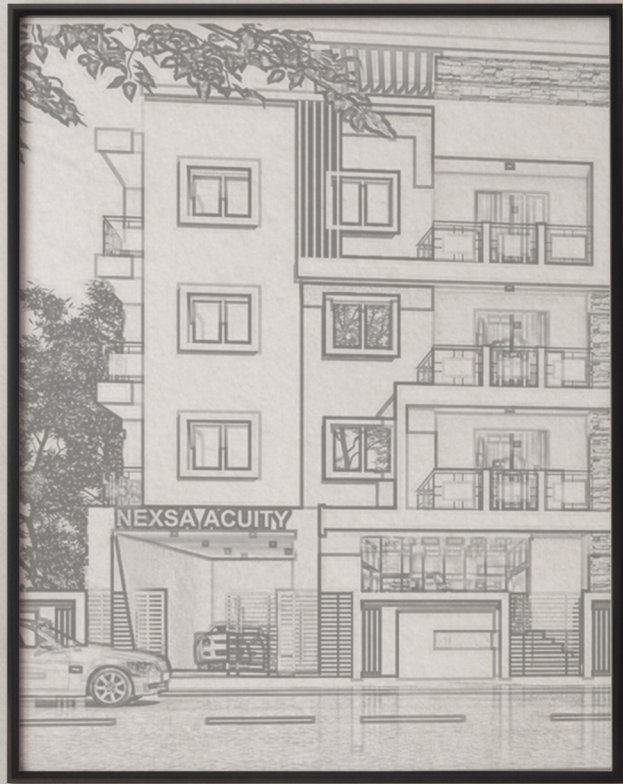




NEXSA ACUITY

2 & 3 BHK PREMIUM LUXURY APARTMENT

We build the nexus of life





NEXSA ACUITY

2 & 3 BHK PREMIUM LUXURY APARTMENT

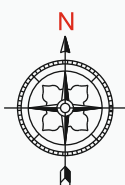
Nexsa Acuity is an exclusive luxury residential apartment brings to each home a slice of Nature, Modern Architecture with Style and Comfort refinement. Located in the pristine lush green surroundings of Byrathi Village, Off New Airport Road (Hennur Bagalur Highway)



Ground Floor Plan



Typical Floor Plan



Flat No.	Type	Facing	Area
A2	1 BHK	West	740 Sq.ft.
A3	2 BHK	West	1200 Sq.ft.
A4	2 BHK	East	1120 Sq.ft.
A5	2 BHK	East	1120 Sq.ft.
A6	3 BHK	East	1460 Sq.ft.



Flat No.	Type	Facing	Area
A1	3 BHK	West	1485 Sq. ft.
A2	2 BHK	West	1200 Sq.ft.
A3	2 BHK	West	1200 Sq.ft.
A4	2 BHK	East	1190 Sq.ft.
A5	2 BHK	East	1190 Sq.ft.
A6	3 BHK	East	1460 Sq.ft.



Amenities

- 100% Vastu Compliance
 - Party Hall
 - Gymnasium
- Solar Water Supply
- Children Play Area
- Excellent Ventilation
- No Common Walls
- Ample Car Parking
 - Ample Garden Round the Building
 - Power Backup
 - Water Softener
- Rainwater Harvesting
 - STP Plant
 - CCTV Surveillance
- Gas connection provision at Ground level.



Specifications

- Structure:** RCC Framed structure.
- Walls:** External Walls of 6 Inch Solid Concrete Blocks and internal walls with 4 Inch Solid Concrete Blocks.
- Plastering:** Double coat sponge finish for exterior walls and neeru finish for interior walls.
- Flooring:** Vitrified Flooring Tiles flooring in all rooms and 4 Inch skirting (Good Quality/Branded).
- Kitchen Platform:** Granite kitchen platform with stainless steel sink with Cera / Parryware / ESS ESS long body tap and 2 feet height and 2 glazed tiles dadoing above the platform.
- Bathrooms:** 7 feet height glazed tile dadoing and ceramic tiles of flooring toilet with European water closets (EWC) & attached toilets EWC with flushtank along with CP fittings (ISI Branded).
- Electrical work:** Concealed copper wiring with Havells/ Anchor / Finolex Plate switches and necessary points in each room and 15 amps power plug points in Kitchen and Toilets.
- Doors:** Teak wood frame for main door, salwood frame for internal doors.
- Windows:** Three track UPVC (Unplasticized Polyvinyl Chloride) windows with mosquitoes mesh & safety grills.
- Paints:** Inside One coat of primer with two coats Oil Bound Distemper (O.B.D) paints and outside one coat of primer with Asian paints (or Equivalent) and Enamel paints to doors and window grills.
- T.V. & Telephone:** Individual TV & Telephone points in Main Hall.
- Compound Walls:** Gates shall be provided after allotment of parking & Gate depending upon convenience of parking.
- Common Areas:** Vitrified Tiles / Granite in the corridors with 4 Inch skirting and granite staircase.
- Generator:** One Branded Generator (Schindler or Johnson or Equivalent) is provided along with One lift and for common areas.
- Water:** 24 Hours Supply from One Borewell and Cauvery water supply from BWSSB.
- Sump Tank:** Sump tank with capacity of around 35,000 Litres
- STP:** STP Plant.
- Security:** CCTV Surveillance with recording system and 24x7 round the clock security.



Flat No.: A4 & A5
Type: **2BHK**
Facing: EAST
Area: **1190 Sq. ft.**



Flat No.: A3 & A2
Type: **2BHK**
Facing: WEST
Area: **1200 Sq. ft.**



Flat No.: A6
Type: **3BHK**
Facing: EAST
Area: **1460 Sq. ft.**



Flat No.: A1
Type: **3BHK**
Facing: WEST
Area: **1485 Sq. ft.**



Location map




Proximity


- 200 meters from New Airport Road (100 Feet Road) - Hennur Bagalur Main Road.
- 230 meters from New Horizon International School, Byrathi.
- 250 meters from Southern Asia Bible College, Byrathi.
- 300 Meters from Big Market.
- 320 Meters from Food Courts i.e., McDonalds, KFC, Dominos, PizzaHut, Nandana etc.
- 850 Meters from Decathlon Hennur Road Branch, about 2 mins drive.
- 950 Meters from Lulu Value Mart.
- 1.4 KM from Bachpan Play School, Byrathi.
- 1.2 KM from Legacy School.
- 2.50 KM from Good Health Hospital, about 8 mins Drive
- 2.9 KM from Legacy School.
- 3 KM from VIBYOR High School, Hennur Camus, about 9 mins drive.
- 3.3 KM from Orchids The International School.
- 4.1 KM from Bharatiya City, about 10 mins drive.
- 4.2 KM from Sobha City, about 12 mins drive.
- 5.3 KM from Manyata Tech Park Gate-5, about 16 mins drive.
- 12 KM CMR University, about 21 mins drive.
- 19 KM from KIADB Aerospace SEZ, about 28 mins drive.
- 22 KM from Kempegowda International Airport, about 33 mins drive.


Project by:




Rera No.: PRM/KA/RERA/1251/446/PR/200224/006645

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Scan QR



for Location

Project Located At :

115/1/672, Byrathi, Bidarahalli Hobli, Bangalore East Taluk, Bengaluru, Karnataka - 560077.

Architects



Architecture | Interior Designing | Planning