

**SNN**  
ESTATES



Behind Manyata Tech Park, Rachenahalli

*Happiness begins  
at Home!*



Rera No. PRM/KA/RERA/1251/309/PR/220124/006568

Established in 2005 and listed among the top real estate property developers and builders in Bengaluru, South India, SNN Estates (Formerly SNN Builders) have completed over 11 projects covering more than 21 million sq. ft..

SNN Estates is celebrated for crafting themed projects that inspires urban living. Garnering prestigious awards like 'Developer of the Year', 'Best Concept & Architecture' & more. We uphold this tradition in every project of ours for years to come. Making Better Homes for a better living.

7100+ Happy Families  
21 Million Sq.ft. constructed  
11+ Projects Delivered on time

SOME OF THE MAJOR PROJECTS



WELCOME TO  
BETTER HOMES



**SNN Estates**  
**Developer Of The Year 23**  
**Awarded by ET Awards**



**SNN Builders**  
**'Fastest Growing Real Estate**  
**Company in Bangalore'**  
**By Siliconindia Awards**



**SNN Clermont**  
**Awarded Ultra Luxury Project**  
**Of The Year 22-23 by ET Awards**



**SNN Raj Serenity** Awarded  
**'Best Project Amenities'**  
**By Hindustan Ratna**  
**Real Estate Awards**



**SNN Raj Greenbay**  
**"Best Themed Project"**  
**by Berg Singapore**



**SNN Raj Eternia**  
**"Best Luxury Project"**  
**by CMO Asia Leadership, Dubai**

*Some of the Milestone*  
*Awards*



*Unveiling!*

**SNN**  
ESTATES



FELICITY

*Where Happiness  
Begins!*

**Units**  
**1.5, 2, 2.5, 3 & 4 BHK**

**Area**  
**6 Acres and 20 Guntas**

**Towers**  
**9 Majestic Towers**

**No of Units**  
**580 Exquisite Apartments**

**World Class Facilities of**  
**50,000 Sft.**

**Structure**  
**G + 13 floors\***

**Open Space**  
**80%**

*Happiness*

is when your dream home  
comes with everything you ever asked for.

\* Tower 7 & 8 is of G+8 Floors



# ROUTE MAP



*Happiness*

is when you reach home early and spend time with your family.

SNN Estates Felicity emerges as the destination which is located in the most easily accessible part of town. The three main roads, one from Hebbal inside Manyata Tech Park, other from Jakkur and another from Thansandra Main Road makes SNN Estate Felicity an easy drive centre from all the sides. A blessing that adds to your quality time with family and leisure for your self.

Live where all roads lead to Home

# Happiness

is when you move to the  
most happening part of the City.

## North Bangalore

With increase of IT companies in North Bengaluru, there is a sharp surge in people moving towards this part of the city, leading to an increased demand for property. Some of the upcoming key infrastructure developments are:

Bengaluru Metro's Blue & Pink Line | Satellite Town Ring Road

Bengaluru Signature Business Park | Devanahalli to Kolar (SH 9) Road

Aerospace Park | Global Financial District

Bengaluru Suburban Rail Project | Medical Tourism Hub | Startup Park

BIAL Information Technology Investment Region (ITIR)

Knowledge Health Innovation Research City



# Location Advantages

## Proximity :

Upcoming Thanisandra Metro Station	: 3.5 Km.
Nagawara Junction	: 3.5 Km.
Off Bellary Road	: 3.5 Km.
Hebbal Junction	: 7 Km.
Yeshwantpura Railway Station	: 14 Km.
International/Domestic Airport	: 26 Km.

## Workstation and Tech Parks :

Manyata Tech Park (Gate no 5)	: 1.4 Km.
Karle IT SEZ Park	: 4 Km.
Bhartiya Center of Information (BCIT)	: 4.5 Km.
Brigade Magnum	: 5 Km.
Kirloskar Tech Park	: 6 Km.



A Home that is well connected



# Location Advantages

## Shopping & Entertainment :

Elements Mall	: 3 Km.
Phoneix Mall of Asia	: 4.5 Km.
Esteem Mall	: 5.5 Km.
RMZ Galleria	: 5.5 Km.

## Healthcare Facilities :

Manipal Hospital	: 6 Km.
Aster CMI	: 5.8 Km.
Motherhood Hospital	: 4.8 Km.
Purple Patch Hospital	: 2 Km.
Chirayu Hospital	: 2.5 Km.

## Educational Institutions :

VIBGYOR High School	: 1.8 Km.
Rashtrathana Vidya Kendra	: 2 Km.
North Hill International School	: 2.9 Km.
HDFC School	: 3 Km.
Vidyashilp Academy	: 5.5 Km.
DPS North	: 9.5 Km.



Entertainment, Healthcare & Educational Hubs

# Happiness

is enjoying the evenings & weekends  
with the family in and around Felicity Club

## 50,000 Sq Ft of World Class Facilities



Basket Ball /  
Multi use  
Games Area



Salon



Indoor  
Games Room  
(Carrom, Chess & TT)



Kids Play  
Area



Reading  
Lounge



Gym



Futsal Court



Separate Spa  
for Ladies  
& Gents



Pool / Snooker



Swimming  
Pool with  
Kids Pool



Yoga and  
Meditation Deck



Spill Over deck



Skating  
Rink



Cigar Lounge



Aerobics



Cricket  
Practice Net



Badminton  
Courts— 2 No



Pet Park



Party Hall with AC



Squash  
Court — 1 No



Dance Room

World Class Facilities

# Happiness Club

Welcome to our luxurious fully loaded Happiness Club, where sophistication meets leisure in the heart of modern living. Step into a world of comfort and convenience as you explore the exquisite features that make our clubhouse a haven for residents seeking the ultimate in lifestyle amenities. Unwind in style in our AC Party Hall, featuring plush spill over deck and an ambience designed for relaxation.



Clubhouse

Yoga & Meditation



Party Hall



Badminton



Chess



Carrom



Salon





Snooker



Spa



Reading Lounge

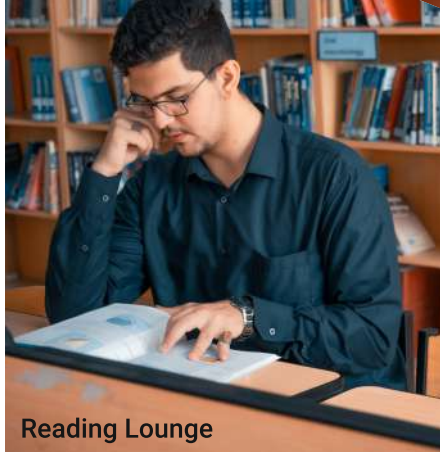


Table Tennis



Squash



Aerobics

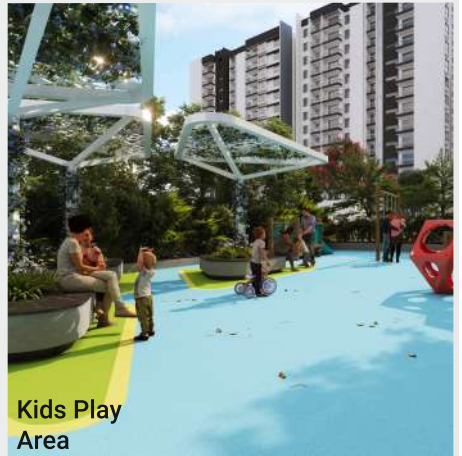




Swimming Pool



Basketball Court



Kids Play Area



Cricket Practice Pitch



Skating Rink





# *Miyawaki Inspired Landscape*

Inspired by the **Miyawaki Forest**, we have applied this in landscaping to make SNN Estates Felicity a beautiful green abode. The **celebrated Miyawaki Forest** adorns the expanse making it a cool space to hang around and also making it an apt place for many winged species to make their nests in and around it.





# Water Feature

Lazing down on the left side of the entrance is the unique **Water Feature**. An ideal blend of modern design, zen elements, and nature-inspired charm, and it gives the tranquil and meditative sounds of running waters for a calming feel.





# Open Air Multi - Use Amphitheater

The ultra modern multi-use **Amphitheater** with Performance stage is surrounded by ascending seating capacity which is the right place for a family entertainment. Enjoy your evenings on the large projector screen that provides you to play your favourite shows, movies and sports, giving you a mega entertainment experience amidst nature.

Entertainment Unlimited

*More for  
All!*



**Senior  
Citizens  
Court**



**Pet  
Park**

As you explore the endless possibilities to involve yourself in the ever entertaining options at SNN Estates Felicity, you can surprise your pets with their own **Pet Park** while the Elderly can find peace in the tranquil corner of the **Senior Citizen Court** along with old time buddies or their ever happy laughter club.



# Happiness

is exploring your inner talents at the  
most amazingly set

## *Unique Festive Laneway*

Unveiling the vibrant **Unique Festive Laneway** along the project, adorned with activities, entertainment and festivities where celebrations bloom on both sides. Everyone will find something interesting happening that they can be a part of like **painting, pottery, origami, flea market, sketching** and many more activities that will make your day everlasting.



Enjoy the small things of Life

# Happiness

is enjoying all activities with Family, Friends & Neighbours  
at The Unique Festive Laneway



Tiny Tot Play Arena



Pottery and Painting



Art & Craft



Origami

Enjoy the small things of Life



# *Happiness*

is when your hard earned investment  
in a home grows as time goes by

Proximity to the Ring Road and many IT firms just behind Manyata Tech Park makes SNN Estates Felicity an apt place to buy a home and watch its rental value grow. Most home seekers in this belt are from the nuclear families belonging to the working class who are always on a hunt for homes close to their work places, schools and entertainment. This makes SNN Estates Felicity the first choice for them to harp on, making it an amazing rent yielding opportunity for home buyers.

Homes with High Rental Yield



A woman with long dark hair, wearing a light green sweater and black pants, is sitting on a built-in bay window seat. She is holding an open book and looking at it. The room has a large window with horizontal blinds, a bed with a brown quilted coverlet and orange pillows, and a wall with patterned wallpaper. The scene is lit with warm, natural light from the window.

*Happiness*

is finishing that long pending book  
you always wanted to read, sitting by your

*Bay Window*

SNN Estates' signature Bay Window is a blessing. You will understand this when you laze around in your bedroom with a cup of coffee reading your favourite book or just finishing up the presentation on your laptop. You will be joined by the company of chirping birds and teased by the gentle breeze making your presence there a rarity that many can just long for.

**Personal Space**

**Comfortable Seating**

**More exposure to air & light**

Homes with your favourite corner

# Happiness

**is having the best view of nature  
along with good flow of air & sunlight**

## Full Height Window

Enjoy a large feature window that does not compromise on energy efficiency, whilst providing more natural light having a positive effect on a relaxed mood. As you look down the horizon while sipping your evening coffee, get a larger view of the world outside without leaving your home.

**More Natural Light**  
**Better Ventilation**  
**Increased Home Value**



**Homes with a wider view**



# Happiness

**is having a larger than life  
experience of what you own.**

## Large Size Balconies

Apartments with large balconies offer residents a unique and desirable feature, providing outdoor living space and the opportunity to enjoy fresh air and panoramic views.

**Natural Light and Ventilation**

**Entertaining Space**



Homes with a larger space

# Green Living!

Environment Friendly Sustainable life at Felicity



SNN Estates is an environmentally friendly Developer that prioritizes environmentally responsible practices and strives to reduce the carbon footprint and contributing to a healthier eco system.

By integrating environmental sustainable practices into construction processes, we contribute to nature preservation and create structures that are resilient, resource-efficient and environmentally responsible.



STP



Water Treatment Plant



Energy Efficient  
Lights



Eco Friendly  
Landscape



Organic Waste  
Converter



Rain Water  
Harvesting

Environment Sustainable Homes

*Happiness  
Begins at  
Home*



**Corporate Office**

3<sup>rd</sup> Floor, Potential House, 35/B, 1<sup>st</sup> Main Rd, 3rd Phase,  
JP Nagar, Bengaluru - 560078

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Behind Manyata Tech Park, Rachenahalli

**Site Office**

Behind Manyata Tech Park, Rachenahalli, Bengaluru - 560064

**Call : 7026 013 013**