

ULTRA-LUXURY VILLAS FOR THE TRULY ELITE

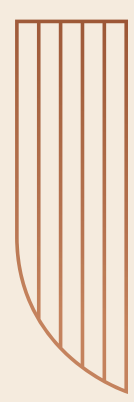
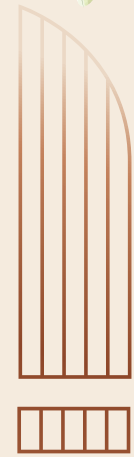


DSR[®]

ELIXIR

LUXURY &
SERENITY

ARMONÍA





An ode to urban living

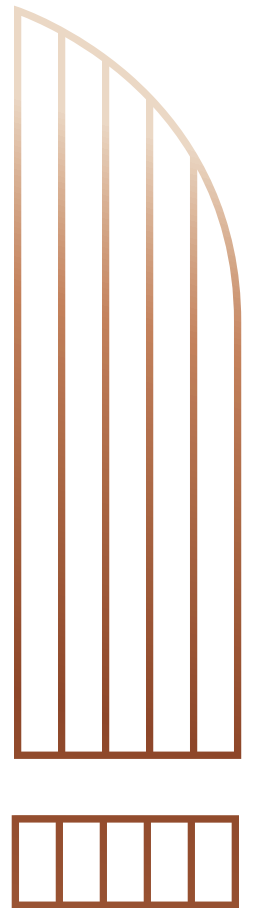
At DSR Group, we are deeply committed to delivering high-quality projects that exceed the future expectations of our prospective customers. With a rich experience of 35 years in the real estate industry, our company has achieved a remarkable position in the real estate sector. Our primary focus remains 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



SITE PLAN



LEGEND

- | | |
|---------------------------|-------------------------------------|
| 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	2705 Sq ft	2688 Sq ft	3376 Sq ft	3375 Sq ft	4615 Sq ft	4583 Sq ft	5418 Sq ft	5431 Sq ft
Villa Facing	EAST	WEST	EAST	WEST	EAST	WEST	EAST	WEST

ARMONÍA

EAST FACING VILLA

Plot area:
1200 Sq. ft.

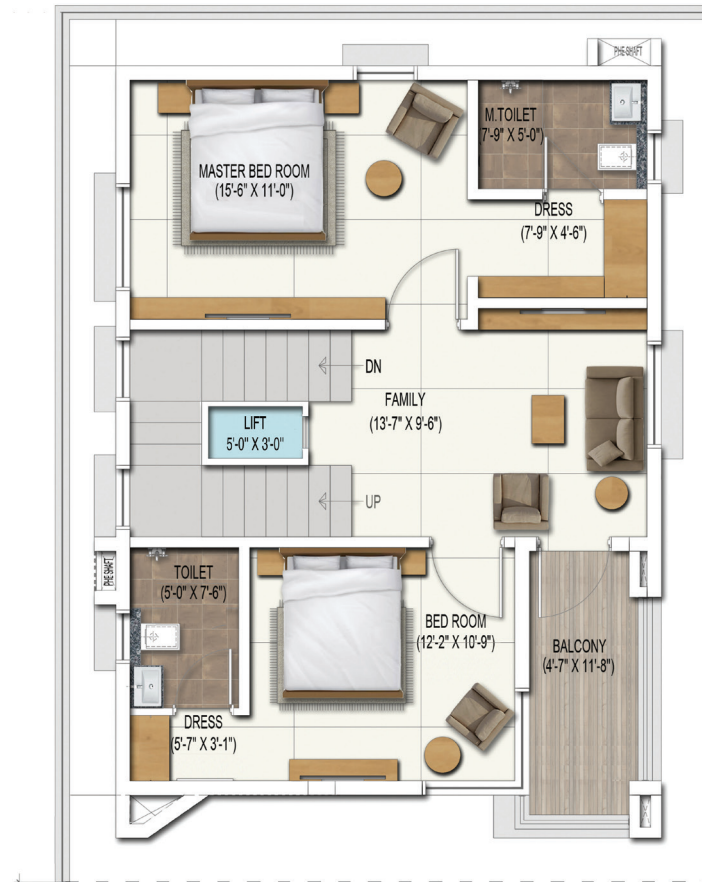
Built up Area: **2705 Sq.ft**



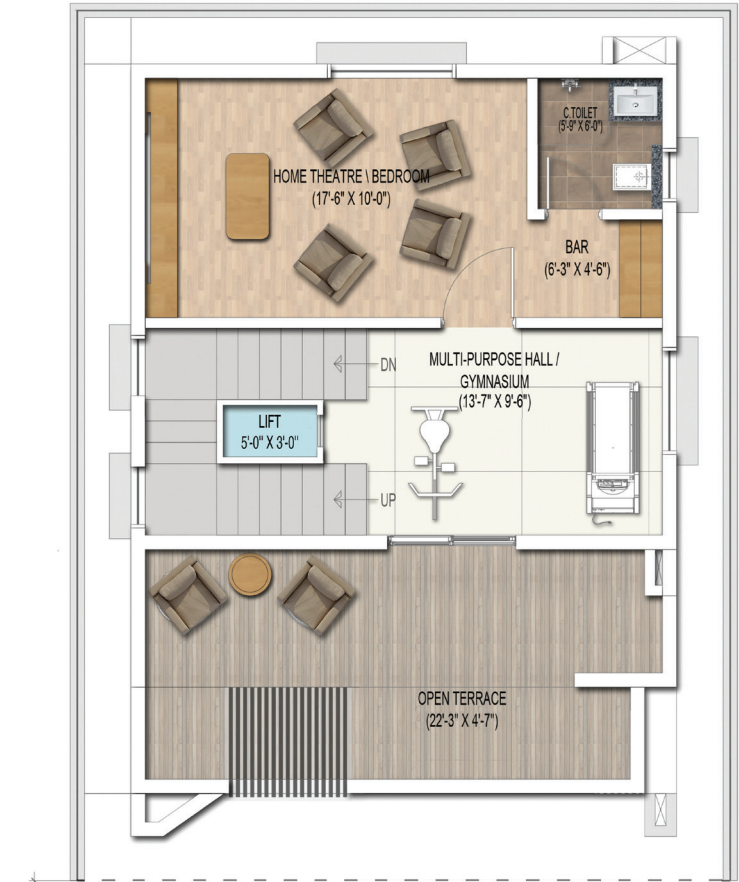
4 BHK



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
Headroom	: 118 Sq.ft
Total Built up Area	: 2705 Sq.ft

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



ARMONÍA



WEST FACING VILLA

Plot area:
1200 Sq. ft.

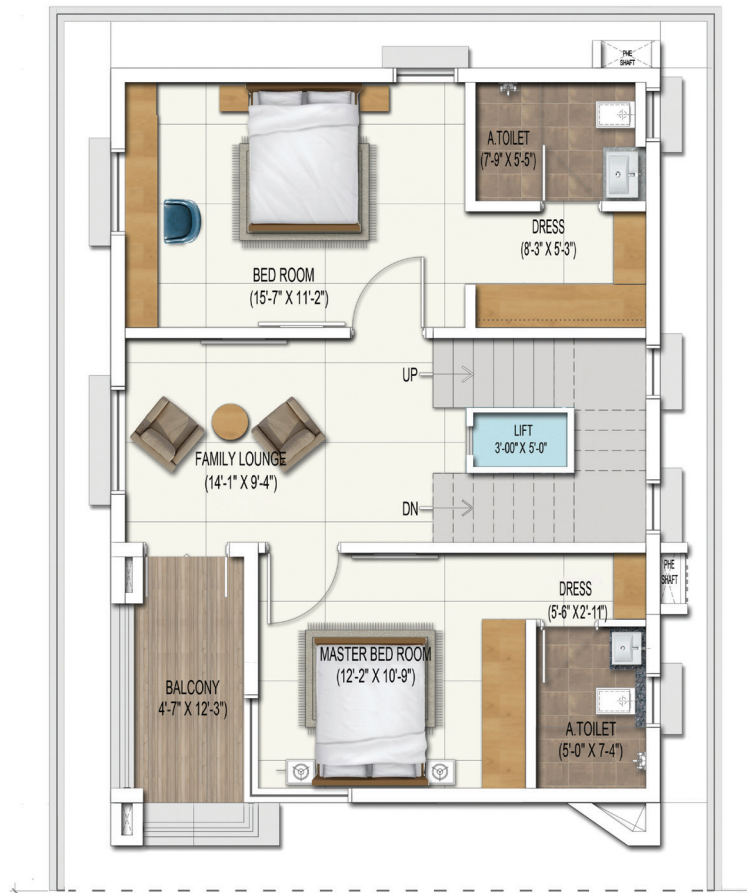
Built up Area: **2688 Sq.ft**



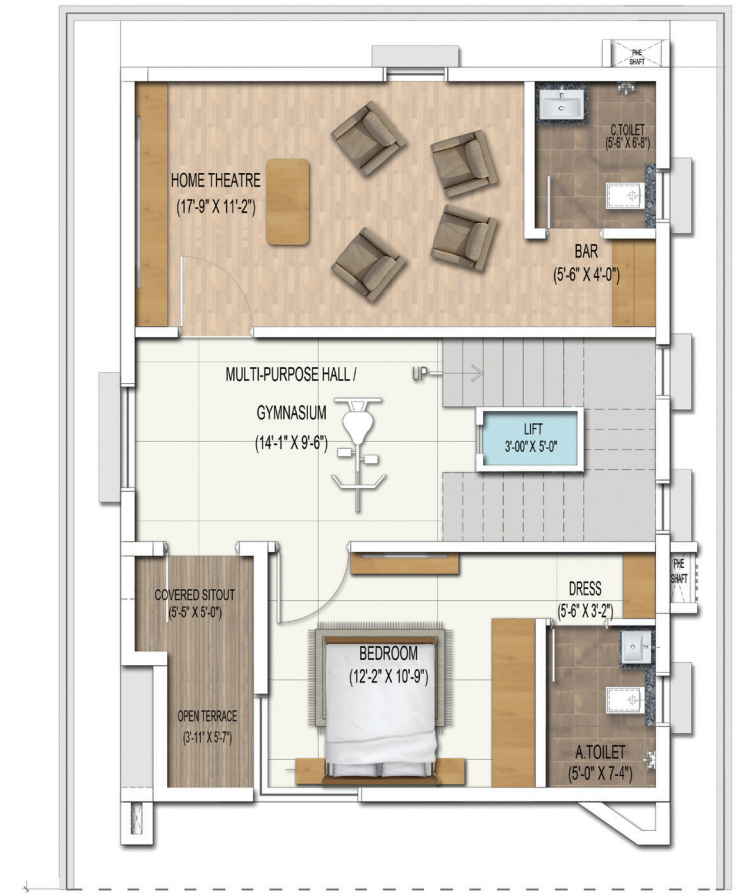
4 BHK



Ground Floor



First Floor



Second Floor

Villa Type	: West Facing
Ground Floor Area	: 871 Sq.ft
First Floor Area	: 853 Sq.ft
Second Floor Area	: 864 Sq.ft
Headroom	: 100 Sq.ft
Total Built up Area	: 2688 Sq.ft
Plot Size: 30'x40'	: 1200 Sq.ft







ARMONÍA

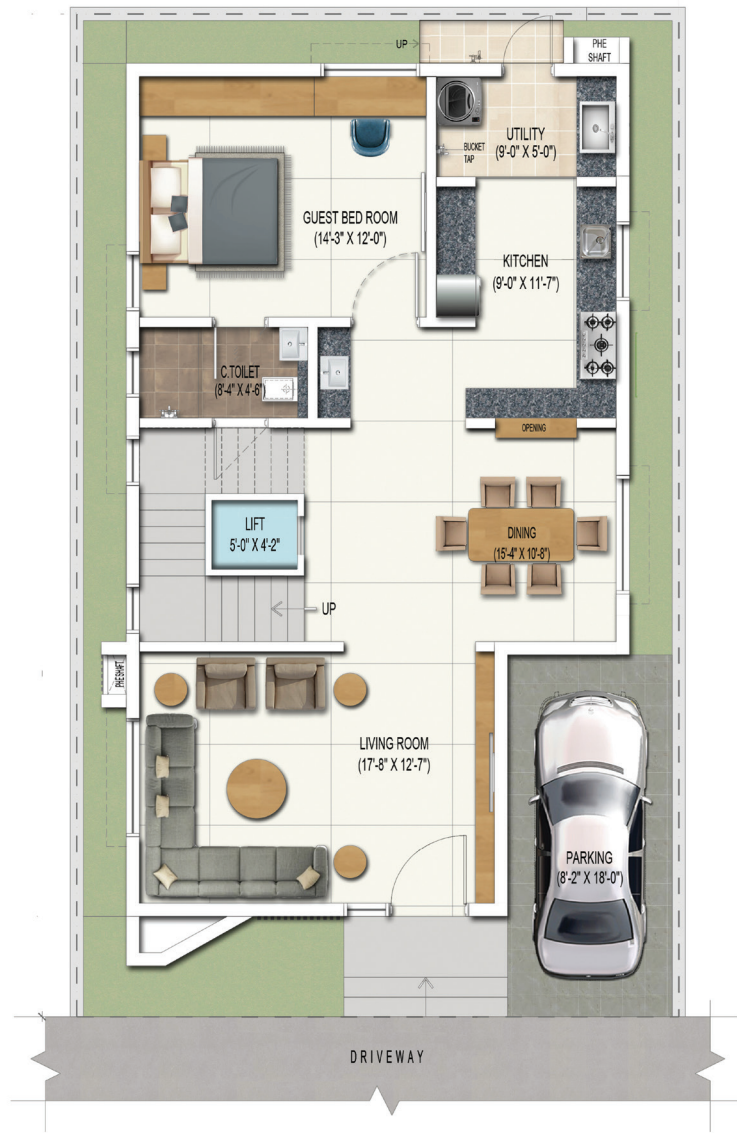
EAST FACING VILLA

Plot area:
1500 Sq. ft.

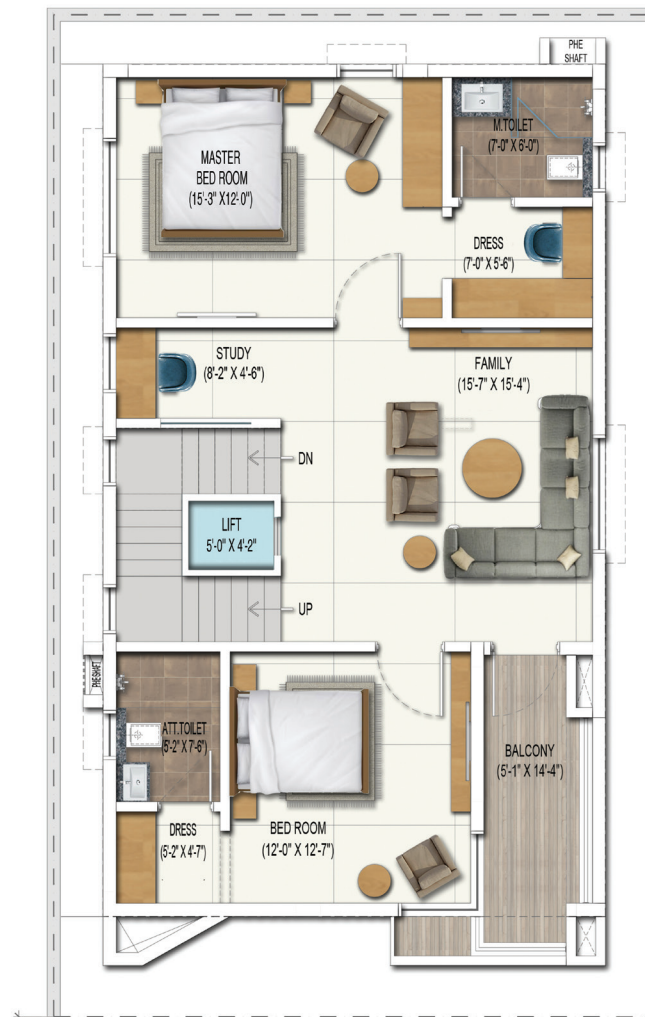
Built up Area: **3376 Sq.ft**



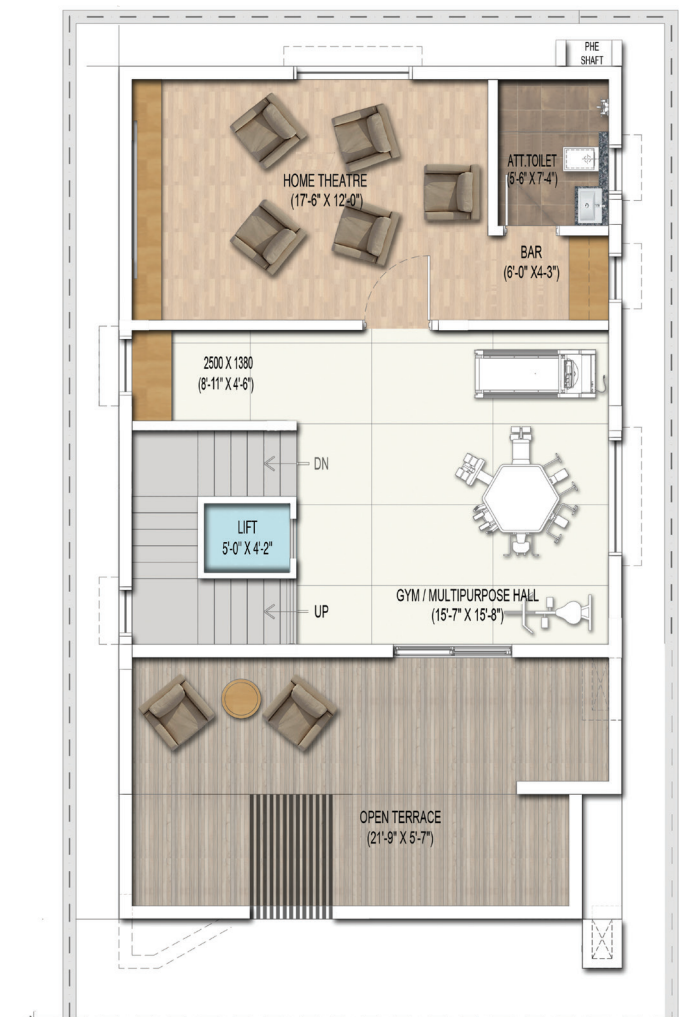
4 BHK



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
Headroom	: 91 Sq.ft
Total Built up Area	: 3376 Sq.ft
Plot Size: 30'x50' : 1500 Sq.ft	

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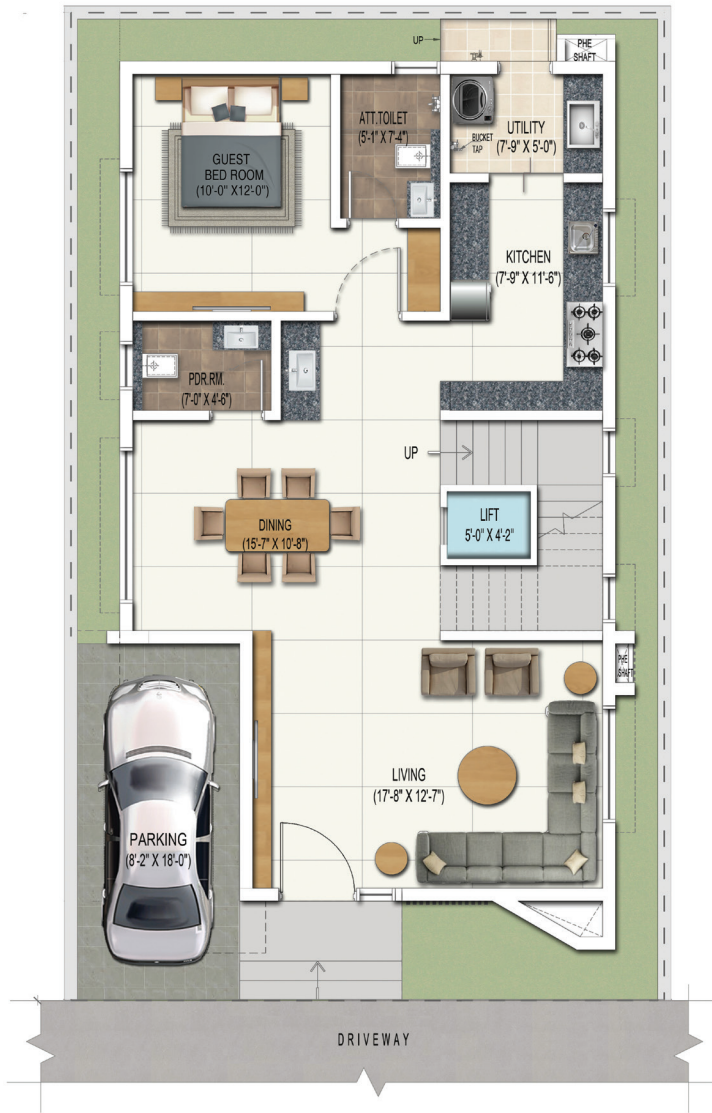
WEST FACING VILLA

Plot area:
1500 Sq. ft.

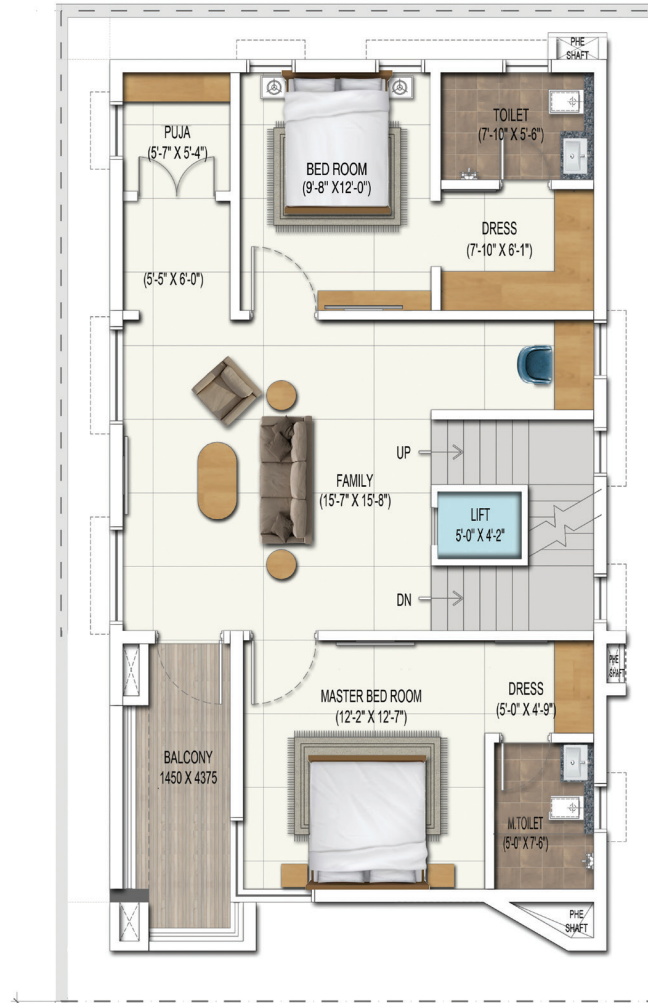
Built up Area: **3375 Sq.ft**



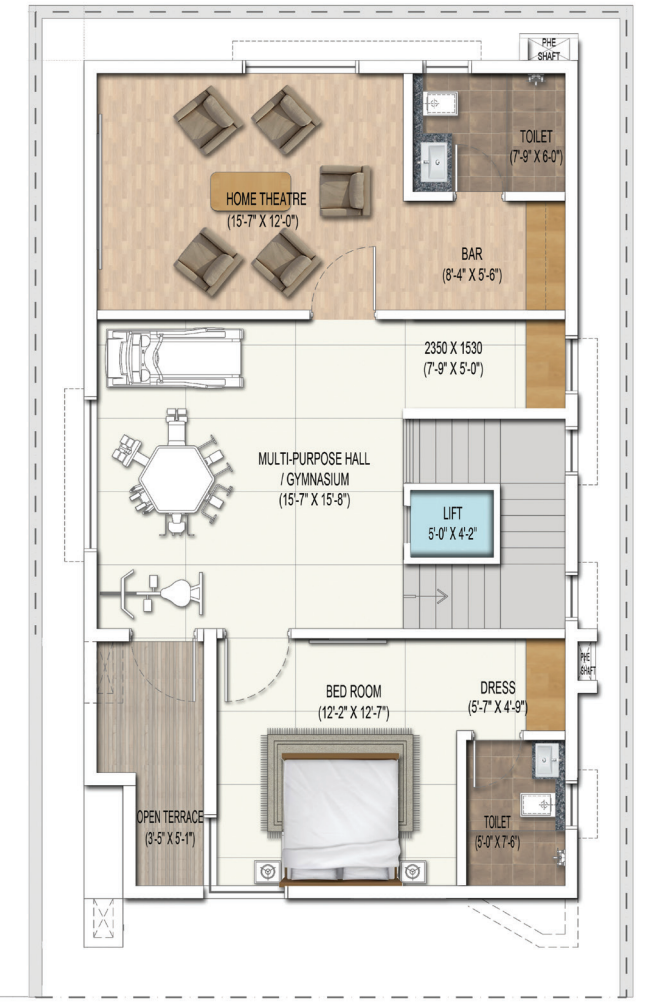
5 BHK



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
Headroom	: 87 Sq.ft
Total Built up Area	: 3375 Sq.ft

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







ARMONÍA

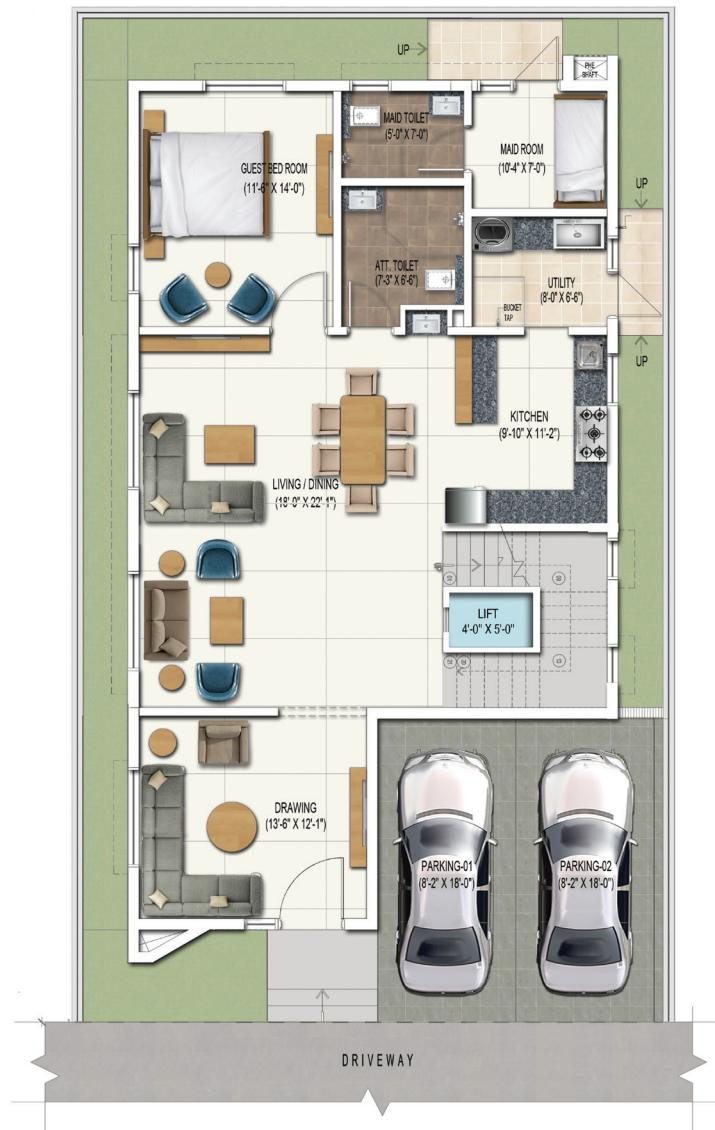
EAST FACING VILLA

Plot area:
2105 Sq. ft.

Built up Area: **4615 Sq.ft**



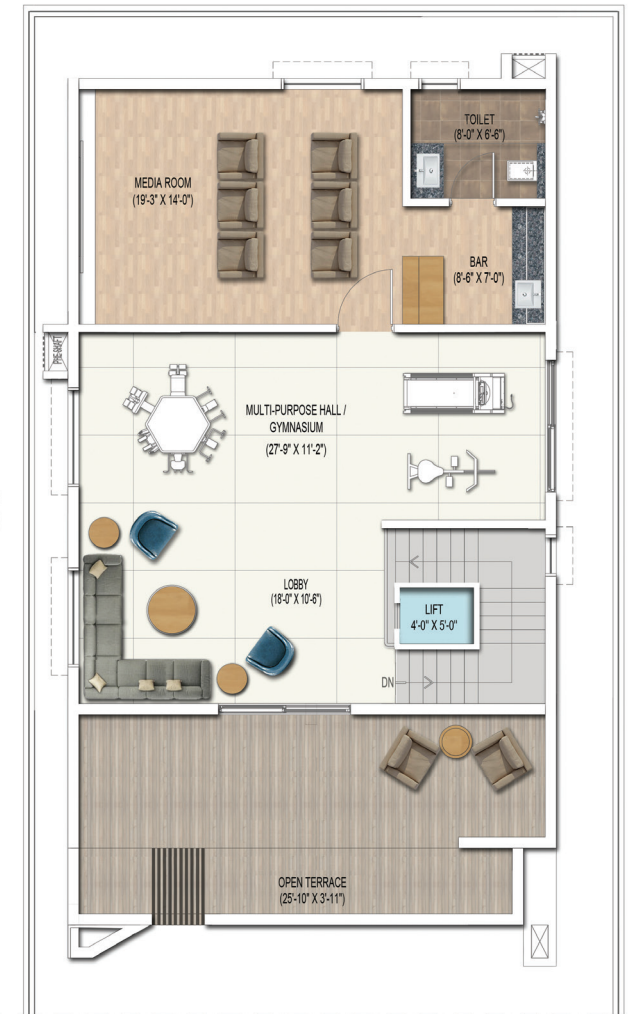
4 BHK



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
Headroom	: 100 Sq.ft
Total Built up Area	: 4615 Sq.ft

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



ARMONÍA

WEST FACING VILLA

Plot area:
2105 Sq. ft.

Built up Area: 4583 Sq.ft



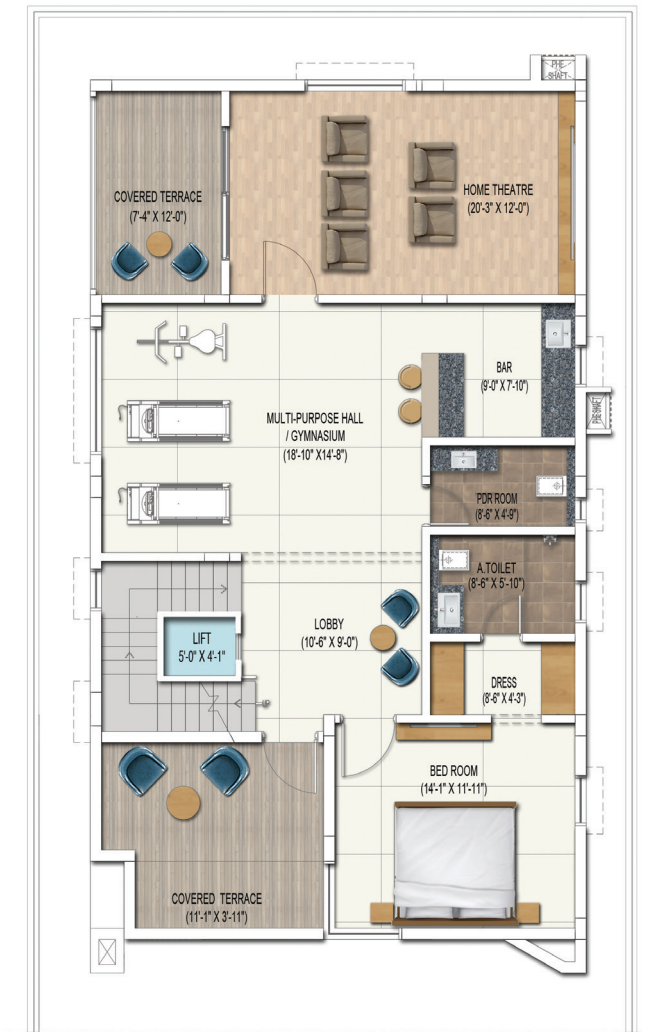
5 BHK



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
Headroom	: 68 Sq.ft
Total Built up Area	: 4583 Sq.ft

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







ARMONÍA

EAST FACING VILLA

Plot area:
2400 Sq. ft.

Built up Area: **5418 Sq.ft**



4 BHK



Villa Type	: East Facing
Ground Floor Area	: 1772 Sq.ft
First Floor Area	: 1747 Sq.ft
Second Floor Area	: 1767 Sq.ft
Headroom	: 132 Sq.ft
Total Built up Area	: 5418 Sq.ft

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



ARMONÍA

WEST FACING VILLA

Plot area:
2400 Sq. ft.

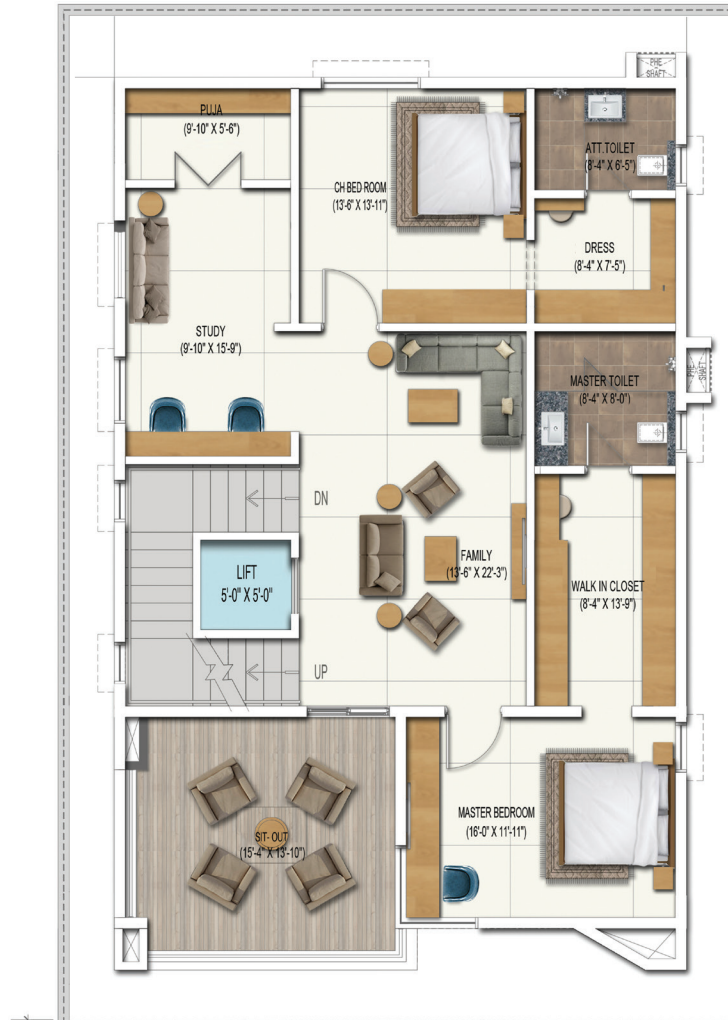
Built up Area: **5431 Sq.ft**



5 BHK



Ground Floor



First Floor



Second Floor

Villa Type	: West Facing
Ground Floor Area	: 1772 Sq.ft
First Floor Area	: 1747 Sq.ft
Second Floor Area	: 1767 Sq.ft
Headroom	: 145 Sq.ft
Total Built up Area	: 5431 Sq.ft

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











CLUBHOUSE

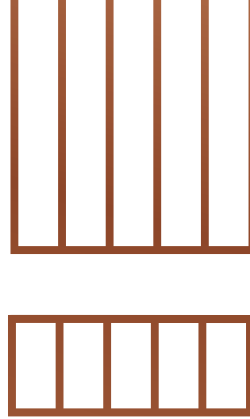
ELEVATE YOURSELF WITH
A REJUVENATING EXPERIENCE





INDULGE
YOUR SENSES

ARMONÍA



Clubhouse & Swimming Pool

Enrich your every moment



Gymnasium



Yoga /
Meditation Hall



Indoor Games



Library



Multi-purpose
hall



Banquet
Lawn





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



SPECIFICATION



FOUNDATION & STRUCTURE

- R.C.C framed structure.
- Super structure:
Solid blocks: External walls 8",
Internal walls 6 3/4".



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.
- Provision for Intercom facility to all units



WATER SUPPLY

- 500 Ltrs capacity Sintex tank for each villa.



DOORS

- Main Door & Internal Doors : Engineered wood frame with veneer shutter and finished with melamine polish fitted with reputed make hardware and for main door digital door lock will be provided.
- Toilets & Utility Doors : 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

- Laminated UPVC sliding glass shutters with mosquito mesh and safety grills.



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.
- Power outlet for cooking range: Chimney, Refrigerator, Microwave, Water purifier



FLOORING / CLADDING

- Foyer Area, Living, Dining, Imported marble.
- All bedrooms & kitchen: Superior quality vitrified tiles of size 4' x 6'.
- Sit-out: Anti-skid ceramic tiles of reputed make.
- All toilets : Ceramic tiles upto door level dado.
- Balconies: Anti-skid ceramic tiles of reputed make.
- Utility/ Wash: Anti-skid ceramic tiles of reputed make.
- Car parking flooring : Granite.
- AV Room: Wooden flooring



LIFT

- Passenger lift with premium finish in each villa.



TELE/COM & INTERNET

- Intercom point in ground floor living room
- Internet point in living room at every floor



CP & SANITARY FITTINGS

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

Ongoing projects in Bengaluru



@ Carmelaram Road
Off Sarjapura Road



DSR
HIGHLAND GREENZ

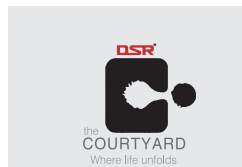
@ Sarjapur Road
Near Wipro Corporate Office



@ Carmelaram Road
Off Sarjapura Road



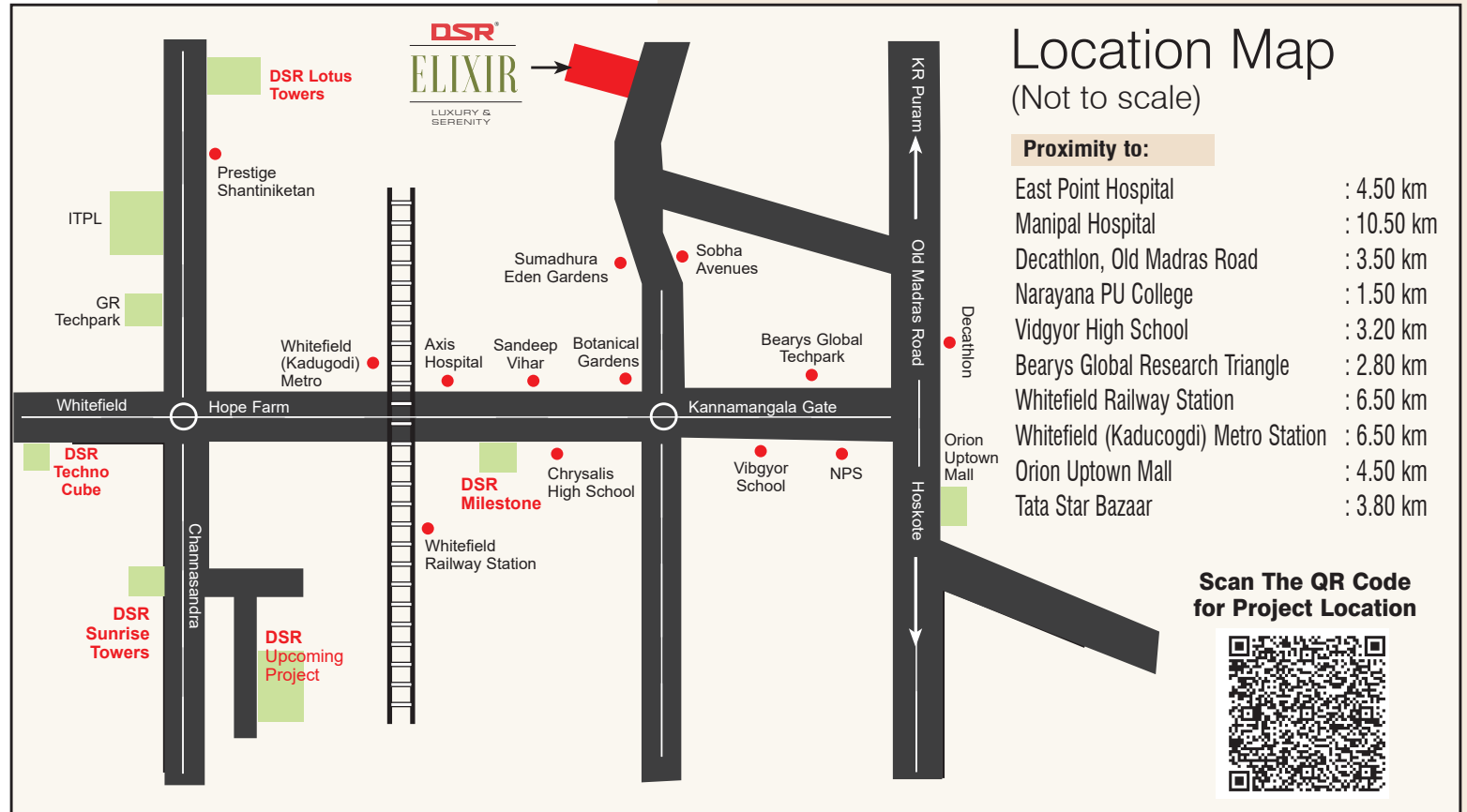
@ Yelahanka New Town



@ Gunjur Palya Road
Off Sarjapura Road



Karnataka RERA Registration Number
PRM/KA/RERA/1251/446/PR/210219/003912
For more details visit: www.rera.karnataka.gov.in



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For more
Information

