

# Brave New Apartments in India

CoEvolve  
Florenza



# Trust is in short supply.

Buying a home these days is like a trip to the moon. Long and anxiety inducing. The frequent project delays that push your patience to the limits, dealing with work processes that are more complex than a magician's tricks, unanswered telephone calls and the art of never staying true to promises. It's time to forget these worries.

With CoEvolve Estates, discover a seamless home buying experience where transparency and value for money come together. Say goodbye to all the stress and uncertainty, and let us guide you to your dream home in the heart of the city.



# Bengaluru's only apartment with everyday countdown to handover.



At CoEvolve Florenza, we are not just building homes, but also trust. We believe in going beyond sustainability and in being transparent at every step of your home buying journey. That's why we take a never before seen approach of offering you :



All statutory documents made public.



Zero topsoil loss.



Live streaming of construction.



Availability and pricing on the website  
[www.coevolveflorenza.com](http://www.coevolveflorenza.com)

# A dream home where luxury and privacy converge.



At CoEvolve Florenza, you can enjoy luxury living without breaking the bank. We have redefined high-end features that are perfectly aligned for you, offering a stunning lifestyle. This project is equidistant to the tech hubs of ORR, Whitefield and Electronic City so you will never waste hours stuck in traffic.

And for those who value privacy, there can't be a better choice. With no vehicular movement at ground level, every apartment is wrapped in serenity without any disturbance.

- Earth healing homes that support circular economy.
- Located next to the most happening hub in Bengaluru.
- Designed to align with Vaastu principles.
- Beautifully landscaped for enhanced aesthetics.
- No common walls, no intrusions.

# Bengaluru's new high street is just a walk way.

Nestled in Sarjapur road, the new buzzing hub of Bengaluru, CoEvolve Florenza offers the perfect blend of urban convenience and modern living. It is also equidistant from ORR and Whitefield. Step into a world where every night out is an adventure, and the trendiest shops and gourmet restaurants are just around the corner. Make your home where you can savour the spirit of this beautiful city and make most of every moment.





# Earth healing homes with lesser maintenance costs.

At CoEvolve Florenza, fall in love with eco-living where every detail is thoughtfully designed to care for you and the environment. No resource is wasted, ensuring long-term benefits for everyone. CoEvolve Estates is committed to creating homes that not only cater to your needs but are also a step towards a brighter and greener future.



## ENERGY EFFICIENCY

Efficient energy management reduces carbon footprint considerably.

### Thermal Comfort – reduces artificial cooling

- High-performance glass for windows from Saint Gobain.
- Heat reflective paint on external walls.
- Cool roof treatment on the terrace.

### Efficient Systems - reduces power consumption

- Zero power consuming sewage treatment plant.
- Solar power plant produces electricity.
- Gearless elevators.
- Corridor and parking lights that respond to your presence.
- Power free organic waste composter - Turning trash to treasure.
- EV charging hubs for all the earth loving futuristic rides.



## WATER EFFICIENCY










Instead of a water-guzzler, your dream home at CoEvolve Florenza is water conscious.

- Low flow plumbing fixtures - every little drop counts.
- Turn raindrops to riches with our rainwater harvesting system.
- Pneumatic pumps breathe life into recycled water for flushing and irrigation.
- A robust water management infrastructure ensuring zero water discharge from the community.






# A world of amenities awaits you at every corner.

Indulge in a world of amenities that are a match for your every desire. From a sparkling pool and state-of-the-art gym to lush gardens and a bustling clubhouse, your dream lifestyle beckons.


## CLUBHOUSE

-  Party hall
-  Air-conditioned
-  gymnasium Indoor
-  games room
-  Maintenance office
-  Swimming pool
-  Toddlers pool
-  Steam room
-  Massage room

## ON GROUND AMENITIES


-  Entrance plaza
-  Security kiosk
-  Bus bay
-  Accent tree boulevard
-  Floral garden

 Leisure lawn

 Pets park


 Garden of senses

 Bamboo grove

 Open air theatre

 Futsal

 Cricket pitch

 Lawn

 Seating alcove

 Jogging track

 Mini forest

 Seating gallery


 Skating arena

 Community garden


 Hammock garden






 Gulmohar tree court

 Gazebo


 Kids' play area

 Nanny's corner

 Basket ball dribbling court


 Seating booths


 Multipurpose play court


 Swing cabana




## PODIUM

 Outdoor gym

 Loop walkway/Jogging track

 Palm seating plaza/ Party deck




 Tot-lot
















 Play lawn



# Innovation, convenience and much more.

## FACILITIES

-  Organic waste composter
-  Sewage treatment plant
-  Water softener plant
-  5 high-speed passenger elevators of reputed make
-  3 high-speed service elevators of reputed make
-  Surveillance camera (CCTV)
-  100% DG back up for common areas
-  Provision to connect DTH of your choice (clutter free)
-  Advanced water treatment plant
-  Restrooms for support staff

-  Nanny's corner
-  Meditation island
-  Seating corner
-  Reading corner
-  Hobby court
-  Board games plaza
-  Community gathering event plaza
-  Remote toy car racing track
-  Solar working pods
-  Yoga deck
-  Aroma garden
-  Exercise lawn
-  Senior citizen gazebo
-  Reflexology walkway
-  Table Tennis play deck





# Our vision for you.

## ON GROUND AMENITIES

1. Entrance Plaza
2. Security Kiosk
3. Bus Bay/ Waiting zone
4. Accent Tree Boulevard
5. Floral Garden
6. Leisure Lawn
7. Pets Park
8. Garden of Senses
9. Bamboo Grove
10. Open Air Theatre

11. Futsal
12. Cricket Pitch
13. Lawn
14. Seating Alcove/ Bonfire
15. Jogging Track

16. Mini Forest
17. Seating Gallery
18. Skating Arena
19. Community Garden
20. Hammock Garden

21. Gulmohar Tree Court
22. Gazebo
23. Kids Play Area
24. Nanny's Corner
25. Basketball Dribbling Court

26. Seating Booths
27. Multipurpose Play Court
28. Swing Cabana
29. Swimming Pool
30. Clubhouse
31. Spa

## PODIUM AMENITIES

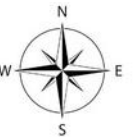
32. Outdoor Gym
33. Jogging Track/ Loop Walkway
34. Palm Seating Plaza/ Party Deck
35. Tot-Lot
36. Play Lawn

37. Nanny's Corner/ Chit-Chat Plaza
38. Meditation Island
39. Seating Corner
40. Reading Corner
41. Hobby Court

42. Board Games Plaza
43. Community Gathering Even Plaza
44. Remote Toy Car Racing Track
45. Solar Working Pods
46. Yoga Deck



47. Aroma Garden
48. Exercise Lawn
49. Senior Citizen Gazebo
50. Reflexology Walkway
51. Table Tennis Play Deck



# First Floor Plan

Aster

Basil

Cassia

Daisy



# Second to Twelfth Typical Floor Plan



**Aster**

**Basil**

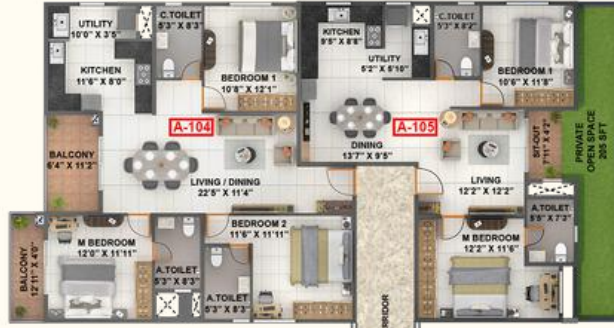
**Cassia**

**Daisy**



# Aster

3BHK+3T  
(1573  
Sq.ft)



2BHK+2T  
(1158  
Sq.ft)

3BHK+2T+Powder  
Room (1526 Sq.ft)

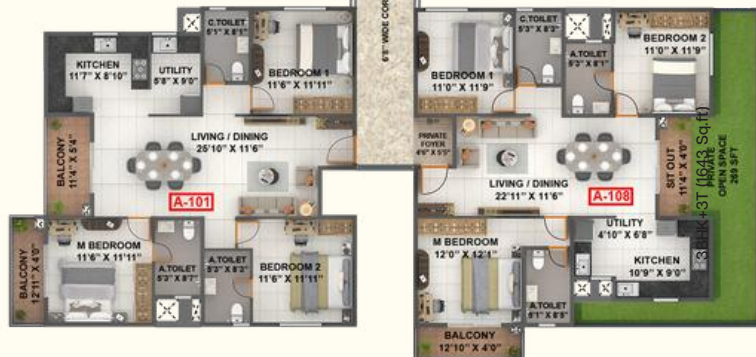


3BHK+2T  
(1479  
Sq.ft)

3BHK+2T+Powder  
Room (1425 Sq.ft)



3BHK+3T  
(1643 Sq.ft)



3BHK+3T  
(1556 Sq.ft)

1st

# Floor Plan

1st

# Floor Plan

# Basil

3BHK+3T  
(1663 Sq.ft)



3BHK+2T  
(1377  
Sq.ft)



3BHK+2T  
(1398 Sq.ft)



3BHK+2T  
(1432 Sq.ft)



2BHK+2T  
(1139  
Sq.ft)



2BHK+2T  
(1079 Sq.ft)



3BHK+3T  
(1601  
Sq.ft)



2BHK+2T  
(1106  
Sq.ft)



1st

Floor Plan

Cassia

Daisy

3BHK+3T  
(1665 Sq.ft)

3BHK+2T  
(1398 Sq.ft)

3BHK+2T  
(1377 Sq.ft)

3BHK+2T  
(1431 Sq.ft)



3BHK+3T  
(1601 Sq.ft)

2BHK+2T  
(1052 Sq.ft)

2BHK+2T  
(1155 Sq.ft)

2BHK+2T (1163 Sq.ft)



3BHK+2T+  
Powder Room  
(1391 Sq.ft)

3BHK+3T  
(1513 Sq.ft)

3BHK+2T  
(1427 Sq.ft)

3BHK+3T  
(1594 Sq.ft)

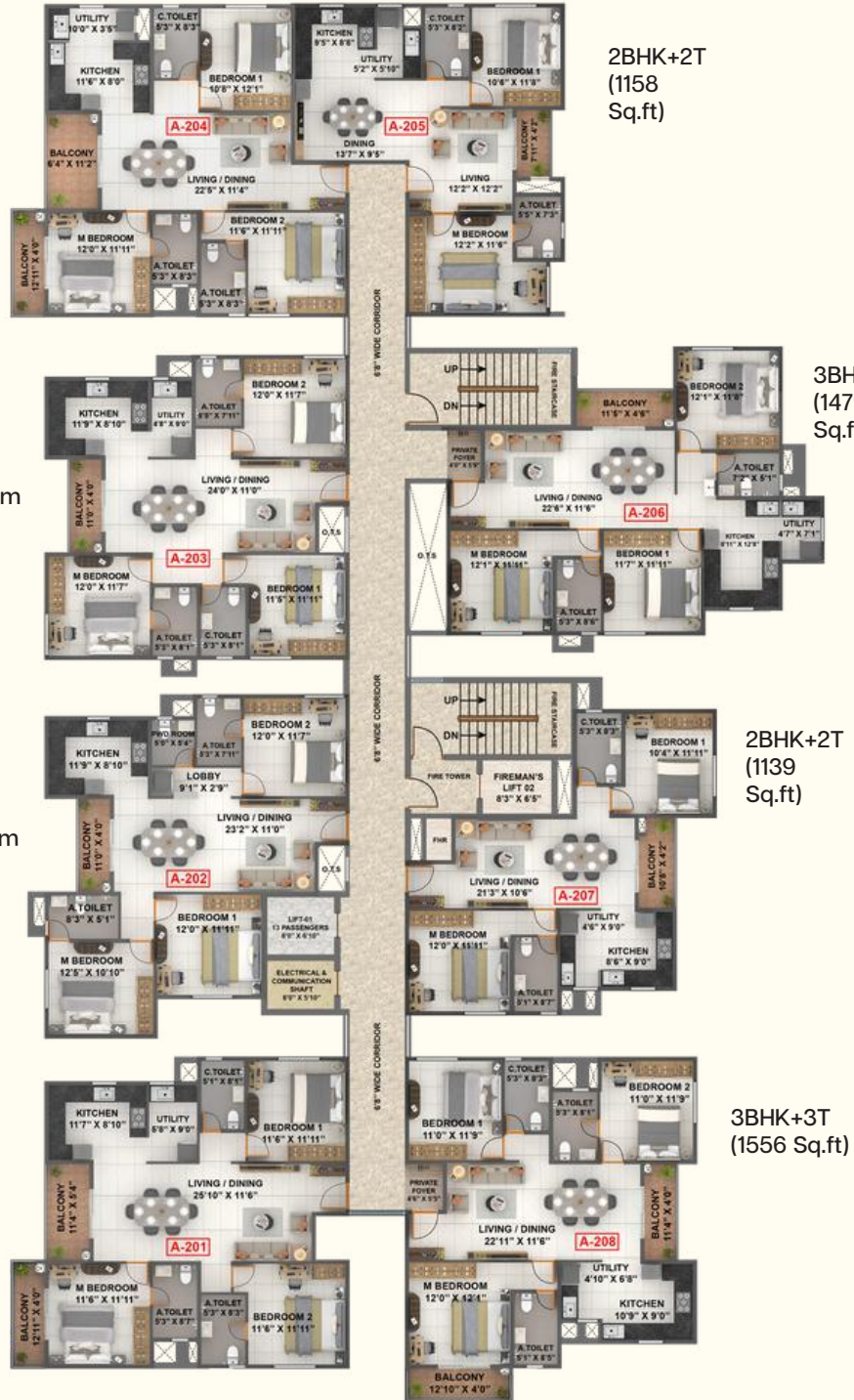
3BHK+3T  
(1562 Sq.ft)

3BHK+3T  
(1614 Sq.ft)

1st

Floor Plan

# Aster



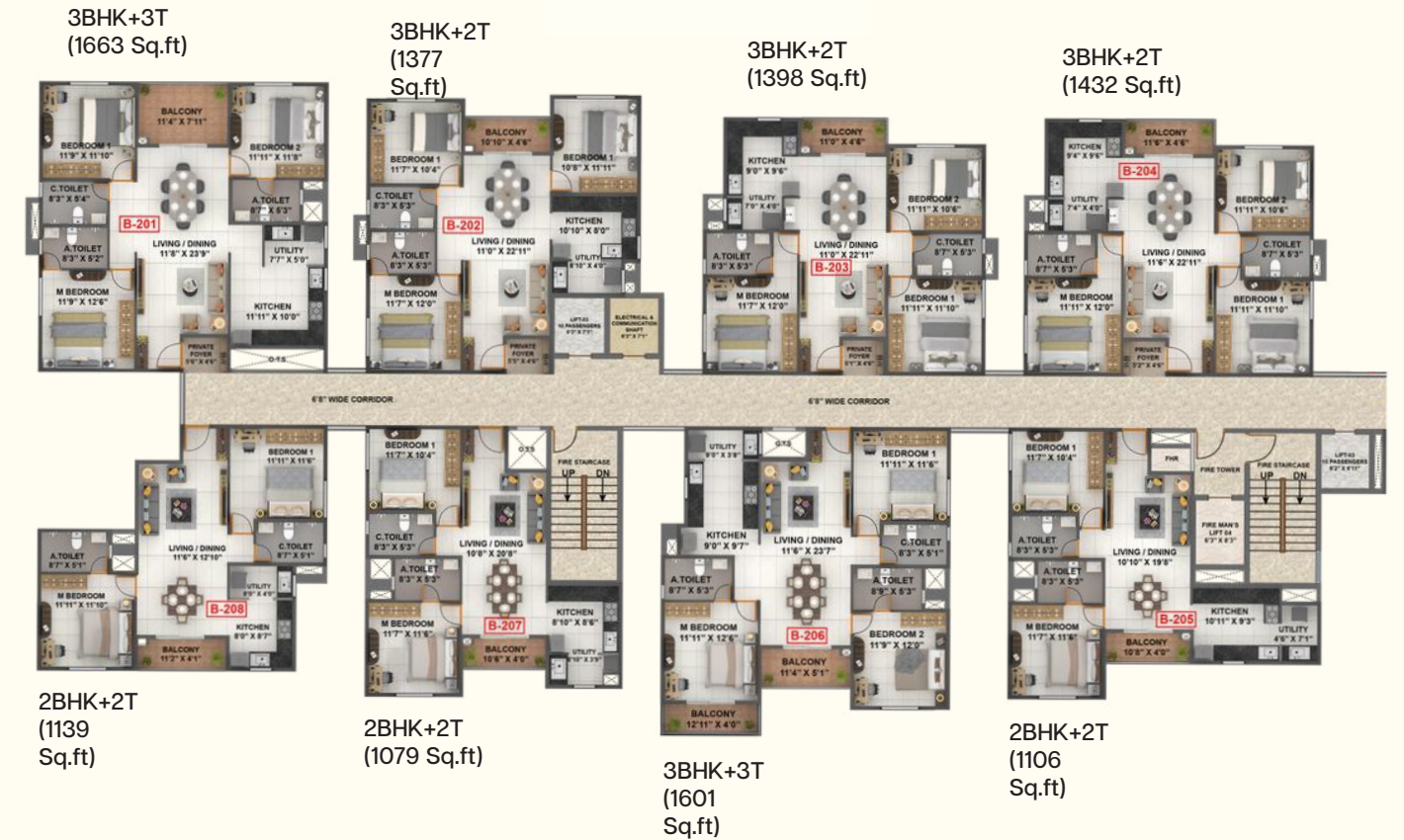
2nd to 12th

Floor Plan

# 2nd to 12th

## Floor Plan

# Basil



2nd to 12th

Floor Plan

Cassia

Daisy

3BHK+3T  
(1665 Sq.ft)



3BHK+2T  
(1398 Sq.ft)



3BHK+2T  
(1377 Sq.ft)



3BHK+2T  
(1431 Sq.ft)



3BHK+3T  
(1599 Sq.ft)



3BHK+3T  
(1601 Sq.ft)



2BHK+2T  
(1052 Sq.ft)



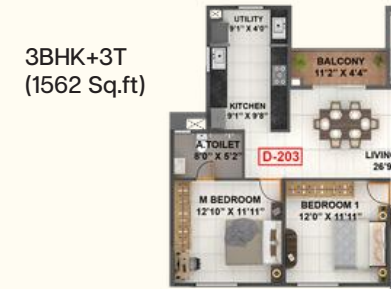
2BHK+2T  
(1155 Sq.ft)



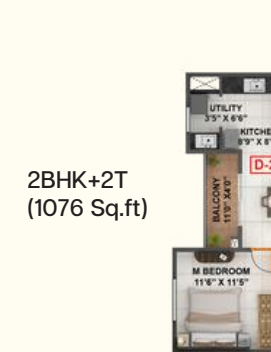
2BHK+2T  
(1163 Sq.ft)



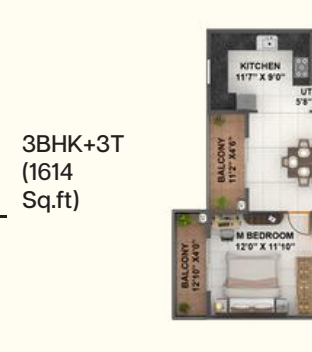
3BHK+3T  
(1562 Sq.ft)



2BHK+2T  
(1076 Sq.ft)



3BHK+3T  
(1614 Sq.ft)



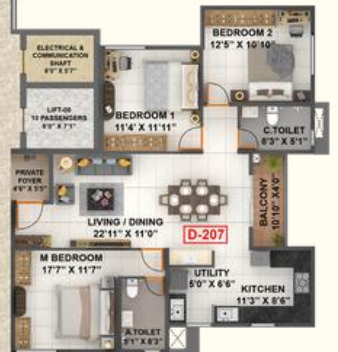
3BK+2T+  
Powder Room  
(1391 Sq.ft)



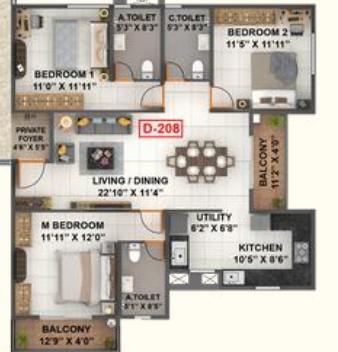
3BHK+3T  
(1513 Sq.ft)



3BHK+2T  
(1427 Sq.ft)



3BHK+3T  
(1594 Sq.ft)



2nd to 12th

Floor Plan

# Location Map



## In Close Proximity & on Sarjapur Road

Proposed Sarjapur Metro Station -5km  
 Sarjapur Police Station -5km  
 Proposed Dommasandra Metro Station-6.5km  
 Carmelaram Railway Station -12km  
 Whitefield -12km

## Distance to Important Locations of Bangalore:

MG Road -27km  
 Majestic BMTC Bus Station -32km  
 Kempe Gowda International Airport-49km

## Educational Institutions:

Azim Premji University -6km  
 Indus International School -7km  
 Oakridge International School -6km  
 Global Indian International School -8km

## Hospitals

Spandana Hospitals -5km  
 Manipal Hospital Sarjapur road-15km  
 Manipal Hospital Varthur road -12km

## Business/Tech Parks

Infosys Proposed Head Quarter -6km  
 Upcoming Prestige Tech Park -2.5km  
 Bio Techpark -16km  
 Wipro Corporate Office-13km

## Sports/Entertainment/Shopping Malls

D-mart Sarjapur -4km  
 Decathlon -10km  
 The Forum Neighbourhood Mall -12km





# Specifications



## Flooring

- Vitrified tiles in living, dining, bedrooms & kitchen. · Ceramic tiles in balconies and utilities.
- Anti-skid ceramic tiles in bathrooms.



## Doors

- Frame : A robust Melamine-wrapped LVL frame with wall jamb architrave and door seal, creating a haven for acoustics and climate control.
- Main door shutter : The grand 8ft stature, 40mm thick flush door delights with textured laminate, stainless steel accents, and a futuristic biometric lock from Godrej.
- Bedroom / Bathroom door : Standing at 7ft and 32mm thick, these doors scream finesse with laminate finishes on both sides and the trusty ball lock.
- Balconies: UPVC French doors that slide open in style with glass shutters and provision for mosquito mesh.



## Windows

- UPVC windows: 2.5 track with provision for mosquito mesh shutters with high-performance glass from Saint-Gobain.
- UPVC ventilators in bathrooms.



## Kitchen

- Electrical points for water purifier, refrigerator, microwave and chimney in kitchen.
- Plumbing provision for water purifier in kitchen and washing machine in utility area.



## Electrical

- POLYCAB / equivalent fire resistant copper cables.
- Schneider/equivalent modular switches.
- One ELCB (Earth Leakage Circuit Breaker) for every apartment's safety.
- AC point in master bedroom for 2 BHK & 2 bedrooms for 3 BHK.
- Adequate light, fan and plug points with DTH point in living room.
- Electrical point for TV in all bedrooms & provision for internet in living rooms. · DG backup: 3 kw for each apartment.



## Bathrooms

- Full - height (false ceiling height) dado with ceramic tiles for toilets.
- 4 - feet high dado with ceramic tiles in powder rooms.
- Hindware basins & commodes.
- Kohler CP fittings and health faucets. Single lever diverter for shower.



## Paint

- Weatherproof paint on external walls.
- Oil-based distemper paint on internal walls and ceilings. · Enamel paint for all MS works.

# CoEvolving since 2005

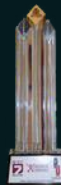
Established in 2005 as Asset Builders, CoEvolve Estates aspire to make city life better. Ever since the beginning, we have always been loyal to our customers by providing crystal clear documentation, high-quality standards and sticking to promised home-delivery timelines.



At CoEvolve Estates, the future is circular. We are also super passionate about implementing earth-healing features that reduce the environmental impact of construction and conserve natural resources.

Together, let's shrink our carbon footprint.

**Let's CoEvolve !**



**Best Residential Developer - Green Building In India**



**IGBC Platinum Rated**



**Amongst the top 3 Green Building Projects in Asia Pacific Region**



**Best Sustainable Smart Community (South India)**

At CoEvolve Estates, our philosophy and existence evolves around living beyond sustainability, guided by the five pillars -

**Believe, Prosper, Belong, Achieve, Connect.**





☎ **96328 04444**

🌐 **www.coevolveflorenza.com**

📍 Sy. Nos. 90/2A, 90/2B, 90/3, 90/4, 90/5, 90/6, 90/7, 90/8, 90/9, 91/4, 91/5, 91/6, 91/7, 91/8 & 91/9, Kutaganahalli- Neriga Road, Gonighattapura Village, Sarjapura, Bangalore-562125

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