



GOPALAN
florenza
BANASHANKARI



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About the Developer

Gopalan Enterprises, in the last three decades, has established itself as standard of quality and trust. The company's commitment to innovation, integrity, and customer's needs are reflected in its happy customers. With over 10 million square feet of constructed space, Gopalan Enterprises is a leader in its domain.

Gopalan Enterprises has diversified from its initial offering of Residential apartments to Malls, Commercial Spaces, Cinemas, Bowling Alleys, Education (Schools and Colleges), Skill Academies, Organic Farming, Coworks and now Aerospace and Hospitality.

Gopalan Enterprises has constructed more than 6400 residential units in Bangalore-including apartments and row houses. 34 completed projects and 4 under construction make the company one of the largest builders in Bangalore.



66
Projects Built



6402
Residential Units



1.6 mn sqft
Retail Space



4 mn sqft
Commercial Space



10 mn sqft
Under Construction



Awards & Recognitions

 <p>2015 Lifetime Achievement Award</p> <p>Global Real Estate Brand Awards</p>	 <p>2015 Best Residential Project</p> <p>CNBC Awaaz</p>	 <p>2017 Best Commercial Project</p> <p>Construction Times</p>	
 <p>2018 Affordable Housing Project</p> <p>International Brand Equity (Goa)</p>	 <p>2018 Affordable Housing Project</p> <p>Quikr (Bangalore)</p>	 <p>2019 Asia's Best Brands</p> <p>Asia One Awards (Singapore)</p>	 <p>2019 Premium Housing Project of the Year</p> <p>ETNow (Mumbai)</p>

When I decided to buy a home, I knew that I had to go through a lot before finalizing one. After a lot of searches, I came across Gopalan Florenza in Banashankari. Being an IT professional, what attracted me more is its close proximity to IT parks. Not to forget, I never saw such friendly service staff anywhere else. I am happy that I will be spending the rest of my life in Gopalan Florenza.

Sateesh Kumar, IT Professional

Since I was buying my first home, I had a lot of thoughts running around in my head. Gopalan Florenza just made things easy for me. Good amenities, proper location, top schools and colleges just meters away and everything else that I was looking for in my first home was fulfilled by these homes. I couldn't ask for more. I am undoubtedly a very happy client.

Srinivasa Rao, Sales Executive



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A perfect blend of antiquity and modernism, Gopalan Florenza draws inspiration from the culture of Renaissance Italy.

The architecture blends timeless Venetian Gothic designs with modern construction concepts that make the homes welcoming and friendly.

Where home is
not just a place,
it's a feeling.



Master Plan

- | | | |
|-------------------------------|-----------------------------|----------------------------|
| 1. Entry & Exit Canopy | 9. Clubhouse | 17. Sand Mount With Garden |
| 2. Fire Driveway | 16. Cricket Pitch | 18. Butterfly Garden |
| 3. Grand Entrance Lobby | 11. Kids Play Area | 19. Senior Citizen Plaza |
| 4. Vehicle Free Podium | 12. Swimming Pool | 20. Half Basketball Court |
| 5. Yoga Lawn | 13. Wooden Deck With Lounge | 21. Tennis Court |
| 6. Sitting Plaza | 14. Badminton Court | 22. Modern Japanese Garden |
| 7. Rocky Berm | 15. Mini Amphitheatre | 23. Mediterranean Garden |
| 8. Gazebo With Landscape Area | 16. Outdoor Reading Lawn | |

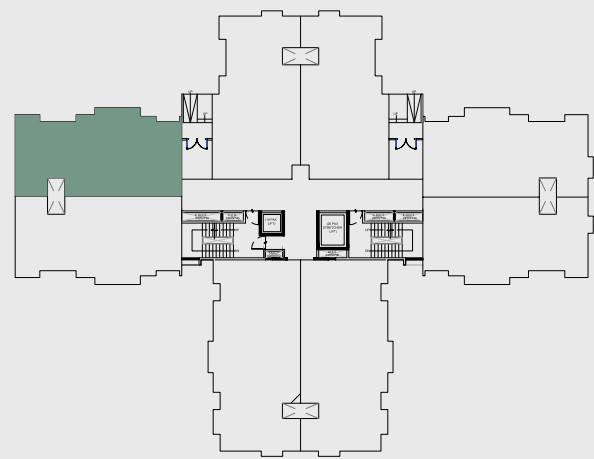
Inside Clubhouse

Hall | Gym | Reading Room | Terrace Party Area | BBQ Counter | Yoga | Meditation | Kids Activity | Billiards | Indoor Games | Cards Room | Business Center | Departmental Store

RERA NO: PR/181016/002723



Block - A
G + 11 Floors



Typical floor key plan



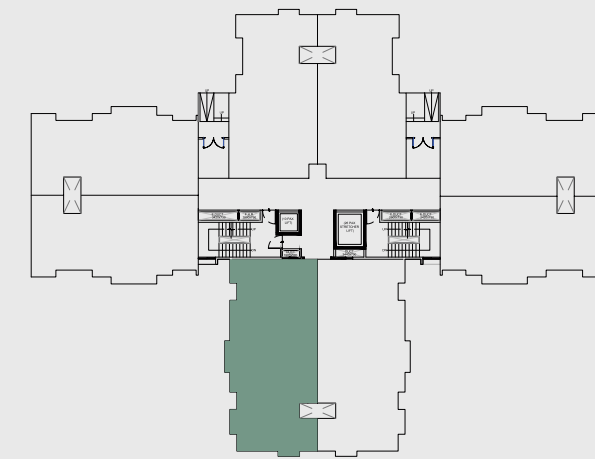
Level 1 to 12



2BHK AREA	CA - 929 Sq.ft.	N ↑ ↓
	SBUA - 1266 Sq.ft.	

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to changes without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings are not for scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/ alterations at its absolute discretion any liability whatsoever.

Block - A
G + 11 Floors



Typical floor key plan



Level 1 to 12



3BHK AREA	CA - 1194 Sq.ft.	N ↑ ↓
	SBUA - 1592 Sq.ft.	

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Living Room

With a contemporary and timeless design, the luxurious living rooms open the window to your personality. A well-designed room that is suitable for enjoying family time and entertaining loved ones.





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Kitchen

Designed around fun, food, and life, well-equipped kitchens that suits the way you live. Add your personal touch to the space and prepare to delight and be delighted.



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Lobby

Serene color palettes, great texture, and well-placed accessories make the lobby a perfect spot for you to rejuvenate.



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Your abode of peace & serenity.

Reliable, efficient and aesthetic homes. The huge pointed arches, big windows, and airy homes ensure perfect ventilation with ample natural lighting. Large open spaces, airy apartments, water bodies, and the nearby Turahalli Forest Reserve all add to the freshness of these homes, while still being connected to every convenience. Warm and welcoming homes that are a perfect reflection of your personality.



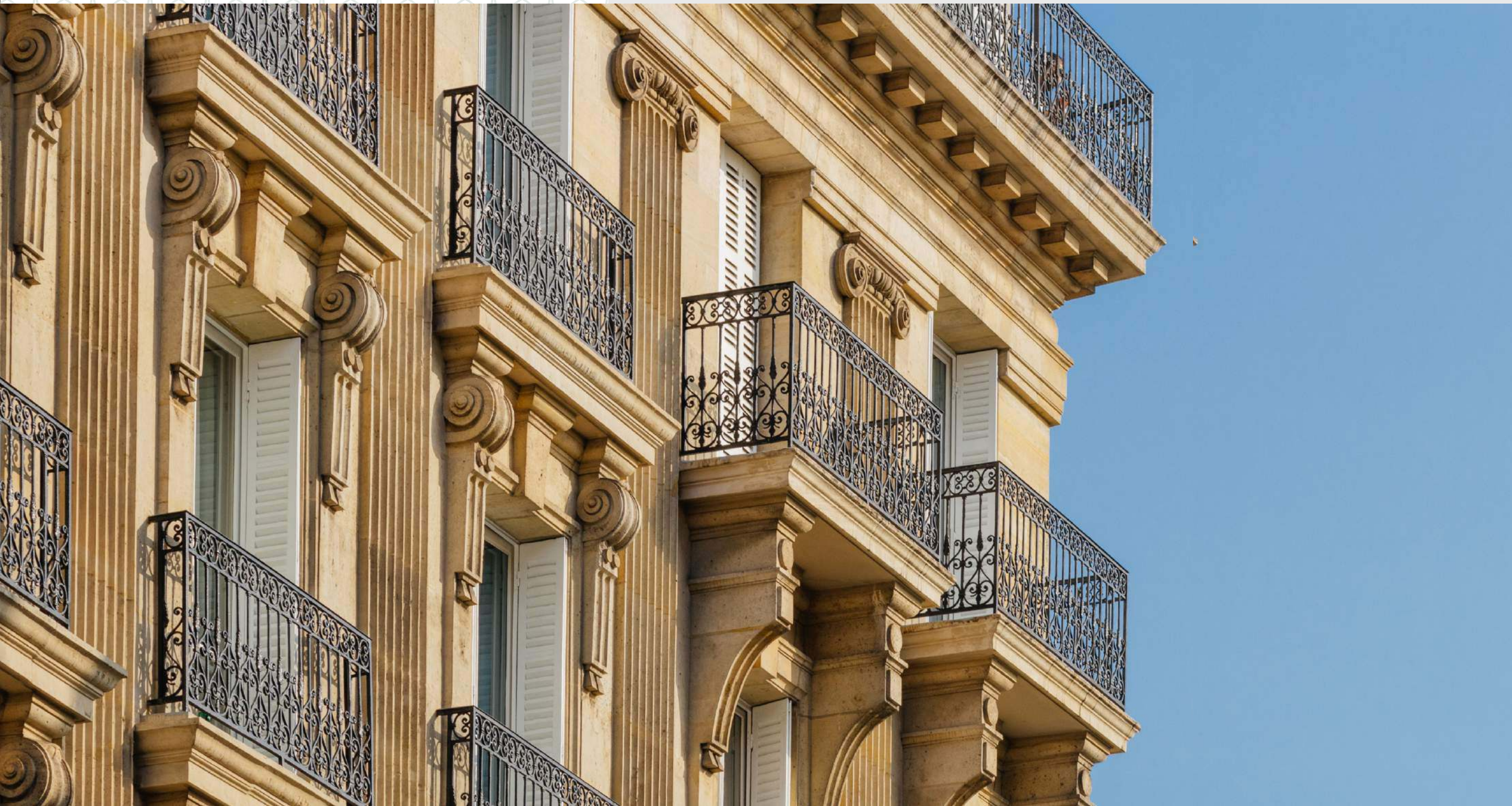


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CLUB LIFE @ VENETIAN

A full-fledged clubhouse that includes indoor games, meditation, an exquisite multi-purpose hall, children's play area, Badminton, a terrace party area, a BBQ counter and much more. Spend some time at the clubhouse and recharge yourself after a hectic day at work.





A STATEMENT OF
*your
distinct
taste.*

These homes of your aspirations awaits you. Designed with your preferences in mind, your convenience at your doorstep, your leisure on priority, your fitness our goal, Gopalan Florenza presents a home that delights you.



Reading Room



Basketball



Butterfly Garden



Kid's Activity Centre



Jogging Track



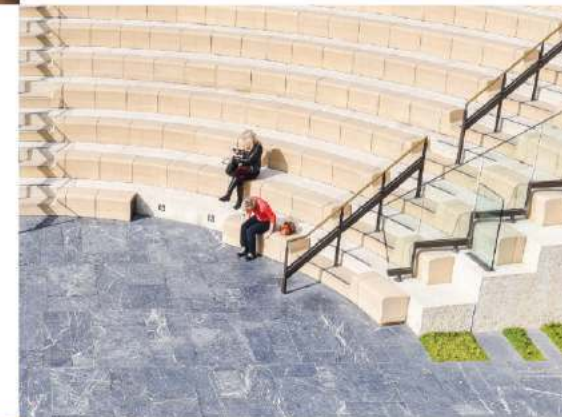
Meditation Room



Gym



Amphitheatre



Swimming Pool



Elder's Seating



Kid's Play Area



Badminton Court



Kid's Indoor Games



Departmental Store

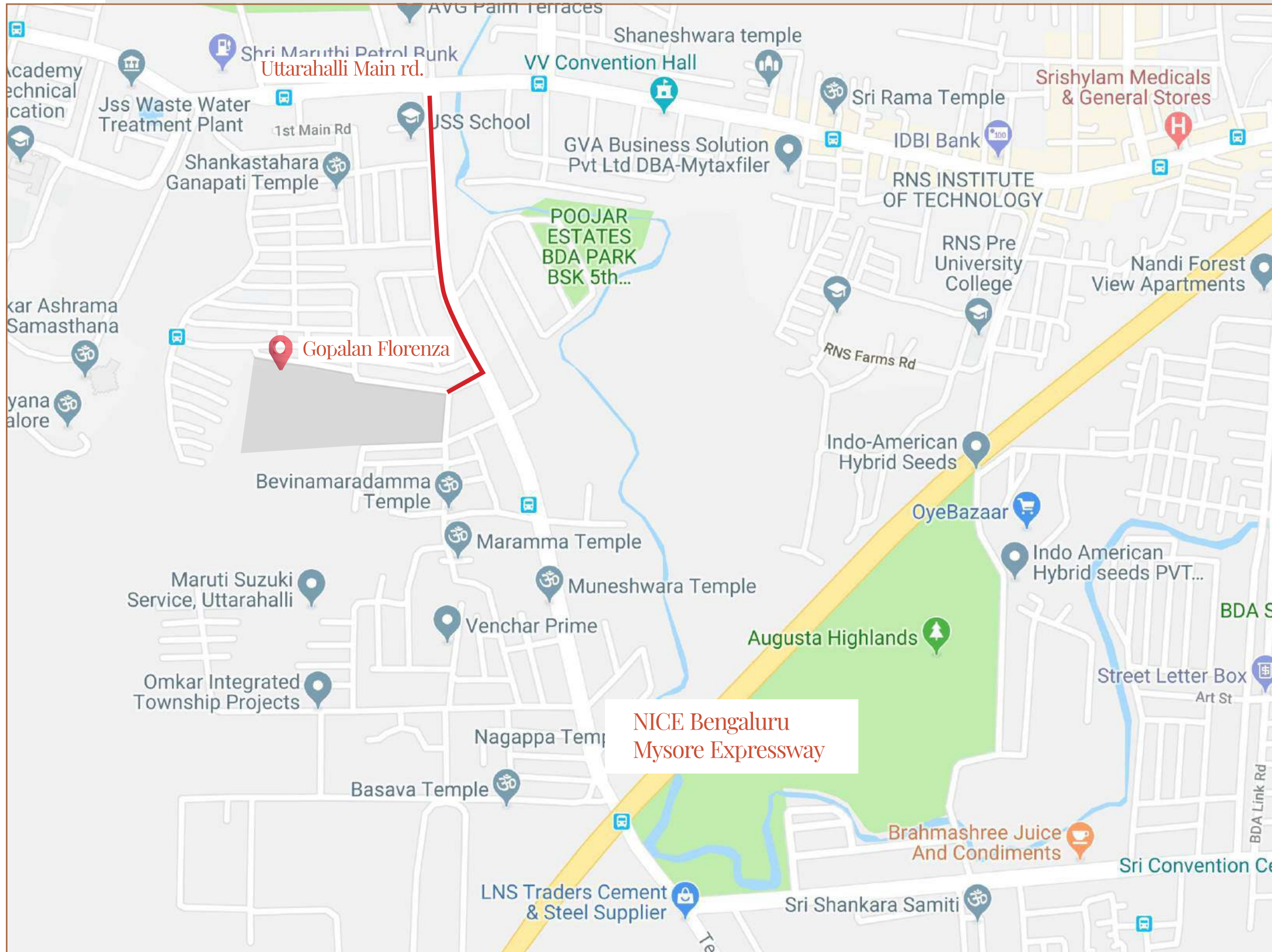


Cricket

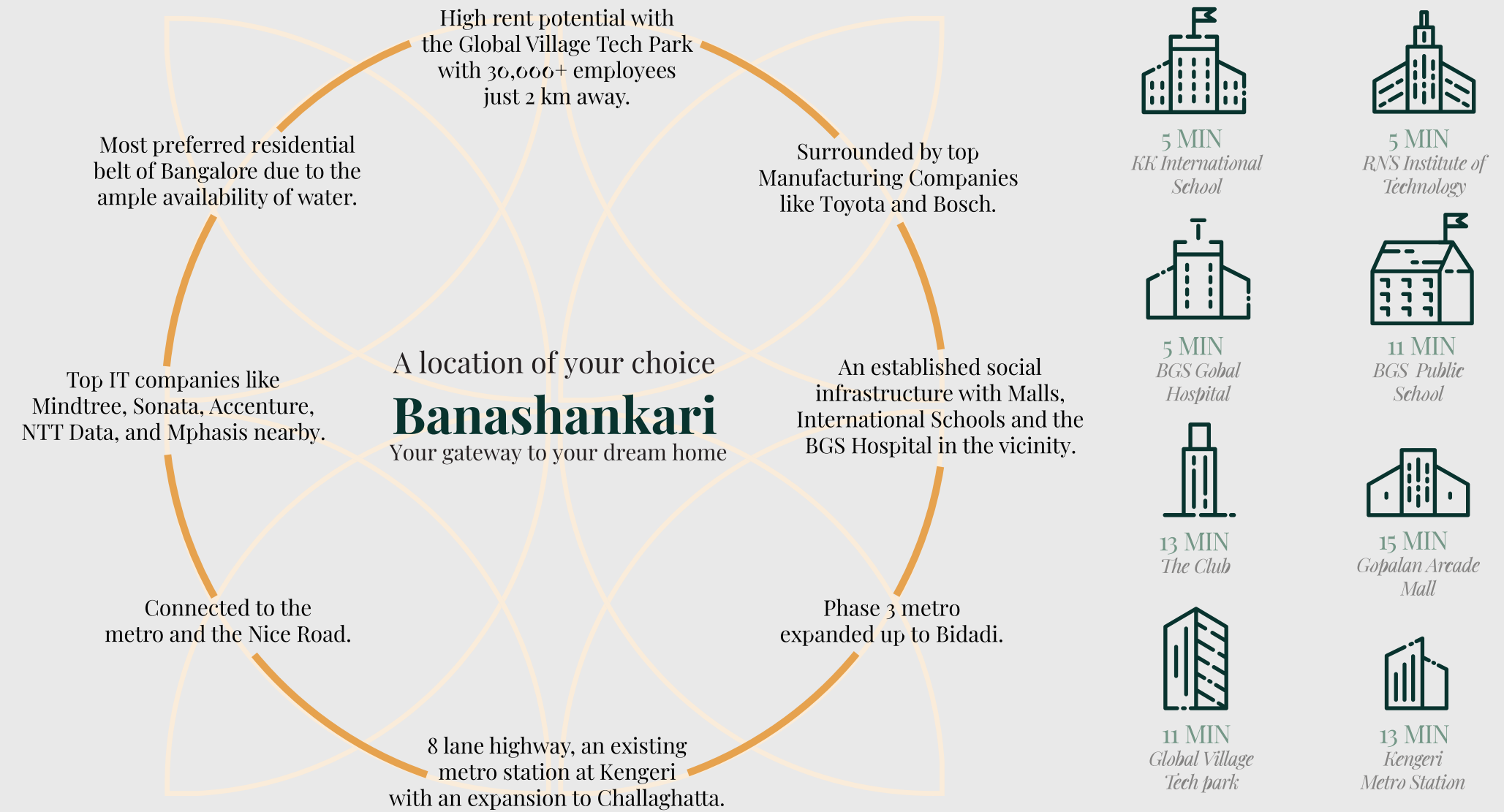


Cards Room





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Specifications

STRUCTURE

- 1 Basement + G + 11 Floors Shear wall structure, 2 Lifts per Block

CAR PARKING

- Covered car parks in basement level
- Visitors' car parks on ground level

FOYER/LIVING/DINING

- Superior quality vitrified tile flooring and skirting
- Premium emulsion/equivalent paint for walls and ceiling

BEDROOMS

- Superior quality timber laminated flooring/equivalent and skirting for Master Bedroom
- Superior quality vitrified tile flooring and skirting in other bedrooms
- Premium emulsion/equivalent paint for walls and ceiling

TOILETS

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling up to ceiling

KITCHEN

- Superior quality ceramic tile flooring
- Superior quality ceramic tiling dado 2'-0" above platform
- Premium emulsion/equivalent for wall ceiling

BALCONIES/ UTILITIES

- Superior quality antiskid ceramic tile flooring and skirting
- Mild steel grill with handrail
- Premium emulsion/equivalent paint for ceiling
- All walls premium emulsion/equivalent paint

STUDY (WHEREVER APPLICABLE)

- Superior quality vitrified tile flooring and skirting
- Premium emulsion/equivalent paint for walls and ceiling

STAIRCASE

- Fire Exit Staircase
- Granite/equivalent for treads & risers
- Texture Paint for walls and premium emulsion/equivalent for ceiling
- Fire rated door for all staircases

COMMON AREAS

- Granite/equivalent flooring
- Superior quality ceramic tile cladding up to ceiling
- Premium emulsion/equivalent for ceiling
- Mild steel handrail

JOINERY

- Main door and bedroom doors of both sides masonite skin, with Timber frame & architraves
- Toilet door of timber frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side
- High quality ironmongery and fittings for all doors
- Heavy-duty aluminium windows made from specially designed and manufactured sections

LIFTS

- Total no. of 6 lifts of reputed brand with 2 lifts per block
- Capacity – 1 no's of 8- passengers & 1 no's of 14 to 16-passengers

LANDSCAPE

- Designer landscaping

COMMON FACILITIES

- Well-equipped clubhouse
- Swimming pool
- Children's play area

PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- Stainless steel single bowl sink with drain board in utility
- Vanity counter in all toilets

ELECTRICAL SPECIFICATIONS

- BESCO power supply of
Single phase 3KW- 2BHK, Single phase 4KW- 3BHK
- Stand by power (Generator back up) 2BHK- 750 watts, 3BHK- 1 KW
- 100% stand by power for common facilities
- Provision for AC in all bedrooms
- Intercom facility provided from security cabin to each apartment

Specification Disclaimer:

The views shown are artist's impression only. The size, shape, and position of door, windows, columns, design of railings and various other elements are subject to change. The furniture, fixtures, including counter in kitchen, is shown to indicate the space available and like position of electrical points are not a part of standard specifications. The finishes - flooring, tiles in toilet, kitchen, utility, balconies, etc., paint colour, door finish, colour, and any other finishes are only indicative and are subject to change. The dimensions and areas shown are from block to block, without considering any plaster & finish. Gopalan Enterprises reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

SEZ



Shopping Malls



Hospitality



Organic Farm



Schools



Coworks



Colleges



Sports Center



Aerospace



IT Parks



Bowling



Skill Academy



Cinemas



The Team

With the Highest Standards

As a dynamic and vibrant team of design and construction professionals, Gopalan Group brings an acute awareness of the importance of quality, safety, community and environment to every project.

Gopalan's track record over the past decade includes Award-winning projects and successful delivery of quality residential, commercial and retail projects.

The highly qualified leadership team and its trusted allies in the architecture, planning and trade domains approach every project with the aim of creating a place where those who live and work in can take pride in.

Gopalan listens to the market and its clients and operates with an openness and transparency that ensures a sense of cooperation and mutual focus on the desired outcome.

Through meticulous project planning and scheduling Gopalan ensures that the quality of workmanship is impeccable and that the end result is one that enriches the urban environment and has lasting value.



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