





Aashrayaa  
CITADEL

RE▲LIZE



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CITADEL



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CITADEL



DEL

CITADEL an exclusive project located at just opposite to 600mts from Sri Sai Baba Ashram, off Whitefield Road, Kadugodi. Which is just 4kms away from ITPL. East of Bangalore the place where silicon valley of IT hubs situated. The most famous IT companies are near by. Nestled in amidst a full of landscaped beauty, peace, quiet and wonderful fresh air. It's where you always wanted to work and come home enjoy very happily with your family.

CITADEL offers you exclusive thought and beautifully designed homes with independent walls to suit your every requirement and is close to all the facilities that every family needs. Leading International schools, Shopping malls like "Phoenix" and "Forum value shopping mall" multiplexes, exclusive hotels and restaurants, health care hospitals, public transport and religious facilities are near by.



HAPPINESS





# Aashrayaa CITADEL



CITADEL, the standardized apartments brought you by AASHRAYAA GROUP it is one of the premier property developers in Bangalore, has contributed immensely to fulfill the need for state-of-the-art quality constructed homes that always carry a very strong future value.

So come to the project, the place that will definitely bring a smile on your face. It's ensured that your life's one time investment is life long secured.



S T ▲ T U S





# Aashrayaa CITADEL



Every body have their own dreams in life. It truly matches their high standard of living. CITADEL apartment is asthetically designed with compact and extreme detailing to maximise by utilising space and no doubt this is going to be above your expectations.

Independent walls for each flats, which can make you realize your individuality. But the reality is much more than what you expected. We welcome you to your own paradise, created specially for you and your family. It's one of the best selection that one can choose to move into your new home .



D R E ▲ M S



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CITADEL



The aesthetically well designed flats can be chosen by beloved families. It ranges from 1250sft two bedroom to the 1680sft three bedrooms and are built on Stilt+ four floors. Gym, clubhouse, swimming pool, lifts, etc are available other than some of the facilities that you would have expected from CITADEL. As you know the best of things are also the most expensive. But, CITADEL is attractive and available at affordable price.

Come take a look at the site, talk to our executive, feel for yourself what it means to be at CITADEL.

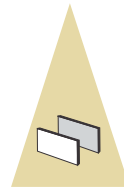


CRAFTS

SPECIFICATIONS

**Features**

100 % Vaastu Compliant  
Independent walls



**Structure**

RCC framed structure designed to seismic resistance Zone-II with CC Block Masonary Walls.



**Wall Finishes**

Internal Walls  
Ceiling smooth plaster with emulsion (Asian or equivalent) paint

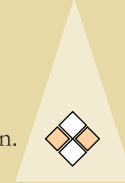


External Walls

Weather proof premium brand paint over Plaster.

**Flooring**

2'X2' Vitrified tile flooring in all Bedrooms, Living, Dining and Kitchen.



Antiskid ceramic tiles in Master Bathroom and other Bathrooms.

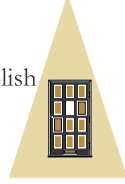
Ceramic tile dado upto 7' height in all Bathrooms. Balconies Terracota colored tile.

Granite Flooring for lift lobby.

**Doors & Windows**

**Main Door**

Teak wood frame and designer veneer door shutter with Melamine Polish on both sides and Brass/SS hardware.



**Internal Doors**

Door frames of Red Sal/Red Meranti, with veneer door shutter.  
French door in balcony with Powder coated / Anodized Aluminium /UPVC

**Windows**

Powder coated/Anodized aluminium /UPVC  
3 track with Mosquito mesh.

**Kitchen**

Granite Kitchen platform with Stainless Steel Sink with drain board.



Glazed Ceramic tiles dado upto 2' height above the kitchen platform.

Provision for Washing Machine in utility area.  
Provision for Electronic Water Purification System.

**Electrical**

Finolux concealed copper wiring with Flame Retardant.



Modular switches of Anchor Roma/Havells or equivalent.  
Two way switches for fan and light in bedrooms.

Power points provision for kitchen appliances including Refrigerator.

Provision for geyser points in bathrooms.  
Provision for split AC units in Living & Bedrooms

**Lifts**

Automatic lifts of Johnson/Kone/Schindler or Equivalent



**TV/Telephone**

TV outlet in Master Bedroom and Living Room.



Telephone outlet in Master Bedroom and living room.

**Sanitary and Plumbing**

**Sanitary fittings**

All sanitary wares- Hindware/Parryware or Equivalent.



All CP fittings Jaquar or Equivalent.

Water supply piping Premium quality CPVC

Sanitary and rain water piping  
All soil/waste pipes of UPVC.



Aashrayaa

# CITADEL



Citadel has modern club house with a host of classic amenities to pamper you with health club, Indoor game sports lounge, community hall and swimming pool, the place where you can sit by the pool side with laptop amidst cool environment. And also you can play and enjoy with your family on soft grass

Life becomes active and joyful with health & energy. The smartly designed structure that redefined luxury life style here in it's own special way.

#### Amenities

- Swimming pool
- Adorable Well-equipped Gymnasium.
- Elegant Multipurpose Hall.
- Childrens Play area.
- Indoor Games- Table Tennis, Carrom Board
- Security Surveillance of common area through CCTV with intercom facility.
- 100% back up for common areas.
- 0.5 KVA power back up for each flat.
- Wi-Fi enabled residential complex.

CLASSIC





- 115 - 2.5BHK E- 1540 Sft
- 215 - 2.5BHK E- 1540 Sft
- 315 - 2.5BHK E- 1540 Sft
- 415 - 2.5BHK E- 1540 Sft

- 113 - 2.5BHK E- 1540 Sft
- 213 - 2.5BHK E- 1540 Sft
- 313 - 2.5BHK E- 1540 Sft
- 413 - 2.5BHK E- 1540 Sft

- 111 - 2.5BHK E- 1540 Sft (Ter 208 sft)\*
- 211 - 2.5BHK E- 1540 Sft
- 311 - 2.5BHK E- 1540 Sft
- 411 - 2.5BHK E- 1540 Sft

- 108 - 2 BHK E - 1365 Sft (Ter 190 Sft)\*
- 208 - 2 BHK E - 1365 Sft
- 308 - 2 BHK E - 1365 Sft
- 408 - 2 BHK E - 1365 Sft

- 106 - 2.5BHK E- 1540 Sft
- 206 - 2.5BHK E- 1540 Sft
- 306 - 2.5BHK E- 1540 Sft
- 406 - 2.5BHK E- 1540 Sft

- 104 - 2.5BHK E- 1540 Sft
- 204 - 2.5BHK E- 1540 Sft
- 304 - 2.5BHK E- 1540 Sft
- 404 - 2.5BHK E- 1540 Sft

- 102 - 3 BHK E - 1680 Sft
- 202 - 3 BHK E - 1680 Sft
- 302 - 3 BHK E - 1680 Sft
- 402 - 3 BHK E - 1680 Sft



- 114 - 2 BHK W- 1250 Sft (113 Sft)\*
- 214 - 2 BHK W- 1250 Sft
- 314 - 2 BHK W- 1250 Sft
- 414 - 2 BHK W- 1250 Sft

- 112 - 2 BHK W- 1250 Sft (225 Sft)\*
- 212 - 2 BHK W- 1250 Sft
- 312 - 2 BHK W- 1250 Sft
- 412 - 2 BHK W- 1250 Sft

- 110 - 2 BHK W- 1250 Sft (236 Sft)\*
- 210 - 2 BHK W- 1250 Sft
- 310 - 2 BHK W- 1250 Sft
- 410 - 2 BHK W- 1250 Sft

- 109 - 2 BHK W- 1250 Sft (236 Sft)\*
- 209 - 2 BHK W- 1250 Sft
- 309 - 2 BHK W- 1250 Sft
- 409 - 2 BHK W- 1250 Sft

- 107 - 2 BHK W- 1250 Sft (225 Sft)\*
- 207 - 2 BHK W- 1250 Sft
- 307 - 2 BHK W- 1250 Sft
- 407 - 2 BHK W- 1250 Sft

- 105 - 2 BHK W- 1250 Sft (225 Sft)\*
- 205 - 2 BHK W- 1250 Sft
- 305 - 2 BHK W- 1250 Sft
- 405 - 2 BHK W- 1250 Sft

- 103 - 2 BHK W- 1250 Sft (225 Sft)\*
- 203 - 2 BHK W- 1250 Sft
- 303 - 2 BHK W- 1250 Sft
- 403 - 2 BHK W- 1250 Sft

- 101 - 2 BHK W - 1250 Sft (113 Sft)\*
- 201 - 2 BHK W - 1250 Sft
- 301 - 2 BHK W- 1250 Sft
- 401 - 2 BHK W - 1250 Sft

# STILT FLOOR PLAN

# TYPICAL FLOOR PLAN







TYPICAL FLAT NUMBERS:

- 104 - 2.5BHK E - 1540 Sft
- 204 - 2.5BHK E - 1540 Sft
- 304 - 2.5BHK E - 1540 Sft
- 404 - 2.5BHK E - 1540 Sft

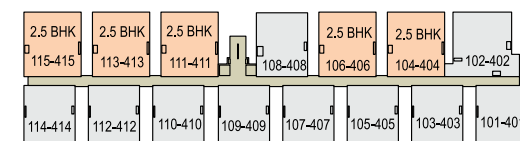
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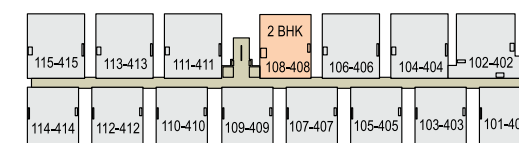
KEY PLAN



TYPICAL FLAT NUMBERS:

- 108 - 2 BHK E - 1365 Sft (Ter 190 Sft)
- 208 - 2 BHK E - 1365 Sft
- 308 - 2 BHK E - 1365 Sft
- 408 - 2 BHK E - 1365 Sft

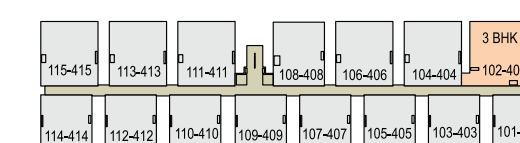
KEY PLAN



TYPICAL FLAT NUMBERS:

- 102 - 3 BHK E - 1680 Sft
- 202 - 3 BHK E - 1680 Sft
- 302 - 3 BHK E - 1680 Sft
- 402 - 3 BHK E - 1680 Sft

KEY PLAN



TYPICAL FLAT NUMBERS:

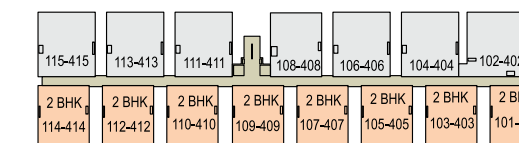
- 101 - 2 BHK W - 1250 Sft (113 Sft)
- 201 - 2 BHK W - 1250 Sft
- 301 - 2 BHK W - 1250 Sft
- 401 - 2 BHK W - 1250 Sft

- 103 - 2 BHK W - 1250 Sft (225 Sft)
- 203 - 2 BHK W - 1250 Sft
- 303 - 2 BHK W - 1250 Sft
- 403 - 2 BHK W - 1250 Sft

- 105 - 2 BHK W - 1250 Sft (225 Sft)
- 205 - 2 BHK W - 1250 Sft
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- 405 - 2 BHK W - 1250 Sft

- 107 - 2 BHK W - 1250 Sft (225 Sft)
- 207 - 2 BHK W - 1250 Sft
- 307 - 2 BHK W - 1250 Sft
- 407 - 2 BHK W - 1250 Sft

KEY PLAN



INDIVIDUAL FLATS

INDIVIDUAL FLATS

# LOCATION MAP

NOT TO SCALE



## PROXIMITY FROM PROJECT

Whitefield Railway Station	0.05 Km	Brookefields	6.00 Km	Phoenix Shopping Mall	5.00 Km
ITPL	4.00 Km	Sathya Sai Hospital	5.00 Km	Forum Value Mall	5.00 Km
Hoodi Circle	3.00 Km	Shopping Mall	0.05 Km		

A Project of



#4, 9th Main, 13th Cross, 6th Sector,  
HSR Layout, Bangalore-560102.

Land Mark : Near JSS Public School.

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