shall be provided on the exteriors and laid in place with deep-set waterproof pointing.

Paint: All internal paint shall be in Acrylic Distemper. In some specific areas, either cement based paint of snowcem make shall be used in ducts / basements etc. and Surfatex Matt or equivalent in areas visible in the elevation. Special textured paint may be used in certain areas. Any steel railings etc. shall be provided with a zinc-chromate primer and synthetic enamel paint.

### Flooring & Tiling

Living, Dining, Bedrooms : Utility Vitrified Tiles

Kitchen : Granite counter, glazed tiles above the counter up-to a height of 2'

Sit-out : Terracotta tiles/ antiskid Vitrified Tiles

### Sanitary & Plumbing

Water Closets : Western Style, porcelain EWC of Parryware or equivalent make shall be provided in all bathrooms.

Health faucets : Health faucets of Jaquar or equivalent make shall be provided in all bathrooms

Wash basins: Porcelain wash basins of Parryware or equivalent make shall be provided in all bathrooms. All basins shall be provided with a 32 mm CP waste coupling & CP bottle trap of standard make.

Kitchen sink: Stainless steel sink with drainboard of "Franke/Nirali" or equivalent make.

Cockroach traps: Detachable stainless steel cockroach trap with lid of chilly or equivalent make provided in all bathrooms.

Showers: Showers of Jaquar or equivalent make shall be provided in all bathrooms

Faucets : All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower.

Plumbing : All water supply lines & drainage lines shall be in PVC pipes

## Doors & Windows

Frames : All door frames shall be in Red Meranti or equivalent wood

Window shutters : All windows and French window shutters shall be in UPVC

Door shutters : All door shutters shall be in solid core flush (block board) shutters provided with a natural wood veneer.

Hardware : All hardware brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and mortise lock or cylindrical lock.

Door Stoppers : Magnetic / concealed door stoppers of Hafele or equivalent make provided for main door and bedroom doors.

## Electrical

Wiring : All wiring shall be of anchor or equivalent make, concealed in 19 mm dia, 2 mm thick PVC conduit pipes. The wiring for the 15 amp points shall be in 3/20 copper wire of 660/440 volts rating adequate for equipment of capacity upto 3.0. KW. The wiring for 5 amp points shall be of 3/22 rating adequate for wet grinders / mixers / shavers / refrigerators / washing machines and other equipment of capacity upto 1100 W.

Earthing : 1/18 copper wire shall be used for earthing using the loop system. One Earth Leakage Circuit Breaker and MCB shall be provided in each apartment. A lightning arrester and earth pits shall be provided with separate earth point for the elevators.

Switches : All switches shall of anchor or equivalent make

## Utilities / services

Back-up Power : Back-up power shall be provided to the entire unit including the lighting as well the heating circuits - upto a limits of 1.5 KVA per unit and also to the common area lighting and pumps and motors etc. The Generators shall be provided with acoustic enclosures and an AMF panel with an automatic change-over switch.

## Facilities & Amenities

Club House : Club House with a common space for parties / functions.

State of art Gym.

Automatic Life.

24 / 7 Power back up.

CCTV in Common Areas.



SITE ADDRESS

#737, 37th 'F'cross, 18th Main Road  
4th 'T' Block, Jayanagar  
Jayanagar, Bengaluru-560041.

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CORPORATE OFFICE

#332, 38th cross, 28th Main Road  
9th Block, East End Main Road  
Jayanagar, Bengaluru-560069.  
Ph : +91 - 8026659911  
Email : [info@vventure.in](mailto:info@vventure.in)

[WWW.VVENTURE.IN](http://WWW.VVENTURE.IN)