

#WhitefieldYouthTown



 **Shriram**
Properties

Homes that live in you

PRM/KA/RERA/1251/446/PR/211206/004573
RERA REGISTERED

HEARD THE
NEW BUZZ?!!!

LAUNCHING



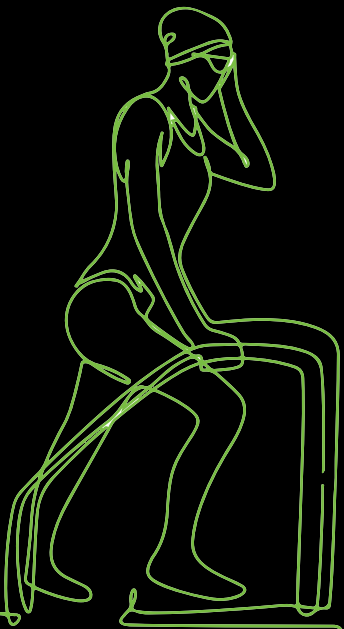
SHRIRAM
WYTFField-2

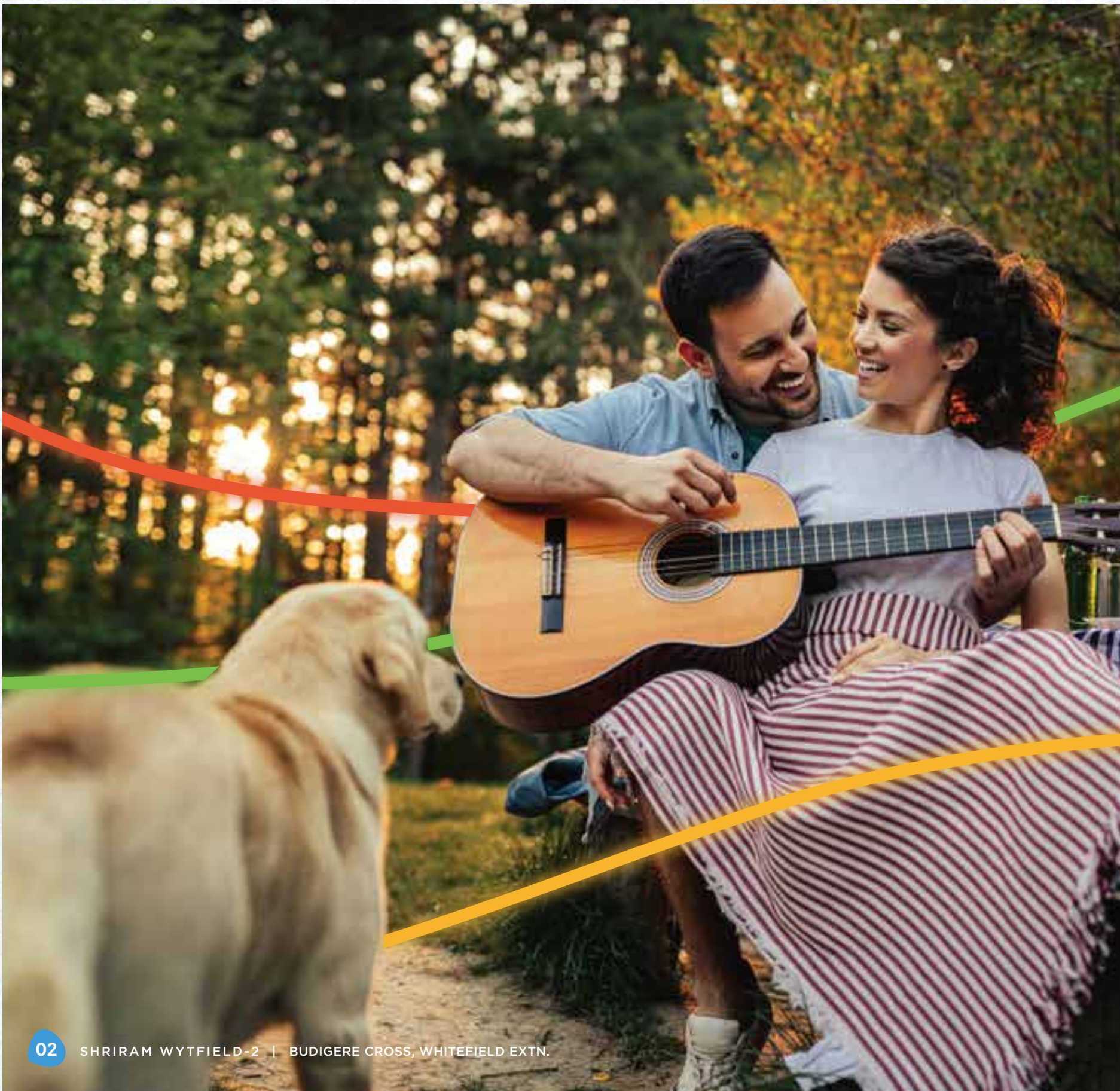
Budigere cross, Whitefield Extn.

PROJECT IS FUNDED BY IndusInd Bank Limited

Visit www.rera.karnataka.gov.in

THIS PROJECT SHRIRAM WYTFIELD-2 IS REGISTERED UNDER RERA







THEY SAY

MAY NOT HAVE EVERYTHING
YOU LOVE.

WE SAY

SHOULD LOVE EVERYTHIN'
YOU HAVE.

YOLO
LIFESTYLE

LIT
LOCATION

DOPE
DESIGNS

Whitefield gets a
LIFE-REVAMP & how!





WHAT'S WITH, TOWN-SOME HUBBUB

The concept of township
is all about:

Smartly
designed
living spaces

Healthy
lifestyle
options

Great
connectivity

Like-minded
Community

Upgraded
environment
quality

Logistics

BUCKLE-UP NEXT STOP

LAUNCHING



AT CLOSE PROXIMITY TO
**UPCOMING KADUGODI &
UJJWALA VIDHYALAYA
METRO STATIONS**

MAP NOT TO SCALE



NAMMA METRO

LEGENDS

- Line 2
- Line 2A
- Line 3

LAUNCHING

SHRIRAM WYTFIELD-2



LEGENDS

- Police Station
- Mall
- School/College
- IT Park
- Metro

MOVE INTO THE BOOMING HUB OF INVESTMENT

Budigere is a rapidly growing hotspot for homebuyers. Such a change is because of overcrowding in surrounding centres like Whitefield, Marathahalli, etc. With its excellent social infrastructure and seamless connectivity, this site has grown into a desirable residential hub catering a variety of investment opportunities like plots, villas & apartments.

Kempegowda International Airport is just 30 mins away.

The Namma Metro Phase 2 project in Bengaluru is the area's primary attraction.

The next metro phase 2A, which connects KR Puram to Central Silkboard and ORR, would attract significant investment.

Within the KIADB Tech Park, there are various operational and upcoming IT, Aerospace, Hardware, and Financial enterprises.

The realty market in Budigere will elevate with the development of the STRR and PRR.

This area has a better social infrastructure which includes educational, commercial, and medical facilities.

Prestige Technostar, RGA TechPark, ITPL, Brigade Signature Tower, Manyata Tech park, Brigade tech park, Embassy Tech Village, Prestige Cessna Business Park, Bagmane SEZ etc. are other flourishing IT parks in this area.

**THERE IS A PROJECTED RISE IN LAND AND APARTMENT
VALUE IN THE YEARS TO COME.**

The upward trend in apartment appreciation and rental yield is evident in today's scenario.

JOB HUB FOR THE NINJA TRIBE


Bangalore's Aerospace Park has already attracted major and mid-sized businesses, which includes defence projects and Special Economic Zone (SEZ.)

Avigna aims to invest over 600 crores to build a 4 million sq. ft A-grade storage facility. Also, the company plans to purchase an additional 2,000 acres close to the park at Hoskote, given the increased demand for this region from both new and existing investors.

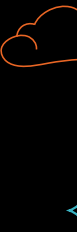
SOLID CONNECTIVITY

Upcoming Phase 2 and 2A metro lines will increase the connectivity to E-City, ORR, Nagawara & Silk Board.

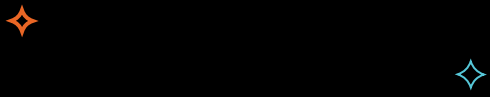




**With everything from
Office spaces to malls
close by,
find the shortest route
to happiness with**



SHRIRAM WYTFIELD-2





LANDMARK LOCATIONS AT YOUR REACH

10 Mins
Budigere

13 Mins
Byapanahalli

24 Mins
KR Puram

25 Mins
Hope Farm

33 Mins
ITPL

50 Mins
KIAL



SHOP-TILL-YOU-DROP MADE EASY

9 Mins
Orion Uptown Mall

28 Mins
ITPL Mall

34 Mins
Gopalan Mall

35 Mins
VR Mall

35 Mins
Phoenix Market City Mall



BREEZE TO WORK WITHOUT HASSLES

9 Mins
Brigade Golden Triangle

10 Mins
Brigade Signature

29 Mins
Brigade Tech Park

42 Mins
Prestige Shantiniketan



HEALTHCARE COMES CLOSER

30 Mins
Sri Satya Sai Hospital

34 Mins
Columbia Asia Hospital

35 Mins
Manipal hospital

35 Mins
Vydehi Hospital



LEADING EDUCATION FACILITIES

17 Mins
VIBGYOR
High School

23 Mins
Prestige
International School

35 Mins
New Baldwin
International School

40 Mins
The Brigade
School

45 Mins
Narayana
E-Techno School

APPROX. TIME





LIFESTYLE REVAMPED

Get started on a
lifetime of
fun & comfort!

40+ future-ready
amenities

2 clubhouses spread
across **22,000sq.ft** area

GET FUTURE-READY!



Electric
Carparks



Cycle
Docking
Station



Ola/ Uber/
School Bus
Pickup Points



Tech Enabled
Co-working Space



WiFi
Enabled Café





COMMUNITY LIVING WITH A BLISSFUL RECLUSE



78%
Open Space



Themed
Gardens



Paw Parks



Exotic
Tropical Plants



Reflexology
walk path

FAM-JAM MADE FUN!



Swimming
Pool



Kids' Pool



Indoor
Gym



Multipurpose
Hall



Banquet
Hall



Function
Lawn





FIELD-DAY EVERYDAY.



Yoga



Outdoor
Gym Area



Jogging
Track



Cycling Track



Aerobics
Centre



Zumba
Centre

GET SPORTY & FIT



Basketball
Court



Table Tennis
Court



Lawn Tennis
Court



Cricket
Practice Net



Badminton
Court



Foosball
Table



Billiard
Table





FROLIC FOR THE LITTLE FEET



Skating Rink



Climbing Wall



Kids' Play Area



Music Room



Giant
Chess boards

EXPLORE, EXPERIMENT & EXPERIENCE.



Amphitheater



Barbeque Deck



Party Terrace



Café Lounge



Meditation Lawn



Butterfly trail



Aroma Garden





PROVISIONS MEETS JOY-RIDES



Crèche



Supermarket



Clinic





GLOW-UP YOUR LIVING SPACES

**Stunning views across
two spacious balconies**

**All units are
Vaastu Compliant**

**Zero Space
Wastage Homes**





UPGRADE
TO THE
TRENDY

**Modern designs and
inspiring layout, homes
crafted to sync with a
brand lifestyle.**



SPECIFICATIONS



Sl.No	Description	2 BHK, 2+Study / 3 BHK
1	Sub Structure	Isolated / Raft
2	Super structure	Framed structure (Complete RCC wall & Slab System)
3	Walls	Aluminium formwork (MIVAN / Eq.)
(a)	External wall	160mm thick RCC walls
(b)	Internal wall	160mm thick RCC walls
(c)	Staircase & Lift walls	160 / 200mm thick RCC walls
	Note:- No Internal & External Plastering.	
4	Flooring	
(a)	Foyer, Living, Dining & Bedrooms	Vitrified tiles
(b)	Master Bed Room	Vitrified tiles
(b)	Kitchen	Vitrified tiles
(d)	Toilet	Anti-Skid Ceramic tiles
(e)	Kitchen dado upto 2'0" height & Upto sill Level in Utility.	Ceramic tiles
(f)	Toilet wall dado up to False ceiling	Ceramic tiles
(g)	Utility	Anti-Skid Ceramic tiles
(h)	Balcony	Anti-Skid Ceramic tiles
	Common Area	
(j)	Corridor / Passage	(a) Stilt / Ground floor / Basement - Granite flooring. (b) Upper floors - Vitrified tiles.
(k)	Staircase (Fire/Common)	Anti-Skid Ceramic tile for Tread and Riser finished with Enamel Painting.
5	Kitchen Counter	Granite
	Toilets	False ceiling - PVC or Eq.
6	Lift Cladding	Combination of Granite & Textured paint
7	Door Frames & Shutters	
(a)	Entrance	Engineered Wooden doors with ornamental beeding & Polishing.
(b)	Others	Engineered Wooden laminated doors
8	Windows	UPVC with bug mesh
	Ventilators	UPVC
9	Railings & Grills	
	Staircase	MS railings
	Balcony	MS railings
	Utility	MS Grills





Sl.No	Description	2 BHK, 2+Study / 3 BHK
10	Painting	
(a)	Internal	OBD paint for internal walls and ceilings & Common areas.
(b)	External	Texture - 60% & Exterior Acrylic paint (40%)
(b)	Entrance Door	Polished
(d)	Fabrication works	Synthetic Enamel
11	Sanitary Ware	
(a)	EWC	Standard White colour sanitary fittings
(b)	WHB	Standard White colour wash basin
12	Sinks	
	Kitchen & Utility	2 BHK - SS Single bowl 2.5 / 3 BHK - SS Single bowl in kitchen & SS Single bowl with Single drain board in utility.
13	CP Fittings for Toilets & Kitchen	
(a)	Fittings and fixtures	Standard CP fittings
(b)	Bath mixer	Single lever diverter
(c)	Sink	Long body / Angularcock for Aquaguard
14	Water Pipe Line	PPR, CPVC, UPVC
	Sanitary	PVC, UPVC - SWR grade , Agri pipes
15	Electrical	
(a)	Points	
	Light/fan/socket	As per drawing
	AC point	Master Bed room only
	T.V & Telephone Points	Master Bed room & Living Area
	Gyser Point	All Toilets
(b)	Wiring	Concealed conduit, Copper wiring
(c)	Switch/Socket	Modular Type
(d)	DG Back up	500 Watts
(e)	Power (BESCOM)	As per BESCOM Standard Norms.
II	PROJECT FACILITIES	
(a)	100% DG Backup for Common Areas	Corridor / Passage, Lifts, STP, Pumps, etc.,
(b)	STP	As per New NBC Norms
(c)	Rain Water harvesting	As per Norms
(d)	Lifts	Adequate capacity branded lifts
(e)	Intercom	All flats
(f)	Fire fighting System	As per New NBC Norms



SHRIRAM PROPERTIES

A SEAL OF TRUST!

40-YEARS LEGACY
OF EXCELLENCE

29 COMPLETED PROJECTS WITH
16.76 MILLION SQFT. DELIVERED


REAL ESTATE AWARDS 2021 BY GLOBAL
REAL ESTATE CONGRESS **THE MOST**
TRUSTED REAL ESTATE BRAND

22,000+
HAPPY FAMILIES

ACROSS **5** LOCATIONS

BENGALURU | CHENNAI | COIMBATORE | VISAKHAPATNAM | KOLKATA

LAUNCHING

 SHRIRAM
WYTFIELD-2
Budigere cross, Whitefield Extn.

 **080 4083 1357** | www.shriramproperties.com/wytfield

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