

RISE WITH THE LOTUS



A PROJECT BY



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Note: This Brochure is only conceptual presentation of project and not a legal offering. The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit.



FIND INNER CALM WHERE YOUR
HOME BLOSSOMS AMONG THE SKIES



2, 2.5 & 3 BHK PREMIUM APARTMENTS



AN ICON OF REFINED GRANDEUR

166	2 BHK	2.5 BHK	3 BHK
HOMES	1303 SQ. FT - 1384 SQ. FT	1713 SQ. FT	1690 SQ. FT - 1887 SQ. FT

SkyGarden stands out with its contemporary elevation, clean geometry, and bold design language. Each structural detail is crafted with sophistication and purpose. The result is a landmark that adds pride to the skyline.

LUXURY MEASURED IN MOMENTS



A SPACE
FOR LIFE'S
FINEST
MOMENTS

Set within a peaceful neighbourhood,
the community blends modern luxury with
serene natural surroundings.

WHERE LUXURY MEETS TRANQUILITY

Thoughtfully designed homes invite you to slow
down and enjoy every moment. Here, life moves in
perfect balance and harmony.



A LIFESTYLE SURROUNDED BY SPACIOUS FREEDOM

SkyGarden emphasizes breathing spaces with lush gardens, pathways, and peaceful sit-outs. These green pockets bring freshness to your doorstep.

BEYOND THESE GATES, LIFE UNFOLDS, WELCOME HOME



MASTER PLAN

WHERE EVERY
ELEMENT HAS A PURPOSE

A well-planned layout seamlessly blends landscaped greenery, amenities, and residential blocks. The design prioritizes ventilation, natural light, and smooth connectivity throughout the project.



LEGENDS

- 1. ENTRY/EXIT
- 2. ADULT PARK
- 3. PET PARK
- 4. LANDSCAPED LAWN
- 5. MULTIPURPOSE SPORTS COURT
- 6. DEDICATED LAP POOL
- 7. KID'S' POOL
- 8. PANTRY
- 9. POOLSIDE DINING / PARTY LAWN
- 10. KIDS' PLAY AREA
- 11. OUTDOOR GYM
- 12. WALKING/JOGGING TRACK
- 13. REFLEXOLOGY PATHWAY
- 14. GAZEBO SEATING
- 15. OPEN AMPHI THEATRE
- 16. SKATING RINK
- 17. WALKING TRACK

FIRST FLOOR PLAN

The layouts offer a blend of spacious rooms, wide balconies, and efficiently planned utility areas. Every square foot is optimized to create a sense of freedom.

SL NO	FACING	TYPE	SBA
01	WEST	3BHK	1821
02	WEST	3BHK	1740
03	WEST	2.5BHK	1713
04	NORTH	3BHK	1690
05	NORTH	3BHK	1690
06	NORTH	2BHK	1384
07	NORTH	3BHK	1690
08	EAST	3BHK	1833
09	CLUB HOUSE		
10	CLUB HOUSE		
11	WEST	2BHK	1303
12	NORTH	2BHK	1335
13	EAST	3BHK	1701
14	EAST	3BHK	1730



LIVE ELEVATED. LIVE REFINED.



SMART FLOOR PLANS FOR A BALANCED LIFESTYLE



TYPICAL FLOOR PLAN

The typical floor plan highlights a carefully considered arrangement that enhances usability and comfort across the home.

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05	NORTH	3BHK	1690
06	NORTH	2BHK	1384
07	NORTH	3BHK	1690
08	EAST	3BHK	1833
09	EAST	3BHK	1866
10	EAST	3BHK	1887
11	WEST	2BHK	1303
12	NORTH	2BHK	1335
13	EAST	3BHK	1701
14	EAST	3BHK	1730



RELAX, RECHARGE, AND REJOICE

The swimming pool at Sapthagiri SkyGarden is designed as a refreshing oasis where residents can unwind in complete comfort. Surrounded by soft landscape and elegant poolside seating, it creates a soothing atmosphere for both relaxation and fitness.

With crystal-clear water and a well-planned deck area, the swimming pool brings leisure right to your doorstep. It's a space to relax, recharge, and enjoy quality family time.

The community pool blends style and comfort, offering a serene space to relax and rejuvenate.



A thoughtfully designed gym encourages regular workouts and a healthy lifestyle

FITNESS
THAT MOTIVATES

LEISURE SPACES FOR ALL AGES

From children to senior citizens, everyone has their own dedicated spaces to relax and enjoy. Play zones, shaded sit-outs, and recreational decks offer joyful experiences.

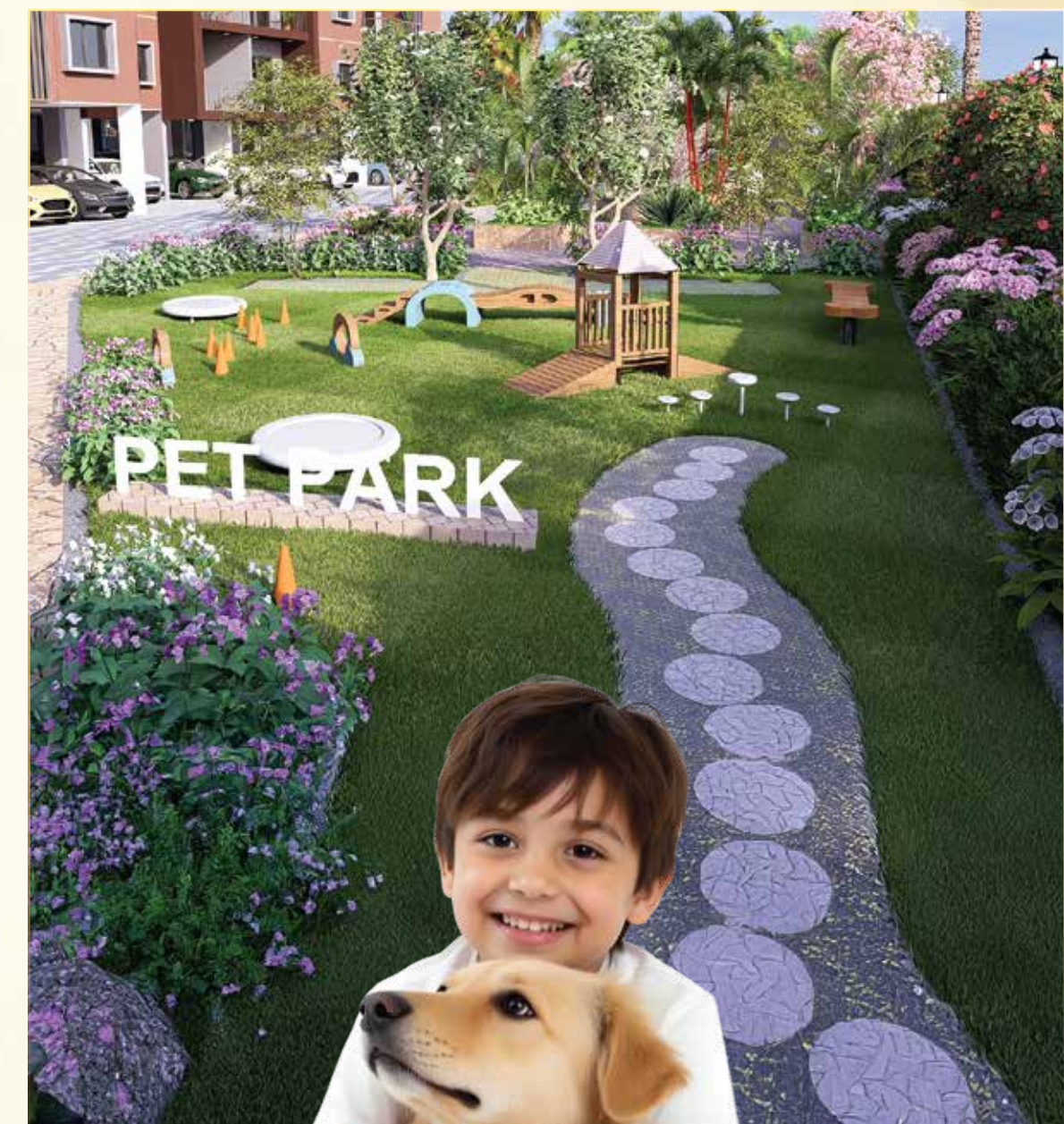


THE COMMUNITY IS
BUILT TO SUPPORT EVERY
STAGE OF LIFE.



PLAY BEYOND LIMITS, UNDER OPEN SKIES

The kids' play area is designed as a safe and joyful space where children can explore, run, and play freely. With modern equipment and soft surroundings, it creates a lively environment for fun and healthy growth.



PLAY, BREATHE, AND UNWIND IN JOY

- | | |
|--------------------------|------------------------|
| • Sand Pit | • Security Cabin |
| • Children Play Area | • Power Backup Dg |
| • Cycling Track | • Boundary Plantation |
| • Covered Pavilion | • Covered Car Parking |
| • Fitness Station | • Lawn Tennis Court |
| • Pets Park | • Mini Foot Ball Court |
| • Camp Fire | • Cricket Net |
| • Skating Rink | • Jogging Track |
| • Half Basket Ball Court | |
| • Seating Under Tree | |
| • Amphitheater | |
| • Visitors Parking | |
| • Entrance Lounge | |
| • 24*7 CCTV | |



OPEN SPACES CRAFTED FOR EVERY MOMENT

- Club House
- Party Hall
- Gym
- Indoor games
- Meditation Room
- Yoga Room
- children creche
- Association Room

YOUR NEW CHAPTER BEGINS HERE

Sapthagiri SkyGarden invites you to experience premium living with comfort, luxury, and serene surroundings. It's more than a home—it's a destination for a better, brighter future. Welcome to elevated living.

A PLACE FOR MINDFUL LIVING

PREMIUM SPECIFICATION

Every specification is carefully selected to ensure superior performance, style, and reliability. The project combines modern materials and trusted brands to create a truly premium living experience.

WHERE QUALITY MEETS
CONSCIOUS DETAILING



STRUCTURE

RCC Structure to withstand wind & seismic loads as per IS Codes.

MASONRY

External: 6" Solid Block Masonry.

Internal: 6" & 4" Solid Block Masonry.

PLASTERING

Internal & External: Plastering using Plastering M Sand.

KITCHEN & UTILITY

Kitchen: Granite Slab and Wall tiles dado will not be provided.

Kitchen sink: Stainless steel sink will not be provided.

RO water: Provision for RO.

Kitchen: Provision for exhaust fan/ sleeve for chimney.

Washing machine: Provision for Water inlet/outlet in utility area.

Geyser : water inlet and Electrical socket providing for geyser.

FLOORING-COMMON AREAS

Ground floor lobby Lift lobby and clubhouse entry:

Granite/Vitrified Tiles flooring.

Upper floors Lift lobby & Common areas: Combination of Vitrified tiles.

Lift wall cladding: Granite cladding.

UNITS FLOORING

Living, Dining, Kitchen & Bedrooms: Vitrified Tiles.

Toilet dadoing: Glazed ceramic tiles up to 8 feet.

Toilet flooring: Antiskid Ceramic Tiles flooring.

All Balconies & Utility: Antiskid Ceramic Tiles flooring.

Basement flooring: Cement concrete flooring with smooth finish.

PAINTING

Internal walls: Premium Emulsion Paint for internal walls.

External Walls: Weatherproof exterior emulsion paint.

• Enamel Painting for Grills & Railings.

PLUMBING

CPVC Pipes for Water Lines and PVC Pipes for Sewage lines of reputed make/ Ashirwad / Astral/ Sudhakar.

LIFTS

- 2 No's 8 - Passenger High Speed Automatic Elevator of reputed Make for each tower.
- 1 No High Speed Automatic Elevator for Service of reputed make for each tower

ELECTRICAL

Wires: Concealed fire resistant copper wiring of t Polycab/Havells/Gtreat White or equivalent make.

Modular Switches: Schneider / Havells or equivalent make.

DG Back Up: 1 KW for All flats and 100% DG backup power for lifts, pumps.

Solar power: Street lights and Landscaping area.

Kitchen & utility: Power sockets for hob, chimney.

- Power Sockets provision at Balconies
- TV Point in Living and Master Bedroom.
- AC Provision for all bedrooms.
- Mobile App based Intercom facility for each flat from security Cabin

WATER SUPPLY

- Sufficient bore well water.
- STP: Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the Flushing purpose and landscaping.
- Providing Ground water recharging & rainwater harvesting system.

DOORS AND WINDOWS

Main door: Factory Finished Engineered wood frame with veneered flush shutters of with UV polish on both sides.

Internal doors: Factory finished Engineered hardwood frame with laminated flush shutters.

Toilet doors: Factory finished Engineered hardwood frame with laminated waterproof flush shutters.

French Doors: 2.5/3 Track UPVC door with sliding shutters with mosquito mesh.

Windows : 2.5/3 Track UPVC window with sliding shutters, safety MS grill with mosquito mesh.

Ventilators: UPVC Louvered ventilators with provision for exhaust fan.

Hardware: Digital Lock for Main door and All other hardware's are reputed make (Godrej / Yale / Dorset or equivalent).

TOILETS

Wash basin: Jaquar / Grohe /equivalent make wall hung wash basins providing in all toilets, provision for wash basin in dining area.

EWC: Jaquar / Grohe / equivalent make Wall mounted EWC with concealed flush tank.

CP Fittings:

- All cp fittings from Jaquar / Grohe.
- Provision for Geyser in all toilets.

CONNECTED TO EVERYTHING IMPORTANT

With easy access to transport routes, essentials, workplaces, and entertainment, your lifestyle becomes smooth and convenient. Everything you need is just minutes away. It's the perfect balance of peace and connectivity.

EDUCATION

Clarus International School - 1 min
Edify World School - 2 min
National Public School - 5 min
New Baldwin International School - 15 min
Jain Heritage School - 5 min
Capstone High CBSE School - 15 min
The Polaris International School - 10 min
Pinnacle International School - 15 min
Delhi Public School - 21 min
Whitefield Global School - 24 min
The Deens Academy - 29 min

HOSPITALS

MVJ Hospital - 10 min
Sparsha Hospital & Neuro Center - 10 Min
Silicon City Hospital - 10 Min
Ovum Women & Child Speciality - 11 min
Svastha Hospital - 25 min
Manipal Hospitals - 29 min
Sri Sathya Sai Super Speciality Hospital - 30 min

IT PARKS / OFFICES

Brigade Signature Towers - 5 min
Bearys Global Research - 6 min
Siemens - 8 min
International Tech Park (ITPL) - 15 min
RMZ Infinity - 20 min
Bagmane Tech Park - 25 min
DivyaSree Technopark - 30 min
Brigade Magnum - 30 min

MALLS & HOTELS

Orion Uptown Mall - 5 min
Ascendas Park Square Mall - 24 min
Nexus Shantiniketan Mall - 25 min
Nexus Neighbourhood Mall - 30 min
Hotel A2B - 2 min
Empire - 2 min
Hoskote Biryani Zones - 5 min

PERFECTLY PLACED
FOR A LIFE WELL
CONNECTED



Scan QR code for location

WHERE CONNECTIVITY MEETS CALM

