

Unique Living

SAPTHAGIRI

*Vaibhava*

2 & 3 BHK LUXURY APARTMENTS



SAPTHAGIRI

# Vaibhava

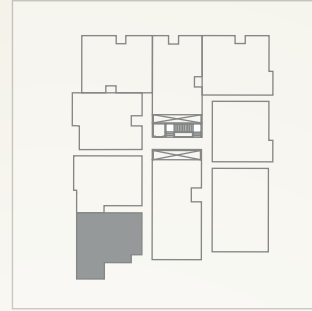
2 & 3 BHK LUXURY APARTMENTS





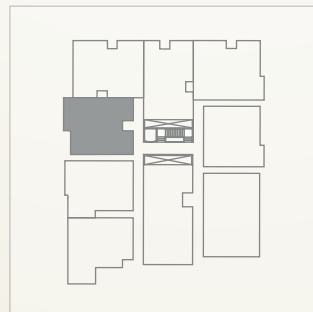
# TYPICAL FLOOR PLAN





**UNIT # - 101, 201 & 301**  
**SBA-1177 SFT | NORTH FACING - 2 BHK**

|                  |             |                    |             |                  |            |
|------------------|-------------|--------------------|-------------|------------------|------------|
| <b>A</b> LIVING  | 12'0"X13'0" | <b>D</b> M.BEDROOM | 11'0"X13'0" | <b>G</b> TOILET  | 7'0"X4'6"  |
| <b>B</b> DINING  | 17'10"X8'6" | <b>E</b> TOILET    | 8'6"X4'6"   | <b>H</b> BALCONY | 13'0"X4'0" |
| <b>C</b> KITCHEN | 7'0"X8'8"   | <b>F</b> BEDROOM   | 11'0"X13'0" | <b>I</b> UTILITY | 7'0"X4'6"  |



**UNIT # - 103, 203 & 303**  
**SBA-1098 SFT | WEST FACING - 2 BHK**

|                  |             |                    |             |                  |           |
|------------------|-------------|--------------------|-------------|------------------|-----------|
| <b>A</b> LIVING  | 11'0"X17'4" | <b>D</b> M.BEDROOM | 11'0"X13'0" | <b>G</b> TOILET  | 4'6"X8'0" |
| <b>B</b> DINING  | 8'0"X15'4"  | <b>E</b> TOILET    | 7'0"X4'6"   | <b>H</b> BALCONY | 8'6"X4'6" |
| <b>C</b> KITCHEN | 7'0"X10'6"  | <b>F</b> BEDROOM   | 11'0"X12'0" | <b>I</b> UTILITY | 7'0"X4'6" |



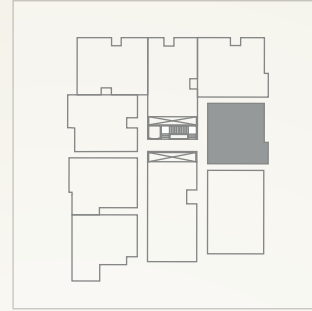
**UNIT # - 104, 204 & 304**  
**SBA-1195 SFT | NORTH FACING - 2 BHK**

|                  |             |                    |             |                      |            |
|------------------|-------------|--------------------|-------------|----------------------|------------|
| <b>A</b> LIVING  | 11'0"X17'6" | <b>D</b> M.BEDROOM | 12'0"X12'6" | <b>G</b> TOILET      | 7'0"X4'6"  |
| <b>B</b> DINING  | 12'0"X9'0"  | <b>E</b> TOILET    | 7'6"X4'6"   | <b>H</b> BALCONY     | 12'6"X4'0" |
| <b>C</b> KITCHEN | 12'0"X7'0"  | <b>F</b> BEDROOM   | 11'0"X11'6" | <b>I</b> BAL/UTILITY | 16'4"X4'0" |



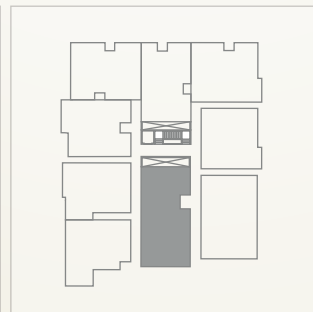
**UNIT # - 105, 205 & 305**  
**SBA-1203 SFT | NORTH FACING - 2 BHK**

|                    |             |                  |              |                  |            |
|--------------------|-------------|------------------|--------------|------------------|------------|
| <b>A</b> LIVING    | 14'4"X12'0" | <b>E</b> TOILET  | 7'0"X4'8"    | <b>I</b> BALCONY | 11'0"X4'0" |
| <b>B</b> DINING    | 9'10"X8'6"  | <b>F</b> BEDROOM | 10'10"X13'0" | <b>J</b> BALCONY | 8'6"X4'0"  |
| <b>C</b> KITCHEN   | 9'6"X7'0"   | <b>G</b> TOILET  | 7'6"X4'6"    | <b>K</b> UTILITY | 7'0"X4'0"  |
| <b>D</b> M.BEDROOM | 13'0"X11'0" | <b>H</b> BALCONY | 11'0"X4'0"   |                  |            |



**UNIT # - 106, 206 & 306**  
**SBA-1051 SFT | EAST FACING - 2 BHK**

|                  |             |                    |             |                  |            |
|------------------|-------------|--------------------|-------------|------------------|------------|
| <b>A</b> LIVING  | 14'6"X12'0" | <b>D</b> M.BEDROOM | 13'8"X11'0" | <b>G</b> TOILET  | 4'6"X7'4"  |
| <b>B</b> DINING  | 9'6"X8'0"   | <b>E</b> TOILET    | 4'6"X8'0"   | <b>H</b> BALCONY | 10'0"X3'6" |
| <b>C</b> KITCHEN | 9'2"X7'0"   | <b>F</b> BEDROOM   | 10'0"X13'0" | <b>I</b> UTILITY | 7'0"X5'0"  |



**UNIT # - 101, 201 & 301**  
**SBA-1456 SFT | EAST FACING - 3 BHK**

|                    |              |                  |             |                  |            |
|--------------------|--------------|------------------|-------------|------------------|------------|
| <b>A</b> LIVING    | 17'0"X12'0"  | <b>E</b> TOILET  | 7'6"X4'6"   | <b>I</b> BALCONY | 11'0"X4'6" |
| <b>B</b> DINING    | 12'10"X12'0" | <b>F</b> BEDROOM | 12'0"X11'0" | <b>J</b> BALCONY | 12'0"X4'6" |
| <b>C</b> KITCHEN   | 8'6"X7'0"    | <b>G</b> TOILET  | 6'6"X6'6"   | <b>K</b> UTILITY | 7'0"X4'6"  |
| <b>D</b> M.BEDROOM | 13'0"X11'0"  | <b>H</b> BEDROOM | 11'0"X11'0" |                  |            |



**STRUCTURE**

RCC framed structure designed to IS code, Using M25/M20 grade designer concrete as per recommended by structural Engineer.



**WALLS**

External walls with 6" solid concrete blocks, Internal walls with 4" solid concrete blocks.



**PLASTERING**

All internal walls are smooth finish, All external walls are finished with sponge.



**FLOORING**

Nano coated vitrified tiles in hall, dining & other rooms with 4" skirting all around for all rooms, Anti-skid ceramic tiles for balcony, utility & toilets.



**DOORS**

Main door: Teak wood frame and teak wood skin panel door shutter, Internal doors: Sal wood frame and designer skin moulded shutters.



**WINDOW**

UPVC sliding windows with mosquito mesh & M.S. safety grills.



**KITCHEN**

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



**TOILET**

Anti skid tiles for flooring, Glazed ceramic tiles up to 7' height for walls, Concealed plumbing lines with quality C.P. Fittings of Ashirvad and Supreme, Sanitary ware of Paryware or equivalent, Solar Provision for M.bedroom toilet.



**PAINTING**

Interior-walls: One coat of primer, two coats of Birla wall care putty and two coats of Asian tractor emulsion or equivalent paint with smooth finish, Exterior walls: One coat of primer and two coats of Apex-paint and texture as per elevation.



**ELECTRICAL**

Copper wiring with anchor or equivalent switches & sockets, AC point in master bedroom only.



**TV & TELEPHONE**

TV & Telephone points in living & master bedroom.



**WATER SUPPLY**

Adequate water supply through bore well.



**FACILITIES**

Sewage Treatment Plant, Rainwater harvesting pits.



**LIFTS & LOBBY**

Entrance lobby finished with granite flooring with suitable staircase railing, One automatic 8 passenger capacity lift of ISI Surya or equivalent make.



**GENERATOR BACKUP**

Stand by sound proof automatic generator backup for common area lighting, lifts, water pump and 1 KVA power backup for each flat.



**SECURITY**

Round the clock security, Intercom facility from each flat to security & to other flats, CCTV Camera surveillance.



CHILDREN'S PLAY AREA



MULTIPURPOSE HALL



JOGGING TRACK



SENIOR CITIZEN PARK



CCTV SURVEILLANCE



FULLY EQUIPPED GYM



ROUND THE CLOCK SECURITY



INTERCOM FACILITY



RAIN WATER HARVESTING



SOLAR PROVISION



GENERATOR POWER BACK UP



AUTOMATIC LIFT



COVERED CAR PARKING



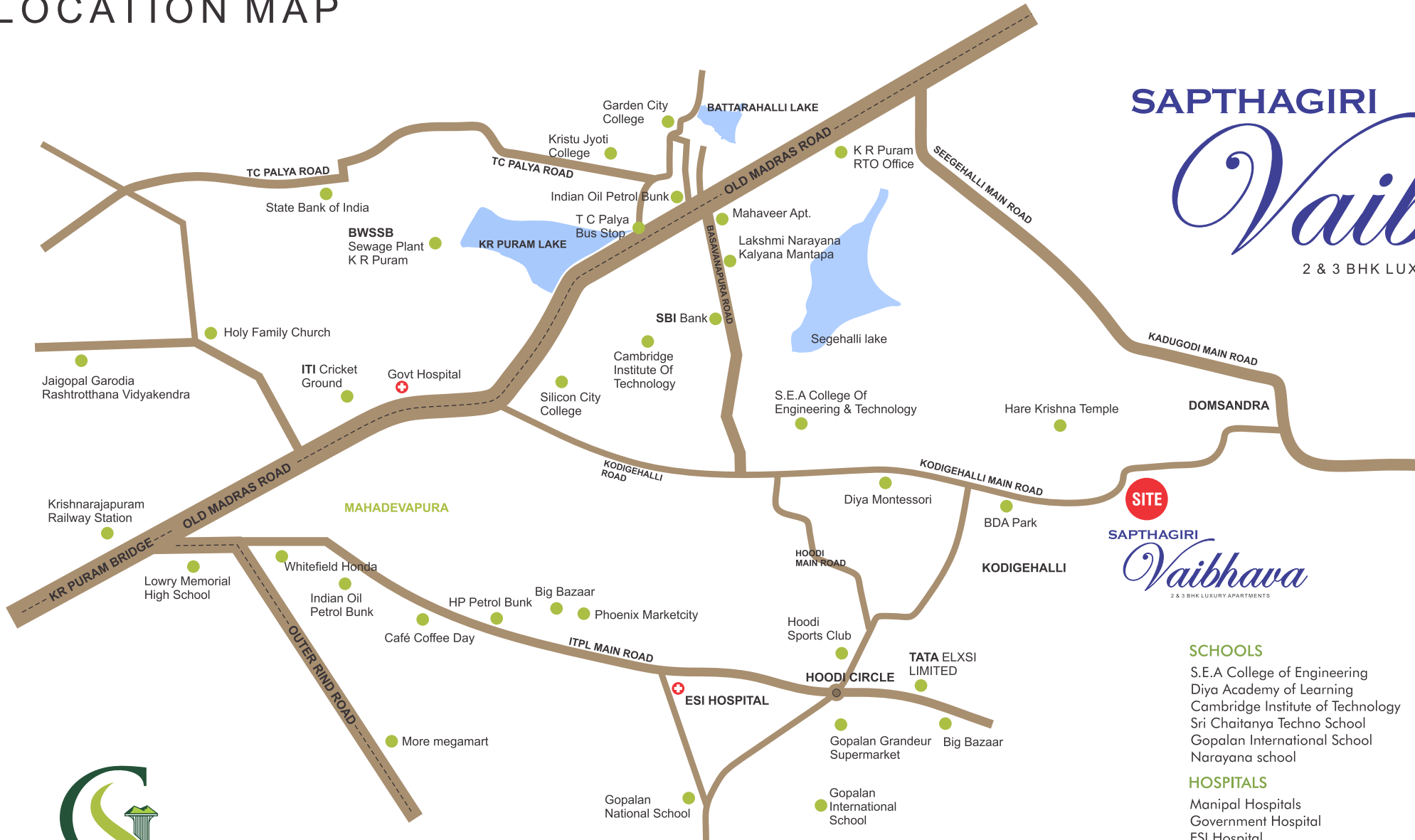
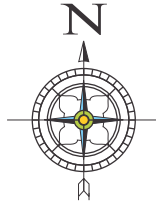
100% VAASTU COMPLIANT

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# LOCATION MAP



## SAPTHAGIRI *Vaibhava* 2 & 3 BHK LUXURY APARTMENTS



### SITE SAPTHAGIRI *Vaibhava* 2 & 3 BHK LUXURY APARTMENTS

#### SCHOOLS

- S.E.A College of Engineering
- Diya Academy of Learning
- Cambridge Institute of Technology
- Sri Chaitanya Techno School
- Gopalan International School
- Narayana school

#### HOSPITALS

- Manipal Hospitals
- Government Hospital
- ESI Hospital
- Ramaiah Medical Teaching Hospital
- K R Puram Super Speciality Hospital
- Sathyasai Orthopaedic Hospital
- Narayana Multispeciality Hospital

#### HOTELS

- The Zuri Whitefield,
- Evoma Business Hotel
- Bhagini Residency
- Royal Residency
- KR inn

#### ACCESS / CONNECTIVITY

- Upcoming Hoodi Metro Station - 1km
- ITPL - 4 Kms.
- K.R. Puram Rly Station - 7 Kms.
- Marathahalli Junction - 6 Kms.
- Phoenix & VR Bengaluru in - 6 Kms.
- Whitefield Rly. Station - 7 Kms.
- International Airport - 40 Kms.



## SAPTHAGIRI INFRA

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