



primecorp.co

WHERE LIFE SETS SAIL

BLUE WATERS

LAKEFRONT APARTMENTS

by SJR Primecorp

off Sarjapur Road, at Kudlu Lake





A WHOLE NEW YOU

There's something about scenic beauty that connects us better to one another. And to ourselves. Perhaps because it makes us feel an organic part of nature. Or perhaps that's how we were really meant to live.



At Blue Waters, you live beside the vast, pristine Kudlu Lake, on 16 acres of picturesque greenery. You'll discover breathtaking views across the lake's clear waters, banks lush with flora, striking vistas of Bangalore's cityscape off in the horizon, and amidst all this, yourself.



BY THE BLUE

For anyone immersed in the bustling clamour of city life, it's hard to imagine that a peaceful escape exists right in the middle of Bangalore's IT corridor. But hidden between Electronic City, Sarjapur Road, BTM Layout and Koramangala, Blue Waters is precisely such an Eden. Turn off Hosa Road and take the short, private drive to the enclave's entrance, and you'll find yourself looking at Bangalore's most scenic waterfront vistas - just 3.5 km from Sarjapur Road, the Elevated Tollway, and NICE Road!



St. John's Hospital

Saul Kere

Wipro Corporate Office

Karmelaram Railway Station

Sarjapur Road

Sarjapur Road

Sarjapur Road

gara Lake

ORR

Total Mall

Kaikondrahalli Lake

PALAZZA CITY



Decathlon Sports India

WATERMARK

Kasavanahalli

HSR BDA Complex

Harlur Road

HSR Layout

NIIT Technologies

Sasken Technologies

Hosa Road

Kudlu Lake

BLUE WATERS

RETREAT

BETL

Dakshin Honda

Keys Hotel

HAMILTON HOMES

Bommanahalli

Hosur Road

Hosa Road

PARKWAY HOMES

Rayasandra Lake

Mico Bosch

Hulimavu

Hosur Road

Mahindra

TCS

FIESTA HOMES

NICE Road

Electronic City Phase I

Electronic City Phase II

CRYSTAL COVE

Proposed Peripheral Ring Road



Kudlu Lake

A

N

ELANZA

E

MAYFAIR

D

C

PRIMROSE

O

GOLDCOAST

ALSTON

CLARENCE

E

HAMPSTEAD - A

HAMPSTEAD - B

E

F

BOSTON

K

H

J

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G

M

3

4

5

6

3

4

2

1

8

7

2

1

THE QUEST MAP

Taking the shape of a boomerang, Blue Waters' 16 acre lakefront property has 11 blocks of 1, 2, 3 and 4 BHK apartments. From the grand entrance at the enclave's northern head, a quiet, tree-lined avenue brings you in past the cycling track, golf greens, and the market plaza, to a beautiful, windswept drop-off boasting dramatic vistas of the lake.

Alongside the waterfront are the striking G+18 floor towers. A winding boulevard goes past the buildings, landscaped gardens, water feature, the Oyster Club, and swimming pools. The eastern leg of the park holds the other half of the apartment blocks, with large open spaces, tennis courts and amphitheater. The eastern entrance provides convenient access to this section as well.



- 1 BHK - 655 sft
- 2 BHK - 1170 sft
- 3 BHK - 1470 sft
- 3 BHK - 1475 sft
- 3 BHK - 1575 sft
- 3 BHK - 1680 sft, 1715 sft
- 4 BHK - 2265 sft

LEGEND

- A Entry 1 / Exit 1
- B Entry 2 / Exit 2
- C Lakeside Café
- D Lakeside Plaza
- E Theme Garden
- F Swimming Pool
- G Toddlers' Pool
- H Tennis Courts
- I Basketball Court
- J Clubhouse
- K Open Air Theater
- L Cricket Practice Nets
- M Maze Garden
- N Golf Putting Greens
- O Children's Play Area
- P Area reserved for civic amenities

MORE THAN A LAKE

When you live at Blue Waters, of course you always have the lake to cool down your home and your stressed senses. But there's also a whole lot more to help you unwind. Both, in the **great outdoors...**





... and in the Club!



OYSTER
Club



SEARCH PARTY - THE BOY'S STORY



Hi! I'm Sanjiv. My family and I recently moved in to B503 at Blue Waters. I love our new place here. There's lots of fun things to do - like sailing model boats! But I lost mine yesterday, and can't remember where I left it. So I set off hunting for it.



4 BHK
Total area - 2265 sft

A Lobby	8'9" x 5'11"	I Bedroom - 2 Toilet	5'3" x 8'3"
B Living / Dining Room	23'3" x 15'9"	J Bedroom - 4 Toilet	5'3" x 8'3"
C Master Bedroom	11'3" x 15'9"	K Common Toilet	5'3" x 8'3"
D Walk-in Closet	5'3" x 3'11"	L Kitchen	10'9" x 7'11"
E Bedroom - 2	11'1" x 13'11"	M Utility / Servants' Room	9'1" x 8'7"
F Bedroom - 3	11'1" x 13'11"	N Servants' Toilet	3'11" x 4'11"
G Bedroom - 4	11'5" x 12'8"	O Balcony - 1	34'2" x 4'7"
H Master Bedroom Toilet	5'3" x 8'3"	P Balcony - 2	20'5" x 2'7"





I checked at Ranbir's place,
but it wasn't there...

3 BHK
Total area - 1680 sft

A Lobby	5'3" x 8'7"	G Bedroom - 3 Toilet	5'3" x 8'3"
B Living / Dining Room	21'7" x 14'7"	H Common Toilet	5'3" x 8'3"
C Master Bedroom	11'3" x 14'7"	I Balcony - 1	42'1" x 4'7"
D Bedroom - 2	11'1" x 12'11"	J Kitchen	9'11" x 8'7"
E Bedroom - 3	11'1" x 12'1"	K Utility	8'3" x 5'9"
F Master Bedroom Toilet	5'3" x 9'3"		



And it wasn't at Deepika's house either...

3 BHK
Total area - 1575 sft

A Lobby	5'3" x 8'7"	G Bedroom - 3 Toilet	5'3" x 8'3"
B Living / Dining Room	21'7" x 13'5"	H Common Toilet	5'3" x 8'3"
C Master Bedroom	11'3" x 13'5"	I Balcony - 1	9'7" x 3'9"
D Bedroom - 2	11'1" x 13'11"	J Balcony - 2	19'11" x 3'9"
E Bedroom - 3	11'1" x 12'1"	K Kitchen	9'11" x 8'7"
F Master Bedroom Toilet	5'3" x 9'3"	L Utility	8'3" x 5'9"

Disclaimer: Sizes mentioned here are before finishing. Balcony extended for certain flats based on the architectural character of the building.



We searched through **Virat's home** too.
It sure is hard to find a small boat in these big apartments!



3 BHK
Total area - 1470 sft

A Lobby	5'7" x 8'7"	G Common Toilet	5'3" x 8'3"
B Living / Dining Room	21'7" x 13'5"	H Balcony - 1	12'1" x 3'9"
C Master Bedroom	11'3" x 14'5"	I Kitchen	9'11" x 8'7"
D Bedroom - 2	11'1" x 13'11"	J Utility	6'11" x 5'9"
E Bedroom - 3	11'5" x 12'1"	K Balcony - 2	12'1" x 3'9"
F Master Bedroom Toilet	5'3" x 8'3"		



Then we tried Anushka's house...

2 BHK
Total area - 1170 sft

A Lobby	5'3" x 8'7"	F Common Toilet	5'3" x 8'3"
B Living / Dining Room	21'7" x 11'11"	G Balcony - 1	7'7" x 3'7"
C Master Bedroom	11'5" x 12'9"	H Kitchen	9'11" x 8'7"
D Bedroom - 2	13'1" x 11'5"	I Utility	7'7" x 5'9"
E Master Bedroom Toilet	5'3" x 8'3"	J Balcony - 2	5'11" x 3'11"



1 BHK
Total area - 655 sft

A	Lobby	4'5" x 6'5"
B	Living Room	10'11" x 13'3"
C	Bedroom	10'8" x 15'3"
D	Toilet	5'8" x 10'5"
E	Balcony	9'3" x 3'7"
F	Kitchen / Dinette	7'1" x 9'1"

But finally, I found it at **Maya's apartment.**
I'd forgotten it there after the last time we went sailing!



SmartSpace Design

Blue Waters blends contemporary style with thoughtful design. This means that each home enjoys abundant open space, ventilation, light, and utmost privacy. Step in to your living room, and you can feel it right away!



Insightful planning ensures that no space is wasted, and the location of doors and windows does not interfere with movement or the placement of furniture. This attention to detail is carried through all the bedrooms and bathrooms.





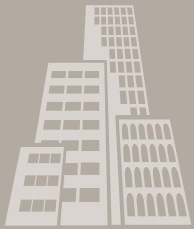


Actual shot of model apartment

Your favourite book and a steaming hot coffee - best enjoyed from the spacious and private balconies, with beautiful views of the lake, and an ever-refreshing breeze.



Quality Within



STRUCTURE

- RCC – framed structure designed as per seismic compliance
- Block masonry / equivalent
- Internal walls smoothly plastered with lime rendering

Lobbies & Corridors:

- Granite / Marble (GF & FF), vitrified tiles in upper floors
- Granite flooring with textured wall paint for main entrance lobby of each block

Apartment:

- Designer vitrified tiles flooring in Living, Dining & Bedrooms
- Vitrified tiles flooring in CBR, GBR & Kitchen
- Anti skid premium tile flooring in Toilets & Balconies



FLOORING



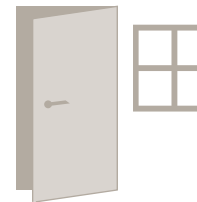
KITCHEN

- 2' dado with premium designer tiles above kitchen Granite counter top with single bowl stainless steel sink with drain board
- Provision for washing machine & power point for iron board in utility area



BATHROOMS

- Wall mounted EWC / Sanitary ware with concealed flush valve & wash basin of Rocca / Kohler / equivalent make
- Hot-cold water mixer with single controlled bath & shower valve of Rocca / Kohler / equivalent make
- Health faucet for all toilets with wall tiles dado upto 7'
- Provision for exhaust fans



DOORS & WINDOWS

- Polished Teakwood door frame with both sides teak veneered
- Main door of Melamine polish with premium fittings
- All other doors with hard wood frames and flush shutters / skin doors / polish enamel paint with premium fittings or imported ready-made door
- Aluminum / UPVC / equivalent for all windows with mosquito mesh wherever required



POWER

Real Power:

- 1 BHK & 2 BHK - 3 KVA
- 3 BHK - 4 KVA
- 4 BHK - 5 KVA

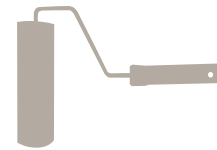
BACKUP POWER:

- 1 BHK & 2 BHK - 0.75 KVA
- 3 BHK - 1.00 KVA
- 4 BHK - 1.5 KVA



ELECTRICAL

- One ELCB for each flat for safety
- One MCB for each circuit provided at the main distribution box in each flat
- Elegant modular switches of Anchor / Roma / Crabtree / equivalent make
- Telephone points in living room & all the bedrooms
- Television points
 - (i) 3 BHK/4 BHK – living, master B/R & Guest B/R
 - (ii) 1 BHK & 2BHK – living & master B/R
- Fire resistant low smoke electrical wires
- Provision for internet point in master & children's bedroom for 3BHK/4BHK and only in Master Bedroom for 1 BHK & 2BHK
- AC point provision in living, master bedroom & children's bedroom for 3BHK / 4BHK
- AC point provision in living, master bedroom for 1BHK & 2BHK
- One internet point in master bedroom and children's bedroom for 3 BHK / 4 BHK & in master bedroom for 1 BHK & 2 BHK



PAINTING

- Interiors with emulsion / acrylic emulsion
- Exteriors with weather shield cement paint



LIFTS & SECURITY

SECURITY

- Round-the-clock security with CCTV monitoring in main entrance & external areas

LIFTS

- High quality elevators of reputed make



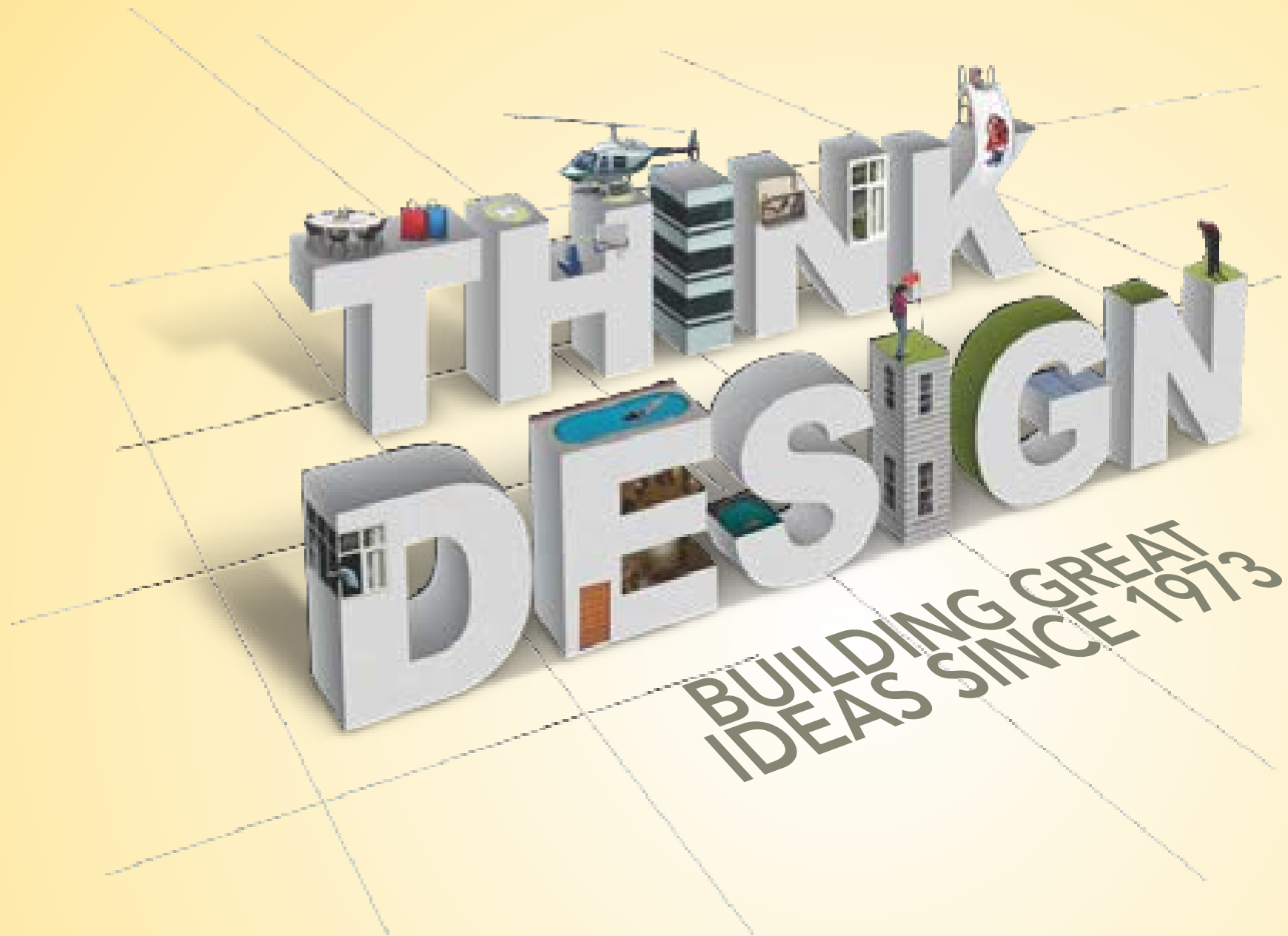
COMMON AMENITIES

OUTDOOR

- Golf Putting Greens
- Forest Walk
- Theme Garden
- Children's Park
- Party Lawn
- Maze Garden
- Swimming Pool
- Tennis Court
- Water Feature

INDOOR

- Badminton Court
- Table Tennis & Billiards Room
- Squash Court
- Indoor Games
- Party Hall
- Library
- Meeting Room
- Gym
- Restaurant



Think Design is our approach to architecture that not only improves the quality of everyday life, but also creates an experience of delight and wonder. From discreetly private bedrooms and balconies, to vibrantly refreshing landscapes, and world-class fittings and materials, Think Design takes care of the little things that matter much.

At the heart of the ethos of SJR Primecorp is an unfailing desire to provide the utmost quality at a value that is in sync with global trends, the intimate needs of people today, and the environment. As an offshoot of the SJR Group, we are structured to provide highly differentiating projects to various urban needs - residential, commercial and hospitality.

In the last 40 years, since 1973, we have grown from being a provider of infrastructure solutions to developing properties that are today defining growth and prosperity in Bangalore city. From roads, to flyovers, airport tarmacs, and community centres, our achievements span the entire spectrum of solutions that any industrialised society needs.

About SJR PRIMECORP



OUR OTHER PROJECTS



**CRYSTAL
COVE**

ELECTRONIC CITY PHASE I
(near Wipro)
3 & 4 BHK triplex homes



WATERMARK

OFF SARJAPUR ROAD
(behind Total Mall)
*2 & 3 BHK luxury
waterfront residences*



**Fiesta
HOMES**

ELECTRONIC CITY PHASE II
(near Mahindra Satyam)
*Intelligently designed
1, 2 & 3 BHK apartments*



**THE
PAVILION**
OUTER RING ROAD

OUTER RING ROAD
(near Intel office)
*Luxurious 3 BHK
apartments*



VOGUE RESIDENCES

EPIP ZONE, WHITEFIELD
(behind SAP Labs)
*Exquisitely designed 3 BHK
apartments*



HAMILTON HOMES

OFF SARJAPUR ROAD
(near Hosa Road)
*1, 2 & 3 BHK homes
with British architecture*



OFF SARJAPUR ROAD
(Rayasandra)

Contemporary Villas



PARKWAY HOMES

OFF SARJAPUR ROAD
*1, 2 & 3 BHK apartments
for Great Minds*



PALAZZA CITY

on SARJAPUR MAIN ROAD,
near Wipro
*1, 2 & 3 BHK apartments
Discover Worlds Within*