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[www.skcosmos.in](http://www.skcosmos.in)

A PROJECT BY

**SK**  
SK DWELLINGS LLP



live  
work  
play  
life

2 & 3 BHK Premium High-Rise Residences,  
Located @ 80 ft Horamavu Main Road, East Bengaluru.



We are creating something truly exciting premium residential tower on Horamavu Main Road (Kalkere) that will take Bengaluru design and luxury living to the next stage.



**COSMOS**

THE BENGALURU'S MOST RECOGNIZABLE ADDRESS  
LOCATED @ HORAMAVU MAIN ROAD, EAST BENGALURU.





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## THE ULTIMATE ADDRESS OF LUXURY

Imagine a life living with ultra luxurious amenities. A gated community on Horamavu main road, East Bengaluru cosmopolitan city, with yet it's a sophisticated and metropolitan lifestyle within a vibrant, urban backdrop. SK COSMOS is a collection of stunning, two and three-bedroom homes, offering an unparalleled combination of the contemporary design sought after amenities, and stunning views of nature in the city.

introducing SK COSMOS  
luxurious gated community







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## EXPERIENCE UNCOMPROMISED LUXURY

### WHY SK COSMOS?

Finest Architectural Design

Earthquake Resistant Structures

Gated Community with  
No Common Walls

Natural Sunlight & Cross Ventilated

Advanced Safety & Round-the-Clock  
CCTV Surveillance System

High Quality Construction  
& Speedy Delivery





BBMP  
APPROVED

RERA  
REGISTERED

130  
LUXURY UNITS

64%  
OPEN SPACE

PROJECT  
CONFIGURATION

BASEMENT +  
GROUND + 9  
FLOORS

CC / OC  
GUARANTEED



# LUXURY + LIFESTYLE

3 LANDSCAPE  
GARDENS

SWIMMING POOL  
WITH KIDS POOL

CLUBHOUSE  
WITH AMENITIES

130 +  
COVERED PARKING SPACES

3  
LIFTS



CELEBRATIONS



**BE PART  
OF THE  
BEGINNING**

WELCOME TO  
SK COSMOS

**IT'S AN  
ARCHITECTURAL  
MASTER  
PIECE**



SK COSMOS presents the Signature Style Life. It brings forth a lifestyle for those who have a fine taste for life and exclusivity. Step into a home that blends innovation with style creating contemporary spaces that are a class apart. At SK COSMOS elevate your elite lifestyle with the thoughtfulness of the layout and the meticulousness of finishes. While the walls, floors and ceilings befit your taste, these SK COSMOS residences ensure that beauty meets functionality with minimum space wastage and maximum efficiency. The overriding mission being that your homes are for generations to keep.

live the signature life at the new peak of luxury





## ALL - IN - ONE MODERN CENTRAL

### PROJECT HIGHLIGHTS

- Approved by BBMP & RERA
- CC / OC Guaranteed
- Basement + Ground + Nine Floors
- 130 Units
- Easy Access to ORR + Metro
- Easy Access to IT Hubs
- Excellent Cross Ventilation
- Covered Car Parking
- Visitor Car Parking
- Premium Quality Construction
- Provision for Broadband
- Vasthu Compliant
- Water Recycling (STP)
- Generator Power Backup
- Rainwater Harvesting
- Video Door Viewer
- 24hrs Security
- CCTV Surveillance
- No Common Walls
- Fire Safety
- Fire Alarm
- Intercom



### COMMUNITY MASTER PLAN

- |                             |                           |                            |
|-----------------------------|---------------------------|----------------------------|
| 01 Commercial Car Parking   | 08 Gazebo                 | 15 Transformer Yard        |
| 02 Residential Entry & Exit | 09 Landscape Gardens      | 16 Driveway                |
| 03 Security Room - 1        | 10 Skating Rink           | 17 Commercial Ramp         |
| 04 Residential Ramp         | 11 Cricket Practice Net   | 18 Commercial Building     |
| 05 Jogging Track            | 12 Kids Play Area         | 19 Security Room - 2       |
| 06 Swimming Pool            | 13 Half Basket Ball Court | 20 Commercial Entry & Exit |
| 07 Kids Pool                | 14 Open Badminton Court   |                            |



WELL-PLANNED COMMUNITY  
WITH SECURE FEATURES



GROUND  
FLOOR PLAN





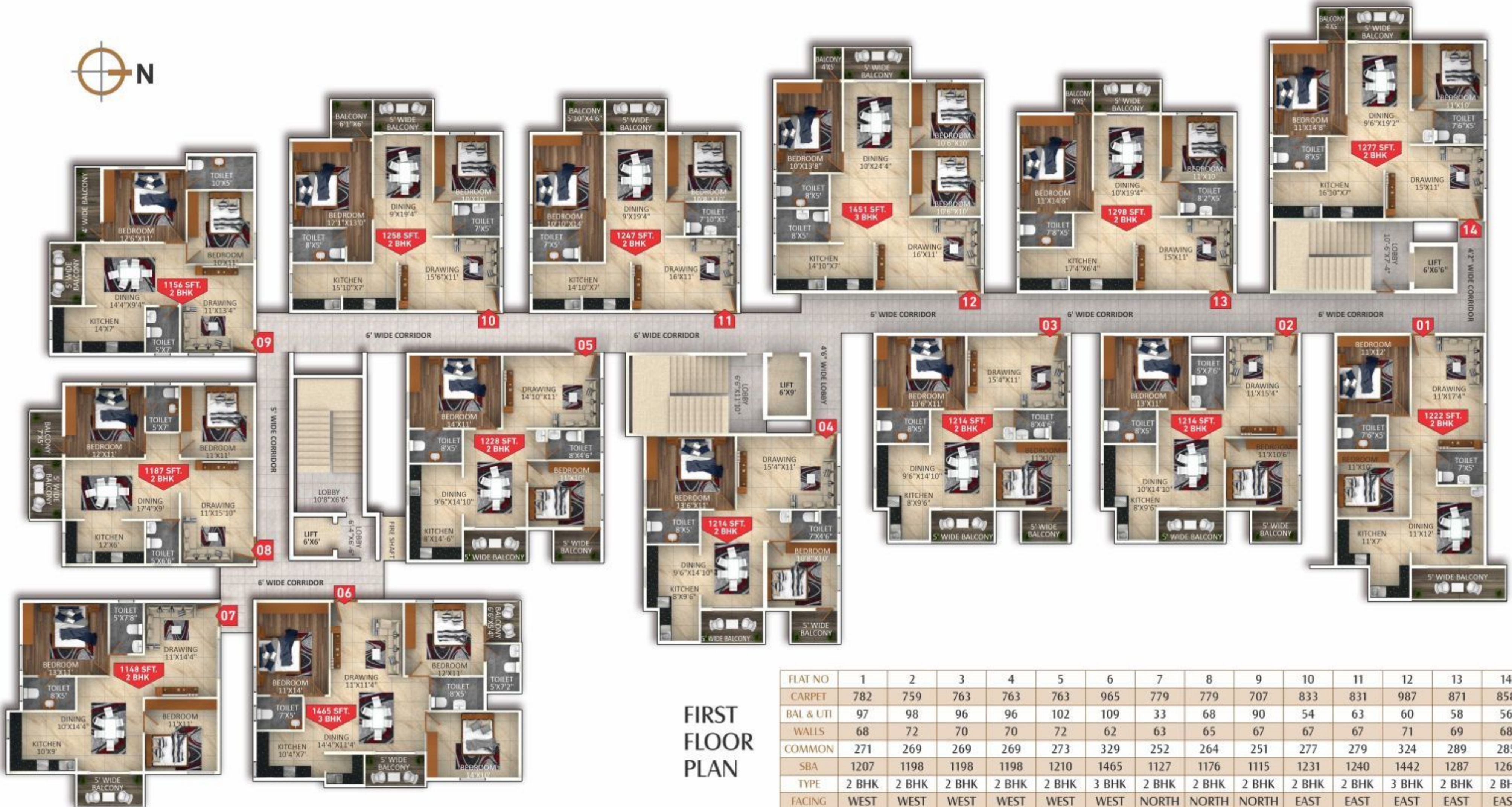
MAKE FRIENDS  
FOR A LIFETIME



TYPICAL  
FLOOR  
PLAN

2 - 9<sup>TH</sup> FLOOR

FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CARPET	782	759	763	763	763	965	779	779	707	833	831	987	871	858
BAL & UTI	97	109	107	107	116	109	48	76	120	74	69	67	66	64
WALLS	68	73	71	71	73	62	63	65	69	68	67	71	69	68
COMMON	275	273	273	273	276	329	258	267	260	283	280	326	292	287
SBA	1222	1214	1214	1214	1228	1465	1148	1187	1156	1258	1247	1451	1298	1277
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK
FACING	WEST	WEST	WEST	WEST	WEST	WEST	NORTH	NORTH	NORTH	EAST	EAST	EAST	EAST	EAST



FIRST  
FLOOR  
PLAN

FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CARPET	782	759	763	763	763	965	779	779	707	833	831	987	871	858
BAL & UTI	97	98	96	96	102	109	33	68	90	54	63	60	58	56
WALLS	68	72	70	70	72	62	63	65	67	67	67	71	69	68
COMMON	271	269	269	269	273	329	252	264	251	277	279	324	289	285
SBA	1207	1198	1198	1198	1210	1465	1127	1176	1115	1231	1240	1442	1287	1267
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK
FACING	WEST	WEST	WEST	WEST	WEST	WEST	NORTH	NORTH	NORTH	EAST	EAST	EAST	EAST	EAST



ISOMETRIC  
VIEW



Series  
**01** 1222 SFT  
2 BHK  
WEST



Series  
**05** 1228 SFT  
2 BHK  
WEST



1214 SFT Series  
2 BHK **02**  
WEST



1465 SFT Series  
3 BHK **06**  
WEST



Series  
**03 / 04** 1214 SFT  
2 BHK  
WEST



Series  
**07** 1148 SFT  
2 BHK  
NORTH



ISOMETRIC  
VIEW



Series  
**08** 1187 SFT  
2 BHK  
NORTH



Series  
**12** 1451 SFT  
3 BHK  
EAST



1156 SFT Series  
**09** 2 BHK  
NORTH



1298 SFT Series  
**13** 2 BHK  
EAST



Series  
**10** 1258 SFT  
2 BHK  
EAST  
Series  
**11** 1247 SFT  
2 BHK  
EAST



Series  
**14** 1277 SFT  
2 BHK  
EAST





YOU CAN  
EXPECT  
IT ALL

If it is a long-awaited desire to live well and provide a lavish lifestyle for your family, you need to choose a home that gives you above and beyond what you imagined or hoped for. It's because a fulfilled life begins right at home, in a living environment filled with unexpected luxurious and extravagant facilities that will enable you and your family to live a wholesome and splendid life.

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SWIMMING POOL



**RESORT  
-STYLE  
FACILITIES**

ENSURE  
YOUR FAMILY  
& FRIENDS

**WILL BE  
ENTERTAINED  
WITH A  
VARIETY OF  
LEISURE  
ACTIVITIES**



Many have the desire but few have the taste. There's plenty to lure where it come to enjoying the rare privileges of a private clubhouse. Located in the tranquility of the Lower Level, SK COSMOS clubhouse comes with exclusive luxurious of an all state of the art gymnasium, kids play area, half basketball court, badminton court, salon & much more.

SK COSMOS amenities built for modern life





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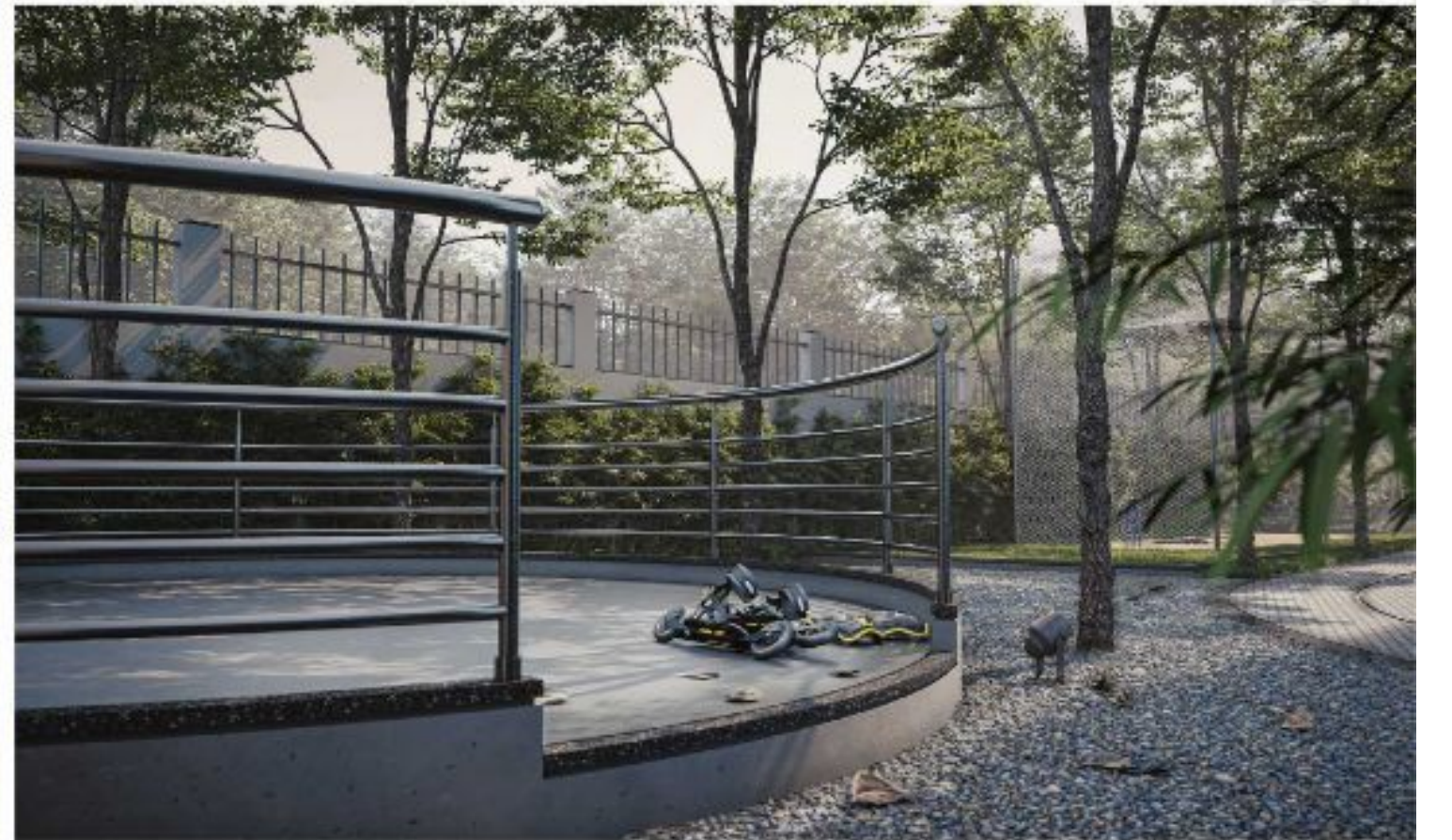
## OPULENCE IN THE SKIES

Explore your life with adequate open spaces, enjoy your walk or a jog in manicured landscapes, co-existing along with state-of-the-art residential facilities makes your life worth every moment of the day. Now you can believe your lifestyle is nothing less than a resort holiday.

you can expect it all at  
SK COSMOS, it not just an  
adobe, it's a dream come true

  
**COSMOS**





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## LIFESTYLE AMENITIES



Swimming Pool



Half Basket Ball Court



Jogging Track



Gym



Toddler's Pool



Cricket Practice Net



Chess



Gazebo



Kids Play Area



Water Fall



Aroma Garden



Landscape Area



Open Badminton Court



Skating Rink



Guest Rooms



Multi Purpose Hall/  
Association Room

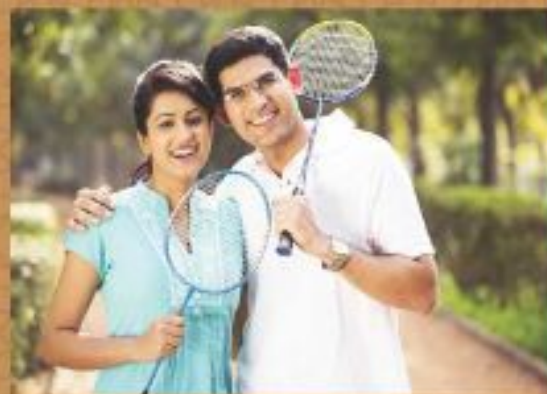




# OUT DOOR GAMES



**SUPERBLY  
DESIGNED  
OUTDOOR  
LIVING,  
SEAMLESSLY  
DELIVERING  
A YEAR-  
AROUND  
LUXURY  
BOUTIQUE  
EXPERIENCE**



Enjoy never-ending thrills and spills in the comforts of your new home at the SK COSMOS. So be sure to fit in lots of playtime and me-time for continuous fun under the sun.

Practice your game skills at your doorstep or indulge in a space that helps you recharge after a hectic day at work or start a fresh day with a walk or jog in the green spaces. Step into the grand open spaces around the community and be awed by inspiring vistas at SK COSMOS.

Experience your well balance life.





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## ALL - SUITE SOPHISTICATION

A symbol of refined taste, SK COSMOS residence is home to Haute society. The creme de la creme. This 10 - floors all-suite address stands out and sets you apart, proudly, the same way landmark rises from the landscape.

and tells the story of  
how far you've come.





|

## SPECTACULAR ROADSIDE VIEWS

|

The extraordinary design feature of the SK COSMOS lends the landmark gated community a majestic and grand impression from first sight. While the stately square is the focal point, the numerous balconies enable homeowners to own roadside views of the neighbourhood.

and enjoy breathtakingly  
spectacles for a lifetime



an artistic impression only not an actual photograph



# SPECIFICATIONS

**DISCLAIMER** Legal charges, stamp duties, registration charges, GST and society maintenance charges shall be borne by member as per actual government rules. In the interest of continuous developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, design, planning, layout & all particulars shall be subject to such changes. Charges/alteration of architecture including elevation, color or prior scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents. All matters are subject to Bangalore A.R.U. regulations.



## STRUCTURE

- RCC framed structure with plinth beams for extra safety by using steel and cement of reputed make
- Internal Walls: 100mm / 4" inch solid cement concrete blocks
- External Walls: 150mm / 6" inch solid cement concrete blocks
- Plastering in 2-coats with sponge and smooth finishing
- Roof slab: Reinforced cement concrete / waterproofing with CC screed



## RAILING

- Staircase: MS hand rail
- Balcony: MS painted grills and MS pipe hand rail



## PAINTING

- Birla / Branded putty for internal walls in all rooms (excluding common areas, balconies and toilets)
- Interior walls with emulsion and external walls in exterior emulsion paints
- Enamel paint for M.S. Railings and Grills



## TOILETS

- Ceramic glazed tiles dado up to 7 feet
- White coloured (Parryware / Hindware/CERA or equivalent make) sanitaryware in all toilets
- Hot and Cold mixer unit, Shower & other bathroom fittings of Jaquar or equal make
- Provision of points for geyser and exhaust fan
- Large toilet ventilators made of UPVC with glass



## DOORS AND SHUTTERS

- Teak wood frame for Main door with Polished panelled skin shutter
- All bedroom doors with Salwood /equivalent hard wood frames and flush shutters enamel painted
- Internal and toilet door shutters will be flush doors with enamel paint
- French doors in dining, balconies and windows - UPVC



## SECURITY

- 24/7 Security
- Intercom - from all the flats to central security
- Round the clock CC Camera at the entrance of complex



## LIFT

- Two 8 passengers and one 13 passenger service lift. Make: KONE/Schindler or equivalent.



## FLOORING

- Vitrified tiles (2'x2') of well reputed brand for the living, dining, kitchen and bedrooms
- Anti-skid ceramic tiles of well reputed brand for the balcony, utility and toilets
- 4 inch skirting to all rooms
- Granite/ Vitrified flooring in corridor and Sadarahalli Granite or equivalent flooring in staircase
- Concrete flooring for cellars / car parking



## ELECTRICAL

- Concealed P.V.C pipes with ISI standard / fire resistant copper wires of Anchor/Finolex or equivalent make
- Elegant modular electrical switches of Anchor or equivalent make
- One earth leakage circuit breaker for safety
- Required number of miniature circuit breaker (MCB) based main distribution box for each flat
- Telephone points in master bedroom and living room
- TV Points in Living and master bedroom
- A.C Power points in living and bedrooms



## KITCHEN

- Granite kitchen platform (optional) with stainless steel sink
- 2 feet dado above granite kitchen platform area in ceramic glazed Tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area
- Provision for refrigerator, microwave/oven, mixer and modular chimney
- Separate water connection for Cauvery water



## GENERATOR POWER BACK UP

- DG Back up for lights in common areas, lifts and pumps
- DG Back up for each apartment up to 1 KVA



## WATER SUPPLY

- 24 Hours water supply with sufficient source of bore well and corporation (on availability) water supply system
- Synchronized with standard automation system
- Rain water harvesting system to recharge the water table
- STP (Sewage Treatment Plant)



## SOLAR WATER HEATER

- Solar water heating system will be provided for 9th Floor Flats



## RAIN WATER HARVESTING

The rain water from the terrace & open areas will be collected through rain water pipes which will be discharged into the rain water harvesting pits to recharge the underground water



## CAR PARKING

Covered Car parking



  
**COSMOS**



A man in a light blue t-shirt is seen from behind, carrying a young girl on his shoulders. The girl is wearing a purple floral dress and has her arms outstretched, looking up at the sky with a joyful expression. The background is a soft, warm sunset with a gradient from orange to blue.

**AN EXCELLENT  
INVESTMENT GATEWAY  
AT HORAMAVU MAIN ROAD,  
(KALKERE, BENGALURU)**

The Perfect gift for  
your little one's future



# PERFECTLY PLACED

SK COSMOS is superbly positioned surrounded by Manyata Tech Park, ITPL, ORR and Bagmane Techpark. Located on Horamavu main road, Kalkere, in an almost perfect 360-degree spread. Just off Outer Ring Road, it sits in an urban heartland where all around the cranes are reaching SK COSMOS and new communities and commercial areas taking shape each new day.

## NEIGHBORHOODS

### SCHOOLS



- CMR NPS School
- Royal Concorde International
- VIBGYOR School
- New Baldwin School

### ENTERTAINMENT



- Orion Mall East
- Gopalan Signature Mall
- Gopalan Grand Mall
- Phoenix Market City
- Elements Mall
- Soul Space Arena

### CONNECTIVITY



- Situated in BBMP Limits (AREA)
- Project is on an 80 feet Main Road
- 25 kms from Bengaluru Airport
- 10 kms from MG Road
- 9 kms from Commercial Street

- 7 kms from Bgppanahalli Metro Junction
- 5 kms from K R Puram Railway Station
- 5 kms from Tin Factory
- 3 kms from Banaswadi ORR
- 3 kms from Upcoming Metro on ORR

### TECH PARKS



- 13 kms from ITPL
- 9 kms from Bagmane Tech Park
- 7 kms from Karle Tech Park
- 7 kms from Manyata Tech Park

### HOSPITALS



- Koshys Hospital
- Banaswadi Specialist Hospital
- Columbia Asia Hospital
- East Point Medical College Hospital



## LOCATION ADVANTAGES



### Location Map (Not to Scale)



## CLOSE TO EVERYTHING YOU NEED, FAR FROM EVERYTHING YOU DON'T



MANYATA TECH PARK



ITPL



KR PURAM HANGING BRIDGE



PHOENIX MALL



GOPALAN MALL



BRIGADE TECH PARK





# SK DWELLINGS LLP

BUILDING HIGHER STANDARDS  
FOR LIVING BETTER

SK Dwellings is a well-known real estate company for best quality in selective neighborhoods in Bengaluru. With years of property development since 2010, SK Dwelling is a fully integrated developer in Residential apartments, Villa communities and commercials projects. It is focused on hot spots of Bengaluru with numerous client rewards.

BUILDING EXCEPTIONAL HOMES IN EXCLUSIVE LOCATIONS.

#### Corporate Office

First Floor, No 14,  
Unit No - 1/A, Church Street,  
Kalkere Main Road, Horamavu,  
Bengaluru, Karnataka, 560 043

#### Site Office

SK COSMOS  
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Kalkere, Bengaluru,  
Karnataka, 560043



Google Maps  
SCAN ME

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The project is funded by

**BAJAJ HOUSING FINANCE LIMITED** Member of **BREDAI**

#### Home Loans



AND APPROVED BY ALL LEADING  
BANKS FOR HOME LOANS.

#### COMPLETED PROJECT



SK DAISY, Bengaluru, Karnataka

#### OUR PROFESSIONAL TEAM

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