



Breeze Park is part of Livvzo Luxepolis

BREEZE PARK

NEAR ALLIANCE UNIVERSITY,
ANEKAL ROAD

Triplex Villas with Super Size Balcony





Your personal outdoor retreat.

At Breeze Park, embrace the expansive balconies and let your imagination soar with endless possibilities. Start your day with tea, host cozy gatherings, or create a lush green haven. These spaces are perfect for yoga or relaxation, providing a vibrant lifestyle backdrop.

SUPERSIZE BALCONIES OF OVER 146 SQ. FT.

**EXCLUSIVE 81 VILLAS
SPREAD OVER 6 ACRES**

**4 & 5 BHKS FROM
2150 SQ. FT. TO 4000 SQ. FT.**

**DELIVERY IN
15 MONTHS**

**THE DISCERNING HOMEBUYERS' JOY:
SPECIAL ATTENTION TO MINUTE DETAILS**

Nature's breeze, your home's best friend.

Feel the constant caress of a gentle breeze all year round. This natural flow of air not only keeps your home cool and fresh but also brings the soothing sounds and scents of nature right to your doorstep. Enjoy a healthier, more comfortable living environment, effortlessly.



Natural breeze & light

translates into lesser maintenance costs



Entire land parcel is
enveloped in greenery



Over **60% open space**



Secure gated community
in a villa neighbourhood





Home elevator available on request

If God lives in the details, this villa is heaven.

Experience the thoughtful details at Breeze Park. From an expansive terrace space for a mini garden to a digital auto-lock that secures all doors, every detail is designed for effortless living, ensuring convenience and peace of mind.



Handpicked plants from
Kadiyam and Rajamundhry



High compound walls
ensure safety



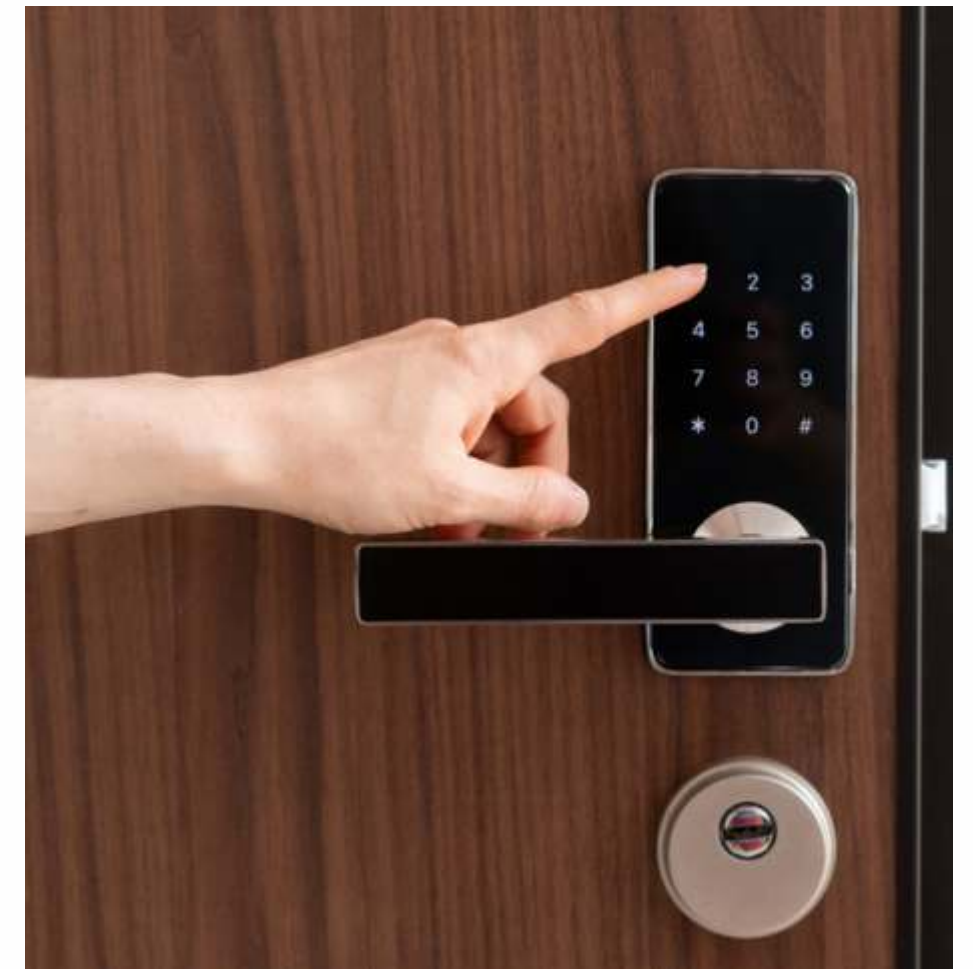
Premium sustainable materials
in every detail



Electrical distribution box
Safety from electrical hazard



Floor coating
to prevent leakage on terrace



Digital auto-lock for main door



The terrace features **space for a mini garden**



25,000 sq. ft.
Pocket Park

50,000 sq. ft.
Clubhouse + Amenities

Welcome to a Zen-inspired landscape where a serene waterbody flows at one end. Amongst lush greenery, discover peaceful gazebos, a calming Buddha mural, and a secret play den for kids. A dedicated party zone ensures joyful gatherings, creating a harmonious retreat for the entire family.



Activate your day, your way.

Dive into a world of sports and recreation at Breeze Park. Whether you're a badminton lover, or a squash aficionado, there's something for everyone. The swimming pool offers year-round enjoyment, perfect for relaxing or staying fit. Our sports amenities cater to all your athletic pursuits.



Amenities

-  Gym
-  Pickel Ball
-  Squash Court
-  Billiards
-  Table Tennis
-  Yoga/Meditation Room
-  Spa & Wellness Room
-  Board Games
-  Swimming Pool
-  Store + Pantry





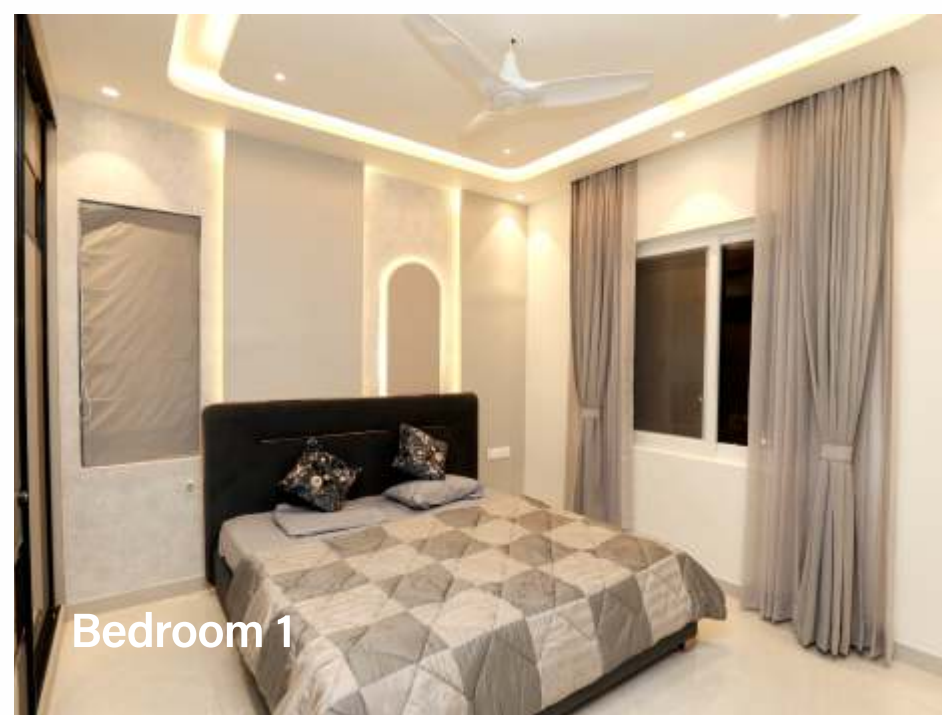
Exterior View



Living Room



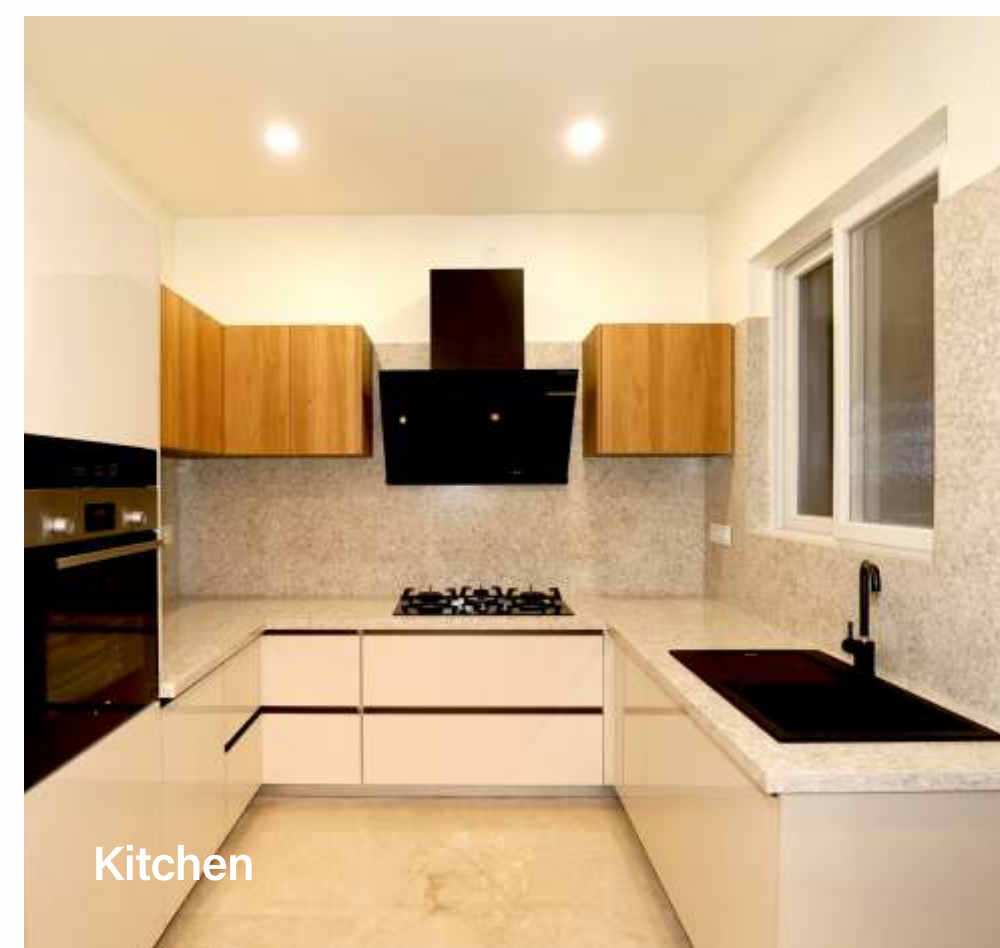
Dining Area



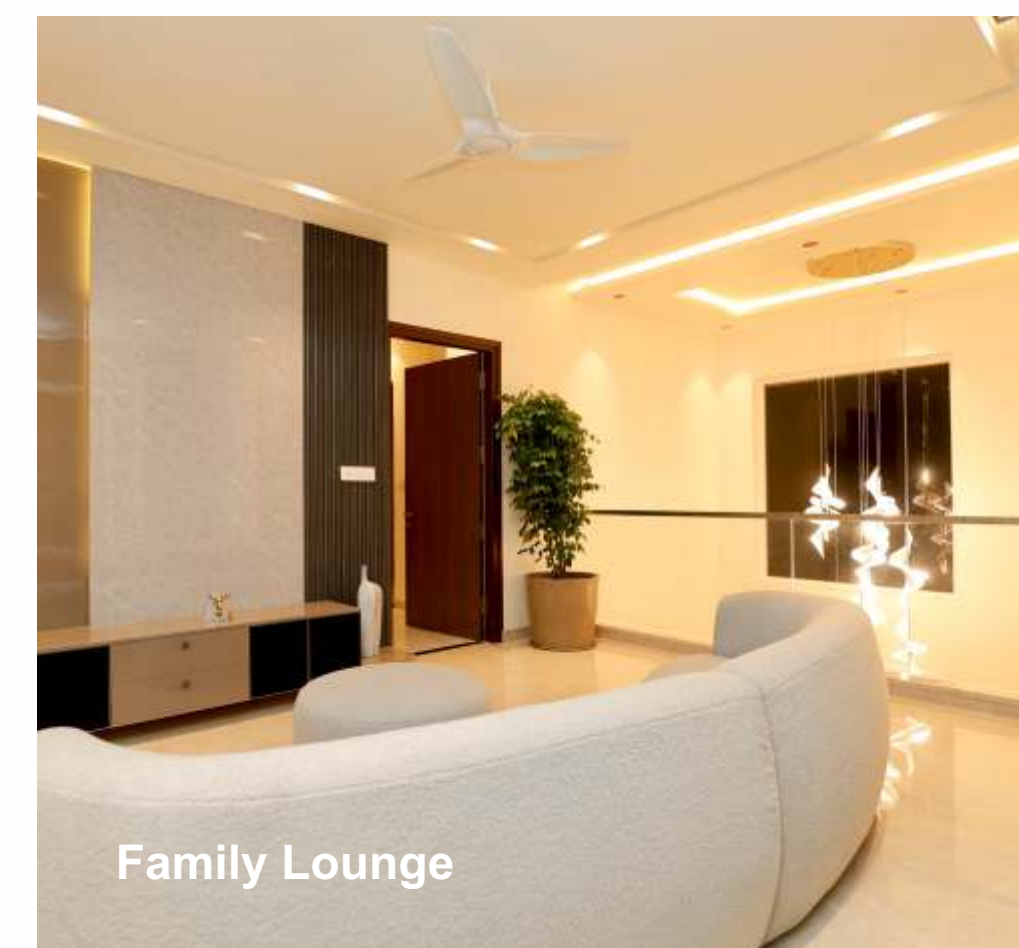
Bedroom 1



Master Bedroom



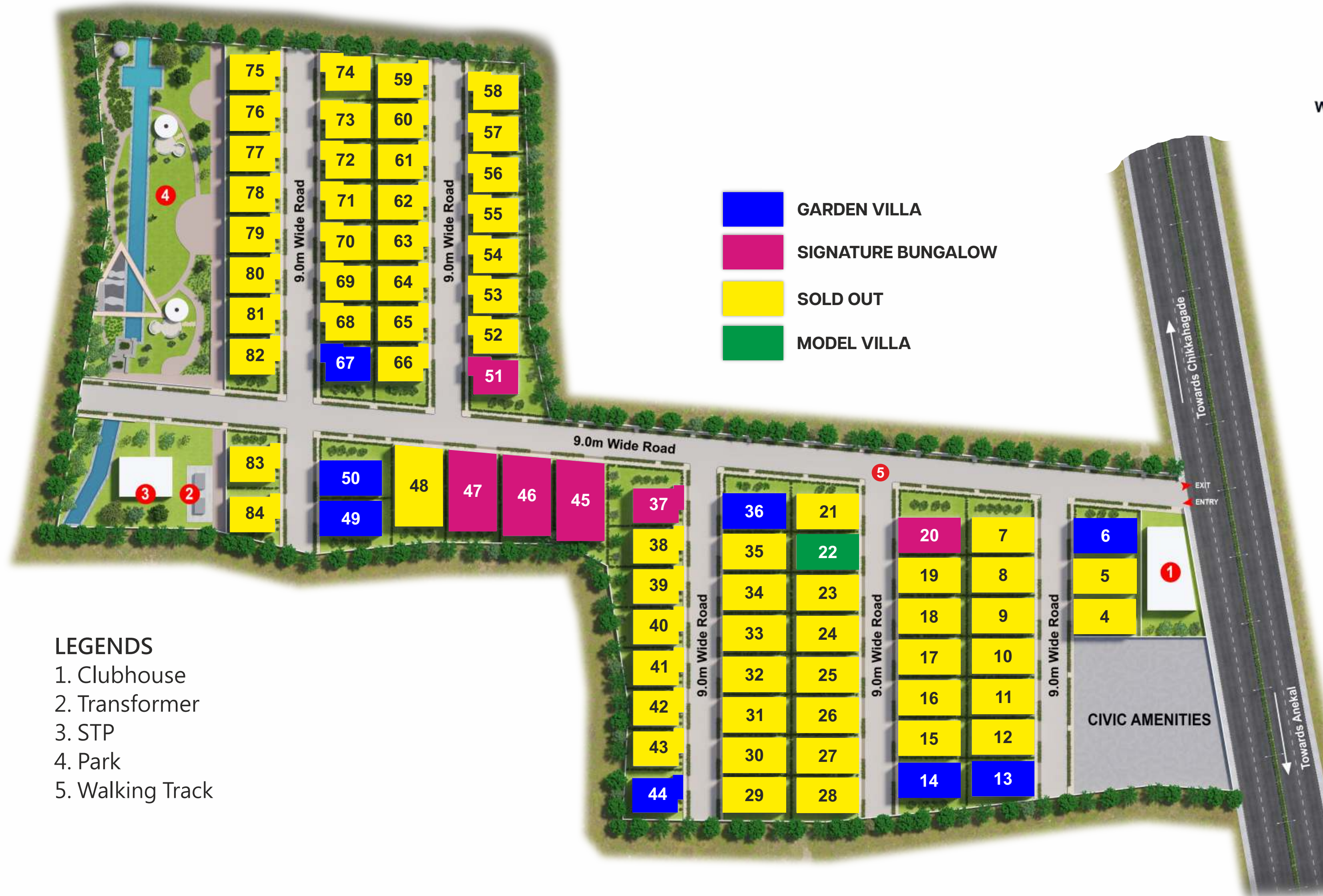
Kitchen



Family Lounge

All images are shot at site

Master Plan

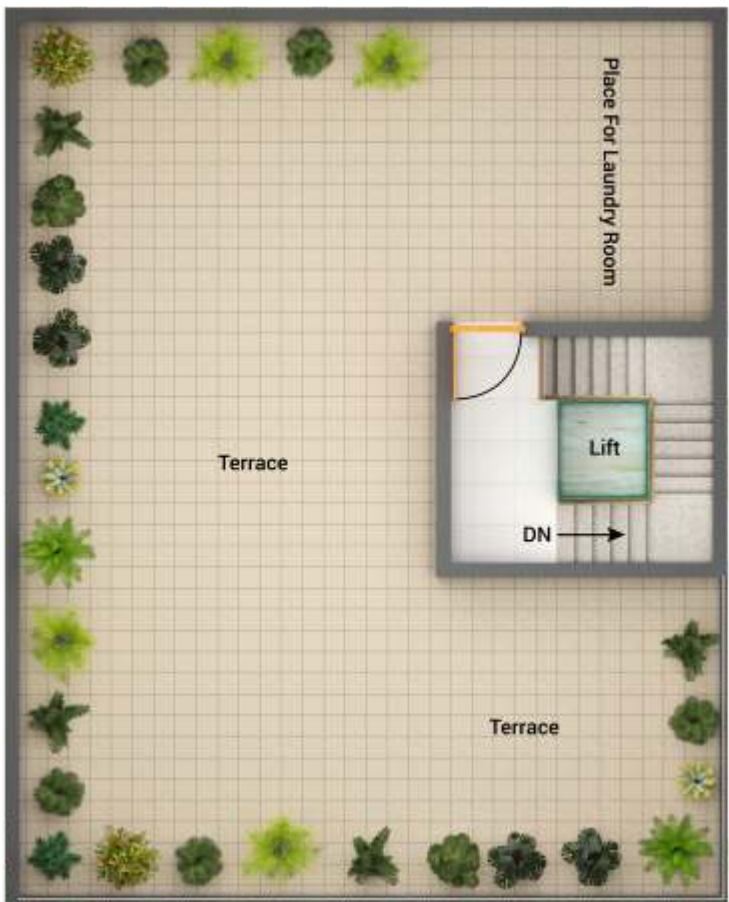
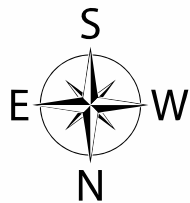


LEGENDS

1. Clubhouse
2. Transformer
3. STP
4. Park
5. Walking Track

SIGNATURE
BUNGALOW

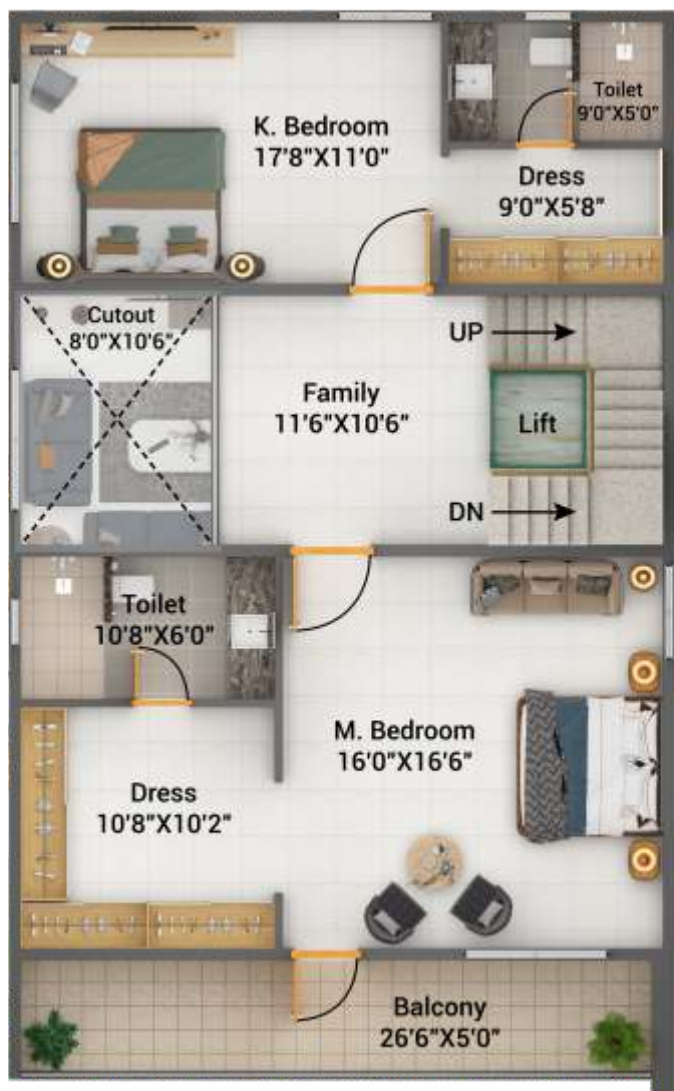
FLOOR PLAN
Land Area - 2617 Sq.ft.
SBA - 4550 Sq.ft.



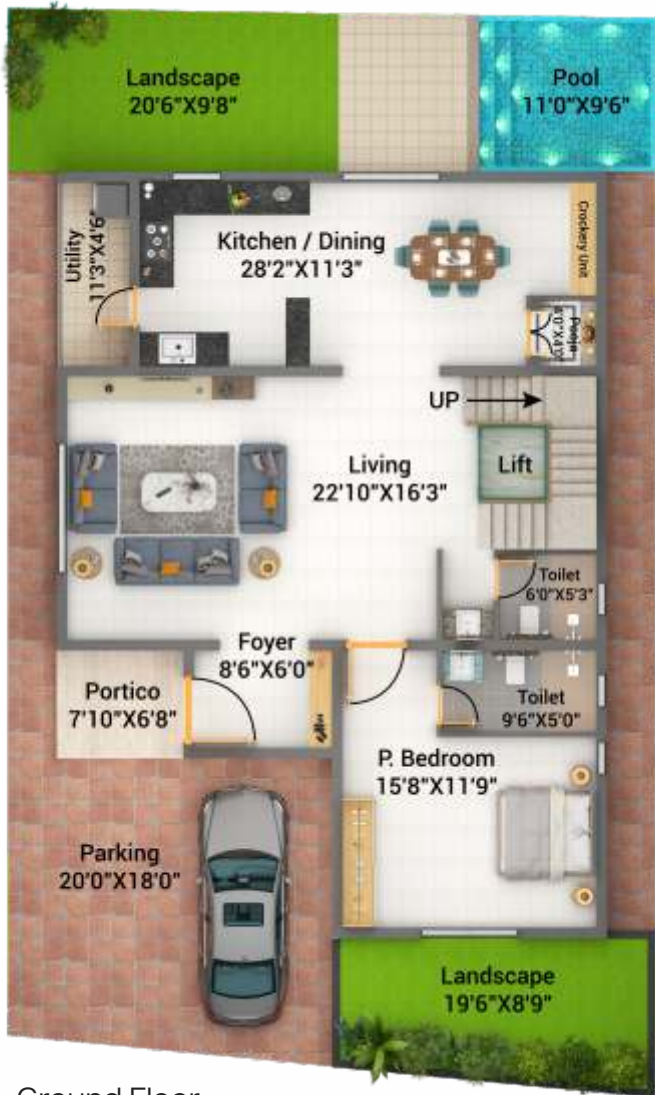
Terrace



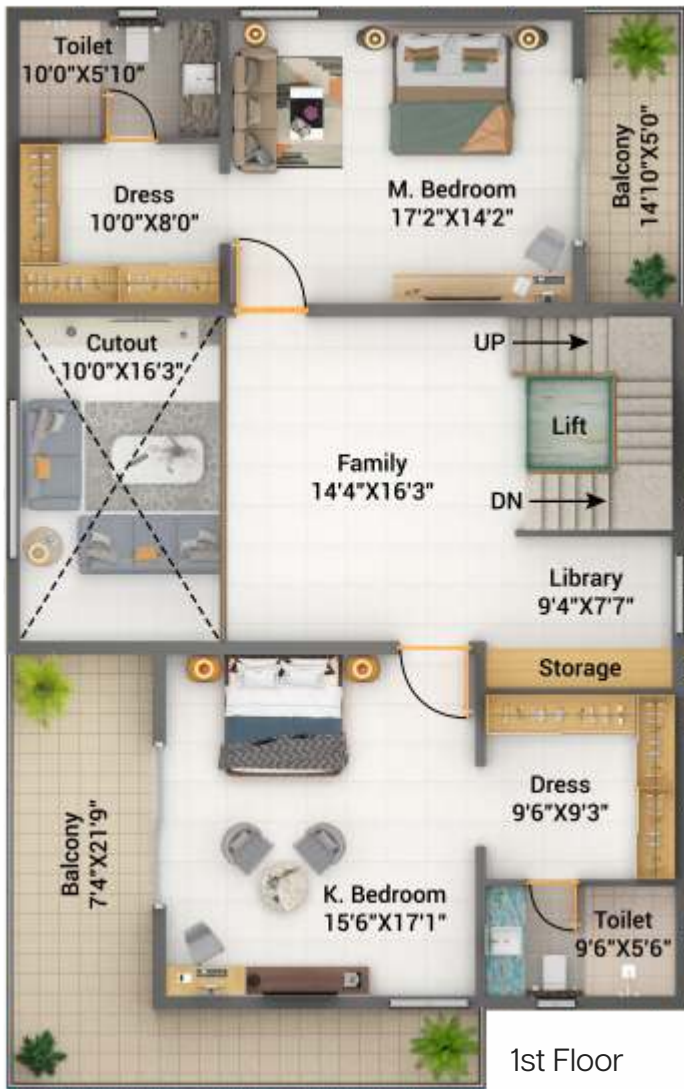
2nd Floor



1st Floor



Ground Floor



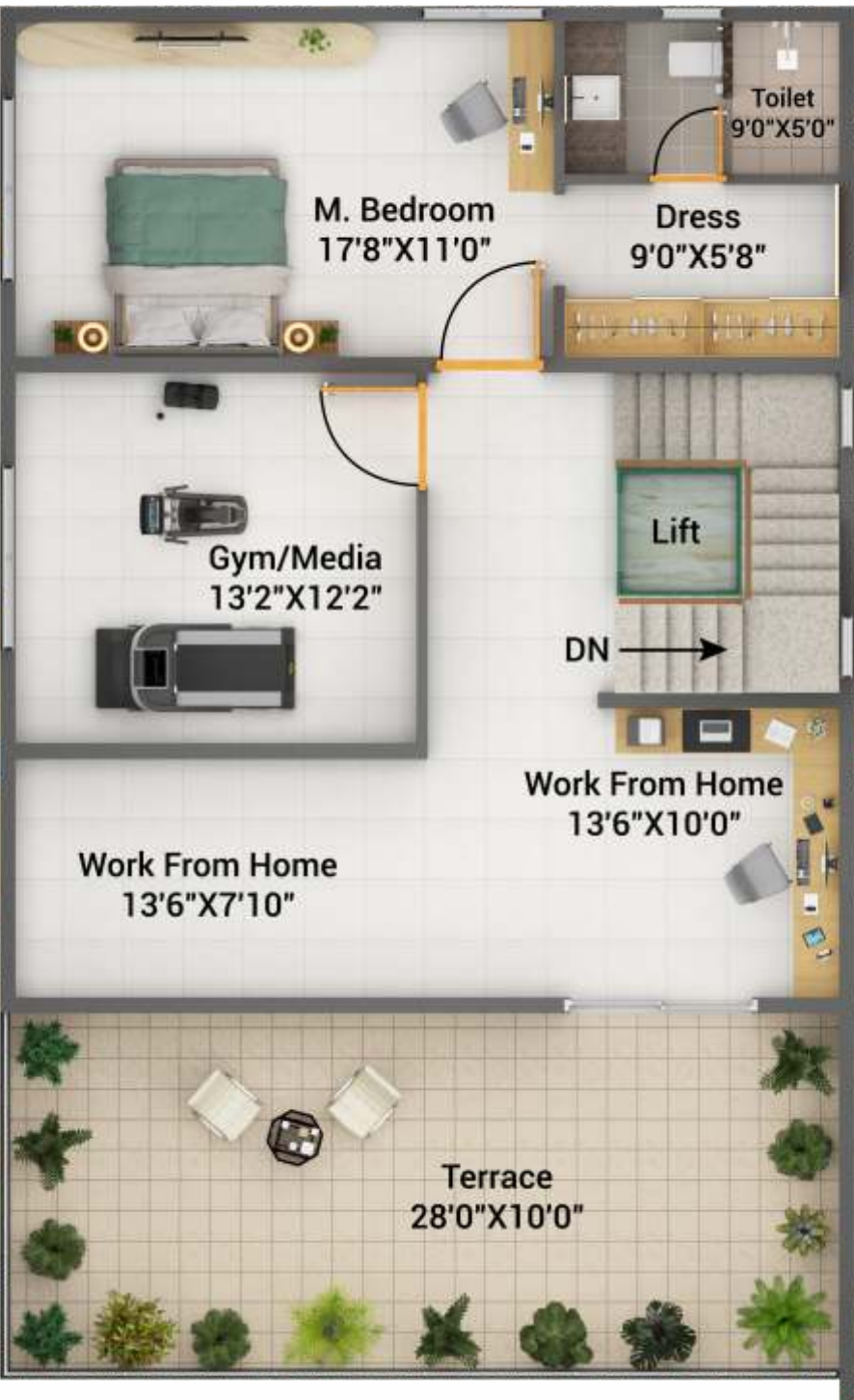
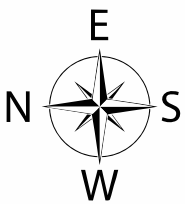
1st Floor



Ground Floor

GARDEN VILLA

FLOOR PLAN
Land Area - 1955 Sq.ft.
SBA - 3009 Sq.ft.

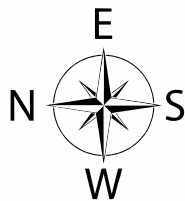


2nd Floor

GARDEN VILLA

FLOOR PLAN

Land Area - 2038 Sq.ft.
SBA - 3008 Sq.ft.

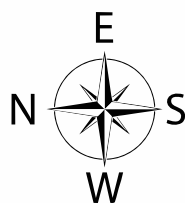


2nd Floor

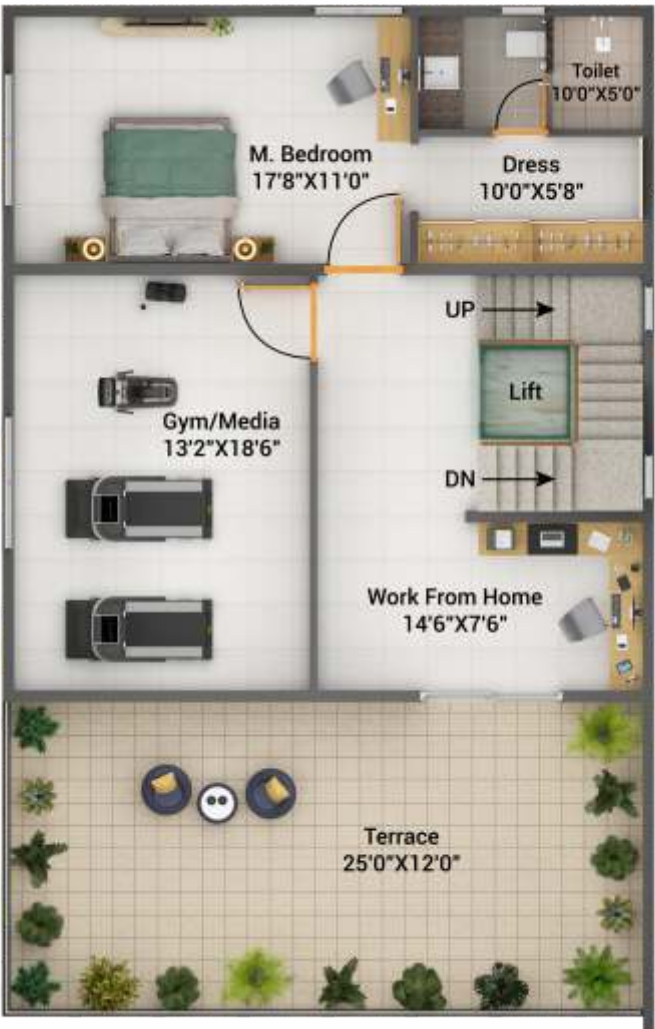
GARDEN VILLA

FLOOR PLAN

Land Area - 2242 Sq.ft.
SBA - 3800 Sq.ft.



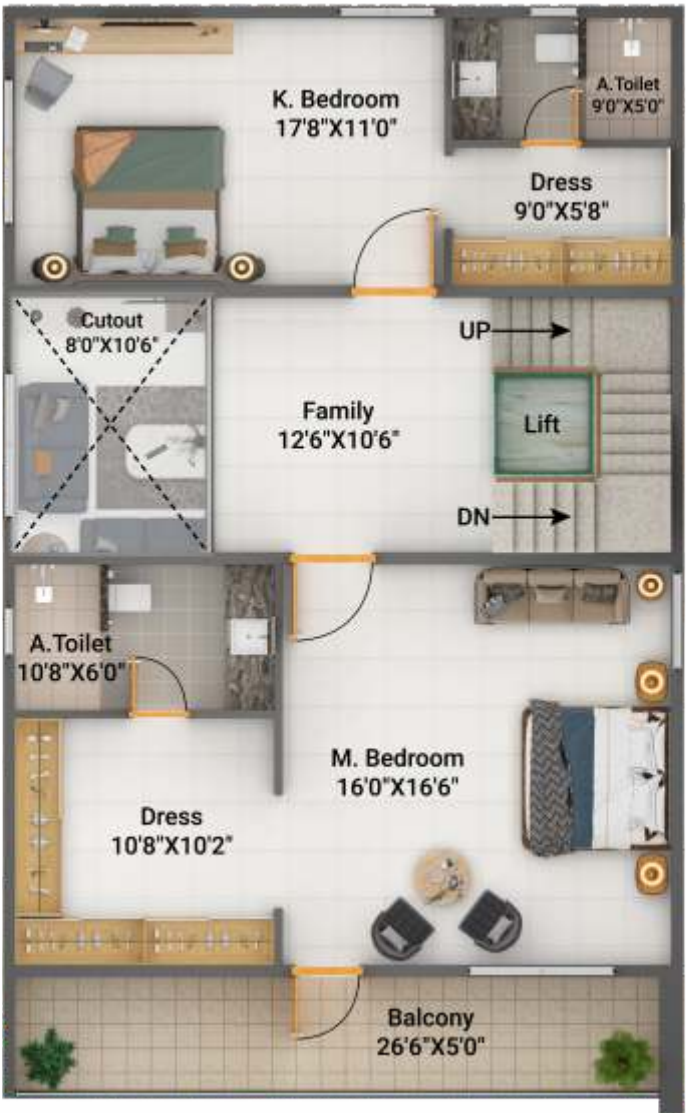
Terraace



2nd Floor



Ground Floor



1st Floor

Ground Floor



1st Floor



Location Map

Education

1. Alliance University - 5 mins
2. Christ Nagar Public School - 10 mins
3. Spurthy Global School - 12 mins
4. National Public School - 15 mins
5. Edify School Electronic City - 15 mins

Office

1. KIADB Industrial Area - 25 mins
2. Attibele Industrial Area - 25 mins
3. Biocon - 25 mins
4. Infosys - 35 mins

Hospitals

1. Aditi Hospital - 5 mins
2. Athreya Hospital - 15 mins
3. Narayana Institute of Cardiac Sciences - 22 mins
4. Mazumdar Shaw Medical Center - 22 mins

Other Landmarks

1. Chandapura - 20 mins
2. Bommasandra Metro Station - 24 mins
3. Hosur Airport - 30 mins
4. Electronic City - 30 mins

Specifications and Fixtures



STRUCTURE

- Seismic-ii zone compliant RCC Framed Structure.
- Solid concrete block masonry used form the reputed brands like Sobha and AVS.
- Covered Car Parking.
- Cement of JSW / Dalmia or equivalent.



PLASTERING

- Internal walls smooth cement plastered.
- External walls cement plastered with sponge finish.



PAINTING

- Internal walls & ceiling finished with 3 coats birla putty and royal asian paint with roller finish.
- External walls with exterior grade ultima asian paint.



FLOORING

- Vitrified tiles with spacers and skirting in Living, Dinning, Passage, Kitchen and Bedrooms - Itaca/Kajaria or equivalent.
- Anti-skid Vitrified tiles laid using spacers finished with epoxy grouting in all the bathrooms.
- Laminated wooden flooring with skirting in any one bedroom of customer choice.
- Anti-skid Vitrified tiles laid using spacers finished with epoxy grouting in all the balcony and terrace.
- Utility flooring Anti-skid Vitrified tiles laid using spacers finished with epoxy grouting.



TOILETS

- Vitrified tiles with spacers and grouting laid till 8 feet high.
- Anti-skid flooring – Vitrified tiles.
- Sanitary fixtures in Duravit/Roca/Kohler or equivalent brand.
- Wall mounted commodes - Duravit / Kohler.
- Concealed cistern in Roca/Grohe/Gebrit or equivalent brand.
- Hot & Cold mixer CP fittings in Grohe/Roca / Kohler/Jaquar or equivalent brand.
- Provision for Geyser/Solar panel and heat pump and Exhaust fans in all toilets.
- Health faucet provided for all the toilets.
- Grid false ceiling for all bathrooms.



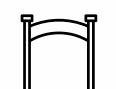
PLUMBING

- All internal concealed Plumbing lines will be pressure tested.
- All water supply lines made of CPVC/UPVC of reputed make Ashirvad/supreme or equivalent brand.
- Provision for pressure pump for each villa.
- All Sanitary lines are PVC of SWR Grade - Ashirwad / Supreme or equivalent.



KITCHEN & UTILITY

- Since owners prefer to hire modular kitchen installation, we will handover bare-shell – We will only provide 20mm granite (galaxy black/jet black).
- Vitrified tiles dadoing for wall above the counter level upto 2 ft. high.
- Provision for instant Geyser / Aqua-guard above or below sink.
- Provision for Hob Chimney in Kitchen.



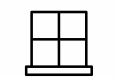
DOORS SHUTTERS

- Main Door : Veneer foil engineered flush door and both the sides (40mm thickness).
- Bedroom Door : Laminate foil engineered flush door (34mm thickness).
- Toilet Doors : Made of WPC shutter finished with laminate on one side.
- Main Door will have superior security door locks - Europa/Yale or equivalent brand.



DOORS FRAMES

- Main Door : Seasoned Teak wood door frames with threshold for main door.
- Internal Bedroom doors : Ghana Teak door frames with natural melamine polish.
- Toilet Doors: Ghana Teak door frames with natural melamine polish.



WINDOWS

- Windows 2.5 track UPVC sliding doors with mosquito mesh.
- Toilet ventilators made of UPVC with openable shutters, louvers and provision for exhaust fan.



ELECTRICAL

- Modular Switches of Norisys /Legrand or equivalent.
- T.V and Telephone points in living and all bedrooms.
- Fire retardant electric wires of finolex/ Havells/Anchor or equivalent.
- Provision of AC point shall be made in living/ dining and bedrooms.



OTHERS

- Provision for Washing Machine on the terrace.
- Installation of Lift at owner's choice – we will provide a separate quote, if required.
- Staircase flooring – Granite finish.
- External painting, façade finish, setback are done uniform for all Villas – no changes are allowed.
- Our team will be there to assist you on every detailing.
- Provision of an MS door with powder coated finish at headroom operated with single key having 9 locks together for security.





Shot at site



BREEZE PARK

NEAR ALLIANCE UNIVERSITY
ANEKAL

**DEVELOPED BY
PMPM & KRISHZEN BUILDERS**

Breeze Park

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