

The project title "HYDENBEN / CLIFTON" in a dark blue, sans-serif font, with "CLIFTON" in a larger, bold font. Below it, "SADAHALLI" is written in a smaller, dark blue, sans-serif font.

HYDENBEN /
CLIFTON
SADAHALLI

The project slogan "JOY, OPPORTUNITY, HOME." in a dark blue, sans-serif font, followed by "IT'S ALL HERE." in a red, sans-serif font.

**JOY,
OPPORTUNITY,
HOME.**
**IT'S
ALL HERE.**



A bit offbeat, a bit quaint.

But the hottest spot in town.

Where natural beauty offers respite.

The songs of the breeze are in the key of inspiration.

And for every rustle of the trees,

there's an opportunity waiting to be taken.

A burgeoning area, unrivalled by even city life.

Charming, exciting, alive.

Where windows only open for you.

And every moment spent, is a treasure.

Now, imagine home, at the heart of all that.

Welcome to

HYDENBEN / CLIFTON

SADAHALLI



WHERE EVERYTHING COMES *Alive.*

Within acres of natural beauty,
lies 1.5 acres of luxurious living.
Hydenben Clifton towers 9 floors
into the sky, with 126 spectacular
apartments, 2, 2.5 and 3 BHKs.
Built to inspire the kind of living that
surrounds, each is made to
take your breath away.

1.5 acres

9 floors

1,200 - 2,100 sft.

2, 2.5 & 3 BHKs

THE PLACE TO BE,
THE *heart* OF
OPPORTUNITY.



Towards the North of Bengaluru city, just across a belt of incredible opportunity, lies the neighbourhood of Sadahalli. Seamlessly connected through the NH-44, it's where everything you need, for the future you want, is right around you.

Embassy Knowledge Park - 13.1 km	Vidyashilp University - 8.6 km
Prestige Tech Cloud - 2.6 km	Manipal Academy for Higher Education - 17 km
Forum Mall - 2.8 km	KIA - 9.3 km
Metro Station - 2.8 km	Sparsh Hospital - 17 km
Moxy by Marriott - 2.7 km	Cytecare Hospitals - 11.9 km
Aerospace Park - 14.9 km	
Padukone-Dravid Centre for Sports Excellence - 12 km	

YOUR HOME, YOUR INSPIRATION. *Your Pride.*

Within a space built for your aspirations, lie 126 stunning apartments, in towers of 9 floors. Thoughtfully designed, incredibly built. Every corner at Hydenben Clifton is made to inspire. Come, find yours. And find your way to glow.

9 floors
2, 2.5 and 3 BHKs
1,200 to 2,100 sft.





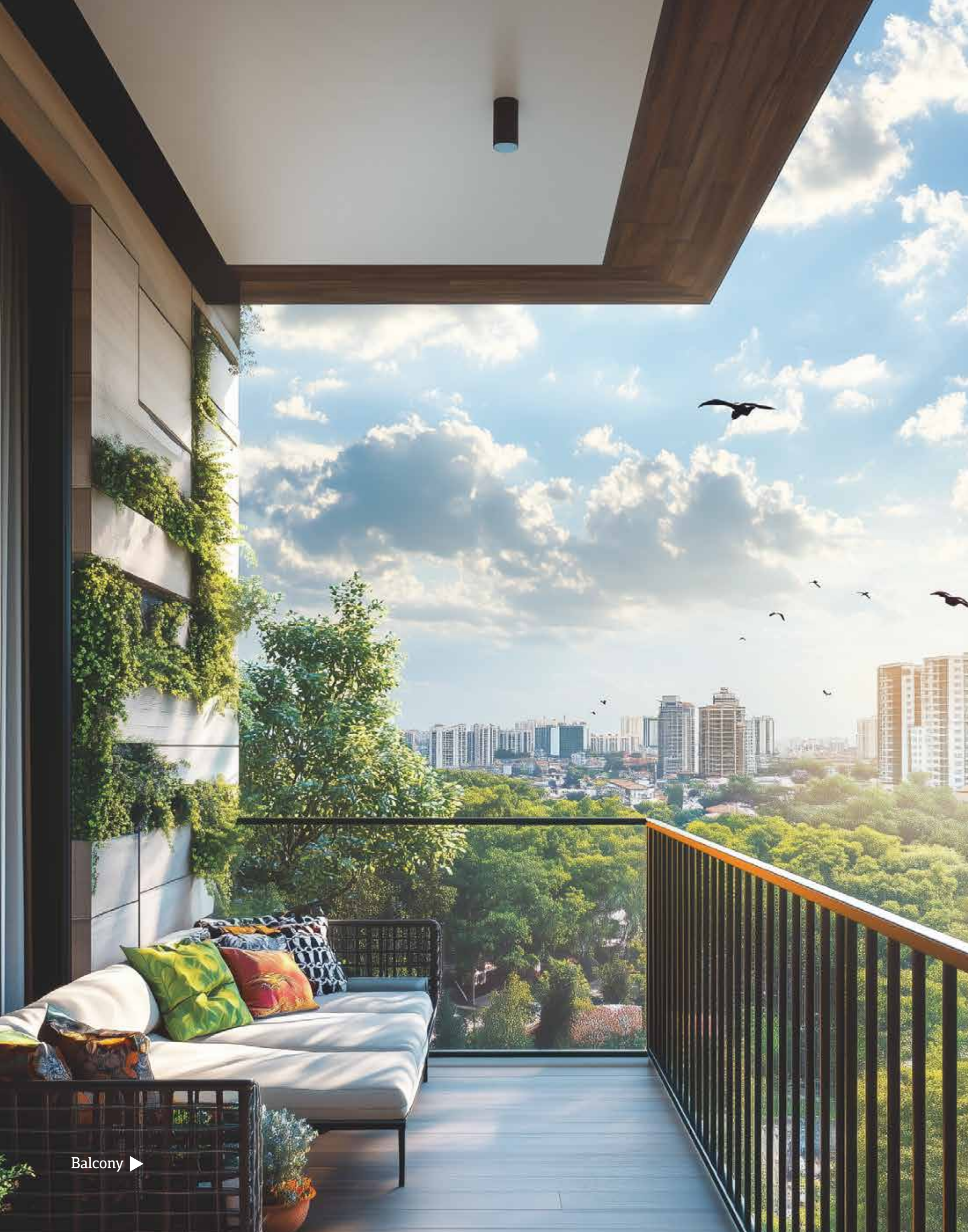
▲ Living Room



▲ Drawing Room



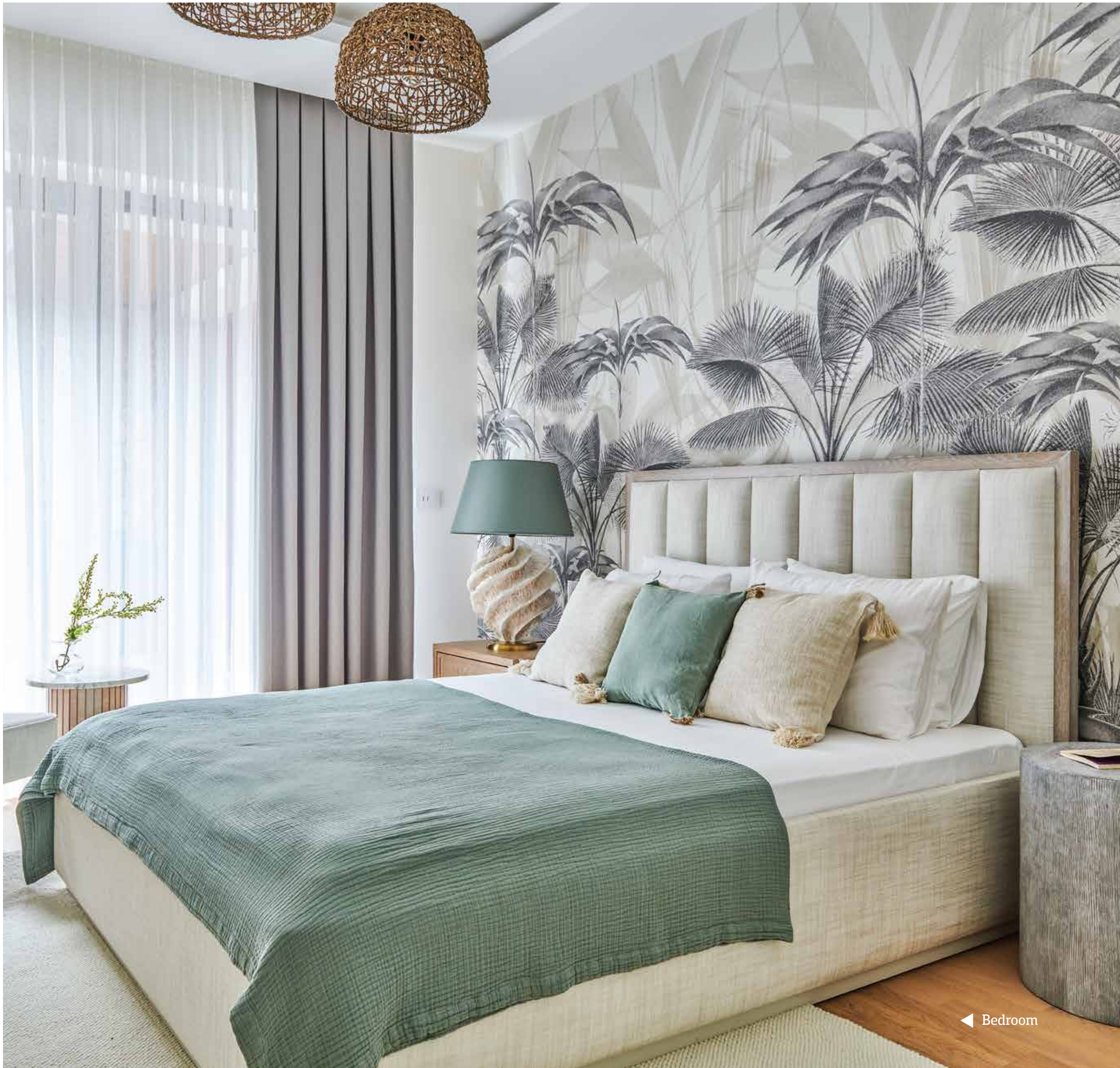
▲ Dining Room



Balcony ▶



◀ Kitchen



EVERYTHING YOU NEED FOR LIFE TO *Bloom.*

At Hydenben Clifton, life thrives.
And all its joys are out in full bloom.
From the landscaping, to the
amenities, it's all extravagant.
Here, there's something for
everyone. To make it truly, home.





▲ Swimming Pool



▲ Elder's Park

▼ Open Gym

- Entry-Exit Plaza
- Arrival Plaza
- Entrance Waterbody
- Gas Bank
- Children's Play Area
- Pool Table
- T.T. Table
- Swimming Pool/Kids Pool
- Jogging/Walking Track
- Covered Deck
- Pet Zone
- Half Basketball Court
- Flower Garden
- Gym
- Pergola Seating Gallery
- Senior Citizen Plaza & Meditation Area
- Car Charging Bay
- Air Filling Station
- Yoga Deck
- Board Games Room
- Video Games Room
- Cycling Track
- Waterbodies
- Cards Room
- Sun Deck
- Access Control Entry
- CCTV
- Two-wheeler Parking
- Water Filtering Plant





▲ Outdoor Amenities



◆ Children's Play Area





▲ Tennis Court



▲ Reception



▼ Indoor Games Room



▼ Banquet Hall



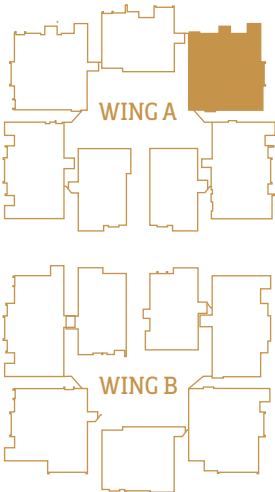
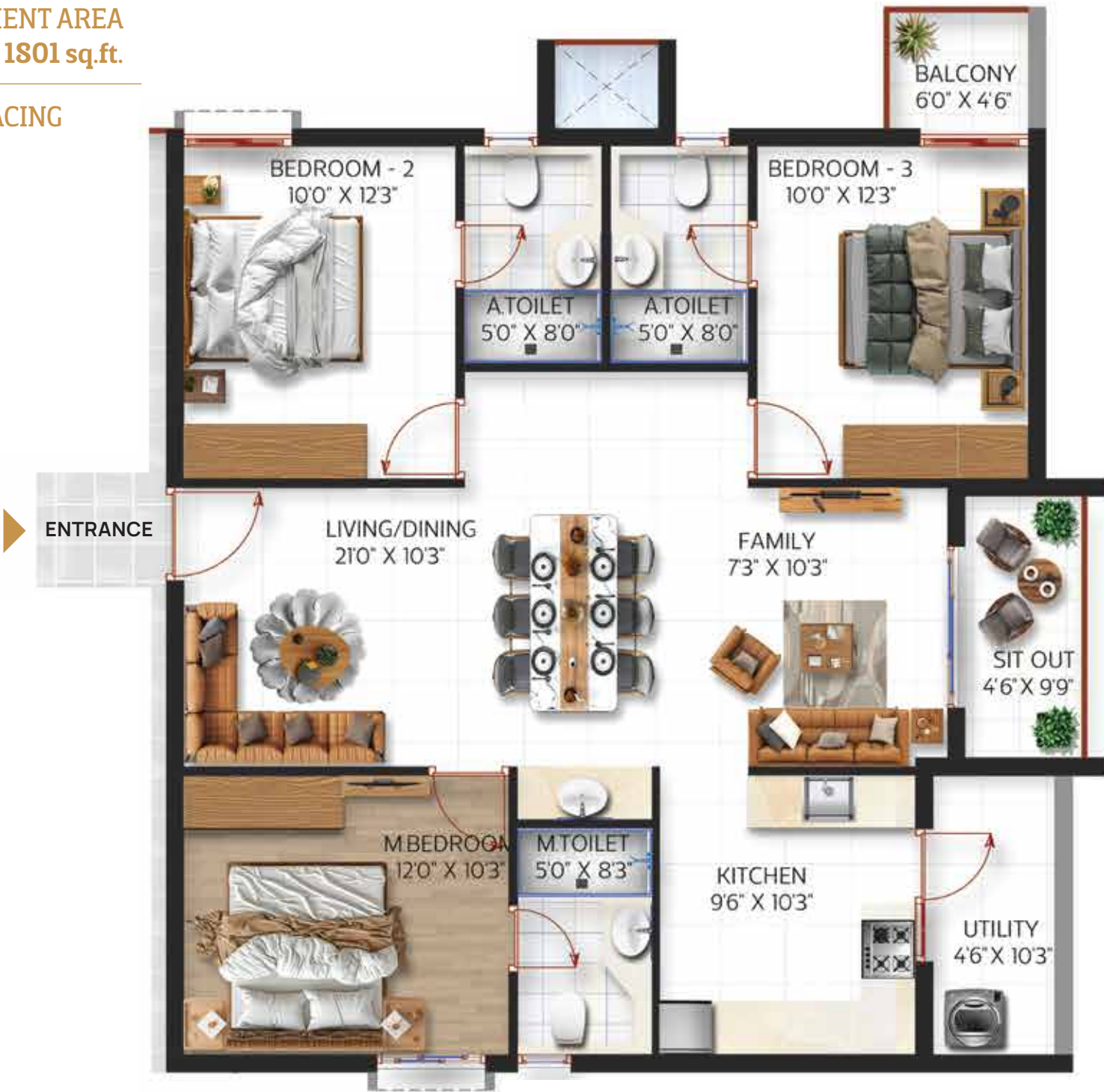
HOME
All Planned
OUT FOR YOU.

WING A

A 201 - A 701

APARTMENT AREA
3 BHK - 1801 sq.ft.

WEST FACING

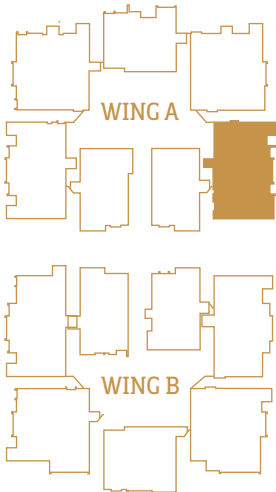


WING A

A 202 - A 702

APARTMENT AREA
3 BHK - 1687 sq.ft.

WEST FACING

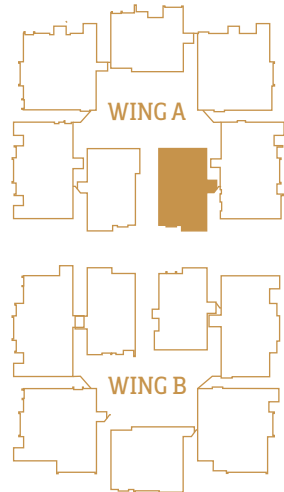
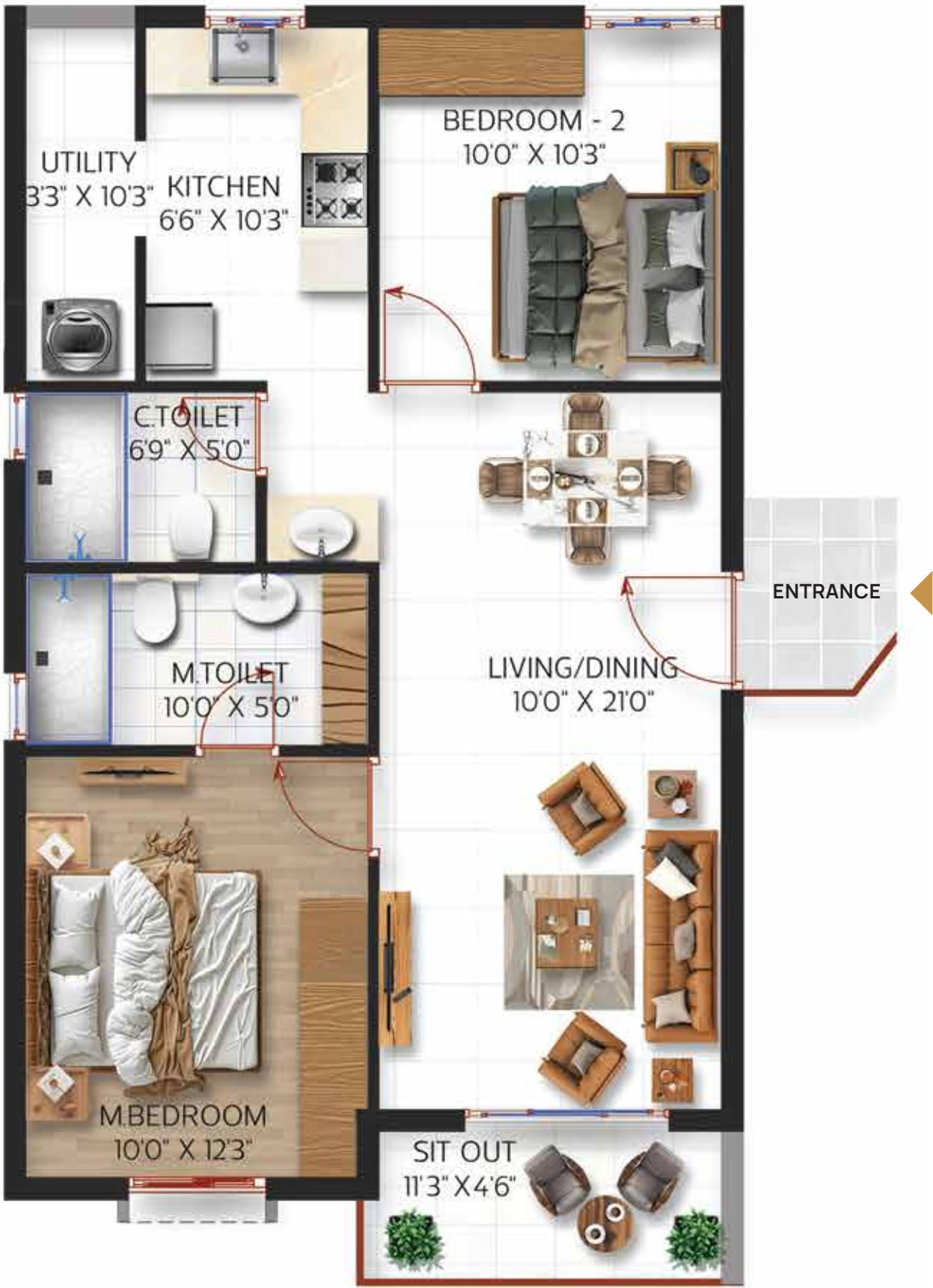


WING A

A 203 - A 703

APARTMENT AREA
2 BHK - 1178 sq.ft.

EAST FACING

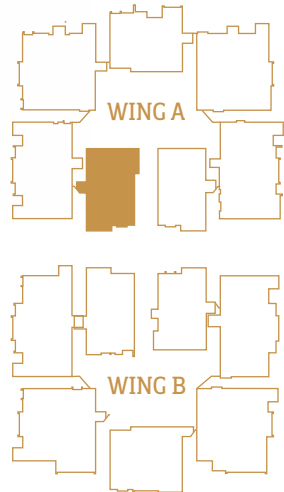


WING A

A 204 - A 704

APARTMENT AREA
2 BHK - 1211 sq.ft.

WEST FACING

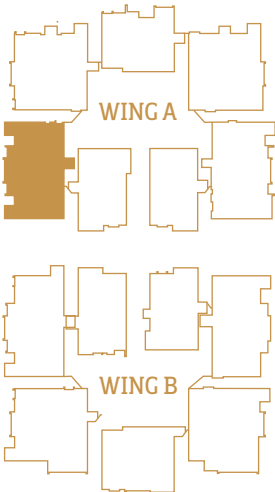


WING A

A 205 - A 705

APARTMENT AREA
3 BHK - 1647 sq.ft.

EAST FACING

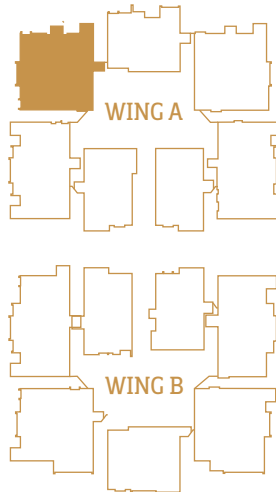


WING A

A 206 - A 706

APARTMENT AREA
3 BHK - 1826 sq.ft.

EAST FACING

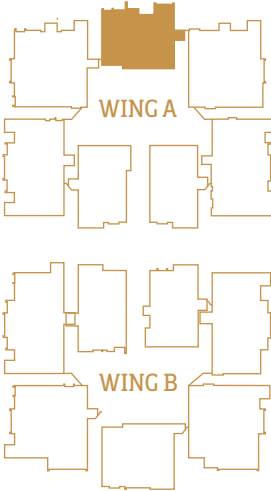
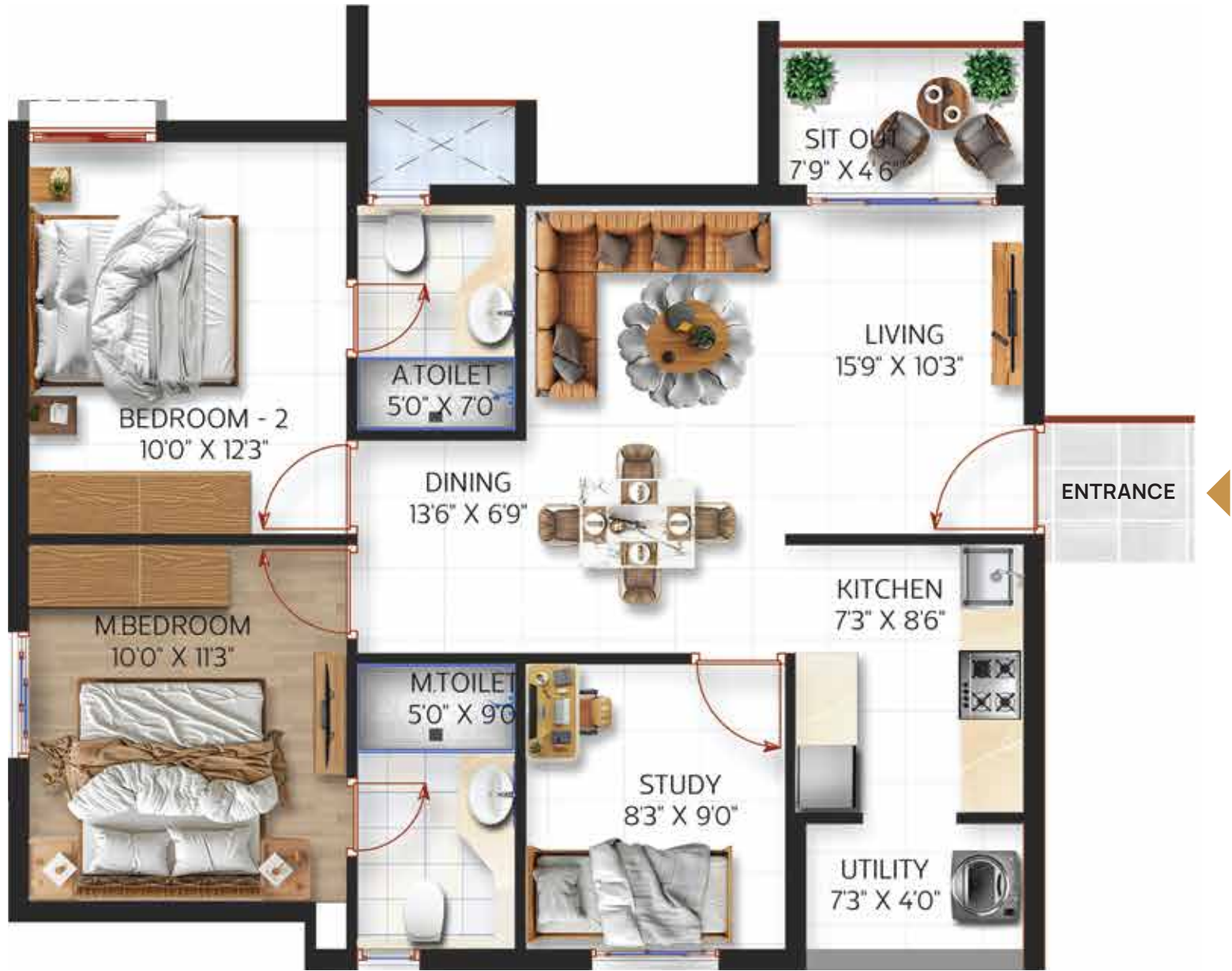


WING A

A 207 - A 707

APARTMENT AREA
2.5 BHK - 1284 sq.ft.

EAST FACING

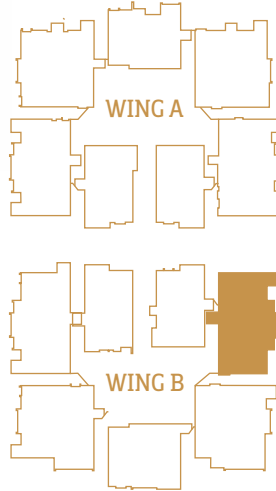


WING B

B 201 - B 701

APARTMENT AREA
3 BHK - 1570 sq.ft.

WEST FACING

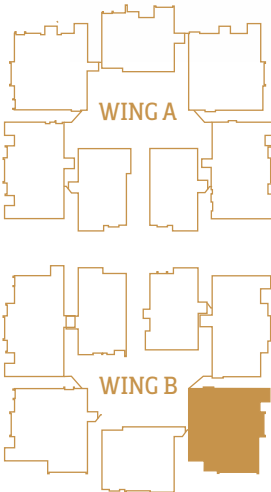


WING B

B 202 - B 702

APARTMENT AREA
3 BHK - 1725 sq.ft.

WEST FACING

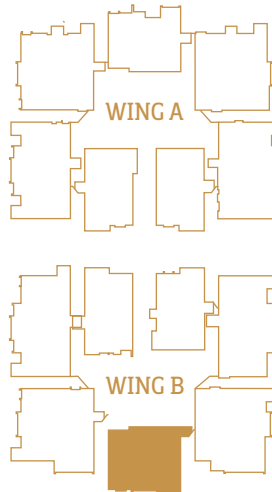
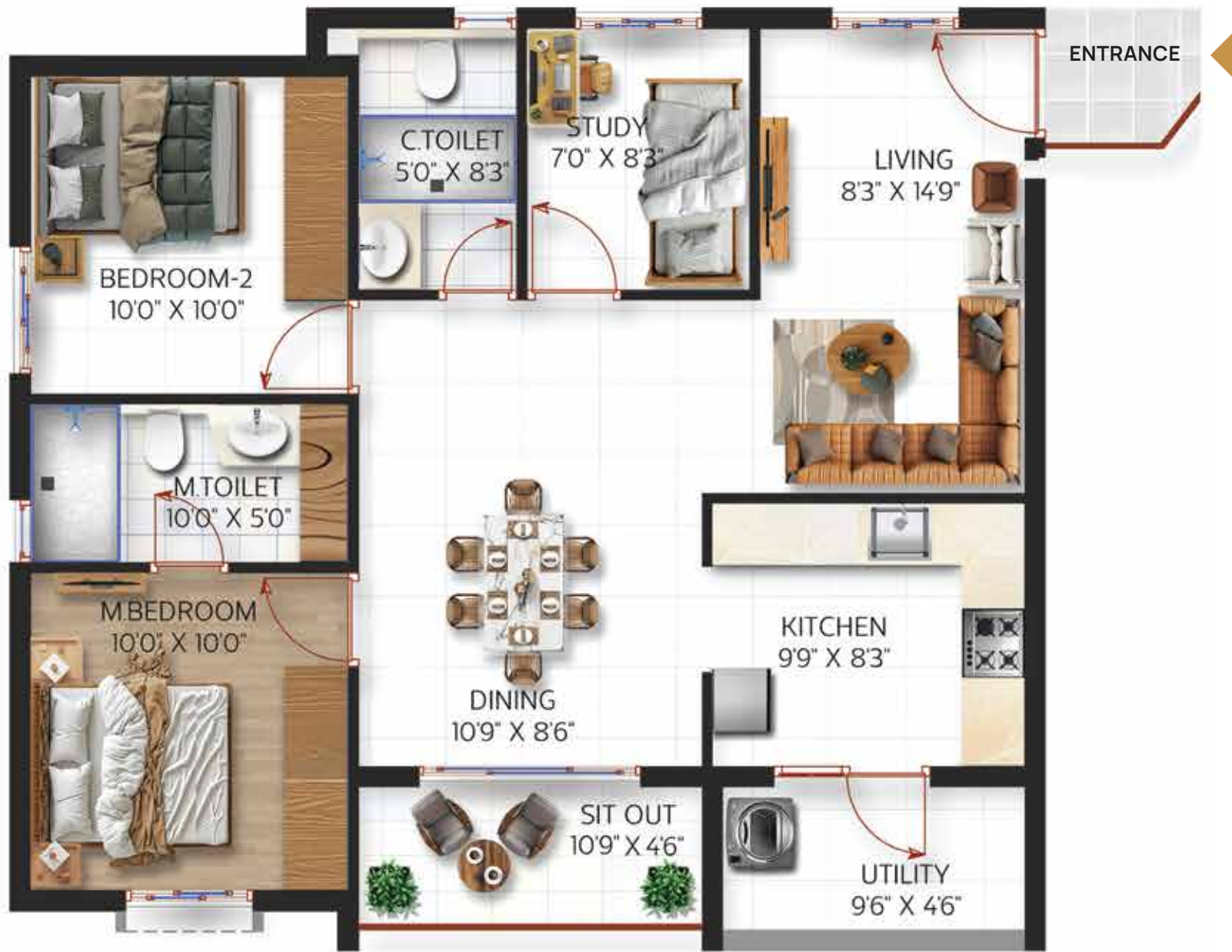


WING B

B 203 - B 703

APARTMENT AREA
2.5 BHK - 1403 sq.ft.

EAST FACING

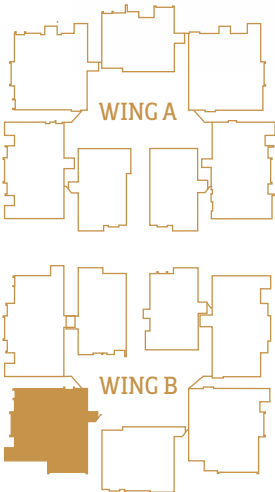
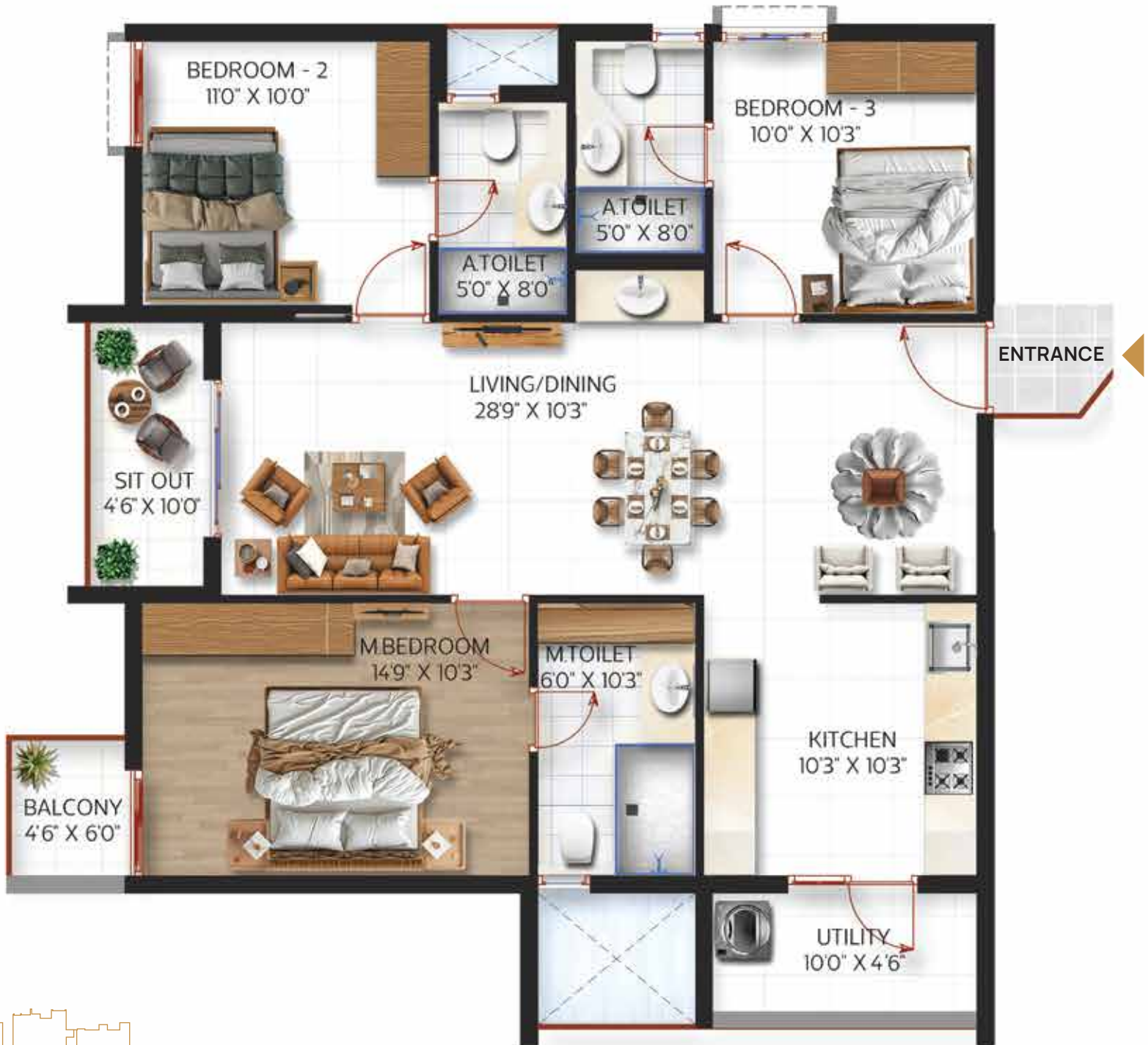


WING B

B 204 - B 704

APARTMENT AREA
3 BHK - 1780 sq.ft.

EAST FACING

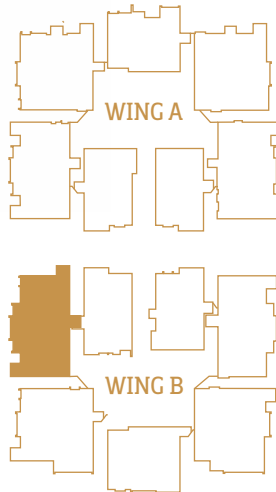


WING B

B 205 - B 705

APARTMENT AREA
3 BHK - 1712 sq.ft.

WEST FACING

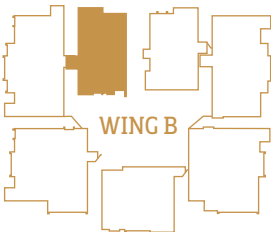


WING B

B 206 - B 706

APARTMENT AREA
2 BHK - 1231 sq.ft.

WEST FACING

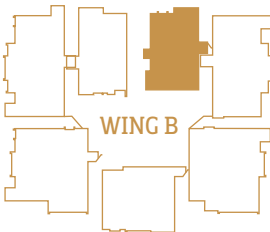


WING B

B 207 - B 707

APARTMENT AREA
2 BHK - 1213 sq.ft.

EAST FACING



SPECIFICATIONS, AMENITIES & FACILITIES.

STRUCTURE

TYPE OF STRUCTURE FRAMING (FRAME/LOAD BEARING/MIXED) Frames RCC columns and beams	MATERIAL AND THICKNESS EXTERNAL WALL 8 in. solid concrete block
CRUSHING STRENGTH OF RCC As per structural drawings	MATERIAL AND THICKNESS INTERNAL WALL 4 in./6 in. solid concrete block

FLOORING

LOBBY, STAIRCASE, LIVING ROOM, DINING ROOM, BEDROOM Vitrified tiles	TERRACE Waterproof	BATHROOM COUNTER Granite
KITCHEN, BATHROOM, BALCONY Anti-skid tiles	KITCHEN COUNTER Granite (black)	

WALL DADOING

LIFT Vitrified tiles	BATHROOM Up to 7 ft. height
KITCHEN 2 ft. height above counter	

PLUMBING AND SANITARY FIXTURES

BATHROOM Jaquar and equivalent	WATER PIPES Astral or equivalent
EWC Hindware/equivalent	RAINWATER PIPES PVC of ISI standards
WASH BASIN Hindware or equivalent (only cold water)	EXTERNAL PLUMBING INDUCTS SWR of ISI standards
SINK SS sink	CONCEALED MASTER STOP COCK FOR BATH Provided

PAINTING

INTERIOR OF APARTMENT Distemper	COMMON AREAS – LOBBY AND STAIRWELL Distemper
EXTERIOR OF APARTMENT Asian Apex/Ultima or equivalent	COMMON AREAS – BASEMENT/STILT Cement-based paint

ELECTRICAL – IF APPLICABLE

CABLES Finolex/V-Guard/L&T or equivalent – fire-resistant	WASHING MACHINE POINT IN UTILITY Provided
SWITCHES AND POINTS MK/Anchor Roma or equivalent	INTERNAL DATA AND TV CABLING Provided in all living and bed-rooms
A/C POINTS IN BEDROOM Provided	MCB & ELCB Prived along with RCCB for shock resistance
GEYSER POINT IN KITCHEN AND BATHROOM, RO POINT IN KITCHEN Provided	GENERATOR Kirloskar or equivalent make with acoustic panel (soundproof) as per the norms of CPCB – 1 KVA per flat

WOODWORK/POLYMER

FRONT DOOR Seasoned hardwood frame with teak veneer flush doors	BATHROOM DOOR WPC doors
INTERIOR DOOR Seasoned hardwood frame with laminated flush doors	WINDOWS uPVC windows

OTHERS

PASSENGER ELEVATOR Schindler/Kone/Johnson or equivalent, automatic, 8 passenger lift
INTERCOM, BROADBAND, LANDSCAPE Provided



FROM THE HOUSE OF HYDENBEN.



A decade-long story of sophisticated design, thoughtfully laid out for you.
We layer the simple with the vibrant.
We charge the vibrant with purpose.
And we make that purpose, one with nature.

So when you come home, what you see is minimalism, harmony, and elegance.
What you find is peace, rejuvenation, and joy. A home you want to spend your life in. From aesthetics to green spaces, facilities to comfort. Our promise stands tall.
We are Hydenben. Minimal, purposeful, harmonious.

25+ YEARS

COLLECTIVE
LEADERSHIP
TEAM EXPERIENCE

3.97 M

SQUARE FEET
DELIVERED

50+

PROJECTS
DELIVERED

1295 CR.

GROSS DEVELOPMENT
VALUE

Rera Number: PRM/KA/RERA/1250/303/PR/130525/007737



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