



Your space, your kingdom
Since 1989...



IKON PARK IS NOT JUST WHERE YOU LIVE. IT'S WHERE YOU THRIVE, SURROUNDED BY LUXURY AND PEACE.

Ikon Park is all about ICONIC DESIGN. It is an English Heritage-inspired development, excellently planned according to the requirements of a multigenerational home. It is a one-of-its-kind development where everyone can enjoy their individuality to the fullest along with the convenience. Large store room, servant quarters, provision for a private lift, and more add to the convenience and luxury of modern living, ensuring a comfortable and sophisticated lifestyle.

PROJECT OVERVIEW AT A GLANCE

Majestic Entrance Plaza with imposing archway & cobblestone pavers.

Pergolas & Leisure Trails.

The Avenue is flanked by rows of trees and shrubs creating a tranquil ambience.

Rain water harvesting system. (as per site requirement)

Security booth equipped with a boom barrier will be provided at the entrance and exit of the project.

Concrete/Paver finish roads as per architect's design.



ABOUT DEVANAHALLI LOCATION

Devanahalli, situated in the northern part of Bengaluru, is evolving into a satellite town and a growing real estate hub. The micro market's advantageous location and proximity to Nandi Hills along the commerce route that connects Karnataka with the northern region have aided the region's development. Following the establishment of Kempegowda International Airport, the micro market is attracting real estate investors due to the availability of large land parcels, attracting both local and global investors. The micro market is witnessing numerous ongoing and recently initiated real estate projects, encompassing business parks, SEZs and industrial zones, further enticing investors to this emerging market.

NH 44, a six-lane signal-free road that connects to the Outer Ring Road (ORR), and NH 648 provides optimal connectivity from Devanahalli to various parts of Bengaluru. Devanahalli is close to key business hubs in North Bengaluru, like Hebbal, facilitating to its rising popularity. With its proximity to the international airport, Devanahalli is also gaining traction as a commercial hub, attracting numerous companies to establish their business operations.

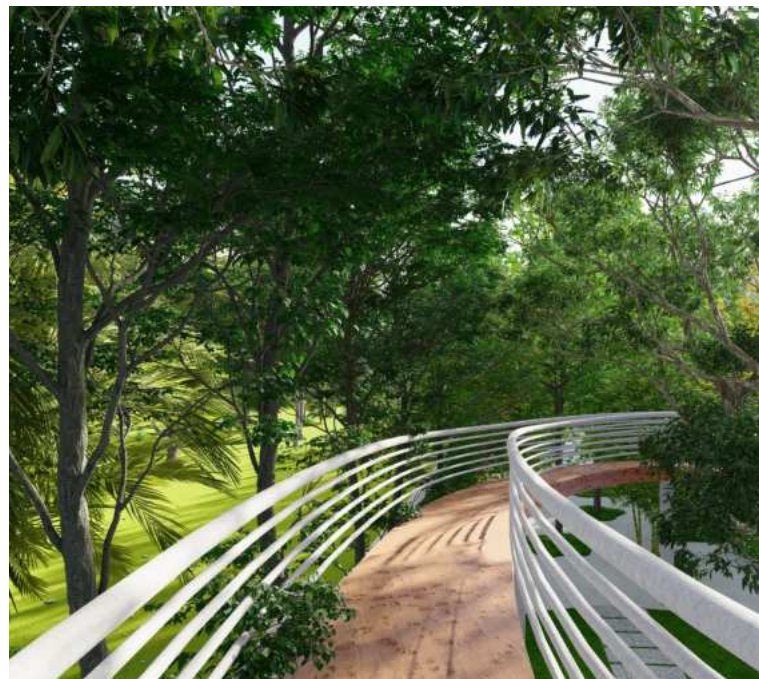
Devanahalli is on the rise to become into a thriving employment center. With essential amenities, established infrastructure such as schools, healthcare facilities, and vast land bank near Nandi Hills, the region is experiencing real estate development at a rapid pace.

WHY TO INVEST IN DEVANAHALLI



One of the newest hotspots for real estate is the North Bengaluru neighbourhood of Devanahalli. It is now better known as the site of the recently constructed Kempegowda International Airport rather than as the location of Tipu Sultan's birthplace. An emerging industrial and technological hub is Devanahalli. Let's examine the factors that make Devanahalli appealing for real estate investors.

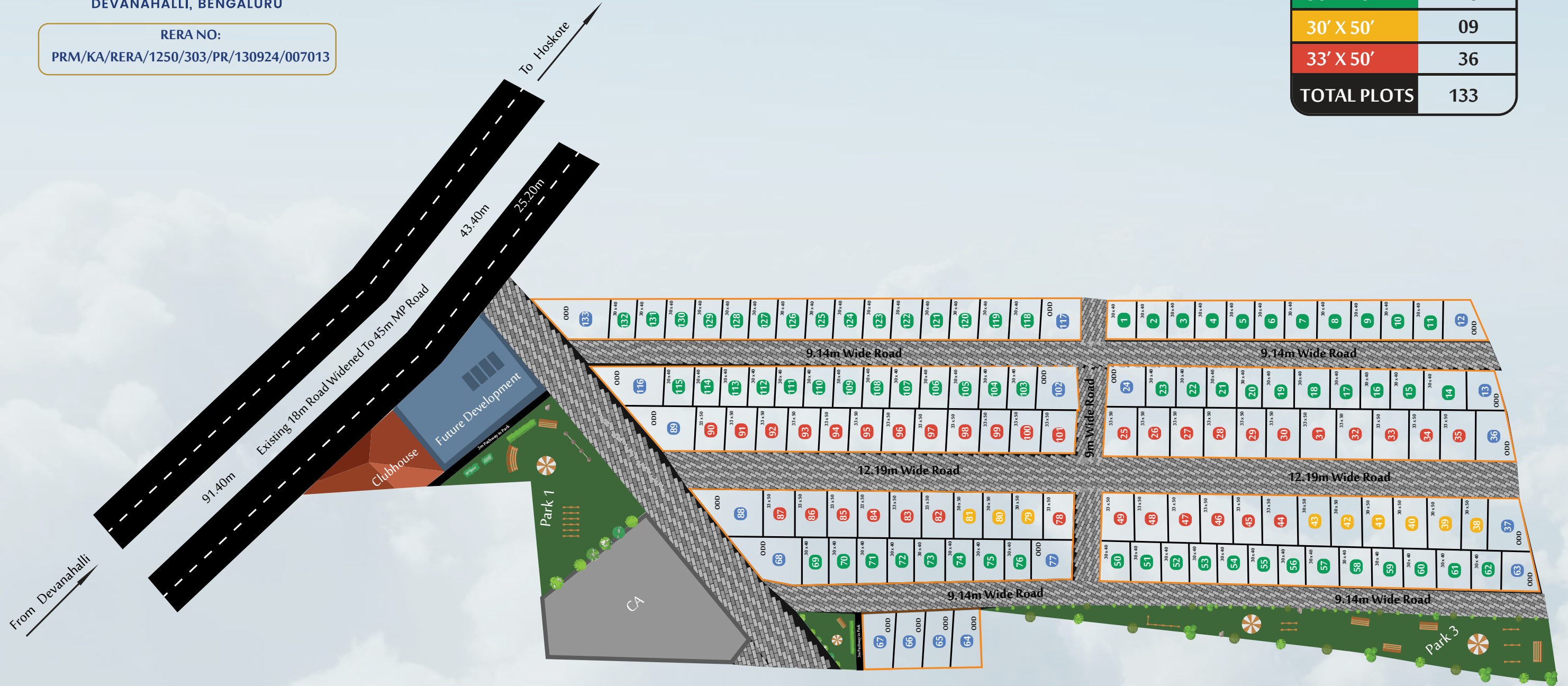
A GLIMPSE INTO THE ARCHITECTURAL VISION FOR IKON PARK



RERA NO:
 PRM/KA/RERA/1250/303/PR/130924/007013

9.16 Acres

PLOT TYPE	No. of Plots
ODD	18
30' X 40'	70
30' X 50'	09
33' X 50'	36
TOTAL PLOTS	133



IKON PARK MASTER PLAN



30'X40' EAST FACING | 4BHK | TOTAL BUA: 2700



GROUND FLOOR



FIRST FLOOR



30'X40' EAST FACING | 4BHK | TOTAL BUA: 2700



SECOND FLOOR



THIRD FLOOR



30'X40' WEST FACING | 4BHK | TOTAL BUA: 2700



GROUND FLOOR



FIRST FLOOR



30'X40' WEST FACING | 4BHK | TOTAL BUA: 2700



SECOND FLOOR



THIRD FLOOR



30'X40' NORTH FACING | 4BHK | TOTAL BUA: 2700



GROUND FLOOR



FIRST FLOOR



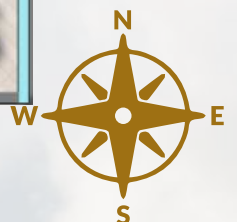
30'X40' NORTH FACING | 4BHK | TOTAL BUA: 2700



SECOND FLOOR



THIRD FLOOR



33'X50' EAST FACING | 4BHK | TOTAL BUA: 3500



GROUND FLOOR



FIRST FLOOR



33'X50' EAST FACING | 4BHK | TOTAL BUA: 3500



SECOND FLOOR



THIRD FLOOR



33'X50' WEST FACING | 4BHK | TOTAL BUA: 3500



GROUND FLOOR



FIRST FLOOR



33'X50' WEST FACING | 4BHK | TOTAL BUA: 3500



SECOND FLOOR



THIRD FLOOR



SPECIFICATION HIGHLIGHTS

STRUCTURE

- RCC framed Structure Designed seismic compliant. (Zone O2)

MASONRY

- 8" & 4" Thick solid brick work for external & internal walls respectively.

PAINTING

- **Internal & Ceiling:** Finished with 2 coats of putty, 1 coat of primer & 2 coat of primer emulsion.
- **Exterior Walls & Elevations:** Brick cladding and necessary elements as per architect's design.

DOORS AND WINDOWS

MAIN DOORS

- Main Door of 8 FT height of Teak wood frame & shutter with PU polish.
- Internal doors of 8 FT height of engineered frame & shutter with PU polish.

SLIDING DOORS AND WINDOWS

- UPVC / Aluminium for all sliding door/windows with provision for mosquito mesh.

FLOORING

- Drawing/Living/Dining/Family Lounge/Kitchen.
1600mm X 800mm vitrified tiles of reputed make.
- Home Theatre/Master Bedroom.
Laminated Wooden flooring.
- Other Bed Rooms.
1200mm X 600mm vitrified tiles of reputed make.

Terrace: Anti-skid Vitrified tiles of reputed make.

Parking Area: Pavers / Cobbles stones.

Staircase: Granite.

BATH ROOMS

Flooring: Anti-skid Vitrified tiles of reputed make.

Dado: Glazed Vitrified Tiles (GVT) of reputed make up to false ceiling level.

Utility/Wash Area: Glazed Vitrified Tiles (GVT) of reputed make up to sill level.

KITCHEN

- Kitchen-ready to receive Modular Unit. (client scope only)
- Counter, dado, sink and taps are not included in the scope of work.
- Provision for electrical and plumbing points for sink and water purifier.
- Power plug for chimney, refrigerator, micro oven/ mixer grinder and cooking range / rice cooker.

RAILING

- Staircase & Balconies: Internal Staircase railing will be of SS/MS/ALUMINIUM make and elevation railing will be of as per architects intent.

LIFT

- Structural provision will be provided.
(purchase of lift, earth pit, cladding etc, is at client scope only)

PLUMBING AND SANITARY

- All Bathrooms Polished chrome (CP) fixtures Kohler/ Equivalent make
Vanity type wash basin with hot & cold mixer shower.
- Single lever diverter with spout & overhead shower.
- Sanitary ware fixtures of Kohler / Equivalent make.

ELECTRICAL

- Concealed copper wiring of reputed make.
- Power sockets for AC in the villa.
- Power socket for cooking range, chimney / exhaust fan, refrigerator, microwave oven, mixer grinder & water purifier, dish washer in kitchen.
- Power socket for washing machine in utility area.
- Three phase supply for each unit with individual dual-source energy meter.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switch boards of reputed make.

EV Charging: provision of for charging.

Solar Power: provision of for solar power as per feasibility.

SECURITY SYSTEM

- Security cabins equipped with CCTV surveillance are stationed at entry and exit points of the project.

TV & INTERNET

- Fiber connection to villa for internet, telephone & intercom.
- Provision for DTH & TV services in master bedroom, living room & home theatre.
- Provision for Wifi connection in Living room & home theatre.

WATER SUPPLY

- A centralized water supply system with an overhead tank and pressure pump ensures efficient distribution to all villas, each equipped with an individual water meter.

WTP, STP & RHP

- Water Treatment plant (WTP) only for bore well water supply.
- Sewage treatment plant (STP) of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for landscaping purpose.
- Rainwater harvesting is provided for recharging ground water levels.



IKON PARK CLUBHOUSE

10,000 Sq.ft CLUBHOUSE AMENITIES



Gymnasium



Multiple sports facilities



Banquet hall



Suite Rooms



Business Centre



Restaurant



Spa



Meditation Hall



Rooftop Pool

OUTDOOR AMENITIES



Entrance Plaza



Corner Cove



Activity Lawn



Pergolas



Drop-Offs



Multi Purpose Court



Kids Play Area



Lush green landscaping



Cricket practice nets



20,000 Sq.ft green zones and play areas



Pergolas and hangout zones

for all age-groups



Outdoor yoga zone



Rainwater Harvesting



Paved Roads



WTP, STP & RHP



LOCATION HIGHLIGHTS

AERONAUTICAL

Thyssenkrupp Aerospace India PVT LTD (10mins)
Airport Toll Plaza (13mins)
Kempegowda International Airport (15mins)
Airport Halt Metro Station (15mins)

WORK LOCATIONS

WIPRO (15mins)
Aero SEZ (15mins)
Shell Technology Centre (15mins)
KIADB Hardware Park (17mins)
Shell India Markets PVT LTD (22mins)
Assetz North Gate Tech Park (32mins)
Brigade Magnum (38mins)
Manyata Tech Park (44mins)
RMZ Ecospace (44mins)
Ecopolis Tech Park (50mins)

SHOPPING & RETAIL

Bazaaro (2mins)
Dmart Devanahalli (9mins)
Relay (20mins)
RMZ Galleria Mall (35mins)

SPORTS

Dravid Padukone Academy (30mins)

HEALTH CARE

Ramaiah Leena Hospital (5mins)
Akash Hospital (10mins)
Aster CMI (35mins)
Columbia Asia (48mins)
Ramaiah Hospital (49mins)

SCHOOLS

School for Global Minds (3mins)
Akash International School (10mins)
Delhi Public School (36mins)
Legacy School (45mins)
National Public School (39mins)
Stonehill International Public School (32mins)

UNIVERSITIES & COLLEGE

Chunakya University (8mins)
Amity University (23mins)
REVA College (33mins)

Upcoming Developments

- ▶ Embassy Manyata Extension
- ▶ Bagmane Sierra Business District
- ▶ North Gate Phase 2
- ▶ Purvankara Business Park
- ▶ Divyashree Tech Space
- ▶ Devanahalli Signature Business Park
- ▶ SAP Labs
- ▶ Prestige Tech Cloud Park
- ▶ Bharatiya City IT Park Extension
- ▶ Century Business Park and Township
- ▶ WTC2
- ▶ Embassy Knowledge Park
- ▶ Boeing

**CURRENT
ENDEAVORS**



SAS
CROWN

THE JEWEL OF HYDERABAD

- 4.5 ACRES
- G + 57 FLOORS
- 6565 SQFT TO 8811 SQFT

CLUBHOUSE



THE TALLEST RESIDENTIAL SKYSCRAPER
IN SOUTH INDIA



THE JEWEL OF HYDERABAD

maharaja



BEVERLY PARK

FAMILY VILLAS - ONE FAMILY ONE ADDRESS
KOLLUR

- 8 ACRES
- G + 5 FLOORS
- 45 UNITS

CLUBHOUSE



Family
Villas

ONE FAMILY
ONE ADDRESS



HYDERABAD'S FIRST FAMILY VILLAS

maharaja
KOSMOPOLIS

DISCOVER A LIFE
WHERE EVERY DAY FEELS EXTRAORDINARY

10 ACRES

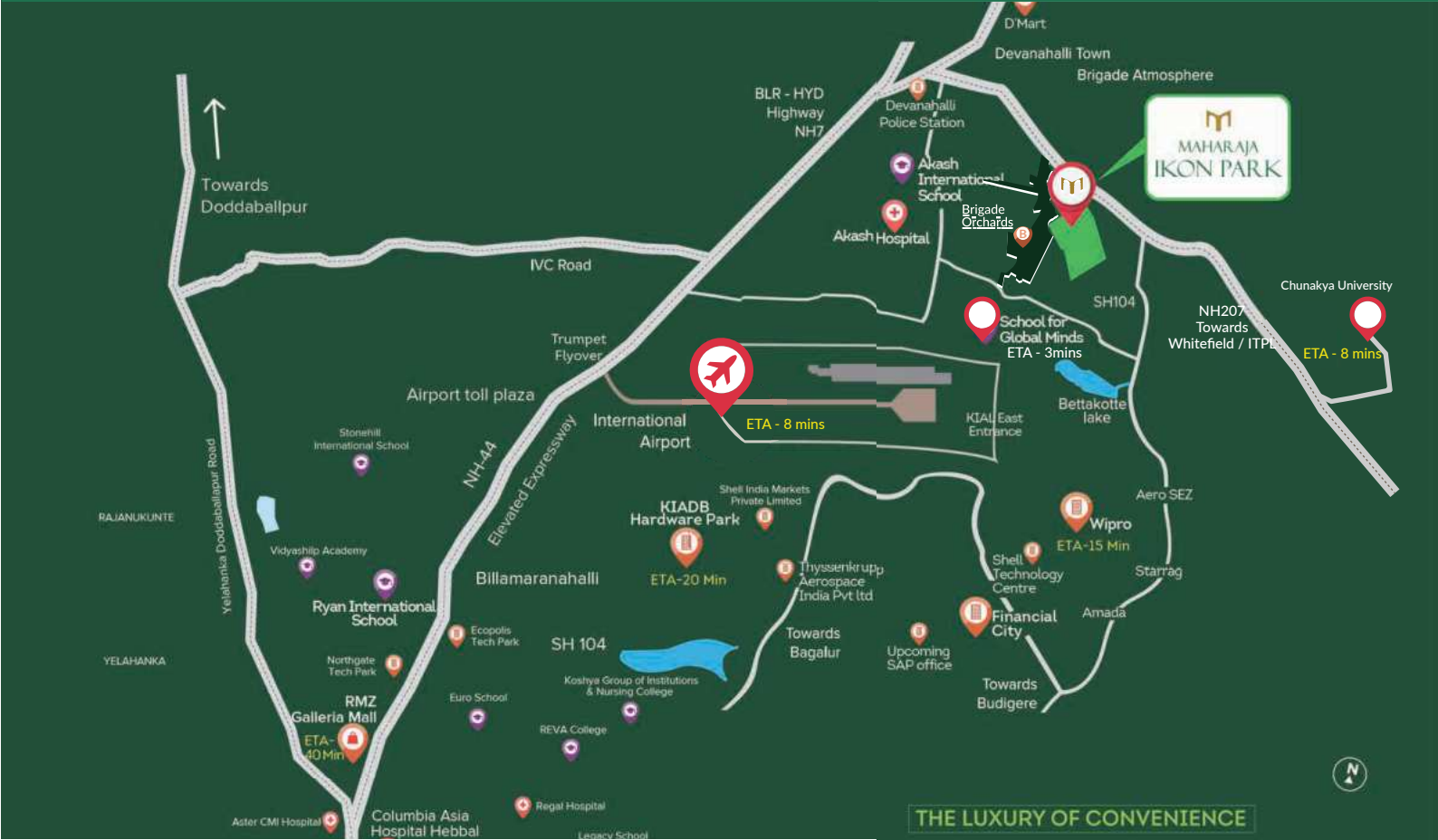
G + 39 FLOORS

1755 SQFT TO 3405 SQFT



SKY WALK





CONTACT

+91 96940 66066

sales.bengaluru@maharajaspaces.com

SITE ADDRESS

Beside Brigade Orchards, Devanahalli, Bengaluru, Karnataka - 562110

BENGALURU

2nd Floor, Above Mahindra Showroom, Gandhi Nagar, KHB Colony,
Yelahanka Old Town, Bengaluru - 560064

HYDERABAD

4th Floor, Plot No. 1098, Road No. 36, Above SKODA Showroom, CBI Colony, Jubilee Hills,
Hyderabad, Telangana - 500033

RERA NO: PRM/KA/RERA/1250/303/PR/130924/007013

Disclaimers:

This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.
This is a plotted development approval. Maharaja spaces pvt.ltd is executing the design and construction of the villas.