



S A R I T H A

SANTORINI
PERFECT *by* NATURE

This is an escape from the
city's relentless rhythm



Santorini is not merely a retreat; it is your enduring sanctuary. Here, a lifestyle awaits that everyday restores and rejuvenates your mind, body, and soul. Santorini blends the inherent charm of idyllic country living—complete with a tranquil lake, verdant woods, Land lush greenery - with the seamless convenience of modern amenities, always within effortless reach.

This is a home for every
desire and mood



Indulge in tranquil afternoons by a shimmering pool or a leisurely garden picnic. Find your inner peace meditating amidst nature's embrace, or unwind with a gourmet barbeque under the open sky.

Perfect for Sports & Leisure

Santorini matches your commitment to living an active, well-rounded lifestyle. Here, you'll discover meticulously crafted, full-sized courts for Basketball, Volleyball, Badminton, Tennis, and Squash — not just token amenities, but professional-standard facilities designed for true enthusiasts. Unlike many other projects that offer scaled-down versions just to tick a box, Santorini ensures that whether you're a seasoned athlete or someone who simply enjoys a good game, you have the perfect space to sharpen your skills and pursue your passion.



For the active spirit, Santorini offers far more than just courts. Challenge your friends to a spirited 5-a-side football match, reinvigorate your routine with a jog along the landscaped park, or introduce your children to the joy of Basketball. Whether you're mastering a new interest like Skating or simply seeking everyday recreation, Santorini's exceptional array of sports and wellness experiences is designed to enrich every aspect of your life.

Perfect in Essentials



Key project highlights

- 198 luxurious villas by the banks of Samethanahalli Lake
- 20 min from ITPL
- 17 min from the Hope Farm Metro station and Hope Farm Circle
- Easy access to popular Malls, Schools, Colleges, Sports Academies, Hospitals, and everyday needs
- Located close to leading I.T Campuses
- Nestled in 13.5 acres of nature
- Easy access to the upcoming Bangalore-Chennai corridor
- Easy access to proposed STRR

Perfect in Harmony



Santorini is nestled in nature, and yet offers state-of-the-art amenities and facilities. And this makes your home a perfect and harmonious blend of the natural and modern world. Experience a lifestyle you have always wanted, and yet is respectful of the natural world.

For you at Santorini

- | | | | |
|--|-------------------------|---|------------------------|
|  | Mini Cricket Ground |  | Outdoor Gym |
|  | Basket Ball |  | Outdoor Chess |
|  | 5A Side Football Ground |  | Kids Play Area |
|  | Lawn Tennis |  | Jogging Trails |
|  | Volleyball Court |  | Pet Park |
|  | Outdoor Table Tennis |  | Tree View Point |
|  | Elders Plaza |  | Herbal Garden |
|  | Skating rink |  | Lake Side Amphitheater |
|  | Outdoor Co-Working |  | Farming Well |
|  | Barbeque |  | Party Lawn |
|  | Yoga Deck |  | Lotus Pond |

Perfect for Tomorrow



Santorini is designed with deep respect and love for the natural world. Here, we are always finding newer ways to make the world around you a better and greener place.



At Santorini, we've thoughtfully planned a low-density community that prioritizes long-term water security—an essential need in a city like Bengaluru. With an ideal balance between living space, population, and resources, this approach ensures both everyday comfort and sustainable water management.

Santorini features a self-sufficient water system, combining reliable borewells with two on-site irrigation wells restored not only to conserve water but also helps recharge groundwater. Once purified, this rainwater becomes a clean, dependable source for domestic use—eliminating reliance on uncertain external supplies.

Indoor Activities at the Clubhouse





A/C Banquet Hall With Pantry



2 Badminton Courts



Squash Court



Heated Swimming Pool



Open Yoga



Indoor Gym



Ladies Club



Elders Club



Library



Estate Office



Spa



Barbeque Counter



1 BHK-2 Guest House



Salon



Co-Working Space



Table Tennis



Dance & Music Room



Snooker



Indoor Games



AV Room



Open Amphitheatre



Martial arts



Master Plan



Outdoor Amenities

- | | |
|------------------------|---------------------|
| 1.Entry Gate | 21.Elders Corners |
| 2.Security Cabin | 22.Outdoor Chess |
| 3.Bus Bay | 23.Amphi theatre |
| 4.Tennis Court | 24.Tree Court |
| 5.Gym Park | 25.Lotus Pond |
| 6.Volleyball Court | 26.Hammock |
| 7.Outdoor Games | Garden |
| Zone | 27.Focal Tree |
| 8.Jogging Trail | 28.Tree House |
| 9.Outdoor Table Tennis | 29.5-A Side |
| 10.Water Stream | Football |
| 11.Kids Park | 30.Cricket Pitch |
| 12.Skating Rink | 31.Basketball Court |
| 13.Trampoline | 32.Sculpture |
| 14.Meditation Space | 33.Herbal Garden |
| 15.Reflexology Path | 34.Zen Garden |
| 16.Party Lawn | 35.Cycle Track |
| 17.Outdoor Co-working | 36.Banyan Tree |
| 18.Water Storage Well | Katte |
| 19.Barbeque Area | 37.Walking Track |
| 20.Outdoor Shaded | 38.Paw Park |
| Seating's | 39.Sand Pit |

Clubhouse Amenities

- | | |
|---------------------------|---------------------|
| 40.Banquet Hall with | 53.Conference Room |
| Pantry | 54.Co-working Space |
| 41.Senior Citizen Lounge | 55.GYM |
| 42.Visitors Lounge | 56.Saloon |
| 43.Reading Room | 57.Sauna |
| 44.Squash Court | 58.Steam |
| 45.Badminton Courts | 59.AV Room |
| 46.Heated Swimming Pool | 60.Dance/Music/Medi |
| 47.Locker & Changing | tation |
| Rooms | 61.Guest Room |
| 48.Ladies Club | 62.Martial Arts |
| 49.Games Zone | Open Yoga |
| 50.Table Tennis | 63.Barbeque Area |
| 51.Snooker | 64.Open |
| 52.Kids Innovation Center | Amphi theatre |

Project Specifications



STRUCTURE

- R.C.C framed structure

WALLS

- Combination of 4 inch & 6-inch solid concrete blocks

PLASTERING

- Sponge finish for external walls & smooth finish for internal walls

FLOORING

- Foyer area, Living, Dining, Kitchen, staircase: Imported marble
- All Bedrooms: Laminated wooden flooring
- Sit out, Utility, Balcony, maid room: Vitrified/Ceramic Tiles
- Bathrooms Walls Dado: Ceramic/Vitrified Tiles up to 8 feet height
- Bathrooms Flooring: Vitrified/Ceramic Tiles

DOORS

- Main Door Frame: 8 Feet high Solid Teak Wood frame
- Main Door: Designer double side veneered shutter door with melamine polish
- Bedroom Door Frames: 8 feet high full jamb solid hardwood frame/finger joint teak wood
- Bedroom Doors: Designer one side veneered shutter door with melamine polish
- Bathroom door frames: 7/8 feet high full jamb solid hardwood frame/finger joint teak wood
- Bathroom Doors: Designer one side veneered shutter door with melamine polish
- Hardware: Premium quality hardware fittings

WINDOWS

- Windows: UPVC Windows with Mosquito mesh and safety grills
- French Doors: UPVC with Mosquito mesh

RAILINGS

- Staircase Railing: Glass with wood top hand rail
- Balcony Railing: Glass railing with SS hand rail

ELECTRICAL

- BESCOM Power: 7KVA
- Wiring: Concealed copper wirings of reputed make
- Switches: Modular switches of reputed make
- Backup Power: Central DG backup power of 7 KVA for each Villa

SANITARY FIXTURES

- Queo/Kohler/American standard or Equivalent

CP FITTINGS

- Queo/Kohler/Jaquar or Equivalent

WATER HEATING

- Provision for connecting geysers backed by solar heating system

PAINTS

- Internal walls: Interior Premium emulsion
- External walls: Exterior premium emulsion

CAR PARKING AREA

- Flooring: Vitrified/Ceramic Parking Tiles
- EV Charging point provision in parking

TERRACE

- Flooring: Vitrified/ceramic/terracotta tiles
- Landscape: Landscaped planter box along front parapet wall



S A R I T H A

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