



### A LANDMARK OF ULTIMATE LUXURY LIVING

RERA NO.: PRM/KA/RERA/1251/446/PR/191107/002993

2, 2.5 & 3 BHK lifestyle luxury apartments living @ T.C. Palya, Maragondanahalli, Bengaluru

www.svsdevelopers.co.in



## GREAT SPACES FOR GREAT MEMORIES

Nature is symbolic of beauty. And it's magical to live within it. Designed impeccably to give you a home where you can treasure every moment, SVS Springs is built for grand living spaces, in the midst of the great outdoor. Come, live in a tranquil society that's sure to take your breath away

SVS Springs comes from SVS Developers., which is best know for on-time delivery, best quality and prompt service. It has a proven track record to handle any size of project to finesse. The company adheres to promised time lines ensures transparency and wholehearted post sale service. It is this attitude of putting the best foot forward that has created a strong and satisfied customer base. After all, it is the customer who should enjoy fruits of his hard work and investment, while the company revels in the happiness of its customer.





# FOR THE SUSTAINABLE WAY OF LIFE

At SVS Springs, we go way beyond comfort, open spaces and smart life. We ensure sustainable measures are take, so the impact on the environment is minimal, and in many ways, positive.

Landscape Garden
Rainwater Harvesting

Sewage Treatment Plant - Reusable



PROJECT HIGHLIGHTS



### ADVANTAGES

NO NOISE FROM

## **LUXURY AMENITIES**







Well Equipped Gym



Multipurpose



Hall



Open Lawn

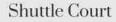


Children's Play Area



Cricket Net







Single Post Basket Ball Court



Garden Benches



Jogging Track





Landscape Gardens



Pergolas



Intercom







Round the Clock Security



STP (Sewage Treatment Plant)



Fire Protection System



Branded Elevators



Car Parking

DG Backup

LEGEND



A Entry

Cricket Net

B Exit

- ① TC Yard
- **(** Water Body
- Skating Rink
- B Jogging Track

D Landscape Garden

M Basket Ball Single Post

🕜 Kids Play Area

Park l

- N Shuttle Court O Drive Way
- **6** Swimming Pool

(1) Kids Pool

Park 2

### MORE SUNLIGHT

SVS SPRINGS apartments designed to have ample space between them to allow natural sun light inside. So, when there's enough natural light, you can save on power bills by using fewer artificial lights.

### 4 SIDE VENTILATION

Openness on four sides of every apartments allows for free flow of air, and so the entire house is cooler by a few degrees, keeping it fresh and wellventialted











### TYPICAL FLOOR PLAN AREA STATEMENT IN SFT

Flat No:	Туре	Facing	Carpet Area	Blaconies & Wash Area	Wall Area	Common Area	SBA
001	2 BHK	North	661	76	46	261	1044
002	3 ВНК	North	928	77	111	372	1488
003	2 BHK	North	688	78	80	282	1128
012	2 BHK	East	682	73	85	280	1120
013	3 ВНК	East	875	72	104	350	1401
014	3 ВНК	North	785	70	96	317	1268
015	2.5 BHK	East	717	66	92	292	1167

PERFECT VASTHU, TO BALANCE HAPPINESS AND PROSPERITY









### TYPICAL FLOOR PLAN AREA STATEMENT IN SFT

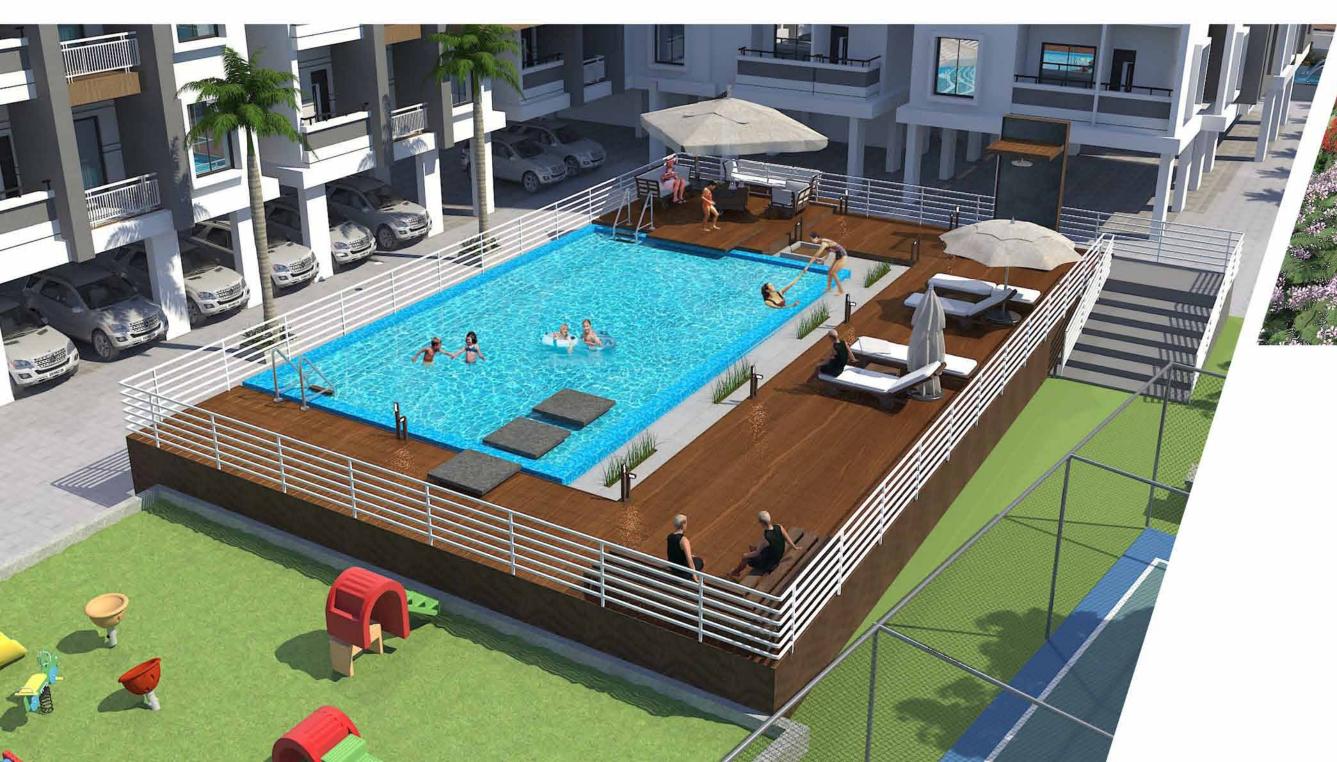
Flat No:	Туре	Facing	Carpet Area	Blaconies & Wash Area	Wall Area	Common Area	SBA
004	2 BHK	North	649	74	78	267	1068
005	2 BHK	North	645	72	84	267	1068
006	2 BHK	North	646	72	83	267	1068
007	2 BHK	North	645	72	84	267	1068
008	2 BHK	North	686	70	84	280	1120
009	2 BHK	East	683	72	85	280	1120
010	2 BHK	East	685	72	83	280	1120
011	2 BHK	East	683	72	85	280	1120

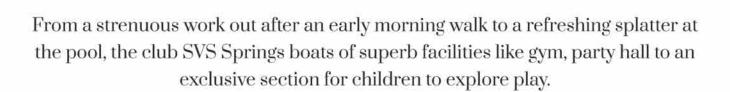
NO SHARED WALLS, SO YOUR CELEBRATIONS CAN GET REALLY LOUD





ONE FOR
THE FITNESS FREAKS
A LUSH GREEN
MULTIPURPOSE SPACE

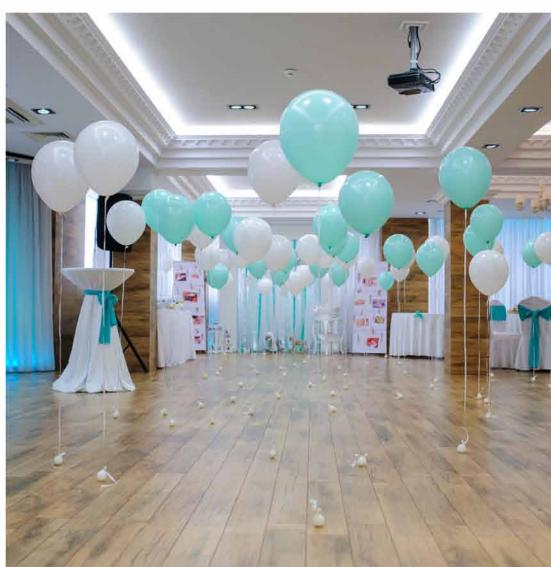




With so much to do here, you will never have to go too far to seek leisure.

EXPERIENCE A LEISURELY
ESCAPE INTO
A THOUGHTFULLY
DESIGNED RELAXATION
DESTINATION















SVS Springs offers wide array of amenities that complaints the modern urban living. The endless list of Amenities makes the everyday living much more vibrant. Be at the party hall, jogging track, basket ball... It's just not the lavish Amenities by words... but also by means and deeds at springs

WALK INTO
THE VIBRANT URBAN
EXPERIENCE OF
LUXURY











World class amenities co-exist with wide open space and lush greenery all around. SVS Springs apartment takes into account your personal need for space, privacy, comfort and style, allowing you to rejuvenate yourself in an atmosphere of total serenity.



# EVERYTHING YOU HAVE BEEN WAITING FOR LIKE NOTHING YOU EXPECTED

When your homes designed with a lot of thought, you have plenty to feel good about. We've designed SVS Springs in a way that no two apartments share a wall. Because a home with shared walls means compromising on your enthusiasm, privacy, ventilation, natural light - in other words, the freedom to live free

To bring to you the best experiences, we've designed every apartment such that it's open on three sides, for free flow of air and entry of sunlight, It's almost like living in a villa, but with the comfort of belonging to large community. A feature like no-commonwalls is a result of many insights and observations to bring to you a complete home.





### A WONDERFUL LIVING EXPERIENCE

Vasthu can impact health, wealth and peace inside a home. Because vasthu or the Indian science of direction, combine the five elements of nature, that is earth, water, air, fire, sky, and balance them with man and material. It lays down the blue print for conducive human dwelling. As such, Vasthu compliant spaces help in bringing out the best within, through the enlightenment and positive energy they create.





### STRUCTURE

R.C.C framed structure

### WALLS

PAINTING

FLOORING

External walls of 6" solid blocks, Internal Walls of 4" solid blocks in with solid cement concrete blocks



I:5 C.M with internal and external smooth finish cement pleastering



Inside one coat prime with two

outside asian apex paints or

COMMON AREA FLOORING

dadoing above the platform

and I service lift

Sadar halli granite / tiles flooring for

Granite kitchen platform with stainless

2 nos Lifts of 6 passenger normal lift

steel sink and two feet height ceramic tiles

doors and windows grills

coats of tractor emulsion paints and

2 X 2 vitrified tiles flooring for entire flat and

ceramic tiled flooring for utility and balconies

common areas like staire case and corridors

equivalent and enamel paints for

### PLASTERING



Hindware C.P. fittings and hindware white colour sanitary or equivalent



### DOORS

Teakwood main door frame with OST shutter. shutters and UPVC 2 track sliding 6ft X 7ft only balconies

### WINDOWS

mesh track frame with safety grills



TOILETS
Antiskid ceramic tiled flooring and glazed tile dado upto false ceiling height



### ELECTRICAL WORK

Concealed copper wiring with Anchor rider or equivalent switches and sockets



TV & TELEPHONE
Individual T.T & Telephone points in hall and TV Points in master bedroom



Water supply through borewell with overhead tank and sump



### POWER BACKUP

Generator for lifts, common areas and 0.5 kVA to each flat





### INTERCOM FACILITY Intercom facility for all flats connecting

to security



### SPECIFICATIONS

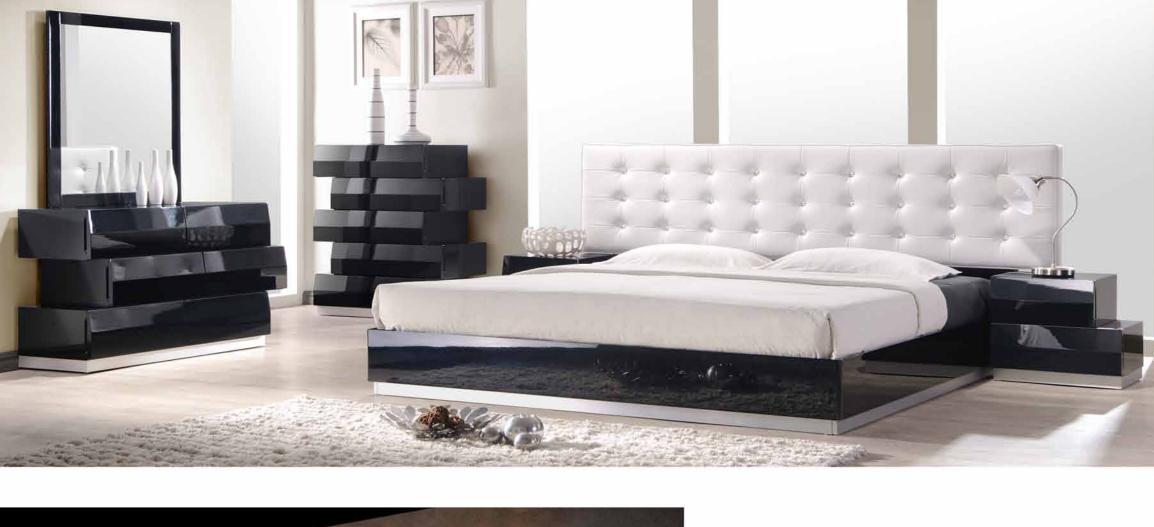
### SANITARY



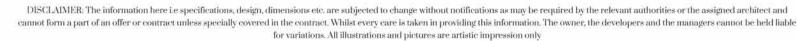
Internal doors with salwood frames and flush door

Three track UPVC sliding shutter with





**EXPERIENCE A REFINED** ARTISTIC BOUTIQUE LIVING



### Location Map (Not to Scale) International School To Thanisandra Thanisandra Pragnya Prestige International Kristu School School East Point Hospital Jayanti Microworld College East Point College Manyata Tech Park Channasandi Nagavara Lake Nagavara Bangalore Int. School Global International Cithaganur Lohit's Academy College of Dev Matha Central School KIDZEE Garden City Ovum Hospital Sathya Sai Brilliant Orthopaedic CMR Managemen Public School SJES COLLEGE New Indus Silicon City College Valley Residenti Banasawadi Railway Station To AS Bengaluru East Railway ITC Limited Banasawadi SEA COLLEGE OF ENGINEERING KR Puram Railway Station KHB Color Institute of Technology RMZ Infinity Thambuchetty EMC<sup>2</sup> Tech Park Gopalan Mall Bagmane Tech Park

### ENTERTAINMENT MALLS



- + Orion East
- + Virginia Mall
- + Inorbit Mall
- + Park Square ITPL
- + Forum Value
- + Hypercity
- +VR Bengaluru
- + Phoenix Marketcity
- + Innovative Multiplex
- + Reliance Fresh
- + More Market
- + Vishal Mega Mart

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





### WORK AND COMPANIES



- + Manyata Tech Park
- International Tech Park (ITPL)
- + Unisys SJRIT Park
- + Sigma Soft Tech Park
- Bagmane Tech Park
- + Prestige Featherlite Tech Park
- + Salapuria GR Tech Park

- H M Tech Park
- + Kalyani Platina Tech park
- RMZ Infinity
- + Bhoruka Technology park
- + Brigade Tech Park
- + Kriloskar Business Park

### HOSPITALS



- + Koshy Hospital
- + Apollo Hospitals
- + Manipal Hospital + Columbia Hospital
- \* Vydehi Hospital
- + Sri Sathya Sai Hospital
- + Svastha Hospital
- + Telerad Rxdx Healthcare Pvt Ltd
- + East Point Hospital.
- + Manipal Hospital

### SCHOOLS



- + Kidzee School
- + GJR International School
- + Vibayor International School
- + Chrysalis School



+ Hebbal Flyover

+ KIAL Airport

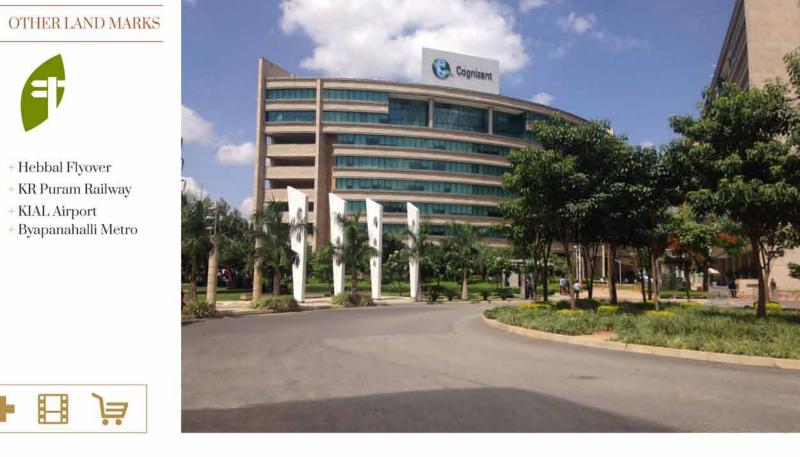
KR Puram Railway

Byapanahalli Metro















- + Diamond COllege

- + The Deens Academy
- + National Public School
- + Euro School Whitefiled
- + Reva University
- + Cambridge Group



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