



Nambiar Builders Pvt. Ltd.

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Live
the



life

live

IN THE
MIDDLE OF
EVERYTHING



Millenia offers a modern, urban lifestyle through its 2/2.5/3 BHK apartments complemented with luxurious amenities and best-in-class specifications. Nestled perfectly along the Sarjapur-Chandapura Road, it boasts a convenient location with urban hubs on one side and tranquil green surroundings on the other, creating an impeccable living destination tailored just for you.

It offers living spaces meticulously crafted for contemporary and discerning millennials who value comfort, style, and affordability. With its perfect blend of city living and contemporary facilities, Millenia offers the best of both worlds. It is the ultimate choice for millennials looking to experience a unique and exceptional lifestyle that perfectly aligns with their needs and aspirations.





Highlights



Located between Electronic City and Sarjapur Road

Apartment Sizes Range from 790 - 1479 sq. ft.

Total 604 Apartments

Well-designed Vaastu Compliant Apartments

Best-in-class Specifications

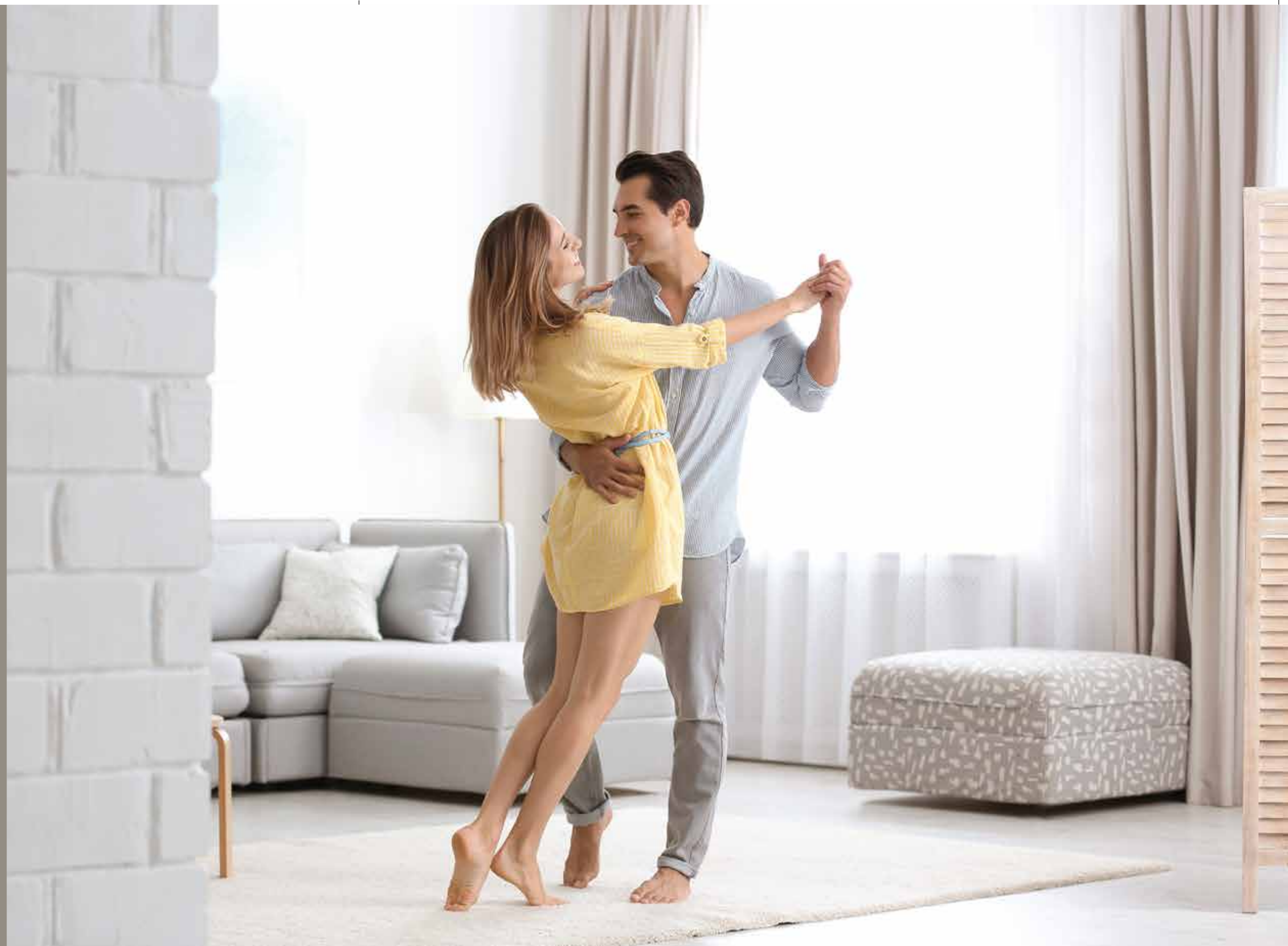
Luxurious Clubhouse

2, 2.5 & 3 Bedroom Apartments

Host of Indoor and Outdoor Amenities

Spread over Approx 7 Acres

70% Open Space



epi. Live at the centre

These contemporary apartments off Sarjapur road are surrounded by a host of major facilities – schools, IT hubs, hospitals, road and metro connectivity – making it a living, thriving residential community.



MAJOR IT HUBS

Electronic City • Wipro SEZ
Whitefield • Outer Ring Road
CISCO • ITPL



SCHOOLS WITHIN VICINITY

Head Start
Christ CMI
Bethany High
DPS East
NPS, Sarjapur
Greenwood High
Oakridge International



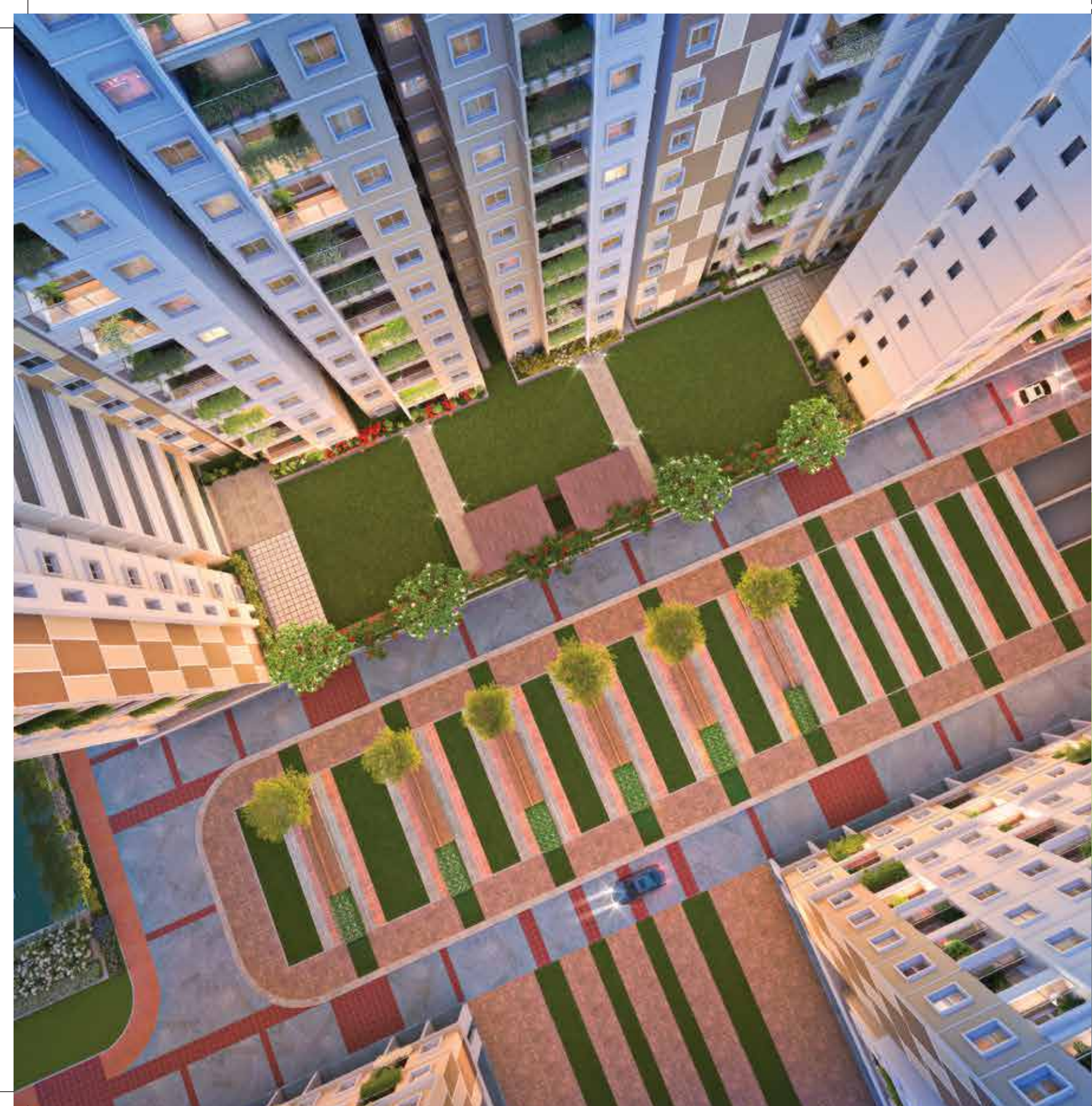
NAMMA METRO

7 km from Namma Metro Station
at Electronic City – Phase II



SUBURBAN RAIL NETWORK

Heelalige Station 5.2 km



Project

Details

WORLD-CLASS AMENITIES. CLASS-APART FACILITIES.



Entry / Exit



Entrance Plaza



Cobbled Rotunda



Water Fountain



Turf Badminton



Chit-Chat Zone



Dias



Outdoor Gym



Mini Soccer Field



Hoop Court



Skating Rink



2 Lane Lap Pool



Family Pool & Wet Deck



Kids' Pool with Spout



Trampoline



Tree House



Tennis Court



Gallery Seating



Drop off Court



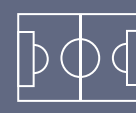
Peripheral Jogging Track



Rappelling Wall for U10



Children's Play Area



Synthetic Turf Court



Seniors Court



Congregation Lawn



Outdoor Workplace



Seating Plaza



Covered Yoga Deck



Congregation Plaza



Meditation Pavillion



Central Promenade



EV Charging Station



Clubhouse



Cab & Bus Bay



Built-up Amphitheatre



Woodland



Netted Pitch



Reflexology Garden



Party Lawn

Get a podium finish

With a host of amenities situated on the podium,
make the most out of life.



Congregation Lawn

Outdoor Workplace

Covered Yoga Deck

Meditation Pavilion

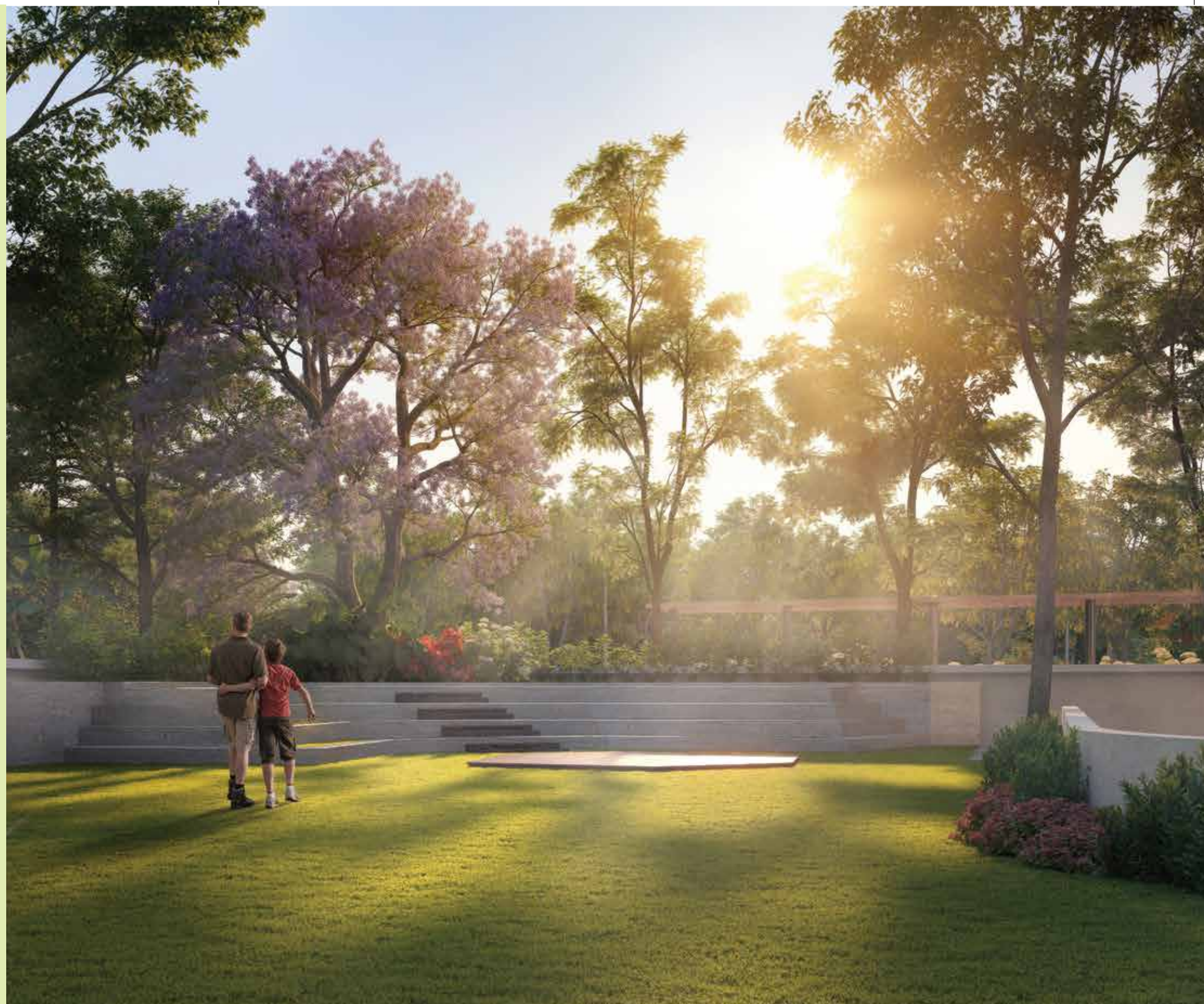


Theatre of dreams

Witness enthralling
performances at
our grand amphitheater,
in the company of
family and loved ones.



Senior's Court Reflexology Garden Netted Cricket Pitch Rappelling Wall



Stay grounded.

Have a ball.



As they say, football is a beautiful game, and we want you to always stay in touch with your sporty side.

Central Promenade

Seating Plaza

Chit-chat Zone

Congregation Plaza



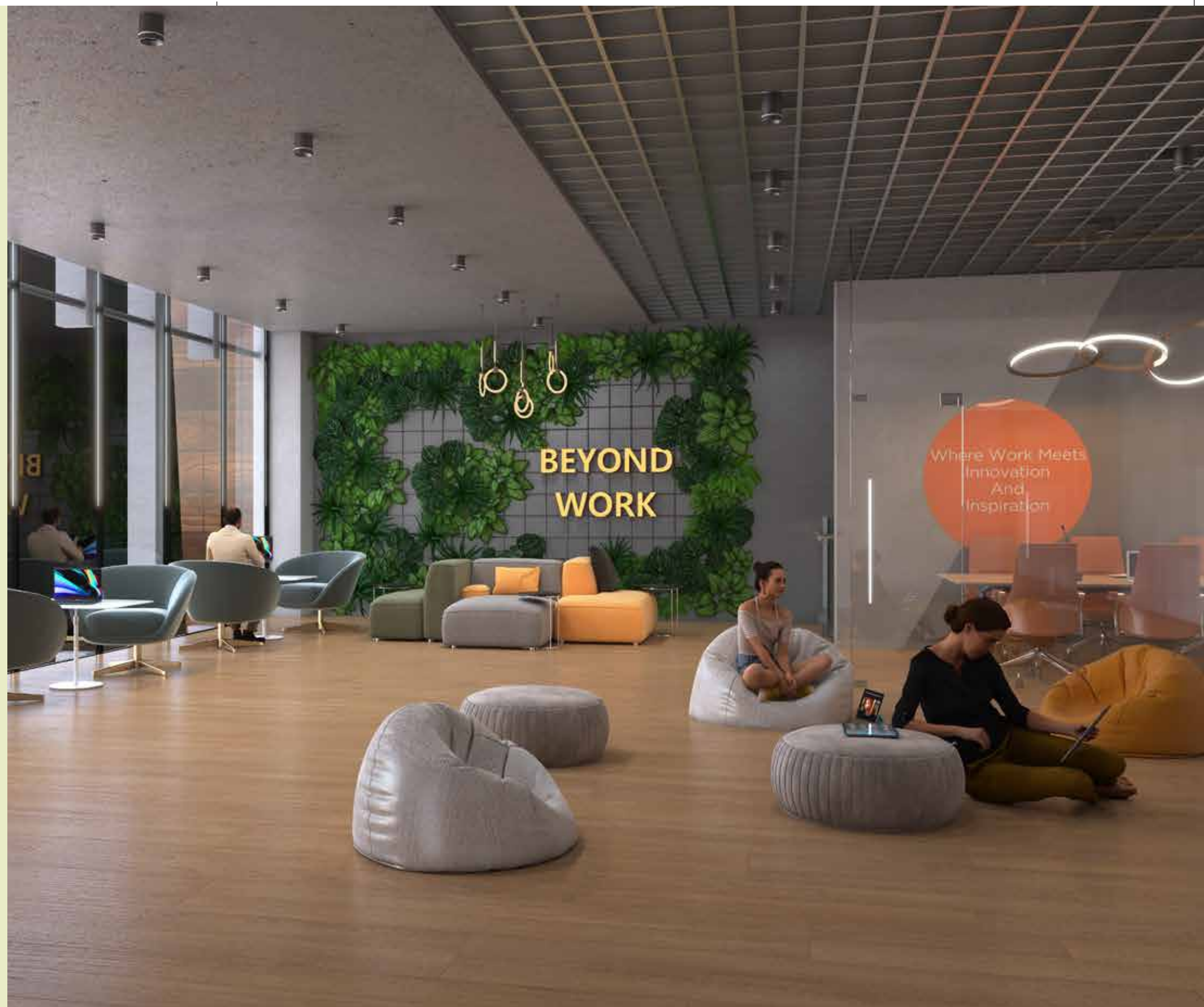
Rework

the way you work

Our smart, wi-fi-enabled co-working spaces
make work look like fun.
Plug, play, or log off anytime you want.



Multipurpose Hall Gym Creche Spa Yoga

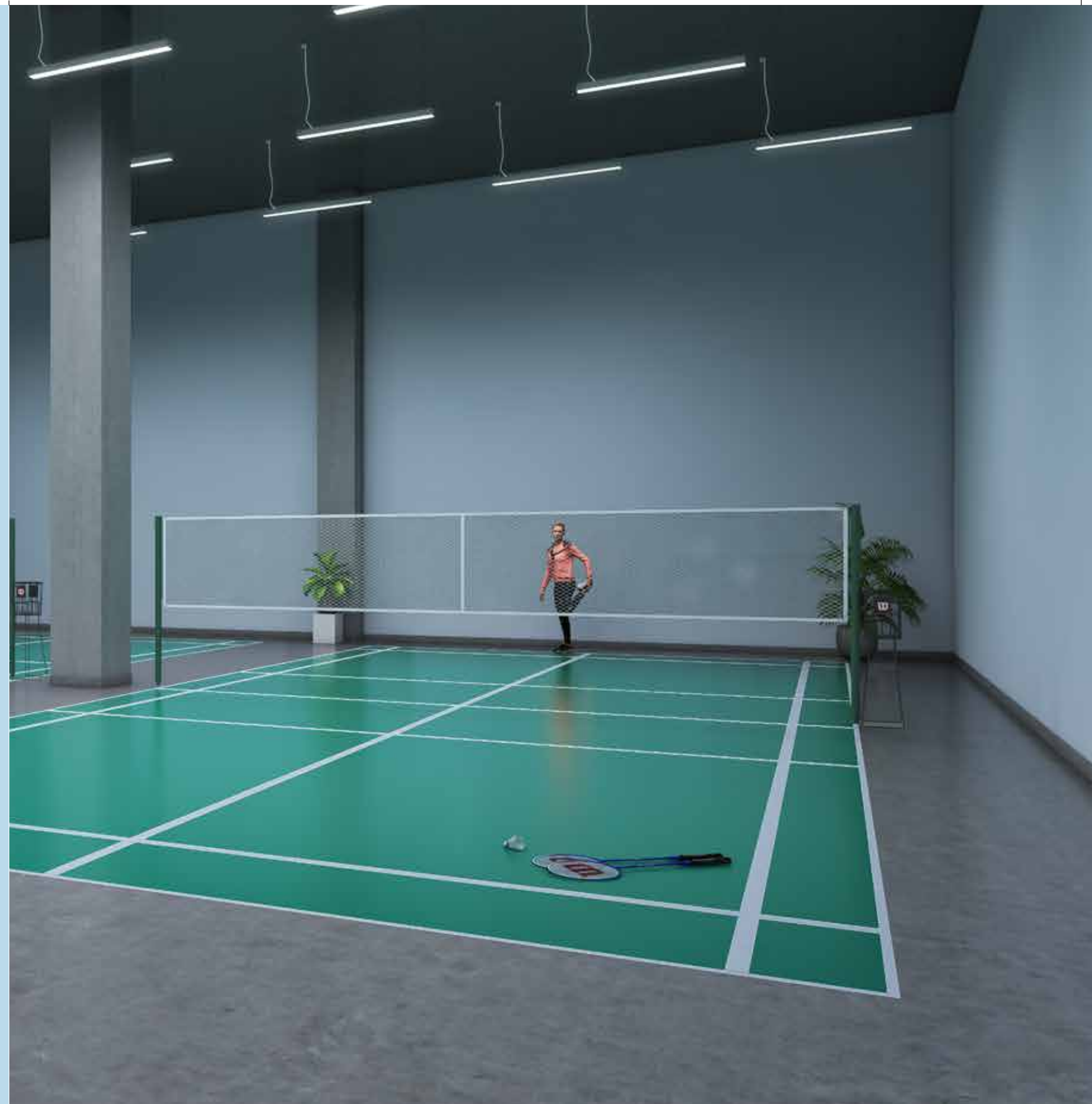


Have a Smashing time!

They say practice makes perfect,
and it hold truest for
a game like badminton.
Ace your serves and win your
opponents over with
your best game.



[Board Games](#) [Library](#) [TV Room](#) [Aerobics](#) [Dance Studio](#)



STRUCTURE

FRAMED STRUCTURE

RCC framed structure to withstand wind & seismic loads

SUPER STRUCTURE

6" thick Solid Block Masonry for external walls and 4" thick Solid Block Masonry for internal walls

PLASTERING

INTERNAL

Plastering in cement mortar 1:6 for internal and ceiling

EXTERNAL

Two coats of plastering in cement mortar 1:5 for external walls

DOORS & WINDOWS

MAIN DOOR

Engineered Wood frame and flush door shutter with S.S. hardware of reputed make

INTERNAL DOOR

Engineered Wood frame and flush door shutter with S.S. hardware of reputed make

TOILET DOORS

Engineered Wood frame and flush door shutter with S.S. hardware of reputed make

FRENCH DOORS

U.P.V.C. Door frame with glass sliding shutters with provision for mosquito mesh

PAINTING

EXTERNAL

Textured finish & two coats of exterior emulsion paint of reputed brand

INTERNAL

Smooth putty finish with two coats, one coat primer and two coats of emulsion paint of reputed brand



FLOORING

BEDROOMS, LIVING, DINING & KITCHEN

Vitrified Tiles of a reputed brand

BATHROOMS

Anti-skid Ceramics Tiles of
a reputed brand

BALCONIES

Anti-skid Ceramics/Porcelain Tiles of
reputed brand

CORRIDORS

Anti-skid Vitrified/Porcelain Tiles

STAIRCASE

Polished Kota/Tandoor Stone

PLUMBING AND SANITARY

KITCHEN

Provision for water purifier and washing
machine

BATHROOMS

ALL BATHROOMS SHALL CONSIST OF:

- Wash basin
- EWC with concealed flush tank of Kohler/Jaquar/Vitra or equivalent brand
- Hot and cold wall single lever diverter with head shower
- Provision for geyser in all bathrooms
- All C.P. fittings are chrome plated of Kohler/Jaquar/Vitra or equivalent brand

ELECTRICAL

- Concealed copper wiring of Anchor/Polycab or equivalent make
- Power outlets for air-conditioner in master bedroom and provision in bedroom 2
- Power outlets for geysers in all bathrooms
- Power plug for cooking range, chimney, refrigerator, microwave oven, grinder, washing machine in kitchen
- Plug points for television in living room
- Miniature Circuit Breakers (MCB) & ELCB for each distribution board of Havells/Schneider/Polycab or equivalent make
- Modular electrical switches of Anchor/Schneider or equivalent make

TELECOM & INTERNET

Telephone and internet point in living room





DTH/CABLE T.V.

Provision for cable connection in the living room

ELEVATORS

Branded automatic lifts with Granite/Vitrified cladding

SECURITY

- Digital door locks for all the main doors
- Round-the-clock security
- CCTV surveillance at project entry, exit and driveways
- Panic button and intercom in the lifts

POWER BACKUP

100% power backup for common areas and partial backup for flats

LEGENDS

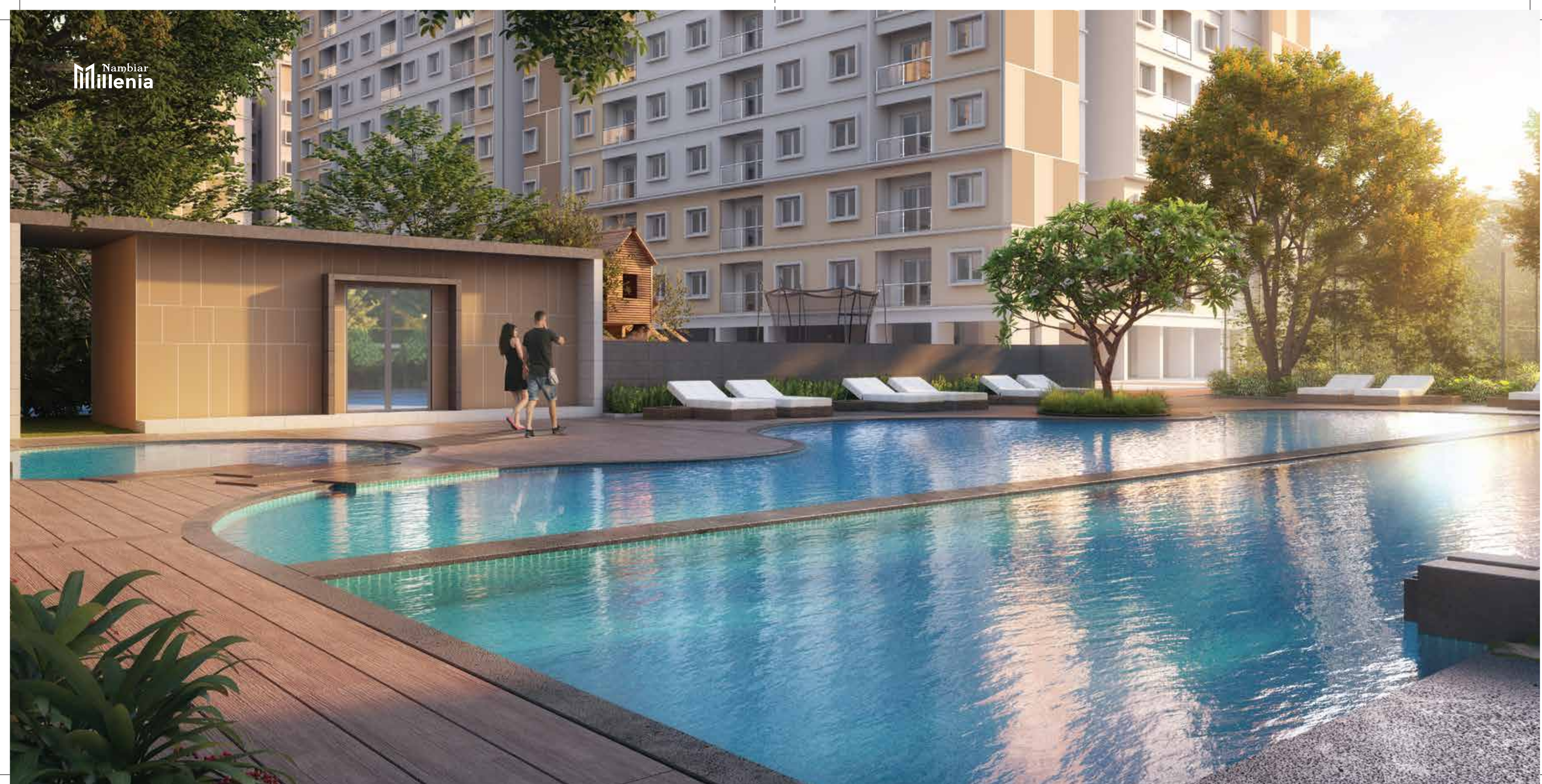
With a galaxy of modern amenities, Millenia brings together every necessity and luxury that millennials are searching for in their dream home.



MASTER PLAN

Legends

- | | | | |
|----------------------|------------------------------|-----------------------------|---------------------------|
| 1. Entry / Exit | 11. Skating Rink | 21. Rappelling Wall for U10 | 31. Central Promenade |
| 2. Entrance Plaza | 12. 2 Lane Lap Pool | 22. Children's Play Area | 32. EV Charging Station |
| 3. Cobbled Rotunda | 13. Family Pool & Wet Deck | 23. Synthetic Turf Court | 33. Clubhouse |
| 4. Water Feature | 14. Kids Pool with Spout | 24. Seniors Court | 34. Cab & Bus Bay |
| 5. Turf Badminton | 15. Trampoline | 25. Congregation Lawn | 35. Built-up Amphitheatre |
| 6. Chit-Chat Zone | 16. Tree House | 26. Outdoor Workplace | 36. Party Lawn |
| 7. Dias | 17. Tennis Court | 27. Seating Plaza | 37. Woodland |
| 8. Outdoor Gym | 18. Gallery Seating | 28. Covered Yoga Deck | 38. Netted Pitch |
| 9. Mini Soccer Field | 19. Drop Off Court | 29. Congregation Plaza | 39. Reflexology Garden |
| 10. Hoop Court | 20. Peripheral Jogging Track | 30. Meditation Pavilion | |



Planned to

for

you





TYPE OF FLATS	2BHK
RERA CARPET AREA(IN SQ.FT.)	534
BALCONY AREA (IN SQ.FT.)	30
SUPER BUILT UP AREA (IN SQ.FT.)	812



TYPE OF FLATS	2.5BHK
RERA CARPET AREA(IN SQ.FT.)	624
BALCONY AREA (IN SQ.FT.)	30
SUPER BUILT UP AREA (IN SQ.FT.)	935



TYPE OF FLATS	3BHK+2T
RERA CARPET AREA(IN SQ.FT.)	874
BALCONY AREA (IN SQ.FT.)	56
SUPER BUILT UP AREA (IN SQ.FT.)	1317



TYPE OF FLATS	3BHK+3T
RERA CARPET AREA(IN SQ.FT.)	999
BALCONY AREA (IN SQ.FT.)	57
SUPER BUILT UP AREA (IN SQ.FT.)	1479



About Nambiar

Nambiar Builders, founded by a trio of brothers, is much more than a typical family-run enterprise. It is a force to be reckoned with, driven by skilled professionals with a wealth of experience in the real estate industry.

Our team is comprised of seasoned experts who understand what it takes to create spaces that are both iconic and extraordinary. By remaining ahead of the curve and anticipating emerging trends and market shifts, we continue to lead the way in the real estate industry.

Our team's collective knowledge enables us to navigate complex challenges and consistently deliver projects of unparalleled quality.



