

# Different Types of Duplex Houses in India: Find the Right One for You

A home isn't made of walls that confine us, but of memories that make us. Adding on to this, a house becomes a home when someone that belongs there talks to you. Truly, for a home, one does not look at the structure, rather the living. In this rapidly evolving heart of the Indian real estate market, individuals can't get enough of spacious, multi-story living. For many families, needing more than an ordinary apartment yet less than an entire villa, there's the duplex.

Whether you are looking out for a [duplex house in Bangalore](#) in the bustling IT hub or in a quiet suburb, awareness of the different layouts that exist can facilitate a smart investment. Even today, the basic concept of a duplex has been modernized, and different layouts exist according to the family and tastes of the individual.

Here is an overview of some of the major duplex formats existing in India and methods to select one that fits in your dream home with Total Environment:

## What is a Duplex House?



A duplex in India is essentially an apartment that is spread over two floors that are interconnected through an internal staircase. Unlike the typical two-story house that might consist of two separate apartments, the duplex is designed to be a single-family home. Therefore, it helps maintain a proper demarcation between the public and private spaces that gives you the feel of living in a villa in the space of a duplex.

## **5 Popular Types Of Duplex Houses In India**

Balance between luxury and functionality is achievable by choosing the right architectural style. The most popular forms of duplex units that are altering the landscape of India are as follows:

### **1. The Standard Duplex**

Most common design in Indian cities.

Two floors with the living room and kitchen situated on the lower floor, and the bedrooms situated on the higher floor.

Ideal for: Smaller to medium-sized nuclear families who prefer to have a strong line between the guest and private zones.

### **2. Duplex Penthouses**

These duplex penthouses exist on higher floors of high-rise buildings and thus symbolize luxury. These penthouses provide residents with beautiful views of the city, floor-to-ceiling windows, and even some kind of rooftop space.

Ideal for: Those who would love to experience the elite city life of a place like Bangalore or Mumbai. Ultimately combining apartment security with the luxury of a bungalow.

### **3. Ground Duplex**

As indicated by their name, these are positioned on the ground and first floors of an apartment building. One of the distinctive features of these houses would be the presence of a small attached garden or yard commonly referred to as the "petio."

Ideal for: families with pets, seniors. Provide easy access to the ground level while enjoying multi-story living.

### **4. Side-by-Side Duplex**

Although less prevalent in busy downtown areas, side by side duplexes consist of two tall units that share a wall. Each unit has its front entrance and stairs.

Suitable for: joint family members who wish to reside in close vicinity yet enjoy full individual autonomy.

## 5. Low-rise Duplexes

In some cases, these are enclosed within gated developments typical of ‘townships.’ They are housed in low-rise structures (usually G + 2 to G + 3). They are known to have a more community-oriented ambience and are much more affordable compared to penthouses.

## Why Choose a Duplex House in Bangalore?

The real estate industry in Bangalore has seen a shift in favor of duplexes, penthouses, with the ever-increasing number of people adopting a hybrid model of work.

- Privacy & Space: Having bedrooms on the upper floor allows you to entertain guests on the lower floor without disturbing the entire household.
- High Resale Value: The upmarket appeal coupled with the restricted supply in the prime areas may propel the appreciation of duplexes ahead of the regular 2BHK or 3BHK apartments.
- Customization: The vertical dimension of a duplex building presents the following design opportunities. Double-story ceilings and internal staircases that serve as design elements.

## Factors to Consider Before Buying a Duplex

Choosing the right duplex involves more than falling in love with the floor plan. Here are three things to consider:

- Internal Connectivity: The stairs must be functional and safe, especially when children or elders are involved.
- Natural Light: “You want something that’s duplex, that you can go from one level of brightness to another easily. And you want to make sure that the middle level
- Maintenance: A relatively bigger area spread over two floors incurs slightly higher maintenance costs compared to a one-storeyed apartment.

## Find Your Dream Multi-Level Home

Buying a house is indeed a milestone in one’s life. Whether one is lured in by duplexes and penthouses luxury or is appealed to by duplex home comforts, Indian families require duplex home flexibility.

At [Total Environment](#), we create living spaces where functionality meets style. Our plans are designed to provide villa-like living in an intelligent apartment.