



**SIPANI**  
RITZY. POETIC. URBANE



**Sipani Pennantia**



# Impeccable and incredible for new realities

2004 was a landmark year in the legacy of Sipani. We launched our first residential project '**Sipani Grande**' in Koramangala. 14 years later, it has also become a landmark in the history of Bengaluru's architectural evolution.

Since inception, our goal has been to make a mark in the real estate landscape of Bengaluru with our grand, functional & aesthetically designed homes. From our first offering Sipani Grande to our latest Sipani Pennantia, we have successfully shifted the goalposts in redefining the benchmarks in the construction Industry.

As we continue to break new ground, we welcome you to experience what is possible in Pennantia luxury homes.

PENNANTIA





# one of a kind

With a vast experience of over 20 years in the real estate space in Bengaluru, Sipani has launched Pennantia, its new statement project. A cluster of 108 boutique luxury homes, Pennantia is already surrounded by the developed infrastructure around its location.

# An expanse of land that spells splendour

In its 1.55 acres, Pennantia is a sprawling land-stretch that has 108 homes (a combination of 2 BHK and 3 BHK) with sustainable amenities.

## Legend

### Ground Floor

1. Entry / Exit
2. Security Portal
3. Signage Wall
4. Entrance Special Paving
5. Pedestrian Walkway
6. Basement Entry/ Exit
7. Care Taker's Trellis
8. Children's Play Area
9. Sand Play
10. Palm Cluster
11. Barbeque Pavilion
12. Garden Walk
13. Party / Multipurpose Lawn
14. Walkway 1.5m Wide
15. Half Basketball / Multi-Purpose Court
16. Cricket Practice Net
17. Mini Amphitheatre
18. Meditation Pavilion
19. Therapeutic Walk
20. Chess Court
21. Herb & Spice Garden
22. Driveway - 8.0m Wide
23. Jogging Track - 1.5m Wide
24. Car Parking
25. Services

### Second Floor

26. Party Terrace
27. Raised Planter
28. Seater
29. Steps
30. Children's Pool (4.8X5.2m)
31. Feature Wall w/Water Spout
32. Timber Deck
33. Pool Steps
34. Swimming Pool (8.1 X 14.7m)
35. Vanishing Edge w/ Collection Trough





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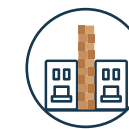
This expanse offers:



80% open space



Happy eight families per floor per block



Only one common wall between two homes per block per floor



Large green spaces surrounding the building



Restricted vehicular movement towards pedestrian lanes



Privacy between homes



As a boutique project, **Pennantia** is nurtured with the focus on a greener environment. And to add value to the serene and peaceful high-standard living with its alluring landscaping, away from the buzz of the city sounds, yet close to the city.





# JP NAGAR 7<sup>TH</sup> PHASE

TOWARDS  
DAIRY CIRCLE

TR HOSPITAL

L&T South  
City Park

## AREKERE

APOLLO  
HOSPITALS

FORTIS  
HOSPITAL

IIM BANGALORE

# JP NAGAR 9<sup>TH</sup> PHASE

## BOMMANAHALLI

Bannerghatta Main Road

Christ University  
Bannerghatta Road

AREKERE

BGS National  
Public School

Royal  
Meenakshi Mall

Prestige Nottinghill

Gottigere  
Metro Station

Hulimavu  
Metro Station

NANO HOSPITAL

Green Wood  
High Pre School

Decathlon

Guru Darshan  
Public School

SIPANI  
**PENNANTIA**

HULIMAVU  
LAKE

KRISHNA PARK

Towards  
Bannerghatta

# A conspicuous, well-connected location

Just off Bannerghatta Road, Pennantia is an unmistakable presence that is also ideally located to be an idyllic living.



800 M to  
**Upcoming Metro Station**



1 KM to  
**IIM-B**



800 M to  
**Royal Meenakshi Mall**



2 KM to  
**NICE Road**

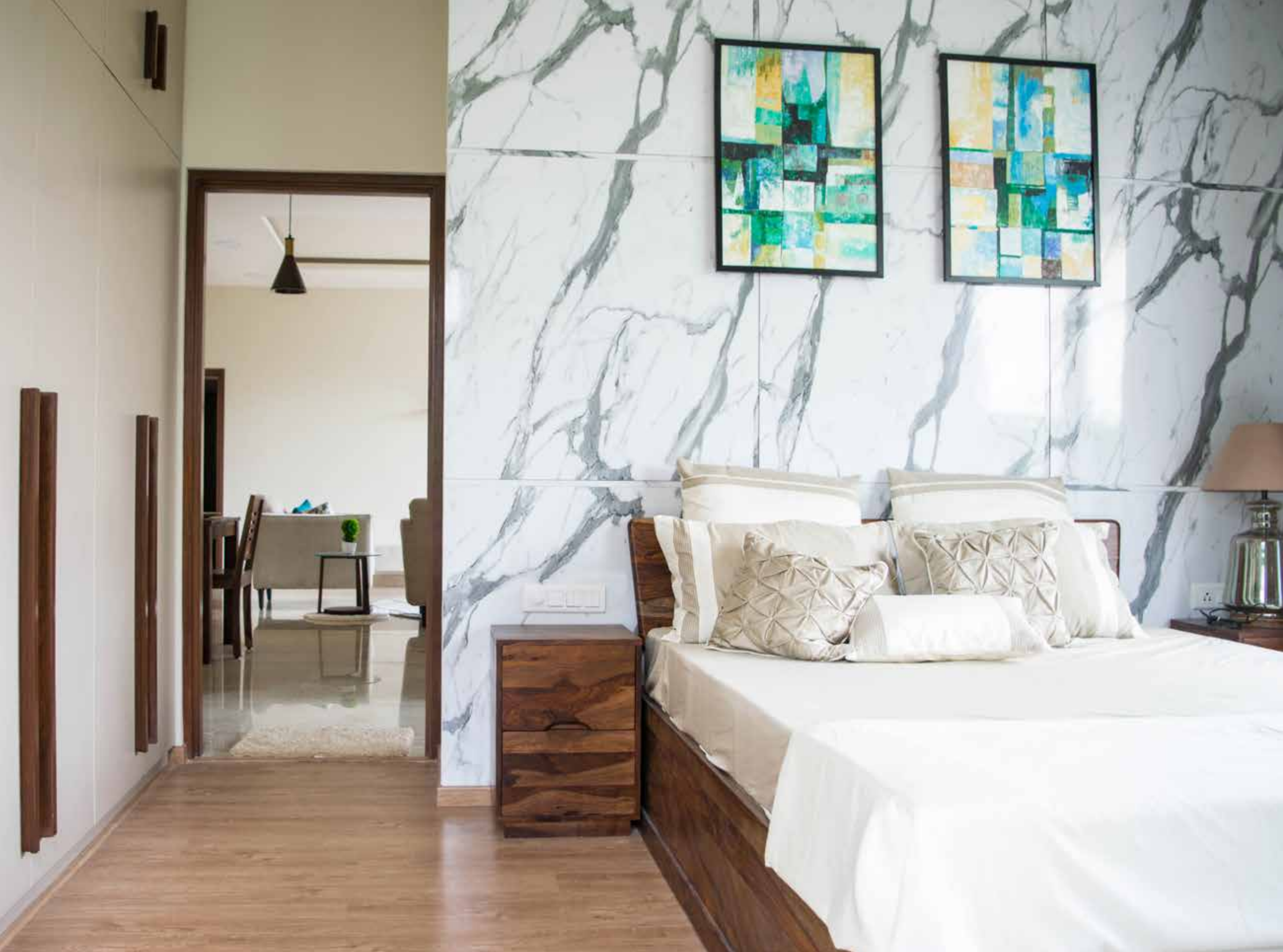


Easy Accessibility to  
**Major Areas**

*Your master bedroom  
deserves what's superlative*



With laminate wooden flooring, your master bedroom gains that rare grandeur of the rustic and the regal coming together. Feel the healing richness of the wood beneath your feet with every step you take.



# Amenities

- Pedestrian Walkway
- Palm Cluster
- Care Taker's Trellis
- Children Play Area
- Children Sand play
- 14.7m Adults Pool
- Children's pool (5.2 metres)
- Barbeque Pavilion
- Fitness Centre
- Chess Game
- Indoor Games
- Multi-purpose Court
- Cricket Net Practice
- Meditation Pavilion
- Herbs & Spice garden
- Jogging Track (1.5 m wide)







CHILDREN SAND PLAY



MULTI-PURPOSE COURT



CHILDREN'S POOL



MEDITATION PAVILION



JOGGING TRACK

# Fun for future citizens

Children are meant for playing be it indoor or outdoor. We at Sipani Pennantia understand this vital need and we care for the overall development of our tomorrow's citizens. While most cluttered spaces don't allow the freedom to play sports and games our 9200 sq.ft, 2 Level Club-house offers Swimming pool with kid's pool, Kids Zone, Kids Play Area, Gym, Table-tennis etc in addition to the outdoor facilities like Cricket Net Practice, Outdoor Chess Court and Sand Play area to name a few.





GYM



TABLE TENNIS



CRICKET NET PRACTICE

# 1190

**UNIT TYPE:** TYPE 1

**DESCRIPTION:** 2 BED + 2 TOILET

**SBUA:** 1190 sqft (110.55 sq mtrs)



**CARPET AREA:** 778 SQ FT  
**BALCONY AREA:** 98 SQ. FT  
**TERRACE AREA:** 94 SQ FT

<b>A</b> LIVING	18'2" x 11"	<b>E</b> BEDROOM 1	12'0" x 10'0"	<b>I</b> UTILITY	7'5" x 4'10"
<b>B</b> DINING	10'4" x 4'5"	<b>F</b> TOILET 1	5'0" x 8'0"	<b>J</b> BALCONY	5'6" WIDE
<b>C</b> KITCHEN	8'0" x 11'0"	<b>G</b> TOILET 2	5'0" x 8'0"	<b>K</b> DUCT	
<b>D</b> M.BEDROOM	13'6" x 10'6"	<b>H</b> FOYER	8'0" x 4'6"		

# 1470

**UNIT TYPE:** TYPE 2

**DESCRIPTION:** 3 BED + 3 TOILET

**SBUA:** 1470 sqft (136.56 sq mtrs)



**CARPET AREA:** 957 SQ FT  
**BALCONY AREA:** 124 SQ. FT  
**TERRACE AREA:** 251 SQ FT

<b>A</b> LIVING	18'2" x 11'0"	<b>F</b> BEDROOM 2	13'0" x 10'0"	<b>K</b> UTILITY	7'5" x 4'10"
<b>B</b> DINING	10'4" x 4'5"	<b>G</b> TOILET 1	5'0" x 8'0"	<b>L</b> BALCONY	5'6" WIDE
<b>C</b> KITCHEN	8'0" x 11'0"	<b>H</b> TOILET 2	5'0" x 8'0"	<b>M</b> BALCONY 2	2'6" WIDE
<b>D</b> M.BEDROOM	13'6" x 10'6"	<b>I</b> TOILET 3	8'0" x 4'6"	<b>N</b> DUCT	
<b>E</b> BEDROOM 1	12'0" x 10'0"	<b>J</b> FOYER	8'0" x 4'6"		

# 1645

**UNIT TYPE:** TYPE 3

**DESCRIPTION:** 3 BED + 3 TOILET

**SBUA:** 1645sqft (152.82 sq mtrs)



**CARPET AREA:** 1074 SQ FT  
**BALCONY AREA:** 152 SQ. FT  
**TERRACE AREA:** 226 SQ FT

<b>A</b> LIVING	18'2" x 12'0"	<b>F</b> BEDROOM 2	13'0" x 11'0"	<b>K</b> UTILITY	7'5" x 5'1"
<b>B</b> DINING	10'4" x 5'3"	<b>G</b> TOILET 1	5'0" x 9'0"	<b>L</b> BALCONY	3'9" WIDE
<b>C</b> KITCHEN	8'0" x 11'11"	<b>H</b> TOILET 2	5'0" x 8'0"	<b>M</b> BALCONY 2	5'6" WIDE
<b>D</b> M.BEDROOM	14'6" x 11'6"	<b>I</b> TOILET 3	7'7" x 5'3"	<b>N</b> DUCT	
<b>E</b> BEDROOM 1	12'0" x 10'10"	<b>J</b> FOYER	8'0" x 5'0"		

# 1795

**UNIT TYPE:** TYPE 4

**DESCRIPTION:** 3 BED + 3 TOILET

**SBUA:** 1795 sqft (166.74 sq mtrs)



**CARPET AREA:** 1177 SQ FT  
**BALCONY AREA:** 160 SQ. FT  
**TERRACE AREA:** 186 SQ FT

<b>A</b> LIVING	19'0" x 12'9"	<b>F</b> BEDROOM 2	11'0" x 13'6"	<b>K</b> UTILITY	7'5" x 5'0"
<b>B</b> DINING	13'5" x 7'4"	<b>G</b> TOILET 1	6'0" x 8'5"	<b>L</b> BALCONY	5'10" WIDE
<b>C</b> KITCHEN	8'0" x 11'11"	<b>H</b> TOILET 2	6'0" x 8'0"	<b>M</b> BALCONY 2	4'0" WIDE
<b>D</b> M.BEDROOM	14'6" x 11'6"	<b>I</b> TOILET 3	7'0" x 6'0"	<b>N</b> DUCT	
<b>E</b> BEDROOM 1	10'0" x 12'0"	<b>J</b> FOYER	8'0" x 5'0"		

# Milestones



**SIPANI JARDIN**



**SIPANI PHOENIX**



**SIPANI GRANDE**



*already covered*



**SIPANI BLISS I**



**SIPANI BLISS II**



**SIPANI CLASSE I & II**

**& counting...**

# Because journey matters as much as the destination

**RK Sipani Foundation** was founded in our ardent pursuit of sharing our success.

Being a part of the cancer treatment journey at Kidwai

We, along with the Daga Family, have contributed a 390-bed charitable hospital for the financially underprivileged at the Kidwai Memorial Institute of Oncology.

Sipani Seva Sadan, launched in 2012, is a free old-age home for over 400 people, of whom 160 are mentally challenged, 120 are elderly, and 120 more are battling life-threatening diseases.

A Medicare and a 24/7 standby ambulance to manage emergencies are added in our public-health sector offering. All vital facilities like food, clothing, accommodation, medicine etc. are provided free of cost to the needy.

Visit [www.sipaniproperties.com](http://www.sipaniproperties.com) for more details.



RK SIPANI FOUNDATION



CANCER BLOCK - KIDWAI HOSPITAL



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