



ENGRACE  
**VISTA**

# The True 3 BHK

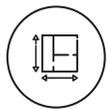
Sarjapur's exclusive 3 BHK community offering spacious flats  
ranging from 2116 to 2200 sq. ft.

# Project at a glance

**8** Acres  
Land Extent

**392** Units  
No. of Units

## Configuration



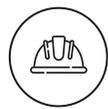
All 3 BHK

## Size



2116 - 2200 sq ft

## Construction



Aluminium Formwork  
Technology

## Location



Off Sarjapur  
Road

## Legal



RERA and  
BMRDA Approved

## Possession



June 2027  
Onwards

## Structure



B+G+14 Floor

# Exclusive

## 3 BHK Units

Our spacious Apartment offers **expansive floor areas of 2116 - 2200 sq.ft** allowing for generous living, entertaining, and relaxation spaces.



# Location

Nestled just a **2-minute drive from the bustling Sarjapur Road**, Engrace Vista resides in the heart of the **hyper-growth area** of Sompura Gate.

It also provides easy access to Bangalore's **key IT hubs** such as Electronic City, Whitefield, and Bellandur, Outer Ring Road.



# Quick Access to Sarjapur Road

Engrace Vista, located in a **purely residential area**, benefits from **low traffic volumes** on Kada Agrahara Road. Additionally, the community enjoys **easy accessibility**, with three roads seamlessly connecting to the main Sarjapur Road in minutes.



# Daily Office Commute

This locale provides **easy traffic-free access to Bangalore's key IT centers** like Electronic City, Whitefield, Bellandur, and ORR while being tucked away from the madness of the city's concrete jungle of today's Bangalore.

- RGA Tech Park
- Wipro Corporate Park
- Electronic City IT Hub
- Whitefield IT Hub
- Cessna Business Park



# What about Education Centres ?

Surrounded by **Bangalore's premier schools and colleges**, ensuring access to quality education without the hassle of long commutes.

- TISB
- Orchid International
- GIS
- Inventure academy
- Greenwood High
- Oakridge International School
- Azim premji University
- ISME college



# What social, entertainment, and shopping options are available?

Being situated in a **rapidly growing part of Bangalore**, the area is dotted with shopping centres, restaurants, eateries, & Bangalore's finest brew pubs.

- Curiosity Science Center
- Kidztopia
- Upcoming Forum prestige city mall
- Confident Oxygen Mall
- SJR complex
- Natura walk

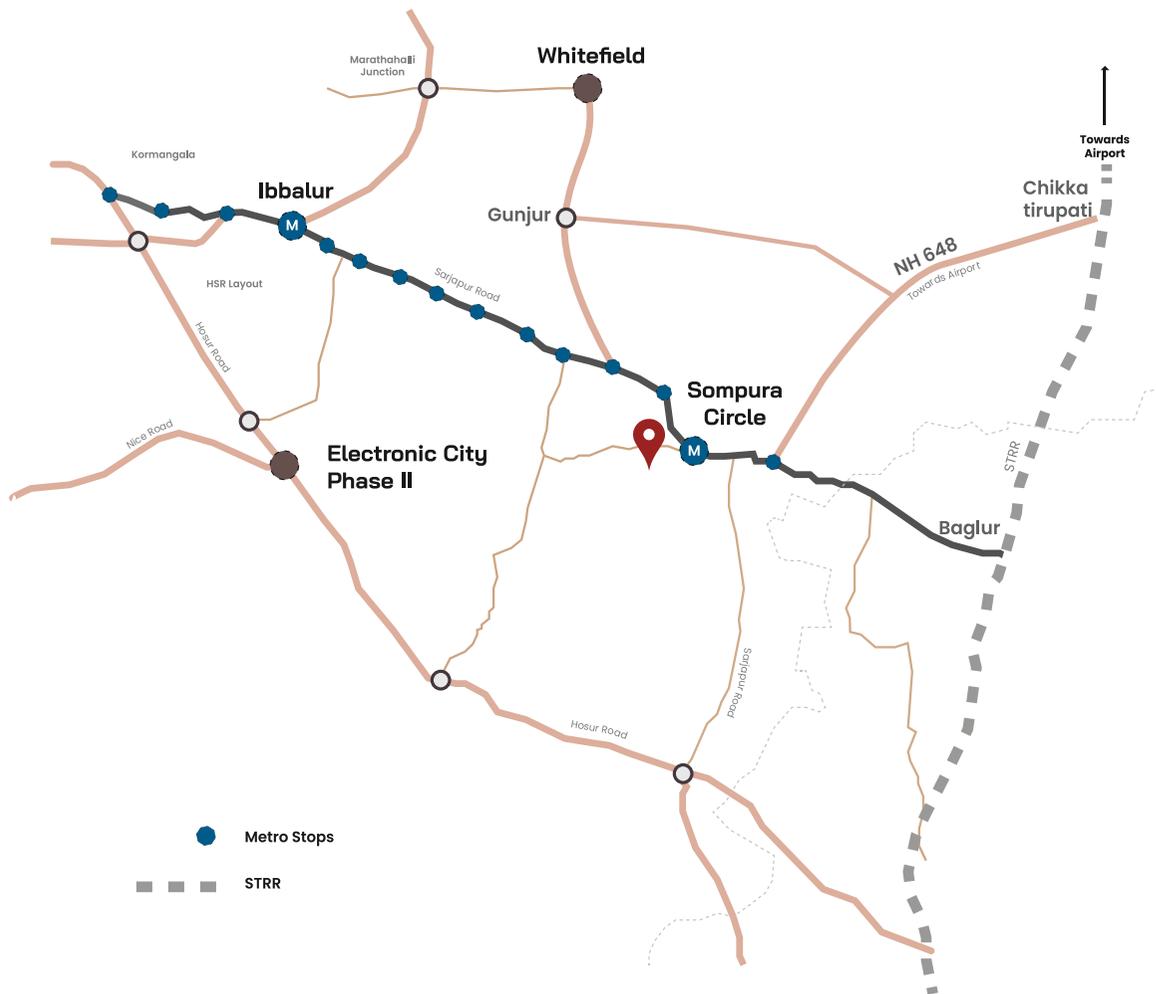


# How About Emergencies?

The locality features some of **Bangalore's leading hospitals and health centres**, ensuring quick access to medical assistance. Additionally, the police station is located within 3 km to guarantee the safety of all residents.

- Spandana hospital
- Manipal Hospital (Varthur road)
- Manipal Hospital (Sarjapur road)
- Natus Women and Children Hospital
- Belenus Champion Hospital
- Rainbow Children's Hospital
- Cloudnine Hospital





# Get future ready today!

Sompura Gate is emerging as one of Bangalore's most hottest investment destinations, due to the upcoming **Bangalore Metro**, Peripheral Ring Road(**PRR**) & Satellite Town Ring Road(**SRR**) which will provide **convenient access to Bangalore airport** and various parts of the city.

# A Flourishing Development Cluster

Expansive community cluster development plan comprising of high-rise apartments, villas, and commercial spaces curated to offer a diverse living experience.



- 1) Engrace
- 2) Engrace Vista
- 3) Green Storeys
- 4) Soulace
- 5) Sales Experience Center
- 6) Future Development

**266+**  
Villas

**1400+**  
Apartments

# Master Plan



## Access •

- 01 Signage Pylon
- 02 Trellis Over Ramp
- 03 Main Entry/Exit
- 04 Security Cabin with Boom Barrier
- 05 Tower Drop off Accent Paving
- 06 Drop-off Feature Planting
- 08 Exit
- 09 Soulace & Engrace Vista Road
- 23 Walkway Leading to the Change Room
- 24 Stairway Leading to the Podium
- 39 Access Staircase to/from Podium
- 44 Service Exit/Entry

## Active Zone •

- 16 Pool Deck
- 20 Adult Pool /Family Pool
- 25 Cricket Pitch
- 32 Multi Purpose Sport Court
- 37 Yoga Lawn
- 40 Pets Park

## Miscellaneous •

- 10 Gas Bank
- 31 Transformer Yard
- 34 DG Yard
- 46 UG Sump Below
- 47 STP Below
- 48 Waste Segregation / Waste Collection

## Recreation Zone •

- 12 Central Plaza
- 13 Overlooking Deck
- 15 Parent Lounge
- 18 Jacuzzi
- 19 Sunken Pool Lounge
- 21 Overflowing Water Body
- 22 Cabana
- 28 Focal Sculpture
- 30 Senior Garden Lounge
- 35 Resting Pavilion
- 45 Temple
- 49 Clubhouse
- 50 Party Lawn

## Kid Zone •

- 07 Seating Alcove/ Swing Seater
- 17 Kids Splash Pool
- 27 Dry Fountain
- 29 Interactive Kids Play Area
- 33 Kids Play Area
- 38 Overlooking Tree House

## Green Zone •

- 11 Tree Court
- 14 Open Lawn
- 26 Tropical Garden with Seater
- 36 Garden Seating Nook
- 41 Native Fruit Orchard
- 42 Nature Trail
- 43 Nala Buffer Planting

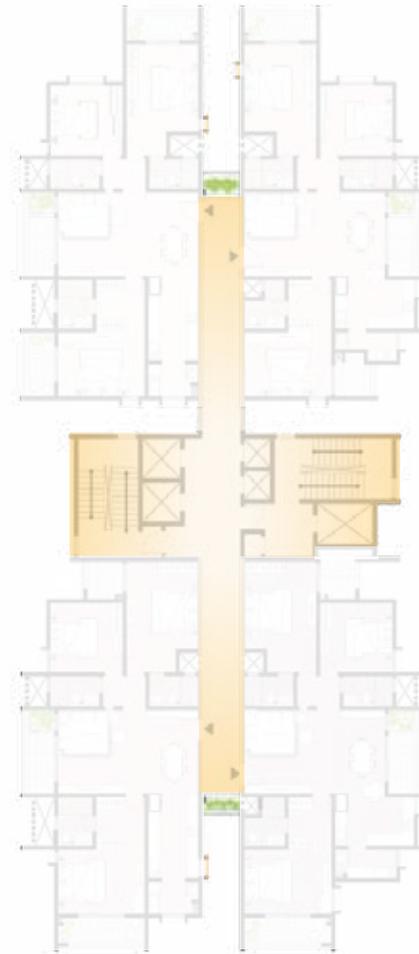
# Unit Plans

Every unit is thoughtfully designed to guarantee spacious interiors, oversized balconies, excellent airflow, and plenty of sunlight.



# No common walls

With zero common walls, your lifestyle and preferences unfold in a home where you can fully **embrace your true self.**



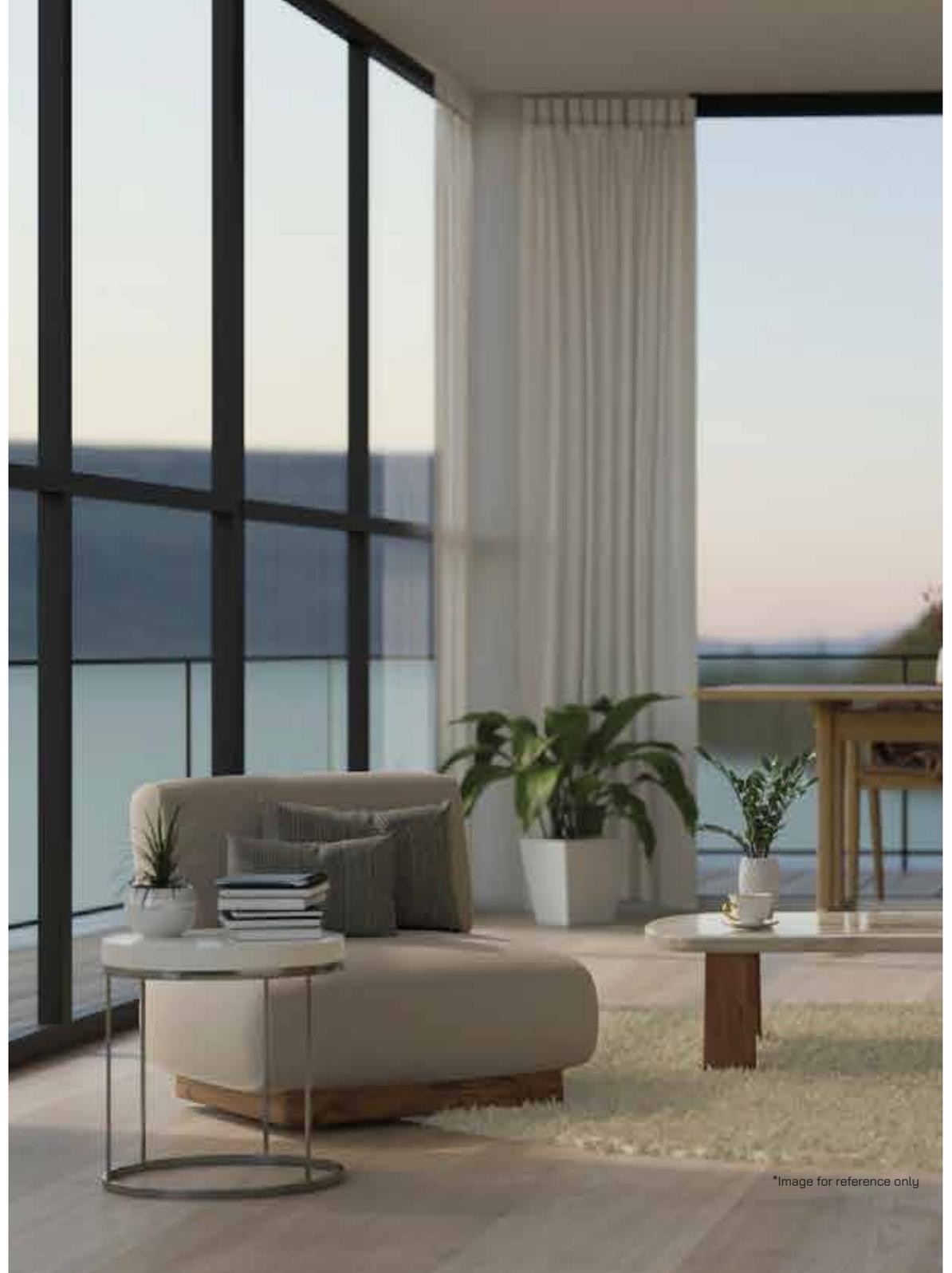
# 4 Units Per Floor

With only four **meticulously** crafted units on each floor, you'll experience a level of **exclusivity** that defines true **elegance**.



# Exclusive Corner Units

Each floor houses only **4 corner units** with expansive views and natural airflow.



\*Image for reference only

# Wider Balconies

**Extensive balconies** provide the perfect space for soaking up the sunshine, feeling the gentle rain, admiring stunning sunsets, or simply unwinding with a soothing cup of tea.



\*Image for reference only



# Elevators

Say goodbye to waiting in queues for the elevator. Each tower is equipped with three lifts: **2 for residents** and **1 for service**, ensuring smoother and more efficient mobility management.



\*Image for reference only

# World Class Amenities

Indulge in our meticulously curated,  
world-class amenities designed for  
a modern & comfortable lifestyle.

# Clubhouse

Make memories and connect with the community in our dynamic clubhouse.

 Squash Court

 Table Tennis

 Badminton Court

 Foosball Table

 Party Lawn

 Gym

 Board Games

 Banquet Hall

 Billiard table

 Guest Accommodation

# Senior Citizens Park

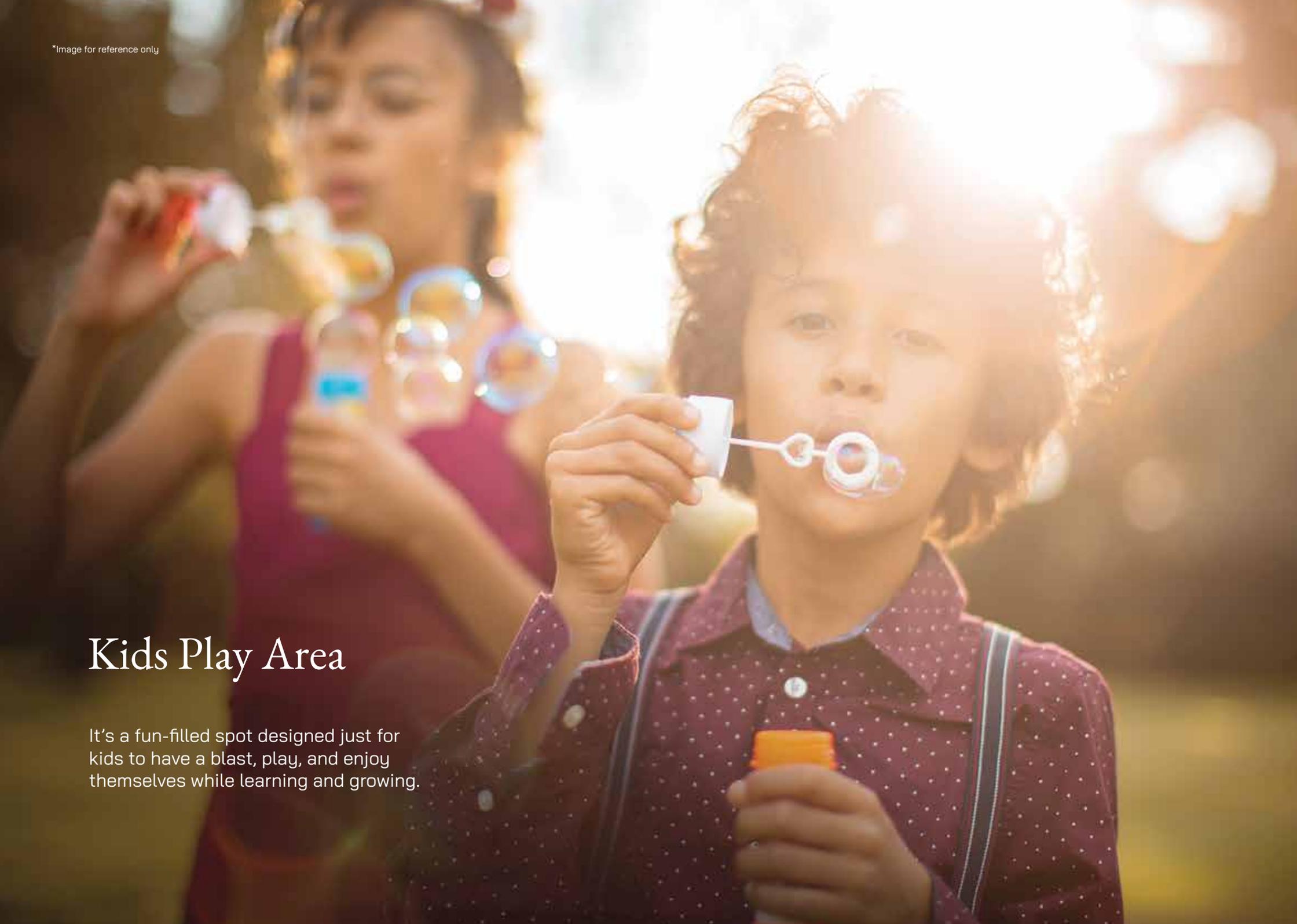
A dedicated space that honors the golden years, where our beloved seniors can stay active and fit.



\*Image for reference only

## Kids Play Area

It's a fun-filled spot designed just for kids to have a blast, play, and enjoy themselves while learning and growing.



\*Image for reference only

# Outdoor Party Lawn

Outdoor Party  
Lawn, where  
celebrations come  
alive beneath the  
starlit sky.

\*Image for reference only



# Swimming Pool

Brighten your day with a  
refreshing dip in the pool.

\*Image for reference only

# Pet Park

An enjoyable and secure area ensures your furry friends can stay active and joyful.





# Walking Track

Achieve your fitness goals with ease  
at our dedicated walking track

\*Image for reference only

# Multi-purpose Sports court

Shoot Hoops, Spike a Ball, Ace a Serve:  
Be ready to enjoy it all.

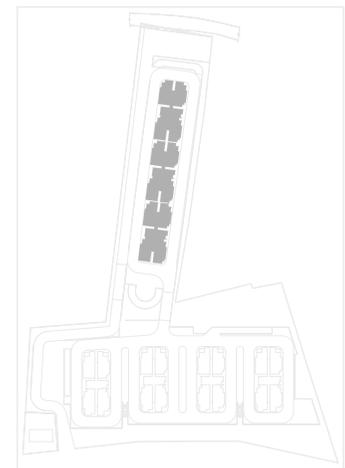
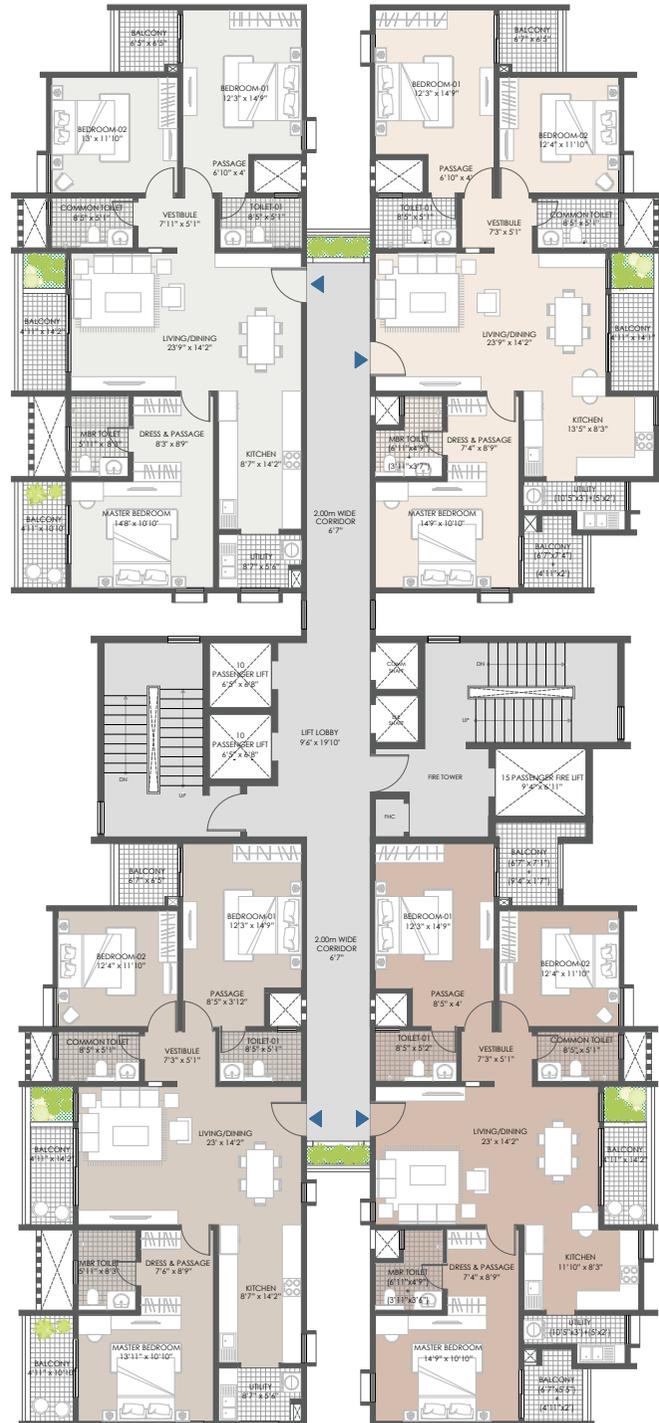
# Yoga Deck

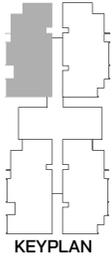
Mindfully made to enhance your meditation sessions.



# North Towers

T1  
T2  
T3





KEYPLAN

T1, T2, T3

Unit - 101 to 1401

**EAST FACING**

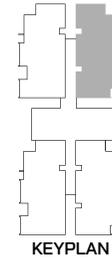
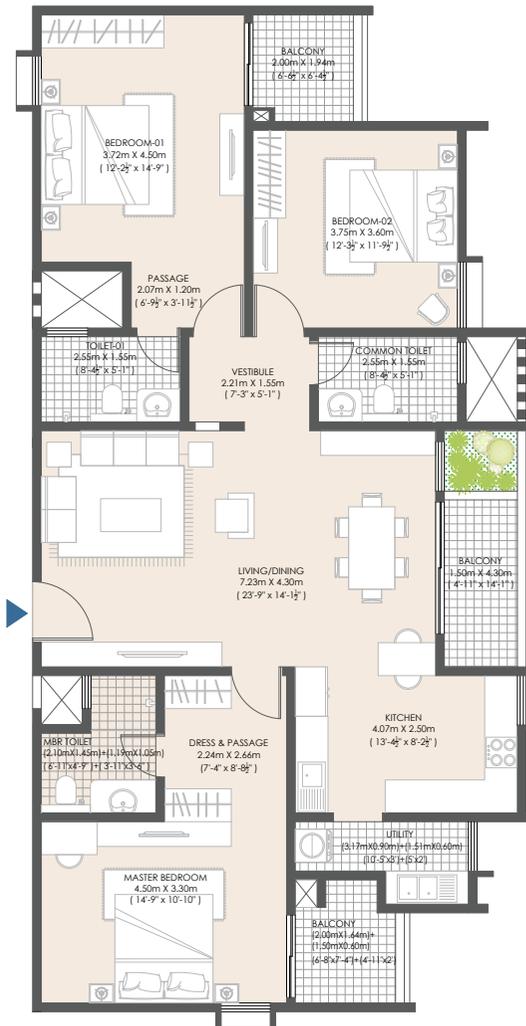
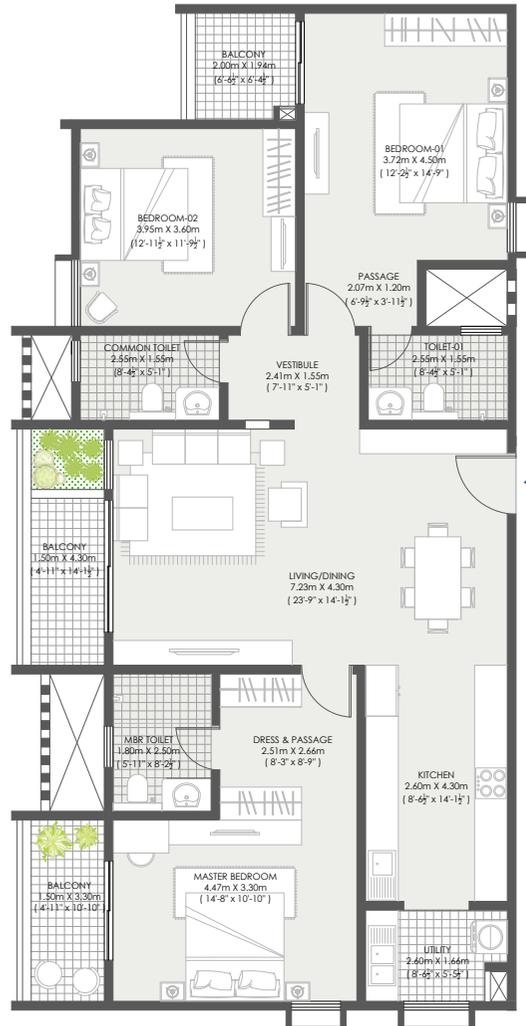
SBUA - 2178 Sq.ft

BUA - 1598 Sq.ft

RERA CA - 1330 Sq.ft

CA + Balcony - 1440 Sq.ft

CA - 1277 Sq.ft



KEYPLAN

T1, T2, T3

Unit - 102 to 1402

**WEST FACING**

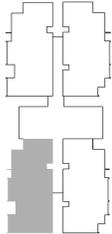
SBUA - 2127 Sq.ft

BUA - 1560 Sq.ft

RERA CA - 1295 Sq.ft

CA + Balcony - 1399 Sq.ft

CA - 1247 Sq.ft



KEYPLAN

T1, T2, T3

Unit - 104 to 1404

**EAST FACING**

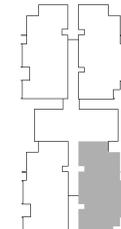
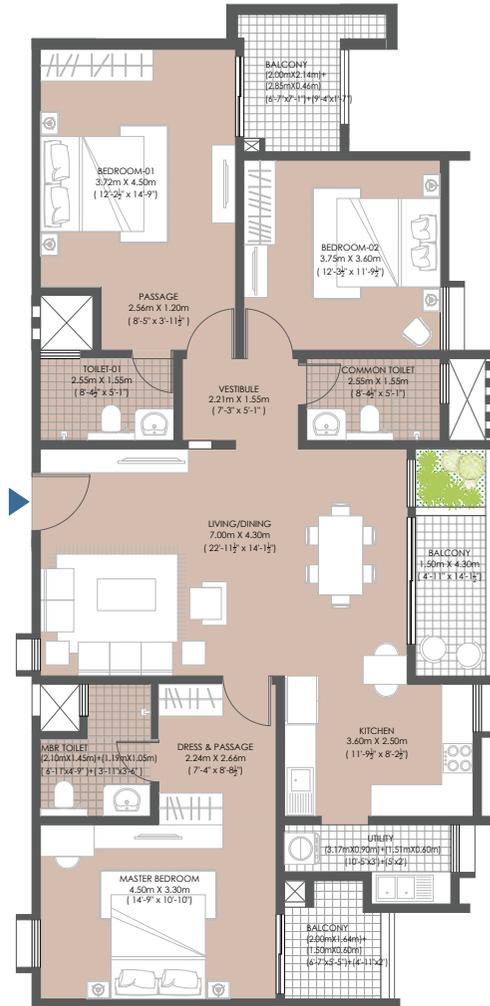
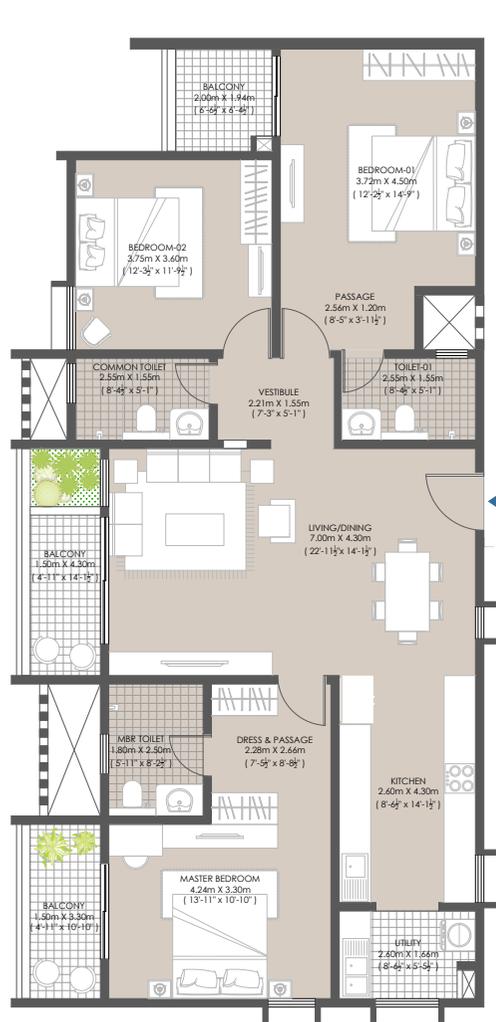
SBUA - 2129 Sq.ft

BUA - 1562 Sq.ft

RERA CA - 1299 Sq.ft

CA + Balcony - 1409 Sq.ft

CA - 1246 Sq.ft



KEYPLAN

T1, T2, T3

Unit - 103 to 1403

**WEST FACING**

SBUA - 2116 Sq.ft

BUA - 1552 Sq.ft

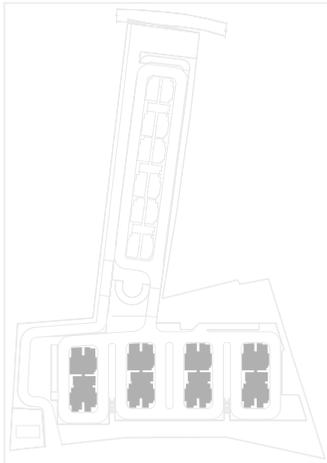
RERA CA - 1279 Sq.ft

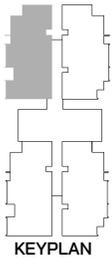
CA + Balcony - 1396 Sq.ft

CA - 1229 Sq.ft

# South Towers

- T4
- T5
- T6
- T7





KEYPLAN

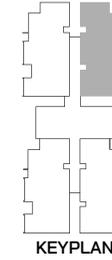
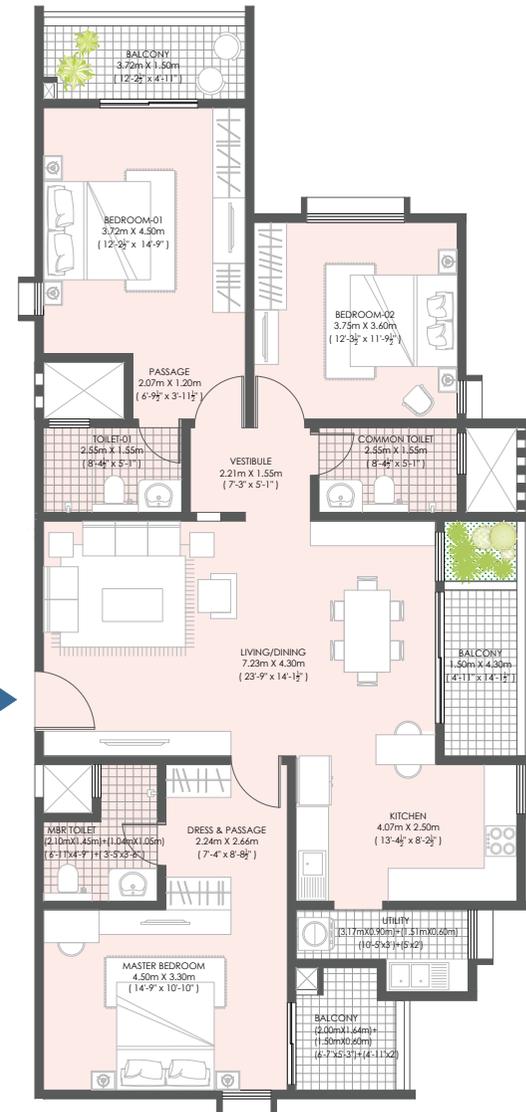
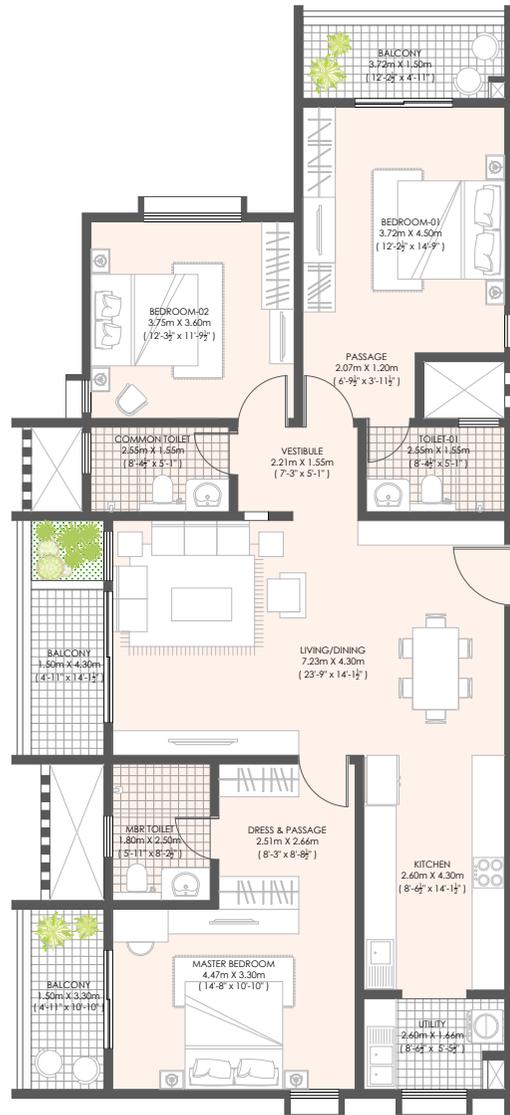
T4, T5, T6, T7

Unit - 101 to 1401

**EAST FACING**

SBUA - 2190 Sq.ft

BUA - 1607 Sq.ft  
 RERA CA - 1319 Sq.ft  
 CA + Balcony - 1449 Sq.ft  
 CA - 1268 Sq.ft



KEYPLAN

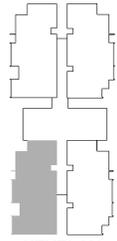
T4, T5, T6, T7

Unit - 102 to 1402

**WEST FACING**

SBUA - 2151 Sq.ft

BUA - 1578 Sq.ft  
 RERA CA - 1293 Sq.ft  
 CA + Balcony - 1416 Sq.ft  
 CA - 1245 Sq.ft



KEYPLAN

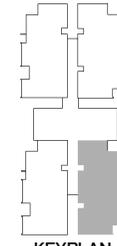
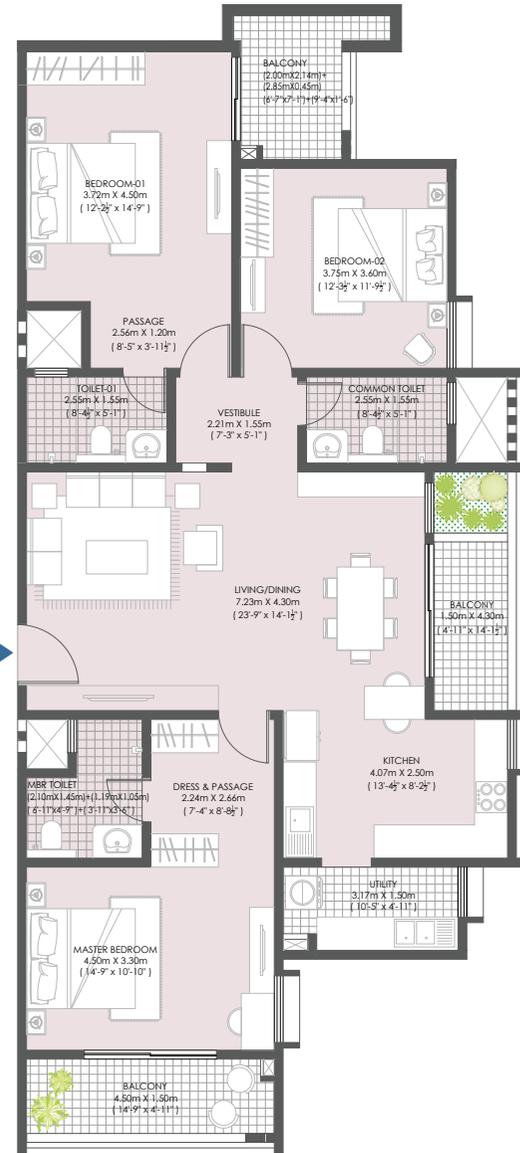
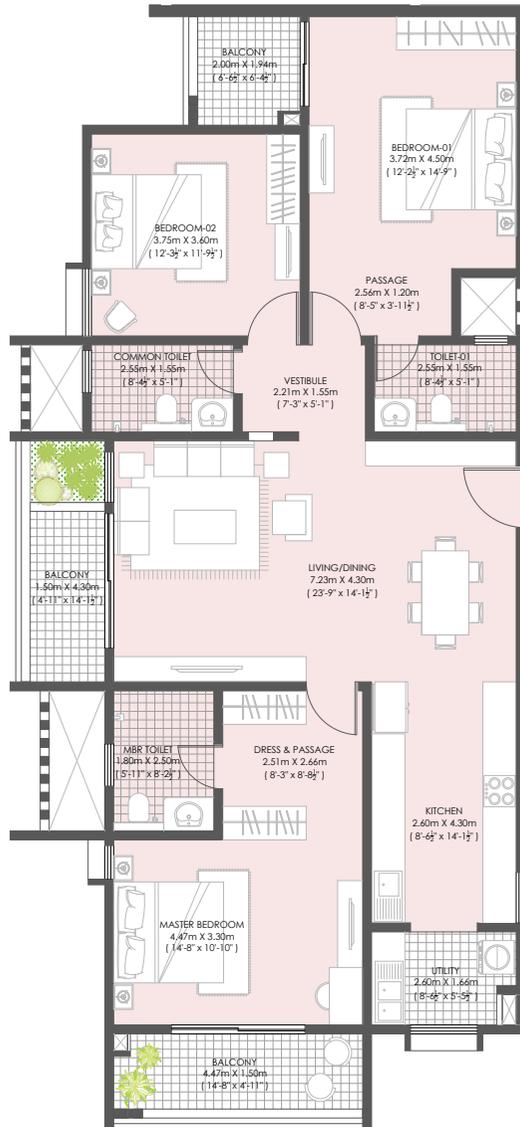
T4, T5, T6, T7

Unit - 104 to 1404

**EAST FACING**

SBUA - 2192 Sq.ft

BUA - 1608 Sq.ft  
 RERA CA - 1326 Sq.ft  
 CA + Balcony - 1454 Sq.ft  
 CA - 1273 Sq.ft



KEYPLAN

T4, T5, T6, T7

Unit - 103 to 1403

**WEST FACING**

SBUA - 2200 Sq.ft

BUA - 1614 Sq.ft  
 RERA CA - 1314 Sq.ft  
 CA + Balcony - 1458 Sq.ft  
 CA - 1262 Sq.ft

# Aluminium Formwork Technology

A seismic zone-complaint monolithic reinforced concrete structure, built without construction joints, utilizing Aluminium Formwork panels to ensure speed, increased strength, long-lasting durability, precision, and superior finish.

 Efficiency

 Durability

 Precision

 Quake Resistance

 Speed

 Superior Finish



# Specifications

## ARCHITECTURE

### DOORS & WINDOWS

**Main door:** 8Ft High Engineered Door Frame with Engineered Wooden Flush Doors, Veneer Finish, and ISI Quality Hardware with a Smart Lock.

**Internal doors:** Engineered Door Frame with Engineered Wooden Flush Doors, Veneer Finish, and ISI Quality Hardware.

**External Doors & Windows:** 8 Feet Lintel UPVC/Aluminium Frames and Sliding Shutters with clear Glass & Mosquito Mesh

**Toilet Ventilator for Shaft Access:** UPVC/Aluminium Frames and Shutter for service shaft access having exhaust fan provision.

**Toilet Ventilator:** Non-Openable with fixed Louvers and Exhaust fan provision.

**Balcony access:** UPVC sliding doors with provision for mosquito mesh shutter.

**Kitchen Window:** Sliding UPVC with exhaust fan provision & without mesh.

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### CEILING

**All internal ceiling:** Smooth putty with emulsion paint.

**Toilets:** Modular grid false ceiling & white wash above false ceiling.

**Balcony:** Painted with weatherproof exterior paint.

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### WALL FINISHES

**Internal walls:** Smooth putty finish with emulsion paint.

**Toilets:** Ceramic wall tiles up to false ceiling.

**External walls:** Texture finish with external grade weatherproof paint.

**Balcony/Terraces:** External grade weatherproof paint.

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### FLOORING

**All Corridors and Lobbies:** Anti-skid Vitrified Tiles.

**Living/Dining, Bedroom & Kitchen:** Vitrified Tiles & Granite Threshold for main door.

**Toilets, Utilities & Balconies:** Anti-skid Ceramic Tiles.

# Specifications

## ELECTRICAL & PLUMBING

### ELECTRIC WORKS

**EB Power:**

- 4KW EB single phase power will be provided.

**DG Power Backup:**

- 1KW DG backup for individual units and 100% for common area lights.

**AC:**

- Powerpoint and drain outlet for AC in all bedrooms and living areas.

**Ethernet:**

- One point provided in the living room (Near TV) One more point at a centralised location.

**TV:**

- Wired TV Connections for living room.
- Provision for smart TV in all bedrooms.

**Switches:**

- Polycab/Schnieder/ Legerand/ Equivalent.

**Water Heater:**

- Provision in all toilets & Utility.
- Concealed copper wiring of reputed make.

**Kitchen Power:**

- For Chimney, Hob, Refrigerator, Microwave oven, Mixer/Grinder in the kitchen.

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### ELEVATORS

Mitsubishi/KONE/Fujitsu/Equivalent elevator with automatic rescue device.

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### ALL BATHROOMS

**EWC** - White coloured wall mounted EWC with seat cover, flush valve, health faucet (Toto/Equivalent).

**Wash basin** - White color counter top wash basin with faucet.

**Shower** - Shower with single lever diverter.

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### UTILITY

Plumbing lines provision for Water Purifier, Washing Machine, Dishwasher & Instant Geyser.

# Specifications

## OTHER SERVICES

### CCTV

- Provided in all Entry, Exit, Periphery & Lobby.
  - Provision in all lobby and Corridors.
- 

### EV CHARGING & CAR WASH

**Car Charging Points:** Power outlet provision for EV charging at dedicated parking spaces.  
**Car Wash Facility:** Car wash point provided at a dedicated space with plumbing points (water inlet and water outlet).

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### FIRE AND SAFETY

- Fire systems will be provided as per the fire norms.
  - Sprinklers for all parking spaces & Driveways.
  - Hydrants provided at every floor.
- 

### LPG CONNECTION

Gas bank with reticulated piped gas system to individual apartment, monitored with gas meters from any private agency.

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### WATER PROOFING

Water Proofing shall be provided for all Bathrooms, Balconies, Utilities and Roof Terrace.



# Let's be on the right path

## **ENERGY CONSERVATION**

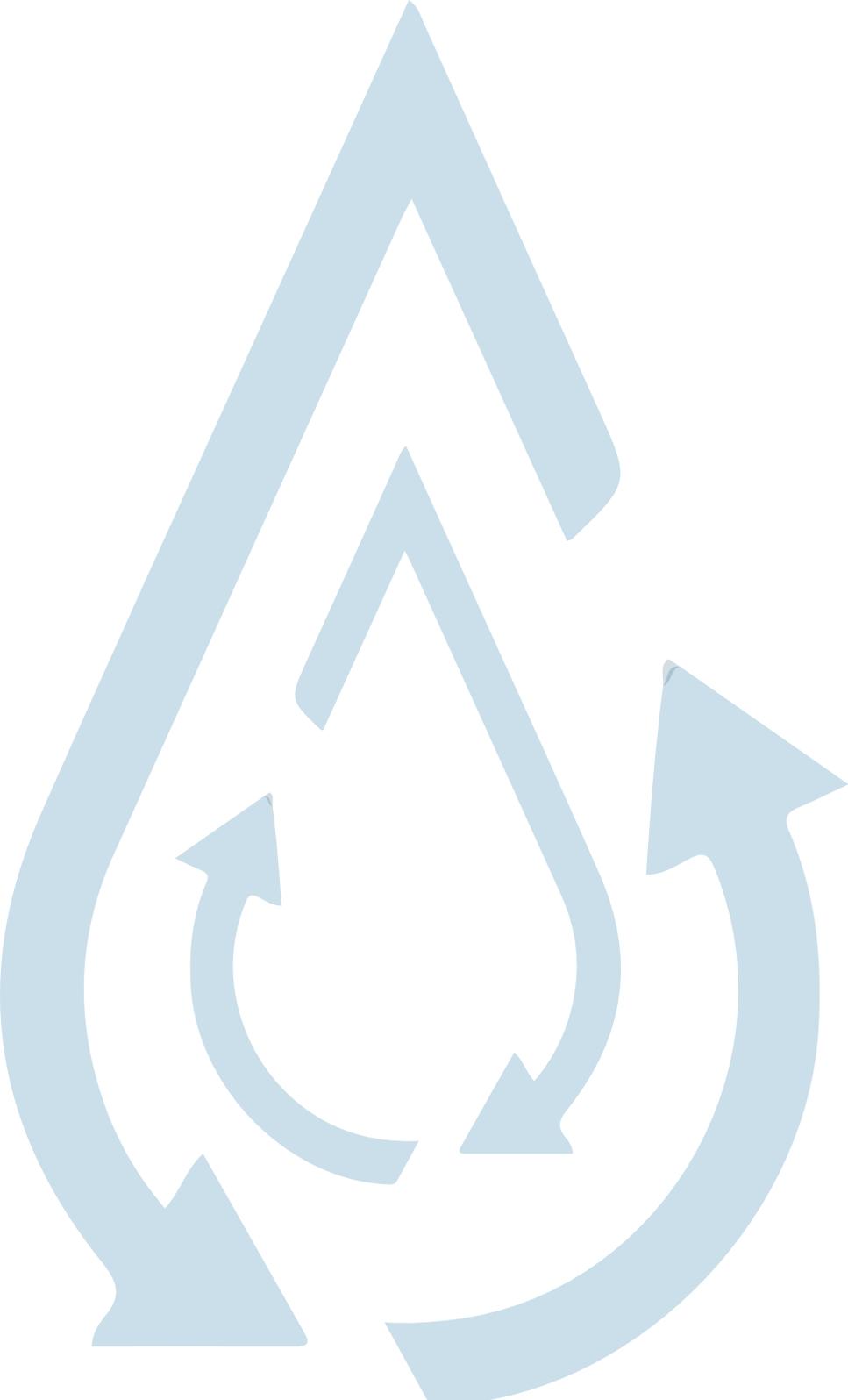
- Energy efficient lights in common area
  - Built according to sun path analysis
- 

## **SOLID WASTE MANAGEMENT**

- Segregation at source
  - Organic waste converter
- 

## **WATER TREATMENT PLANT**

- Treated water supply through water softening and purification plant.



# Conserve Together

- Dual piping & dual flush system for sanitary.
- All landscapes are maintained through recycled water.
- Rain water harvesting.
- Ground water recharge.
- Smart Water Meter

# MODERN SPAACES

## Building Spaces with People at Heart

Modern Spaaces has been creating an interesting story of growth and extraordinary success. We concentrate on blending technology, designs that people love, and natural elements to make spaces that make life better.



Developed



On-going



Up-coming

# Completed Projects

Urbanest



**Urbanest** consists of 331 units of 1, 2 & 3 BHK across four blocks. Successfully completed and possession started from March 2022.

Soul tree



**Soul tree** an affordable housing project with 564 units consisting of 1, 2, & 3 BHK apartments. Project was completely handed over in Dec 2023.

# Soulace

**Soulace**, a premium Villa project of 266 units offering 4 & 5 BHK with modern amenities. The first phase handover is scheduled to commence from September 2024\*.



# Ongoing Projects

# Engrace



**Engrace** is an intricately designed apartment complex comprising 629 units, offering 2, 2.5, and 3 BHK configurations. The handover will start from April 2024\*.



Building Spaces  
with **People at Heart.**

**Corporate Office**

73/2, Near Asset Serene Apartments, Chambenahalli,  
Sarjapura Main Road, Bangalore - 562125

**Contact Number**

**+91 9008 288 288**

**Project Address**

Engrace Vista, Sy.No 38/1-38/4,42/2 Kada Agrahara Road  
Sarjapura, Bangalore 562125

[www.modernspaces.com](http://www.modernspaces.com)

RERA : PRM/KA/RERA/1251/308/PR/060324/006691

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