EXPLORE A

WORLD OF

UNPARALLELED

COMFORT

AND

ELEGANCE



SAI SILICON

HEIGHTS

2, 3 & 4 BHK LUXURY RESIDENCES

UNITED

Designing your life style

REDEFINING HOME COMFORTS To REDEFINE LIFESTYLES!

United Developers stands as a beacon of excellence in the realm of residential real estate development within Bengaluru.

Renowned for its unwavering commitment to quality and innovation, United Developers has carved a distinguished niche in the skyline of Bengaluru.

With a legacy steeped in trust and admiration, the brand continues to ascend to new heights, setting unparalleled standards of luxury living.





WELCOME TO

SAI SILICON

HEIGHTS

DEDICATED To SHAPING BRIGHTER FUTURES

Introducing Silicon Heights, the epitome of opulence and refinement in urban dwelling. Nestled amidst the dynamic landscape of Bengaluru, this ultra-luxury high-rise apartment project redefines contemporary living. Meticulously crafted with the discerning connoisseur in mind, Sai Silicon Heights exudes sophistication at every turn, offering an unparalleled fusion of lavish amenities, architectural grandeur, and panoramic vistas.

Welcome to a realm where luxury knows no bounds and every detail speaks of impeccable elegance.



Club house

UNITED DEVELOPERS



SAI SILICON
HEIGHTS

INDULGE IN UNMATCHED TRANQUILITY & LUXURY

Indulge in the epitome of luxury as you step into Sai Silicon Heights, where 206 exquisite residences beckon. From expansive 2 BHKs to lavish villas, each abode epitomizes perfection. Immerse yourself in meticulously curated interiors and awe-inspiring vistas, promising unparalleled comfort and elegance.

4 BHK
DUPLEX VILLAS - 5 NO.S
(2985 SQFT)

3, 4 & 5 BHK
DUPLEX FLATS - 16 NO.S
(2415 - 4240 SQFT)

2 BHK
24 FLATS
(1205 - 1295 SQFT)

3 BHK
137 FLATS
(1425 - 1775 SQFT)

4 BHK
24 FLATS
(1960 - 2230 SQFT)

OPULENT LIVING MEETS ADMIRABLE REPUTATION

SAI SILICON
HEIGHTS



Immerse yourself in meticulously crafted living spaces that exude an atmosphere of unparalleled ultra-luxury, where every detail speaks of refinement and sophistication, inviting you to elevate your lifestyle to new heights of opulence and elegance.

MASTER PLAN

Discover a world of meticulously crafted spaces, thoughtful amenities, and vibrant community living awaiting you at Sai Silicon Heights.



SAI SILICON
HEIGHTS



1. Entry
2. Exit
3. Commercial Block
4. Residential Block
5. Pavillion
6. Waterbody & Garden
7. Transformer Yard
8. Food Kiosk
9. Outdoor Gym
10. Shaded Carparking
11. Dribble Court
12. Multipurpose Court / Cricket Pratice
13. Elders Zone
14. Floral Garden
15. Security Cabin
16. Cycle Stand
17. Childrens Playground
18. Sandpit
19. OWC
20. Zebra Crossing

CLUBHOUSE PLAN

SECOND FLOOR PLAN

LEGENDS
1. GYM
2. BAND & BALLS
3. INDOOR GAMES
4. BADMINTON COURT
5. AEROBICS ROOM





THIRD FLOOR PLAN

LEGENDS
6. LIBRARY
7. LOUNGE
8. CRECHE
9. CAFE
10. GUEST ROOMS

CLUBHOUSE OASIS: WHERE LUXURY MEETS LEISURE



FOURTH FLOOR PLAN

LEGENDS

11. MINI THEATRE
12. SWIMMING POOL
13. KID'S POOL
14. OPEN PARTY HALL
15. MULTI PURPOSE ROOM

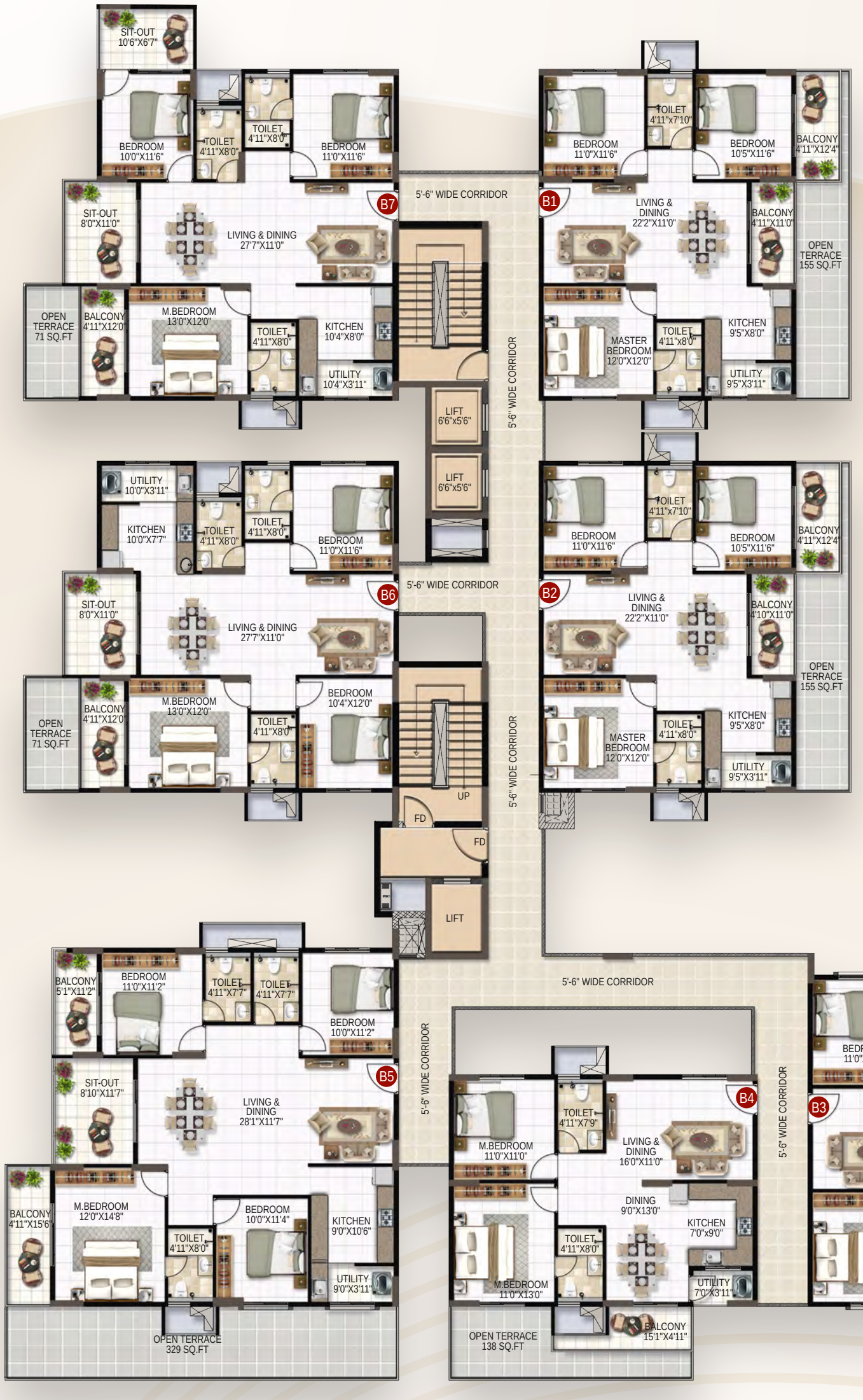
Step into a world of refined relaxation and exclusive amenities at the Clubhouse of Sai Silicon Heights. Designed to exceed expectations, our Clubhouse is the epitome of luxury living, offering a sanctuary where residents can unwind, socialize, and indulge in unparalleled comfort. Nestled within the heart of our ultra-luxury high-rise apartments, the Clubhouse is a haven of sophistication and style.



FLOOR PLAN BLOCK-A

2nd, 6th & 10th FLOOR

SAI SILICON
HEIGHTS

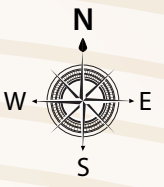


FLOOR PLAN
BLOCK- B

2nd, 6th & 10th FLOOR

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
A1	3BHK	WEST	893	1071	1505
A2	3BHK	WEST	893	1071	1505
A3	3BHK	WEST	893	1071	1505
A4	3BHK	WEST	893	1071	1505
A5	3BHK	EAST	1015	1236	1680
A6	3BHK	EAST	1015	1236	1680
A7	3BHK	EAST	1015	1236	1680
A8	4BHK	EAST	1239	1552	2200
A9	2BHK	EAST	766	906	1260

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
B1	3BHK	WEST	893	1071	1505
B2	3BHK	WEST	893	1071	1505
B3	3BHK	WEST	893	1071	1505
B4	2BHK	EAST	766	922	1295
B5	4BHK	EAST	1239	1552	2230
B6	3BHK	EAST	1015	1236	1680
B7	3BHK	EAST	1015	1307	1775





FLOOR PLAN BLOCK-A

3rd FLOOR

N
W E
S

SAI SILICON
HEIGHTS



FLOOR PLAN
BLOCK- B
3rd FLOOR

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
A1	3BHK	WEST	893	1071	1550
A2	3BHK	WEST	893	1071	1425
A3	3BHK	WEST	893	1071	1425
A4	3BHK	WEST	893	1071	1425
A5	3BHK	EAST	1015	1236	1680
A6	3BHK	EAST	1015	1236	1680
A7	3BHK	EAST	1015	1236	1680
A8	4BHK	EAST	1239	1552	2220
A9	2BHK	EAST	766	906	1250

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
B1	3BHK	WEST	893	1071	1425
B2	3BHK	WEST	893	1071	1425
B3	3BHK	WEST	893	1071	1595
B4	2BHK	EAST	766	922	1280
B5	4BHK	EAST	1239	1552	2220
B6	3BHK	EAST	1015	1236	1680
B7	3BHK	EAST	1015	1307	1775





FLOOR PLAN BLOCK-A

4th, 5th, 8th, 9th & 12th Floor

SAI SILICON
HEIGHTS



FLOOR PLAN BLOCK-A

4th, 5th, 8th, 9th & 12th Floor

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
A1	3BHK	WEST	893	1071	1425
A2	3BHK	WEST	893	1071	1425
A3	3BHK	WEST	893	1071	1425
A4	3BHK	WEST	893	1071	1425
A5	3BHK	EAST	1015	1236	1645
A6	3BHK	EAST	1015	1236	1645
A7	3BHK	EAST	1015	1236	1645
A8	4BHK	EAST	1239	1552	2065
A9	2BHK	EAST	766	906	1205

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
B1	3BHK	WEST	893	1071	1425
B2	3BHK	WEST	893	1071	1425
B3	3BHK	WEST	893	1071	1425
B4	2BHK	EAST	766	922	1225
B5	4BHK	EAST	1239	1552	2065
B6	3BHK	EAST	1015	1236	1645
B7	3BHK	EAST	1015	1307	1740





FLOOR PLAN BLOCK-A

7th & 11th Floor

SAI SILICON
HEIGHTS



FLOOR PLAN
BLOCK-A

7th & 11th Floor

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
A1	3BHK	WEST	893	1071	1550
A2	3BHK	WEST	893	1071	1425
A3	3BHK	WEST	893	1071	1425
A4	3BHK	WEST	893	1071	1425
A5	3BHK	EAST	1015	1236	1680
A6	3BHK	EAST	1015	1236	1680
A7	3BHK	EAST	1015	1236	1680
A8	4BHK	EAST	1239	1552	2220
A9	2BHK	EAST	766	906	1250

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
B1	3BHK	WEST	893	1071	1425
B2	3BHK	WEST	893	1071	1425
B3	3BHK	WEST	893	1071	1520
B4	2BHK	EAST	766	922	1280
B5	4BHK	EAST	1239	1552	2220
B6	3BHK	EAST	1015	1236	1680
B7	3BHK	EAST	1015	1307	1775





DUPLEX LOWER FLOOR PLAN BLOCK- A

13th Floor

N
W E
S

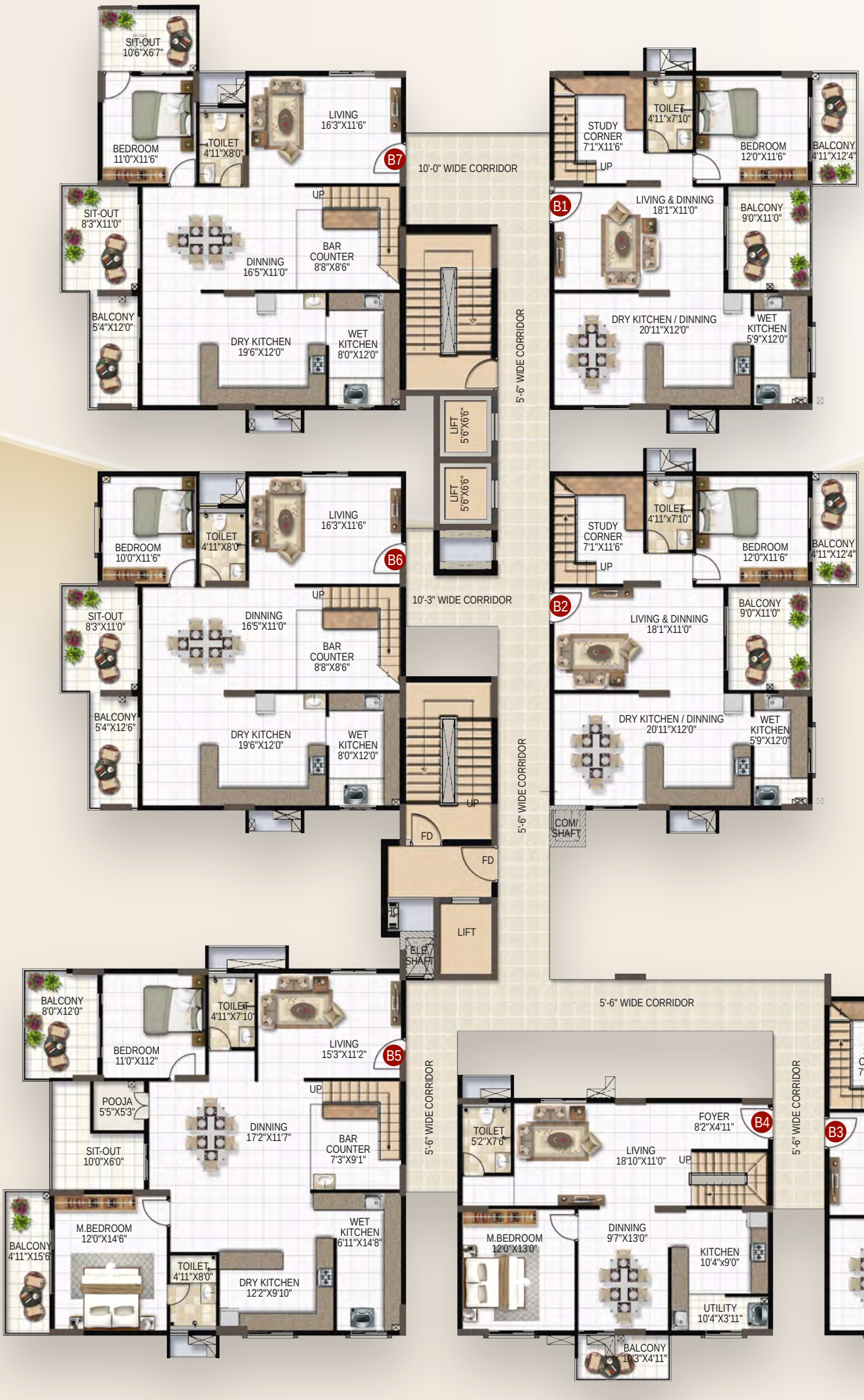
SAI SILICON
HEIGHTS



DUPLEX LOWER FLOOR PLAN BLOCK- A

14th Floor

N
W E
S



DUPLEX LOWER FLOOR PLAN BLOCK- B

13th Floor

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
A1	3BHK	WEST	1531	2049	2800
A2	3BHK	WEST	1531	2049	2800
A3	3BHK	WEST	1531	2049	2800
A4	3BHK	WEST	1531	2049	2800
A5	3BHK	EAST	1902	2433	3260
A6	3BHK	EAST	1902	2433	3260
A7	3BHK	EAST	1902	2433	3260
A8	4BHK	EAST	2266	3057	4200
A9	3BHK	EAST	1537	1776	2415



SAI SILICON
HEIGHTS



DUPLEX LOWER FLOOR PLAN BLOCK- B

14th Floor

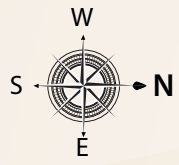
Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
B1	3BHK	WEST	1531	2049	2800
B2	3BHK	WEST	1531	2049	2800
B3	3BHK	WEST	1531	2049	2800
B4	3BHK	EAST	1536	1769	2425
B5	4BHK	EAST	2300	3005	4240
B6	3BHK	EAST	1902	2433	3260
B7	3BHK	EAST	1902	2586	3460





Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
--	--	--	--	--	--
VA1	4BHK	EAST	1746	2019	2985
VA2	4BHK	EAST	1746	2019	2985
VA3	4BHK	EAST	1746	2019	2985
A5	3BHK	EAST	1015	1236	1645
A6	3BHK	EAST	1015	1236	1645
A7	3BHK	EAST	1015	1236	1645
A8	4BHK	EAST	1294	1476	1960
A9	2BHK	EAST	766	906	1205

Flat No	Type	Facing	Carpet Area	Builtup Area	SBA
VB1	4BHK	EAST	1746	2019	2985
VB2	4BHK	EAST	1746	2019	2985
--	--	--	--	--	--
B4	2BHK	EAST	766	922	1225
B5	4BHK	EAST	1239	1552	2065
B6	3BHK	EAST	1015	1236	1645
B7	3BHK	EAST	1015	1307	1740



SAI SILICON
HEIGHTS



FIRST FLOOR



GROUND FLOOR

STEP INTO A WORLD OF UNMATCHED ELEGANCE

3 BHK



SAI SILICON
HEIGHTS



2 BHK

UNWIND IN STYLE IN YOUR HAVEN OF TRANQUILITY

Embark on an unparalleled journey of luxury living within the prestigious enclave of Nagondanahalli - Whitefield. Here, amidst the vibrant pulse of the city, awaits a sanctuary of sophistication and opulence.

Behold breathtaking vistas that unfold before your eyes, a testament to the harmonious blend of nature's beauty and architectural mastery.

Immerse yourself in a world of upscale amenities meticulously curated to elevate your lifestyle to new heights of indulgence. From state-of-the-art fitness centers to serene landscaped gardens, every facet of refined urban living has been meticulously considered to cater to your every need and desire.



SAI SILICON
HEIGHTS

Uncover a realm of meticulously crafted apartments designed to encapsulate the essence of space, privacy, and serenity. Within these abodes, bask in abundant natural light that gracefully illuminates every corner, while refreshing cross ventilation ensures a constant flow of crisp, invigorating air.

With a generous 75% built-up area meticulously allocated, revel in the luxury of clutter-free living, where each space is thoughtfully optimized for comfort and functionality, promising a sanctuary of tranquil refinement amidst the bustling urban landscape.

SAI SILICON
HEIGHTS

WELCOME To A NEW STANDARD OF ARCHITECTURAL EXCELLENCE

206
FLATS

B + G + 14
UPPER FLOORS

5
VILLAS

SAVOR EVERY MOMENT AND EMBRACE LIFE'S DELIGHTS



This isn't just a structure of bricks and mortar; it's a sanctuary where luxury harmonizes with tranquility, where every nuance is infused with elegance and poise.

Step into a realm of distinction, where every day is an ode to refined living at the heart of Nagondanahalli - Whitefield.

Welcome to a lifestyle where each moment is a celebration of the art of living well.

SAI SILICON
HEIGHTS



SPECIFICATIONS

Structure

R.C.C. framed structure with solid cement concrete block masonry.

Doors

Main Doors: Engineered hardwood frame with designer shutters of 38 mm thickness with melamine polish finished on both sides.

Internal Doors: Engineered hardwood frames with designer shutters of 38 mm thickness with enamel paint finished on both sides.

French Doors: UPVC door systems with sliding shutters with mosquito mesh.

Kitchen

Provision for softened water outlet.

Windows

UPVC window systems with safety grills (M.S) and with mosquito mesh.
All Hardware of reputed make.

PAINTINGS

External: Textured /smooth finish and two coats of exterior emulsion paint.
Internal: Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over a coat of primer.

Hand Railing

Balcony: Glass
Staircase (common area): M.S railing

Lifts

Two Eight passengers Lifts for Each Block with an auto rescue device with V3F for energy efficiency. (Schindler or Equivalent make)
One 13 passenger service lift for each block.



Flooring

Ground Floor Lobby: Granite flooring.
Staircases/Corridors: Vitrified tile flooring. Living, Dining, all Bedrooms
Kitchen: 800 X 800 mm size double charged vitrified tiles.
Bathrooms: Satin finish ceramic tile flooring.
All Balconies/Utilities: Rustic ceramic tiles.
Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.
Bathrooms: Glazed ceramic tile dado up to False Ceiling height.
Utilities: Tiles dado up to 3' Height.
Basement: Cement concrete power troweled with a smooth finish.

Bathrooms

Granite counter for washbasin. Wall-mounted EWC with the concealed flush tank. Single lever diverter cum shower.
Sanitary: TOTO /GROHE or equivalent.
C.P Fittings: TOTO /GROHE or equivalent.

Security

Round-the-clock security system. Surveillance cameras at the main security and entrance of each block.

Electrical

Concealed copper wiring of Havells / Polycab or equivalent.
Modular Switches: Northwest or equivalent. Power outlets for air conditioners in all bedrooms. Power outlets for geysers and Exhaust Fans in all bathrooms. Power outlets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer and washing machine in utility area.
DG backup 1 KVA per flat. 100 % DG backup power for Lifts, Pumps & Lighting in common areas.

Plumbing

Drainage / Sewage: PVC pipes & fittings
Water supply (Int & Ext): CPVC or UPVC pipes & fittings.

Telecom / Internet / Cable TV

Provision for internet & DTH.

WTP & STP

Softened water is made available through an exclusive water treatment plant (in the case of bore water). A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping / flushing purpose.



SAI SILICON
HEIGHTS

DISCOVER ENDLESS OPTIONS WITH AMENITIES GALORE

From the inviting Reception Plaza, where a warm greeting awaits, to the revitalizing Swimming Pool, where relaxation beckons, and the invigorating Gym, where wellness takes center stage, to the lively Play Area, where laughter and joy abound—this neighborhood pulsates with an irresistible charm and boundless energy, offering a wealth of experiences for residents to savor and enjoy.

WHERE EVERY DETAIL EXUDES LUXURY

INDOOR GYM

RUNNING TRACK

SWIMMING POOL

YOGA AREA



SAI SILICON
HEIGHTS

Immerse yourself in a world of luxury and convenience with our array of meticulously curated amenities. From state-of-the-art fitness facilities to serene outdoor spaces, each amenity has been designed to enhance your lifestyle and elevate your everyday living experience.

CYCLING TRACK

BASKETBALL COURT

ELDERLY PARK



WORLD CLASS CLUB HOUSE





















Embark on a journey of indulgence and relaxation within our exceptional clubhouse, boasting a three-level design that epitomizes luxury living. Immerse yourself in the serenity of our infinity pool, where crystal-clear waters stretch to the horizon, offering a tranquil escape from the hustle and bustle of everyday life.

LUXURIOUS LIFESTYLE MEETS ESTEEMED REPUTATION

Behold from above, meticulously laid out living spaces exuding an unparalleled atmosphere of ultra-luxury, where every detail reflects refinement and sophistication.

EXPERIENCE THE PERFECT BLEND OF ELEGANCE & CONVENIENCE

SAI SILICON
HEIGHTS

Experience the heartbeat of convenience and entertainment at Sai Silicon Heights, where the fusion of comfort and elegance creates a sprawling haven for modern living.

EXPERIENCE LIVING AMIDST A TAPESTRY OF LANDMARKS

EDUCATIONAL INSTITUTIONS

- Bloomer's School
- Gurukula
- EDUN Academy
- Jnana Samskruti Public School
- Kidzee
- Whitefield Global School
- Royal Public School
- KK International School
- MVJ College of Engineering
- Ujwal School
- Delhi Public School
- PNC Cognitio School
- Pragathi School

HOSPITALS

- Manipal Hospital
- Cloudnine Hospital
- Sahasra Hospital
- Pushpa Nursing Home
- Satya Sai Super Specialty Hospital
- Vydehi Hospital
- Sathya Sai Hospital KR Puram
- Super Specialty Hospital
- RXDX Whitefield
- AXIS Kadugodi

CORPORATES & SEZ

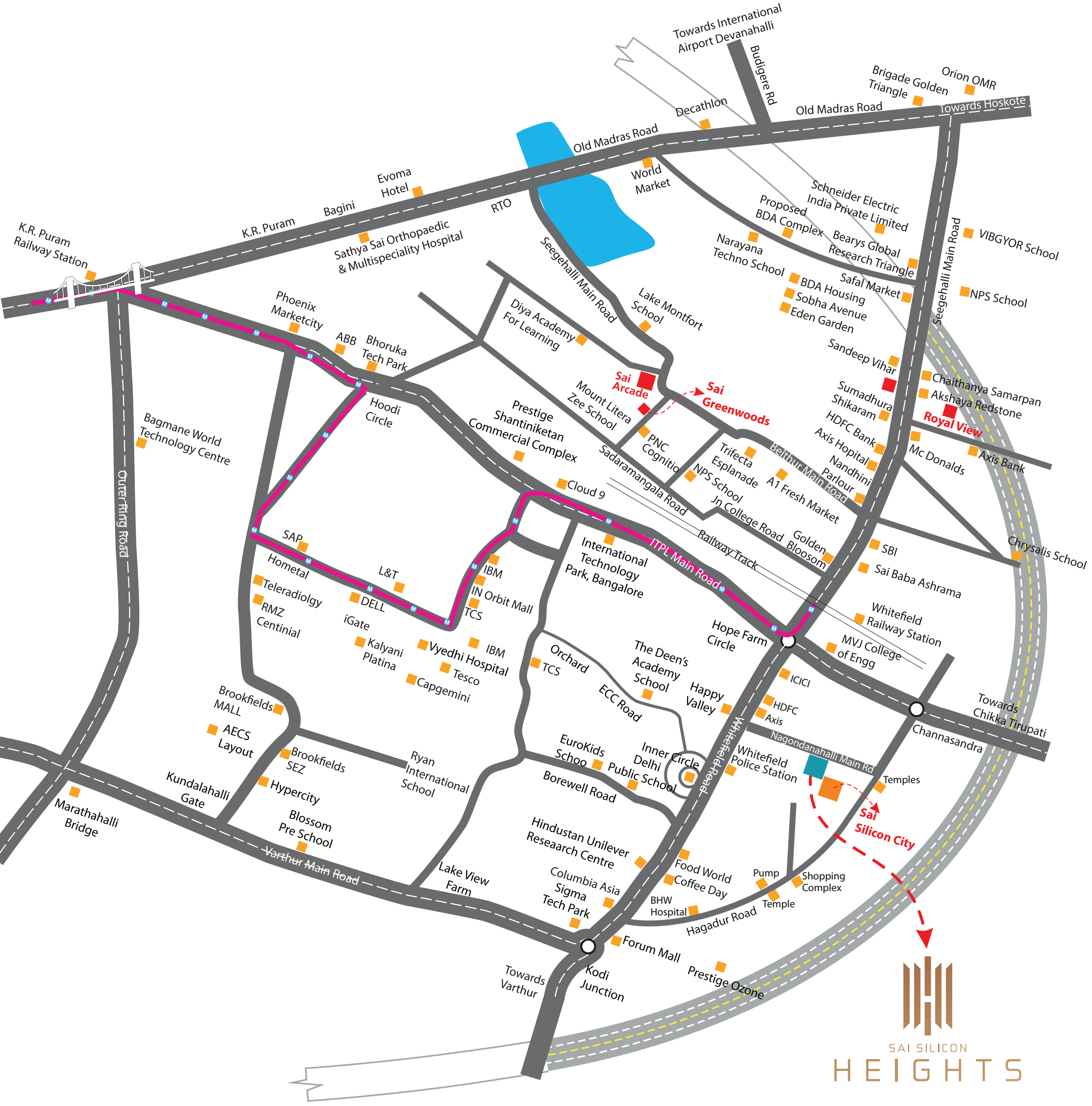
- ITPL
- Silverline Tech Park
- IBM
- GE
- TESCO
- Cap Gemini
- Bhoruka Tech Park
- Kalyani Tech Park
- HM Tech Park
- Sigma Tech Park
- GR Tech Park

MALLS & ENTERTAINMENTS

- Phoenix Market city
- VR Mall
- Inorbit Mall
- Cosmos Mall
- Park Square Mall
- Virginia Mall
- Forum Value Mall
- Prestige Forum Mall

To M.G. Road

Old Airport Road



SAI SILICON
HEIGHTS

LIST OF

APPROVALS

SANCTION AUTHORITY	DATE OF APPROVAL	APPROVAL NO.
Bruhat Bengaluru Mahanagara Palike	21.02.2024	BBMP/ADDL.DIR/JD NORTH/LP/0048/2022-23
Karnataka State Pollution Control Board	06.10.2022	CTE-333678 PCB ID: 132172
State Level Environment Impact Assessment Authority (SEIAA)-Karnataka	01.07.2022	SEIAA 57 CON 2022
Karnataka State Fire & Emergency Services	14.11.2022	No. KSFES/GBC(1)/374 - Docket No. KSFES/NOC/337/2022
Hindustan Aeronautics Limited	08.04.2023	ASC/DGM (AO)/131/HAL-BG-23-23/450/2023
Airports Authority of India	21.06.2022	BIAL/SOUTH/B/061522/677818
Bangalore Electricity Supply Company Limited	29.06.2022	SEE/BEC/EE(O)/AEE/2022-23/2306-08
Bharat Sanchar Nigam Limited	29.06.2022	DE/SAN/BG/NOC HRB (S-11)/2020-21 Dated @BG41
Bangalore Water Supply and Sewerage Board	07.09.2022	BWSSB-NOC-2022-6-1193-062103552426

OUR EXCLUSIVE

CONSULTANTS

Architecture
FWD Architects

Structural
Cratis Designers Pvt. Ltd.

Legal Advisors
Suriya Law Associates

Landscape
Dhruva Associates
Jayanagar, Bengaluru

UNITED

Designing your life style

UNITED DEVELOPERS

#113/1, Nagondanahalli,
K R Puram Hobli,
Bengaluru - 560 066

For sales enquiries & site visit, call us on
8310 399 569 | 9880 666 189

sales@uniteddevelopers.in
www.uniteddevelopers.in

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