





SAIBYA HOMES LLP

Project @ :

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PRM/KA/RERA/1251/310/PR/021222/005496



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The developer reserves the right to amend the plans and specifications without prior notice



SAIBYA
Sundew

BEGUR MAIN ROAD



1,2, & 3 BHK LUXURY APARTMENTS

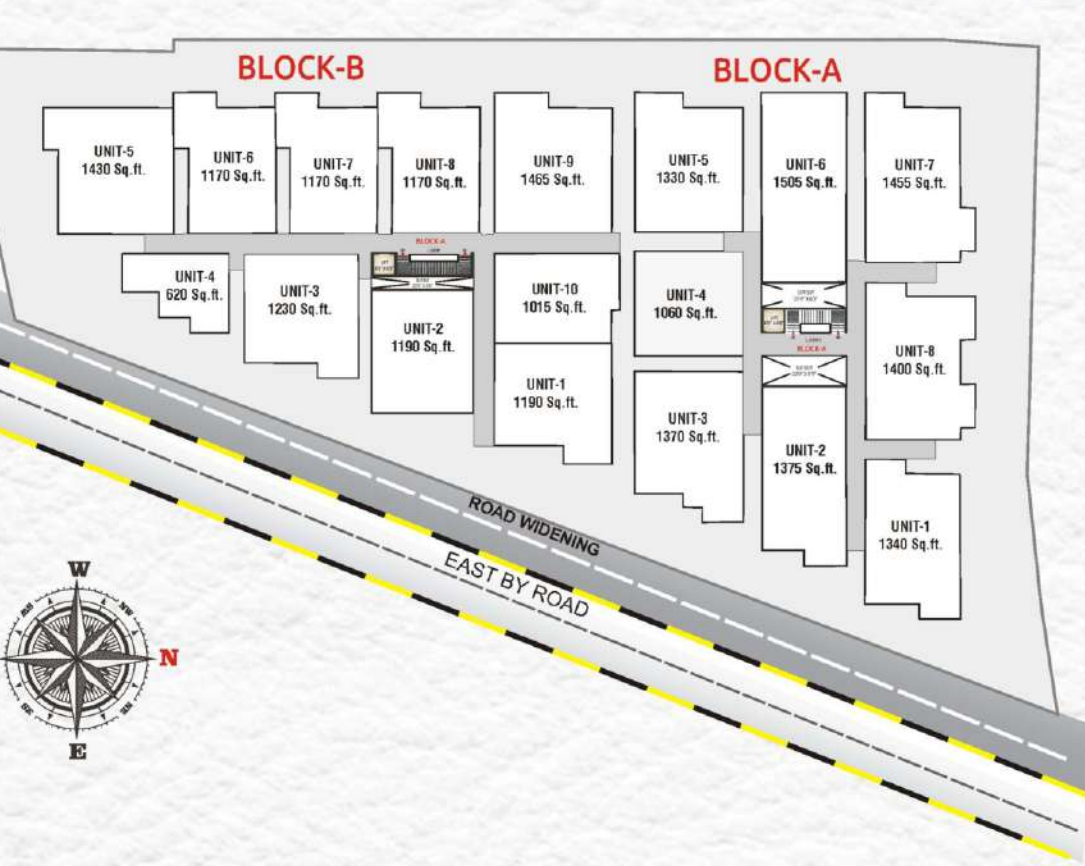
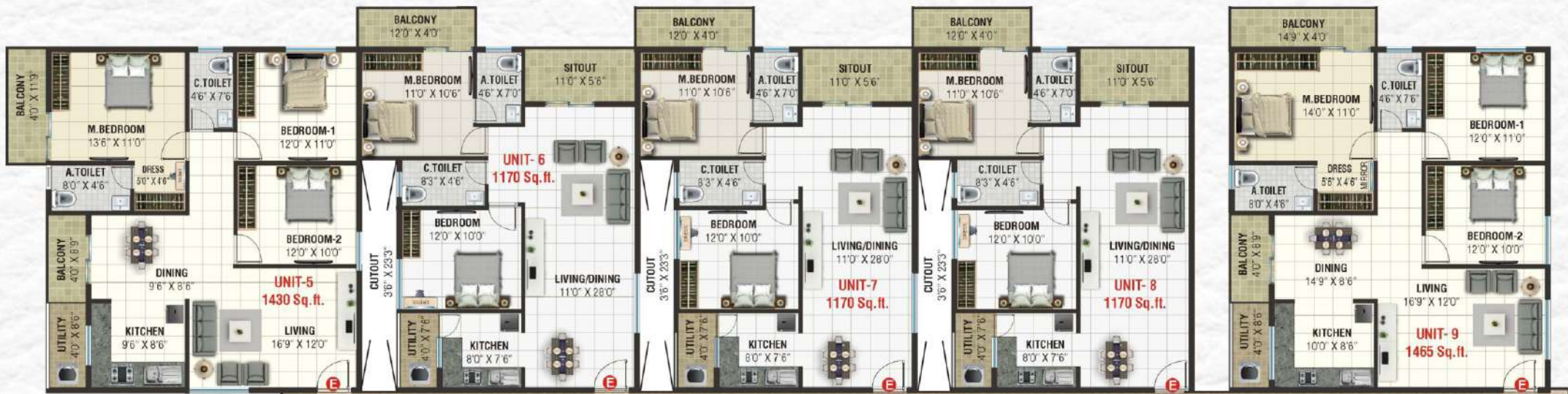
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SAIBYA
Sundew

A NEW STANDARD IN LUXURY



A consistent amalgamation of extravagance, solace, and style mix to give away really modern outlook towards life. These Residential Apartments in Bangalore are wonderfully crafted bearing in mind all your needs. **“Saibya Sundew”** in Yelenahalli, Begur Main Road is constructed by **Saibya Homes LLP**, a customer friendly construction firm that always focus towards delivering the best to its customers. It has gained the name and fame in constructing marvelous Apartment in Bangalore with the use of high-class building material that enhances the looks of the property along with increasing its life span. **“Saibya Sundew”** offers 1, 2 & 3 BHK Apartments at one of the prime locality South Bangalore. With proper ventilation and uncluttered wide space, **“Saibya Sundew”** makes you feel blissful right from the moment you enter in your beautiful Apartments **“Saibya Sundew”** is one such property where luxury comes with affordability and the inhabitants enjoy the perks of living in one of the best localities of town. The Apartments are deliberately constructed so as to provide easy access and transportation to other parts of the city by wide roads. **“Saibya Sundew”** gives unmatched availability from all the vital areas and places of basic utilities such as hospitals, schools, supermarket, parks and recreational centers.



SAIBYA
Sunderw



BLOCK-A
TYPICAL FLOOR PLAN AREA STATEMENT IN SQ.FTS

UNIT NO	TYPE	AREA	FACING
001	3 BHK	1340 Sq.ft.	West
002	3 BHK	1375 Sq.ft.	North
003	3 BHK	1370 Sq.ft.	North
004	2 BHK	1060 Sq.ft.	North
005	3 BHK	1330 Sq.ft.	East
006	3 BHK	1505 Sq.ft.	North
007	3 BHK	1455 Sq.ft.	East
008	3 BHK	1400 Sq.ft.	East

BLOCK-B
TYPICAL FLOOR PLAN AREA STATEMENT IN SQ.FTS

UNIT NO	TYPE	AREA	FACING
001	2 BHK	1190 Sq.ft.	West
002	2 BHK	1190 Sq.ft.	North
003	2 BHK	1230 Sq.ft.	North
004	1 BHK	620 Sq.ft.	North
005	3 BHK	1430 Sq.ft.	East
006	2 BHK	1170 Sq.ft.	East
007	2 BHK	1170 Sq.ft.	East
008	2 BHK	1170 Sq.ft.	East
009	3 BHK	1465 Sq.ft.	East
010	2 BHK	1015 Sq.ft.	North





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LUXURY THAT'S CONVENIENTS



ARCHITECTURAL / CIVIL SPECIFICATIONS 72 exclusively 1, 2 & 3 bedroom apartments.

STRUCTURE

- Stilt + Ground + 3 stories.
- RCC framed structure with necessary footing and beams as per structural design.
- Walls of solid concrete blocks.

PLASTERING

- Internal walls: Smoothly Plastered.
- External walls: Sponged finished Plastering.

FLOORING

- Living, Dining, Bedroom – Vitrified tiles.
- Balconies / Utility / kitchen / Bathrooms – Anti skid Ceramic tiles
- Toilets – ceramic tiles dado up to 7'0" Lobby Corridor and Stair case – Tiles & Granite

DOORS & WINDOWS

- Main door - Engineered wood with Laminate Shutters.
- Internal doors - Engineered wood with Laminate Shutters.
- UPVC sliding doors in living/dining area.
- Window - 3 track UPVC frames with glass panel and safety grills

KITCHEN

- Ceramic tiles 2 feet above the granite platform.
- Provision for water purifier & Refrigerator.
- Provision for washing machine in utility.

BATHROOM FITTING

- Fitting & fixtures – Hindware or equivalent.
- Cp fitting –Cera / Perryware or equivalent.
- Provision for exhaust fan & geyser.
- False ceiling with grid panel.

ELECTRICAL

- Fire resistant electrical wires.
- Concealed copper wiring with adequate light points of anchor 'ROMA' make or equivalent.
- Telephone point in living room & master bedroom.
- Cable point in living & master bedroom.
- AC point in Master Bedroom.

PAINTING

- Interior - 2 coat Acrylic Emulsion paint with roller finish and OBD for ceiling.
- Exterior - Water proof colored cement based Paint and textured paint at selective places.
- Grills - Enamel paint for MS grills.

GENERAL SERVICES

- Rain water Harvesting
- Sewage treatment plant.
- Power back up for common area.
- Intercom facility.
- 1 no of lift each block of Kone / Schindler or equivalent.

WATER SUPPLY

- Continuous water supply through bore well

SECURITY SYSTEMS

- CCTV cameras in the common areas and at the entrance.
- Security personnel round the clock.



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Now Proudly Presenting Saibya Sundew

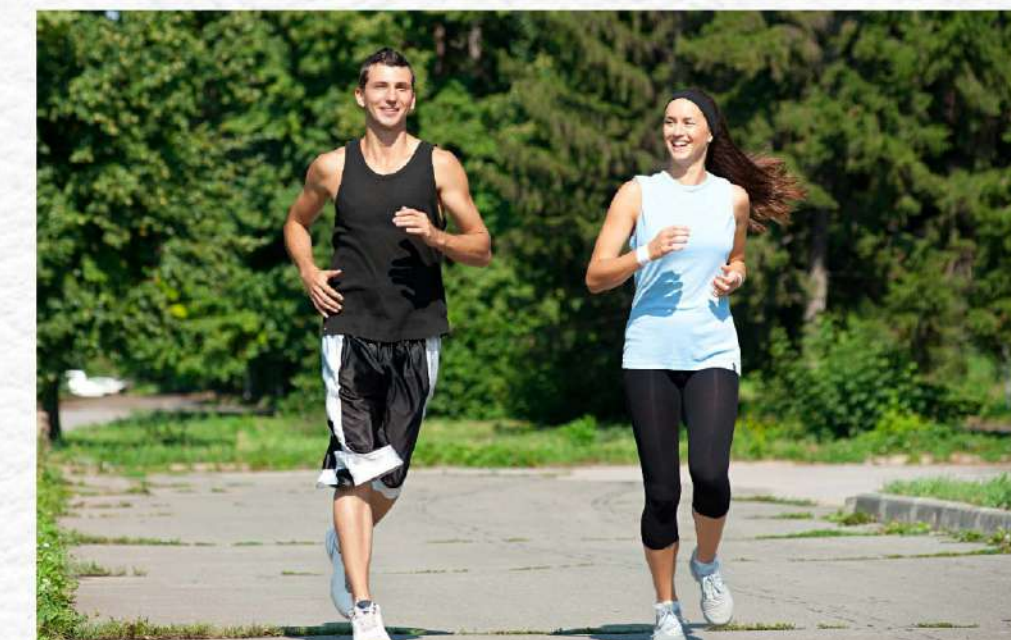




AMENITIES

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- Swimming pool
- Toddlers Pool
- Well Equipped Gymnasium
- Elders Park
- Play Equipment
- Sand Play
- Entry / Exit Gate
- Security
- Park
- Lower Bed
- Indoor Games (Table Tennis, Carrom, Chess, Pool Table)
- Multipurpose Hall
- Jogging Track



How to reach our project



Location High Advantage :

Proximity

- Bannerghatta Main Road - 2 Kms.
- Fortis & Apollo Hospital - 4 Km.
- Honey Well - 4.5 Km.
- Oracle, Accenture & IBM - 9 Km.
- IIMB & HSBC - 3.5 Km.
- Dairy Circle - 8 Km.
- JP Nagar Ring Road - 6 Km.
- Electronic city - 7 Km.

Major It Companies And Cooperates: Bannerghatta Road and Electronic City Phase I & II.

Some of the best educational Institutions:

- Sarla Birla Academy • Sri Chaitanya Techno School • Ryan International School
- Brigade Millennium School • Poddar International School • PSBB • IIM Bangalore.

Shopping Destinations :

Meenakshi Mall • Food World • Reliance Mart • Vega City • Shoppers Stop • Gopalan Mall • D-Mart

Health Care Options :

Forties • Apollo, Jayadeva • Sagar Apollo Hospital



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