



Presenting an innovative outlook on real estate, Columbia Group is poised to usher in an exciting new era of development in Bangalore. Founded in 2008, and with Chairman and Managing Director, Mr. Farooq Khan at the helm, the company has carved out a distinctive niche for itself in the highly competitive real estate landscape with an emphasis on providing the finest quality and exceptional value for money. The diverse and ever growing project portfolio embodies a highly customer-centric approach, with a long list of satisfied clients standing testament to a quest for excellence in every aspect of business.

Columbia
ALTIUS
FINE LIVING

An urge to break the monotony in our fast paced lives grows deep within as civilization takes its new root. As we yearned to find a serene and winsome land, we were also intrinsically struck by a desire for rising higher and above.

And so we asked ourselves...

Can we forge for you a way of life that rises beyond the clutter of the mundane? Can we use nature's resources at its best? Can we guide you towards a feeling of joyful satisfaction and bring out the best of civilization?

Not too far away from the urban sphere of tumult, we are here to transform your realm of imagination into an alluring reality...

RERA NO: PRM/KA/RERA/1251/308/PR/190330/002510





Image shown is an artistic impression only. Please read the complete disclaimer provided at the end of the brochure





Image shown is an artistic impression only. Please read the complete disclaimer provided at the end of the brochure





Image shown is an artistic impression only. Please read the complete disclaimer provided at the end of the brochure



Cokerita
AALIUS
KEMAHALAN



LIVE IT UP

How we so desire to be just a bit closer to the vast
expanse of the sky...

Step inside an abode where the sky is truly the
limit, and every day is elevated into a series of
timeless moments. Let aspirations reach greater
heights, surrounded by a host of charming
amenities, as you gaze upon the vibrant sprawling
city stretching out below you.

Welcome to a G+ 38 storey depiction of life at its
finest, featuring 3 Sky Clubhouses and a 3 level car
park.







ELECTRONIC CITY, A FAST-GROWING LOCALITY IN SOUTH BENGALURU.

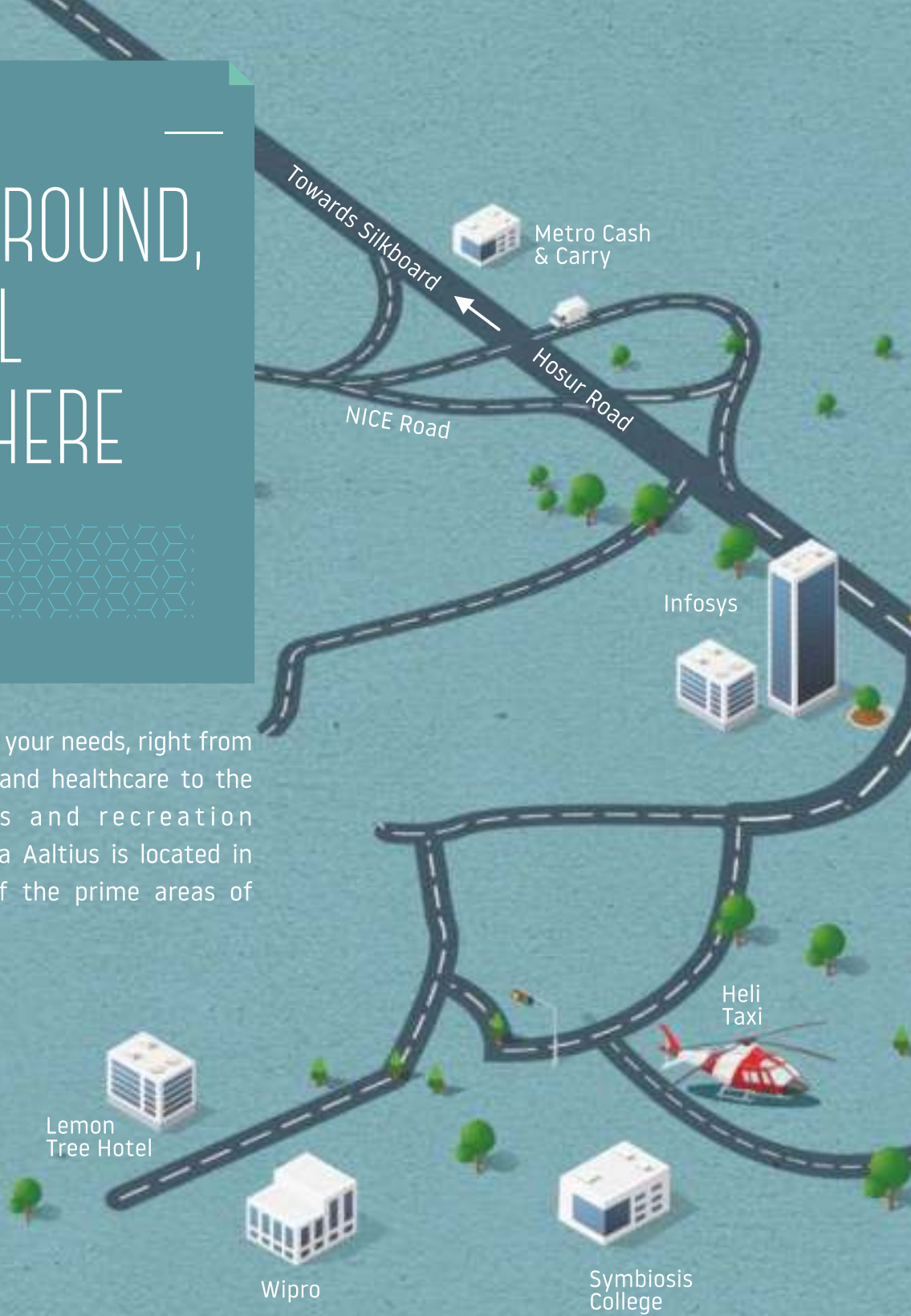
Located in the south of Bengaluru, Electronic City is a bustling IT Hub. Columbia Aaltius has found itself a prime location, one that is completely self-sustained. It has over 200 IT and Tech companies in the vicinity, including Infosys and Wipro, making it suitable for working professionals. There is also a metro station located just 1km from the project. This area is suitable for families as there are top schools and academic institutions located nearby, such as Ebenezer International School and Narayana Tech School. Along with schools and offices, you will also find hospitals, supermarkets, and more within Electronic city. Lastly, the project is located on Hosur Main Road, which avoids the Electronic City congestion and makes it easy to commute.



LOOK AROUND, IT'S ALL RIGHT HERE



In close proximity to all your needs, right from world class education and healthcare to the finest workplaces and recreation opportunities, Columbia Aaltius is located in Electronic City, one of the prime areas of Bangalore.





HCL

Indian Oil
Petrol Bunk

Dmart

Stanley

Titan

Audi
Service
Center

Salarpuria
Mall

Metro
Station

Tata
Consultancy
Services

Fruit
Market

Ebeinizer
Intl.
School

Biocon

Narayana
Hrudayalaya

Treamis World
School

Columbia
AALIUS

FINE LIVING

PRR Main Road

Towards KIAL

Towards Hosur



The project is on the 10 lane Hosur main road, right after the elevated flyover toll gate, which makes it easier for commuting.



Being on the Hosur main road, the project is free from Electronic City congestion and it is much easier to step in or out.



Being a corner property, it has the 20 lane Peripheral Ring Road passing from the right.



One of the biggest Metro stations is exactly 1km from the project, also one more metro station just adjacent to the project



The only HeliTaxi HeliPad for International Airport is situated at Electronic City and it is just 1kms away from the project.



Dmart is just 500 mtrs away. There are few more super markets in the vicinity.



Narayana Hrudayalaya is just 3 kms away on Hosur road; which is a free traffic road, making it accessible within a 5 mins drive.



Proposed Hosur Aiport is just 30 mins away from the project.



One of the top International schools are situated in the vicinity in an around a 3-5 kms radius. This includes Ebenezer International school, Red Bridge International School, Narayana Tech School, ISBR Business School, Lorven International School, Indus International School & more.







SURROUND YOURSELF WITH THE FINER THINGS IN LIFE

Spread over an area of 12,000 sqft, the Clubhouse provides you with exquisite amenities like the mini AV theatre, an air-conditioned health club, massage, and sauna room to capture the true essence of the high life. Everything you need and more is situated just a few steps away from your house.





MASTER PLAN



1. Entry & Exit Gate
2. Visitor Car Parking
3. Drop Off
4. Multipurpose Court
5. Floating Gazebo
6. Kids Play Court
7. Ramp
8. DG Area
9. Transform Yard
10. O.W.C
11. Gas Bunk





AMENITIES

Aaltius features 3 Sky Clubhouses with luxurious amenities so that you can unwind and relax with your friends and loved ones.



MULTIPURPOSE COURT & GAZEBO

The state-of-the-art multipurpose court is specially designed so that you can play various sports, all in one place. Alternatively, sit by the gazebo and read a novel. Out in the open, this is the perfect environment, with sunny skies and fresh air.





KIDS PLAY AREA

Your kids should never miss out on the fun! With a play area at Aaltius, every day can be an adventure.





HOME THEATRE

Watch your favourite movies, documentaries, and more at the 60 seater theatre situated on the 23rd floor.





MULTIPURPOSE HALL

Host or attend parties, events, and more at the multipurpose hall located on the 24th floor. It features an elevated ceiling and can hold up to 200 people.





YOGA DECK

Rejuvenate and relax, and improve your health with a power yoga session at the Yoga deck situated on the 34th floor.





GYM

Enjoy a good workout session at the gym situated on the 29th floor, after which you can head to the steam and sauna room or for a relaxing massage.





INFINITY SWIMMING POOL

Situated on the 35th floor, the pool has exquisite features such as Temperature Controls, a Jacuzzi, and a Toddler Pool.





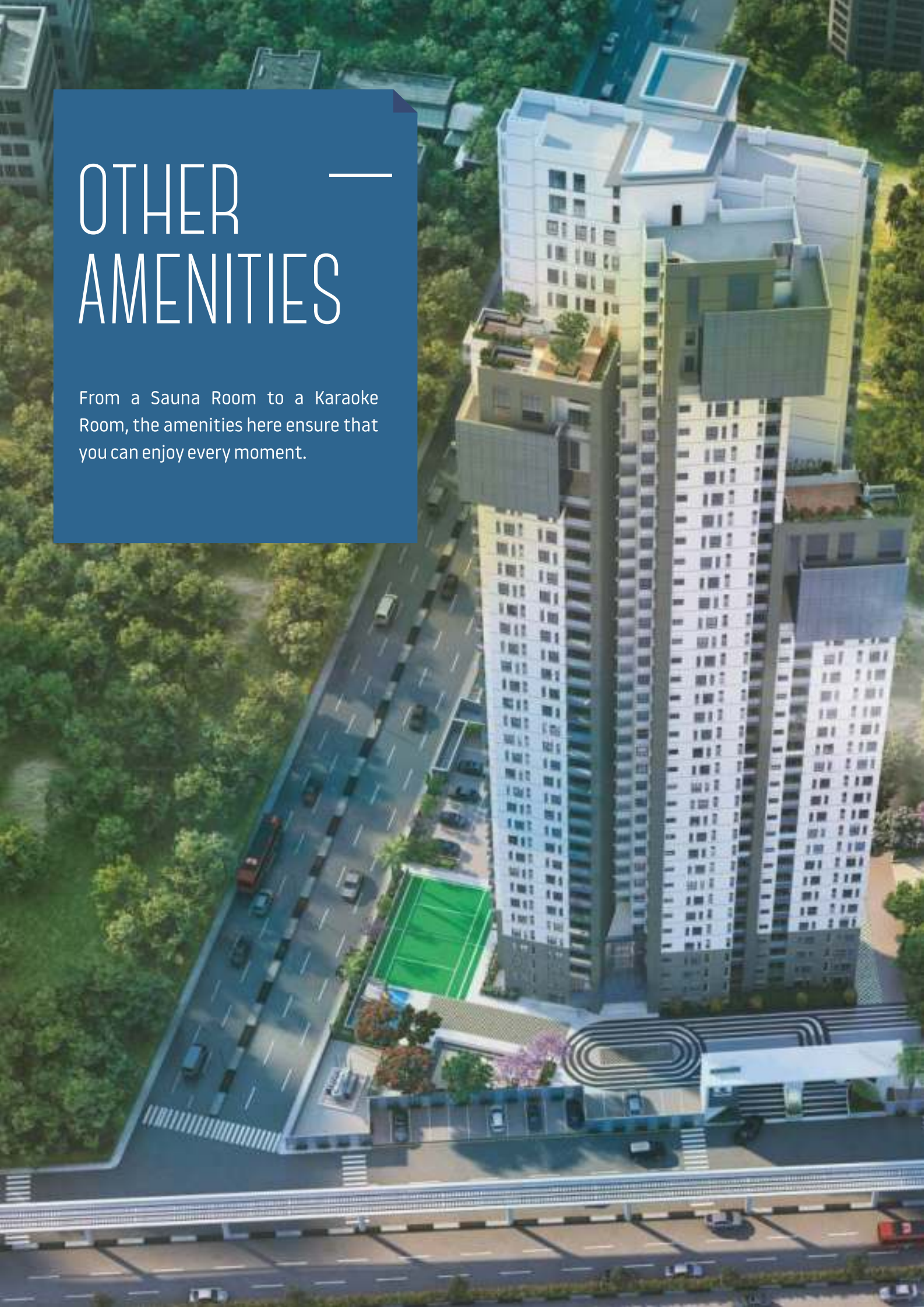
CAFETERIA

Come unwind at the cafeteria located on the 34th floor, where you can enjoy scrumptious meals along with a breathtaking view of the city skyline.



OTHER AMENITIES

From a Sauna Room to a Karaoke Room, the amenities here ensure that you can enjoy every moment.





Steam Room



Massage Room



Sauna Room



Jacuzzi Pool



Pool Table



Karaoke Room



Indoor Games



Basketball Post



Jogging Trails'



Outdoor
Party Area



Entrance
Plaza



Paved
Garden Walk





LIVING ROOM

A 5 x 8 ft Main Door leads to an elegantly designed Living Room. It is the perfect place to spend time with your family and catch up on your favourite TV shows. The balcony enhances the living room as it overlooks a beautiful view of the city, making it the ideal place to watch the sun rise and set.

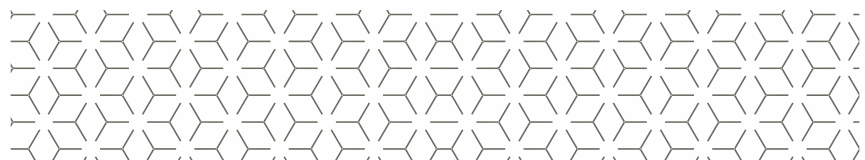






BALCONY

The balconies at Aaltius are designed spaciouly so that they can seamlessly extend into an outdoor living room. Place a cozy couch or a few plants, and make it a place where you can enjoy the serene environment and get some fresh air.







MASTER BEDROOM

Step into a luxurious Master Bedroom with stylish interiors. It's the perfect place to relax and retire for the night.





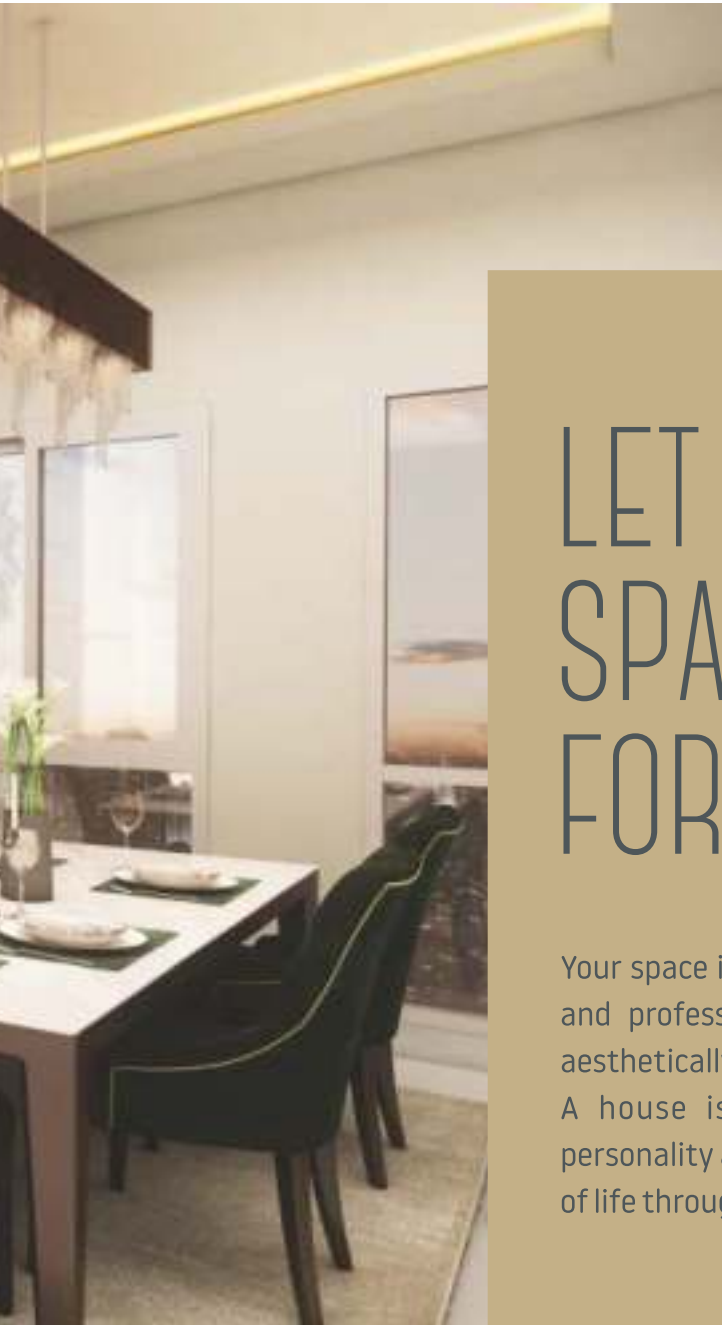


BATHROOM

The bathrooms at Aaltius are designed for your comfort. They are equipped with occupancy sensors, high-quality fittings by international brands such as Kohler, and features such as hot/cold water in the shower and the washbasin.







LET YOUR SPACE SPEAK FOR ITSELF

Your space is left safely in the hands of specialists and professionals that make sure the house is aesthetically pleasing.

A house is a clear reflection of a person's personality and we focus on improving their quality of life through high-end designs and décor.

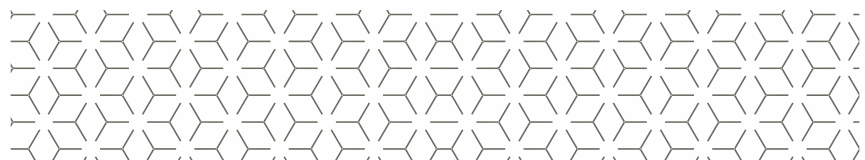






GOOD VIBES ONLY

We make sure that a house brings prosperity, positive vibes and happiness to the family. Following the science behind the Vaastu, every house built in the premises is Vaastu compliant, starting from placement of the master bedroom, main door, kitchen direction, bed direction, stair case direction and most importantly no toilets are built in the North East corner to negate all the bad energy from the house.





HOME SAFE HOME

Our home is our safe place, no matter where we go, we all just want to return home safely. To ensure the absolute safety of the residents, CCTV cameras are installed throughout the premises and monitored 24 hours by the security. Trained security personnel keep patrolling round the clock and any suspicious activity is immediately reported and looked after. Outside, visitors and vehicles are kept under a check through boom barriers and security screening to avoid any chances of mishaps.







THE IMPETUS FOR A VERDANT FUTURE

Today global warming and climate change have become pressing concerns that can no longer be overlooked. As dedicated inhabitants of our beloved garden city, it is our responsibility to minimize our impact on precious natural resources. At Aaltius, a combination of rain water harvesting, efficient waste management and solar lighting bring us a step closer to a greener tomorrow.







CONNECT AND CREATE

We live in the era of the virtual world, in the midst of a digital revolution. Hence, we see a growing culture of freelancers and entrepreneurs who are constantly looking for a work environment to channel their energy. Our co-working space provides a comprehensive environment of integrated workspaces to meet the professional demands of residents, IT professionals, and freelancers.



GROUND FLOOR PLAN





Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

TYPICAL FLOOR PLAN





Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR
PLAN
1BHK



KEY PLAN



1BHK+1T | LEVEL 35 (U4)
WEST FACING

CARPET AREA: 322.00sq.ft | SBU AREA: 513sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR
PLAN
1BHK



KEY PLAN



1BHK+1T | LEVEL 34 (U4)
WEST FACING

CARPET AREA: 322.00sq.ft | SBU AREA: 632sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 1BHK



1BHK+1T | LEVEL - 19 & 29 (U2)
EAST FACING

CARPET AREA: 628.00sq.ft | SBU AREA: 1078sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 2BHK



KEY PLAN



2BHK+2T | TYPICAL UNIT (U4)
WEST FACING

CARPET AREA: 863.00sq.ft | SBU AREA: 1349sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 2BHK



2BHK+2T | GROUND & LEVEL - 01 (U2)
EAST FACING

CARPET AREA: 840.00sq.ft | SBU AREA: 1322sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 2BHK



2BHK+2T | TYPICAL UNIT - 2 -18, 21 - 28, 31 - 36 (U2)
EAST FACING

CARPET AREA: 840.00sq.ft | SBU AREA: 1383sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 2BHK



2BHK+2T | LEVEL - 20 & 30 (U2)
EAST FACING

CARPET AREA: 840.00sq.ft | SBU AREA: 1494sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR
PLAN
2BHK



KEY PLAN



2BHK+3T | LEVEL - 01 (U5)
NORTH FACING

CARPET AREA: 1063.00sq.ft | SBU AREA: 1621sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 2.5 BHK



KEY PLAN



2.5BHK+2T | TYPICAL UNIT - G - 21 (U3)
EAST FACING

CARPET AREA: 966.00sq.ft | SBU AREA: 1494sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 3 BHK



KEY PLAN



3BHK+2T | GROUND & LEVEL - 01 (U1)
NORTH FACING

CARPET AREA: 1158.00sq.ft | SBU AREA: 1719sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 3 BHK



KEY PLAN



3BHK+2T | TYPICAL UNIT - 02 - 28, 30 - 36 (U1)
NORTH FACING

CARPET AREA: 1158.00sq.ft | SBU AREA: 1876sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN 3 BHK



KEY PLAN



3BHK+3T | TYPICAL UNIT - 02 - 28, (U5)
NORTH FACING

CARPET AREA: 1192.00sq.ft | SBU AREA: 1929sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 01 | LOWER LEVEL - LEVEL37 - (U1)
NORTH FACING

CARPET AREA: 2084.00sq.ft | SBU AREA: 3421sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 01 | UPPER LEVEL - LEVEL38 - (U1)
NORTH FACING

CARPET AREA: 2084.00sq.ft | SBU AREA: 3421sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLIX



DUPLIX - 02 | LOWER LEVEL - LEVEL 38 - (U2)
EAST FACING

CARPET AREA: 1664.00sq.ft | SBU AREA: 2701sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLIX



DUPLIX - 02 | UPPER LEVEL - LEVEL 38 - (U2)
EAST FACING

CARPET AREA: 1664.00sq.ft | SBU AREA: 2701sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 03 | LOWER LEVEL - LEVEL 25 - (U3)
EAST FACING

CARPET AREA: 2027.00sq.ft | SBU AREA: 2909sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 03 | UPPER LEVEL - LEVEL 26 - (U1)
EAST FACING

CARPET AREA: 2027.00sq.ft | SBU AREA: 2909sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 04 | LOWER LEVEL - LEVEL 37 - (U4)
EAST FACING

CARPET AREA: 1796.00sq.ft | SBU AREA: 2794sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 04 | UPPER LEVEL - LEVEL 38 - (U4)
EAST FACING

CARPET AREA: 1796.00sq.ft | SBU AREA: 2794sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLIX



KEY PLAN



DUPLIX - 05 | LOWER LEVEL - LEVEL 32 - (U5)
NORTH FACING

CARPET AREA: 2098.00sq.ft | SBU AREA: 3398sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

FLOOR PLAN DUPLEX



KEY PLAN



DUPLEX - 05 | UPPER LEVEL - LEVEL 33 - (U5)
NORTH FACING

CARPET AREA: 2098.00sq.ft | SBU AREA: 3398sq.ft

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and does not constitute part of actual offering.

SPECIFICATIONS

1. STRUCTURE

Earthquake Resistance

Seismic zone compliant RCC shear wall structure

Block Masonry

Not applicable. Wherever necessary, 200mm/150mm/100mm thick concrete solid block / porotherm block masonry will be used

Clear Height (Height From Floor to Soffit of Ceiling)

3.0m floor to floor and 2.80 clear (approx. 9'6 clear)



2. FINISHES

PAINTING

Internal Walls

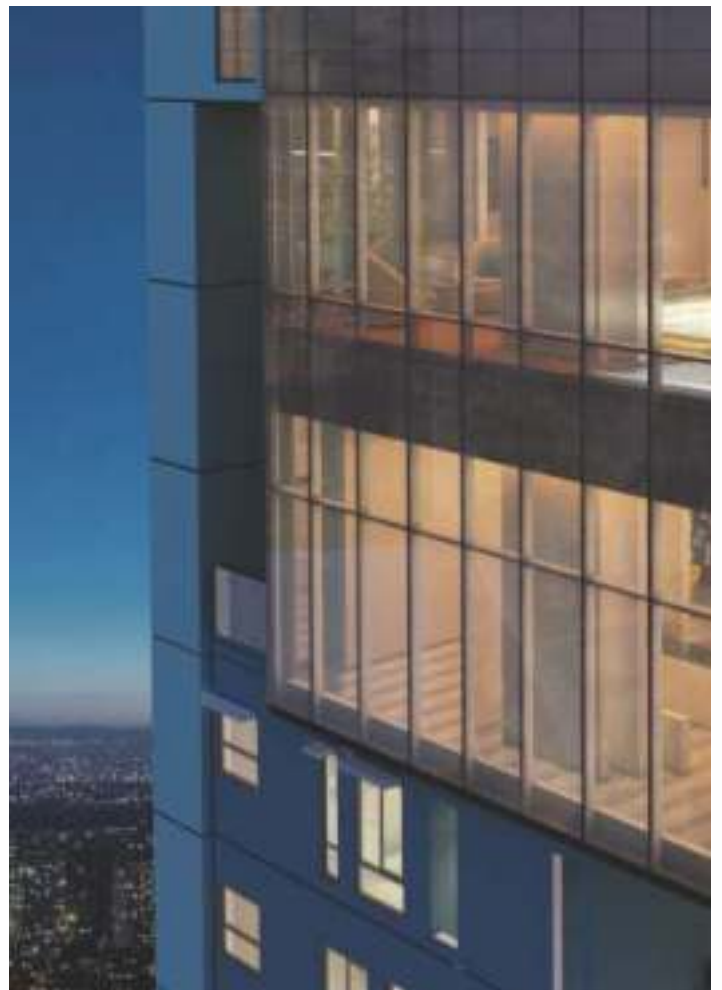
All internals will be smoothly plastered (if necessary) with putty / primer paint

Interior

Acrylic emulsion paint with roller finish for walls & OBD for ceiling

Exterior

External emulsion paint with a combination of texture paint



FLOORING

Living, Dining & Family

Engineered marble

MBR

Laminated wooden flooring

Other Bedrooms

Vitrified tile flooring – 600mm x 600mm

Kitchen

Vitrified tile flooring – 600mm x 600mm

Utility

Anti skid flooring - 300mm x 300mm

Balcony

Anti skid ceramic tile flooring
300mm x 300mm

Private Terrace

Anti skid ceramic tile flooring
300mm x 300mm

TOILETS

Occupancy Sensors

Master Bedroom

Flooring: Designer ceramic tile
300mm x 300mm
Dadoing: Upto 7' in shower area and 4' in
dry area

Other Bedroom Toilets

Flooring: Designer ceramic tile
300mm x 300mm
Dadoing: Upto 7' in shower area and 4' in
dry area

EWC

White EWC in all toilets of Kohler or
equivalent make

Wash Basin

Counter top, white wash basin of Kohler or
equivalent make in all toilets

Shower Partition

In MBR toilet

Hot & Cold Shower Mix

Hot and cold water single lever mixer
shower panel of Kohler or equivalent make
in all the toilets

Hot & Cold Mixer - Wash Basin

Hot & cold water single lever mixer shower
panel of Kohler or equivalent make in all
the toilets

Health Faucet

Kohler or equivalent make in all toilets

Master Control Valve

Kohler or equivalent make in all toilets

Geyser

Provision to be given in all toilets

Toilet Ventilators

Large sized toilet ventilators made of UPVC
with translucent glass with exhaust fan

DOORS AND WINDOWS

Main Door

8 Feet high engineered wood doorframe

Frame

Shutter

40mm thick veneered door shutter

Main Door

PU polish on both sides for main door

Hardware

Good quality SS hardware

OTHER DOORS AND WINDOWS

Frame

7' High engineered wood doorframe

Shutter

32 mm thick skin door with duco paint

Toilet Door

30 mm thick skin door with duco paint on bedroom side and laminate on toilet side

Balcony Railing

SS railing with glass as per design

Hardware

Good quality SS hardware

Balcony Door

Living room and bedrooms will be provided with UPVC sliding doors with mosquito mesh for balcony

Windows

3 track UPVC sliding windows with plain sheet glass and mosquito mesh

3 KITCHEN

Electrical and Plumbing

Provision for electrical and plumbing points for modular kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)

Dado above Platforms

Will be provided at an extra cost

Aqua Guard

Provision given

Washing Machine or Ironing Utility

Provision given

Gas Cylinders in Utility Areas with necessary Pipings arrangements

Piped gas from centralized gas bank



4 ELECTRICAL

TV Point

Living room: Conduit with cabling
All rooms: Conduit only

Electrical Wires

FRLS electrical wires of RR Kabel / Finolex make or equivalent

Switches

Panasonic vision or equivalent modular switches

MCB

One miniature circuit breaker (MCB) for each room provided at the main distribution box within each flat

ELCB

For safety, one earth leakage circuit breaker (ELCB) will be provided for each flat

Telephone Points

Living room: Conduit with cabling
All rooms: Conduit only

AC Points

Split AC power point in all bedrooms

Power

Will be provided with LT power load of 3kw, 4kw, & 5kw for 2, 2.5, & 3bhk respectively



5 LIFTS AND ENTRANCE LOBBY

No. of Passenger Lifts

2 nos. of 13 pax capacity with 2.5 mps speed

Service Lift

1 nos. of 1000 kg capacity with 1.50 mps speed



CONSULTANTS

ARCHITECT



STRUCTURAL CONSULTANT



MEP CONSULTANT



3D DESIGNS/WALKTHROUGH



PROOF CHECKING



Disclaimer: While every reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible or liable for any inaccuracy in its contents. All representations are believed to be correct and as envisaged by the developer. However, since this project is under evolution, there is a possibility that there may be certain changes in representations made in this brochure. Every interested purchaser should take note of this express representation. Further, all art renderings, illustrations, photographs, and pictures contained in this brochure are an artist's impression only and the same should not be construed to the final image/ view of the final project. Photographs do not necessarily represent build standard specifications. Intending purchasers are requested to note that the exact details related to the project shall be enumerated in the Sale and Purchase agreement that shall be entered into between the Developer and the Interested Purchaser and shall supersede all statements or representations made prior to the signing of such sale and purchase agreement, and shall in no way be modified by any statements or representations made by us or any of our representatives or marketing agent. This brochure content does not constitute an offer and/ or contract of any type between the Developer / Promoter / Owner and the recipient, and all intending purchaser/s in this project shall be governed by the terms and conditions envisaged under The Real Estate (Regulation and Development) Act 2016. The company / firm is not responsible for the consequences of any action taken by the viewer relying on such material / information provided in the brochure.



Site Office:

#52/2, Columbia Aaltius, Veersandra, Electronic
City Phase 1, Hosur Road, Bangalore-560100

📞 +91 9169164050 | ✉ info@columbiagroup.in

www.columbiagroup.in

RERA NO: PRM/KA/RERA/1251/308/PR/190330/002510