



**BINARY** Etania

Every Home Has An Aura

# The Soul of Etania

Every home here carries a rare **A U R A**

# A

Architecture that  
inspires and endures.

Design crafted not just to look timeless, but to  
live timeless.

# U

Utmost Privacy with  
no common walls.

Silence and solitude, the rarest luxuries in city life.

# R

Retreat that soothes  
your soul.

A sanctuary where every corner feels like an escape.

# A

Aeration that breathes  
life into every corner.

Homes that open to light, breeze, and freshness every day.

**At Etania, every home is more  
than walls and windows —  
it carries an AURA that makes life  
rare.**



# A Rare Story Begins.

Etania is not just built for today  
it's crafted for generations.

A rare community located in Sompura Gate , Sarjapur, Bangalore.  
Crafted for those who believe a home is not just built, but breathed into  
life. With a blend of modern architecture and timeless comfort,  
Etania isn't just another apartment project it's a story of homes with soul.



2 Acres  
Spread



2 & 3 BHK  
Apartments



30+ World  
Class Amenities



# Master Plan

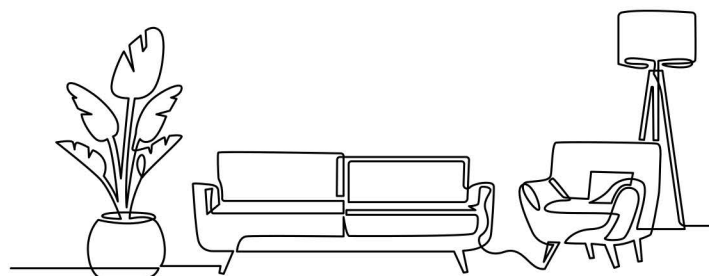
## A Blueprint for Better Living.

A community designed like a work of art — every pathway, garden, and open corner harmonized to give you sunlight, silence, and space.  
This isn't just planning. It's vision mapped in acres."

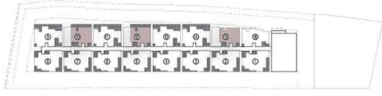


### LEGEND

- |  |   |                              |
|--|---|------------------------------|
| 1. Entry / Exit  | 11. Main Access to Amenities with seaters | 21. Built-In Seaters         |
| 2. Unit apartment Block  | 12. Pool entry                            | 22. Butterfly Garden         |
| 3. Club House<br>Banquet hall<br>Gym<br>Store room<br>Indoor badminton court<br>Indoor games | 13. Pool Deck                             | 23. Outdoor co-working space |
| 4. Landscape Entry   | 14. Changing Room                         | 24. Yoga Deck                |
| 5. Toddlers Pit  | 15. Elders Pool                           | 25. Lush greenary plants     |
| 6. Traditional Strategic Games   | 16. Kids Pool                             | 26. Entry seating area       |
| 7. Sand Pit with play equipment  | 17. Pool sit-out Area                     | 27. Security room            |
| 8. Flexi Court   | 18. Outdoor Gym                           | 28. Under Tree Sit-Out Area  |
| 9. Gallery Seating   | 19. Outdoor Seating With gazebo           | 29. Sit-Out                  |
| 10. Cricket Pitch  | 20. Sensory Path                          | 30. Jogging Track            |



# For New Beginnings.2 BHK Floor Plan

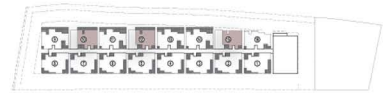
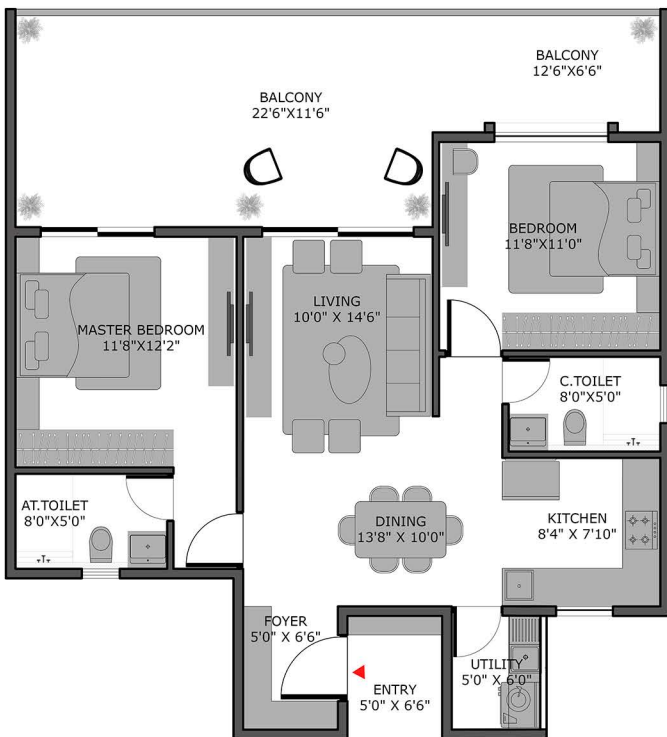
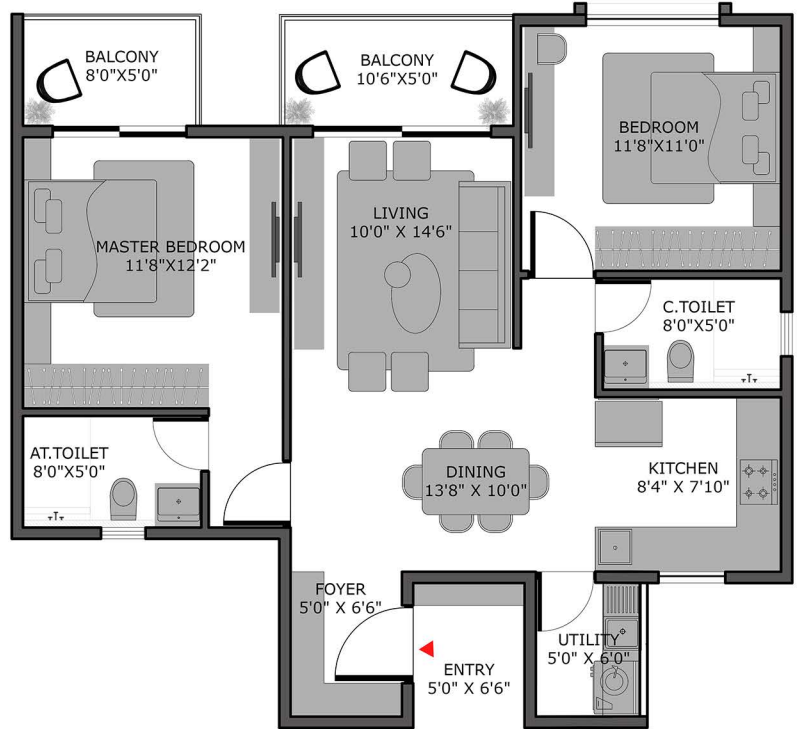


2-8th Floor

Unit No 10-12-15

East Facing Unit

Carpet Area : 844 Sqft  
 Built-Up-Area : 925 Sqft  
 Super-Built-Up-Area : 1188 Sqft



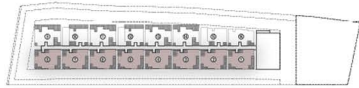
1st Floor

Unit No 10-12

East Facing Unit

Carpet Area : 844 Sqft  
 Built-Up-Area : 925 Sqft  
 Super-Built-Up-Area : 1188 Sqft

# Life that Expands 3 BHK Floor Plan



1st Floor

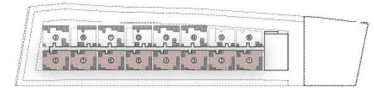
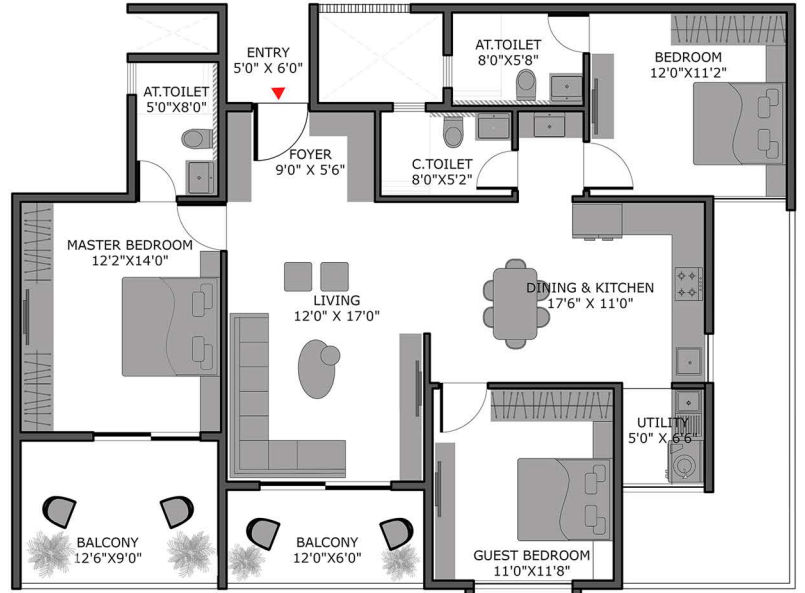


Unit No 1-8



North Facing Unit

Carpet Area : 1180 Sqft  
 Built-Up-Area : 1274 Sqft  
 Super-Built-Up-Area : 1652 Sqft



2-8th Floor

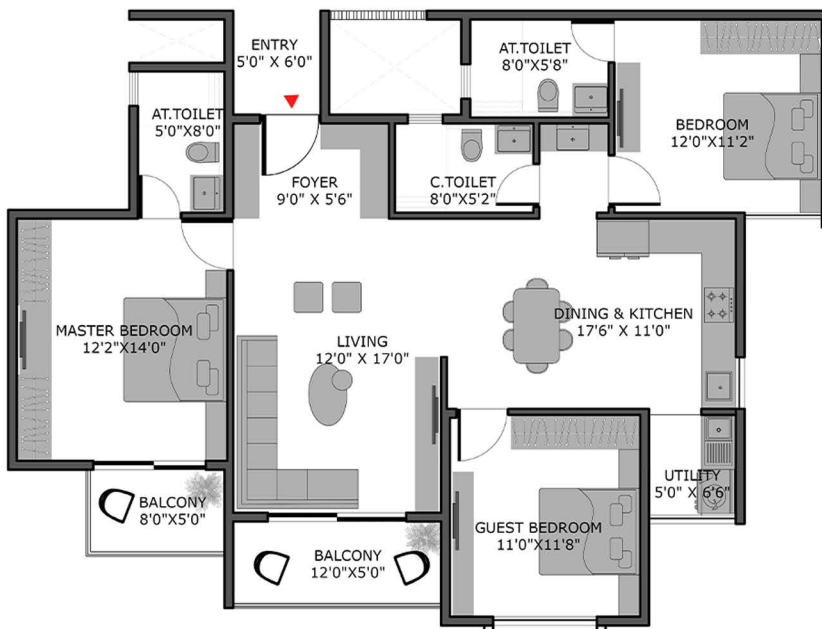


Unit No 1-8

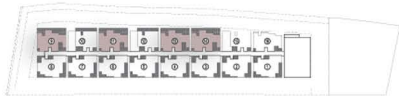


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# Life that Expands 3 BHK Floor Plan



1st Floor

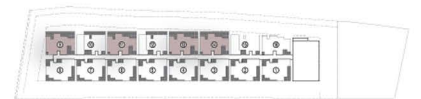
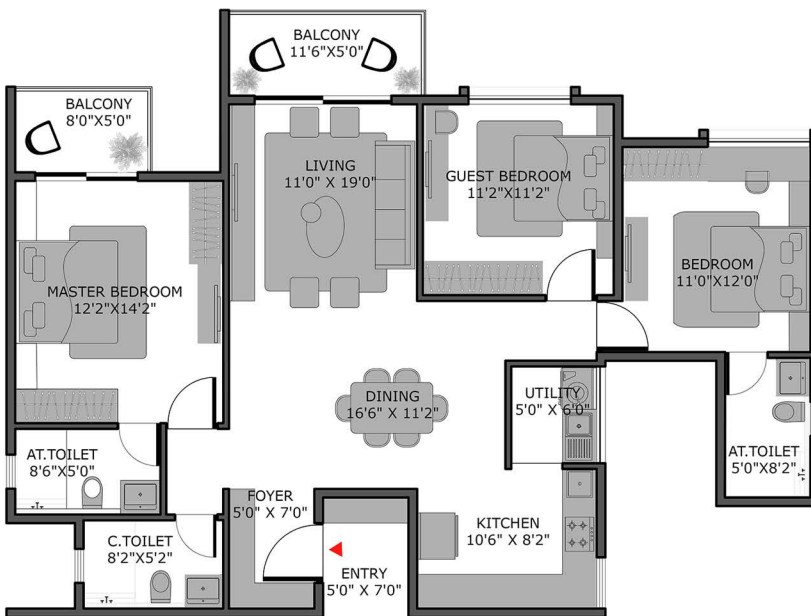
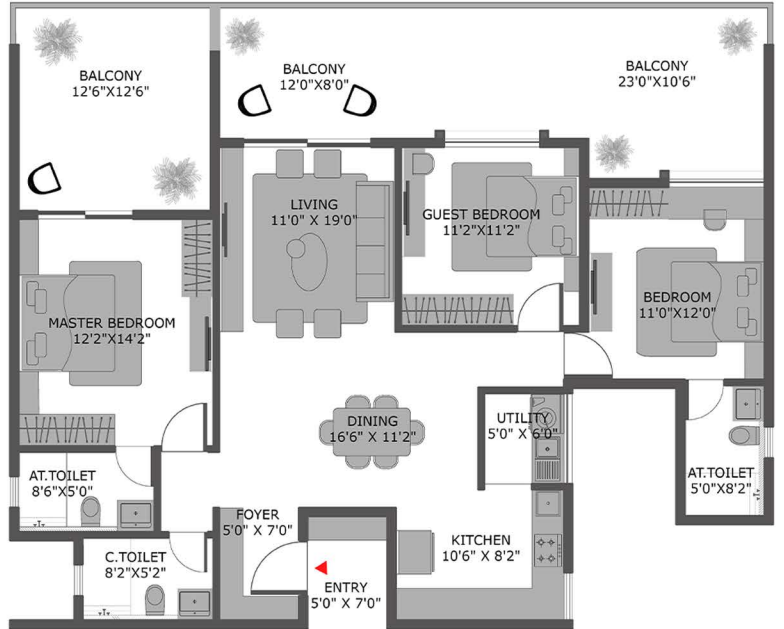


Unit No 9-11 -13-14



East Facing Unit

Carpet Area : 1170 Sqft  
 Built-Up-Area : 1272 Sqft  
 Super-Built-Up-Area : 1639 Sqft



2-8th Floor



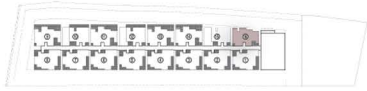
Unit No 9-11-13-14



East Facing Unit

Carpet Area : 1170 Sqft  
 Built-Up-Area : 1272 Sqft  
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# Life that Expands 3 BHK Floor Plan



1-8th Floor

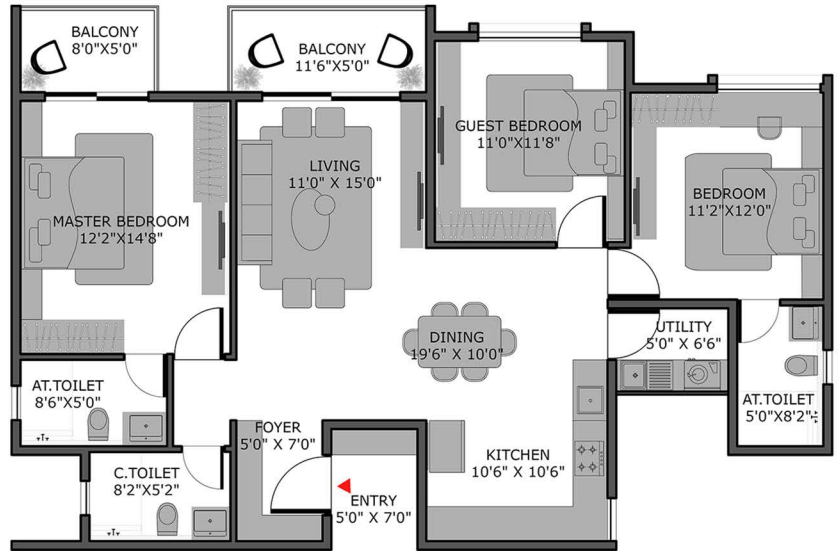


Unit No 16



East Facing Unit

Carpet Area : 1170 Sqft  
 Built-Up-Area : 1272 Sqft  
 Super-Built-Up-Area : 1639 Sqft



# The Etania Lifestyle

## Life Beyond Walls

Step outside your door, and a new world unfolds — pathways, gardens, spaces to breathe.

Life at Etania isn't confined. It flows.



Outdoor Gym



Indoor Gym



Jogging tracks



Futsal Court



Cricket Practice Pitch



Party hall



Pool deck with changing rooms



Swimming Pool



Yoga & Meditation



Indoor Badminton Court



Kids Pool



Kids Play Area



Chit chat area



Built-in bench seating



Elder's Park



Sensory path



Butterfly Garden





# Specification

## STRUCTURE

RCC framed structure with 6-inch thick outer walls and 4-inch thick internal walls

## PLASTERING

External & Internal single coat cement plaster

## PAINTING

External: Textured finish, primer, and two coats of emulsion (Asian/reputed).  
Internal: Smooth putty, primer, and two coats of emulsion (Asian/reputed).

## DOORS

The main door is engineered wood with a full-width jamb.  
Internal doors are engineered wood with a laminated finish.  
Toilet and utility doors are WPC with high-quality hardware.

## WINDOWS

UPVC sliding windows with mosquito mesh

## FLOORING

800x800 mm double charged vitrified tiles

## BACKUP POWER

100% DG Backup power for common areas  
1 KVA for each apartment

## CP & SANITARY FITTINGS & FIXTURES

ISI CP and sanitary fittings from Grohe/Kholer, or equivalent.  
Soft close seat cover and monolithic sink from TOTO/Kholer or equivalent.

## ELECTRICAL

Great White switches / Anchor or equivalent, and fire-resistant wires from Great White / Anchor or an equivalent brand.

## ELECTRICAL POINTS

Points for appliances and 2 extra plugs.  
TV and phone points in the living and master bedrooms.  
Geyser and exhaust fan points in toilets.  
AC points in the living room, master bedroom, and children's bedroom.

## ELEVATOR

6/8 passenger elevator from OTIS, or equivalent.

## TOILETS (4'X2')

Antiskid ceramic tiles of reputed make and dado up to door height

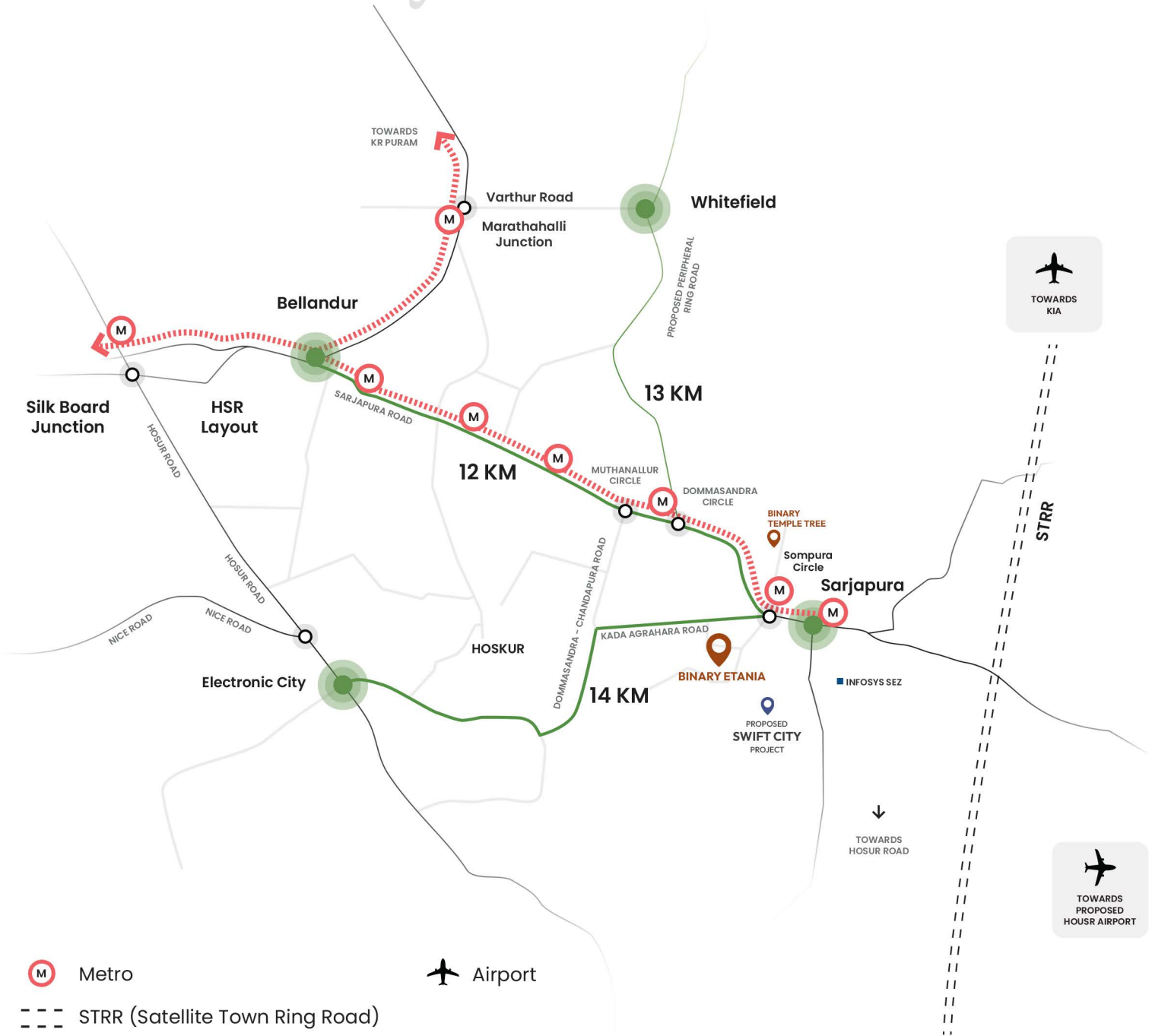
## UTILITY AND BALCONY

Reputed anti-skid ceramic tiles in the utility area.

Staircase – Natural Stone flooring with edge polish  
Corridor – Reputed anti-skid vitrified tiles.

Kitchen – Designer modular kitchen electrical points, water purifier/chimney provision, and washing machine space in the utility area.

# Connectivity



**M** Metro

Airport

STRR (Satellite Town Ring Road)



**BINARY Etania**

- Just 2 minutes from the Upcoming Sompura Metro Station
- Centrally located between Electronic City, Whitefield, and Bellandur

- Quick access to Kempegowda International Airport via STRR
- In close proximity to the planned Hosur International Airport

5 MINS  
 ISME MANAGEMENT SCHOOL  
 NATURA WALK MALL  
 AZIM PREMJI UNIVERSITY  
 SATYA SAI HOSPITAL  
 D-MART  
 SPANDHANA HOSPITAL  
 MANIPAL CLINIC

10 MINS  
 TISB  
 TOWN HOSPITAL SARJAPUR  
 GREEN WOOD INTERNATIONAL SCHOOL  
 INVENTURE ACADEMY  
 INDUS INTERNATIONAL SCHOOL

15 MINS  
 WIPRO SEZ KODATHI  
 RGA TECH PARK  
 WIPRO CORPORATE PARK  
 DECATHLON  
 CARMELARAM RAILWAY STATION

25 MINS  
 NEXUS WHITEFIELD MALL  
 VIRGINIA MALL  
 CENTRO MALL BELLANDUR  
 CESSNA BUSINESS PARK  
 RMZ ECO SPACE  
 NH MULTI SPECIALTY HOSPITAL  
 INFOSYS E-CITY  
 MANIPAL HOSPITAL  
 MOTHERHOOD HOSPITAL

PROJECT BY



**SITE OFFICE**

Sy 110/1 , B-Hosahalli Village ,  
Sarjapur Hobli, Anekal Taluku, Bangalore-562125

**REGISTERED OFFICE**

Sy No 49,Site No 7  
Trinity Home Stead, Sompura Village, Sarjapura Main Road,  
Sarjapura hobli, Anekal Taluk ,Bangalore 562125

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