

PRIVAE

PRIVAE

Watersong

3 BHK+ Lakefront Residences

1 KM from Nallurhalli Metro, Whitefield



ONE NEIGHBOUR
ONE LAKE LOUNGE
ONE ELEVATOR ACCESS[#]

[#]One private elevator access per home per floor.



RERA No.: PRM/KA/RERA/1251/446/PR/290426/008606



JUST 40 RESIDENCES.
JUST TWO HOMES PER FLOOR.



Homes at Watersong are so private, it feels like a villa.
No doors face each other. No shared walls.
Only expansive balconies, fresh air & a serene lake view.

3 BHK+ homes from 2565 to 3495 sq. ft.

Low density - High UDS share

Vaastu-compliant

Two homes per floor, two elevators per floor

Every home has a large lake lounge



A LAKE LIKE THIS DESERVES
A LAKE LOUNGE

Up to 200 sq. ft. lake lounge.



Forget boring balconies. Step out into a rare 200 sq. ft. lake lounge: your private front row to rippling water, open skies, and evening breeze. It is a place to linger, breathe, and truly unwind.



FEATURES SO THOUGHTFUL, YOU FEEL SPECIAL

Double-height car parking
3 balconies per home
Anti-skid tiles on the balcony
Seamless common areas
Provision for island kitchen
No common walls





A kingfisher is captured mid-dive into a body of water. The bird is oriented vertically, head pointing downwards, with its wings and tail feathers spread. It has a vibrant blue upper body and a golden-brown underbelly. A trail of bubbles follows the bird's descent from the surface. The water is a deep teal color with gentle ripples on the surface.

FUN ACTIVITIES TO MAINTAIN A HEALTHY AND ACTIVE LIFESTYLE.

Versatile multipurpose court
Refreshing swimming pool
Well-equipped gymnasium & yoga deck
Safe, thoughtfully designed kid's play area
Party hall for gatherings
Serene walking track



6

12

TYPE-3

TYPE-2

TOWER-1

TYPE-1

TYPE-4

TOWER-2

NALLURHALLI MAIN ROAD

ITPL

VARTHUR



10

7

10

5

8

8

8

8

3

2

1

4

9

11

MASTER PLAN

1. Entry & Exit
2. Security Kiosk
3. Driveway
4. Jogging / Walking Trail
5. Children's play area
6. Multipurpose court
7. Seating Area
8. Private Terrace
9. Visitor's Car Parking
10. Bike Parking
11. Service Yard
12. Clubhouse
 - a) Gym
 - b) Swimming Pool
 - c) Multi-purpose Hall
 - d) Indoor Games Room
 - e) Open Yoga / Aerobics Area



FLOOR PLAN

Type - 1

- 01 **Lobby +**
4000 X 2890 (13'2" X 9'6")
- 02 **Living / Dining**
4790 X 7620 (15'9" X 25'0")
- 03 **Kitchen / Utility**
3270 X 5180 (10'10" X 17'0")
- 04 **Study**
1820 X 2430 (6'0" X 8'0")
- 05 **Lake Lounge**
4990 X 2680 (16'5" X 8'10")
- 06 **M Bed Room**
4870 X 3800 (16'0" X 12'6")
- 07 **M Dress**
1860 X 2070 (6'1" X 6'10")
- 08 **M Toilet**
2430 X 1530 (8'10" X 5'2")
- 09 **M Balcony**
2270 X 2270 (7'5" X 7'5")
- 10 **Bed Room 2**
3670 X 3810 (12'4" X 12'6")
- 11 **Dress 2**
1680 X 1760 (6'5" X 5'9")
- 12 **Toilet 2**
1530 X 2430 (5'2" X 8'0")
- 13 **Powder Room**
1670 X 1520 (5'9" X 5'0")
- 14 **Bed Room 3**
4190 X 3800 (13'9" X 12'6")
- 15 **Dress 3**
1680 X 2040 (5'6" X 6'8")
- 16 **Toilet 3**
1530 X 2430 (5'2" X 8'0")
- 17 **Balcony**
2670 X 670 (8'9" X 2'3")



SALEABLE AREA	2565 Sq. Ft.
RERA CARPET AREA	1609 Sq. Ft.
EXCLUSIVE BALCONY	193 Sq. Ft.
TOTAL	1802 Sq. Ft.



FLOOR PLAN

Type - 2

- 01 **Lobby**
2230 X 1820 (7'4" X 6'0")
- 02 **Living / Dining**
5480 X 7850 (18'0" X 25'9")
- 03 **Kitchen / Utility**
3900 X 5830 (12'10" X 19'2")
- 04 **Study**
2390 X 1820 (7'10" X 6'0")
- 05 **Lake Lounge**
2450 X 6030 (8'2" X 19'9")
- 06 **M Bed Room**
5020 X 3810 (16'6" X 12'6")
- 07 **M Dress**
1530 X 2080 (5'2" X 6'10")
- 08 **M Toilet**
2430 X 1530 (8'0" X 5'2")
- 09 **M Balcony**
2430 X 2280 (8'0" X 7'6")
- 10 **Bed Room 2**
5200 X 3810 (17'6" X 12'6")
- 11 **Dress 2**
1200 X 2080 (3'11" X 6'10")
- 12 **Toilet 2**
2430 X 1530 (8'0" X 5'2")
- 13 **Balcony**
2430 X 2280 (8'0" X 7'6")
- 14 **Powder Room**
1670 X 1820 (5'6" X 6'0")
- 15 **Bed Room 3**
3800 X 3810 (12'6" X 12'6")
- 16 **Dress 3**
1680 X 1230 (5'6" X 4'4")
- 17 **Toilet 3**
1530 X 2430 (5'2" X 8'0")



SALEABLE AREA	2777 Sq. Ft.
RERA CARPET AREA	1720 Sq. Ft.
EXCLUSIVE BALCONY	246 Sq. Ft.
TOTAL	1967 Sq. Ft.



FLOOR PLAN

Type - 3

- 01 Lobby**
1670 X 1820 (5'6" X 6'0")
- 02 Living / Dining**
5480 X 7850 (18'0" X 25'9")
- 03 Kitchen / Utility**
3970 X 3810 (13'2" X 12'6")
- 04 Study**
2390 X 1820 (7'10" X 6'0")
- 05 Lake Lounge**
2960 X 6030 (9'9" X 19'9")
- 06 M Bed Room**
5020 X 3810 (16'6" X 12'6")
- 07 M Dress**
1350 X 2080 (4'5" X 6'10")
- 08 M Toilet**
2430 X 1530 (8'0" X 5'2")
- 09 M Balcony**
2450 X 2280 (8'4" X 7'6")
- 10 Bed Room 2**
3800 X 3810 (12'6" X 12'6")
- 11 Dress 2**
1680 X 1230 (5'6" X 4'4")
- 12 Toilet 2**
1530 X 2430 (5'2" X 8'0")
- 13 Powder Room**
1730 X 1820 (5'6" X 6'0")
- 14 Bed Room 3**
4870 X 3810 (16'0" X 12'6")
- 15 Dress 3**
1680 X 2080 (5'6" X 6'10")
- 16 Toilet 3**
2430 X 1530 (8'0" X 5'2")
- 17 Balcony**
2430 X 2280 (8'0" X 7'6")



SALEABLE AREA	2849 Sq. Ft.
RERA CARPET AREA	1762 Sq. Ft.
EXCLUSIVE BALCONY	248 Sq. Ft.
TOTAL	2010 Sq. Ft.



FLOOR PLAN

Type - 4

- 01 Lobby**
2440 X 1820 (8'1" X 6'0")
- 02 Living / Dining**
5480 X 7850 (18'0" X 25'9")
- 03 Kitchen / Utility +**
6230 X 3810 (20'5" X 12'6")
- 04 Study**
2430 X 1820 (8'0" X 6'0")
- 05 Lake Lounge**
2500 X 6030 (8'2" X 19'9")
- 06 M Bed Room**
4870 X 3810 (16'0" X 12'6")
- 07 M Dress**
1730 X 2050 (5'8" X 6'9")
- 08 M Toilet**
1530 X 2430 (5'2" X 8'0")
- 09 M Balcony**
3650 X 1210 (12'0" X 4'0")
- 10 Bed Room 2**
3800 X 3810 (12'6" X 12'6")
- 11 Dress 2**
1680 X 1230 (5'6" X 4'4")
- 12 Toilet 2**
1530 X 2430 (5'2" X 8'0")
- 13 Balcony**
3650 X 1210 (12'0" X 4'0")
- 14 Powder Room**
1670 X 1820 (5'6" X 6'0")
- 15 Bed Room 3**
4800 X 3810 (16'0" X 12'6")
- 16 Dress 3**
1730 X 2050 (5'8" X 6'9")
- 17 Toilet 3**
1530 X 2430 (5'2" X 8'0")



SALEABLE AREA	2735 Sq. Ft.
RERA CARPET AREA	1706 Sq. Ft.
EXCLUSIVE BALCONY	228 Sq. Ft.
TOTAL	1935 Sq. Ft.



SPECIFICATIONS

STRUCTURE

- Ground + 10 upper floors (RCC frame structure with 'Porotherm' or concrete block partitions)
- Residence levels – height of each slab top to slab top is 3.05 m (10 ft)
- Waterproofing in terrace & toilets

SANITARY AND PLUMBING

- All water supply lines shall be CPVC / uPVC pipes of reputed make
- Sanitary pipes shall be PVC SWR of reputed make
- Rainwater drain pipes shall be PVC of reputed make
- **Sanitary fittings**
 - ▶ European water closet of reputed make
 - ▶ Counter wash basins of reputed make
- **Plumbing fittings**
 - ▶ Chrome-plated faucets & fittings of reputed make
- **Kitchen / Utility**
 - ▶ Tap-off (inlet & outlet) for plumbing & sanitary to implement custom design layout

FENESTRATION

- **Windows**
 - ▶ uPVC sliding shutters with provision for mosquito mesh & clear / pinned glass
 - ▶ uPVC glass sliding door-cum-window with provision for mosquito mesh for balconies
 - ▶ uPVC ventilator for toilets with provision for exhaust fan
- **Doors**
 - ▶ Door frames made of hardwood / engineered wood
 - ▶ Door shutters will be HDF / flush shutter with stainless steel finish hardware
 - ▶ Bathroom doors will be water-resistant with stainless steel finish hardware
- **Balcony railing**
 - ▶ Toughened glass railing on a concrete upstand

ELECTRICAL

- Power supply of ~4 kW for each home
- Concealed conduiting & PVC insulated FRLS copper wiring
- Modular switches of reputed make
- Master tap-off point for kitchen / utility to enable the desired layout
- MCB & ELCBs of reputed make
- Power points provision for television in living room and master bedroom along with conduit provision for TV / data
- Power point provision for exhaust fan in all toilets & powder room
- Power point provision for geysers in toilets (not for powder room)
- Power point provision for split air-conditioners in living room and master bedroom

FLOORING, DADOING & TILING

- **Master bedroom:** Laminated wooden flooring and skirting
- **Living / dining / kitchen / other bedrooms:** 800 mm x 800 mm vitrified tiles flooring & skirting
- **Balconies:** Anti-skid tiles flooring
- **Toilets:** Anti-skid ceramic tiles flooring & ceramic tile wall dadoing up to false ceiling height
- **Parking & driveways, etc.:** IPS flooring / cement tile flooring
- **Lobbies and staircase:** Vitrified tiles / granite / marble / natural stone flooring or a combination

PAINT & POLISH & OTHER FINISHES

- **External walls:** Combination of textured finish & external grade low VOC paint as per architect's scheme
- **Internal walls & ceilings:** Low VOC emulsion paint
- **Doors:** All door frames and shutters shall be painted / polished

VERTICAL TRANSPORTATION

- Two lifts in each tower
 - ▶ One passenger lift
 - ▶ One service lift (stretcher compatible)

STATE-OF-THE-ART INFRASTRUCTURE

■ Facilities

- ▶ Elegant concrete pavers / granite / IPS flooring
- ▶ All-around pedestrian walkway with peripheral landscaping
- ▶ Visitors' car parking

■ Integrated Water Management for Optimum Utilization

- ▶ Dual water connection – BWSSB connection + borewell for continuous water supply, subject to availability at site and applicable laws
- ▶ Automatic water level controller for storage tanks
- ▶ Rainwater recharge

■ Vehicular Parking / Facilities

- ▶ Car parking facility at ground floor for residents with provision for stack parking
- ▶ Car charging point for electric cars at select locations
- ▶ One two-wheeler parking slot for each apartment

■ Energy Management

- ▶ Generator backup for all homes with diversity factor for the entire complex
- ▶ Automatic changeover panel to enable seamless switching between grid power and backup power
- ▶ Solar water connection to the top floor (i.e., 10th floor) of apartment units

SAFETY & SECURITY

- Security kiosk at the entry-cum-exit gate
- Manned security at entry-cum-exit point
- CCTV cameras at entry-cum-exit point
- Firefighting infrastructure & equipment as per NBC standards
- Toilets for drivers, security, and maintenance personnel at the ground level

COMMON AMENITIES

- Earmarked area for multipurpose court – in the driveway
- A captive well-equipped clubhouse
 - ▶ Swimming pool with open shower & toilets
 - ▶ Gym
 - ▶ Multipurpose hall with toilets
 - ▶ Indoor games room
 - ▶ Open yoga / aerobics area
 - ▶ Landscape deck



LOCATION MAP

(Not to scale)



LOCATED IN THE HEART OF WHITEFIELD

Perfectly positioned within 4 minutes of ITPL Road, Old Airport Road and Varthur Road. Watersong offers exceptional connectivity to the city's key business, leisure and lifestyle destinations, while maintaining a peaceful, residential ambience.



SCHOOLS & COLLEGES

- ▶ Vydehi School of Excellence
- ▶ Ryan International School
- ▶ Glentree Academy
- ▶ Narayana eTechno School
- ▶ CMRIT College
- ▶ Jain University School of Allied Healthcare & Sciences
- ▶ MVJ college

HOSPITALS

- ▶ Vydehi Hospital
- ▶ Sri Sathya Sai Hospital
- ▶ Manipal Hospital
- ▶ Aster Hospital
- ▶ Narayana Multispeciality Hospital

TECH PARKS & CORPORATE HUBS

- ▶ GE- ITC
- ▶ ITPB
- ▶ Bagmane Tech Park
- ▶ Accenture
- ▶ Huawei
- ▶ SAP Labs
- ▶ TCS
- ▶ Tesco
- ▶ Mind Comp Tech Park

PARKS & LAKES

- ▶ Nallurhalli Lake
- ▶ Siddhapura Lake
- ▶ Varthur Lake
- ▶ Kadugodi Tree Park
- ▶ Inner Circle Park

ENTERTAINMENT & RETAIL

- ▶ Phoenix Marketcity
- ▶ Nexus Shantiniketan Mall
- ▶ Park Square Mall
- ▶ Decathlon Sports
- ▶ Windmills Craftworks
- ▶ KTPO

CONNECTIVITY

- ▶ Nallurhalli Metro Station
- ▶ Pattandur Agrahara Metro Station
- ▶ Kundalahalli Metro Station
- ▶ Kadugodi Tree Park Metro Station
- ▶ Nallurhalli Main Road
- ▶ ITPL Main Road
- ▶ HAL Old Airport Road
- ▶ Varthur Main Road

PRIVAE



PRIVAE: SEASONED EXPERIENCE. FRESH THINKING.
20 YEARS | 4 MILLION SQ. FT.

Privae draws from a legacy of building world-class living spaces. A deep understanding of market needs and individual aspirations, combined with strong technical expertise, guides every decision. The brand is shaped by industry professionals with over 60 years of combined experience, often surpassing established benchmarks.

PRIVAE



RERA No.: PRM/KA/RERA/1251/446/PR/290426/008606

PRIVAE

Watersong

3 BHK+ Lakefront Residences

1 KM from Nallurhalli Metro, Whitefield

+91 702611 2224

www.privae.in



Disclaimer: The information, visuals, render & creative depictions contained herein are artistic impressions, indicative in nature are for general information purposes only. No information given in this brochure creates a warranty or expands the scope of any warranty that cannot be disclaimed under the applicable laws, except for what has been provided in the Agreement for Sale. This document is not a legal or commercial offering.

Scan for location



RERA No.:
PRM/KA/RERA/1251/309/AG/190207/001291

