

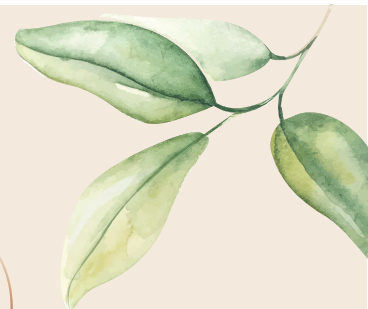
ULTRA-LUXURY VILLAS FOR THE TRULY ELITE



DSR[®]
ELIXIR
LUXURY &
SERENITY



ARMONÍA





An ode to urban living

At DSR Group, we are deeply committed to delivering high-quality projects that exceed the future expectations of our prospective customers. With a rich experience of 35 years in the real estate industry, our company has achieved a remarkable position in the real estate sector. Our primary focus remains on creating distinguished structures that embody comfort, durability, security, luxury, and style, while incorporating innovative and state-of-the-art technology. As one of the leading housing companies, DSR Group possesses extensive expertise in both residential and commercial real estate sectors. We continuously strive for the relentless pursuit of excellence and provide inspirational leadership to ensure unparalleled service to our esteemed clients.

A Design with Balance, Rhythm and Harmony



Discover the perfect blend of modern living and serene nature in Whitefield

DSR[®]
ELIXIR
LUXURY &
SERENITY

ARMONÍA



AN OASIS OF CALMNESS
AND TRANQUILITY



Hammock Park

SITE PLAN

PROPOSED 87 MILE ROAD

Old Mahina Road

PROPOSED 87 MILE ROAD

CLUB HOUSE

LEGEND

- Entrance
- Senior citizen plaza
- Hammock
- Swimming Pool
- Banquet lawn
- Elevated Tree walk
- Amphitheater
- Great lawn
- Central rotunda
- Basketball court
- Cricket practice nets
- Badminton court
- Outdoor gym
- Skating rink
- Zen garden
- Gazebo
- Sensory walkway
- Frangipani court
- Jogging track/Walkway
- Cycle track
- Aroma garden
- Toddlers play area with sandpit
- Tropical forest
- Seating plaza
- Woods
- Transformer yard
- Overhead watertank
- Club House

1. Entrance	15. Zen garden
2. Senior citizen plaza	16. Gazebo
3. Hammock	17. Sensory walkway
4. Swimming Pool	18. Frangipani court
5. Banquet lawn	19. Jogging track/Walkway
6. Elevated Tree walk	20. Cycle track
7. Amphitheater	21. Aroma garden
8. Great lawn	22. Toddlers play area with sandpit
9. Central rotunda	23. Tropical forest
10. Basketball court	24. Seating plaza
11. Cricket practice nets	25. Woods
12. Badminton court	26. Transformer yard
13. Outdoor gym	27. Overhead watertank
14. Skating rink	28. Club House





HARMONY AND SERENITY
NESTLES YOUR HOME



A RANGE OF VILLAS.

Plot Area	1200 Sq ft	1200 Sq ft	1500 Sq ft	1500 Sq ft	2105 Sq ft	2105 Sq ft	2400 Sq ft	2400 Sq ft
Built up Area	2587 Sq ft	2588 Sq ft	3285 Sq ft	3288 Sq ft	4515 Sq ft	4515 Sq ft	5286 Sq ft	5285 Sq ft
Villa Facing	EAST	WEST	EAST	WEST	EAST	WEST	EAST	WEST



EAST FACING VILLA

Plot area:
1200 Sq. ft.

Built up Area: **2587 Sq.ft**



3 BHK +1



Ground Floor



First Floor



Second Floor

Villa Type	: East Facing
Ground Floor Area	: 871 Sq.ft
First Floor Area	: 851 Sq.ft
Second Floor Area	: 865 Sq.ft
Total Built up Area	: 2587 Sq.ft

Plot Size: 30'x40' : 1200 Sq.ft



WEST FACING VILLA

Plot area:
1200 Sq. ft.

Built up Area: **2588 Sq.ft**



4 BHK +1



Villa Type	: West Facing
Ground Floor Area	: 871 Sq.ft
First Floor Area	: 853 Sq.ft
Second Floor Area	: 864 Sq.ft
Total Built up Area	: 2588 Sq.ft

Plot Size: 30'x40' : 1200 Sq.ft







EAST FACING VILLA

Plot area:
1500 Sq. ft.

Built up Area: 3285 Sq.ft



3 BHK +1



Ground Floor



First Floor



Second Floor

Villa Type	: East Facing
Ground Floor Area	: 1103 Sq.ft
First Floor Area	: 1083 Sq.ft
Second Floor Area	: 1099 Sq.ft
Total Built up Area	: 3285 Sq.ft
Plot Size: 30'x50'	: 1500 Sq.ft



WEST FACING VILLA

Plot area:
1500 Sq. ft.

Built up Area: **3288 Sq.ft**



4 BHK + 1



Ground Floor



First Floor



Second Floor

Villa Type	: West Facing
Ground Floor Area	: 1103 Sq.ft
First Floor Area	: 1082 Sq.ft
Second Floor Area	: 1103 Sq.ft
Total Built up Area	: 3288 Sq.ft

Plot Size: 30'x50' : 1500 Sq.ft







EAST FACING VILLA

Plot area:
2105 Sq. ft.

Built up Area: 4515 Sq.ft



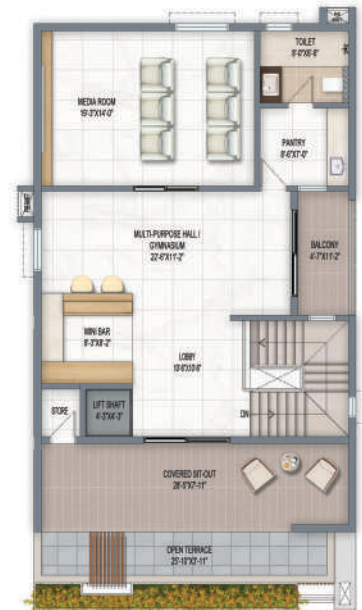
3 BHK +1



Ground Floor



First Floor



Second Floor

Villa Type	: East Facing
Ground Floor Area	: 1511 Sq.ft
First Floor Area	: 1497 Sq.ft
Second Floor Area	: 1507 Sq.ft
Total Built up Area	: 4515 Sq.ft

Plot Size: 35'x60' : 2105 Sq.ft



WEST FACING VILLA

Plot area:
2105 Sq. ft.

Built up Area: 4515 Sq.ft



4 BHK +1



Ground Floor



First Floor



Second Floor

Villa Type	: West Facing
Ground Floor Area	: 1510 Sq.ft
First Floor Area	: 1498 Sq.ft
Second Floor Area	: 1507 Sq.ft
Total Built up Area	: 4515 Sq.ft
Plot Size: 35'x60' : 2105 Sq.ft	







EAST FACING VILLA

Plot area:
2400 Sq. ft.

Built up Area: **5286 Sq.ft**



3 BHK +1



Ground Floor



First Floor



Second Floor

Villa Type	: East Facing
Ground Floor Area	: 1772 Sq.ft
First Floor Area	: 1747 Sq.ft
Second Floor Area	: 1767 Sq.ft
Total Built up Area	: 5286 Sq.ft
Plot Size: 40'x 60' : 2400 Sq.ft	



WEST FACING VILLA

Plot area:
2400 Sq. ft.

Built up Area: **5285 Sq.ft**



4 BHK +1



Ground Floor



First Floor



Second Floor

Villa Type : East Facing
Ground Floor Area : 1772 Sq.ft
First Floor Area : 1747 Sq.ft
Second Floor Area : 1767 Sq.ft
Total Built up Area : 5285 Sq.ft

Plot Size: 40'x 60' : 2400 Sq.ft









CLUBHOUSE

ELEVATE YOURSELF WITH
A REJUVENATING EXPERIENCE





Clubhouse & Swimming Pool

Enrich your every moment



Gymnasium



Yoga /
Meditation Hall



Indoor Games



Library



Multi-purpose
hall



Banquet
Lawn



INDULGE YOUR SENSES



Let the Game Begin

No matter what age or lifestyle, everyone deserves the opportunity to delve into a sport. Keep the sporting spirit alive with the sports-centric amenities at DSR Elixir.



Cycling Track



Basketball court



Badminton Court



Skating Rink



Childrens Play Area



Jogging track



Cricket Practice Nets

RECREATION
FOR
EVERYONE



SPECIFICATION



FOUNDATION & STRUCTURE

- R.C.C framed structure.
- Super structure: Solid blocks: External walls 8", Internal walls 6".



WALL FINISHES

- Internal wall finishes: Smooth putty finish with premier quality acrylic emulsion paint of reputed make.
- External: Textured finish with external emulsion paint of reputed make.



CCTV

- CCTV Surveillance at Project Entry & Exit.
- Standalone video door phone for every unit of reputed brand.



WATER SUPPLY

- 500 Ltrs capacity Sintex tank for each villa.



KITCHEN & UTILITY

- Treated water connection and provision for water purifier, provision of inlet and outlet for kitchen sink.
- Provision for washing machine and SS Single Bowl sink with Granite Counter.



ELECTRICAL

- 3 Phase power supply with MCB's of reputed make.
- Concealed copper wiring of reputed make.
- Modular switches of reputed make.
- Power outlets for AC in living & all bedrooms.
- Provision for TV in living & all bedrooms.



TELECOM & INTERNET

- Intercom point in the living room
- Internet point in living room & drawing room on first floor.



CP & SANITARY FITTINGS

- Sanitary fixtures: Vitra or equivalent.
- CP Fittings: Vitra or equivalent.
- Provision for geysers/ solar in all bathrooms.



DOORS

- Main Door & Internal Doors : Engineered wood frame with veneer shutter and finished with melamine polish fitted with reputed make hardware.
- Toilets & Utility Doors : Moulded Acacia wood (Engineered Wood) door frame and flush shutter with water proofed bonded resin with enamel finish over resin on one side & laminated finish on the other side and hardware of reputed make.



WINDOWS

- UPVC sliding shutters with mosquito mesh and safety grills.



FLOORING / CLADDING

- Foyer Area, Living, Dining, Imported marble.
- All bedrooms & kitchen: Superior quality vitrified tiles.
- Sit-out: Anti-skid ceramic tiles.
- All toilets : Ceramic tiles upto door level dado.
- Balconies: Anti-skid ceramic tiles.
- Utility/ Wash: Anti-skid ceramic tiles of reputed make.
- Car parking flooring: Granite.

Ongoing projects in Bengaluru



DSR PARKWAY
Take the green path to living

@ Carmelaram Road
Off Sarjapura Road



DSR HIGHLAND GREENZ

@ Sarjapur Road
Near Wipro Corporate Office



DSR GREEN WATERS
ECO - LUXURY LIVING

@ Carmelaram Road
Off Sarjapura Road



DSR RR AVENUES
Superbly urban...Extremely private

@ Yelahanka New Town



For more
Information



CREDAI
BENGALURU

DSR
GROUP
CEMENTING DREAMS SINCE 1988

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