



# OPULENT

DEVELOPERS





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# ABOUT US

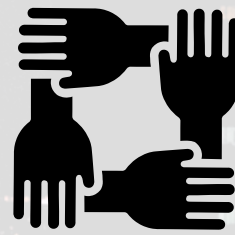


Opulent Developers, a leading realty development firm in Bengaluru, India. We have been creating and delivering world-class residential and commercial spaces since 2015. With a focus on innovation, sustainability and customer satisfaction.



We are constantly exploring new opportunities and challenges in the real estate sector, with a passion to create and deliver value for our customers and society. We invite you to join us in our journey of building a better Bengaluru and a better world.

# VALUES



## Integrity

Integrity is the foundation of our relationships with our customers.



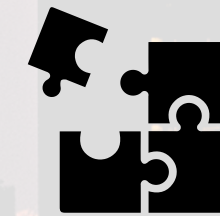
## Excellence

Our mission is to provide world-class services that exceed the ordinary and redefine excellence. We strive to deliver a product that surpasses the expectations.



## Transparency

We believe in maintaining open lines of communication with our customers, keeping them informed at every stage of our process.



## Innovation

Our vision is to transform the skyline of Bengaluru with iconic and futuristic projects that enhance the quality of life and the environment.

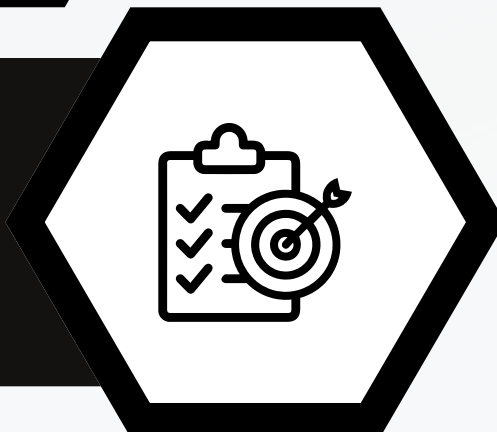
# ABOUT THE PROJECT

Location: Shanti Nagar, Bangalore Central  
Shanti Nagar is one of the most sought-after residential areas in Bangalore. It is known for its tranquil environment and best of connectivity.



Capital Appreciation: Significant increase in the value of a property over time, rest assured as the quality and location rules out the impossible.

Quality and Assurance: We believe in no compromise, hence we look and check everything that goes into the entire development so you don't have to worry.



[Click for Location](#)



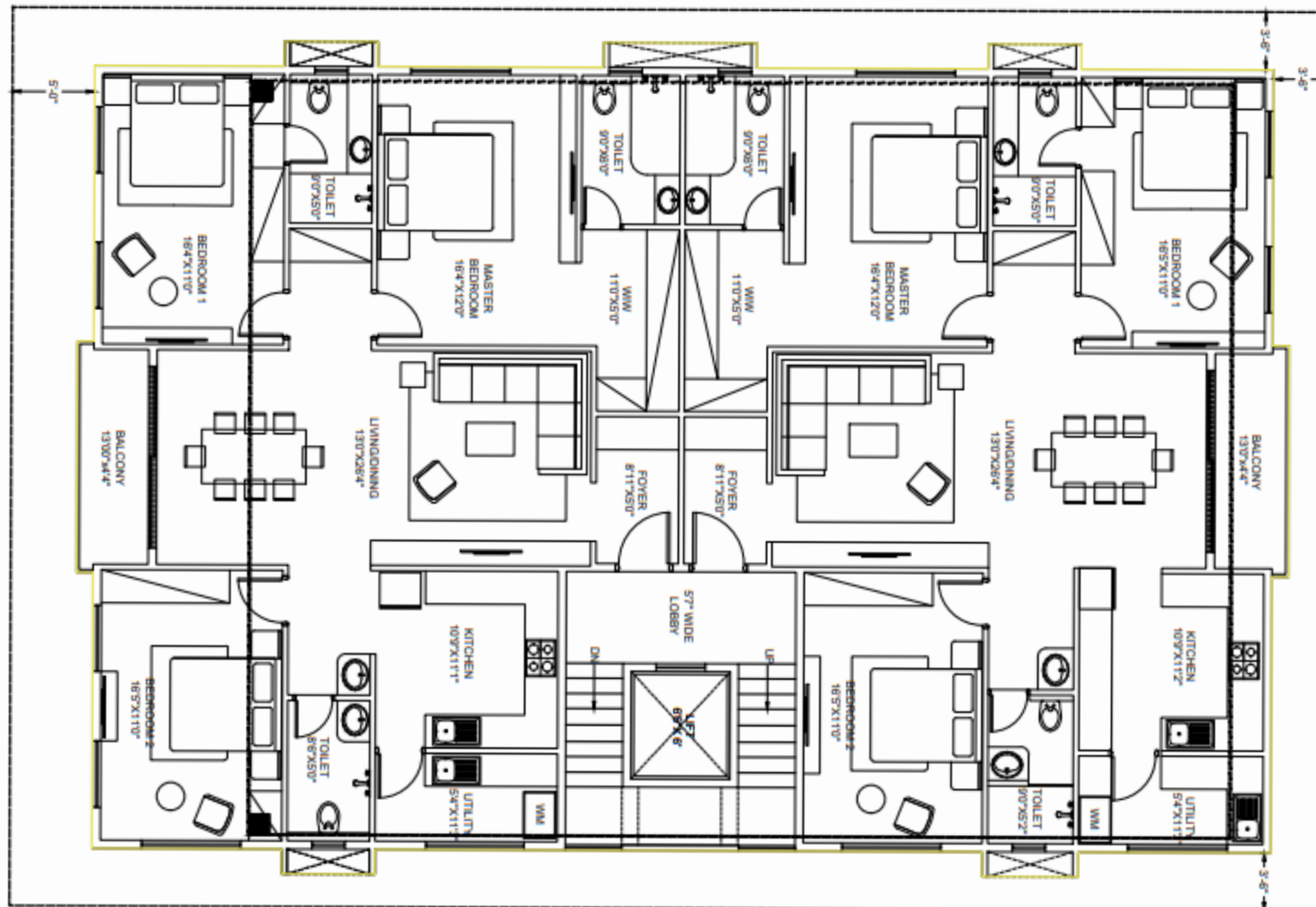
# Opulent Tranquil



**Proposed Elevation\***



# Opulent Tranquil



**Proposed Floor Plan**



# Project Specification

## Structure

### Frame

Our apartments feature a robust RCC frame structure with masonry partitions, providing superior strength and stability. Each floor boasts a generous height of 10'6" from slab to slab.

### Masonry

- Internal Masonry: Constructed with high-quality solid blocks, finished with sand-faced plaster and putty, with protected corners.
- External Masonry: Made of premium solid blocks with sand-faced plaster, featuring north and south walls adorned with concrete grooves at regular intervals.

### Paint

- Interiors: Finished with luxurious Acrylic Emulsion paint.
- Exteriors: Treated with a textured finish for durability and aesthetic appeal.
- Basement and Railings: Coated with Snowcem cement-based paint, with steel railings treated with zinc-chromate primer and synthetic enamel paint.





# Project Specification

## Flooring and Walls

### Lobby

- An elegant combination of imported marble and granite, creating a grand entrance with concierge desk.

### Common Area Staircase

- Wide Granite for treads and risers, featuring anti-slip grooves for safety.

### Living & Dining Areas

- High quality Italian marble tiles, measuring 800X1600mm, for a sophisticated look.

### Kitchen & Utility Areas

- Vitrified tiles, sized 600mm x 600mm, for durability and easy maintenance.

### Bedrooms

- Italian marble tiles, sized 900mm x 900mm or laminated wooden flooring for a luxurious finish.

### Bathrooms

- Imported tiles with highlighter feature walls and counters finished with Grey William marble or equivalent, with tiles extending up to the ceiling.

### Balconies

- Equipped with anti-skid wooden tiles for safety and style.



# Project Specification

## Sanitary & Plumbing

### Fixtures

- Water Closets: Western-style porcelain EWC by Kohler, Grohe, Toto, or equivalent.
- Flushing: Dual flush concealed cistern with wall plate by Kohler, Grohe, Toto, or Geberit.
- Health Faucets: Premium faucets by Kohler, Grohe, Toto, or equivalent.
- Wash Basins: Porcelain basins by Kohler, Grohe, Toto, or equivalent.
- Kitchen Sink: Single bowl stainless steel sink with drain board by Franke or equivalent.

### Faucets

- All faucets in CP fittings by Kohler, Grohe, Toto, or equivalent with hot water provision for showers, wash basins, kitchen, and utility sinks.

### Plumbing

- Water Supply & Drainage: CPVC pipes for water and PVC pipes for sewage.
- Heated Water: Central heated water supply to all bathrooms, providing 24/7 hot water to every tap, eliminating the need for geysers. Using heat pump technology.



# Project Specification

## Electrical Wiring

High-quality wiring by KEI, Polycab, or equivalent, concealed in 19mm dia, 2mm thick FRLS conduit pipes.

- 15 Amp Points: 4 sqmm copper wire, suitable for equipment up to 3.0 KW.
- 5 Amp Points: 2.5 sqmm copper wire, suitable for equipment up to 1500 W.

## Earthing

- Copper wire (1.0 & 1.5 sqmm) using a loop system. Each apartment includes an Earth Leakage Circuit Breaker (ELCB) and MCB. Lightning arrester and earth pits provided with three separate earth points for elevators.

## Switches

- Anchor by Panasonic switches, with provisions for complete or partial home automation.

## Lighting

- Common area lighting provided; apartment light fixtures are the responsibility of the occupants.

## FTTH

- Provision for Fiber to the Home with routing enabled for your preferred ISP.



# Project Specification

## Doors & Windows

Standard height of 8 feet for all doors and windows.

## Frames

- Main Door: Teak wood frame
- Other Doors: Beech wood frames

## Door Shutters

- Main Door: 40mm thick double shutter in block board finished with teak veneer with grooves on both sides.
- Bedroom Doors: 32mm thick, finished with beech wood veneer on both sides;
- Toilet Doors: 32mm thick, finished with laminate/paint.

## Hardware

- Stainless steel brushed finish. All doors include tubular/cylindrical locks. Main door features a digital lock compatible with home automation.

## Door Stoppers

- Magnetic/concealed stoppers for the main door and bedroom doors.

## Windows

- UPVC windows with 6mm toughened glass and mosquito mesh, ensuring durability and comfort.



# Project Specification

## Home Automation Enabled Homes

All electrical wiring is compatible with home automation. Clients can choose full or partial home automation at an extra cost.

Features Standard as below.

- Occupancy Sensors: One light in each bathroom controlled by sensors.
- Main Door Lock: Biometric sensor-based lock with video door phone unlock facility.
- Door Camera: Color camera at the main reception with call button and two-way talk back system.
- Curtain Control: Provision for curtain motors in the living, dining, and master bedroom.
- Gas Leak Detector: Provided in the kitchen for safety.



# Project Specification

## Utilities & Services

### Power

- 5 KW EB power per apartment with 100% backup for lighting, ensuring uninterrupted power supply.

### Useful Water Management

- Rainwater harvesting with percolation pits, provided for recharge of water table.

### Elevators

- Custom luxury interior 8-passenger elevators with 9-foot ceilings and automatic doors, finished in stainless steel with multi-beam sensors.

### Safety

- Handheld fire extinguishers placed on every floor, car parking, and panel board.
- 24/7 Three tier security making sure your loved ones are safe. (CCTV, Security Guards, Bio Metric locks)

### Gas Piping

- Centralized gas bank with metered connections to every apartment.



**CONTACT US**

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