YAFA PROPERTIES
EXPECT BETTER

YAFA ZINNIA

Luxury at its Best

Just Launched Bookings open

Off Bagalur main road, Byappanahalli, Bangalore

Head North For Sheer luxurious 3 BHK Homes

Welcome to Yafa Zinnia - a premium new address off Bagalur main road - an ideal location with proximity to all your daily needs just a few minutes drive away

EXCLUSIVE COMMUNITY

66 luxurious homes set in five story twin towers with well-planned green spaces.

SPACIOUS & WELL-DESIGNED

The homes are so well designed that every unit has three and four sides open to exterior to make sure the natural air and light flows through freely

CONNECTED & CONVENIENT

Surrounded by numerous Tech Parks and IT hubs and its conveniently connected with multiple wide roads and through the Metro Station at Bagalur cross road and the world through International Airport, just within 15 to 20 minutes drive.

PRIME LOCATION

Perfectly located with proximity to your daily destinations like the best Educational Institutions, Super Markets, Shopping Zones, Entertainment, fine Dining and world class Health Care.



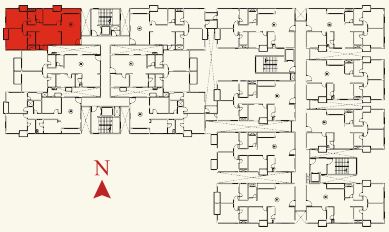
A promising and prime spot for the real estate investment. The on-site amenities are a sheer luxury and the tasteful landscaping at the enterance, around the building and terrace will ensure that the homes have outdoor space to relax.

Fully Equipped Gym	*Yoga & Meditation Zone*	*Swimming Pool*	*Clubhouse & Multipurpose Hall*	*Children's Play Area*	*Landscaped Gardens & Sit-Outs*

Typical Flat Nos.

A-101, A-201, A-301, A-401, A-501.

RERA carpet area	113.00 sq.mts.	(1216.00 sq.ft.)
Balcony area	10.85 sq.mts.	(117.00 sq.ft.)
Utility area	2.46 sq.mts.	(26.48 sq.ft.)
Saleable area	172.90 sq.mts.	(1862.00 sq.ft.)

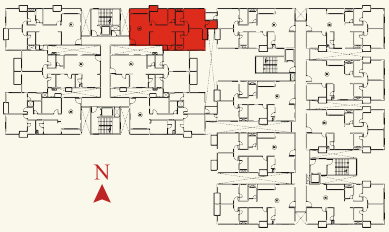


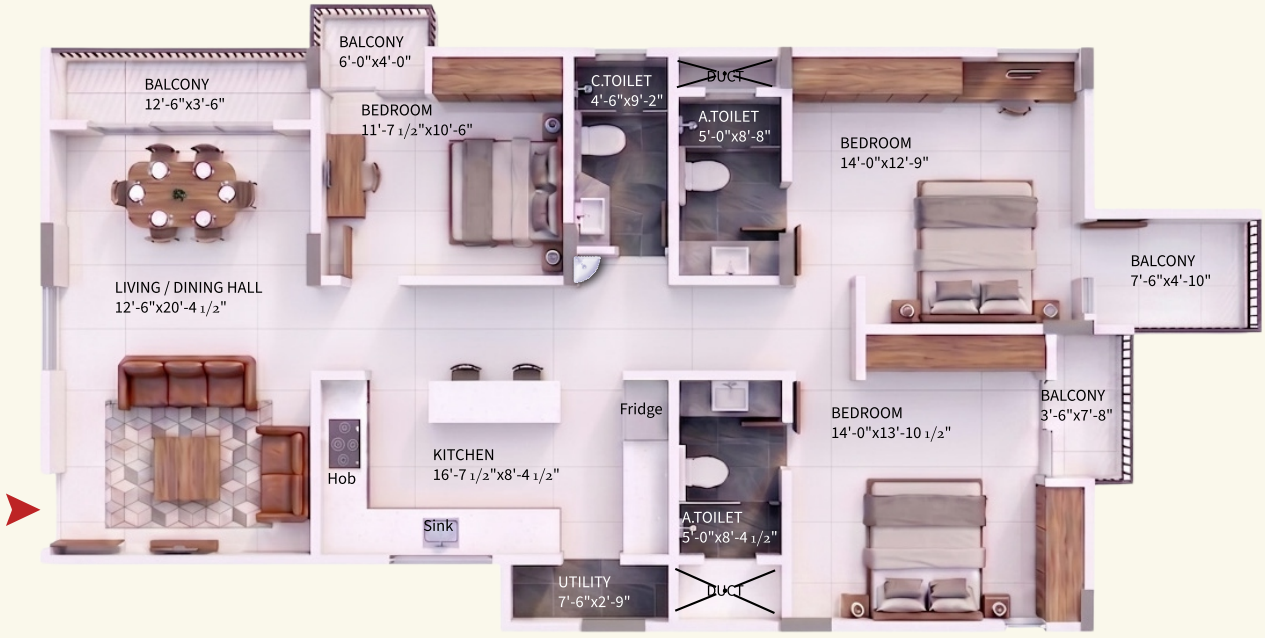


Typical Flat Nos.

A-102, A-202, A-302, A-402, A-502.

RERA carpet area	114.10 sq.mts.	(1228.15 sq.ft.)
Balcony area	12.67 sq.mts.	(136.38 sq.ft.)
Utility area	2.36 sq.mts.	(25.40 sq.ft.)
Saleable area	176.90 sq.mts.	(1904.00 sq.ft.)





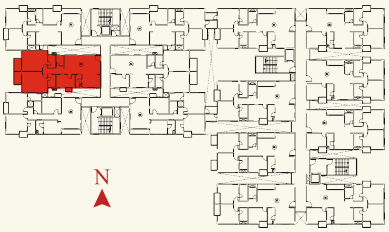
Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

Typical Flat Nos.

A-103, A-203, A-303, A-403, A-503.

RERA carpet area	117.47 sq.mts.	(1264.40 sq.ft.)
Balcony area	9.29 sq.mts.	(100.00 sq.ft.)
Utility area	2.87sq.mts.	(30.90 sq.ft.)
Saleable area	177.59 sq.mts.	(1911.60 sq.ft.)

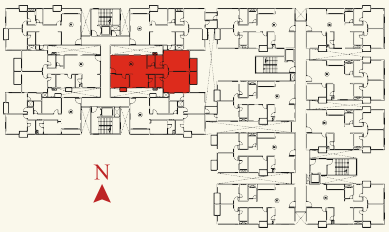




Typical Flat Nos.

A-104, A-204, A-304, A-404, A-504.

RERA carpet area	117.23 sq.mts.	(1261.86 sq.ft.)
Balcony area	9.29 sq.mts.	(100.00 sq.ft.)
Utility area	3.29sq.mts.	(35.40 sq.ft.)
Saleable area	177.83 sq.mts.	(1914.00 sq.ft.)





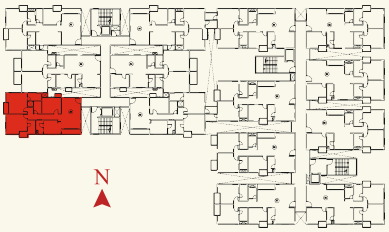
Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

Typical Flat Nos.

A-105, A-205, A-305, A-405, A-505.

RERA carpet area	112.62 sq.mts.	(1212.24 sq.ft.)
Balcony area	9.72 sq.mts.	(104.60 sq.ft.)
Utility area	3.54sq.mts.	(38.10 sq.ft.)
Saleable area	172.45 sq.mts.	(1856.00 sq.ft.)

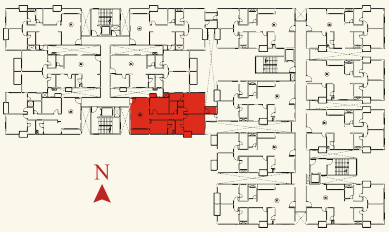




Typical Flat Nos.

A-106, A-206, A-306, A-406, A-506.

RERA carpet area	114.90 sq.mts.	(1236.78 sq.ft.)
Balcony area	10.95 sq.mts.	(117.90 sq.ft.)
Utility area	3.67sq.mts.	(39.50 sq.ft.)
Saleable area	177.44 sq.mts.	(1910.00 sq.ft.)





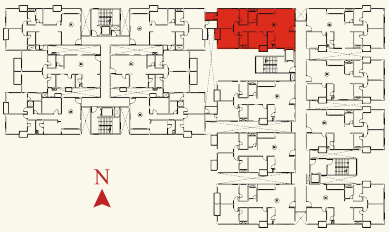
Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

Typical Flat Nos.

B-101, B-201, B-301, B-401, B-501.

RERA carpet area	118.95 sq.mts.	(1280.40 sq.ft.)
Balcony area	11.88 sq.mts.	(127.90 sq.ft.)
Utility area	4.29sq.mts.	(46.25 sq.ft.)
Saleable area	185.10 sq.mts.	(1992.50 sq.ft.)

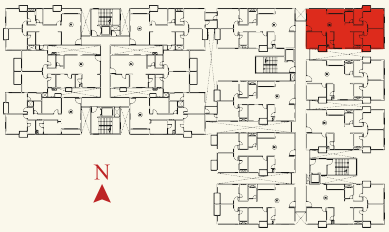




Typical Flat Nos.

B-102, B-202, B-302, B-402.

RERA carpet area	118.87 sq.mts.	(1279.60 sq.ft.)
Balcony area	8.80 sq.mts.	(105.50 sq.ft.)
Utility area	4.26sq.mts.	(45.90 sq.ft.)
Saleable area	180.74 sq.mts.	(1960.50 sq.ft.)





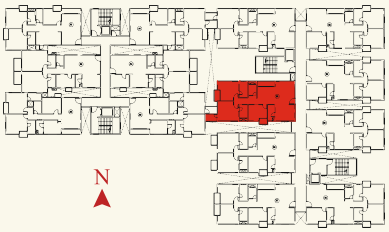
Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

Typical Flat Nos.

B-103, B-203, B-303, B-403, B-503.

RERA carpet area	119.00 sq.mts.	(1281.10 sq.ft.)
Balcony area	12.20 sq.mts.	(131.30 sq.ft.)
Utility area	4.25 sq.mts.	(45.75 sq.ft.)
Saleable area	185.55 sq.mts.	(1997.50 sq.ft.)

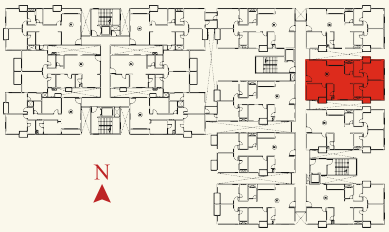




Typical Flat Nos.

B-104, B-204, B-304, B-404.

RERA carpet area	118.50 sq.mts.	(1275.80 sq.ft.)
Balcony area	9.95 sq.mts.	(107.10 sq.ft.)
Utility area	4.24sq.mts.	(45.70 sq.ft.)
Saleable area	181.80 sq.mts.	(1957.00 sq.ft.)





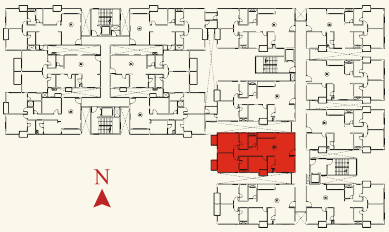
Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

Typical Flat Nos.

B-105, B-205, B-305, B-405, B-505.

RERA carpet area	120.30 sq.mts.	(1295.00 sq.ft.)
Balcony area	10.98 sq.mts.	(118. 20 sq.ft.)
Utility area	4.25sq.mts.	(45.75 sq.ft.)
Saleable area	185.60 sq.mts.	(1998.00 sq.ft.)

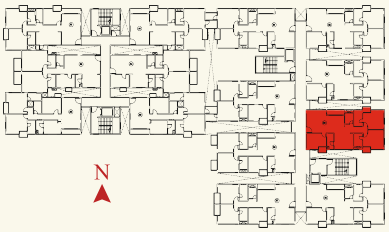




Typical Flat Nos.

B-106, B-206, B-306, B-406.

RERA carpet area	118.81 sq.mts.	(1278.95 sq.ft.)
Balcony area	9.95 sq.mts.	(107.13 sq.ft.)
Utility area	4.23 sq.mts.	(45.60 sq.ft.)
Saleable area	182.20 sq.mts.	(1961.20 sq.ft.)





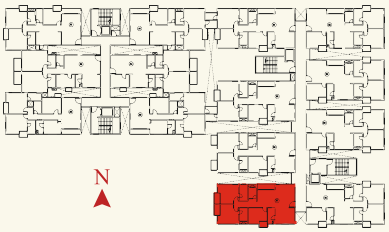
Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

Typical Flat Nos.

B-107, B-207, B-307, B-407, B-507.

RERA carpet area	117.70 sq.mts.	(1267.00 sq.ft.)
Balcony area	11.29 sq.mts.	(121.57 sq.ft.)
Utility area	4.26 sq.mts.	(45.92 sq.ft.)
Saleable area	182.55 sq.mts.	(1965.00 sq.ft.)

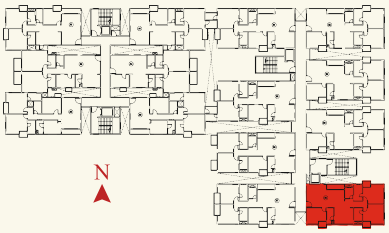


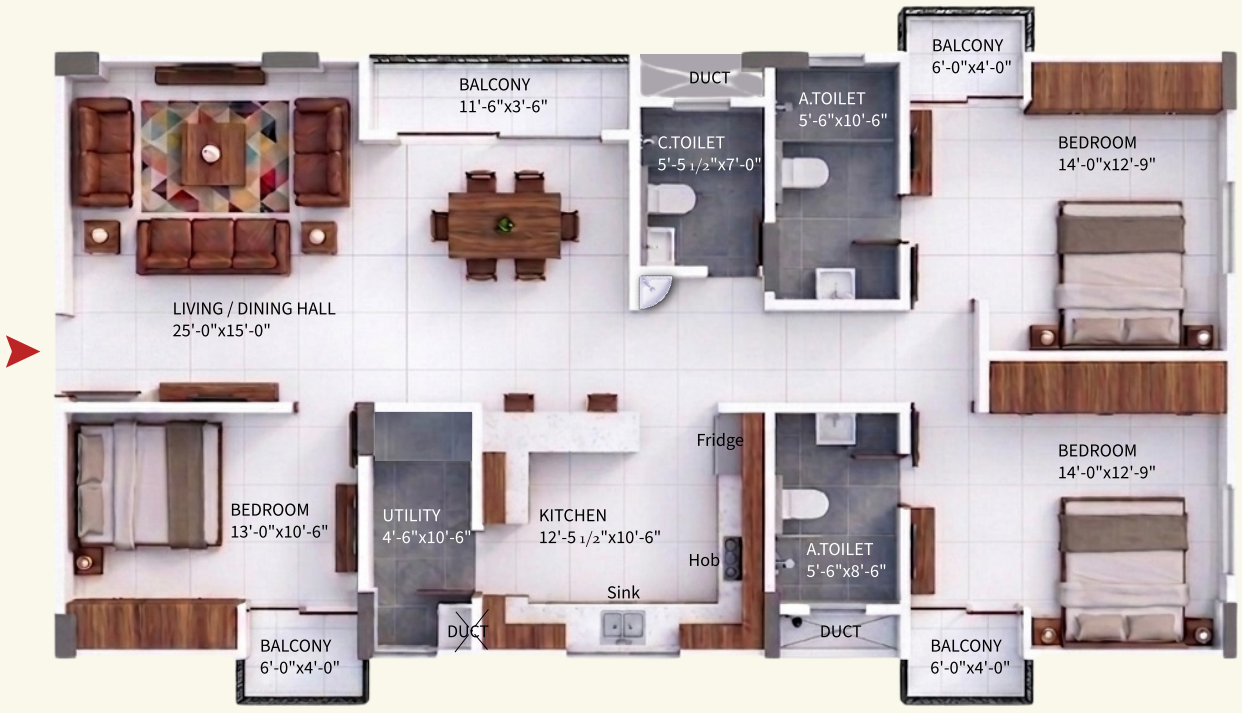


Typical Flat Nos.

B-108, B-208, B-308, B-408.

RERA carpet area	118.59 sq.mts.	(1276.55 sq.ft.)
Balcony area	9.87 sq.mts.	(106.25 sq.ft.)
Utility area	4.21 sq.mts.	(45.41 sq.ft.)
Saleable area	181.75 sq.mts.	(1956.44 sq.ft.)





Note:

- All dimensions mentioned are structure to structure dimensions.
- Carpet area is calculated from the unfinished wall.
- Carpet area includes toilet ledge walls.
- Balcony area includes the up-stands.

PARK VIEW



TERRACE VIEW



SPECIFICATION

STRUCTURE
- *RCC structure, cement blocks for walls wherever needed.*

FLOORING – COMMON AREA
- *Branded vitrified tiles for all common areas except staircase.*
- *Staircase granite.*

FLOORING – APARTMENT
- *Branded vitrified tiles for the entire flat including balconies.*

KITCHEN AND UTILITY
- *Vitrified tiles for kitchen & anti-skid tiles for utility flooring.*
- *No counter, dado tiling or sink will be provided in the Kitchen and Utility.*
- *Provision for exhaust fan.*
- *Plumbing points templates shall be provided.*

TOILETS
- *Vitrified tiles for Toilet flooring & Walls up to 8 ft. height.*
- *Wash basins & EWCs of reputed make.*
- *Wall mounted showers with diverter, health faucet and chrome plated fittings of reputed make.*
- *Grid false ceiling in all toilets.*

LIFTS
- *One lift of 8 passengers capacity and one service lift in each tower.*

DOORS AND WINDOWS
- ***Main door –** painted solid wooden frame & solid wooden flush door.*
- ***Internal doors –** painted solid wooden frame & solid wooden flush doors.*
- ***Windows –** 2.5 track UPVC frames, clear glass with mosquito mesh shutters.*
- ***External doors (balconies)** – 2.5 track UPVC frames, clear glass with mosquito mesh shutters.*
- ***Utility -** UPVC frame & shutter.*

ELECTRICAL
- *3 KW BESCOM single phase power supply and 1 KW DG backup for each flat.*
- *Required power backup for lifts & all common areas.*

PAINTING
- *Weather proof paint for the external walls.*
- *White emulsion for all the internal walls and for the ceilings.*
- *All balcony railings with enamel paint.*
- *MS railings with enamel paint in all common areas.*

WATER SUPPLY
- *CPVC pipe line for water supply.*
- *CPVC / PVC lines for soil, drainage and external lines.*

SECURITY SYSTEM
- *Security room at the main entry point.*
- *CC TV camera at all the entry / exit points.*

AMENITIES

- *Swimming pool.*
- *Kids swimming pool.*
- *Rest rooms / changeover rooms.*
- *Association office.*
- *Indoor gym.*
- *Table tennis.*
- *Billiards.*
- *Yoga zone.*
- *Board games.*
- *Kids Art & Craft area.*
- *Relaxation bay.*
- *Senior citizen bay.*
- *Barbeque area.*
- *Terrace garden.*
- *Lounge area.*
- *Party hall with kitchen, rest rooms etc.*
- *Park.*
- *Children play area.*
- *Sand pit.*
- *Swing garden.*
- *Relaxation bays.*
- *Outdoor gym.*
- *Hoop basketball.*
- *Badminton area.*
- *Walking / Jogging track.*

LOCATION MAP



Map not to scale

YAFA PROPERTIES
EXPECT BETTER

PROJECT AT

YAFA ZINNIA

Sy. No. 115/1, Byappanahalli, (off Bagalur Main Road)
Jala Hobli, Bengaluru North – 562149.

OFFICE

 # 401, 3rd floor, GP Nest, 103, Wheeler Road Extn.,
Cooke Town, Bengaluru – 560005.
PH: 080 43724112 / M: 9448369530
Email : yafaproperties@gmail.com
Website : www.yafaproperties.com

RERA No. PRM/KA/RERA/1251/309/PR/270426/010193
www.rera.karnataka.gov.in

Scan QR code for location

For Booking Please Call

Team Lead	**- 9353119587**
Khan Kareem	**- 9845044734**
Augustine Joseph	**- 7829071666**

DISCLAIMER:

- Information in this flyer, about the project are very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are illustrations and demonstrations of the concept of the development.
- The furniture and fixtures, artifacts, kitchen ware, crockery and cutlery, light fittings are being shown only to give our esteemed customers the gauge and idea of how they could furnish the apartment in our project.
- You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the company's sales team prior to concluding any decision for purchasing in YAFA ZINNIA
- Site images shown in flyer are computer generated rendered images which are artists' impression and are for general information purpose only.
- The contents of this flyer should not be treated as any kind of offer by the company.