

iCONEST 7

📍 HCL, Bommasandra, Near E-city

iconhomz
Conscious Living

FLUID
HOMES

1 TO 3 BHK
IN 2 MINUTES





iCONEST 7

Number Of Units

170

Banking Partners – **All Leading Nationalized Banks**

Built up sqft area

1,16,984

Architect- **EDGE Design (Gary Chang) – Hong Kong**

Land Area In **Sqft**

81,675

Project location HCL, **Bommasandra, Near E-city**



AMENITIES:

- | | |
|---------------------------------------|--------------------------------------|
| 1. BADMINTON COURT | 6. OUTDOOR DINING |
| 2. CYCLING / SKATING / WALKING TRACKS | 7. CAFETERIA |
| 3. SAND PIT | 8. POOL, KID'S POOL + CHANGING ROOMS |
| 4. CHILDREN'S PLAY AREA | 9. SPECTATOR STAND |
| 5. PICNIC AREA / CHILDREN'S PLAY AREA | 10. POOL CABANA |
| | 11. REFLECTION POOL |
| | 12. CHILD CARE CENTER AND PARTY HALL |
| | 13. GYM |
| | 14. MEDITATION AREA / STEAM / SAUNA |
| | 15. MEDICAL CARE CENTER |
| | 16. ORGANIC WASTE CONVERTOR |
| | 17. TRANSFORMER YARD |
| | 18. PUMP ROOM |
| | 19. ELECTRICAL CHARGING POINTS |



Master Plan

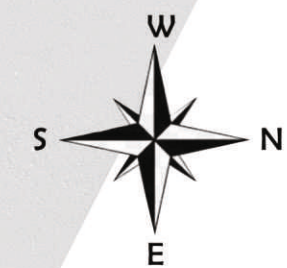


AREA STATEMENT FOR FIRST FLOOR :
CARPET AREA = 56 SQ.M = 606 SQ.FT
SALEABLE AREA = 82 SQ.M = 882 SQ.FT

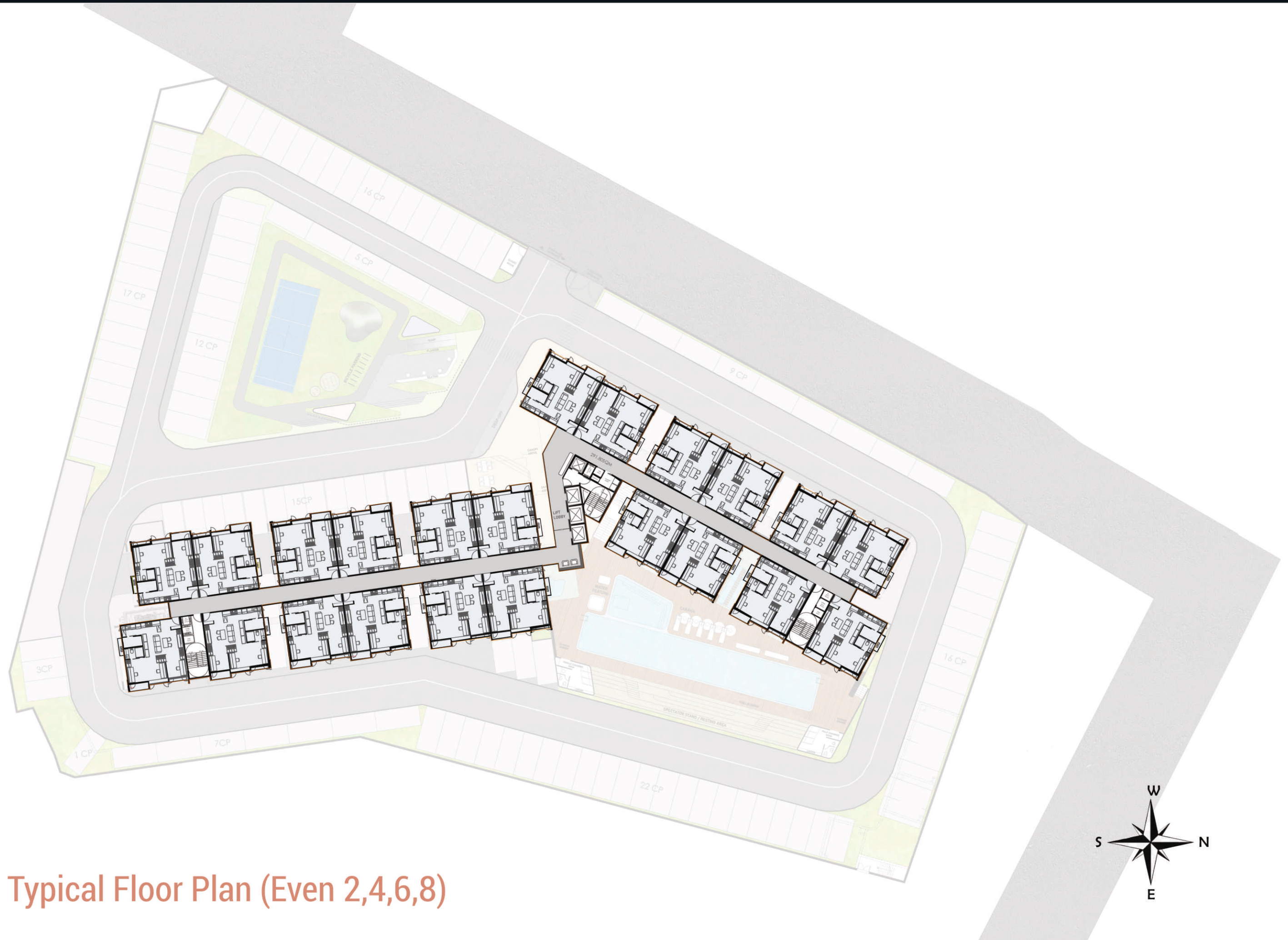
First Floor Plan



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Typical Floor Plan (Odd 3,5,7)



Typical Floor Plan (Even 2,4,6,8)



AMENITIES:

1. VERTICAL GARDEN + SEATING AREA.
2. PRIVATE DINING AREA.
3. SEATING AREA.
4. KITCHEN/ PARTY COMMUNITY PAVILION.
5. BARBEQUE AREA + SIT- OUT SPACE.
6. BAR COUNTER WITH SEATING.
7. OUTDOOR DINING AREA.
8. PERFORMANCE STAGE.
9. GRAND STAND / MINI AMPHI THEATRE.
10. OUTDOOR GYM.
11. YOGA AREA.
12. LAWN WITH SEATING SPACE.
13. PAVILION WITH SEATING.
14. RELAXING AREA.

Roof Plan

Interiors



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Living Room Specifications

Sofa Cum Bed

Frame - 50 X 50 Mm Solid Wood (Pu Finish)
 Dimensions - 900 X 1900 X 850 Mm
 Bed Position - 1250 X 1900 X 600 Mm
 Foam - 80mm Sleepwell Foam (Padded) Fabric

Tv Unit W/ Backpanel/shelf

Carcass Material - 18mm Particle Board/Mdf
 Shutter Material - 18mm Particle Board/ Mdf
 Back Panel Material- 18mm Particle Board/ Mdf

Laminates

Base/back Panel -14133 Tawny Balsam Suede
 Shutter/shelf - 10521 Sf Misty Oak

Crockery Unit

Carcass Material - 18mm Particle Board/Mdf

Shutter Material - 18mm Particle Board/Mdf
 Back Panel - 12mm Particle Board/Mdf

Laminate

Base - 14133 Tawny Balsam Suede (Merino)
 Shutter - 10521 Sf Misty Oak (Merino)
 Size - 2950 X 2550 X 450mm

Shoe-rack + Seating

Carcass Material - 18mm Particle Board
 Shutter Material - 18mm Particl E Board

Laminate

Shutter/open Unit - Sat 265 Grey Sand
 (Greenlam Laminates)
 Carcass - Hazel Cambric

Cushion

Sleepwell Foam 50mm
 Fabric- To Match Sofa Fabric

Coffee /dining Table

Table Top - 21mm Mdf/Plywood +Laminate
 Frame - Ms 40x 20 Mm

Size

Coffee Table - H 29.52 X W 47.24 X D 15.74
 Dining Table - H 29.52 X W 47.24 X D 31.49

Window Bay Storage

Carcass - 18mm Laminated Mdf/Pb
 Visible Body - 18mm Laminated Mdf/Pb

Laminate

Internal - Hazel Cambric
 Visible Body- 14133 Tawny Balsam Suede
 Size - 2400 X 600 X 450 Mm



Kitchen Specifications

Kitchen

Carcass - 18 Mm Bwr Ply/Imported Pb

Shutter - 18 Mm Bwr Ply/Imported Pb

Laminate Finish - Sat 277 Charcoal
(Greenlam Laminates)

Countertop- Simpolo Saga Grey - 18mm Thk Full Body

Vitrified Tile.

Dado Tile - 300 X 100 Mm Ceramic Dark Green Matte Tile

Hardware

Hettich Soft Close Hinges.

200 Mm Bottle/Spice Pullout

4 Seater Drawer Pullout Breakfast Counter

Foldable Extension (Hinge Folding) Countertop In Utility

Built-in Hob + Chimney 600 Mm (Faber/Elica)

Surface Mounted Workstation Lights/Led Strip Lights.

Drop Down Extension Utility
Countertop (Wall Mounted)
800 X 600

Extending Breakfast Counter
Extended Dimensions
900mm X 580mm



Bed/Office Room Specifications

Study/bed

Carcass - 25mm Laminated Plywood
Visible Body - 18mm Laminated Plywood
Back Panel - 12mm Prelam Plywood
Table/shelf - 21mm Laminated Lywood

Laminate

Shutter/body- 121 Ivory (Greenlam Laminates)
Table / Shelf - 14133 Tawny Balsam Suede
Size - 1650 Mm X 2050mm X 450mm

Loft /open Unit

Carcass - 18mm Laminated Plywood
Visible Body - 18mm Laminated Plywood

Laminate

Carcass - Hazel Cambric
Shutter- 121 Ivory (Greenlam Laminates)
Open Unit - 14133 Tawny Balsam Suede



Main Door

Specifications



Number Lock

Finger Print

Digital Key



Wash Room Specifications

SPECIFICATIONS (WASHROOM)

Flooring 1200 X 600
Color body Vitrifies Tiles –Simpolo Custom

Dado Tiles 75 X 100
Green satin finish ceramic tiles
(Height up to Grid FC level)

Exhaust Fan 6" dia Panasonic/equivalent

Sanitary fittings

High quality single piece branded wall mounted

EWC with flush valve and nano-finishing UF seat

covers & Jaguar brand CP fittings.

CLOSET

EWC – Closet with Flush tank Nos Excess
Eddy One-Piece Closet EWC

BASIN

Wash Basin – white Nos Art Wash Basin

SHOWER

Shower Arm Nos Jaguar CP Fittings

Shower Rose Nos Jaguar CP Fittings

OTHER FITTINGS

2 in 1 Wall Mixer Nos Jaguar CP Fittings

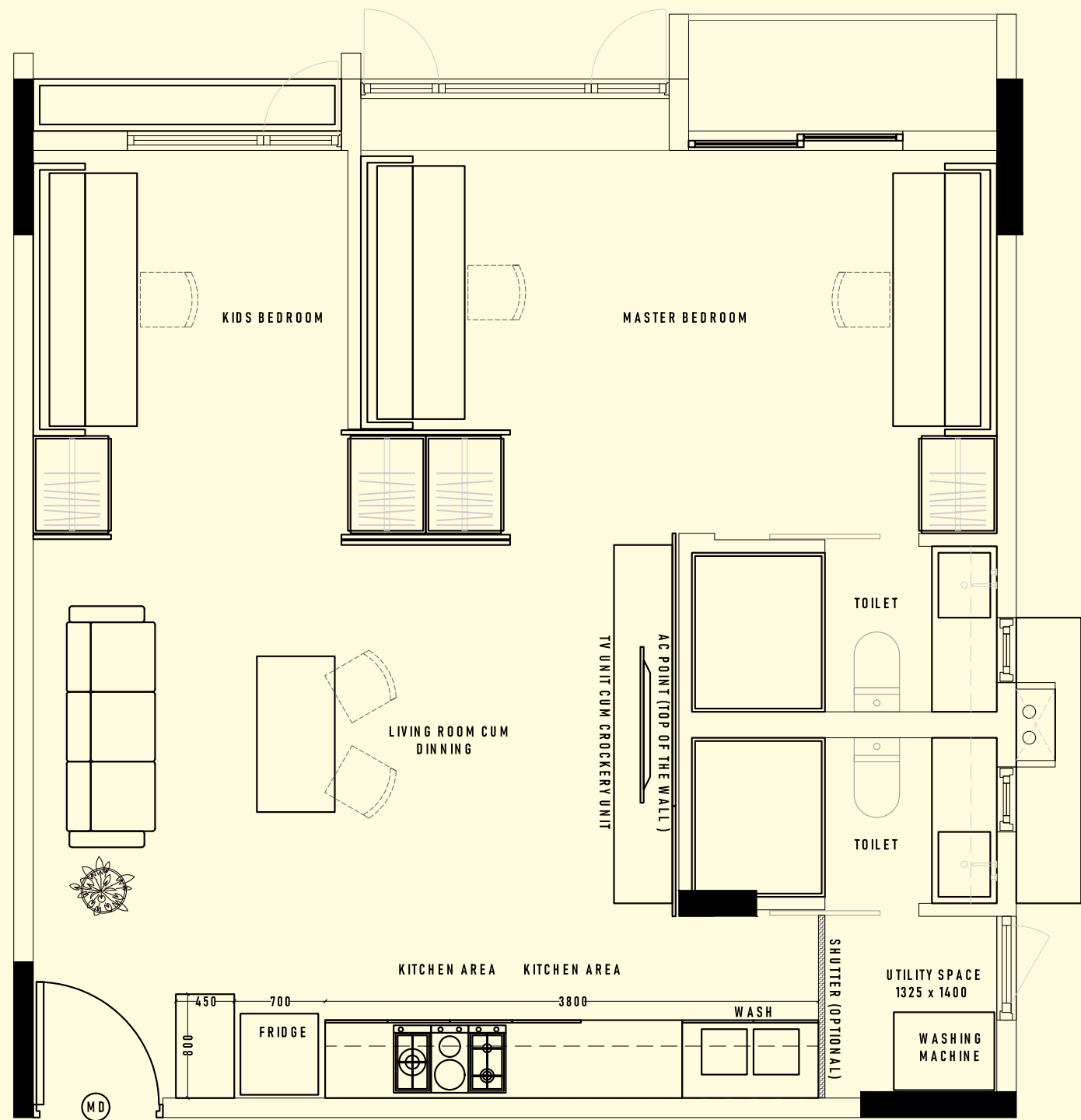
Gratings (5" X 5") Nos Viking-ART/ FUTURA

SS Sink with Drain board Nos Matt

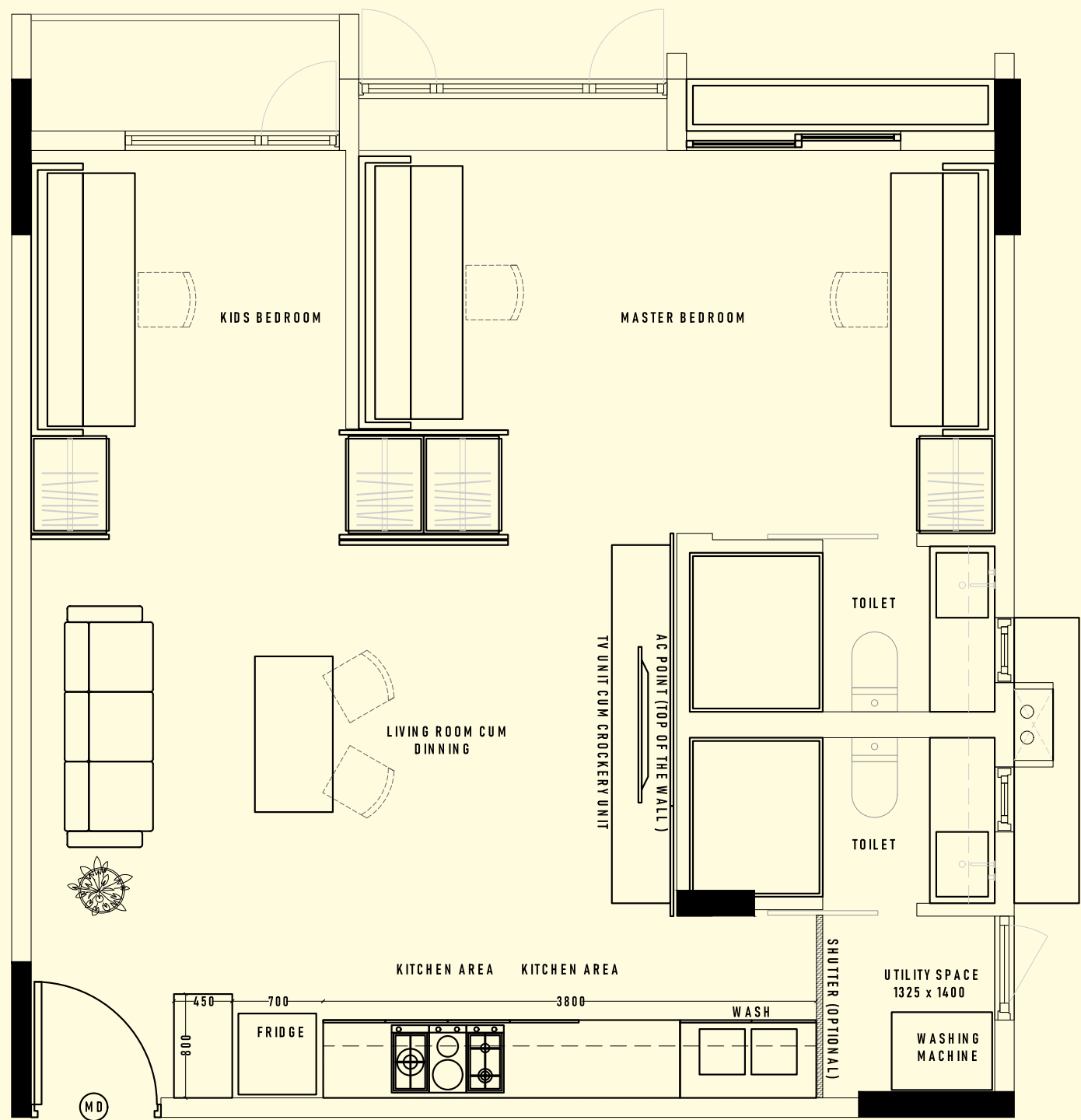
Sink Cock Nos Jaguar CP Fittings

Waste Coupling Nos Jaguar / Equivalent

Floor Plan

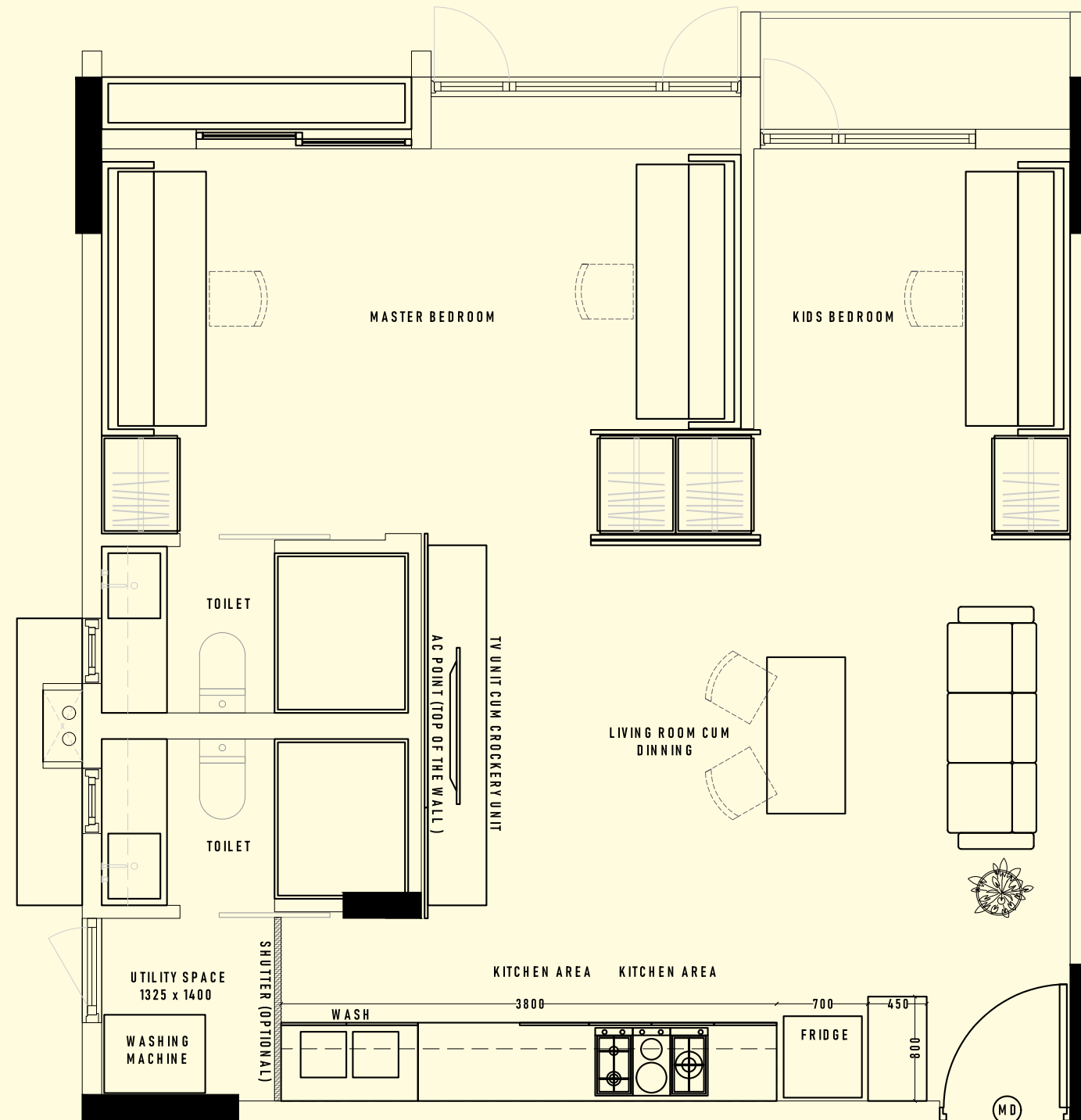


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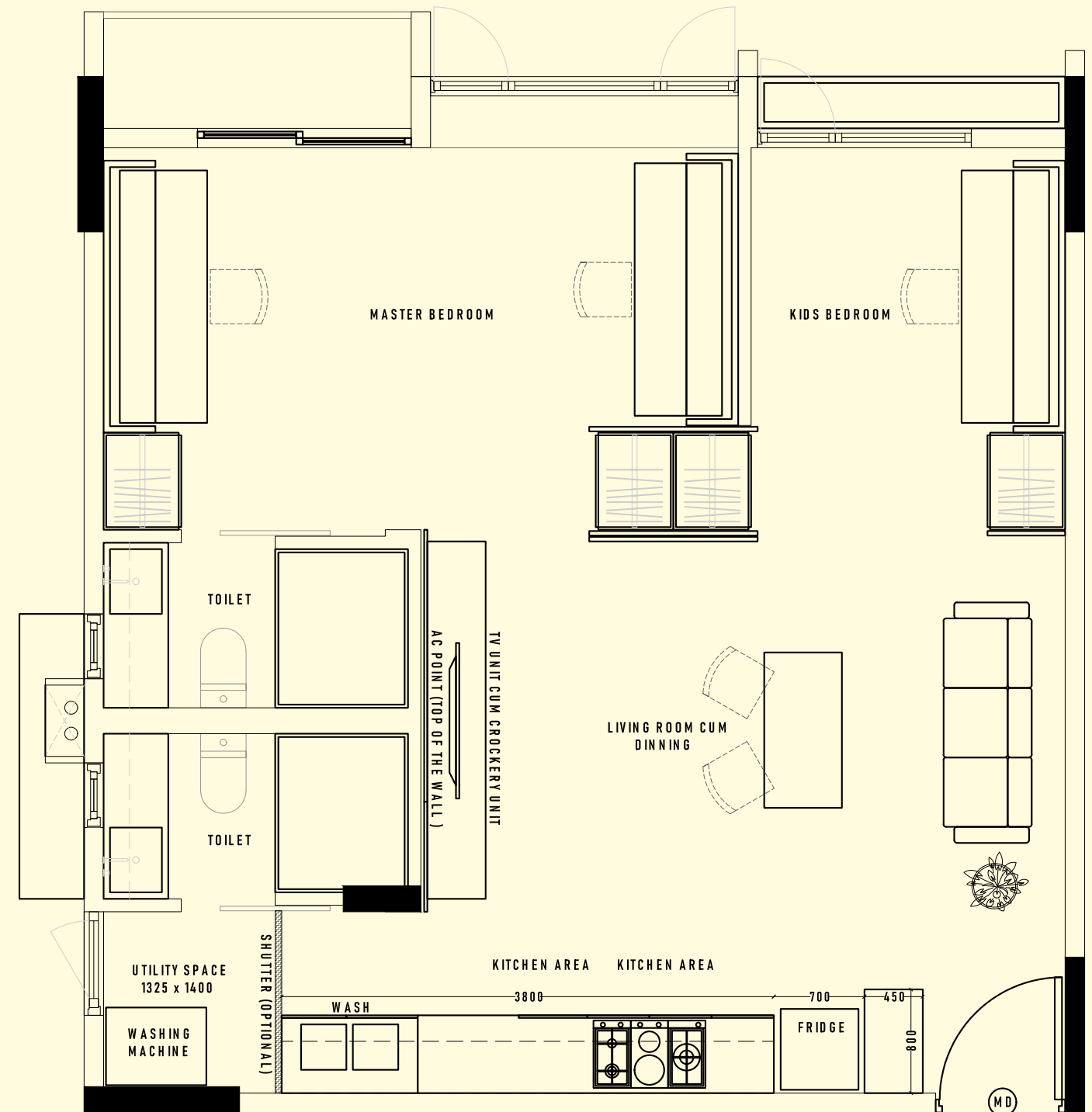


Type - 2

Floor Plan



Type - 3



Type - 4

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Amenities



Amenities

Ground floor:

Badminton Court.



Cycling/ skating/ walking track.



Children play area.



Picnic area.



Sand pit.



Clay pit.



Medical care center.



Outdoor dining.



Cafeteria.



Adult pool



Kid's pool



Rain shower area.



Changing rooms.



Jacuzzi.



Pool cabana.



Reflection pool.



Spectator stand/ resting area.



Child care center.



Party hall.



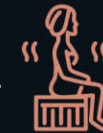
Gym.



Meditation room.



Steam and sauna.



Terrace floor:

Private dining area with seating.



Farming garden.



BBQ (kitchen/ party community pavilion) with seating area.



Outdoor dining area with seating.



Performance stage.



Grand stand/ Amphitheatre.



Yoga area.



Outdoor gym.



Garden area with seating space.



Amenities



Badminton Court View



Terrace-1



Café



Terrace-2



Swimming Pool

SPECIFICATIONS

Structure:

RCC framed structure with seismic compliance and with solid brick.

Flooring:

Living room, kitchen and bedrooms : 1200 x 600 mm GVT tiles.

Toilet : 1200 x 600 mm Anti-skid ceramic tiles and ceramic tiles dadoing upto Grid FC.

Balcony : Anti-skid vitrified tiles

Corridor : Anti-skid vitrified tiles

Kitchen : 15 mm thick vitrified counter top with quartz sink and dado tiles upto the above storage cabinet.

Lift:

Branded fully automatic 4 nos of passenger lifts of 8 passenger capacity.

Painting:

Asian / equivalent paint for external and Asian tractor emulsion / equivalent for internal

Hand rails:

Staircase : MS railing with enamel paint as per Architect design

Balcony : MS railing with enamel paint as per Architect design

Windows:

UPVC windows and ventilators as per Architect design.

Door:

Main door : Solid pine / equivalent wooden frame with plastic laminated, Architrave and 35 mm thick BSL shutter with branded hardware fixtures and smart door digital lock

Bedroom : 35 – 40 mm thick sliding panels with laminate finish, lock and recessed handle as per Architect design.

Toilets : 35 – 40 mm thick sliding panel door with laminate finish, lock and recessed handle as per Architect design.

Soft closing sliding track with necessary hardware and fixtures.

Electrical :

Branded copper wiring in concealed PVC conduit (ISI branded) and branded modular switches, light fittings and fans as per Architect design.

Switches from Great White / equivalent.

DG backup

Ac points provision in master bedroom and living room.

Bathroom : Smart sensor lights.

Security vigilance through CCTV Cameras.

Sanitary and CP Fittings :

High quality single piece branded wall mounted Ewc with flush valve and Jguar or equivalent CP fittings.

Home Automation :

Smart light and switch control in living room, bedrooms and bathroom.

INTERIOR SPECIFICATIONS

SHOE RACK:

Carcass : 18 mm thick Pre laminated E2 grade MDF board from Merino. Back panel – 11 mm thick pre laminated E2 grade MDF board from Merino.

Laminate : shutter – SAT 265 grey sand from Green laminates and Carcass – hazel cambric

COFFEE / DINING TABLE:

Top surface : 25 mm thick pre laminated E2 grade MDF board from Merino with 2 mm edge band with height adjustable mechanism.

Laminate : 10521 SF misty Oak.

Tv cabinet :

Base material : 18 mm thick Pre laminated E2 grade MDF board from Merino auto hinges soft closing.

Laminates : Base / back panel – 14133 Tawny Balsam Suede and Shutter / shelf – 10521 SF Misty Oak.

Sofa cum bed :

Frame and legs : solid wood (Pu Finish).

Foam : 32 – 40 density.

Kitchen :

15 mm thick vitrified counter top with dado tiles up to above storage cabinet.

16 mm thick carcass and 16 mm thick laminate shutter.

8 mm thick laminate – back panel.

PVC cutlery tray

8" pull out tray with two baskets.

Soft closing hinges.

Aluminim mirror finish finish gola profile and G profile with End Caps.

Laminate : SAT 277 Charcoal – Green Laminates.

Crockery Unit :

18 mm thick Pre laminated E2 grade MDF board from Merino.

Auto hinges soft closing.

Laminate : Base – 14133 Tawny Balsam Suede (Merino) and shutter – 10521 SF Misty Oak (Merino).

Horizontal Queen size Wall Bed with Study Table :

Carcass made of 25 mm BSL E2 grade MDF from Merino with 22 x 2 mm Edge band BSL MDF board of 16 mm thick with laminate finish for front panel BSL particle board of 9 mm with laminate for inner SBLM system for wall bed mechanism SS screws.

Laminate : shutter – 121 Ivory – Greenlam Laminates and table/shelf – 14133 Tawny Balsam suede.

Master room wardrobe and loft :

12 mm thick Pre laminated MDF board for wardrobes and drawers made out of 11 mm Pre laminated MDF board with matching edge banding.

Hanger rod – EBCO.

Wardrobe lock – GODREJ.

Auto hinges from EBCO soft closing and D type handle In chrome finish.

Laminate : Internal – SAT 265 grey sand – Greenlam Laminates and carcass – hazel cambric.

Window bay storage :

Carcass made of 18 mm laminated MDF / PB

Soft close hinges and handle less shutters

Laminate : internal – hazel cambric and visible body – 14133 Tawny Balsam Suede.

Bathroom vanity :

Carcass made of 18 mm BWR grade plywood with 22 x 2 mm edge band on shutters.

Soft close hinges and handle less shutters

Laminate : : SAT 277 Charcoal – Green Laminates.

ICONEST - 07 - APPROVAL STATUS

S.NO	DESCRIPTION	STATUS
01'	AIRPORT NOC	APPROVED
02'	BSNL NOC	APPROVED
03'	COMMENCEMENT CERTIFICATE	APPROVED
04'	FIRE NOC	APPROVED
05'	AAI NOC	APPROVED
06'	RERA	APPROVED
07'	KSPCB	APPROVED
08'	FIRE AND EMERGENCY SERVICES	APPROVED
09'	BESCOM - NOC	APPROVED

Location Advantage

Iconest 7

Survey No 11, Sanidi homes layout Bande nallasandra, Jigani,
Besides HCL, Bengaluru, Karnataka 560105

Hospitals Near by

Vijay Shree Hospital	1.5 KM
Ace Suhas Hospital	2 KM
S S Hospital	4 KM

Schools & College

RedBridge International Academy	7 KM
Izee group of institution	2 KM
Samsidh School	6 KM
Edify School	6.5 KM
St Francis degree College	8 KM
St joseph	10 KM

IT Campus

HCL Technologies	300 MTR
Micro Labs	700 MTR
Taegutec India	3 KM
Sansera	1KM
Biocon Park	2.5 KM
Merck	3 KM
Minox	4.6 KM
Mylan	1.5 KM
Cipy Polyurethanes	1.7 KM

Shopping and grocery

Max	1.9 KM
D-mart	6 KM
Chandapura Market	8 KM
Vishal Mega Mart	7 KM
Syncity Food mart	6.5 KM
Laxmi Galaxy Hypermart	6 KM



@ The Heart of E-City



CONSCIOUS LIVING

We've realised that there can be a whole lot more to life and a whole lot more to our homes with just a little change in perspective. And we call that perspective conscious living.



OUR VISION

To inspire the world to move towards Conscious Living.

To build the world's most space efficient homes. With fluid designs that allow more efficient use of the square footage, multi-functional rooms and transformative furniture, we promise you a home that is twice its size in technology and luxury.

OUR MISSION

To transform the very concept of a home into spaces that can be more efficient and intelligent.

Through fluid design and futuristic technology, we aim to create communities where homes can be more and do more for you.

iconhomz
Conscious Living

Our Story



Our Story

HOMZ

Experience the beauty of living in spaces that can be re imagined at your will.

Icon Honey Pool

Bommasandra, Bengaluru - 560099

Icon Happy Living

Electronic City, Bengaluru - 560100

Iconest [3]

Bommasandra Bengaluru - 560099

Iconest [4]

Sarjapura, Bengaluru - 562125

Iconest [5]

Harlur, Bengaluru - 560068

Iconest [6]

Harlur, Bengaluru - 560068

Iconest [7]

Bandenallasandra

UPCOMING Iconest [8]



VILLAZ

Make the smarter choice to live in the home of tomorrow, today.

Icon Laurels Phase 1

Bommasandra, Bengaluru - 560099

Icon Sanctuary Phase 1

Sarjapura, Bengaluru - 562125

Icon Laurels Phase - 2

Bommasandra, Bengaluru - 560099

Icon Sanctuary phase 2

Sarjapura, Bengaluru - 562125

PLOTZ

Properties in handpicked areas that let you live a balanced lifestyle.

Grand Icon

Bommasandra, Bengaluru - 560099

Grand Icon 2

Bommasandra, Bengaluru - 560099

Icon Coral

Sarjapura, Bengaluru - 562125

Icon Malgudi

Bommasandra, Bengaluru - 562106

Icon Valley

Jigani, Bangalore - 560105

Ramanayakanahalli

UPCOMING

Bommasandra

UPCOMING



OUR STORY

BEGIN ▶ 

2006

Laying the groundwork by understanding the Real Estate market, acquiring the right portions of land, and extensively researching into the wants and needs of the modern home buyer.

2010

2011



20 employees

Icon is established. With the launch of their first project, **Grand Icon**, which served as a massive learning experience for the team.

Icon Honey Pool



2012

Icon Laurel & Icon Honey Pool is launched. Despite early skepticism, the project breaks all records and is sold out in days.



Icon Laurels

A SERIES OF LAUNCHES

Icon Happy Living



2014



Icon Sanctuary

2015



2017

Inspired by our success, our CO-Founder & CEO Mr. Rajasekhar Gowrineni ventures into exploring homes where spaces can be **optimised to be more functional.**

Iconest [3] is born and brings to life the dream of super-functional homes where each square foot functions as two square feet and spaces are more fluid in nature.

2018



2020

Iconest [4]




Iconest [5]



Iconest [4] and Iconest [5] are launched. Furthering our mission to create space-efficient homes, each project is a more advanced version of the other with more research and greater innovation.

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Conscious Living

iconest 7

 HCL, Bommasandra, Near E-city

iconhomz
Conscious Living

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