



TRENDCON
AURELIUS
VILLA COMMUNITY @ VARTHUR

RERA NO : PRM/KA/RERA/1251/308/PR/211223/006504

Welcome to Aurelius by Trendcon, a luxury and sustainable heaven where eco-conscious design meets cutting-edge technology. Our villas seamlessly integrate lush greenery with smart home features, embodying a commitment to a greener tomorrow. Adorned with verdant landscapes, each home minimizes its ecological footprint, embracing the essence of green living. Experience innovation with smart home technology, providing control at your fingertips—from energy efficiency to intelligent security. Aurelius by Trendcon is not just a home; it's a harmonious blend of luxury, sustainability, and intelligent living. Set on 12 acres of fertile space, this oasis of green reflects thoughtful design and meticulous planning for a refreshing villa-living experience. Founded by Mr. Raghunadha Reddy and Mr. Sudhakar Reddy, Trendcon is a visionary endeavor under the goal of TRENDCON INFRA.

BEHOLD AURELIUS - THE GOLDEN ONE

THE LATIN NAME 'AURELIUS' IS ABOUT THE RISE OF A GOLDEN ERA IN LUXURY LIVING -
AN ERA OF CONTEMPORARY LIFESTYLE NESTLED IN THE LAP OF SERENITY



For the *Trendcon*, perfection is a habit, almost a way of life. Steered by the vision to give homeowners a fully-loaded exclusive life, this villa layout in the enchanting locale of Varthur is a dream come true. Professionalism, passion and the pursuit of excellence is evident in every inch of Aurelius Villas.



YOUR HOME IN AURELIUS
IS **CRAFTED WITH A HIGH DEGREE
OF AESTHETICS AND SENSITIVITY.**
FOR THE RESIDENT, IT TRANSLATES
INTO PRIVACY FUSED WITH
COMPANIONSHIP, STYLE BLENDED
WITH FUNCTIONALITY, MODERNITY
INTERWOVEN WITH NATURE.

a life of
luxury

TRENDCON
AURELIUS



AURELIUS IS INDEED THE GOLDEN STAR. THIS EXQUISITE VILLA COMMUNITY OF 225 INDEPENDENT VILLAS GIVES YOU TONS OF SUNSHINE AND BREEZE, ALONG WITH ALL PREMIUM AMENITIES OF MODERN LIFE

TRENDCON
AURELIUS

Every triplex villa is the perfect harmony of private space and family areas. So depending on your mood, watch television with your cousins or retreat into your bedroom to strum your guitar. Lounge in the spacious sit-outs to admire an extravaganza of green. Breathe fresh!



**BDA
APPROVED
LUXURY
VILLA
COMMUNITY**

TECH SMART HOMES

Smart home equipped with Automation features.

CENTRALLY LOCATED

Vartur is well-connected to all major IT hubs and other parts of the city, including ORR, KIA Airport, Whitefield, Sarjapur, and Electronic City.

BEST OUT DOOR & INDOOR ACTIVITIES

VILLAS

- ELEGANT ARCHITECTURAL DESIGN AND ELEVATION
- VILLA SURROUNDED BY LUSH GREENERY SEAMLESSLY BLENDING INDOOR AND OUTDOOR SPACES
- CAREFULLY DESIGNED VENTILATION AND LIGHTING
- SPACIOUS DECK ON EVERY LEVEL
- WELL-PROPORTIONED BEDROOMS
- HIGH-END SPECIFICATIONS ACROSS THE BOARD
- THOUGHTFULLY DESIGNED HOME OFFICE SPACE
- VERSATILE GARDEN TERRACES WITH MULTI-PURPOSE AREA

WORLD CLASS CLUB HOUSE

VASTU COMPLIANT DESIGN

RESORT STYLE LANDSCAPE DESIGN

60% OPEN SPACES

24/7 CCTV SURVEILLANCE





HIGHLIGHTS

- ▲ Gated Community
- ▲ 225 Luxury Independent Villas
- ▲ Built up area of 2581sft and 3182sft
- ▲ Vastu Compliant
- ▲ 24/7 Pneumatic System for Water Supply
- ▲ STP & WTP
- ▲ Aesthetic Appeal of Lushly Landscaped areas and Amphitheatre
- ▲ Wide White top Roads/Pattern Cement Tiles
- ▲ Treated Water to be used for Gardening
- ▲ High Compound Wall Mounted with Security Fence
- ▲ Roads with pavers, grass pavers and white topping as per
- ▲ Landscape design
- ▲ Sophisticated Transformer to Ensure Quality Power

GRACEFUL GRANDEUR

- ▲ Yoga/Meditation hall
- ▲ Ample Parking Space for Visitors
- ▲ Rainwater Harvesting
- ▲ Exclusive Elders Park for Recreation
- ▲ Avenue Plantation
- ▲ Eco-friendly Park
- ▲ All Amenities facilities as per BDA norms
- ▲ 24/7 Security

OTHER ASPECTS

- ▲ Optical Fiber Cable connectivity
- ▲ Office space
- ▲ Generator 100% acoustic enclosed
- ▲ D.G. Backup shall be provided for common areas
- ▲ Underground Cabling for Electrical Network

A LIFE IN NATURE'S HARMONY

What's truly special about Aurelius is the impeccable planning of private and public spaces. Nature seems to flow across the villa layout and spill into everyday lives. The carefully placed artefacts and architectural elements make the outdoors welcoming and wonderful.



A LIFE OF **SHEER BLISS**

It's time to dive into the pleasures of the spectacular Clubhouse. Discover fun and fitness for the family at different levels. The swimming pool with deck side seating is a morning refresher. Host a party at the lovely party lawns. Explore the indoor games area or hit the gym. Put up your guests in the guest rooms. Walk, play, sing, and fly!



**SWIMMING POOL,
INFANT POOL WITH POOL DECK**



**PROVISION FOR
SUPERMARKET**

POOL SIDE PARTY LAWN



BANQUET HALL WITH DINING



VISITOR LOUNGE

**WORLD CLASS
CLUB HOUSE
LUXURIES LIST**



WELL EQUIPPED GYM



INDOOR GAMES



3 SUITE ROOMS



WORK SPACE FOR RESIDENT



AMPHITHEATER

TRENDCON
AURELIUS



OUTDOOR
YOGA

CAMP
FIRE



OUT DOOR
SEATING



ROCK
GARDEN



LANDSCAPE
PERGOLA



ENCHANTING SPACES FOR
THE COMMUNITY TO **MEET-N-GREET**

TRENDCON
AURELIUS



MULTIPURPOSE
PLAY COURT

TRENDCON
AURELIUS

KIDS
PLAY AREA





FOOT
BALL



BADMINTON
COURT



SKATING
RINK



TENNIS
COURT

SPORTS ZONE

Welcome to the playground of champions. Discover well-designed spaces for basketball practice and outdoor workouts. Practice your shots in the cricket net and take a brisk morning walk on the jogging track. Let the children have fun in the play area. Active life is calling!

A LIFE IN NATURE'S HARMONY

MASTER PLAN



L E G E N D

30X50 FT. **52** VILLAS

30X40 FT. **136** VILLAS

ODD **15** VILLAS

CUSTOM **19** VILLAS

1. Main Entry
2. Secondary Entry
3. Water Feature
4. Seating Area
5. Central Park
6. Pedestrian Pathway
7. Mini Store
8. Temple
9. Multipurpose Court
10. Step Seating
11. Jogging Track
12. Thick Plantation
13. Basketball and Tennis Court

14. Badminton Court
15. Skating Rink
16. Outdoor Gymnasium
17. Senior Citizen Park
18. Outdoor Exercise Lawn
19. Future Wall
20. Children Play Area
21. Wall Climbing
22. Mural
23. Outdoor Festival/Movie Lawn
24. Stage
25. Amphitheater
26. Pet Zone

27. D.G. Set
28. Transformer
29. STP
30. Rock Garden
31. Zen Park
32. Butterfly Garden
33. Flower Garden
34. Family Lounge
35. Pergola Pathway with Creepers
36. Acupressure Park
37. Sculpture Park
38. Camp Fire
39. Yoga & Meditation

40. Gazebo
41. Fruit Garden
42. Clubhouse
43. Outdoor Party Hall
44. Barbeque Counter/Kitchen
45. Wooden Deck
46. Shower & Changing Rooms
47. Relax Pool
48. Toddler Pool
49. Swimming Pool
50. Water Fall
51. Clubhouse Parking
52. UG Sump



2581 sft.

East Facing Villa Plot Size : 30' x 40'

Ground Floor	921.13 sft.
First Floor	901.79 sft.
Second Floor	450.90 sft.
Semi Covered Terrace	262.76 sft.
Terrace	45 sft.

Total 2581 sft.



GROUND FLOOR PLAN

- A. CAR PARKING : 15'3"X14'5"
- B. LIVING : 11'10"X16'5"
- C. TOILET : 8'10"X5'
- D. DRESSING : 3'5"X5'
- E. BEDROOM : 11'X11'6"
- F. DINING : 10'10"X8'2"
- G. KITCHEN : 10'10"X7'1"
- H. UTILITY : 3'X7'7"



FIRST FLOOR PLAN

- A. BALCONY : 9'6"X13'1"
- B. FAMILY : 10'10"X11'
- C. CLOSET : 8'X5'9"
- D. TOILET : 8'X5'5"
- E. BEDROOM : 14'9"X11'6"
- F. TOILET : 8'2"X4'9"
- G. DRESSING : 3'5"X5'2"
- H. BEDROOM : 16'3"X9'10"



SECOND FLOOR PLAN

- A. SEMI COVERED TERRACE : 16'11"X14'11"
- B. M. BEDROOM : 14'9"X11'6"
- C. TOILET : 8'X5'5"
- D. CLOSET : 8'X5'9"
- E. STUDY : 13'X6'
- F. OPEN TERRACE : 6'7"X14'11"



GROUND FLOOR

- A. CAR PARKING : 15'3"X14'3"
- B. FOYER : 12'X4'9"
- C. LIVING : 12'4"X14'1"
- D. CLOSET : 8'4"X6'5"
- E. TOILET : 8'4"X5'7"
- F. BEDROOM : 14'5"X12'4"
- G. DINING : 10'10"X15'11"
- H. KITCHEN : 10'10"X10'4"
- I. Utility : 2'11"X8'8"

FIRST FLOOR

- A. BALCONY : 14'11"X13'11"
- B. FAMILY : 11'10"X12'
- C. CLOSET : 8'4"X6'5"
- D. TOILET : 8'4"X5'7"
- E. M.BEDROOM : 14'5"X12'4"
- F. TOILET : 5'7"X8'
- G. CLOSET : 5'1"X8'
- H. BEDROOM : 10'10"X13'11"

SECOND FLOOR

- A. OPEN TERRACE : 7'5"X10'
- B. GYM : 18'4"X12'
- C. CLOSET : 8'4"X6'5"
- D. TOILET : 8'4"X5'7"
- E. BEDROOM : 14'5"X12'4"
- F. POWDER ROOM : 4'5"X5'
- G. BAR : 4'9"X6'9"
- H. SEMI COVERED TERRACE : 16'1"X10'



3177 sft.

East Facing Villa

Plot Size : 30' x 50'

Ground Floor	1155.65 sft.
First Floor	1081.21 sft.
Second Floor	739.16 sft.
Semi Covered Terrace	169.53 sft.
	32 sft.

	Total	3177 sft.
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





2590 sft. West Facing Villa

Plot Size : 30' x 40'



Ground Floor	921.13 sft.
First Floor	901.79 sft.
Second Floor	450.90 sft.
Semi Covered Terrace	262.76 sft.
	54 sft.

Total	2590 sft.
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GROUND FLOOR PLAN

- A. CAR PARKING : 15'3"X14'5"
- B. LIVING : 15'5"X11'4"
- C. DINING : 13'X10'4"
- D. KITCHEN : 10'2"X10'4"
- E. UTILITY : 2'11"X9'2"
- F. STORE : 7'5"X6'
- G. TOILET : 7'5"X4'11"
- H. BEDROOM : 10'10"X10'10"



FIRST FLOOR PLAN

- A. BALCONY : 9'6"X14'3"
- B. FAMILY : 10'10"X11'
- C. BEDROOM : 14'9"X10'4"
- D. CLOSET : 8'X5'1"
- E. TOILET : 8'X5'
- F. TOILET : 8'2"X5'
- G. DRESSING : 3'5"X5'3"
- H. M.BEDROOM : 16'3"X10'10"



SECOND FLOOR PLAN

- A. OPEN TERRACE : 6'7"X16'1"
- B. STUDY : 13'X6'
- C. BEDROOM : 14'9"X10'4"
- D. CLOSET : 8'X5'
- E. TOILET : 8'X4'11"
- F. SEMI COVERED TERRACE : 16'11"X16'1"



GROUND FLOOR

- A. CAR PARKING : 15'3"X14'3"
- B. FOYER : 12'X4'9"
- C. LIVING : 15'3"X15'9"
- D. DINING : 12'6"X11'
- E. KITCHEN : 10'8"X11'
- F. UTILITY : 2'11"X9'10"
- G. STORE : 7'7"X6'11"
- H. TOILET : 7'7"X4'11"
- I. CLOSET : 7'7"X3'3"
- J. BEDROOM : 10'10"X15'1"

FIRST FLOOR

- A. BALCONY : 14'11"X13'11"
- B. FAMILY : 11'10"X13'3"
- C. BEDROOM : 14'9"X11'
- D. CLOSET : 8'X5'1"
- E. TOILET : 8'X5'7"
- F. TOILET : 5'9"X8'2"
- G. CLOSET : 4'11"X8'2"
- H. M.BEDROOM : 10'10"X15'1"

SECOND FLOOR

- A. OPEN TERRACE : 7'5"X10'
- B. GYM : 18'4"X13'3"
- C. BEDROOM : 14'9"X11'
- D. CLOSET : 8'X5'1"
- E. TOILET : 8'X5'7"
- F. POWDER ROOM : 4'5"X4'11"
- G. BAR : 4'9"X8'
- H. SEMI COVERED TERRACE : 16'1"X10'

3182 sft.
West Facing Villa

Plot Size : 30' x 50'

Ground Floor	1159.04 sft.
First Floor	1081.78 sft.
Second Floor	739.70 sft.
Semi Covered Terrace	169.42 sft.
	32 sft.

Total	3182 sft.
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GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN





SPECIFICATIONS



STRUCTURE: R.C.C framed structure, Porotherm / solid bricks or equivalent



DOOR
Main Doors : Teakwood door frame with teak wood / Veneered or equivalent shutters With magic eye.
Internal Doors : Teak / seasoned wood frames with shutters.



WINDOWS : UPVC frames with shutters glass panels with mosquito mesh.



PLASTERING : All internal walls and ceiling are smoothly plastered with luppam finish.



PAINTING
External : Standex Mat texture/Fine texture with weather proof exterior emulsion paints of Asian or equivalent make



FLOORING
Italian Marble for living and dining, vitrified tiles or wooden flooring for all bed rooms.
Bathrooms: 2x2 antiskid Ceramic tiles of RAK/ Kajaria/equivalent make.
Parking : Rough granite cut pieces of Tan brown/steel gray or equivalent make. (as per landscaping design)



PLUMBING

- All plumbing lines shall be pressure tested
- All water supply lines CPVC/GI or other reputed make
- Water Meter for each villa



TOILETS

- Glazed / ceramic tiles dado up to 7 feet height EWC with concealed flush tank of Jaguar/ Kohler/ Kerovit or equivalent.
- Wall mixer unit for shower of Jaguar or tato or equivalent make
- Provision for solar water heater



TELECOM, INTERNET & CABLE TV

DTH & Ethernet points in living room and all bed rooms



GENERATOR

- 100% DG backup by generator with acoustic enclosure
- One DG set exclusively for villas and one for common usage including club house of Kirloskar/ Eicher/ Mahindra or equivalent make.
- Meter will be provided each villa for DG power supply.



ELECTRICAL

- Fire resistant electrical wires of anchor/ Finolex or equivalent .
- Modular electrical switches of Anchor/ Schneider or equivalent
- Provision for geyser in all bathrooms
- Provision for AC points in living / dining and master bedroom
- Miniature Circuit breakers (MCB) for each distribution board

LOCATION PLAN

(NOT TO SCALE)



AT VARTHUR, PEACE AND PACE MEET

One of the finest destinations in the southern fringe of Bangalore, Varthur is strategically located in proximity to Whitefield and the Outer Ring Road (ORR). Its connectivity to every important venue in the city gives Varthur an edge. Blessed with a robust social infrastructure, the locality is wonderfully livable thanks to a plethora of schools, hospitals, leisure spots, malls, markets and more.



NEARBY EDUCATIONAL INSTITUTIONS

- + TISB, Oakridge - 5min.
- + Green Wood High - 5min.
- + New Horizon College - 5min.
- + Vibgyor, Chrysalis - 10min.
- + DPS - 10min.
- + Inventure School - 10mins.
- + Krupanidhi College - 15min.
- + Indian Global International - 20min.
- + SGR Dental College - 20min.
- + Gear International - 20min.



ENTERTAINMENT / RETAIL

- + Virgina Mall - 5min.
- + Forum Value Mall - 10min.
- + Hope Farm Circle - 15min.
- + Park Square Mall - 15min.
- + Marathahalli Junction - 20min.
- + Innovative Multiplex - 20min.
- + Bangalore Central - 25min.
- + Phoenix Mall - 25min.
- + Total Mall - 30 min



EASY CONNECTIVITY

- + PRR Road Connectivity - 10mins.
- + Hope farm Metro Station - 10mins.
- + Outer Ring Road (ORR) - 20min.
- + KIA Airport Via STRR Road - 25mins.
- + Whitefield & K.R. Puram Railway Station - 30min.



CLOSE TO IT HUBS

- + Many Tech Parks in the neighbouring Marathahalli, Bellandur, Whitefield and ITPL - 20min.
- + Prestige Tech Park II - 15min.
- + Embassy Tech Village - 15min.
- + Sigma Tech Park - 15min.
- + RMZ Ecospace - 15min.
- + Pritech Park - 15min.
- + Cessna Tech Park - 20min



TIMELY HEALTHCARE

- + Columbia Asia Hospital - 10min.
- + Vydehi Hospital - 15min.
- + Manipal Hospitals - 15mins.
- + Sankara Netralaya - 15min.
- + Yashomati Hospital - 20min.
- + Sakra World Hospital - 25min.



A POOL OF EXPERTISE TO CREATE A WONDERFUL WORLD

One of the most prominent amongst upcoming builders, Trendcon is passionate about crafting homes that integrate people's lives. The Bangalore-based company is steered by a professional team that focuses on the finest locations, best design planning and architecture, full range of amenities and abundant greenery to bring global lifestyle to the discerning home seeker. Transparency, ethical dealings and a strong value system combine to make Trendcon the name you can trust for uncompromising quality.

COMPLETED PROJECTS



Lake View, Whitefield



Krish Kamal, Electronic City



Gunina Felisa, Bannerghatta Road

OFFICE ADDRESS

TRENDCON INFRA LLP (EKA) LUXURIA HOMES LLP

RB Complex Katha No. 4/3, Property No. 4/3,
2nd Floor Bidarahalli Hobli, Above Biryani Zone,
Belathur Village, Kadugodi, Bengaluru - 560067.

SITE ADDRESS

Survey No: 2/1, Halasahalli,
Thippasandra Village,
Sarjapura Hobli, Anekal Taluk,
Bangalore Rural Dist- 562106.

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