





48, 23rd Main, Marenahalli, J P Nagar, 2nd Phase Behind Mayura bakery, Bangalore - 560 078 Ph: 080 26583089

Email: sapthagiridevelopers@gmail.com sapthagiridevelopers@hotmail.com Web: www.sapthagirideveloeprs.com



#28/1, 14th Cross, II Block, BTM 4th Stage 80ft. Double Road, Devarachikkanahalli, Bangalore - 560 076.

VERNEKAR ASSOCIATES PVT. LTD.

For booking & site visit please contact:

M: 96637 08109, 98450 75892, SMS to splendour - 56363









Welcome to a vibrant, cosmopolitan world where lifestyle and workplace destinations are in the same neighbourhood.

Explore exceptional connectivity to anywhere you can imagine.

Revel in the appreciation of family and friends as well as that of asset prices.

Every splendor finds a home at South Bangalore.

Sapthagiri Splendor on Bannerghatta Road is the finest of them in luxury living.

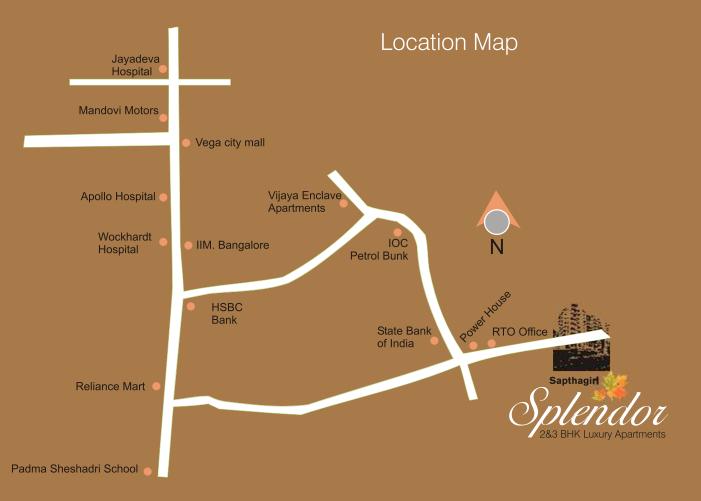




Defining excellence -Sapthagiri Developers

Sapthagiri Splendor Projects is a synergy of eminent architects and accomplished civil engineers with a shared objective to provide high quality, high value housing that meet the finest architectural and lifestyle standards. Our commitment is to build the future through a focus on excellence paired with professional yet personalized service. We seek to transcend horizons without losing sight of our valies - of trust, integrity, transparency, environment friendliness and customer delight

Over 9 lakh sft. of unparalleled residential and commercial projects speak for Sapthagiri Developers' passion for delivering the best.



The world next-door

Bid goodbye to 'commuting stress' when you move in at Sapthagiri Splendor.

The location, off Bannerghatta Road brings the world to your door step.

Thanks to a host of tech majors nearby, you can 'walk to work' if you prefer. The drive to E-city, Sarjapur Road and Whitefield is much less stressful via the NICE corridor and the Outer Ring Road. This means you spend less time on the road and more time with your family. Exciting lifestyle venues such as Reliance Mart and other shopping & entertainment options are just a hop away. Revive religiously with Meenakshi Temple, and the close by Saibaba Temple. Apollo and Wockhardt Hospitals, IIM Bangalore, Padma Sheshadri School and other reputed academic institutions are in proximity.



Site Plan



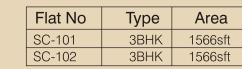




SCUTITOWER I
1 Colored a 1
Later Charlet 1
- 444 46:45
(A) [A A F] B
A AYO B
HWD1 HIROM

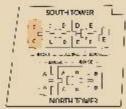
Flat No	Type	Area
NA-101	3BHK	1566sft
NA-102	3BHK	1566sft
NB-103	3BHK	1566sft
NB-104	3BHK	1566sft

Type 6 North Tower NA-101-102, NB-103-104



Type 6 South Tower SC-101-102







Flat No	Type	Area
SE-203-903	3BHK	1692sft

Type 01 South Tower (Typical Floors SE 203-903)

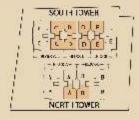
Flat No	Type	Area
NA-201-901	3BHK	1692sft
NA-202-902	3BHK	1692sft
NB-203-903	3BHK	1692sft
NB-204-904	3BHK	1692sft
SC-201-901	3BHK	1692sft
SC-202-902	3BHK	1692sft

Type 02 North & South Tower Typical Floors NA 201-901 NA 202-902, NB 203-903 NB 204-904, SC 201-901 SC-202-902



Floor Plan





Flat No	Type	Area
NA-204-904	2BHK	1332sft
NB-201-901	2BHK	1332sft
SC-204-904	2BHK	1332sft
SC-203-903	2BHK	1332sft
SD-202-902	2BHK	1332sft
SD-201-901	2BHK	1332sft
SD-203-903	2BHK	1332sft
SD-204-904	2BHK	1332sft
SE-201-901	2BHK	1332sft
SE-202-902	2BHK	1332sft

Type 03 North & South Typical floors NA 204-904 **NB 201-901, SC 2**04-904, SC 203-903, SD 202-902 **SD-201-901, SD-2**03-903, SD-204-904, SE-201-901 SE-202-902



MASTER BED ROOM 11'4' X 13'9'

300 H IOWER

Flat No	Type	Area
NA-203-903	3BHK	1593sft
NB-202-902	3BHK	1593sft

Type 04 North Tower Typical Floors NA-203-903 & NB-202-902





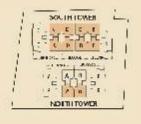
Flat No	Type	Area
SE-103	3BHK	1692sft

Type 05 Sorth Tower SE-103

Flat No	Туре	Area
NA-103	2BHK	1287sft
NB-102	2BHK	1287sft
SC-103-104	2BHK	1287sft
SD-101-104	2BHK	1287sft
SE-101-102	2BHK	1287sft

Type 07 North & South Tower NA 103, NB-102, SC-103-104, SD-101-104, SE 101-102





Floor Plan



BALCONY H'9' X 6")"	39 X 29	
	KITCHEN BO'X 11'3'	MASTER BED ROON 1"4" X : 39
		TOILET ANY X RO'
841)		TONET 80 X BU
FOYER 87 X 45°		TERRAGE 86' 3 10'10'
	11-31 X 6737 171N 11-107 X 3	BALCONY 11-32 X 579" LIVING 41-70 X 24-25 DINING B41 X 10-52"

Flat No	Type	Area
VA-104	2BHK	1287sft
NB-101	2BHK	1287sft

Type 07A North & South Tower NA-104 & NB-101



Celebrate your lifestyle

Sapthagiri Splendor is a self-contained residential heaven. Once inside, there is very little need for you to step out. A host of indulgent amenities ensure your family's every moment of leisure is fun and engaging. A swimming pool with toddlers' pool welcomes you to revel in the lap of luxury. For the fitness conscious, a fully-loaded gym and a jogging track beckons. A charming children's play area promises engrossing moments for tots and a multi-purpose hall is a perfect venue for get-togethers.

Amenities

Sapthagiri Splendor will be perfect homes, in an ideal setting, with unique & special amenities at unbelievable prices because when you are choosing to live in luxury what's outside matters as much as how you feel inside.

- Multipurpose Hall
- Children's play Area
- Jogging Track around the building
- Gym
- Swimming pool with Toddler pool
- Landscape greenary & water bodies
- Generator backup for common facilities
- Around the clock security
- Intercom facility from security to flats
- Rainwater Harvesting

Specifications

Finished with care

• A Saptagiri Splendor apartments sports fine quality and detailing. Ensuring that you enjoy nothing less than a life of luxury.

Structure

- Seismic proof RCC framed structure
- Solid /Hollow concrete Blocks for walls:

Flooring /Dado

- Marble/ Granite/Vitrified in entrance lounge, passage staircases (Main) and for fire exit staircase with Kota stones flooring;
- 24" X 24" premium quality of Regent /Euro/Asian make/Equivalent Vitrified tiles flooring In living, dining, all bedrooms and Kitchen;

Toilets

• 8" X 12" premium quality ceramic designer tiles dado upto ceiling in toilets;

Kitchen

- Highly polished Bull Nosed Granite platform with good quality S S Sink
- Provision for Aqua Guard point near kitchen sink;
- Hot & Cold water mixer provision near kitchen sink;
- 12" X12" premium quality ceramic tile dadoing upto 2ft. above kitchen platform
- Provision for utensils washing in utility and washing machine points;

Plumbing/Sanitary/Fixtures

- White EWC's and wash basins in all the toilets shall be of Hindware /Parryware/Cera or equivalent make with flash wall provision;
- Wall Mixture in common toilets shall be of Jaguar/Equivalent:

Electrical & Communication

- PVC insulated fire retardant wires of Anchor/Havells /Finolex of Equivalent make
- Premium Electrical switches of Anchor Roma /MK/Equivalent;
- Premium distribution boards of reputed make
- BESCOM Power supply of 3KW for 2 bedroom flat and 4KW for 3 bedroom flat;
- TV & Telephone points in living and in all the bedrooms;
- Intercom facility from security room to all flats to ensure screening of visitors;
- DG set for intercom facility, left, water pump, common area lighting, garden area lighting and gate lights;

Doors & Windows

- Teak frame with HDF moulded paneled shutter for main door;
- Sal wood frames with flush shutters for utility & toilets and bed rooms;
- Windows of coated aluminium UPVC sliding type with provision for mosquito mesh for balconies;
- Ventilators with provision for exhaust fan;

lardware

- Premium quality locks of Godrej / Equivalent for main door and bedroom doors;
- Brass / SS polished hardware for main door and bedroom doors;
- Powder coated aluminium door accessories for balcony doors & utility / toilet doors;

Paints

- Asian Make Tractor Emulsion for interior walls and OBD, for ceiling, exterior with apex/ ACES finish
- Melamine polish for main doors, & enamled paint for toilet, balcony, utility and bedroom doors;

Note: Specification mentioned above are subject to change as per the direction of the architect/developer