





*Amongst all feelings one can experience,  
wonder is perhaps the most beautiful of them all.*







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YOUR GATEWAY TO A WONDROUS LIFE

Take a moment to stop and look. Inhale a deep lungful of air.  
Slow down and appreciate life at Mirabilis,  
a project that will evoke a sense of awe in you. Located just off  
Horamavu Main Road, one of the hottest destinations in  
North Bangalore, Mirabilis has seven pristine white towers  
nestled amidst lush greenery and is close to a natural lake.

What is more with unique features like a Tree Atrium,  
Yoga / Meditation pavilion and Jogging Tracks  
alonged paved greenery, every aspect here has been designed tastefully  
to encourage community and neighbourly  
interactions at all levels and age groups.  
In short, every moment spent in this project is a 'Mirabilis' moment!








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TREE ATRIUM

You've seen a tree on the ground.  
Mirabilis, is where it  
grows 4 storeys up in the sky!



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## GYM

The gym where  
the whole family can regain health.

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### CLUBHOUSE

Why drive out to meet friends,  
when all you need to do is  
stroll down to the Clubhouse?

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## THE POOL

No matter where you dive,  
the pool is where joy runs deep.

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The pool at Mirabilis, be it the main pool or the toddler pool is a fantastic place for a brisk swim to exercise the body and recharge you for the day.



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### SQUASH COURT

Traditional wisdom says,  
the more you sweat,  
the younger your heart gets.

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### BILLIARDS ROOM

Recreation turns into  
Joy in a game of Billiards.

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YOGA & CONTEMPLATION ZONES

Sometimes all that  
tranquility seeks is a place  
where it can rejoice.



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For all those souls who want a communion of the body and soul,  
the yoga decks and meditation zones are the place to be in.



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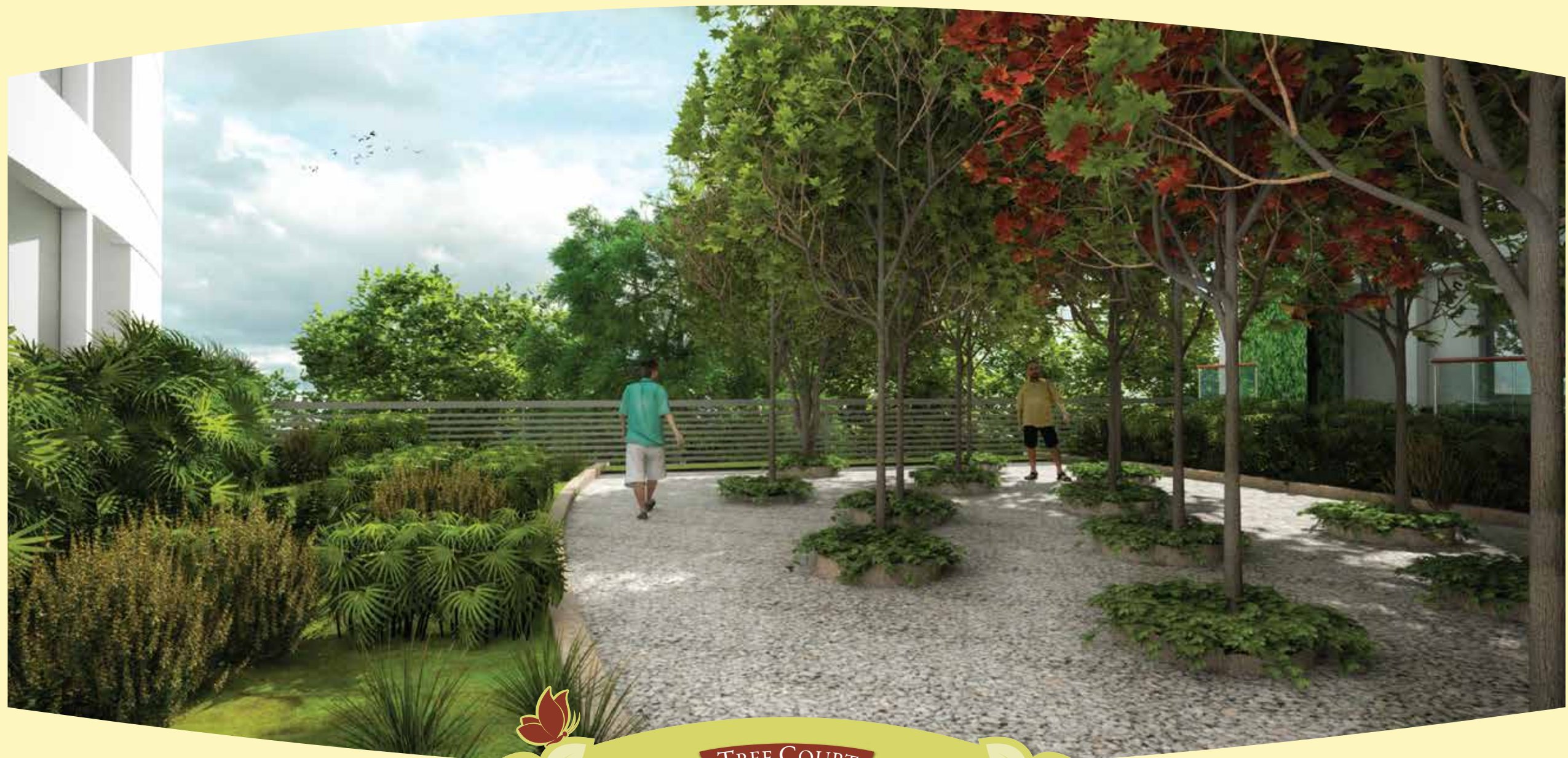


### KIDS PLAY AREA

Because fun and frolic  
deserve a special playground.

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### TREE COURT

Step out to greet some friends  
who are always there to soothe you with  
gentle breeze and some cool shade.

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SPA

An experience that is truly wonderful.  
Relax, let your mind and  
body rejuvenate.

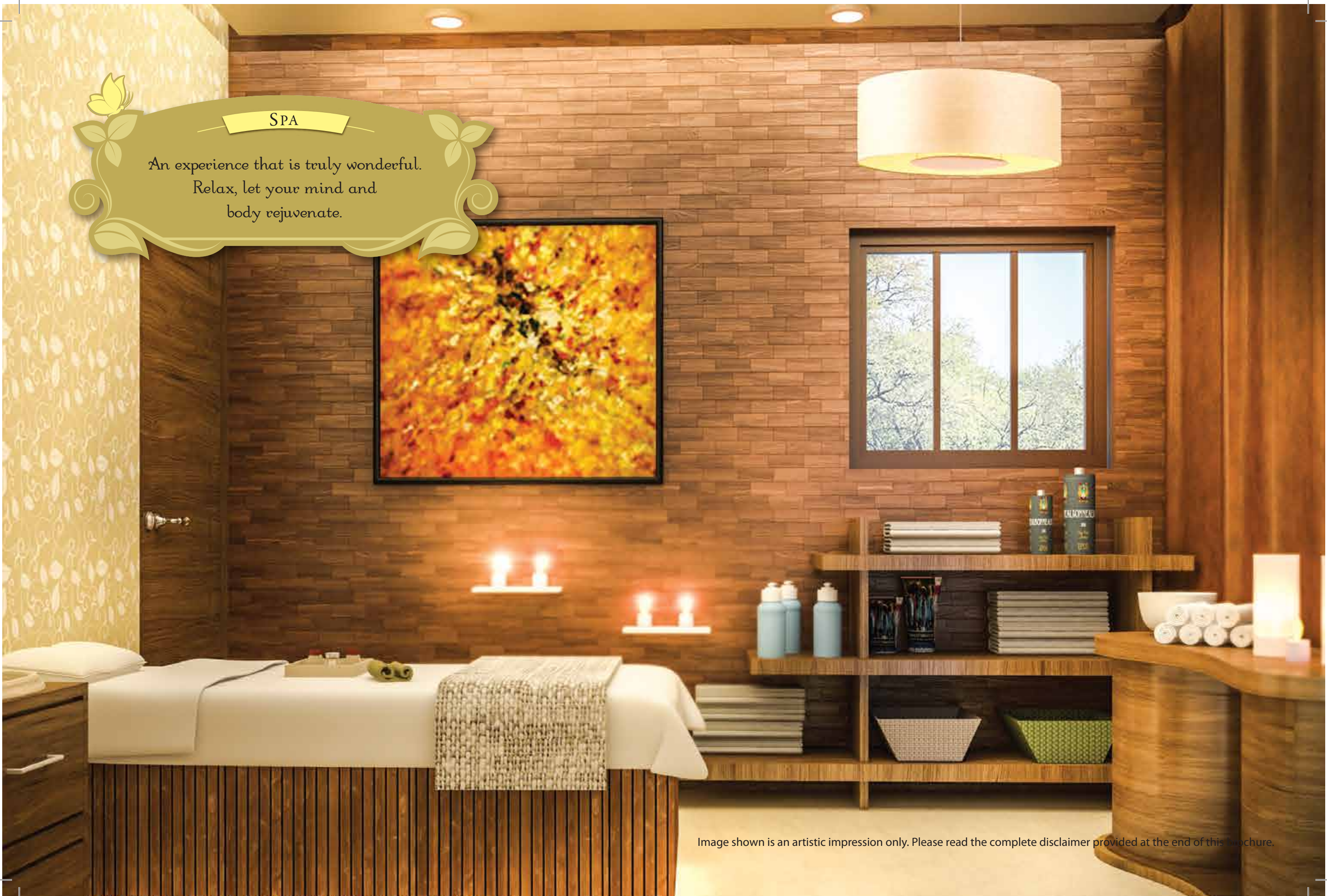


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Every now and then we all need to recharge.  
And the Spa at Mirabilis, is perhaps the most ideal place to do this.


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## INTERIORS

Space is never a constraint at Mirabilis.  
Every home offers beautiful living spaces which  
are carefully designed for maximum usage and  
to let in as much natural light as possible  
making them bright and airy.  
What's more an optimum use of space ensures  
privacy at all times.







LIVING ROOM

An expansive family zone to congregate



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DINING ROOM

Rejoice in the wonder  
of togetherness

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KITCHEN

Warm aromas to  
nourish relationships

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A modern master bedroom featuring a large bed with a tufted headboard, a large mirror, and a decorative ceiling with a fan and recessed lighting. The room is furnished with a bed, pillows, and a nightstand. A dark wood door is visible on the right side of the room.

MASTER BEDROOM

Where dreams take flight  
and happiness comes to life

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## KIDS ROOM

Their very own room for  
fun, frolic and rest.



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## SPECIFICATIONS



Vitrified tiles for Foyer / Living and Dining / Kitchen



Teak wood frame and polished designer shutter for main door



Granite counter top with washbasin



Parryware / Hindware or equivalent make



Granite counter with stainless steel sink single bowl with single drain board of reputed make.



**STRUCTURE:**

RCC framed structure

**FLOORING:****A) COMMON AREAS:**

Lift lobby : Combination of vitrified tiles and granite  
Staircases: Kota stone

**B) APARTMENTS:**

Foyer / Living and Dining / Kitchen: Vitrified tiles  
Master Bedroom: Vitrified tiles  
All other Bedrooms: Vitrified tiles  
Balconies and Utility: Anti skid ceramic tiles  
Toilets : Anti skid ceramic tiles

**DADO:**

- a) All Toilets: Glazed ceramic tiles up to 7' height
- b) Kitchen : Glazed ceramic tiles up to 2' height above counter
- c) Lift Lobbies : Granite

**KITCHEN:**

Granite counter with stainless steel sink-single bowl with single drain board of reputed make.  
Hot and cold water mixer for sink.  
Provision for water heating and purifier fixing.

**TOILETS:**

Granite counter top with wash basin  
European water closet (EWC) of reputed make in all toilets  
Hot and cold water mixer for wash basin in all toilets  
Wall mixer with CP shower unit in bath area in all toilets  
Health faucet in all toilets

**UTILITY:**

Inlet and outlet for washing machine.

**DOORS:**

- a) Fire escape staircase : 2 hour fire rated doors as per norms
- b) Main entrance door: Polished teak wood frame and designer door shutter
- c) All internal doors with hard wood frame and moulded shutter with enamel paint
- d) Toilet doors with hard wood frame and moulded shutter with enamel paint
- e) Balcony doors : 3 track powder coated aluminium sliding doors with mosquito mesh

**WINDOWS:**

3 track powder coated aluminium sliding doors with mosquito mesh

**VENTILATORS:**

Adjustable glass louvers with provision for exhaust fan

**PAINTING:**

Internal walls: Plastic emulsion.  
Ceilings: Oil bound distemper  
External walls: Exterior emulsion textured paint  
Railings: Enamel paint

**SANITARY FIXTURES:**

Parryware / Hindware or equivalent make

**CP FITTINGS:**

Parryware / Jaquar or equivalent make

**IRONMONGERY:**

Godrej or equivalent locks with stainless steel / brass finish fittings for main door.  
Godrej or equivalent locks with P.C. finish fittings for internal doors.

**LIFT:**

All lifts of reputed makes

**PLUMBING:**

PVC lines for sewage disposal and concealed CPVC pipes (class B) for water supply

**ELECTRICAL:**

1 BHK Flat: 1.5 KW power supply with 0.5 KW DG backup  
2 BHK Flat: 3 KW power supply with 0.5 KW DG backup  
2 BHK with study Flat: 3KW power supply with 0.5KW DG backup  
3 BHK Flat: 3 KW power supply with 0.5 KW DG backup  
4 BHK Flat: 5 KW power supply with 1.0 KW DG backup

- 100% DG backup for lifts, pumps and common area lighting
- Modular switches of reputed make
- Concealed conduits with copper wiring
- Exhaust fan points: Complete with wiring and outlet in all toilets
- Water purifier points: Complete with wiring and outlet in the kitchen
- Washing machine point: Complete with wiring and outlet in the utility
- Water heater point: Complete with wiring and outlet in the kitchen and toilets.
- All other necessary light and other points: Complete with wiring and outlets.



## AMENITIES

This project comes with all the latest must have amenities for all age groups,  
which makes for a life of convenience and bliss

1. Swimming pool
2. Provision of space for Café,  
Spa and Creche
3. Gymnasium
4. Indoor sports facilities
  - a) Table tennis
  - b) Billiards / Snooker
  - c) Squash court
  - d) Chess and Carrom tables
5. Multipurpose hall
6. Library
7. Tree atriums
8. Health trail
9. Yoga / Meditation pavilions
10. Congregation space
11. Exercise courts
12. Practice basketball court
13. Practice cricket pitch
14. Tot lots
15. Children's play area
16. Garbage chute
17. Water feature at the entrance
18. Skating rink
19. Video gaming zone
20. Jogging track



— MASTER PLAN —



**LEGEND**

- |                  |                               |                          |                             |
|------------------|-------------------------------|--------------------------|-----------------------------|
| 1. Entry / Exit  | 6. Congregation Space         | 11. Pergola              | 16. Staircase from Basement |
| 2. Entry Plaza   | 7. Skating Rink               | 12. Swimming Pool        | 17. Skylight                |
| 3. Water Feature | 8. Parking                    | 13. Tree Court           | 18. Stepped Seating         |
| 4. Lawn          | 9. Exercise Court             | 14. Tot Lot Area         | 19. Spiral Staircase        |
| 5. Yoga Decks    | 10. Practice Basketball Court | 15. Children's Play Area | 20. Practice Cricket Pitch  |

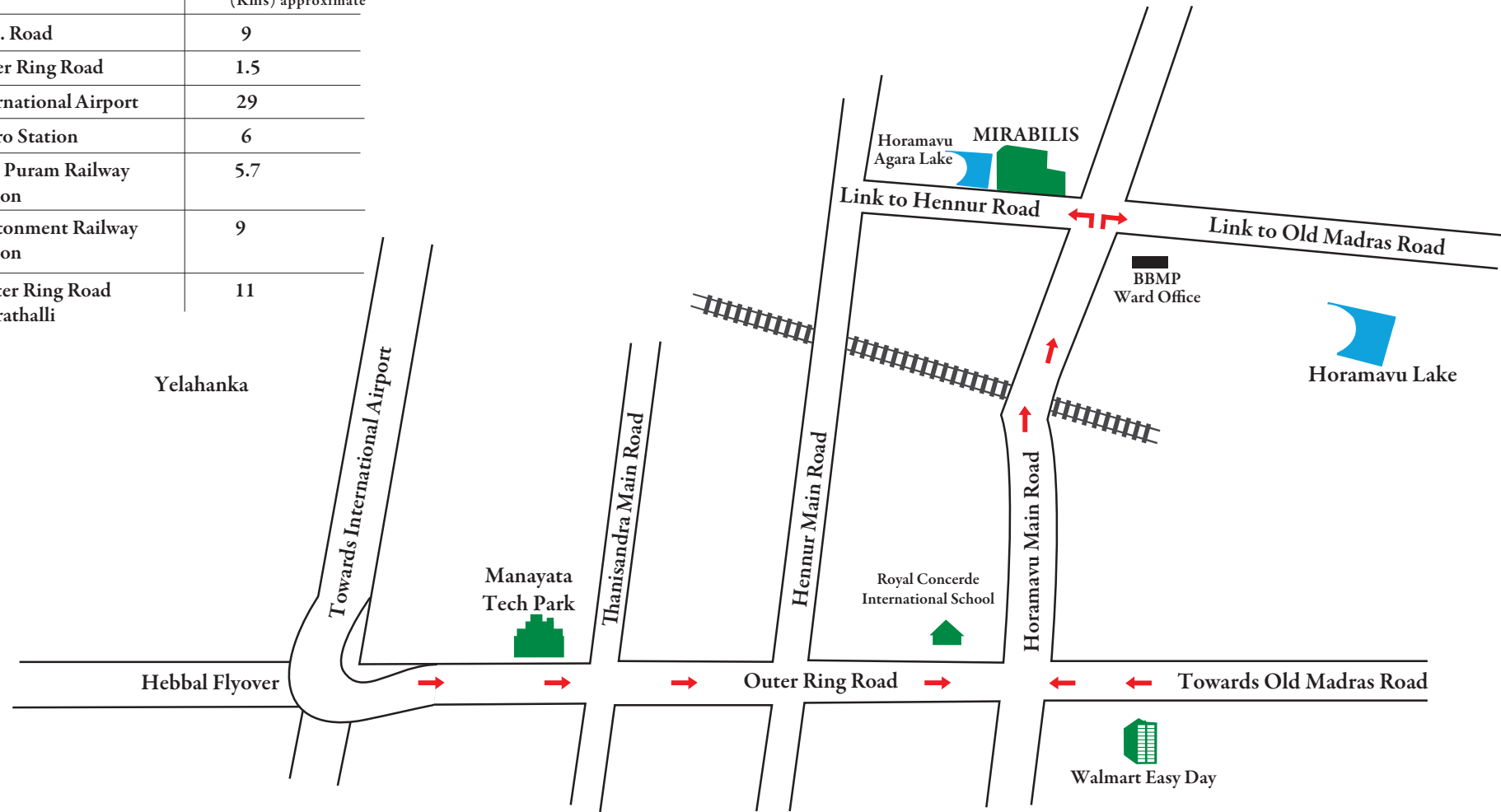


## LOCATION MAP

  
Bangalore International Airport

LOCATION	DISTANCE (Kms) approximate
M.G. Road	9
Outer Ring Road	1.5
International Airport	29
Metro Station	6
K.R. Puram Railway Station	5.7
Cantonment Railway Station	9
Outer Ring Road Marathalli	11

Map not to scale



## KEY DESTINATIONS

### HOSPITALS

- Koshy's Hospital
- Banaswadi Hospital
- Lokandaya Hospital

### EDUCATIONAL INSTITUTIONS

- Bangalore International School
- Royale Concorde School
- CMR Institution
- Presidency School

### IT PARKS

- Manayata Tech Park
- RMZ Infinity
- Bagmane Tech Park

### ORGANISED RETAIL OUTLETS

- Walmart Easy Day
- Big Bazaar
- Gopalan Signature Mall

### ENTERTAINMENT

- Lumbini Gardens
- Hebbal Lake



Mirabilis is a testament to Kolte Patil's commitment to their credo - Creation not Construction.

Ever since its inception nearly three decades ago, Kolte Patil Developers Ltd., (KPDL), is a name to reckon with in the highly competitive world of construction. High attention-to-detail marks every KPDL project making them highly sought after. With over 10 million square feet of landmark developments across Pune & Bengaluru, KPDL's spectrum of creations spans across multiple segments like Residential Projects, Business & Retail Properties, Integrated Townships amongst many others. KPDL places a strong emphasis on customer satisfaction and that is why the focus is on delivering spaces that reflect customer aspirations and desires. What is more, KPDL has the advantage of being led by professionals dedicated to offering high quality housing solutions in carefully chosen locations that are future hubs of activity.

Rera No : PRM/KA/RERA/1251/446/PR/170922/000838

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Please contact our Sales Team at +91 80 4662 4444 (India) / [rera.mirabilis@koltepatil.com](mailto:rera.mirabilis@koltepatil.com) for the updated sales and marketing information and collaterals.





**KOLTE PATIL DEVELOPERS LIMITED**

THE ESTATE # 121, 10th Floor, Dickenson Road, Bangaluru - 560042 Ph: +91 804662 4444

Website: [www.koltepatil.com](http://www.koltepatil.com) email: [mirabilis@koltepatil.com](mailto:mirabilis@koltepatil.com)

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