



A PLACE TO
CALL YOUR OWN



About Saranya Swarovski

Saranya Swarovski the new project of Saranya Group, is a project that is dedicated to lifestyle living. Situated in prime location at Kadugodi, Whitefield. **Saranya Swarovski** promises to be an exclusive residential address offering its residents a unique lifestyle. With all modern civic amenities, as well as plenty of peace and serenity, this unique development differentiates your home by providing an environment, which is modern, aesthetic and with a distinctive design of its own.



RERA NO: PRM/KA/RERA/1251/446/PR/210524/006932

FOR YOU, FRESH & FABULOUS LIFESTYLE, FOREVER

We go a long way in ensuring your comfort and opportunities at leisure. With a common amenities and a walkway, unwind with style only in our property. With world class amenities, we make day to day life seem like a walk in the park. Our facilities include:

Discover the sweeter side of life, with maximum benefits. **Saranya Swarovski** lights the way to a bright future, with no compromises on making your everyday easier. All our amenities are designed with your comfort and convenience taken into account, so as to provide you a happier living environment. Rejuvenation and relaxation, now has a beautiful new location. Come home to **Saranya Swarovski**.

An Eco Friendly Environment



SPECIFICATIONS



STRUCTURE:

Cast in situ RCC pile Foundation,
RCC Structure to withstand wind & seismic
loads as per IS Codes.

MASONRY:

External: 6" Solid Block Masonry.
Internal: 6" & 4" Solid Black Masonry.

PLASTERING:

internal & External: Plastering using
Plastering M sand.



FLOORING - COMMON AREAS:

**Ground floor lobby lift lobby and
Clubhouse entry:** Granite / Marble /
Vitrified tiles flooring.

Upper floor lift lobby & Common areas:
Combination of Vitrified tiles & granite
flooring / Vitrified tiles.

Lift wall cladding:
Granite cladding / as per Architect design.

Service staircase:
Sadarhalli granite / KOTA stone /
As per Architect design.

Terrace finishing:
Flooring over water proofing.

UNITS FLOORING:

Living, Dining, Kitchen & Bedrooms:
Double charged premium vitrified tiles.

Toilet dadoing: Glazed ceramic tiles up to 8' feet.

Toilet flooring: Anti-skid ceramic tiles flooring.

All Balconies & Utility: Anti-skid ceramic
tiles flooring.

Basement flooring: Cement concrete
flooring with power trowled smooth finish.



DOORS AND WINDOWS:

Main door: Factory finished Engineered
wood frame with teak wood veneered flush
shutters of 40 mm thickness with Italian
UV polish on both sides.

Internal doors: Factory finished Engineered
hardwood frame with laminated flush shutters of
35 mm thickness.

Toilet doors: Factory finished Engineered
hardwood frame with laminated waterproof
flush shutters of 35 mm thickness.

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

Windows: 2.5 / 3 Track UPVC window with
sliding shutter, Safety MS Grill with
mosquito mesh.

Ventilators: UPVC Louvered ventilators with
provision for exhaust fan.



TOILETS:

Wash basin: Jaquar/ Parryware / equivalent make

- Wall hung wash basins providing in all toilets,
- Provision for wash basin in dining area.



EWC: Jaquar / Parryware or equivalent make
Wall mounted EWC with flush valve.

CP FITTINGS:

- All CP fittings from Jaquar or equivalent make.
- Provision for Geyser in all toilets.
Hot water provision for wash basin in all toilets.



SECURITY:

- Round the clock security system.
- Intercom facility provided in the lifts.
- GI barbed wire fencing around the compound.
- 24 X 7 CCTV Surveillance cameras at the main security and entrance of each tower and all other strategic location.
- Intercom facility to all apartments connecting to security room.



KITCHEN & UTILITY:

- Black granite kitchen platform with 20mm, stainless steel sink and glazed finished tiles dado upto 2' height above platform,
- Washing machine point with inlet & outlet,
- Provision for aquaguard water purifier.



PAINTING:

Internal walls: Premium Emulsion paint for internal walls.

External walls: Weatherproof exterior emulsion paint with texture finish.
Enamel painting for Grills & Railings.



PLUMBING:

CPVC pipes for water lines and PVC pipes for Sewage lines of reputed make/ Ashirwad/Asteral/sudhakar.



LIFTS:

- 2 No.'s 8-Passenger High speed automatic Elevator of reputed make for each block.
- 1 No 10- Passenger High speed Automatic Elevator for service of reputed make for each block



ELECTRICAL:

Wire: Concealed fire resistant copper wiring of Polycab / Havells / Greatwhite or equivalent make.
Modular switches: Schneider / Greatwhite or equivalent make.

DG Back up:

1 KW for all flats & 100% DG backup power for lifts, pumps.

Kitchen & Utility:

- Power socket for hob, chimney, refrigerator, microwave oven, mixer, water purifier / filter, dish washer & for washing machine in utility area.
- Power sockets provision at balconies.
- TV Point in living and master bedroom.
- AC Provision for all bedroom.
- EV Charging points provision at ground floor.



WATER SUPPLY:

- Sufficient bore well water available.
- Provision for Cauvery water supply (BWSSB).
- **WTP:** Softened water made available through an exclusive water treatment plant.
- **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 & landscaping.
- Providing ground water recharging and rainwater harvesting system.

SARANYA
SWAROVSKI
 WHITEFIELD



A MERGER OF MODERN DAY ARCHITECTURE & SUSTAINABLE DESIGN.

Saranya Swarovski provides opportunity with in exotic planning.

General Outdoor Amenities:

- | | | | |
|------------------------|------------------------|---------------------------|------------------|
| 01 Entry/Exit | 06 Ludo | 11 Mini cricket pitch | 16 Swimming pool |
| 02 Security cabin | 07 Chess | 12 Drive way | 17 Changing room |
| 03 Visitor car parking | 08 Senior Sitting area | 13 Children play area | 18 Jogging track |
| 04 Pathway | 09 Floral garden | 14 Half basket boll court | 19 Block-A |
| 05 Landscape garden | 10 TC yard | 15 Party lounge | 20 Block-B |

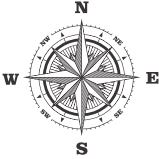


PROJECT FEATURES & AMENITIES

- | | | |
|--|--|---|
|  Swimming Pool |  Skating Ring |  Clear Title |
|  Children's Pool |  Half Basket ball Court |  Prime Residential Area |
|  Senior Citizen Area |  Car & Bike Electric Charger |  Excellent Ventilation |
|  Multipurpose Hall |  Intercom Facility |  Premium Quality Constructions |
|  Gymnasium |  Sewage Treatment Plant |  Pollution Free Environment |
|  Children's Play Area |  Rain Water Harvesting | |
|  Jogging Track |  2 no's. of 8 Passenger Capacity lifts each block | |
|  Landscape Garden |  Exclusive Covered Car Parking | |
|  Round the Clock Security |  Generator Backup | |
|  Mini Cricket pitch |  CCTV Camera Surveillance | |
|  Indoor Games |  Vasthu Compliant | |

BLOCK-A FIRST FLOOR PLAN

FLAT #	A1	-	A3	A4	A5	A6	A7	A8
SBA(Sft)	1390	-	1445	1445	1660	1540	1240	1250
FACING	WEST	-	NORTH	NORTH	EAST	EAST	WEST	EAST
BHK	2.5 BHK	-	2.5 BHK	2.5 BHK	3 BHK	3 BHK	2 BHK	2 BHK



BLOCK-B GROUND & FIRST FLOOR PLAN

FLAT #	B1	B2	B3	B4	B5	B6	B7	B8
SBA(Sft)	1390	1400	1445	1445	1660	1600	1240	1250
FACING	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST	EAST
BHK	2.5 BHK	2.5 BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	2 BHK	2 BHK

BLOCK-A TYPICAL FLOOR PLAN

FLAT #	A1	A2	A3	A4	A5	A6	A7	A8
SBA(Sft)	1565	1595	1545	1545	1855	1730	1340	1340
FACING	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST	EAST
BHK	2.5 BHK	2.5BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	2 BHK	2 BHK



BLOCK-B TYPICAL FLOOR PLAN

FLAT #	B1	B2	B3	B4	B5	B6	B7	B8
SBA(Sft)	1565	1595	1545	1545	1855	1790	1340	1340
FACING	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST	EAST
BHK	2.5 BHK	2.5 BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	2 BHK	2 BHK



Absolute Location Easy Approach & Pleasant Surroundings

Significantly located at Kadugodi, Whitefield, offers you a peaceful life in pleasant life in surroundings. Close to the city and all the modern day facilities, it is just a perfect first home which you have been longing for all the major business hub and other landmarks of the city like hospitals, hotels, shopping malls & cinemas are in close vicinity, thus making your life much happier and easier. Tucked away in refined splendor, it nestles a grand life for you.

Neighbours...

SCHOOLS

National Public School	- 1.1 Kms
PNC Cognitio School	- 1.3 Kms
Mount Litera Zee School	- 1.2 Kms
Orchids International School	- 1.2 Kms
Valistus International school	- 4.4 Kms
Lake Montfort School	- 2.9 Kms
Chrysalis High	- 3.2 Kms
Ujival world School	- 4.6 Kms
Vibgyor School	- 8.6 Kms
Jain Heritage School	- 7.0 Kms

COLLEGES

Pragathi PU College	- 3.9 Kms
MVJ PU College	- 4.7 Kms
SEA College	- 3.4 Kms

MALLS & MARKETS

Upcoming Forum mall	- 2.0 Kms
Nexus Shantiniketan Mall	- 5.9 Kms
Phoenix Marketcity Mall	- 6.4 Kms
Inorbit Mall	- 7.9 Kms
Park square mall	- 5.5 Kms
Reliance Digital	- 4.7 Kms
Kino Cinemas	- 1.6 Kms
Inox SBR Horizon	- 2.1 Kms
Orion UPTOWN Mall	- 4.5 Kms

HOSPITALS

Aaxis Hospital	-1.0 Km
Micrale Hospital	- 1.1 Kms
Manipal Super Speciality Hospital	- 5.0 Kms
Vydehi Multi Speciality Hospital	- 7.5 Kms
Cloudnine	- 4.8 Kms

IT PARKS

ITPL	- 4.0 Kms
Prestige Shantiniketan	- 5.9 Kms
Prestige Technostar	- 6.6 Kms
TCS	- 6.0 Kms
SAP LABS	- 5.9 Kms
Accenture	- 8.4 Kms
Bagamane IT Park	- 13.4 Km

CONNECTIVITY

Kadugodi Metro station	- 2.5 Kms
Whitefield Railway Station	- 2.0 Kms
International Airport	- 28.0 Kms
Belathur Bus Stop	- 1.0 Km

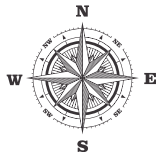
LOCATION MAP

NOT TO SCALE



SARANYA SWAROVSKI

WHITEFIELD



SARANYA SIGNATURE



About Saranya Group

Saranya Group, an iconic Real Estate Development Company which has constructed many commercial and residential project with over 2 millions square feet of property development have successfully completed. Marvels that have carved a unique niche in the city of construction. A dream envisioned by Mr. Madhu sudhan, has become the most promising Real Estate firm with a strong belief of profitable growth innovation, dedication, superior customer service and commitment. With a reputation of developing quality construction which is clear titled, meticulously planned, excellently executed and timely completed, today Saranya Group is a well-known brand in the city of real estate development.

Welcome to Saranya Group.
Welcome to innovative city which is always ahead in nurturing lifestyle.



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