“Where peace is found,
The city's noise fades to the ground.
A quiet place, a gentle rest,
Life by the lake is simply the best.”
Actual shot of Kasavanahalli Lake

The *Blue* Healing

Windemere's blue space advantage is a gift that keeps giving. The serene Kasavanahalli Lake brings a natural calm to your life, helping you find a sense of peace and clarity, even when the world moves fast.

Project at a Glance

Configuration
3 & 4 BHK

Size
1750 - 3620 Sq.ft

Construction:
RCC Framework

Location
Harlur Road

Legal
RERA & BMRDA

Possession
December 2025

Structure
G+4

Land Extent
36000 Sq.ft

No. of Units
24

Home Loan
Approved by
All major Bank

Key *Highlights*

30% Plot Area
Dedicated park

11,000 sq.ft
Clubhouse

Boutique
3 & 4 BHK

25 % Additional
Parking Slots

Lake-facing
Co-Working
Space

Prime
Location

Inside a Private
Community

Location Advantage

Located just 1.5 km from the main Sarjapur Road, Windmere located in Haralur Road keeps you close to everything that matters. With easy access to HSR Layout, Outer Ring Road, and Koramangala, it's a spot that connects you to the best of Bangalore, right at your doorstep.

Easy Commute: within **10 Km**

- **Eco Space**
- **RMZ Ecoworld**
- **Global Technology Park**
- **Wipro**

Renowned Schools Nearby: within **10 Km**

- **Orchids International School**
- **Vibgyor High School**
- **One World Internation School**
- **New Baldwin International School**

Shopping & Entertainment: within **10 Km**

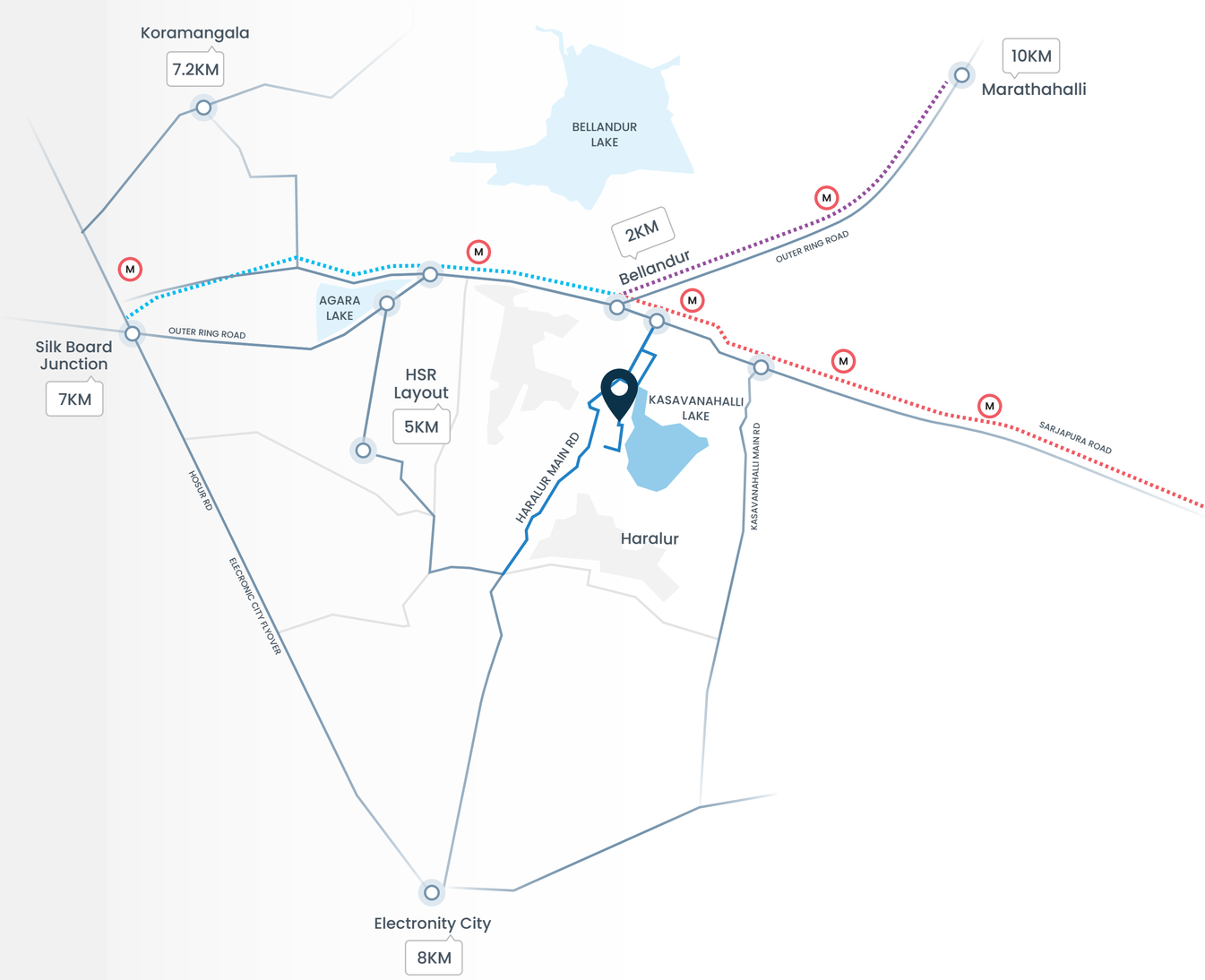
- **Soulspace Spirit Mall**
- **Centro**
- **PNR Felicity mall**
- **Nexus Mall Koramangala**

Hospitals and Healthcare: within **10 Km**

- **Manipal Hospital**
- **Rainbow Childrens Hospital**
- **Sakra Hospital**
- **Motherhood Hospital**

Convenient Urban Living: within **10 Km**

- **The Fisherman's Warf**
- **Tapout Tavern**
- **Sarjapur Social**
- **Byg Brewsky**

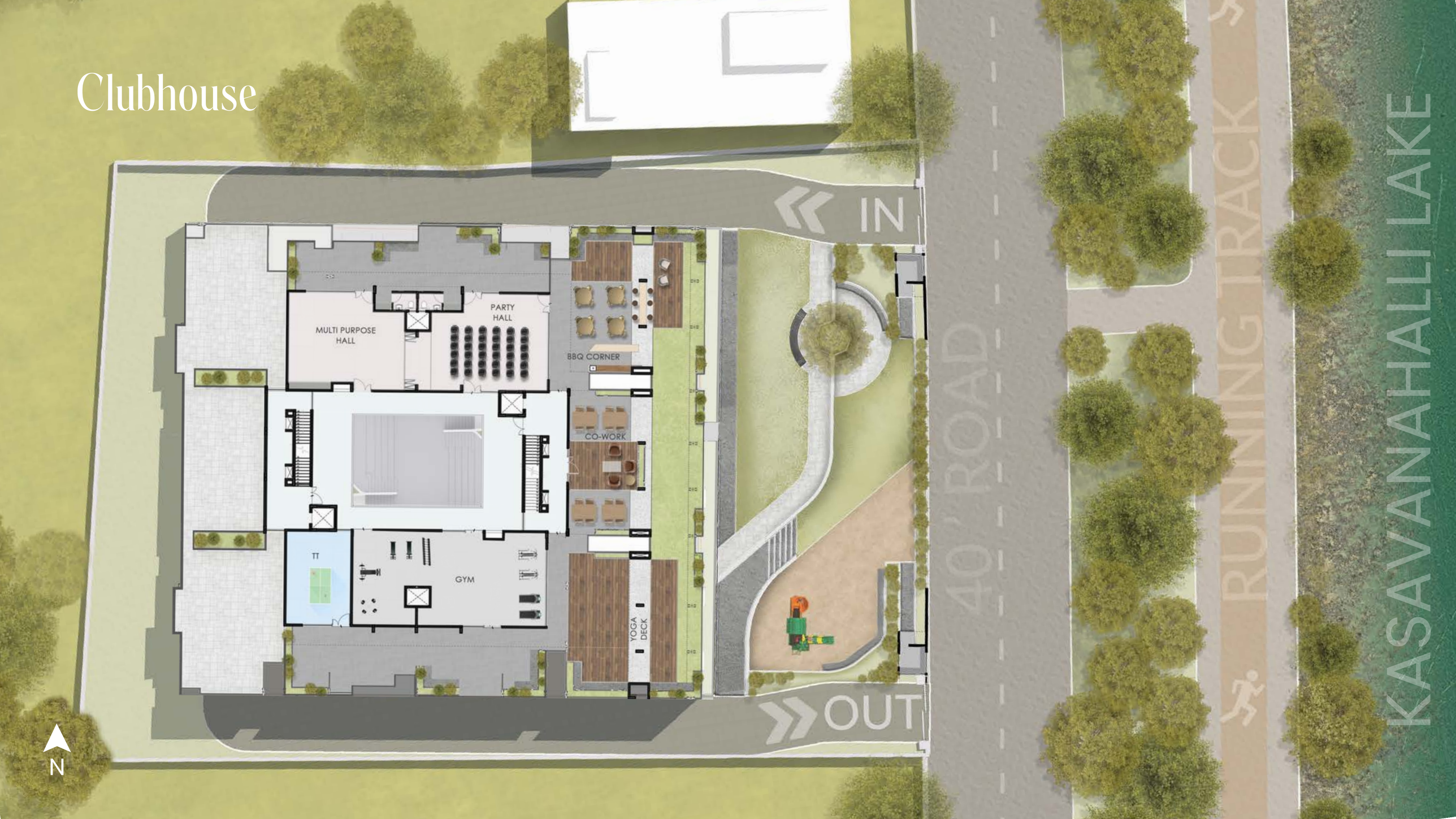


Master Plan

Clubhouse & Amenities

With a focus on meaningful experiences, our amenities are carefully designed to offer quality spaces that foster well-being and bring people together.

Clubhouse


IN
OUT
MULTI PURPOSE HALL
PARTY HALL
BBQ CORNER
CO-WORK
TT
GYM
YOGA DECK
40' ROAD
RUNNING TRACK
KASAVANAHALLI LAKE
N

Outdoor Party Space

BBQ Corner

Yoga Corner

Gym

Party Hall

Co-Working Space

Table Tennis

Kids Play Area

Multipurpose Hall

Central Courtyard

Elderly Park

Boutique 3 & 4 BHK Homes

Close-Knitted Community
with only 24 Units

Spacious Living Room*

Walk In
Wardrobes*

Dedicated Kitchen
Storage & Utility*

Duplex Units*

House Help
Living Quarters*

*For selected units only

Unit *Plans*

Explore our diverse range of floor plans and find your perfect living space.

N

Unit No : 101-401, 102-402, 103-403

A02 | A03 | A04 | 3 BHK West

Total Number of Units : 12

SBUA
1750 Sq.ft

Built-Up Area
1400 Sq.ft

RERA Carpet Area
1260 Sq.ft

Unit No : 105, 205, 305, 405

A01 | 4 BHK East

Total Number of Units : 4

SBUA
3444 Sq.ft

Built-Up Area
2756 Sq.ft

RERA Carpet Area
2494 Sq.ft

Unit No : 104, 204, 304, 404

A05 | 4 BHK East

Total Number of Units : 4

N

SBUA
3620 Sq.ft

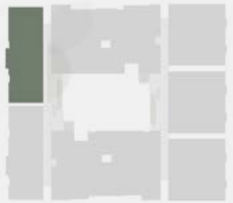
Built-Up Area
2895 Sq.ft

RERA Carpet Area
2619 Sq.ft

Unit No : D1, D3

4 BHK Duplex East

Total Number of Units : 2



LEVEL - 01

LEVEL - 02

SBUA
3357 Sq.ft

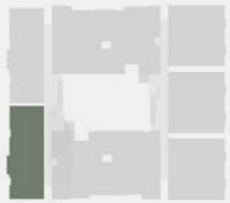
Built-Up Area
2686 Sq.ft

RERA Carpet Area
2374 Sq.ft

Unit No : D2, D4

4 BHK Duplex East

Total Number of Units : 2



LEVEL - 01

LEVEL - 02

SBUA
3354 Sq.ft

Built-Up Area
2684 Sq.ft

RERA Carpet Area
2348 Sq.ft

Premium Specifications

At Modern Spaaces, we build homes with durability and longevity in mind, using premium materials and fixtures to ensure lasting quality. It’s our way of giving you peace of mind, knowing your home is made to stand the test of time.

Specifications

STRUCTURE, MASONRY & FINISHES:

Structure: RCC framed structure with solid block masonry work. External and Internal walls will be of 150 mm thick.
Internal Wall Paint: Acrylic Emulsion Paint

DOORS, WINDOWS & VENTILATORS:

Main door: Pre-hung - Solid wood frame with approved Veneer, Architrave & shutter with both side teak veneer with PU polish with good quality hardware fixtures & digital door lock.
Bedroom/ Toilet Doors: Pre-hung -engineered wood frame with Architrave &shutter with both side laminate finish and good quality hardware fixtures & door lock: Ipsa / Equivalent.
Balcony Access: UPVC sliding doors with mosquito mesh shutter.
Windows: UPVC sliding windows with mosquito mesh shutter
Toilet Ventilators for Shaft Access: Casement UPVC ventilators with exhaust fan provision for services shaft access from toilet
Toilet Ventilator: Non-Openable with fixed Louvers
Kitchen Window: UPVC sliding windows without mesh

HANDRAILS:

Staircase: MS railings as per design
Internal Staricase: Glass railing as per design
Balcony & Corridor: Glass railing as per design
Terrace: Parapet wall with concrete coping

Specifications

FLOORING AND DADO:

Living, Dining, Bedrooms, Kitchen & Utility: 600 x 1200 mm glazed vitrified tiles with skirting
Toilets: 600 x 600 mm anti-skid vitrified tiles flooring
Balcony: 300x 300 mm Anti-skid ceramic tiles
Common Area: 600 x 1200 mm matt vitrified tiles with granite band on either side with skirting
Staircase: Steel Grey Granite/ Equivalent

CEILING:

All Internal Ceiling: Smooth Putty with Acrylic Emulsion Paint
Toilets: Modular Grid False Ceiling
Balcony: Acrylic Emulsion Paint

Specifications

WALL FINISHES:

Internal walls: Smooth finish with emulsion paint finish
Toilets: 600 x 1200 mm satin matt vitrified wall tiles up to false ceiling
Lift Wall: Granite jamb around lift with texture paint as per design
External Walls: Texture finish with external grade weatherproof paint
Balcony/Terraces: External grade weatherproof paint

PLUMBING AND BATHROOM FIXTURES:

All Toilets: EWC - white coloured wall mounted EWC with seat cover, flush valve, health faucet (toto / Jaquar / equivalent)
Wash basin - white colour counter wash basin with basin mixer (toto / Jaquar / equivalent)
Shower: shower with single-level diverter and telephonic shower (Jaquar / equivalent)
Faucets: cp fixtures (Jaquar / equivalent)
Kitchen Sink: water supply (cold + hot) hot water supplied from the utility geyser and provision for plumbing lines

Specifications

UTILITIES & SERVICES

Earthing: Earth Leakage Circuit Breaker (ELCB) & Miniature Circuit Breaker (MCB)
Electrical Load: 5KW (Three Phase) for 3BHK & 5KW (Three Phase) for 4BHK
Switches: Schneider/Panasonic or equivalent
AC: Power Point & Drain provision in all Bedrooms, Living
DG Power Backup: Adequate capacity and numbers considering power Backup of 1.5 kW DG Power for Units & 100% for Common Area (lighting, pumps, lifts, fire services, WTP, STP etc.)
Ethernet: One point provided in the living room(Near TV), One point at a centralised location
Water Heaters: Provision in all Toilets & Utility
LPG Connection: Gas Bank with reticulated piped gas system with gas metre (inside utility) monitored by private agency
CCTV: Peripheral vigilance through CCTV / cameras at main gate entry/exit, tower entrance & periphery.
Sewage Treatment Plant: STP treated water considered for flushing and landscaping
Waste Water Treatment Plant: WTP treated water to be supplied through water filtration & softening plant
Elevators: Elevators with automatic rescue device & emergency call facility to security
Make- Kone / Otis / Schindler / Equivalent

SUSTAINABILITY:

Solar Roof Top Power Plant: 3 KWp On-Grid SRTPP per tower for Common area lighting
Rain Water Harvesting: Recharging pits ensure efficient management of rain water