

**Rise Above the Ordinary
Live the Tranquil Life.**

Where Luxury Touches the Sky.

At Habulus Tranquil, life finds a higher meaning. Rising gracefully above the city skyline, this architectural masterpiece redefines what it means to live in harmony with both nature and modernity. Each tower is a statement of sophistication blending sleek design, open spaces, and serene surroundings that invite calm into your every day. Here, every sunrise paints a new story of luxury, and every sunset reminds you why home is the most beautiful destination.

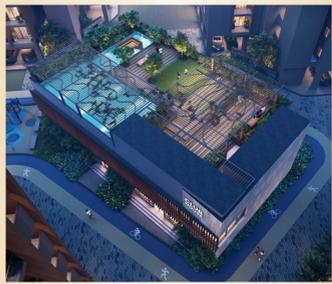
40+

**LUXURY AMENITIES
AND
PREMIUM FACILITIES**



SOCIAL & SECURITY

- Organic Waste Converter
- Rainwater Harvesting
- CCTV Surveillance
- 24/7 Security
- Intercom Facility
- Power Backup up-to 1k VA for each flat
- Charging Points for Electric Cars (without cable)
- Solar Fencing
- STP



At Habulus Tranquil, true luxury lies in the details. Our residents enjoy an exceptional range of premium amenities designed to enhance everyday living. Unwind in the resort-style swimming pool or stay active in our state-of-the-art fitness center—each crafted to offer the perfect balance of relaxation and wellness. For those who love to entertain, our elegant clubhouse provides the ideal space to host gatherings or simply enjoy peaceful downtime. With secure parking, 24-hour emergency maintenance, and pet-friendly policies, we ensure complete comfort and convenience. Surrounded by beautifully landscaped grounds and featuring a modern banquet hall with sophisticated finishes throughout, Habulus Tranquil offers the perfect environment to live, relax, and enjoy every moment.

AMENITIES

CRICKET PRACTICE NET

ELDERS SEATING WITH STEPPING STONE

PARTY HALL

INDOOR GAMES

SAUNA & STEAM

STONE BAND

STAGE WITH AMPHITHEATER

LAWN

PICKLE BALL COURT

CYCLING TRACK

JOGGING TRACK

SKATING RINK

SEATING UNDER PERGOLA

COVERED PAVILION

PETS PARK

OUTDOOR GYM

SWING

SEATING UNDER TREES

CHILDRENS PLAY AREA WITH EPDM FLOORING

KIDS POOL

ELDER'S POOL

PARTY LAWN DECK COVERED WITH PERGOLA

SAND VOLLEY BALL

FITNESS STATION

FIRST FLOOR SLAB

YOGA

SPA

GROCERY STORE

**HABULUS
TRANQUIL**
escape the ordinary

**Designed for Today,
Inspired by Tomorrow.**



**A Beautiful Life Begins
with a Happy Home.**

05 ACRES OF LAND

B+S+16 FLOORS

2&3 BHK APARTMENTS

04 TOWERS

496 LUXURY FLATS

25,000 SFT CLUBHOUSE

100% VASTHU

NO COMMON WALLS

RERA REGISTERED

BDA APPROVED

LOCATION MAP
(Not to Scale)



Live in the Heart of Convenience

SHOPPING, DINING, AND ENTERTAINMENT ARE JUST MINUTES AWAY.



A Project By
HABULUS
Builders & Developers Pvt Ltd.

**RISE TO
A LIFE OF
PRESTIGE**



GRAND ENTRANCE ARCH



**Beautifully Designed
Spaces for Joyful
Family Living**

As you arrive at Habulus Tranquil, the grand gateway stands as a magnificent symbol of prestige and serenity, inviting you into a world of elegance and harmony. Designed with architectural brilliance, the entrance creates a sense of pride and belonging the moment you approach. Lush green avenues, soothing lights, and beautifully crafted landscapes come together to offer a warm and graceful welcome. Every curve, every pathway, and every element reflects thoughtful design that blends luxury with calm. The majestic gate is more than an entry it is the first impression of a life elevated beyond the ordinary. It speaks of sophistication, peace, and perfection, setting the tone for the lifestyle that awaits within. As you pass through, the noise of the city fades and a sense of tranquility begins to unfold, leading you home to comfort, beauty, and endless pride.



**“ Every corner of
your new home is
designed with you
in mind. Spacious,
modern, and
functional. ”**

**PROJECT
CONFIGURATION**

2 & 3 BHK ULTRA LUXURY FLATS

EXCELLENT LOCATION & CONNECTIVITY

Near METRO STATION

PREMIUM QUALITY CONSTRUCTIONS

GRAND ENTRANCE ARCH

24X7 SECURITY

EXCELLENT VENTILATION

100% POWER BACKUP

PREMIUM GATED COMMUNITY LIVING

FAST GROWING RESIDENTIAL AREA



RERA No.:

Corporate Office Address
Site No. 3482, 1483, Sri Nilaya Residency 2, Deccan Plans Layout, Anantha Nagar, Electronic City Phase-2, Bengaluru Urban, Karnataka 560 100.

Site Office Address
Habulus Tranquil, 99 no. 271/D & 271/D, Old Survey No. 271, Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District Bangalore

For more details contact:

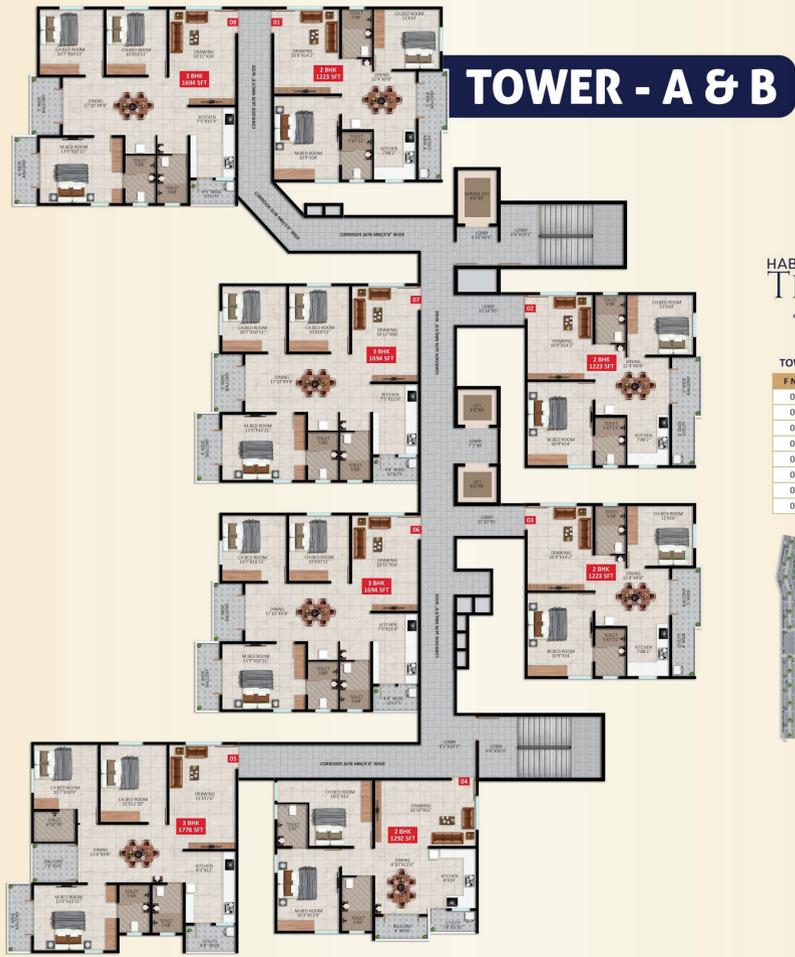
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**HABULUS
TRANQUIL**
escape the ordinary

Elevated Living at Bangalore's New Landmark
Premium 2 & 3 BHK High-Rise Homes at Neo Town Electronic City Phase-1

www.habulustranquil.com

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.



TOWER - A & B

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TOWER - A & B AREA STATEMENT

F. NO.	TYPE	FACING	SFT
01	2BHK	WEST	1223
02	2BHK	WEST	1223
03	2BHK	WEST	1223
04	2BHK	NORTH	1292
05	3BHK	EAST	1778
06	3BHK	EAST	1694
07	3BHK	EAST	1694
08	3BHK	EAST	1694



TOWER - C & D

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TOWER - C & D AREA STATEMENT

F. NO.	TYPE	FACING	SFT
01	2BHK	WEST	1223
02	2BHK	NORTH	1223
03	2BHK	WEST	1223
04	3BHK	WEST	1687
05	3BHK	NORTH	1292
06	3BHK	EAST	1781
07	3BHK	EAST	1694
08	3BHK	EAST	1626



HABULUS TRANQUIL

escape the ordinary

Where Thoughtful Planning
Meets Elevated Living



MASTER PLAN



LEGEND

- 01 | ENTRY/EXIT
- 02 | WATER FEATURE
- 03 | CRICKET PRACTICE NET
- 04 | ELDERS SEATING
- 05 | SKATING RINK
- 06 | STONE BAND
- 07 | STAGE WITH AMPHITHEATER
- 08 | LAWN
- 09 | PICKLE BALL COURT
- 10 | CYCLING TRACK
- 11 | WALKING TRACK
- 12 | DRIVEWAY
- 13 | SEATING UNDER PERGOLA
- 14 | COVERED PAVILLION
- 15 | PETS PARK
- 16 | SEATING
- 17 | SWING
- 18 | SEATING UNDER TREES
- 19 | CHILDREN PLAY AREA
- 20 | KID'S POOL
- 21 | ELDERS'S POOL
- 22 | PART LAWN DECK WITH PERGOLA
- 23 | SAND VOLLEY BALL
- 24 | FITNESS STATION
- 25 | FIRST FLOOR SLAB
- 26 | CLUB HOUSE / AMENITIES
- 27 | RAMP TO BAKSET
- 27 | VISITOR'S PARKING



PREMIUM SPECIFICATIONS



- STRUCTURE**
- Seismic Zone II-compliant Reinforced Cement Concrete (RCC) framed structure.
 - All walls shall be cast-in-situ RCC using Aluminium Formwork (MIVAN) technology for superior finish and durability.
 - Floor-to-floor height shall be maintained at approximately 3000 mm



- TILE FINISHES**
- Living, Dining, and Bedrooms:** Polished vitrified tiles of premium quality.
 - Kitchen and Utility:** Polished vitrified tiles.
 - Bathrooms:** Vitrified floor tiles with wall tiles up to the false ceiling height.
 - Common Lobbies and Staircases:** Vitrified or granite flooring as per architect's design.
 - Balconies:** Anti-skid vitrified tiles.
 - Toilet Ceiling:** Grid-type false ceiling,ied tiles.



- DOOR FRAMES & WINDOWS**
- Main Door:** Teak wood frame with polished veneer-finished shutter, fitted with a digital lock of reputed make (Godrej / Dorset or equivalent) and high-quality hardware accessories.
 - Other Door Frames:** Hard wood / engineered wood frame with laminated flush shutters.
 - Internal Doors & Toilet Doors:** Engineered wooden flush doors with veneer or laminate finish on both sides, fitted with branded locks and accessories.
 - Windows:** UPVC sliding windows with glass panels and provision for mosquito mesh.
 - Balcony Doors:** UPVC sliding doors with glass panels.



- PAINT & POLISH**
- Internal Walls:** Finished with wall putty, primer, and two coats of premium emulsion paint.
 - External Walls:** Finished with weather-shield exterior grade paint as per architect's design.
 - Ceilings:** Finished with emulsion paint of approved brand.
 - Woodwork & Metalwork:** Synthetic enamel paint / melamine polish as applicable.



- KITCHEN**
- Counter:** Polished granite slab counter with sink.
 - Electrical Points:** Adequate provision for all kitchen appliances (chimney, water purifier, refrigerator, etc.).



- SANITARY, PLUMBING & FIXTURES**
- Sanitary Ware:** EWC, wash basin, and all sanitary fixtures of Cera / Jaquar / Roca / equivalent make.
 - CP Fittings:** Health faucets and CP fittings of Jaquar / Kohler / equivalent in all toilets.
 - Water Supply Piping:** CPVC concealed pipes of IS-approved brand.
 - Drainage & Waste Lines:** PVC soil and waste pipes of IS-standard make.
 - Water Heater Points:** Provided in all bathrooms.
 - Exhaust Fan Points:** Provided in all bathrooms.



- ELECTRICAL**
- Power Supply:** 3-Phase power supply to each apartment.
 - Safety Devices:** MCB and ELCB (Earth Leakage Circuit Breaker) provided for safety.
 - Wiring:** Fire Retardant Low Smoke (FRLS) copper wiring of IS-approved make (Finolex / Polycab / equivalent).
 - Switches & Sockets:** Modular switches of Schneider / Legrand / Anchor / equivalent make.
 - Lighting Points:** Adequate light, fan, and plug points in all rooms as per electrical design.
 - Geyser Point:** Provided in all bathrooms.



- ELEVATORS / VERTICAL TRANSPORTATION**
- Passenger and service elevators of reputed make (OTIS / Schindler / Kone / equivalent) in each block, with automatic rescue device and intercom connection.



- GENERATOR**
- 100% DG back-up for common areas.
 - Power back-up for each apartment: 1 KVA for all configurations.



- SECURITY SYSTEMS**
- Surveillance Cameras:** CCTV monitoring at main entrance, basements, and all critical common areas.
 - Access Control:** Provision for digital entry system (MyGate / equivalent).
 - Intercom Facility:** Intercom connection between apartments, security cabin, and clubhouse.



- FIRE & SAFETY**
- Firefighting system provided as per National Building Code (NBC) and local statutory norms.
 - Fire extinguishers, hose reels, and fire alarms installed in all required locations.
 - Panic button provided in lifts.

OTHER AMENITIES

- Sewage Treatment Plant (STP):** Centralized plant for treatment and reuse of water for flushing and landscaping.
- Organic Waste Converter (OWC):** For efficient waste management.
- Rainwater Harvesting:** Recharge pits provided as per environmental guidelines and design intent.

NOTE

All materials, finishes, and specifications mentioned are of reputed brands or their equivalent. In case of non-availability, materials of equivalent quality and standards shall be used, subject to prior approval of the architect and client.