

Yet another jewel in the crown



Malibu Rosita



# Welcome to Malibu Rosita

The calm, serene cul-de-sac which is close to IT parks, schools, public transport, hospitals, malls and anything you might need. You can enjoy your morning coffee with fresh unpolluted air and yet live at the heart of the Bangalore's IT corridor.

The project is designed to deliver maximum comfort, functionality and safety. With No-Common-Walls you get natural light, air and privacy you rightly deserve. No more annoyance from your neighbours' late night TV! You will have the same experience as living in a independent villa.







SITE PLAN





FIRST FLOOR PLAN



AREA

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115
1023	920	1037	1055	945	1101	929	929	976	929	965	929	929	929	1034





**What is the importance of Varthur?**

Advantage Varthur - The Hindu Newspaper - July 19, 2013  
 edition Varthur's biggest advantage is that it is located strategically between the Outer Ring Road and Whitefield, while possessing good access to Sarjapur Road and NH 207, which leads to BIAL. This means that residents can easily reach Whitefield, ITPL and the EPIP zone within 10 to 15 minutes. This also means that shopping work and leisure are just a stone's throw away. To top it, all the best schools in Bangalore have set up campuses close by. These by themselves are indications of the intrinsic strength bestowed in this location. Further, a link road via Panathur offers easy access to the Outer Ring Road.

AREA

201	202	203	204	205	206	207	208	209	210	211	212	213	214	215
1150	992	1098	1055	1002	1161	987	987	1041	987	1077	987	987	987	1189

**THE HINDU**  
 Friday, July 19, 2013



While making a real estate investment, one looks at a host of factors that play an important part in arriving at a decision. Among them, 'location' is one of the most important. This holds good whether one is an investor, developer or a home seeker.  
 Bangalore's expansion has seen many areas witness rapid exponential growth for a host of reasons. If one were to use the specific attribute of 'location', Varthur, located close to Whitefield, would score very high.  
 Varthur's biggest advantage is that it is located strategically between the Outer Ring Road and Whitefield, while possessing good access to Sarjapur Road and NH 207, which leads to BIAL. This means that residents can easily reach Whitefield, ITPL and the EPIP zone within 10 to 15 minutes. This also means that shopping, work and leisure are just a stone's throw away. To top it, all the best schools in Bangalore have set up campuses close by. These by themselves are indications of the intrinsic strength bestowed in this location. Further, a link road via Panathur offers easy access to the Outer Ring Road.  
 IT professionals would look favourably at these aspects since this is the triangle that houses most IT and ITES firms. Much that factor together with proximity to good social infrastructure and you have a winner on hand.  
 One of the most exciting prospects for Varthur and a perfect game changer for the region is the upcoming infrastructure in the vicinity. Bangalore's much-touted Peripheral Ring Road has been given a green signal by the new government, stating that the Electronic City-Whitefield phase would be the first section on which work would start. The PRG will cut straight through Varthur, significantly boosting the access to other South Bangalore regions by considerably lowering the time taken to reach there. The Manna Metro station at Tripple Farm a short distance away would also serve as a major plus point.  
 All these have not gone unnoticed. Many real estate developers looking for a first-mover advantage have initiated projects within the region.  
 There has been a spate of landowner transfers from villa plots and villas to high-rise apartments with exceptionally good demand. Potential home-seekers or investors would do well to keep a sharp eye on offerings within the Varthur region. The myriad factors mentioned above ensure that they would get the optimal appreciation potential.



2ND, 3RD & 4TH FLOOR PLAN





## Highlights

Hita Infra is a subsidiary firm of Malibu Projects which has completed over 20 projects in ORR, Whitefield, Kundanahalli and BTM layout. We are known for our superior construction quality, timely delivery and projects with excellent investment potential.

Strategically located between Whitefield, RR and Sarjapur road. This is a great location for your home or investment purpose.

- No Common Walls with 6 feet open space between each apartment.
- Fully Vaastu Compliant
- Open spaces on 2 sides
- Quite, Safe and unpolluted residential location with all facilities nearby
- Only 400mts to main road with excellent public transport and connectivity to all areas of Bangalore
- Optimum space utilization.
- Best international schools in Bangalore within 5kms
- Clear titles and all approvals in place.

## Amenities

Malibu Rosita comes with all contemporary lifestyle requirements to create a perfect home for you. We make sure every detail is taken into consideration, be it the provision of electrical power points at appropriate places, floor tiles or quality of paint used for the walls. We ensure that the customers are satisfied with their choice of home. Our recreational amenities will keep you healthy and soaring in high sprits.

- Covered car parking space
- 2 Lifts
- Generator Backup power supply for each flat, lift and common areas
- Fully equipped gym
- Multi-Purpose Hall
- Rain Water Harvesting
- Granite Flooring for Common Area
- Visitor's Car Parking
- Children's Play area with Lawn



# Specifications

- **Structure:** Seismic Zone complaint R.C.C framed structures designed as per relevant I.S codes, using M20 grade concrete.
- **Walls:** External Walls of 6" Solid Cement Concrete blocks in 1:6 C.M with intermediate R.C.C. bed and internal walls with 4' Solid Block.
- **Plastering:** Sponge finish for external walls and Neeru finish for internal walls.
- **Doors:** Teak wood main door frame with designer skin door. Sal wood for all other door frames with flush door & waterproof doors for toilets. Brass hardware for main door and powder coated fittings for all other flush doors.
- **Windows:** Three track Aluminium windows, Mosquito mesh with safety grills.
- **Flooring:** Superior quality vitrified tiled flooring with 3 skirting. Granite flooring for common area and stair case.
- **Painting:** Tractor emulsion or equivalent over Birla care putty for internal walls. Emulsion over textured finished external walls, enamel paint and polish for Doors and Windows.
- **Kitchen:** Granite Kitchen platform with stainless steel sink and 2 feet height glazed Tiles dado above the platform.
- **Electrical:** Concealed Copper wiring with Anchor Roma or equivalent modular switches with adequate Light, Fan, Geyser points and AC point in Master Bed Room.
- **Toilets:** Anti skid tiled flooring & glazed tiles up to 7 feet height with superior quality sanitary fittings and CP fittings.
- **Water Supply:** Adequate water supply through Bore-well.
- **T.V & Telephone Points:** Individual TV and Telephone points in living room and master Bedroom.
- **Compound walls & Gates:** Gates shall be provided after allotment of parking.
- **Lifts:** 2 lifts of six passenger capacity of Kone Brand or equivalent.
- **Gym:** With all modern equipments.



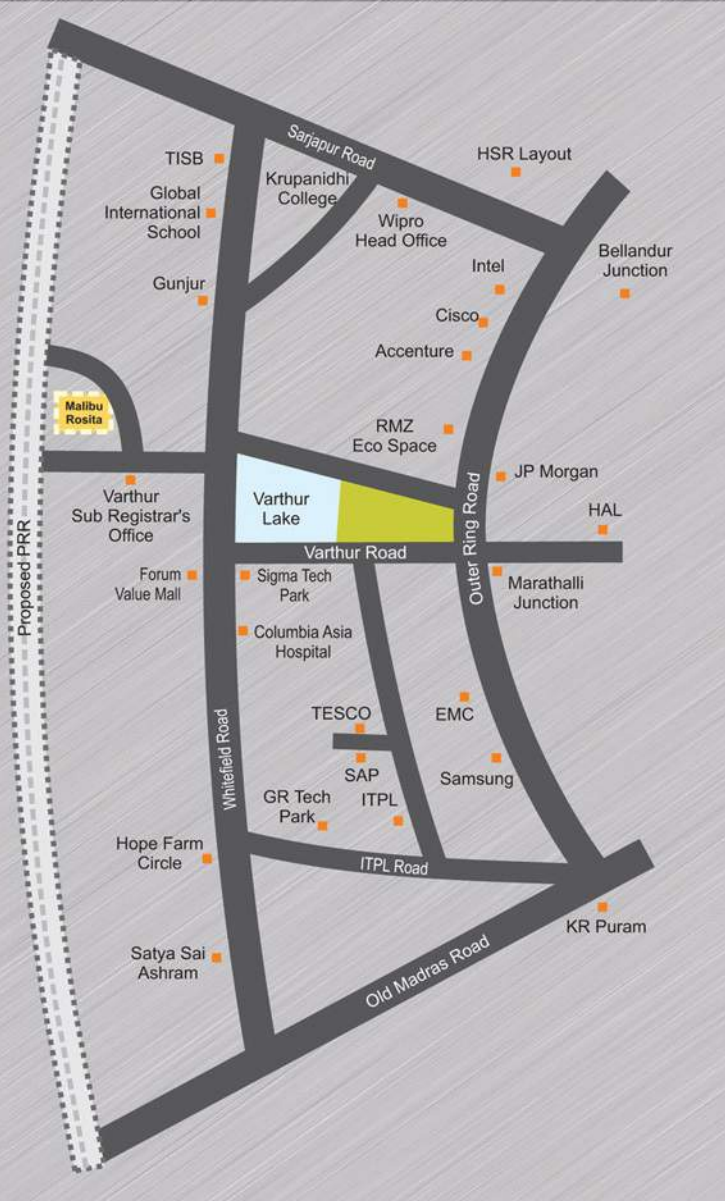
# Home Loans





# Location Map

Google Location Coordinates 12.941478, 77.751064



## Completed Projects



Malibu Exotica, Koramangala



Kovela Homes, BTM Layout



Malibu Palazzo, Bellandur



Malibu Rivora, Bellandur



Maruthi Meridian Homes, BTM Layout



Malibu Grande, Bellandur



Malibu Paloma, Whitefield



Swarna Meridian Homes, BTM Layout



Malibu House I, Kundalahalli

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*The Brochure is only conceptual presentation of the project and not a legal offering. The promoters reserve the right to make change in elevation, plans specifications as deemed fit. Charges for covered car parking, stamp duty and registration, BESCOM, BWSSB deposits, VAT and service tax, are extra.*