



Buy your own Dream

THE PEOPLE BEHIND THE SCENE

Comfort Builders have a wonderful team who work together towards making your dream homes a reality. Our homes are aesthetic and beautifully designed with practical functionality. We can proudly say that our homes are a class apart with quality which is ensured through our continuously innovative spirit and responsiveness to customer needs and evolving lifestyles.

We aim to guarantee that each detail of our projects, from the impeccable planning and execution to the unparalleled customer service, exceeds your expectations.

Our untiring efforts to providing quality experiences through gratifying relationships has resulted in delivery of homes par excellence.

Promoted and Developed by



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Site Address - **Comfort Vimalaprabha** #07, North Park Road, Kumara Park East, Bangalore 560 001.

Note: The developers reserve the right to change plans, specifications and features without prior notice or obligation, at their sole discretion. Specifications, write ups, layouts, plans and pictures shown in this booklet are only indicative. All rendering, pictures and maps are the artists conceptions and not actual depictions of the building, its walls, roadways or landscaping.

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Homes that speak the good life...



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Living In Comfort

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MAKE
LIVING
MORE
MEANINGFUL

A beautiful home gives a feeling of spaciousness. The doors and windows create a smooth path for free movement of fresh air and sunlight to liven up the atmosphere. The security measures give you a feeling of safety, whether you are at home or otherwise. Believe us, if you are residing in a home that matches all of these, then it has to be Comfort Builders home....more specifically, a home at Comfort Vimalaprabha !!

Comfort Vimalaprabha is a magnificent jewel brought to you by Comfort Builders. These homes are a luxurious combination of 3 and 4 BHK homes.

Comfort Vimalaprabha offers perfectly luxurious homes to match your elite lifestyle ! Its dream location, in the heart of the city, at Kumara Park, makes it even more enviable.

So come and seize this once in a lifetime opportunity to own a dream living space.

Comfort
 VIMALAPRABHA
A Higher Quality of Living.



This is an artist's conception only.

- ◆ CONNECTIVITY
- ◆ ACCESSIBILITY
- ◆ SHOPPING
- ◆ ENTERTAINMENT



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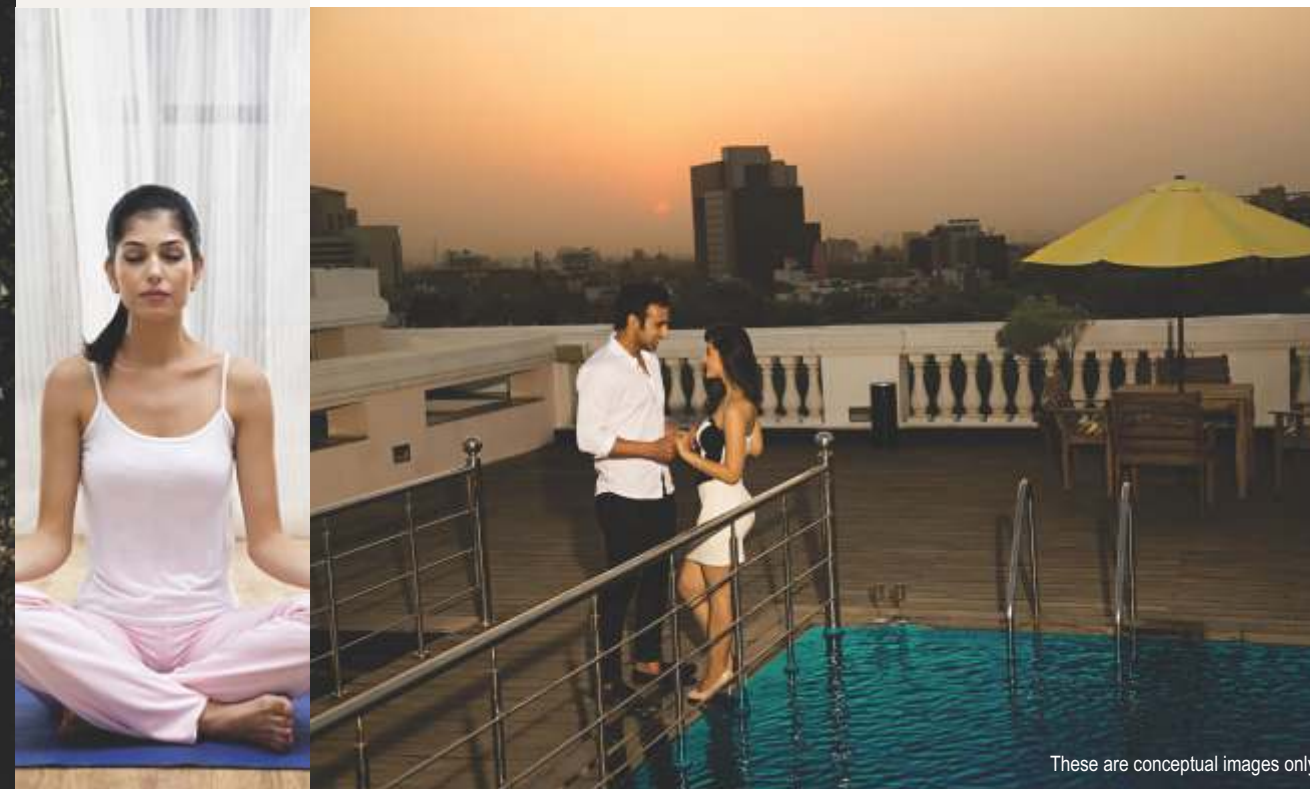
Comfort Vimalaprabha is located at Kumara Park, an unimaginable and exceptional location !! All daily destinations and conveniences are just a stone's throw away. Be it work places, education, shopping, health care, entertainment or fine dining. The Central Business District of MG Road and Brigade Road is just about 4 kilometers from here.

Comfort Vimalaprabha enjoys excellent connectivity to all parts of the city via the excellent road network nearby. Your drive to the Kempegowda International airport would just take about 45 minutes. The city railway station and bus station is about a kilometre from here.

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LUXURIOUS ROOF TOP SWIMMING POOL WITH WOODEN DECK



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At Comfort Vimalaprabha, you can always lead a carefree life, far from the worries of the world. The open to sky pool on the terrace makes for a great ambience after a tough day at work. The fitness inclined can always have an invigorating work out at the gym. The health club and steam /sauna provide much needed relaxation so that your feel rejuvenated like never before.









Soft landscaping with grass, shrubs and beautiful plants.

CLUBHOUSE AMENITIES

-  Gymnasium
-  Swimming pool
-  Health Club
-  Landscaping
-  Steam / Sauna

FACILITIES:

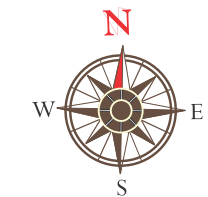
-  Power back up system
-  Round the clock security
-  Rain water harvesting
-  Intercom facility
(Each flat to security room)
-  Granite flooring for common areas
-  Covered car parking



Enchanting night view..... Comfort Vimalaprabha is all set to become a landmark in the city with its classy elevation and captivating facade. The pleasant LED lights embedded in the elevation will glow delightfully in the dark to give Comfort Vimalaprabha, a distinctive look even from a distance.

Gear up to get drenched in the glory of Comfort Vimalaprabha !!

TYPICAL FLOOR PLAN



TERRACE TOP PLAN



Highlights of the ground floor:

- ◆ Beautiful garden & tree plantation.
- ◆ Security services.
- ◆ Enclosed visitors' lounge and lobby with utmost privacy.



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SPECIFICATIONS

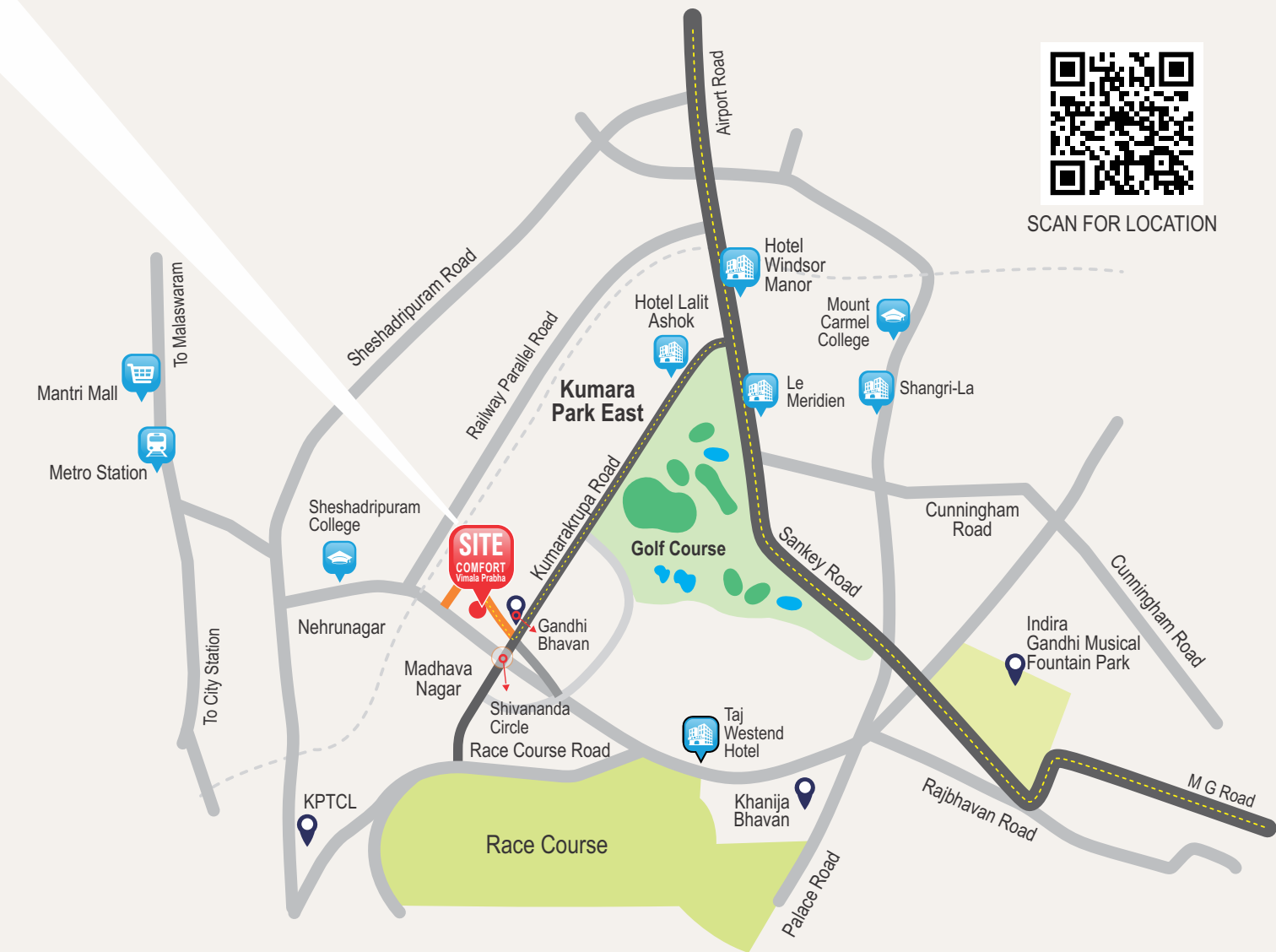


- STRUCTURE**
 - ◆ RCC Framed Structure, cement blocks for all walls
- LOBBY/ BALCONY**
 - ◆ Elegant lobbies with flooring and lift cladding in granite/ imported marble.
 - ◆ Staircases in granite/imported tiles and textured paint on walls .
 - ◆ Stainless steel Railing with toughened Glass.
- LIFTS**
 - ◆ Fully automatic high speed Elevator of suitable size and capacity.
- FLOORING**
 - ◆ Imported marble / Granite in the Foyer, Living, Dining and Corridors.
 - ◆ Laminated wooden flooring in master bedrooms and imported high quality vitrified tiles Flooring in all bedrooms.
 - ◆ Master Toilets will have marble on the floor and walls.
 - ◆ Other toilets will be clad with high quality ceramic/ vitrified tiles.
 - ◆ Wooden deck : Balcony's and Garden area.
- KITCHEN**
 - ◆ Imported Marble / Granite /Vitrified tile flooring and 2 feet corian / granite dado over the granite counter.
 - ◆ Double bowl with drain steel sink with single lever Mixer.
- UTILITY, MAID'S ROOM AND TOILET**
 - ◆ Ceramic /Vitrified tile flooring and dado for the utility.
 - ◆ Ceramic flooring in the maid's room.
 - ◆ Ceramic stone Flooring and dado in the maid's toilet.
 - ◆ Provisions for Diswasher and washing Machines.
- TOILETS AND FITTINGS**
 - ◆ Granite for the counters with counter top wash basins, western style wall mounted EWCS.
 - ◆ Bathtubs / Shower cubicles with shower panels in the master toilet.
 - ◆ Glass partitions in all toilets with high quality chrome plated fittings.
 - ◆ Geysers will be provided in all toilets except the maid's toilet.
 - ◆ Solar hot water for top floor flats.
 - ◆ Cockroach traps : all bath rooms with detachable stainless steel cockroach traps with lids.

- PAINTING**
 - ◆ Texture paint for the external walls / Premium acrylic emulsion for internal walls and ceilings.
 - ◆ Stainless steel railings and MS Grills coated with synthetic enamel paint.
- DOORS AND WINDOWS**
 - ◆ Entrance Doors: 8 feet high frame and shutter in wood with architrave and polished on both sides.
 - ◆ Internal Doors: 7 feet high opening with wooden frames and flush shutters with veneer and melamine polish on both side.
 - ◆ External Doors: UPVC frames and shutters.
 - ◆ Windows: 3 Track UPVC frames, clear glass and provision for mosquito mesh shutters.
 - ◆ A Biometric Proximity card based or Sensor based door lock.
- ELECTRICAL**
 - ◆ Concealed wiring with PVC insulated copper wires and modular switches.
 - ◆ Sufficient power outlets and light points provided.
 - ◆ Power: 6KW for 4 bedroom units, 5KW for 3bedroom units.
 - ◆ Additional power provided for all apartment at Extra cost.
 - ◆ Cable TV and telephone points provided in the living and all bedrooms.
 - ◆ provisions for installation of Split AC in the living room and all bedrooms.
 - ◆ Satellite TV provision.
- WATER**
 - ◆ Borewell water and domestic water with treatment plant.
 - ◆ Rain water Harvesting , Separate line for flushing and EWC.
 - ◆ Pressure pump system for water supply.
 - ◆ Underground , Overhead Tank.
- SECURITY SYSTEM**
 - ◆ Security cabins at entry / exits with peripheral CCTV coverage.
 - ◆ Door video phone and intercom for all apartments.
- D G BACKUP**
 - ◆ DG backup provided for all common services.
 - ◆ 100% power backup provided for all apartment at additional cost.



LOCATION MAP (NOT TO SCALE)



SCAN FOR LOCATION



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PROXIMITY:

- MALLS:**
 - ◆ Mantri Square Mall - 1.3km
 - ◆ UB City - 3.9km
 - ◆ Orion Mall - 4.9km
 - ◆ Brigade Plaza - 1.9km
 - ◆ City Centre - 2.5km
- SCHOOLS & COLLEGES:**
 - ◆ Sophia High School - 1.4km
 - ◆ Sindhi High School - 270m
 - ◆ Mount Carmel College - 1.2km
 - ◆ Chitrakala Parishath - 400m
 - ◆ Sheshadripuram College - 500m
 - ◆ Ramaiah Institute - 6.0km
- HOSPITALS:**
 - ◆ Apollo Hospitals - 1.0km
 - ◆ Vikram Hospital - 1.9km
 - ◆ Sparsh Hospital - 2.4km
 - ◆ Manipal Hospital - 9.3km
 - ◆ Mallya Hospital - 4.5km
- WORK PLACES & IT PARKS:**
 - ◆ EGL - 10.5km
 - ◆ Fortune Summit IT Park - 13.5km
 - ◆ Manyata Tech Park - 10.5km
- HOTELS:**
 - ◆ Ashoka Hotel - 950m
 - ◆ ITC Windsor Manor - 1.4km
 - ◆ Le Meridien - 1.5km
 - ◆ Shangri - La - 1.9km
- OTHERS:**
 - ◆ Majestic - 2.9km
 - ◆ City Railway Station - 2.5km
 - ◆ METRO Statio - 1.8 km
 - ◆ Kempegowda Airport - 32.5 km

All the above distances are taken from Google maps.