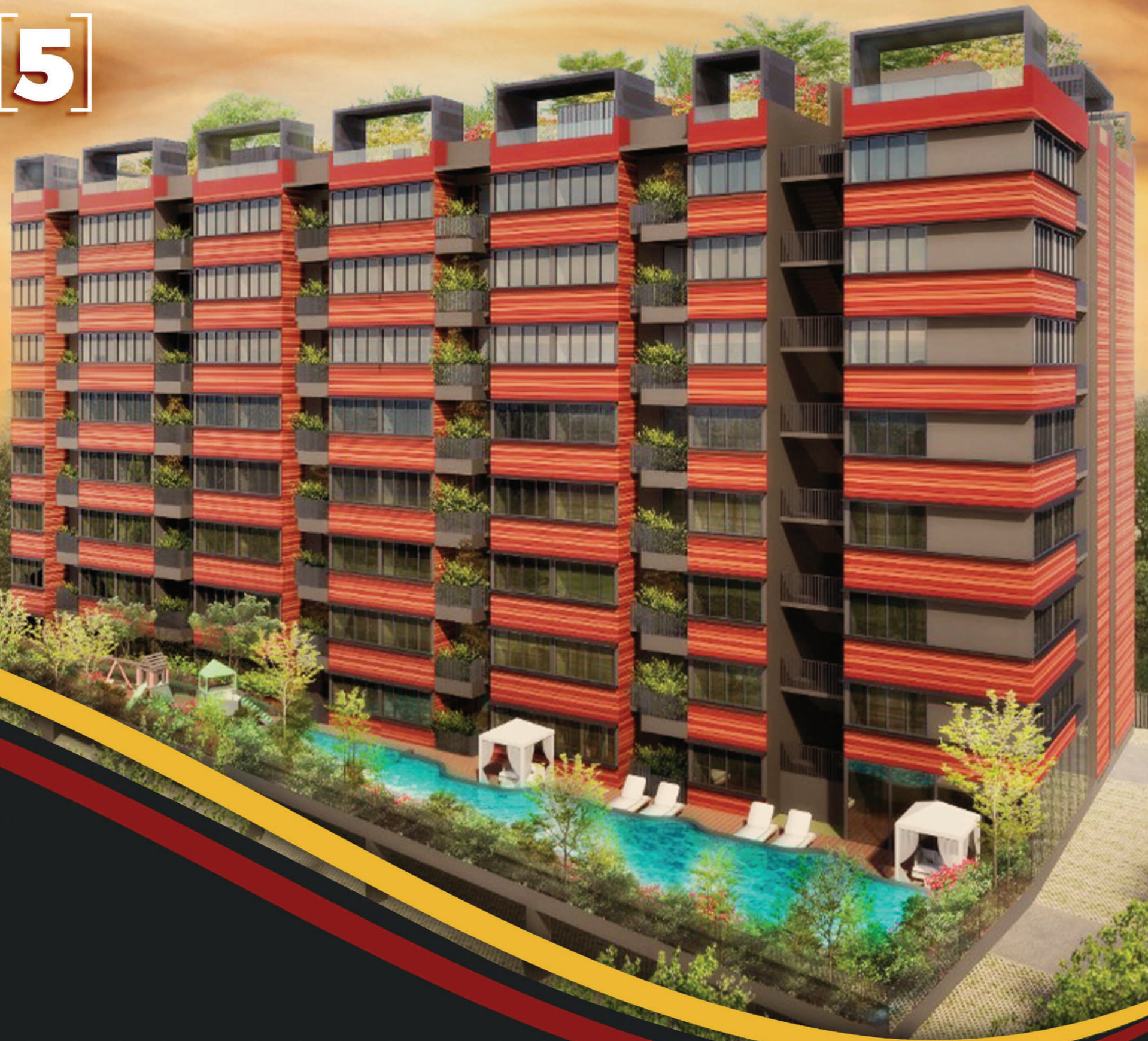


# ICONEST [5]



SOUNDS SMALL  
FEELS  
BIG

📍 HARLUR ROAD



# WHAT YOU SEE

# IS WHAT YOU GET

## GET FULLY FURNISHED **2** & **3** BHK HOMES



Drawing inspirations from our own spices,  
the hues are vibrant, earthy and energetic.  
The transformational colours represent our ever  
changing needs in our daily walk of life.



## AN EYE FOR DETAIL

There's a provision outside each apartment to secure your bicycle and helmets. A footwear rack and integrated seat is a part of standard fitment. The main door is 8ft in height and 8 inches thick door frame is made up of pinewood. This majestic door has both sides teak laminate.

The main door lock comes with 4 features:



Biometric – For secure



Number lock – Enable and Disable at ease



Smart card swipe – For easy access



Key Lock – Sometimes, traditional is best

**FULLY LOADED  
HOMES**





Quartz Counter Top-20 mm thick.



High densified pre-laminated particle board modular kitchen with soft closure hardware



4 Burner Hob with motion sensor Electric Chimney with auto cleaning mechanism.



Kitchen organizer and Handcrafted Premium stainless steel sink.

# SMART USE OF SPACE

The L shaped kitchen is thoughtfully designed to maximise space and efficiency. It can double up as a dining table, vegetable chopping table or a coffee table.



# SEAMLESS TRANSFORMATION

In just 6 secs



From Sofa



to Lounger



to Double Bed

## Specifications:

Fabric finish sofa

Sofa open size: 72" x 72" x 26"

Sofa close size: 72" x 26" x 26"

Height of sofa: 33"

Infill material: sleep well foam 40d, 32d



High quality fabric Curtain



End to End 3 track sliding Aluminium French window

# INTELLIGENT DESIGN



To enhance the living room is a multipurpose table. This can serve as an Dining table, iron board or a chess table, party table or whatever you need it to be. Cleverly crafted storage for your crystal and china ware, the table can be neatly tucked in when not in use giving you that additional space.



This awesome study nestled in the nook of your living room .



The moving walls provides you the privacy that you may need during a team or client meet.



The study table can be converted to a bed for a quick power nap.



This can also be converted to an bed room to acomodate guests

# FLEXIBILITY IN DESIGN



The utility of a living room is for about 16 hours and of a bedroom for about 10 hours. Its all about optimum use of space.



# INTELLIGENT USE OF SPACE

- Bed: Queen size hydraulic storage
- Carcase 25mm BSL MDF with 22 x 2mm edge band
- Aluminium mirror finished pipe for corners support.
- Comfortable mattress



- Wardrobe Size: 1200 x 450 x 2140mm accommodates 16 pairs of clothes for men. 32 for women
- Dressing Table
- EBCO trouser rack and hanger rod
- Godrej lock concealed hinges from HETTICH
- Drawer 12mm pre-laminated MDF

This well designed bed combines fashion and utility. The space underneath the bed converts into a storage and can be utilized to keep pillows, quilts, accessories, off season wear or anything which you need within hands reach.



- Loft Size: 2650 x 450 x 660 mm
- 18mm pre-laminated MDF



- Multipurpose foldable table for study/work and as a dresser



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# POWDER ROOM

A cozy powder room to provide convenience to guests and family members.



# WASH ROOM

The glamour rooms are appropriate in size and come with fixtures and fittings of the highest quality. The wash basin made of the best in class ceramic with stainless steel taps. The water closet is a floor mounted single piece unit landing elegance to the room. The shower cabinet & water mixers along with other fittings comply with international quality standards and norms.



Imported floor-mounted EWC  
sanitary fittings  
Nano-finishing UF seat covers



Jaguar brand CP fittings



Dynan storage



Sensor lights



Think flexible spaces where the walls shift, ceilings rise and rooms perform multiple functions throughout the day and into night, allowing you to take your abode from quiet work space and meeting hub to a chill-out zone in a flash. Breaking from the mold of traditional homes, these transformational homes are a product of thoughtful planning and intelligent execution.



# MASTERPIECE



# THRILLING TERRACE



- |                   |                   |                       |                      |                                       |                          |
|-------------------|-------------------|-----------------------|----------------------|---------------------------------------|--------------------------|
| 1. HAMMOCK CORNER | 4. FITNESS CORNER | 7. COMMUNITY KITCHEN  | 10. CLAY PIT         | 13. TOILET                            | 16. LAUNDRY AREA         |
| 2. ELDER'S GYM    | 5. OUTDOOR LOUNGE | 8. BARBEQUE CORNER    | 11. VEGETABLE GARDEN | 14. MEDITATION CORNER                 | 17. SATELITE DISH AREA   |
| 3. SAND PIT       | 6. OUTDOOR DINING | 9. REFLEXOLOGY CORNER | 12. VERTICAL GARDEN  | 15. OPEN AMPHITHEATER<br>/ PARTY HALL | 18. SWIMMING POOL        |
|                   |                   |                       |                      |                                       | 19. CHILDREN'S PLAY AREA |
|                   |                   |                       |                      |                                       | 20. INDOOR GYM           |

# FLOOR PLAN



**2**  
BEDROOM

## UNIT TYPE

WEST FACING -  
212, 312, 412, 512,  
512, 612, 712, 812

SALABLE AREA 584 Sq.ft  
CARPET AREA 410 Sq.ft

# FLOOR PLAN



**3**  
BEDROOM

**UNIT TYPE**

EAST FACING -  
103, 203, 303, 403,  
503, 603, 703, 803

SALABLE AREA 877 Sq.ft  
CARPET AREA 629 Sq.ft  
BALCONY AREA 36 Sq.ft



# FLOOR PLAN



**3**  
BEDROOM

## UNIT TYPE

EAST FACING -  
101, 201, 301, 401, 501, 601,  
701, 801, 105, 205, 305, 405,  
505, 605, 705, 805, 109, 209,  
309, 409, 509, 609, 709, 809

SALABLE AREA 894 Sq.ft  
CARPET AREA 639 Sq.ft  
BALCONY AREA 36 Sq.ft

# FLOOR PLAN



**UNIT TYPE**

EAST FACING -  
107, 207, 307, 407, 507, 607,  
707, 807, 111, 211, 311, 411,  
511, 611, 711, 811

SALABLE AREA 894 Sq.ft  
CARPET AREA 639 Sq.ft  
BALCONY AREA 36 Sq.ft



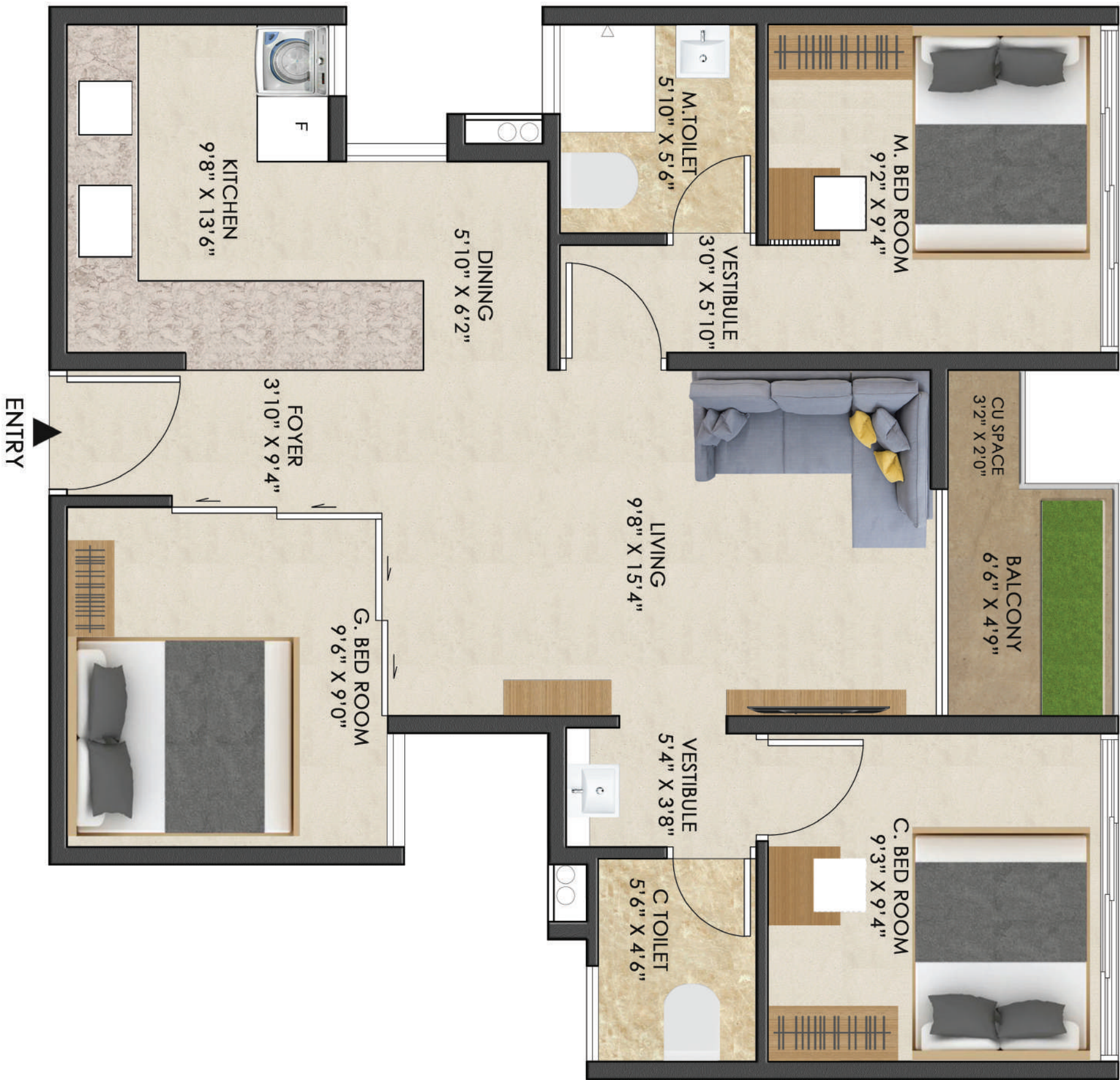
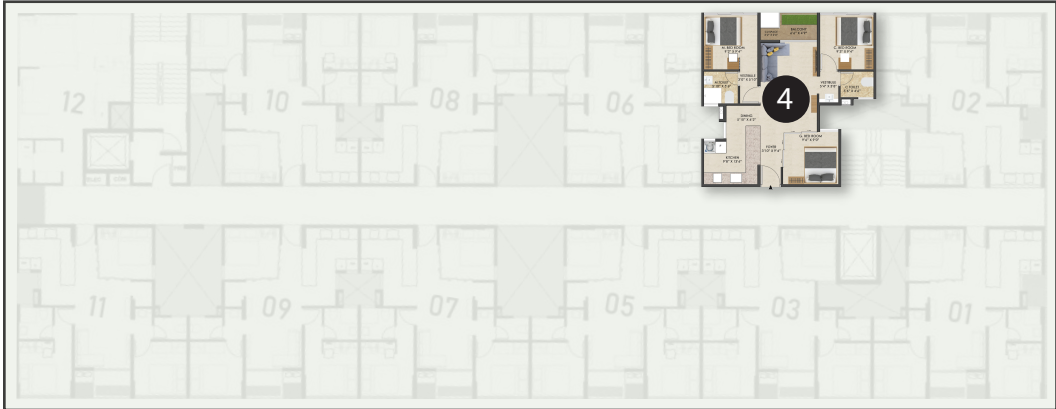
# FLOOR PLAN



## UNIT TYPE

WEST FACING -  
104, 204, 304, 404,  
504, 604, 704, 804

SALABLE AREA 877 Sq.ft  
CARPET AREA 629 Sq.ft  
BALCONY AREA 36 Sq.ft



# FLOOR PLAN



## UNIT TYPE

WEST FACING -  
102, 202, 302, 402,  
502, 602, 702, 802

SALABLE AREA 877 Sq.ft  
CARPET AREA 629 Sq.ft  
BALCONY AREA 36 Sq.ft



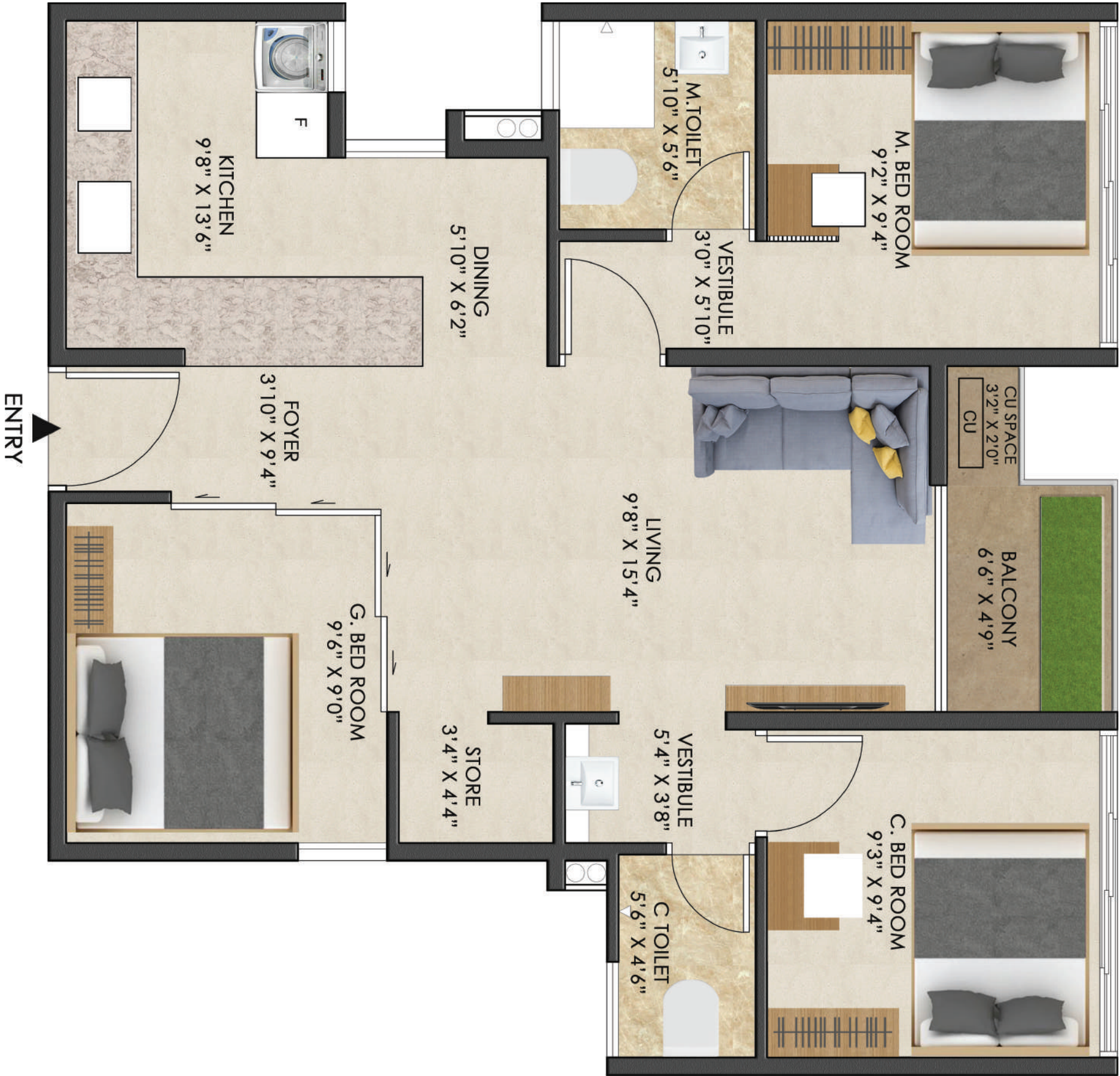
# FLOOR PLAN



## UNIT TYPE

WEST FACING -  
108, 208, 308, 408,  
508, 608, 708, 808

SALABLE AREA 894 Sq.ft  
CARPET AREA 639 Sq.ft  
BALCONY AREA 36 Sq.ft



# FLOOR PLAN



## UNIT TYPE

WEST FACING -  
106, 206, 306, 406, 506, 606,  
706, 806, 110, 210, 310, 410,  
510, 610, 710, 810

SALABLE AREA 894 Sq.ft  
CARPET AREA 639 Sq.ft  
BALCONY AREA 36 Sq.ft



# SPECIFICATIONS

**STRUCTURE :**

RCC framed structure with seismic compliance & with solid block masonry work. Seismic compliance External walls will be of 150 mm thk walls & internal walls will be 100mm thk.

**FLOORING :**

Living / Dining / Kitchen / Bed Rooms : 600 x 600 mm double charged vitrified tiles with skirting.

**Toilet :**

300 x 450 mm ceramic wall tiles & 300 x 300 mm antiskid ceramic flooring & Dadoing up to false ceiling (Grid FC).

**Balcony / Utility:**

300 x 300 mm anti skid ceramic tiles.

**Common Areas / Staircase :**

Anti skid ceramic tiles.

**Kitchen Dado :**

Quartz dado of 2' ht above kitchen counter top of 10mm thk Quartz.

**LIFT :**

Branded fully automated passenger lift of one 8 passenger capacity and one 13 passenger capacity for block.

**PAINTING :**

Exterior emulsion paint for external & Asian tractor interior emulsion or equivalent for internal.

**HANDRAILS :**

Balcony & Staircase: Mild Steel railing as per architect design

**WINDOWS :**

Aluminium powder coated windows and ventilators with toughened glass of 5mm thick for safety & Sound proof.

**Main Door:**

Pre Hung - Solid pine wood frame (150 x 65 mm width) with Teak laminate, Architrave & 35 mm thk both side lam shutter with good quality hardware fixtures & imported door lock.

**BED ROOM / TOILET / UTILITY:**

Pre Hung yellow pine wood frame (100 x 45 mm) with architrave and 30mm thick doors with PU coat paint for both frame & shutter and good quality hardware fixtures & door lock: Godrej / Equivalent.

**COMMON BED ROOM:**

Wooden sliding door with high quality imported soft closing slide tracking system.

**SANITARY FITTINGS:**

High Quality single piece imported floor mounted EWC sanitary fittings with Nano finishing UF Seat covers & Jaguar brand CP Fittings.

**ELECTRICAL:**

Branded Copper wiring in concealed PVC Conduit (ISI Branded) and branded modular switches. Switches from Schneider / Equivalent.  
DG Power Back Up for Common Area Lighting, pumps, lifts and 0.5 KW for each flat  
AC Points in Master bedroom and Living Room.  
Peripheral vigilance through CCTV / Cameras.

**FOLDABLE WALL BED WITH STUDY TABLE:**

Size - Queen size bed  
Car case - Pre laminated MDF 25 mm and back panel 18mm  
Bed bottom/shutter - 18mm pre laminated MDF & metal frame with flexible wooden strips  
Legs & study table legs - MS powder coated finish.

**HYDRAULIC STORAGE BED :**

Size - Queen size bed  
Carcass made of 25mm BSL MDF with 22 x 2mm edge band  
BSL MDF board of 16mm thick with laminate finish for storage partition  
Powder coated metal frame for inner and outer  
Hydraulic system with lifting jack.

**SOFA CUM BED :**

Colour and fabric code: Grey make: Sarom - town 912  
Infill material: Sleep Well foam 40d, 32d  
Sofa open size: 72" x 72" x 26"  
Sofa close size: 72" x 26" x 26"  
Height of sofa: 33"

**MULTI PURPOSE TABLE :**

Size - 2100 mm x 900 mm x 250 mm  
Base material with pre laminated MDF, EBCO gliding table mechanism.

**KITCHEN CABINET :**

Supply & installation of kitchen cabinets with fixed quick breakfast table & all hardware fittings as per the approved drawings specs: pre laminated MDF of 16mm thk shutter & 16mm thk carcass.  
8mm thk back panel imported from Europa, soft closing drawers of HETTICH make with gola handle and HETTICH hinges and PVC cutlery tray.  
Base unit with sink cabinet & drawers - 13'0" x 2'7"  
Top cabinet - 9'0" x 3'2"  
Chimney doors - 2'5" x 3'2"  
Breakfast table - 4'2" x 2'5"  
Pre laminated MDF & laminate finish

**WARDROBE :**

Wardrobe made out 18mm pre laminated MDF and drawer made out by 12mm pre laminated MDF with matching edge banding.  
Hanger rod from - EBCO make, Lock from - Godrej  
Concealed hinges from HETTICH and D type handle with necessary hardware.

# LOCATION MAP



EVERYTHING  
WITHIN  
YOUR REACH

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Bengaluru - 560102, Karnataka

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www.iconhomz.com

RERA No : PRM/KA/RERA/1251/308/PR/200908/003584

## KEY LOCALITIES

|                 |         |
|-----------------|---------|
| HSR LAYOUT      | 3 KMS   |
| HOSUR ROAD      | 3.2 KMS |
| SARJAPUR ROAD   | 3.5 KMS |
| BELLANDUR       | 5 KMS   |
| ELECTRONIC CITY | 7 KMS   |
| KORAMANGALA     | 9 KMS   |

This brochure is purely a conceptual presentation and not a legal offering