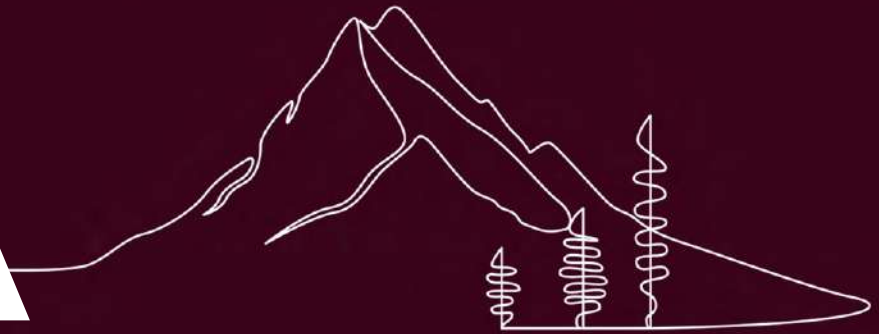




IMARA



Nandi Road, Yaluvahalli, Bengaluru, Karnataka 562103

Disclaimer

All information contained in this brochure, including but not limited to layouts, renderings, visualizations, floor plans, elevations, images, and other elements, is purely indicative and subject to change during the course of development. The visuals are conceptual in nature and depict the project at an advanced stage of completion.

Dimensions, areas, specifications, and other details are approximate and may vary based on site conditions and statutory approvals. Furniture, décor, and other interior elements shown are for illustration only and do not form part of the standard offering.

Prices, specifications, designs, and amenities are subject to change without prior notice at the discretion of the developer. This brochure does not constitute a legal offer or contract.

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Thoughtfully designed 4 BHK Biophilic Homes

Boutique living inspired by nature and minimalism.



Project Overview

Spread across a thoughtfully planned 6 acre land parcel with Nandi Hills rising beautifully in the background, the project offers exclusive **4 BHK** biophilic boutique homes designed in a timeless modern architectural style.

Earthy brick finishes, natural textures, and lush green elements infuse every space with warmth and a deep sense of connection to nature.

Each home is crafted to welcome abundant light, air, and greenery creating an atmosphere of calm sophistication that redefines new-age living.





All images are artistic impressions. Specifications, materials, colours, finishes and features are indicative and subject to change

Core philosophy

At **Think Real Projects**, every home is shaped by three enduring ideas Timeless Architecture, Biophilic Design, and Efficient Living.

Timeless Architecture creates structures that outlast trends balanced, proportionate, and built with enduring materials.

Biophilic Design brings nature into everyday life through earthy textures, greenery, and open spaces that nurture wellbeing.

Efficient Living means intelligent planning maximizing light, air, and functionality to make every home feel open, calm, and effortlessly livable.





All images are artistic impressions. Specifications, materials, colours, finishes and features are indicative and subject to change.

Key Highlights / USPs

Because it offers what most developments don't
space, substance, and sincerity.

A True Community: Thoughtfully planned neighbourhoods that foster connection, privacy, and belonging.

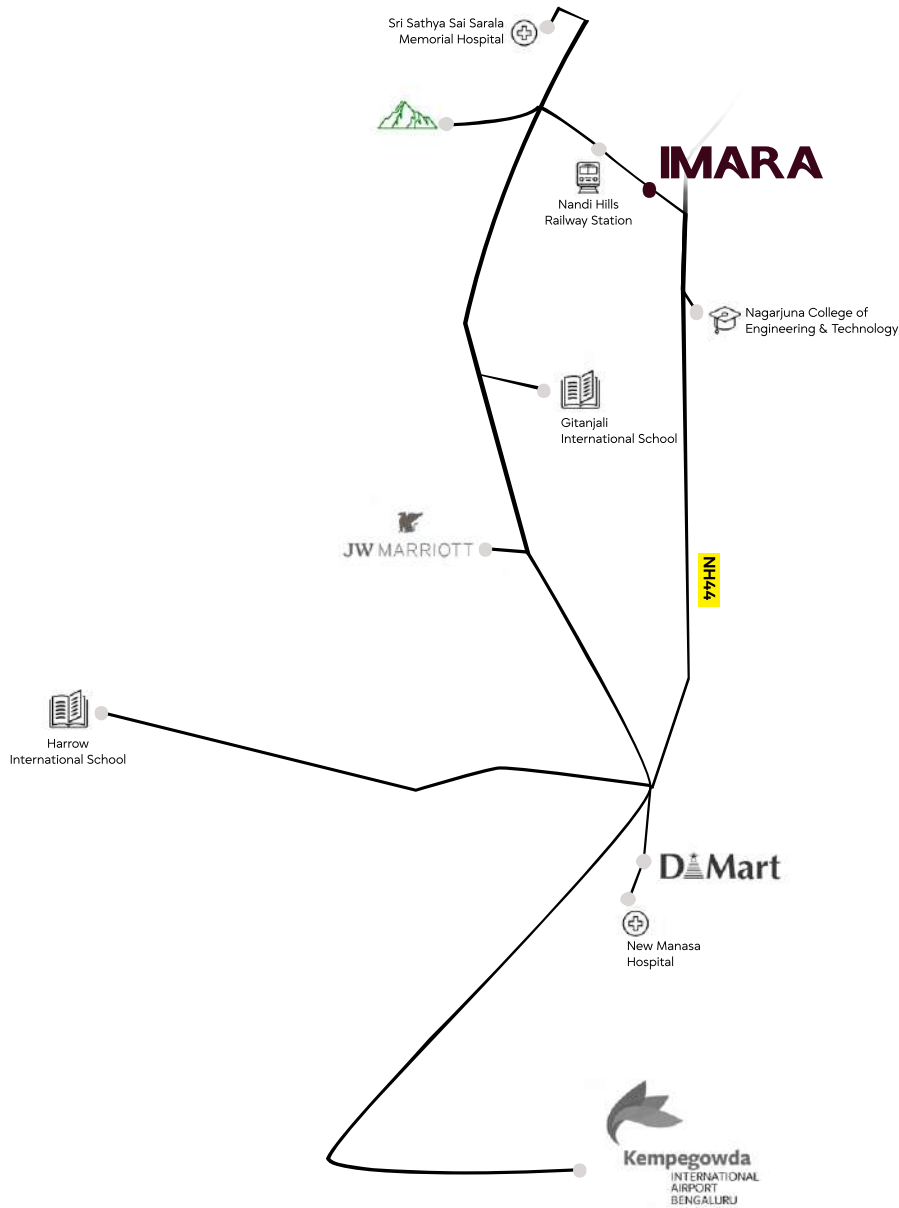
Quality & Trust: Backed by the legacy of experienced builders and a 3-level quality audit at every stage.

Biophilic Design: Earthy brick tones, greenery, and natural light woven into every home to bring calm and balance.

Emerging Real Estate Hub: Located in a fast growing corridor near Nandi Hills, combining scenic beauty with strong future potential.

100% Land Ownership: Every villa sits on individually owned land, ensuring long term value, clarity, and pride of ownership.





Location

Think Real Imara is strategically located on **Nandi Road**, nestled in the serene foothills of Nandi Hills, One of Bengaluru's most scenic and fast developing zones. The location blends natural tranquility with seamless urban connectivity, offering residents the rare balance of calm living and easy access to the city's key destinations.

Renowned educational institutions, healthcare centers, and leisure hubs are all within comfortable driving distance, making Imara an ideal address for both end users and investors alike.

Connectivity

2 min – National Highway 44

3 min – Nandi Hills Railway Station

8 min – Nandi Hills

15 min – JW Marriott & Prestige Golfshire

18 min – D-Mart, Devanahalli

29 min – Kempegowda International Airport

23 min – Akash Super Speciality Hospital

8 min – Nagarjuna College of Engineering & Technology

10 min – Sri Sathya Sai Institute of Higher Learning

14 min – Gitanjali International School

30 min – Harrow International School

10 min – Sri Sathya Sai Sarala Memorial Hospital

20 min – New Manasa Hospital



THINK REAL
PROJECTS

IMARA

East Facing

BUILT UP AREA
2,490 Sq.Ft.

CARPET AREA
1,750 Sq.Ft.

BALCONY
236 Sq.Ft.

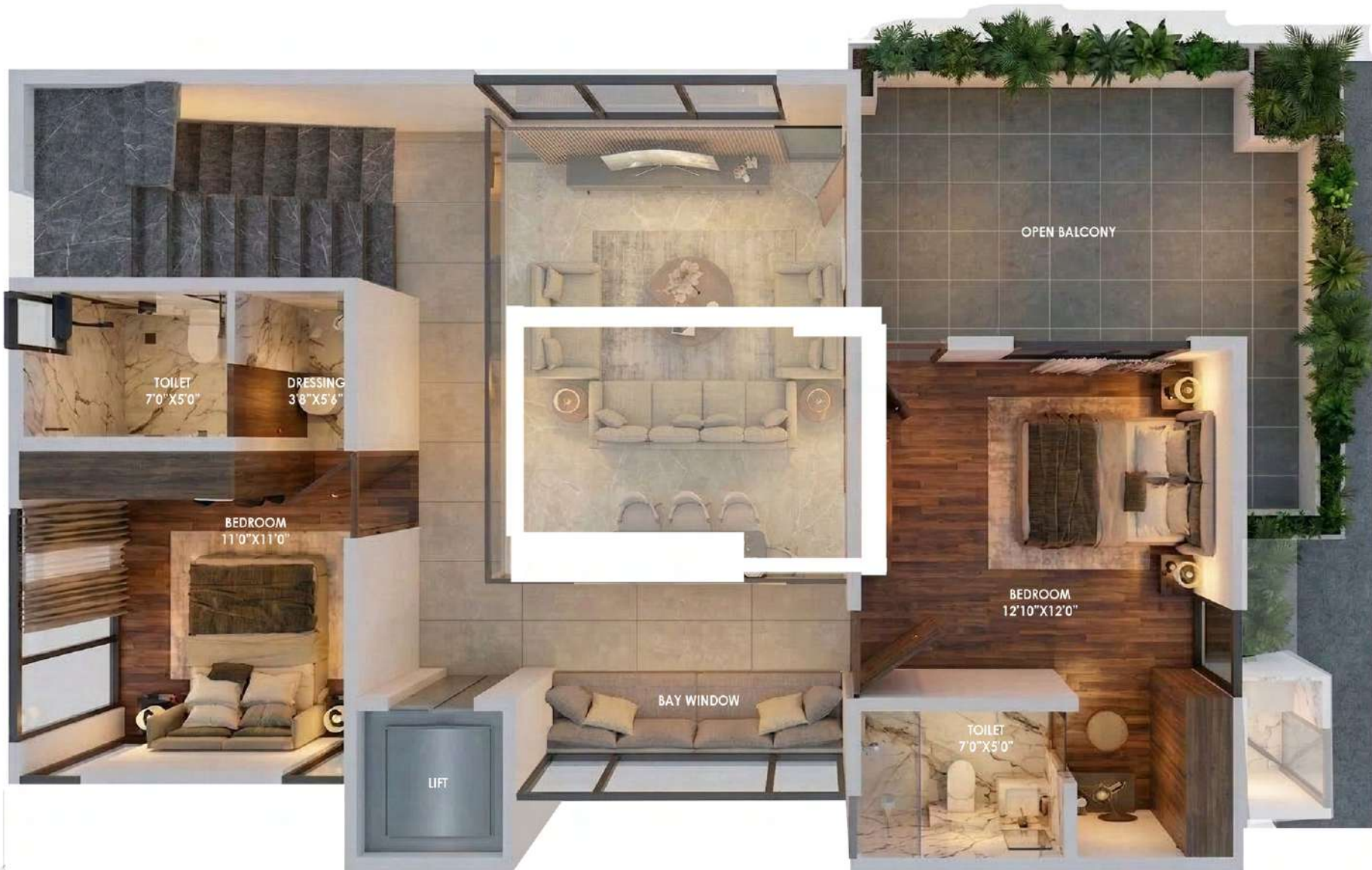
TERRACE
524 Sq.Ft.

Vastu compliant



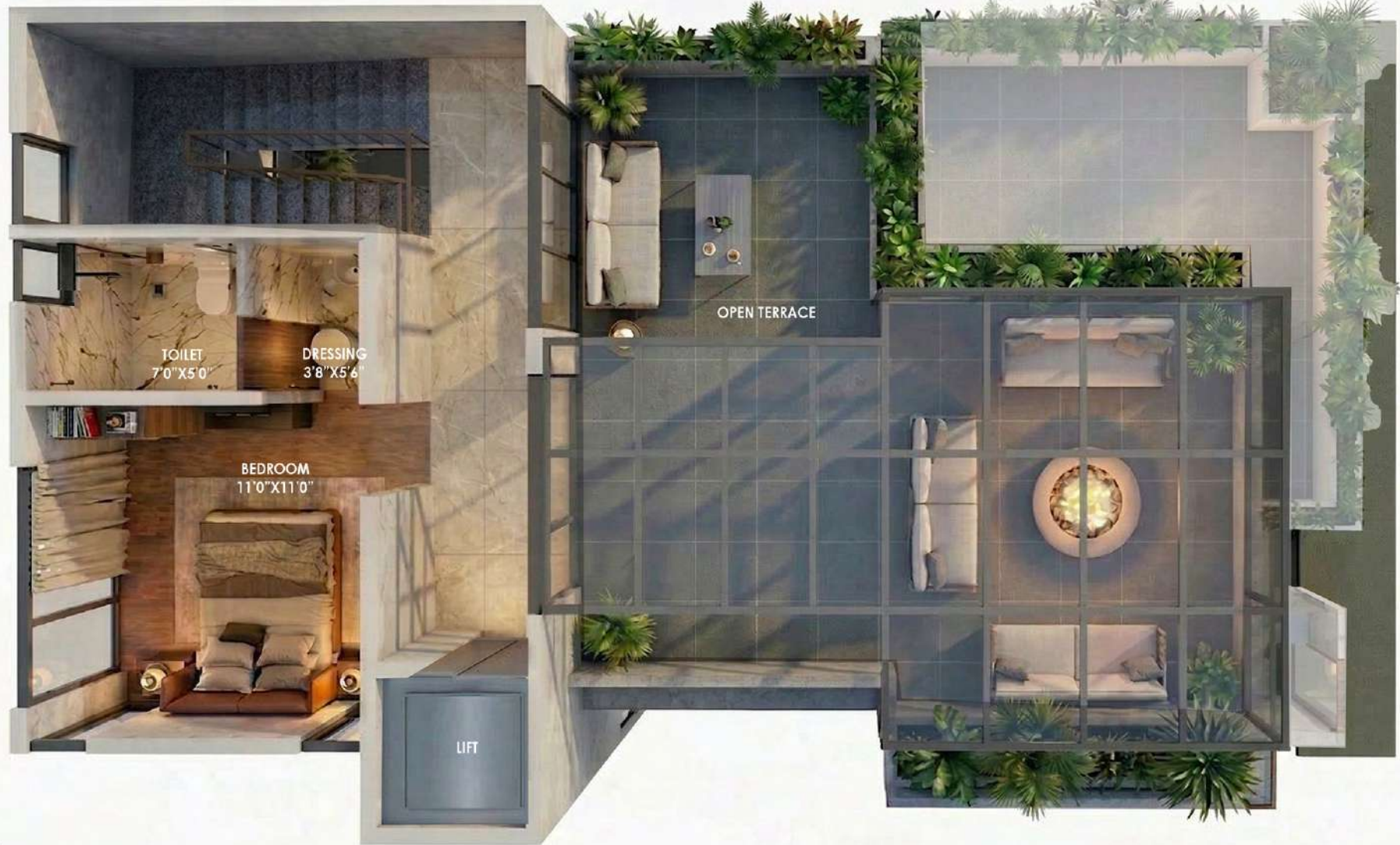
Highlights

Grand Double-Height Living Area | Covered Two-Car Parking | Provision for Private Elevator | Dedicated Service Entrance | Elegant Patio Space



Highlights

Bay Window | Private Deck



Highlights

Signature Grand Pergola | Fire Pit Lounge | Expansive Tiled Terrace



IMARA

West Facing

BUILT UP AREA
2,415 Sq.Ft.

CARPET AREA
1,658 Sq.Ft.

BALCONY
299 Sq.Ft.

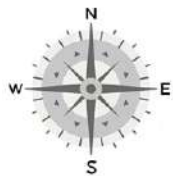
TERRACE
561 Sq.Ft.

Vastu compliant



Highlights

Grand Double-Height Living Area | Covered Two-Car Parking | Provision for Private Elevator | Dedicated Service Entrance | Elegant Patio Space



Highlights

Bay Window | Private Deck



Highlights

Signature Grand Pergola | Fire Pit Lounge | Expansive Tiled Terrace



THINK REAL
PROJECTS

IMARA

North Facing

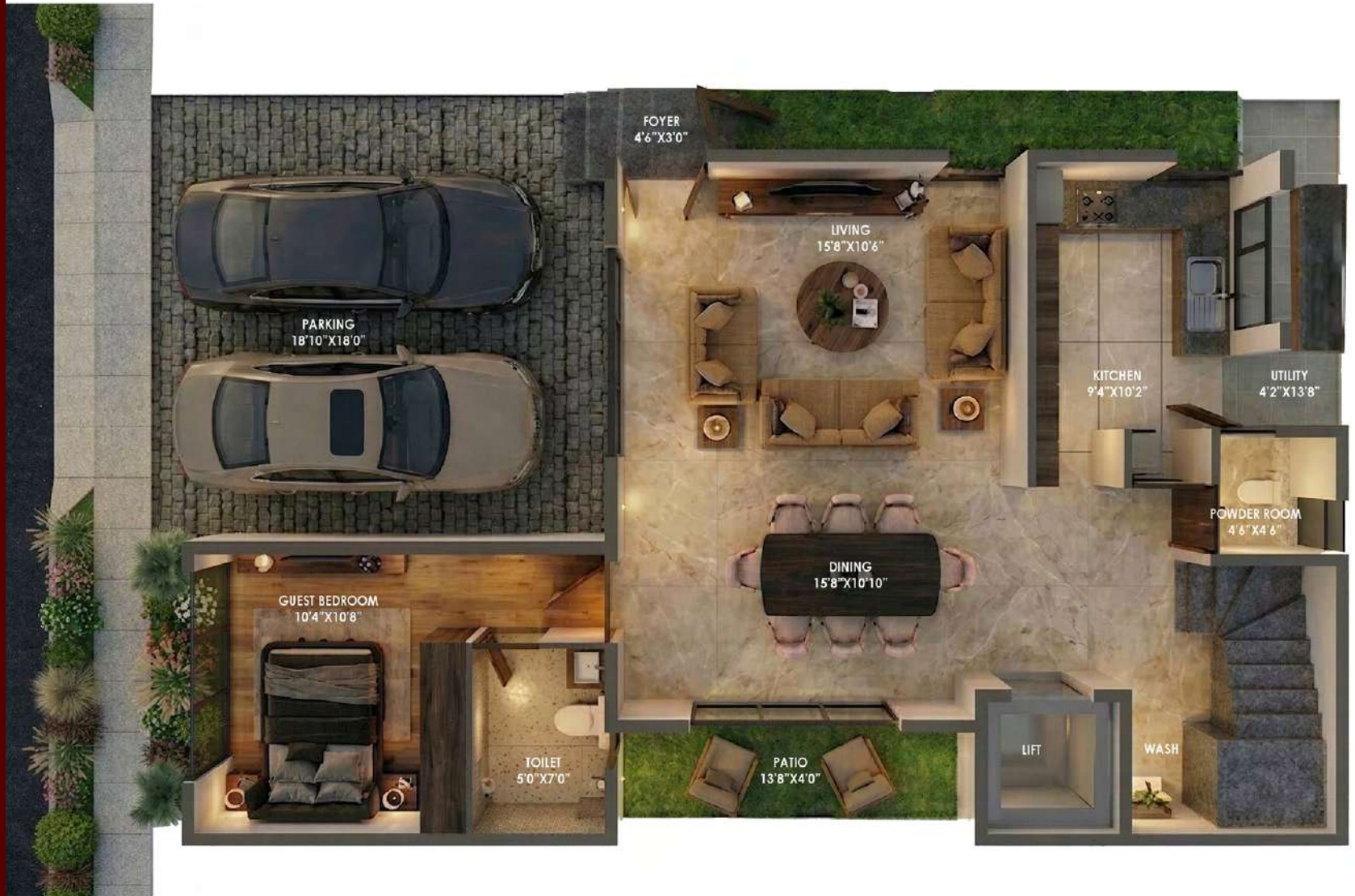
BUILT UP AREA
2,520 Sq.Ft.

CARPET AREA
1,748 Sq.Ft.

BALCONY
230 Sq.Ft.

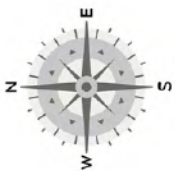
TERRACE
656 Sq.Ft.

Vastu compliant



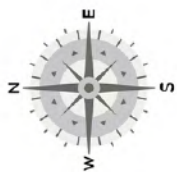
Highlights

Grand Double-Height Living Area | Covered Two-Car Parking | Provision for Private Elevator | Dedicated Service Entrance | Elegant Patio Space



Highlights

Bay Window | Private Deck



Highlights

Signature Grand Pergola | Fire Pit Lounge | Expansive Tiled Terrace



Club house & Amenities

Reflexology Walk

Yoga & Meditation Zone

Butterfly Garden

Bird-Friendly Landscape

Sculpture trail

Fountain

Multipurpose Grand lawn

Amphitheatre

Kids' Play Zone

Water Features

Outdoor Workspace Garden

Pet-friendly Park

EV Charging Stations

Cafe

Concierge Service

laundry & Dry Cleaning Pick Up Point

Clubhouse

Co-working Space

Swimming Pool

Suit Rooms

Gym

Open Terrace With Party Space



Specifications

Structure

RCC frame structure with columns & beams designed for earthquake resistance as per latest IS code 1893.

Masonry Walls

External wall: Solid concrete blocks 150mm thick.
Interior walls: Solid concrete blocks 100mm thick.

Main Door

The main entrance door will feature a 140 x 50 mm Teakwood frame with a 30 mm finger joint Teakwood door shutter, finished in rich wood polish to enhance its natural grain and elegance. The door will be equipped with all required hardware fittings along with a digital lock system.

Bedroom & Bathroom Door

The bedroom and bathroom doors shall be provided with a hardwood frame of size 110 x 50 mm, fitted with a 32 mm moulded flush door shutter, finished with wood polish. The doors will be equipped with all required hardware fittings and locks.

Windows and Balcony Doors

Windows shall feature a standard colour coated 3 track aluminium system with a 96 mm section, comprising two sliding glass shutters along with one bug mesh shutter, ensuring smooth operation and effective insect protection.

Internal Flooring and Dadoing

The living and dining areas will feature ivory based Italian marble flooring with matching skirting, adding elegance and timeless appeal.
600 x 1200 mm vitrified tiles will be laid in the common passage areas.
400 x 400 mm vitrified tiles will be used for parking, terrace, washrooms, and utility areas. The kitchen and washroom dado will be finished with 1200 x 600 mm nano tiles, ensuring durability and a refined finish.
All bedrooms feature laminated wooden flooring.

Staircase Landing and Step Finishes

The staircase will feature 20 mm thick polished granite for the steps, complemented by vitrified tile risers.

Plumbing and Water Management System

Piping works will be carried out using CPVC pipes for domestic water supply lines and PVC pipes for sanitary, waste water, and rain water lines. The pipes shall be of reputed brands such as Astral, Supreme, or equivalent, ensuring reliability and long term durability.

Sanitary and CP Fittings

CP fittings from reputed brands such as Jaguar or Kohler, including faucets, mixers, and showers, will be provided. The washrooms will feature wall hung EWC from Hindware, Marvel, or equivalent make, fitted with a Geberit concealed flush tank. A wall mounted wash basin will be provided in the washroom, while the dining area wash basin will be designed as a table top model.

Water Tank

A double layered HDPE water tank with a capacity of 1000 litres shall be provided. The tank shall be of Kaveri make or equivalent.

Electrical

The electrical system will include ELCB and MCB protection for enhanced safety. All electrical cables and wiring will be of reputed brands such as Anchor, Finolex, or equivalent. Switches and distribution boards will be provided from trusted brands such as Anchor, GM, Havells, or equivalent, ensuring durability and consistent quality.

Grills and Railings

The staircase railing shall be made of 1.5 mm / 16 SWG thick tubular cross section, provided with a hardwood handrail finished with polish and paint. Window grills shall be made of MS flat weighing 1.1 kg per sq ft. All metal surfaces shall be coated with primer and enamel paint of reputed make. Balcony railings shall be provided as per design.

Painting and Textures

Birla or JK white cement based texture finish shall be applied to 20% of the external wall area. Apex or equivalent emulsion paint shall be used for external walls and ceilings. Asian Premium Acrylic Emulsion or equivalent shall be used for internal walls, lobby, and ceilings. Acrylic washable paint shall be applied in the parking area. Premium enamel paint shall be used for all metal surfaces and grills.

Compound wall

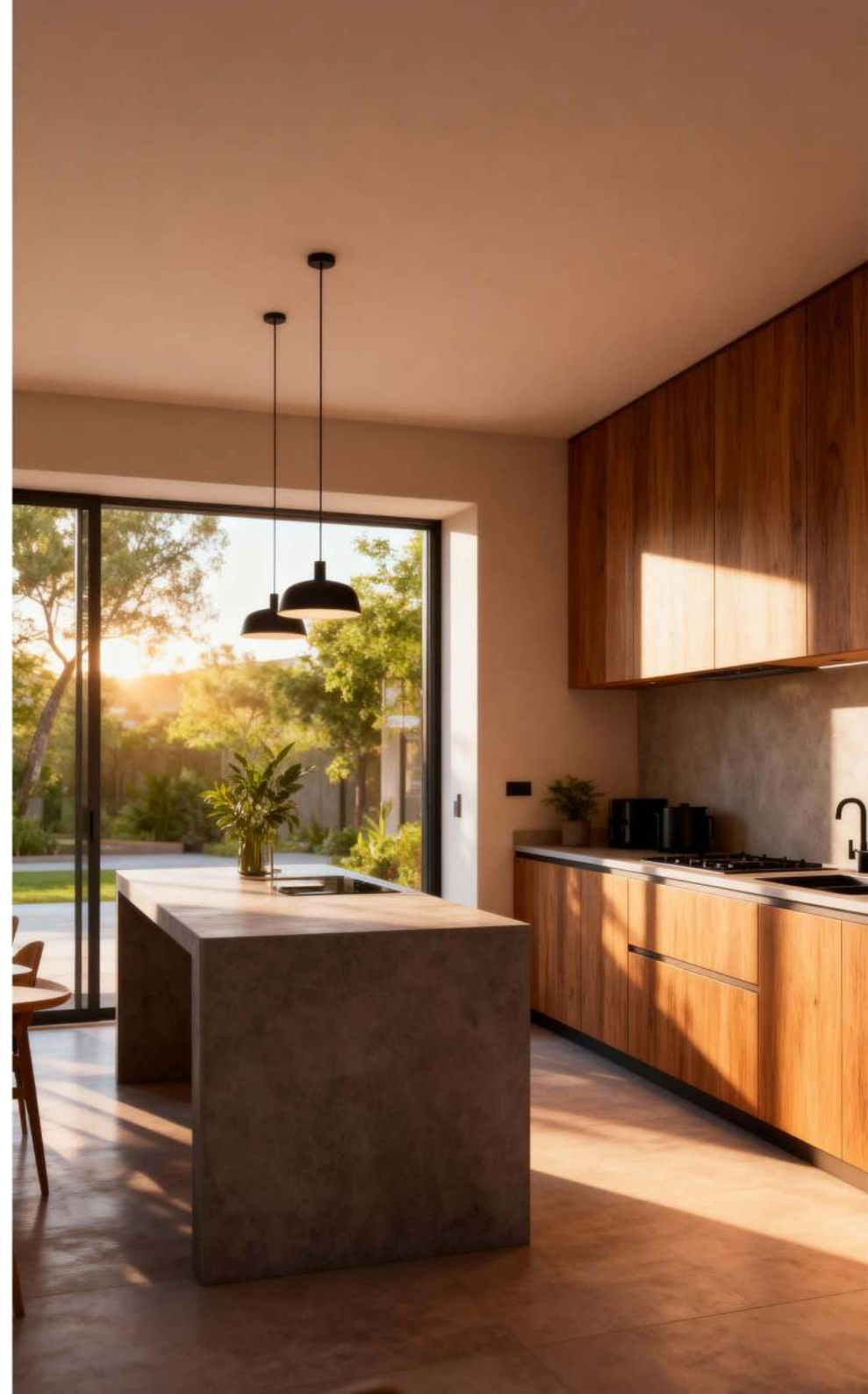
The compound wall shall be constructed using 6 inch solid block masonry, with columns of size 6 inch x 12 inch provided at every 10 feet interval. Reinforcement shall be provided as per the approved structural drawing.

Payment Plan

Booking Amount

₹5,00,000

On Signing of Agreement	20%
On Completion of Foundation	20%
On Completion of First Floor Slab	10%
On Completion of Second Floor Slab	10%
On Completion of Plastering	10%
On Completion of Tiling	10%
On Completion of First Coat of Paint	5%
On Completion of Sanitary Fittings	5%
On Completion of Electrical Fixtures	5%
On Registration	5%





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