



ONYX

PROJECT AT A GLANCE



ONYX

10 Acres

Size
1634-2030 Sq.ft

Structure
B+G+13 Floors

Construction
Aluminium Formwork

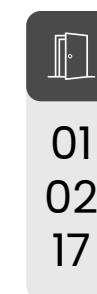
624 Units

Configuration
2 & 3 BHK

Possession
June 2029 Onwards*

Legal Compliance
BMRDA Sanction, RERA Approved

MASTER PLAN



Entry and Security

- 01 School Bus Pickup And Drop-Off Zone
- 02 Security Cabin
- 17 Entry Court



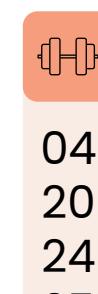
Social and Recreational Spaces

- 06 Onyx Greet Square
- 09 Spillover Party Lawn
- 13 Bonfire Pit
- 28 Discussion Court
- 29 Shaded Patio With Seating
- 30 Reading Pods
- 37 Screening Wall
- 44 Senior Citizen Corner
- 52 Resting Seating



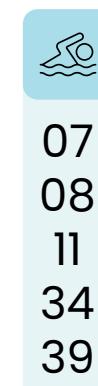
Green Zone

- 05 Fruit Tree Orchard
- 12 Green Walkway
- 14 Green Fields Paving
- 15 Tree Bosquet Plaza
- 16 Bamboo And Grass Trail
- 18 Aromatic Garden
- 19 Hammock Garden
- 21 Reflexology Walkway
- 23 Fruit And Medicinal Tree Forest
- 31 Flower Bed Trail
- 32 Fragrance Planting Area
- 33 Outdoor Learning Court
- 40 Flower Meadow Trail
- 42 Trees With Wind Chimes
- 43 Rolling Mound
- 49 Tree Island With Seating
- 50 Junction Cobblestone Paving
- 51 Grass Paver Driveway



Active Zone

- 04 Pedestrian Walkway
- 20 Yoga Deck
- 24 Cricket Practice Net/Pitch
- 25 Singles Tennis Court
- 26 Futsal Court
- 27 Exercise Lawn
- 35 Board Games Seating
- 36 Activity Plaza
- 38 Dog Park
- 46 Traditional Games Paving



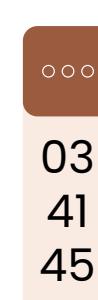
Water Zone

- 07 Reflective Onyx Waterbody
- 08 Pool Side Refreshment Counter
- 11 Swimming Pool
- 34 Water Waves Paving
- 39 Dogs' Pool



Children's Area

- 10 Kids' Pool
- 22 Jungle Gym
- 47 Tot Lot
- 48 Children's Play Area



Miscellaneous Zone

- 03 Two Wheeler Parking
- 41 Tricycle Parking
- 45 Bicycle Parking



STP Sewage Treatment Plant

UG Underground Sump

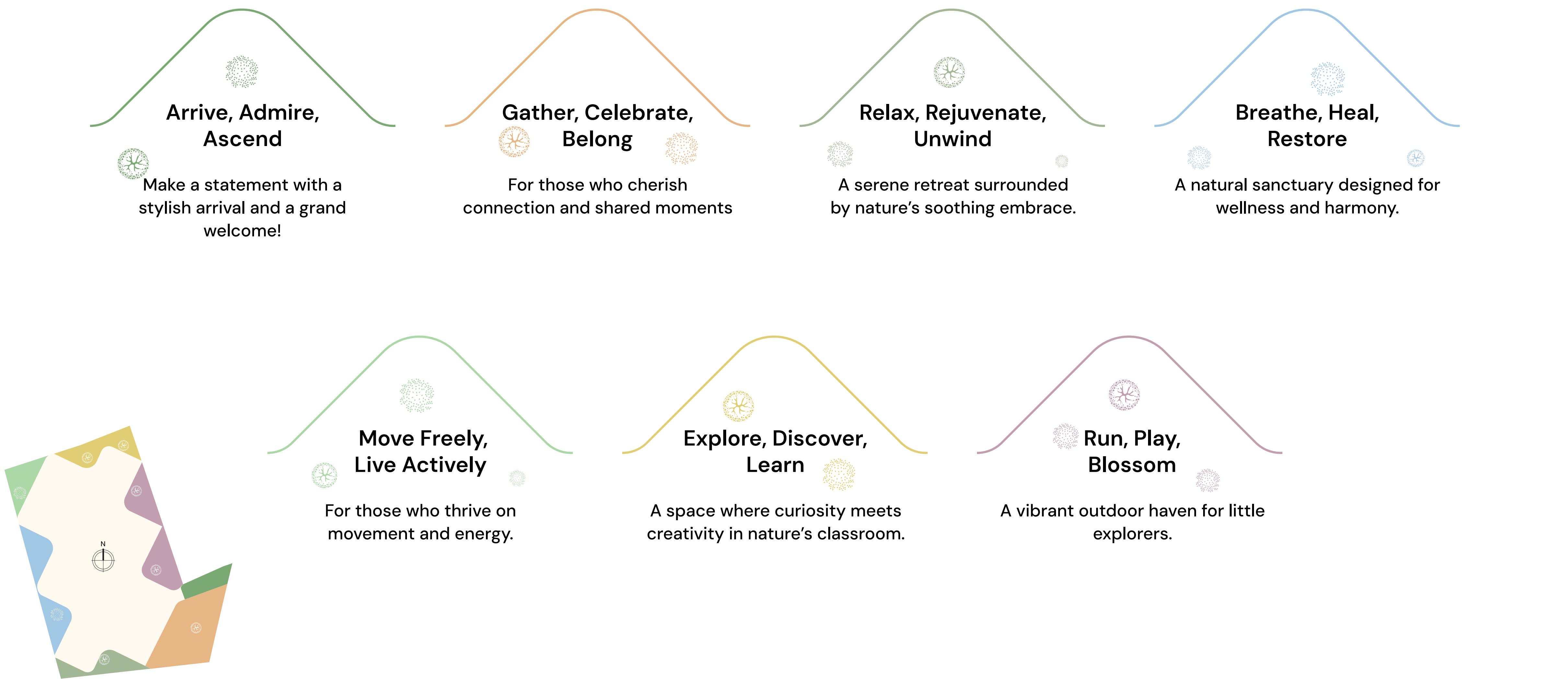
GB Gas Bank

TR Transformer Yard

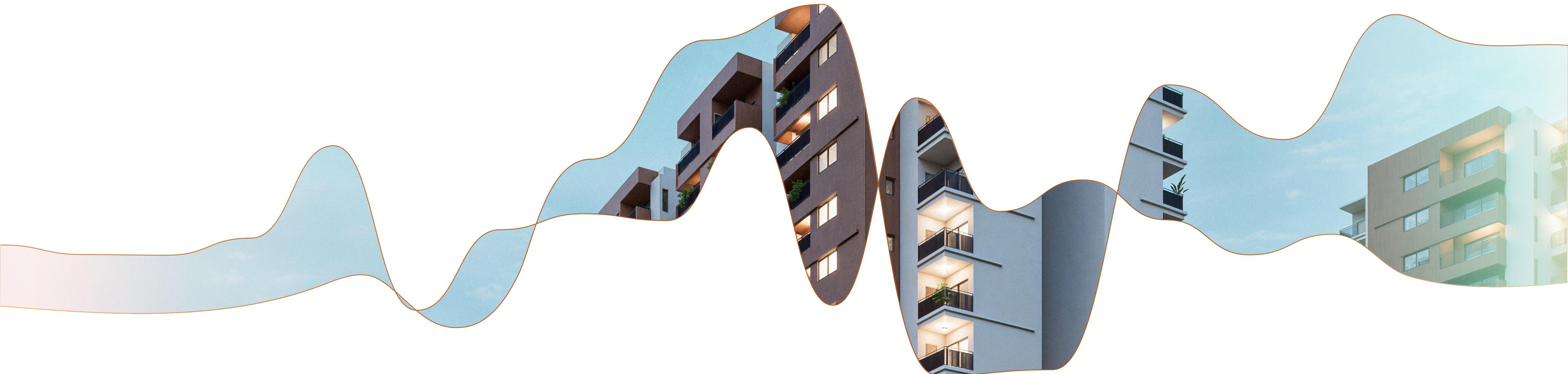
DG Diesel Generator

OWC Organic Waste Converter

7 ZONES - A WORLD DESIGNED AROUND EVERY YOU



THE NEXT BIG RESIDENTIAL HOTSPOT



Fast-developing zone

Growth-ready area

Future-forward investment

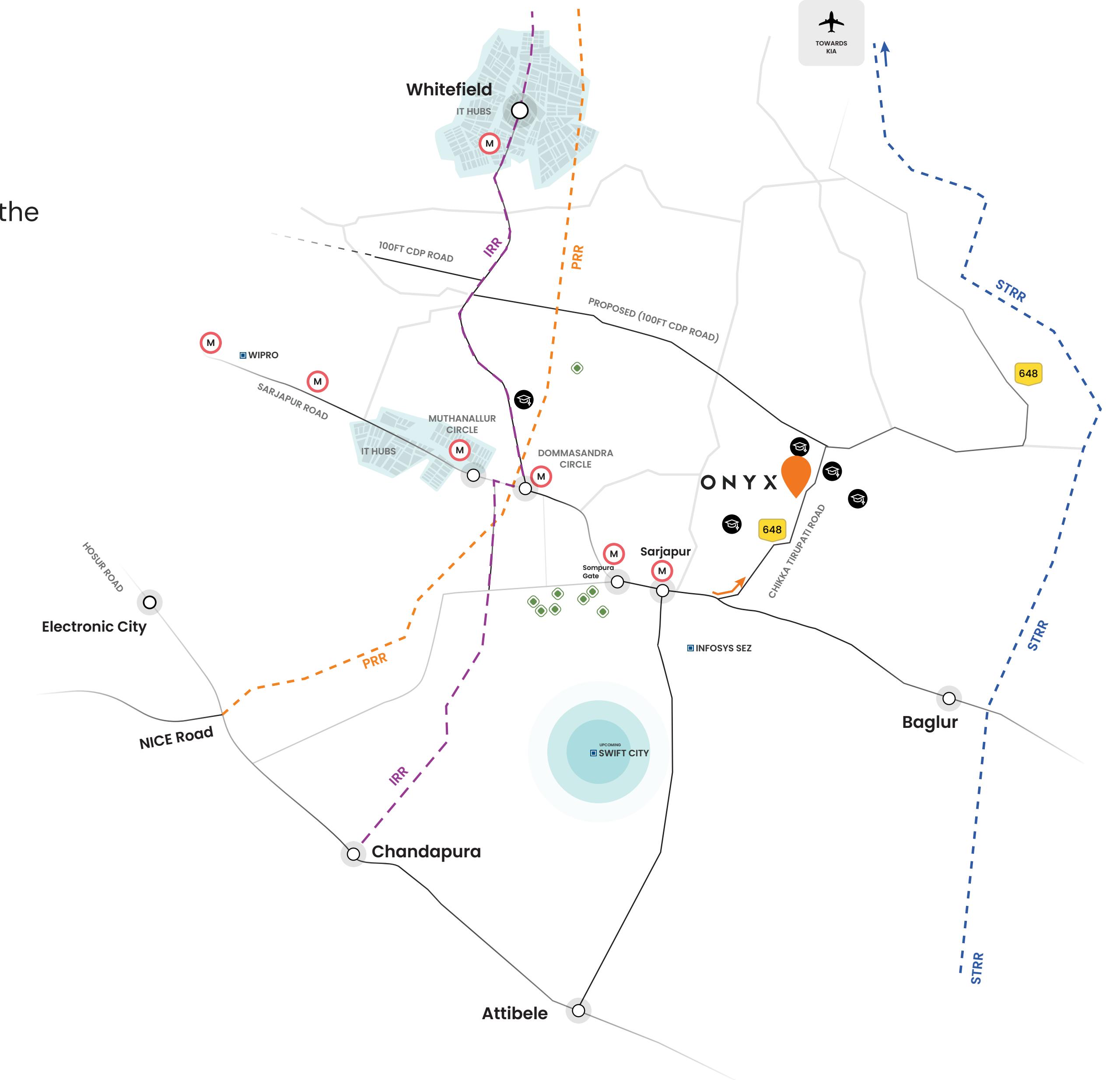
Now is the time to invest, before prices surge because, with Onyx, you don't just buy a home; you stay ahead of the curve. So **catch the curve before it rises**.

CONNECTED YET DISCONNECTED

Located near Sarjapur Road, perfectly situated on NH 648 & the upcoming STRR to keep you near the city yet away from the chaos.

- ON Y X
- M Metro
- Airport
- IT Hubs
- STRR (Satellite Town Ring Road)
- PRR (Peripheral Ring Road)
- Modern Spaaces Projects
- Education Hub

 GET DIRECTIONS



LIVE NEAR THE NEXT WAVE OF IT GROWTH

Onyx is strategically located next to **SWIFT City** – Karnataka's upcoming smart industrial hub.



Future IT Hub

Over 1,000 acres have already been acquired to develop a future-ready smart city featuring start-ups, workspaces, finance, and technology.



Limitless Potential

With **Sarjapur Road** already thriving, the upcoming **SWIFT city** is set to elevate the region's growth even further



SEAMLESS ACCESS VIA STRR



With **STRR** connectivity, ONYX offers easy access to major highways and city centres, placing you at the epicentre of a **high-growth, high-appreciation zone**. Now nearing completion by **September 2025**.



Excellent Accessibility

Seamless connectivity to **NH 648, STRR, and major city hubs** ensures unmatched ease of access.



Investment Advantage

Located in a **high-appreciation zone** with strong future prospects.

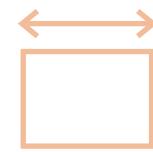
LIVE CLOSE TO WHAT MATTERS MOST

From **top-tier schools** and multi-specialty hospitals to shopping destinations and family entertainment zones — ONYX is surrounded by every modern convenience. Located in a fast-growing neighbourhood with **excellent connectivity**, life here means less time commuting and more time living.

Whether it's **work, education, healthcare, or leisure** — stay effortlessly connected to everything that matters.



KEY FEATURES



Spacious & Open Concept

Experience impeccably designed residences that maximise space and comfort.



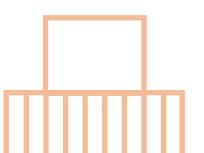
Abundant Natural Light

Carefully planned layouts ensure abundant natural light and a serene living experience.



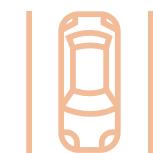
Grand Entrances

Step into luxury with opulent double-height lobbies that make every arrival into the building feel grand and unforgettable.



Expansive Balconies

Every home features wide, airy balconies, expertly crafted to create the perfect space to unwind and soak in the surroundings.

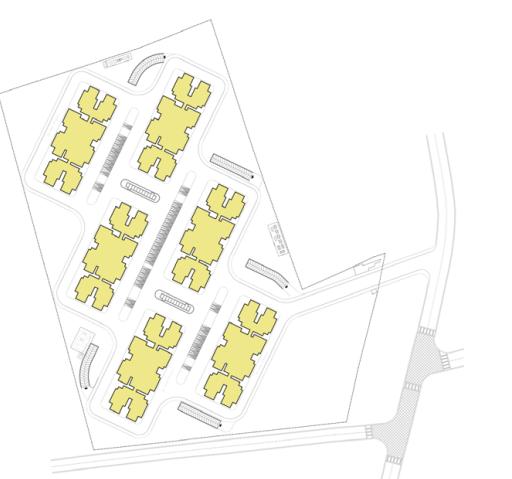


Efficient Parking Spaces

Enjoy effortless parking with our tyre-friendly flooring and wide driveway, designed for easy navigation.

TOWER PLAN T1,2,3,4,5,6

Key Plan - Typical Floor

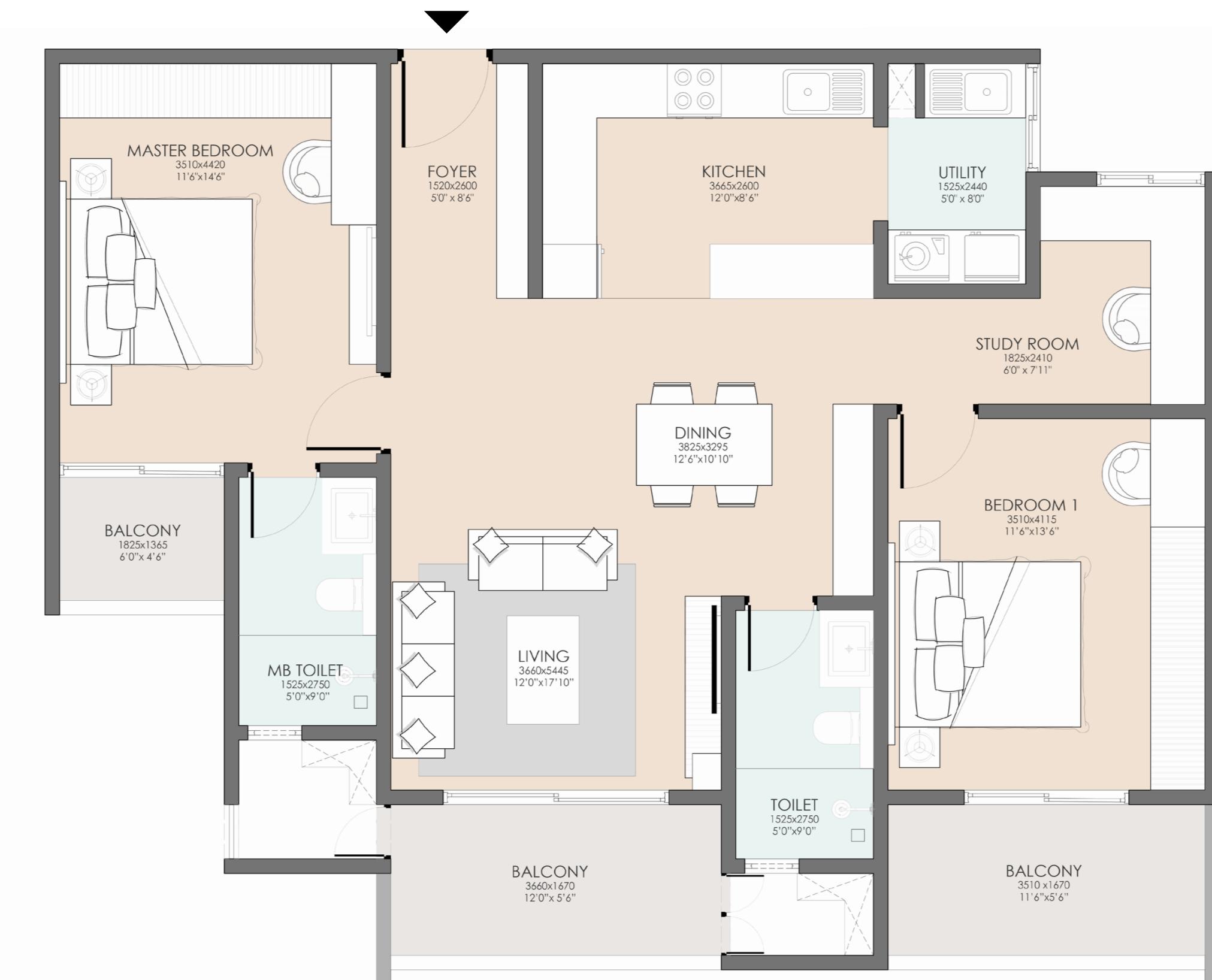
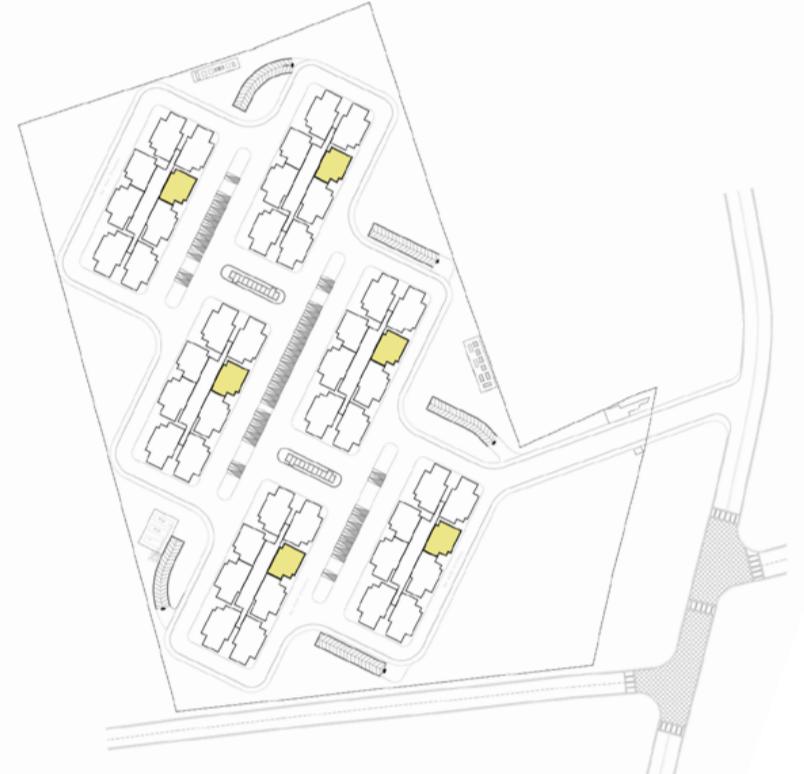


Key Plan - Typical Floor

FLOOR PLAN

2 BHK- Type 1

West Facing



Apartment No
202 - 1302

Super BUA
1634 Sq.ft

Built Up Area
1251 Sq.ft

RERA Carpet Area
990 Sq.ft

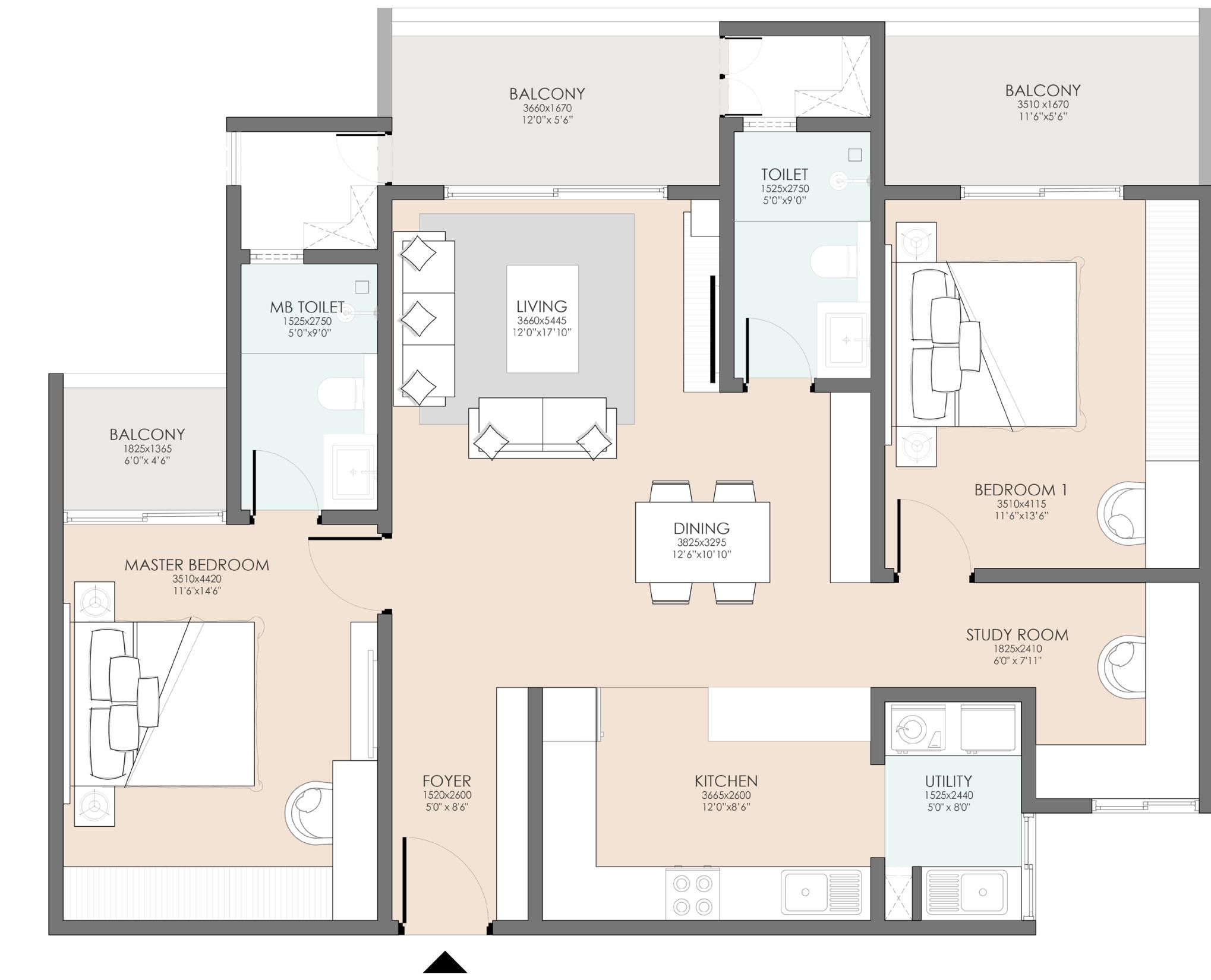
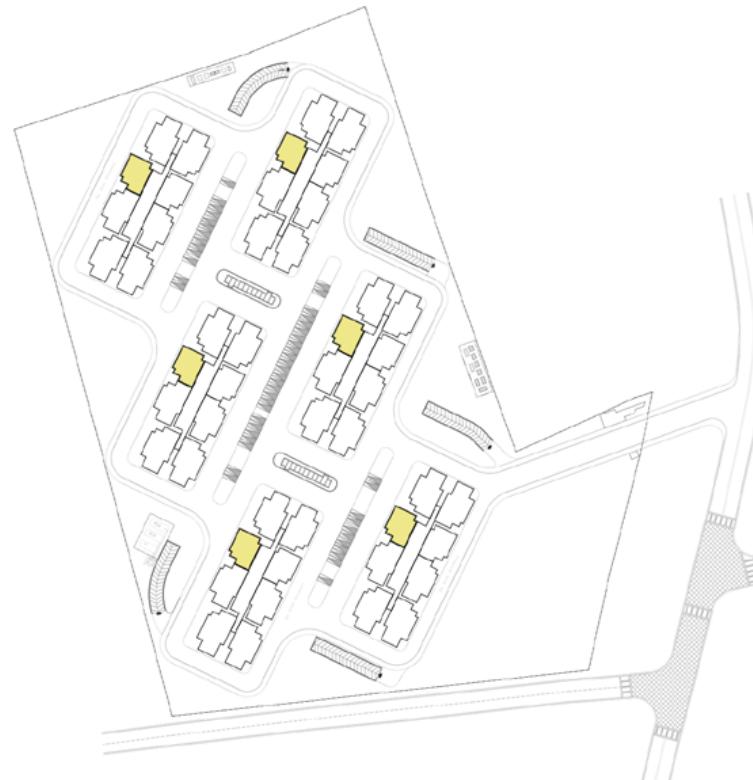
CA
960 Sq.ft

CA + Balcony
1136 Sq.ft

FLOOR PLAN

2 BHK- Type 2

East Facing



Apartment No
207 - 1307

Super BUA
1634 Sq.ft

Built Up Area
1251 Sq.ft

RERA Carpet Area
990 Sq.ft

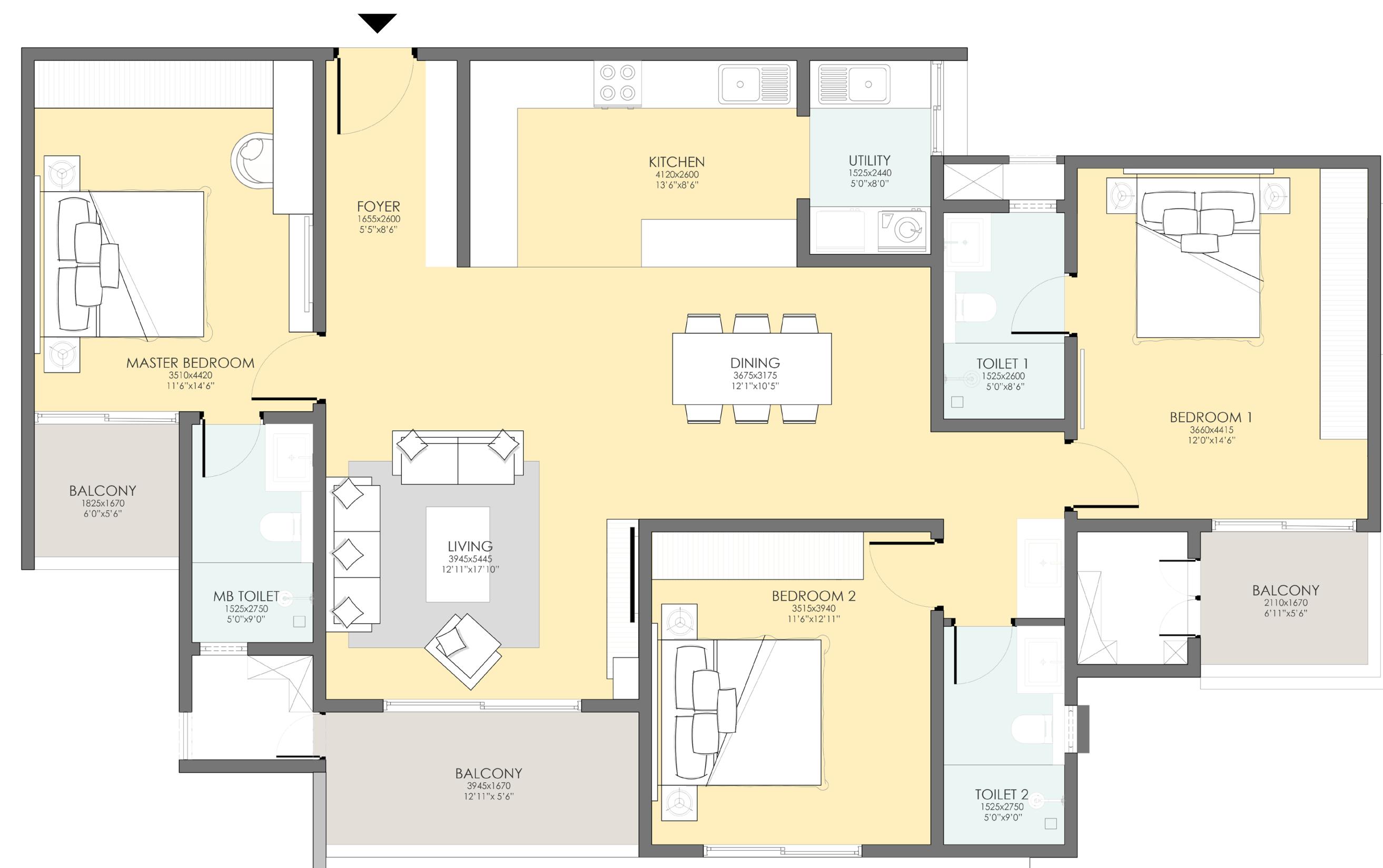
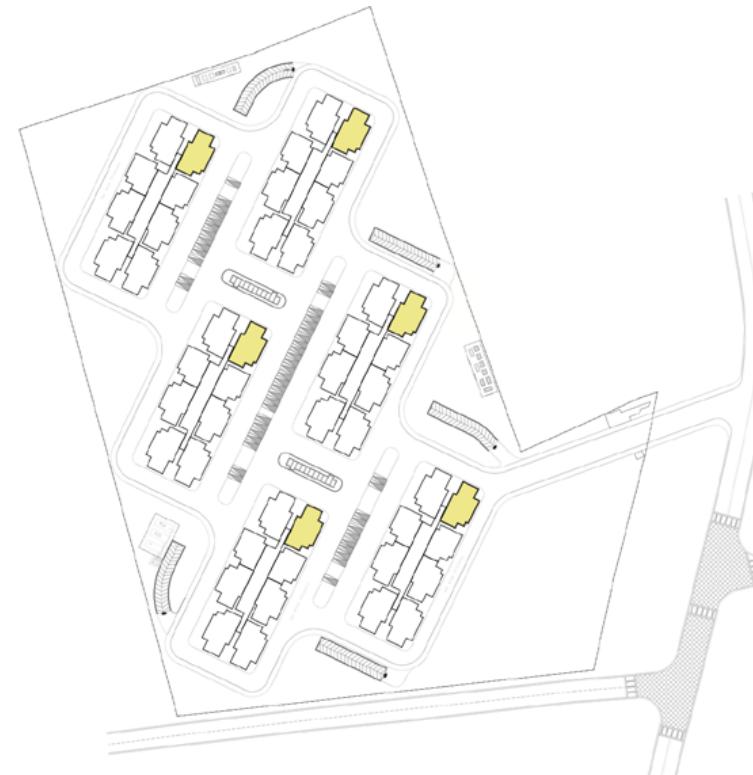
CA
960 Sq.ft

CA + Balcony
1136 Sq.ft

FLOOR PLAN

3 BHK- Type 1

West Facing



Apartment No
201 - 1301

Super BUA
2030 Sq.ft

Built Up Area
1553 Sq.ft

RERA Carpet Area
1286 Sq.ft

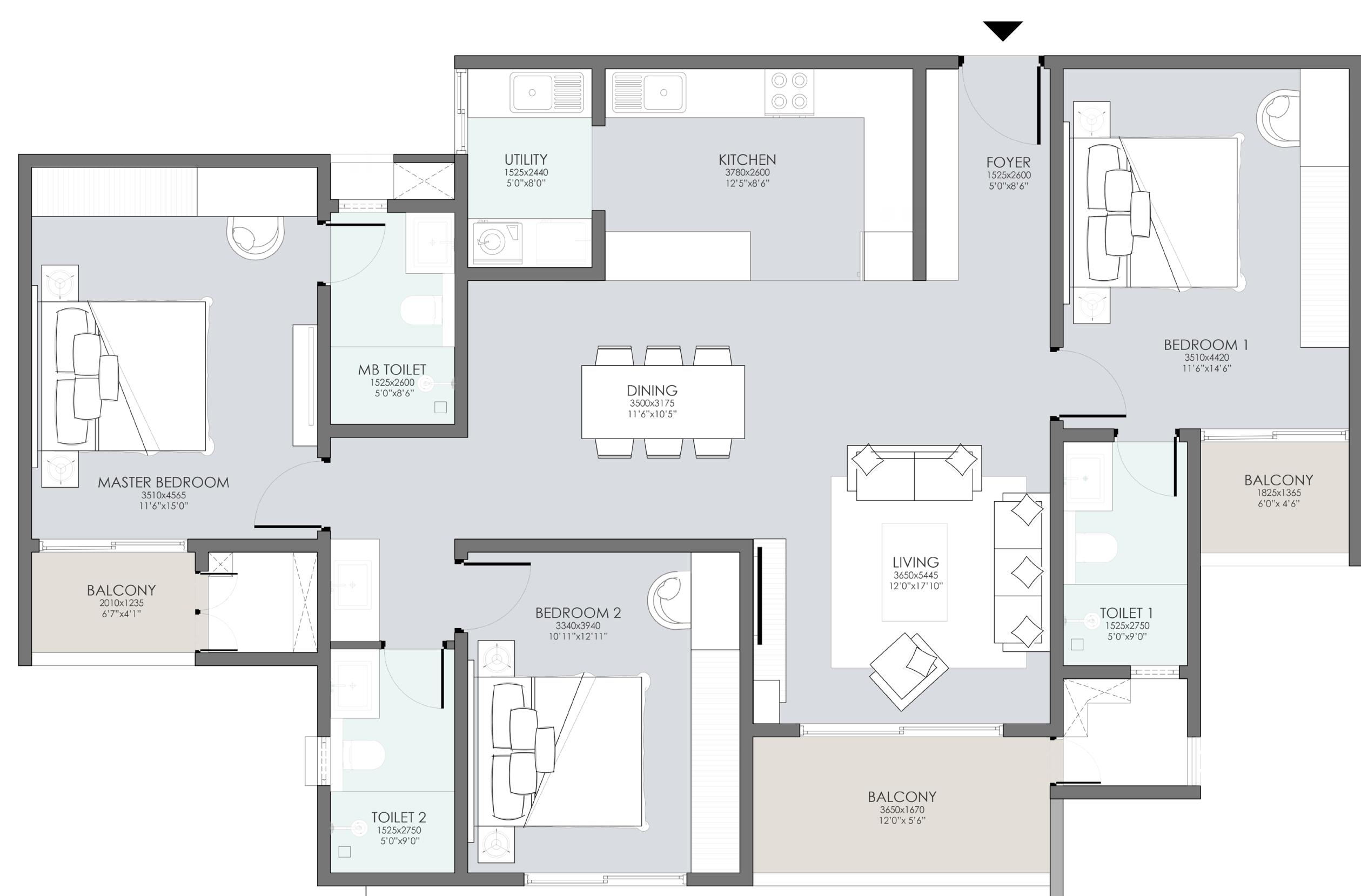
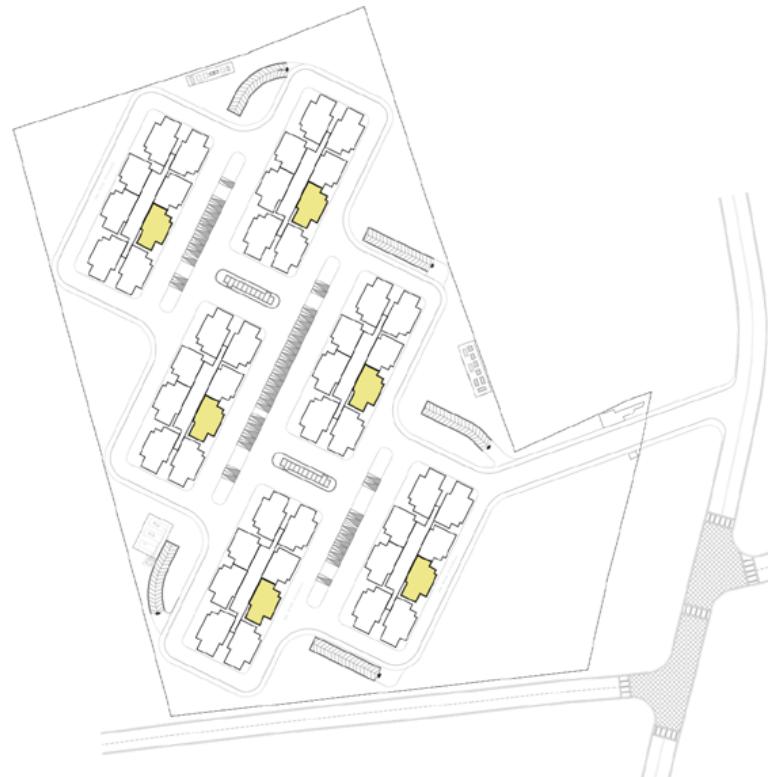
CA
1244 Sq.ft

CA + Balcony
1404 Sq.ft

FLOOR PLAN

3 BHK- Type 2

West Facing



Apartment No
203 - 1303

Super BUA
1931 Sq.ft

Built Up Area
1478 Sq.ft

RERA Carpet Area
1243 Sq.ft

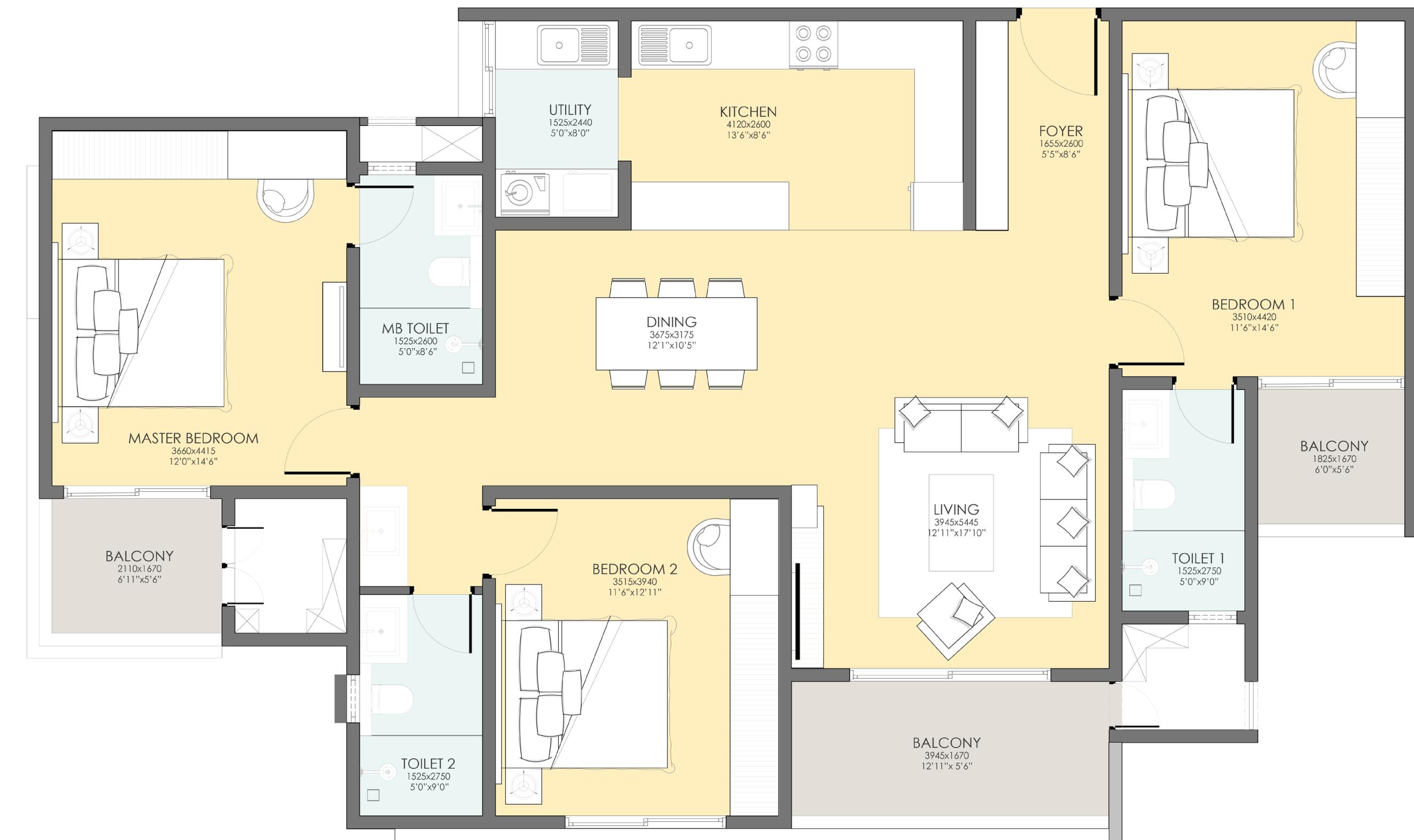
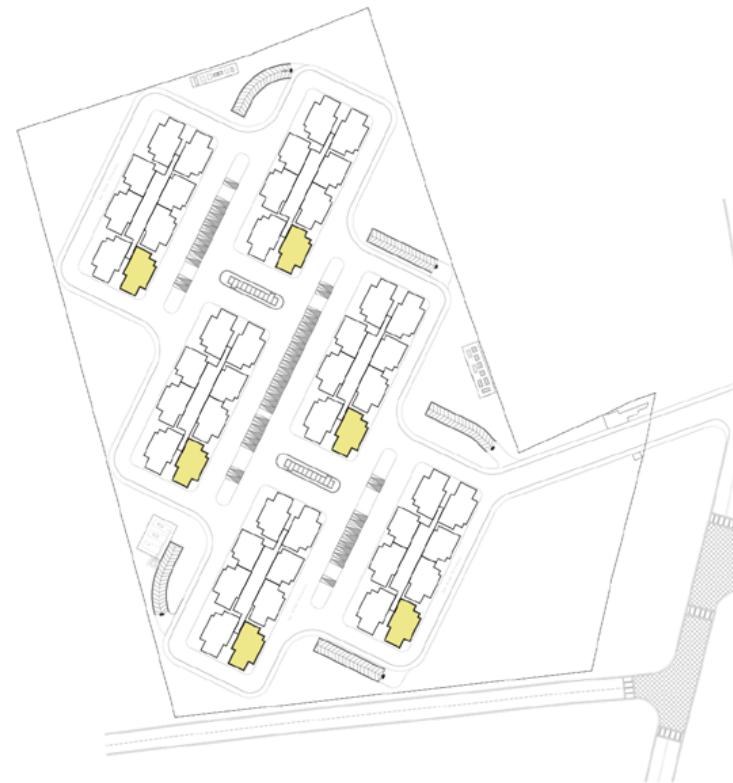
CA
1202 Sq.ft

CA + Balcony
1336 Sq.ft

FLOOR PLAN

3 BHK- Type 3

West Facing



Apartment No
204 - 1304

Super BUA
2030 Sq.ft

Built Up Area
1553 Sq.ft

RERA Carpet Area
1286 Sq.ft

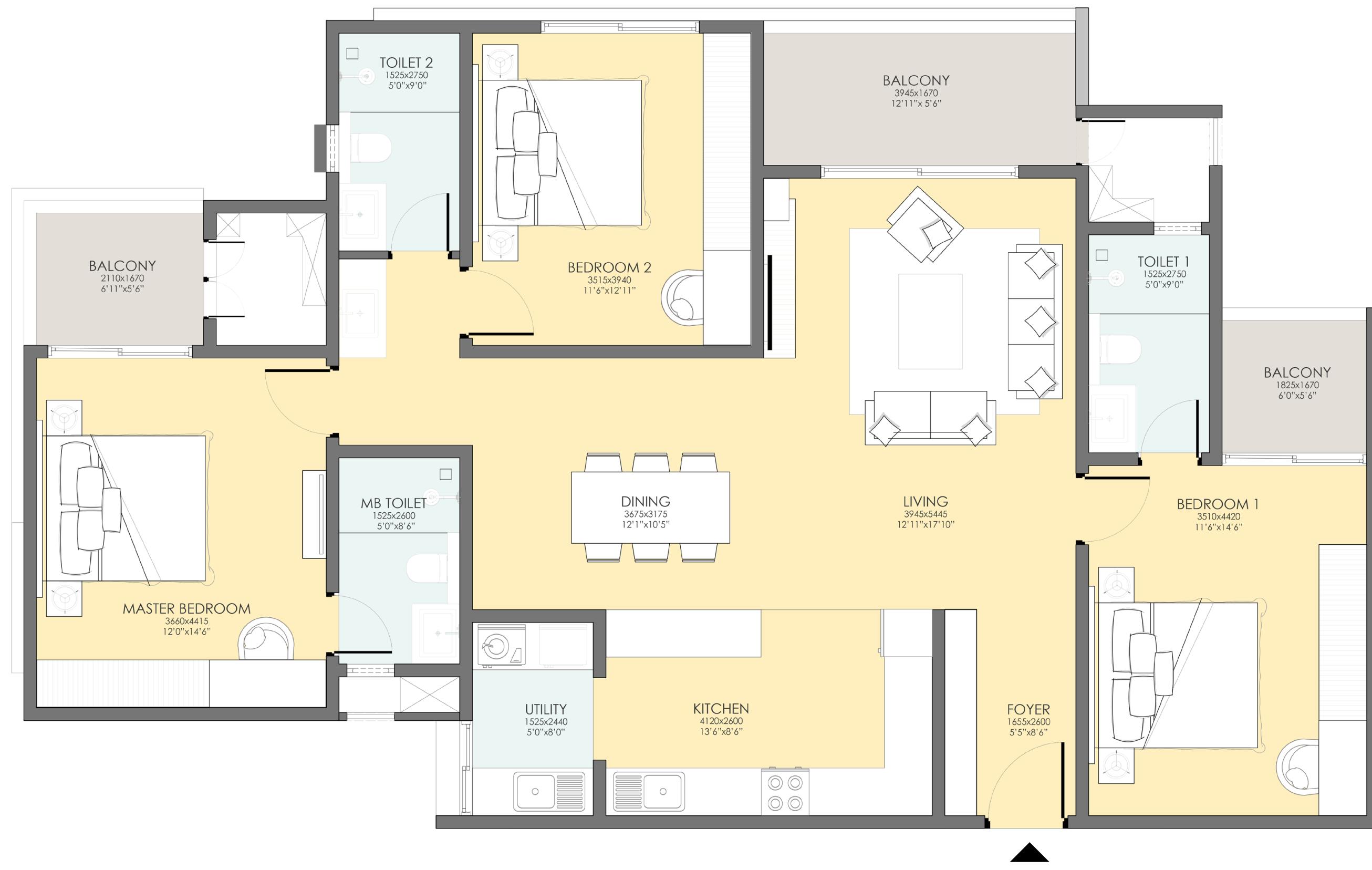
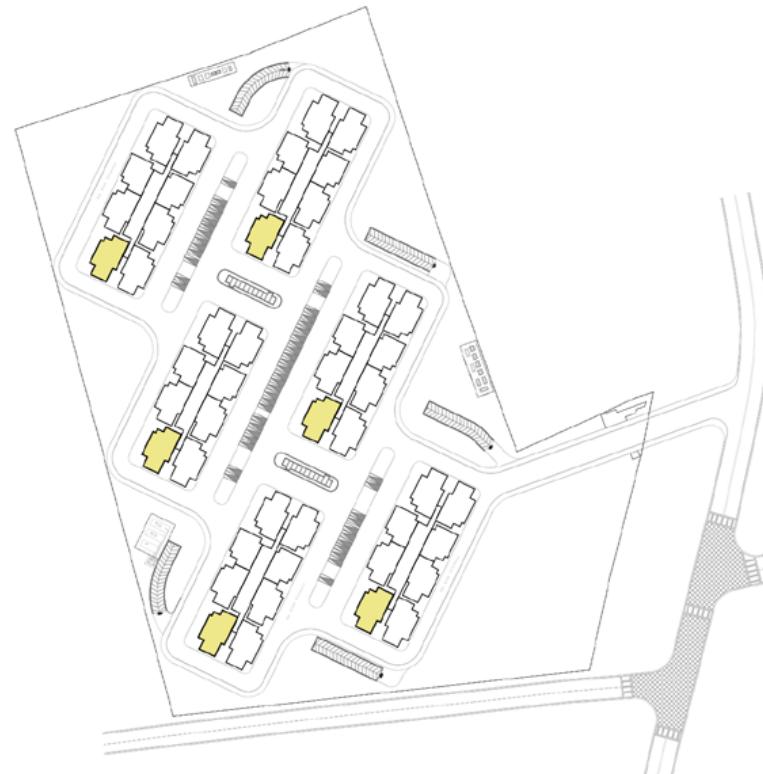
CA
1244 Sq.ft

CA + Balcony
1404 Sq.ft

FLOOR PLAN

3 BHK- Type 4

East Facing



Apartment No
205 - 1305

Super BUA
2030 Sq.ft

Built Up Area
1553 Sq.ft

RERA Carpet Area
1286 Sq.ft

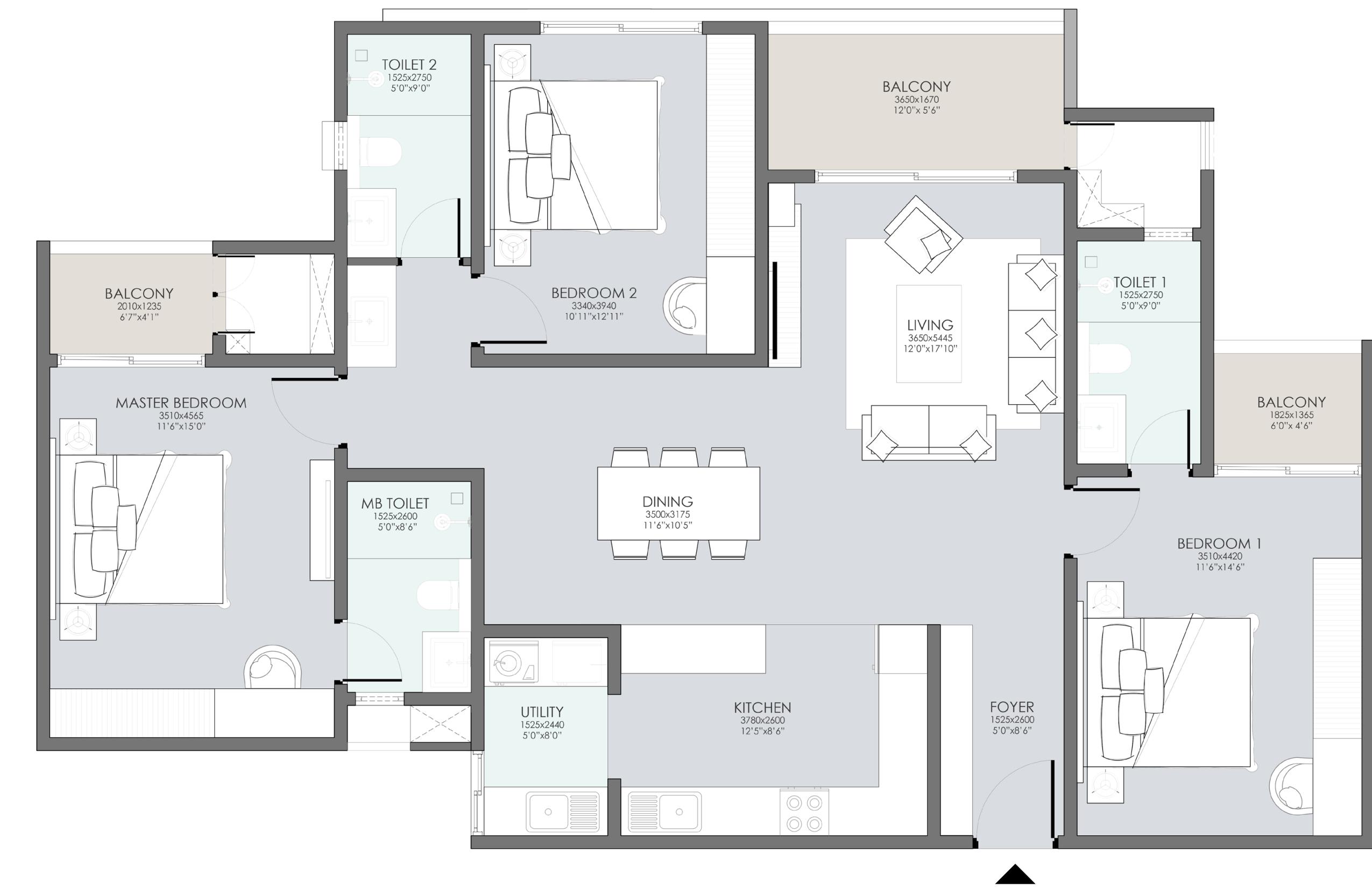
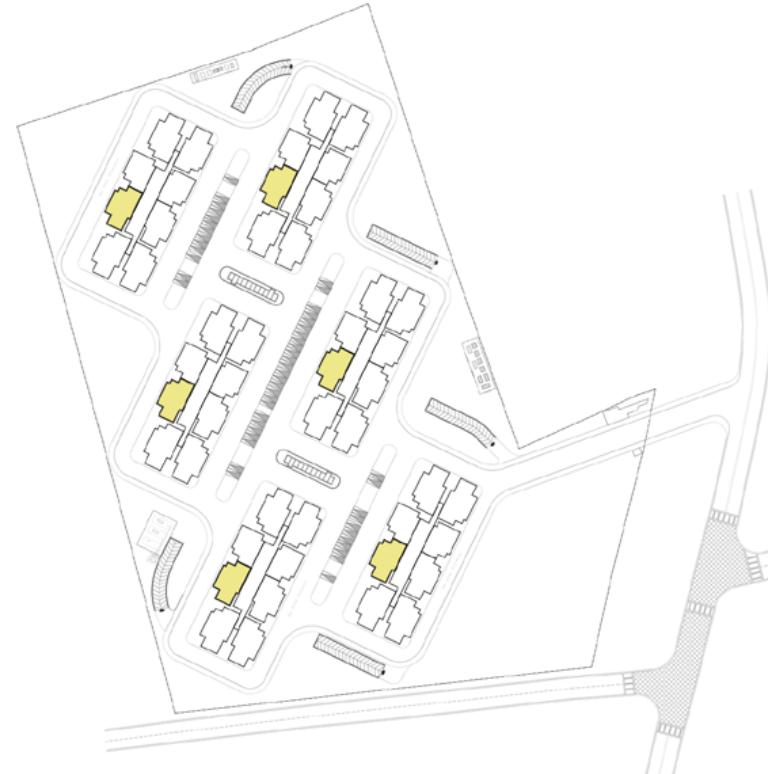
CA
1244 Sq.ft

CA + Balcony
1404 Sq.ft

FLOOR PLAN

3 BHK- Type 5

East Facing



Apartment No
206 - 1306

Super BUA
1931 Sq.ft

Built Up Area
1478 Sq.ft

RERA Carpet Area
1243 Sq.ft

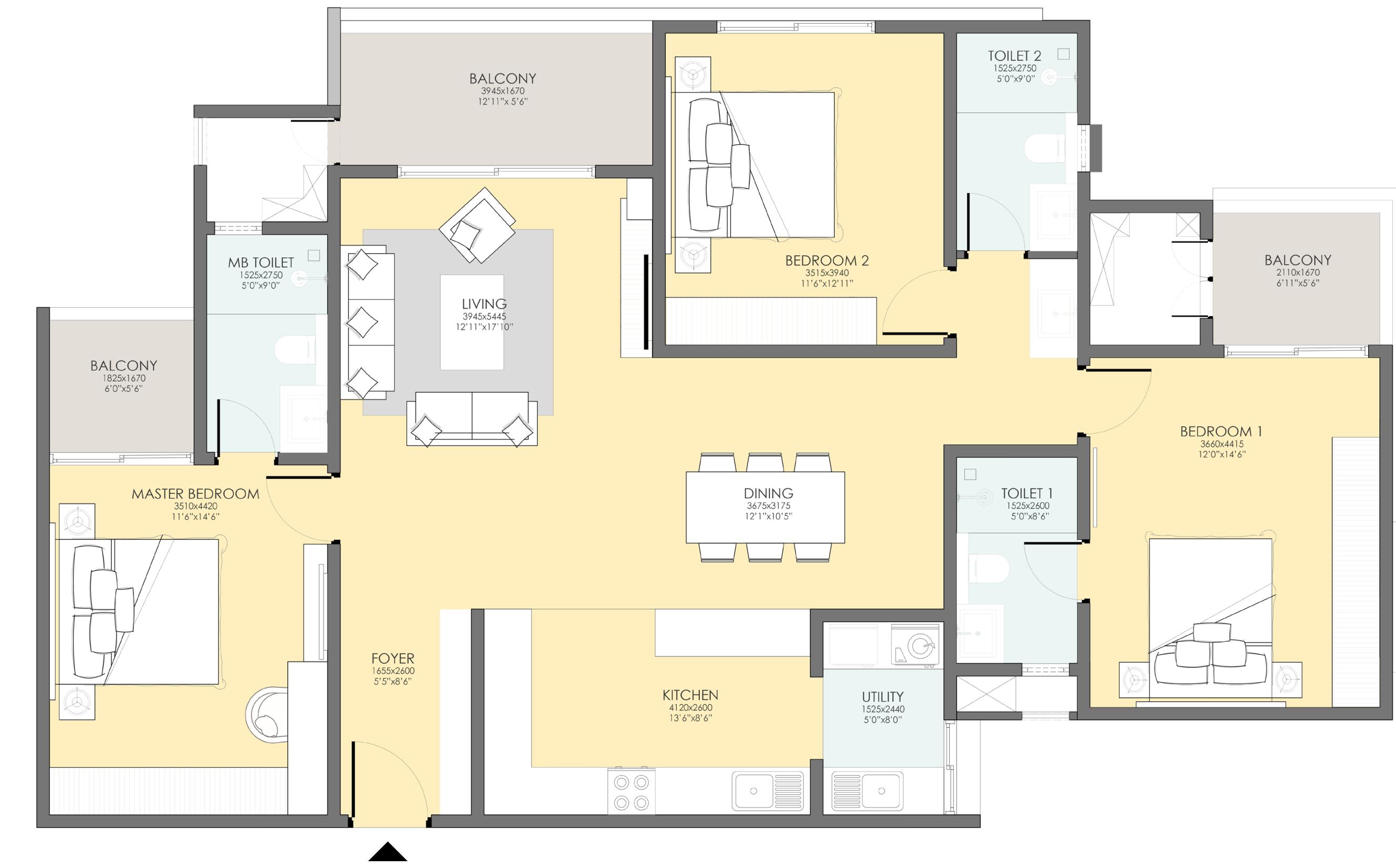
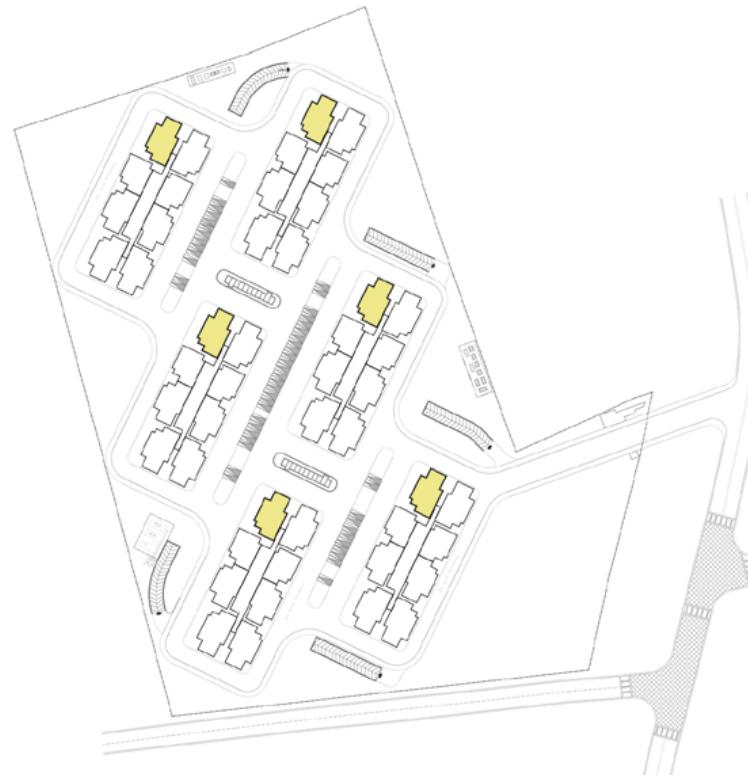
CA
1202 Sq.ft

CA + Balcony
1336 Sq.ft

FLOOR PLAN

3 BHK- Type 6

East Facing



Apartment No
208 - 1308

Super BUA
2030 Sq.ft

Built Up Area
1553 Sq.ft

RERA Carpet Area
1286 Sq.ft

CA
1244 Sq.ft

CA + Balcony
1404 Sq.ft

70% OPEN SPACE

ONYX

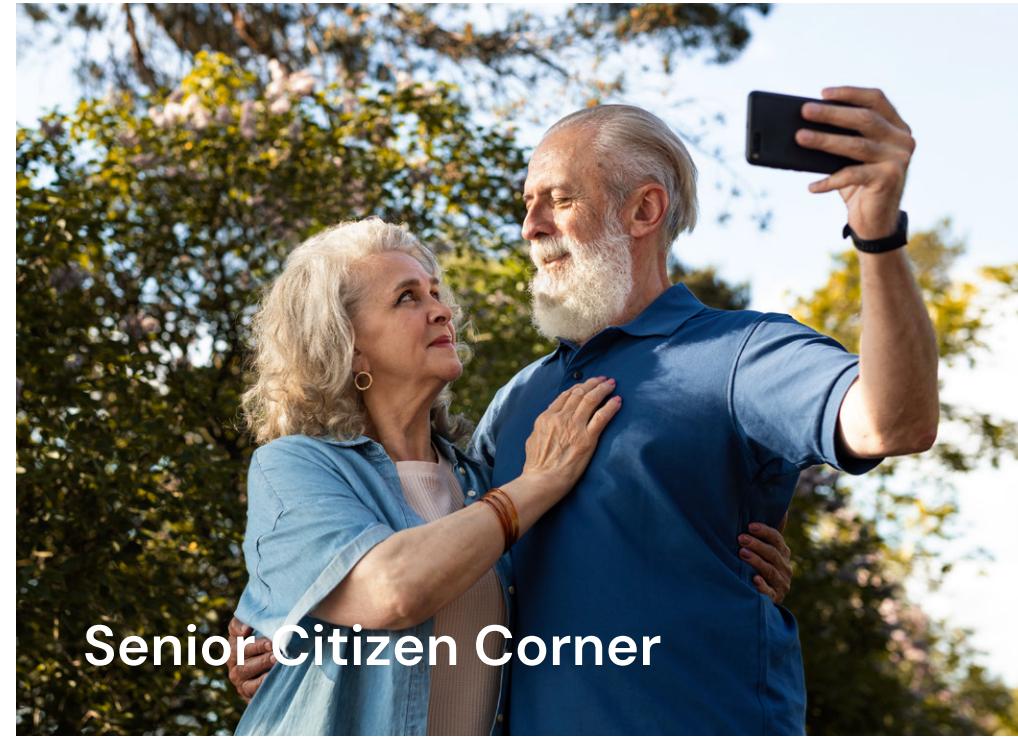


CLUBHOUSE



-  Badminton Court
-  Swimming Pool
-  Table Tennis
-  Squash Court
-  Gym
-  Coworking Space
-  Party Hall
-  Yoga Deck
-  Video Game Arena
-  AV Room

WHERE FUN AND RELAXATION FLOW

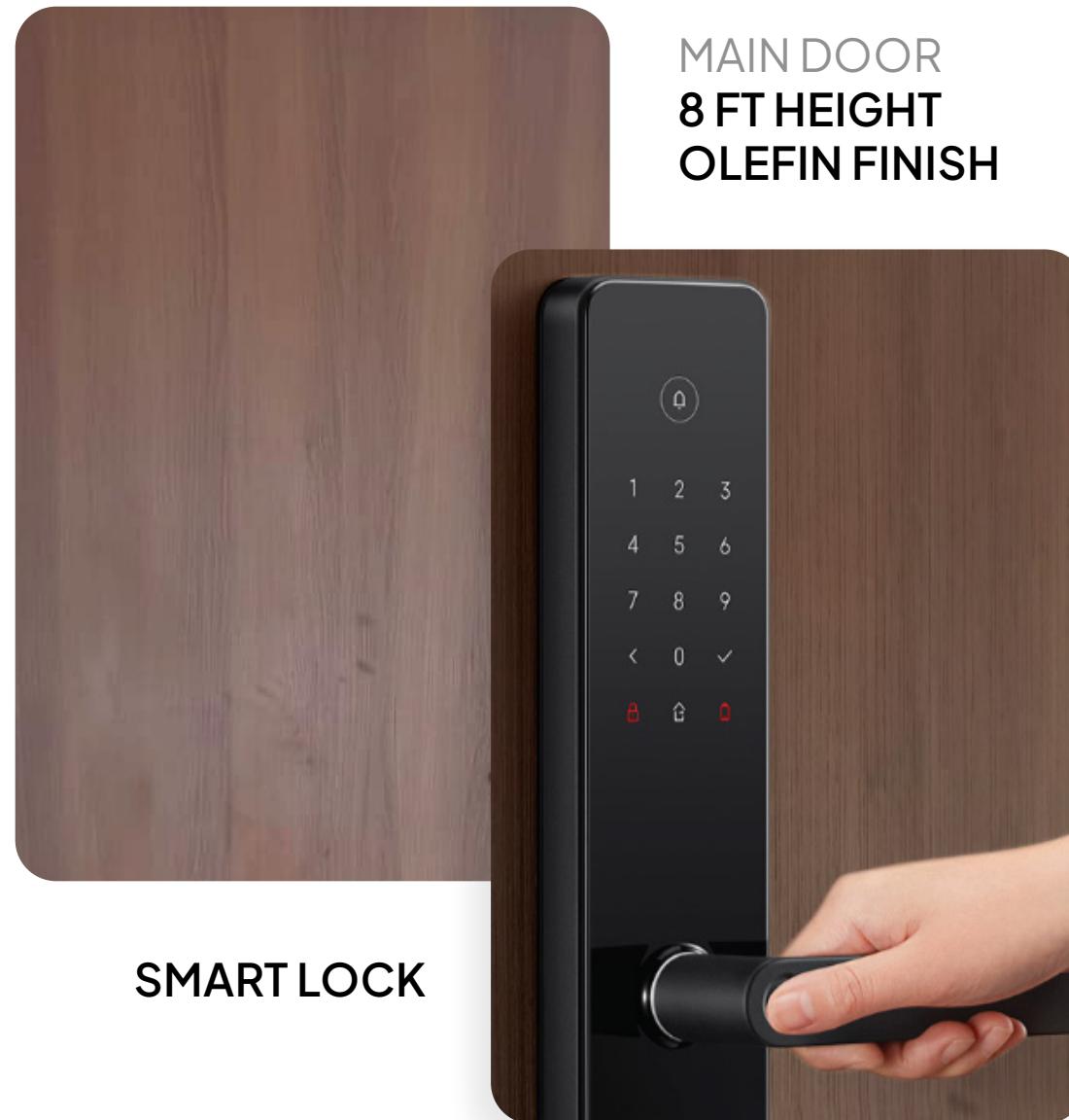


Specially curated amenities to elevate everyday life—be it a calming yoga session on the deck, lively playtime at the park, or refreshing dips in the pool, there's something special for everyone to enjoy.



ONYX

THE FINER DETAILS



SPECIFICATIONS

Architecture

Doors & Windows

Main Door: 8 ft high engineered door frame & threshold with granite, olefin finish and hardware with a smart lock.

Internal Doors: Engineered door frame with engineered wooden flush doors, olefin finish, and hardware.

Windows: UPVC frames with sliding shutters, clear glass, and mosquito mesh. In the kitchen, provision for mesh will be provided.

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

Wall Finishes

Internal walls: Smooth putty with emulsion paint.

Toilets: Ceramic tiles up to false ceiling (Matt finish).

External Walls: Texture finish with external grade weatherproof paint.

Balcony/Terraces: External grade weatherproof paint.

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.

Flooring

All Corridors and Lobbies: Matt vitrified tiles.

Living/Dining, Bedroom, Kitchen & Utilities: Glazed vitrified tiles.

Toilets: Ceramic tiles (Matt finish).

Balconies: Ceramic tiles (Matt finish).

SPECIFICATIONS

Electrical & Plumbing

Electrical Works

EB Power: Min. 3KW for 2BHK and 4KW for 3BHK.

DG Power Backup: Min. 1KW DG backup for individual units and 100% for common area & utilities.

AC: Provision 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 connection only for living room & IP in master bedroom.

Switches: Panasonic/Anchor/ Legrand or Equivalent.

Water Heater: Provision in all toilets & kitchen/ utility.

Kitchen Power: For chimney, hob, refrigerator, microwave oven, mixer/grinder & water purifier in the kitchen.

All Bathrooms

EWC: White coloured wall mounted EWC with seat cover, concealed cistern, health faucet (American Standards/Toto or Equivalent).

Wash Basin: Wall hung wash basin (white color) with pillar cock.

Shower: Shower with single lever diverter.

Utility

Plumbing & electrical lines for washing machine & dishwasher.

Elevators

*Kone/ Otis/ Equivalent

SPECIFICATIONS

Other Services

CCTV

Provided in all entry & exit of the blocks

EV Charging

Car Charging Points: Provision in guest parking for EV charging

Fire And Safety

Fire systems will be provided as per the fire norms.

Sprinklers for all parking spaces & driveways.

Hydrants provided at every floor.

Gas Bank

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

LET'S BE ON THE RIGHT PATH

Solid Waste Management

Segregation at source.
Organic waste converter.

Solar Rooftop Power Plant

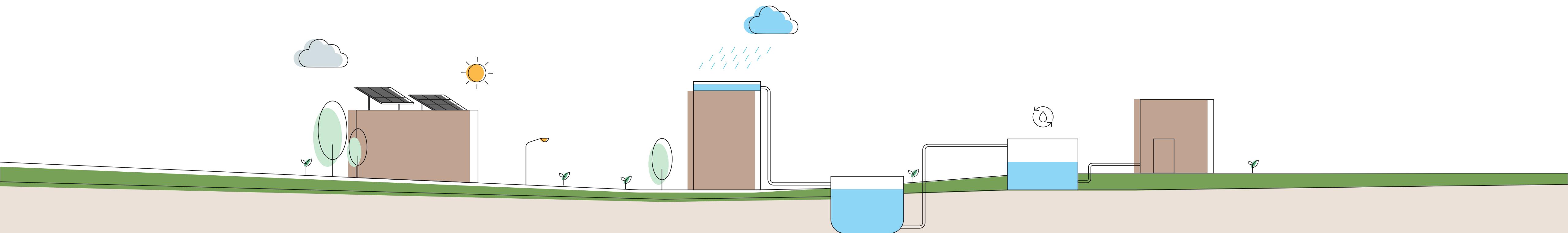
On grid 3KW (Peak) in every tower,
only for common area.

Water Treatment Plant

Treated water supply through water
softening and purification plant.

Water Conservation

Dual piping system for water supply.
All landscapes are maintained through
recycled water.
Rain water harvesting.
Ground water recharge.



FASTEST GROWING REAL ESTATE DEVELOPER

At Modern Spaaces, we do more than build homes; we create places that matter, blending functionality with human centric design. Since opening our doors in 2019, we have rapidly grown to become a major force in Bangalore's real estate market.



Area Developed



On-Going



In the Pipeline

DEVELOPED PROJECTS



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**.



Urbanest

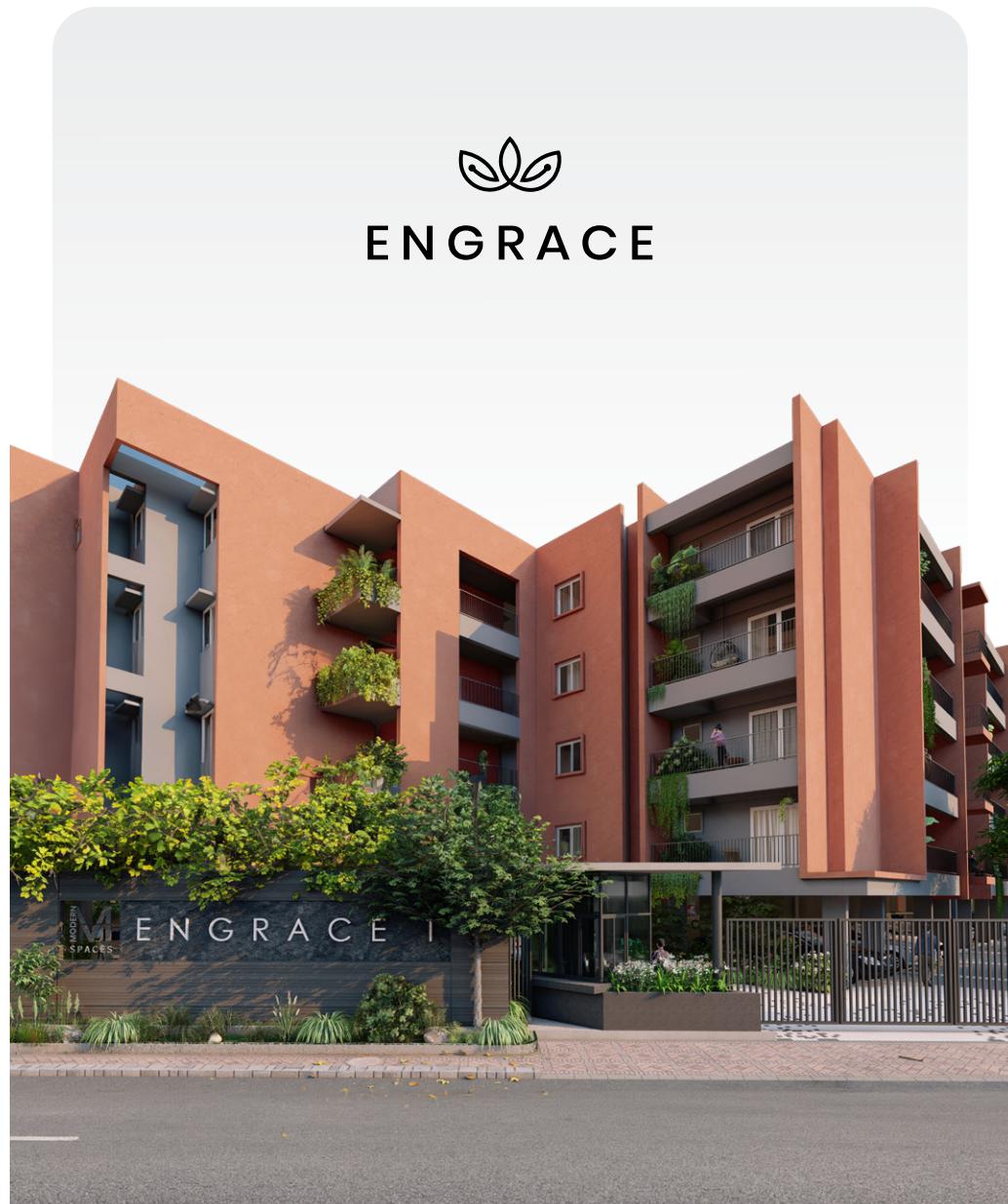
Urbanest consists of **331 units** of **1, 2 & 3 BHK** across four blocks. Successfully completed and possession started from **March 2022**.



Engrace 1, 2 & 3

Engrace **1, 2 & 3** together comprise a total of **484 apartments**, offering **2, 2.5, and 3 BHK** configurations with sizes ranging from **1304 to 2091 sq. ft.** With handover completed in **March 2024**.

ON GOING PROJECTS



Engrace 4

Engrace 4 features **145** spacious **3 BHK units**, ranging from **1620 to 2244 sq. ft.** The project is fully sold out and is slated for handover in **March 2026**.



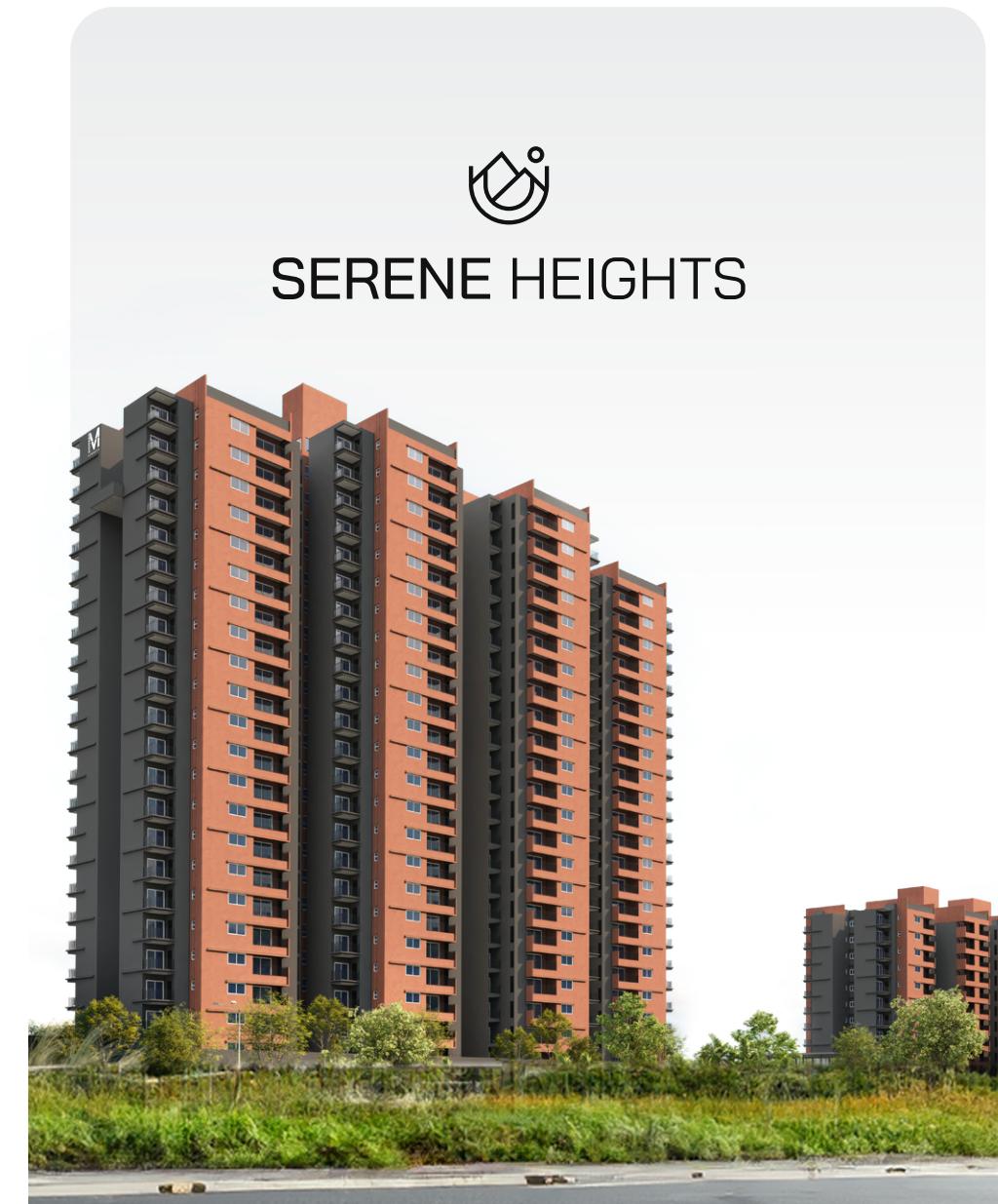
Soulace

Soulace, a premium Villa project of **266 units** offering **4 & 5 BHK** with modern amenities. The first phase handover is scheduled to commence from **June 2025***.



Engrace Vista

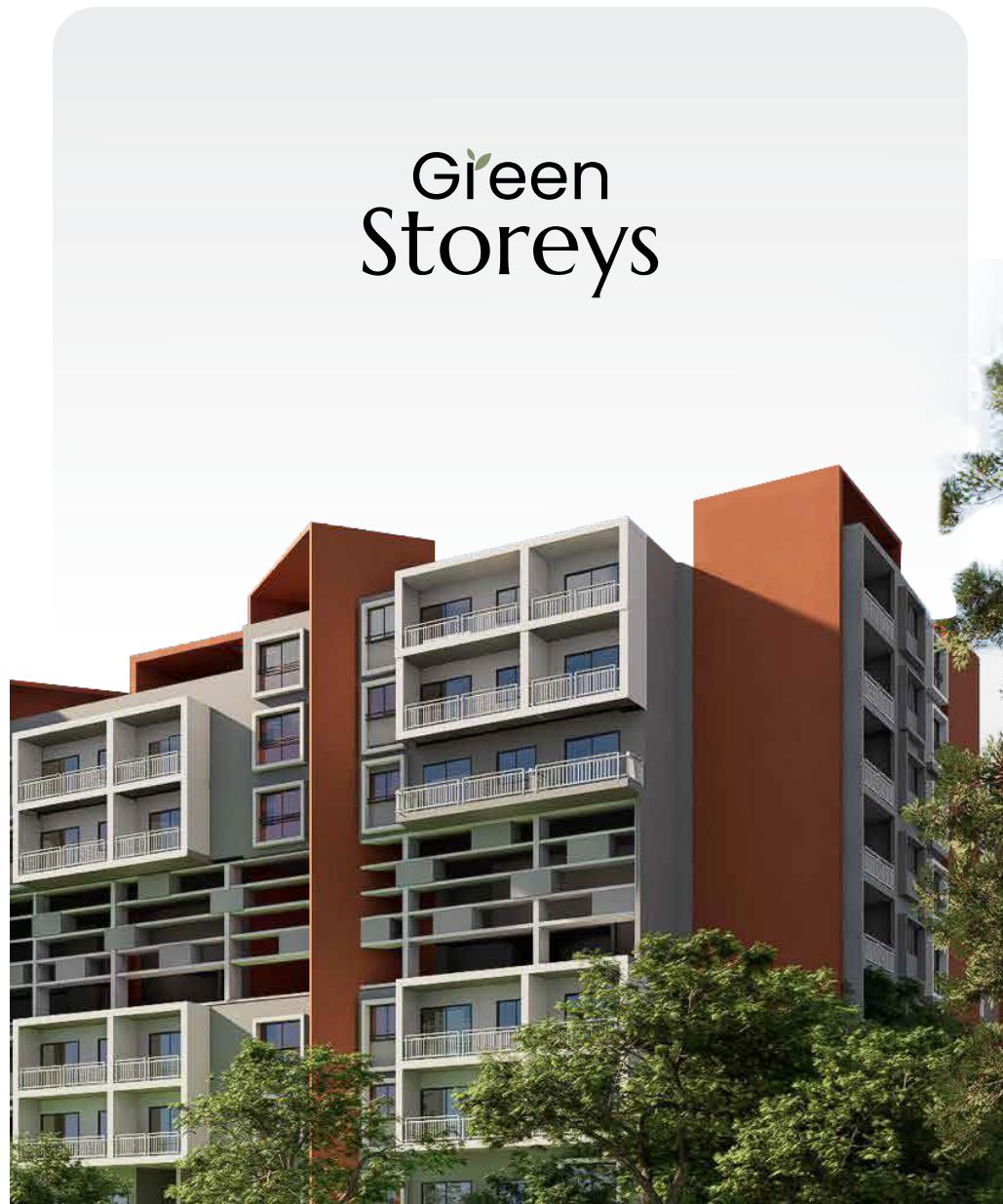
Engrace Vista is Sarjapur's exclusive community that offers only **3 BHK** residences, ranging from **2116 to 2200 sq. ft.** featuring premium specifications and world-class amenities.



Serene Heights

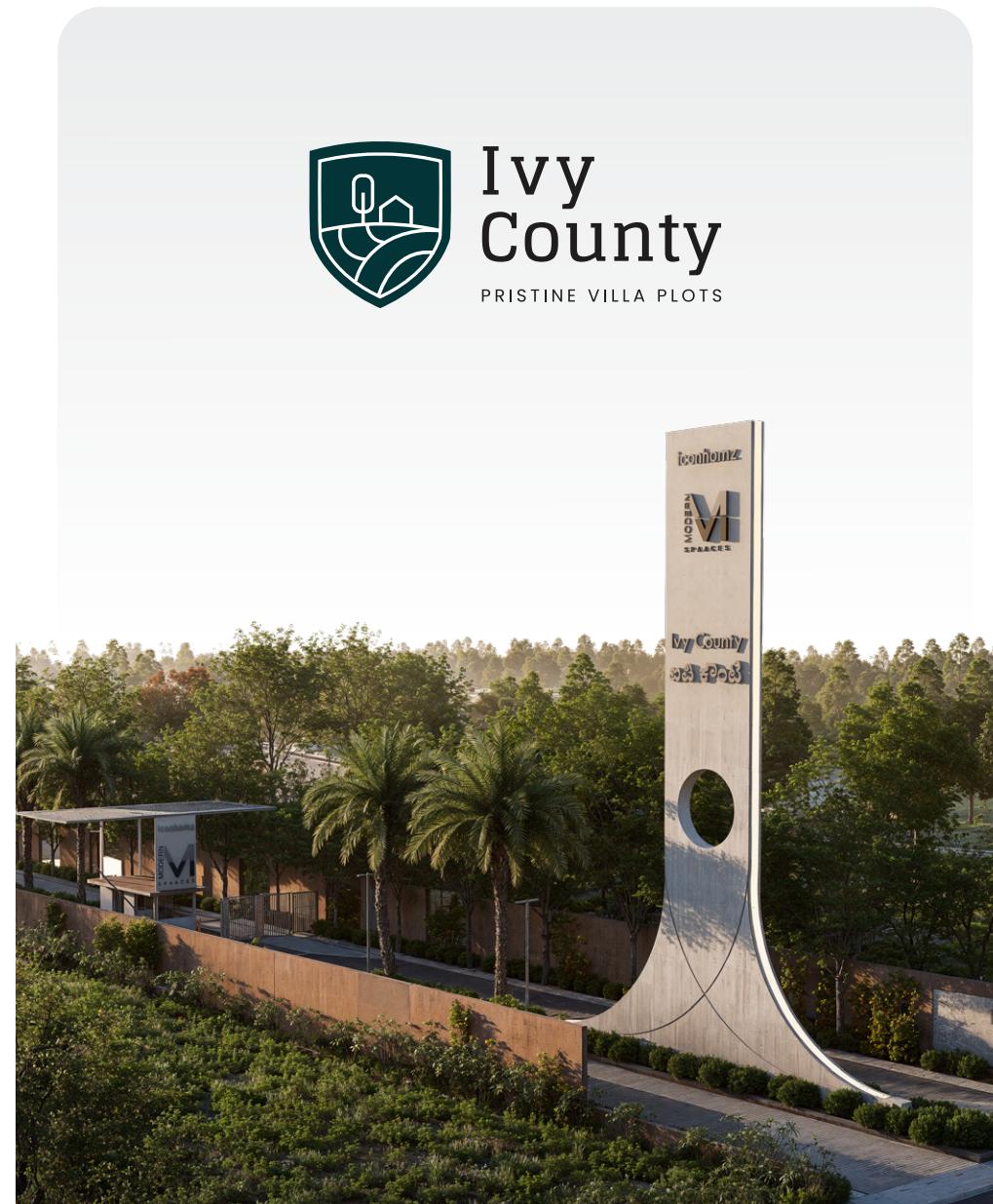
Designed for multi-generational living, Serene Heights spans **7.5 acres** and offers spacious **2 & 3 BHK** homes on Sarjapur Road. Planned in two phases, it features the grand Icon Tower, dual clubhouses, and abundant green spaces for a balanced life.

ON GOING PROJECTS



Green Storeys

Green Storeys is a boutique community offering exclusive **2 & 3 BHK** homes, ranging from **1,349 – 1,851 sq. ft.** With only **135 units** and 80% open space, this sustainable development stands out as an eco-conscious living experience.



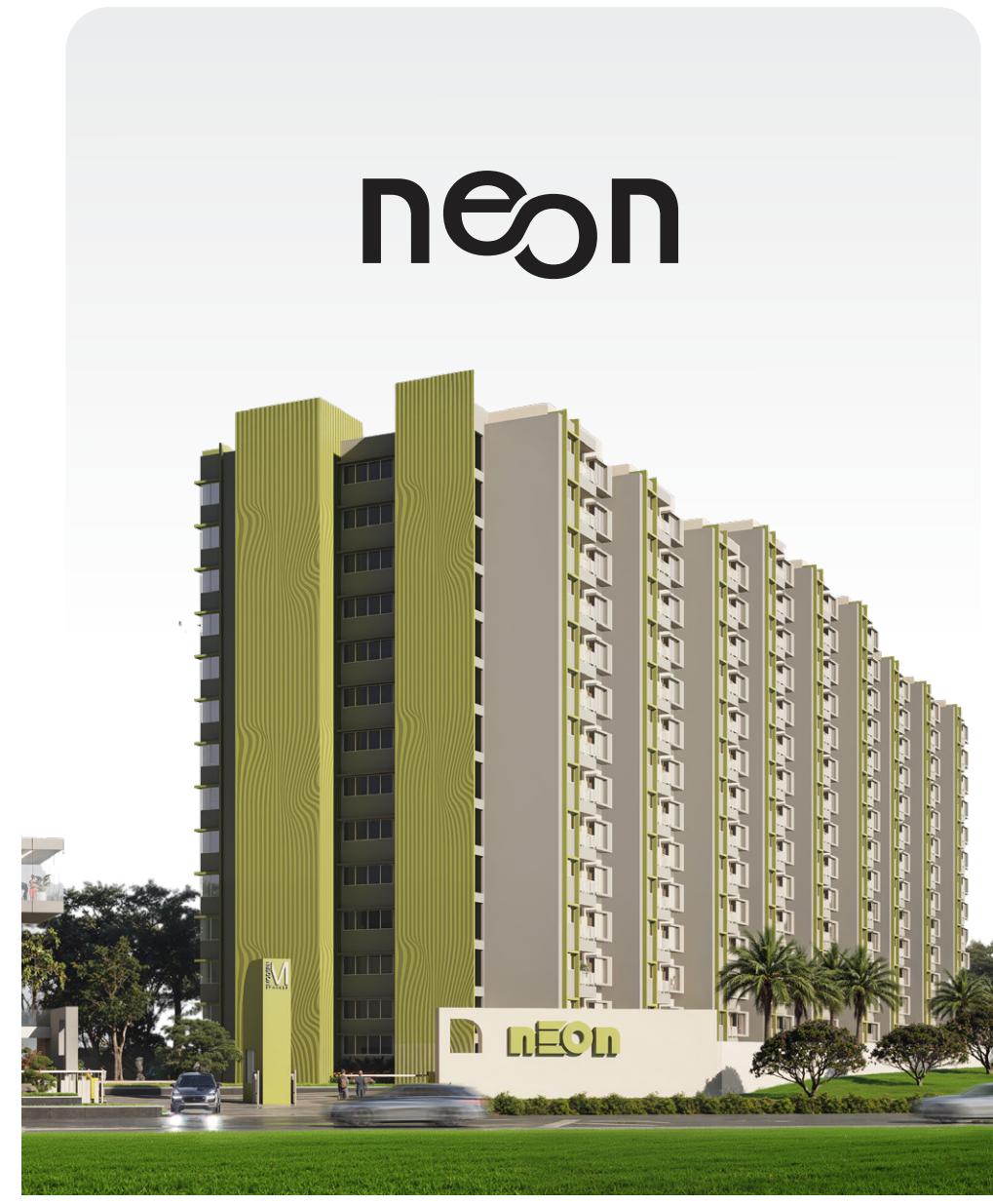
Ivy County

Ivy County spans **50 acres** of pristine villa plots, featuring **658 plots** ranging from **1,200 to 4,000 sq.ft.** Located off Gunjur-Varthur Sarjapur Road, it offers a **50,000 sq.ft. clubhouse** and world-class amenities.



Windmere

Windmere, located off Harlur –Sarjapur Road, in a premium gated enclave featuring just **24** exclusive **3 & 4 BHK** homes ranging from **1,750 to 3,620 sq. ft.**, complemented by an **11,000 sq. ft.** clubhouse and exceptional amenities.



Neon

Neon is our latest project located on **NH 648**, near Sarjapur. It offers open-layout **2 & 3 BHK** homes ranging from **1,200 to 1,800 sq. ft.** and a host of amenities. Designed for those who value both comfort and convenience.



Building **Spaces** with
People at Heart.

ONYX

Contact

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Disclaimer: All provided details, including but not limited to floor plans, are dynamic and may undergo modifications. These changes are made at the sole discretion of Modern Spaces, strictly following the regulatory framework and guidelines prescribed by the Real Estate Regulatory Authority (RERA)