



YOUR HOME IS WHERE OUR HEART IS.

At Vaswani Group, we believe that a home is less about luxury and amenities than it is about soul. So for over two decades, we have tried to create homes that are built around the needs of those living in them. Homes crafted with such thought and expertise, that they become living and breathing entities.

With a portfolio that includes premium residential projects and turnkey solutions for national and multinational clients, Vaswani has come to be known for reliability and excellence. With over 8 million sq.ft. of built area including Homes, Offices, Technology Parks, Malls, Hospitality projects, and a list of clients including Wipro, Sasken, Pantaloons, SAP Labs and Toyota, Vaswani has established itself as a force to be reckoned with across Bangalore, Mumbai, Pune and Goa.

Across our projects, regardless of the genre, we invest our signature attention to detail and set the standard in design and aesthetics. No surprise thus, that we've received accolades and been nominated by industry associations including CNBC AWAAZ CRISIL for the CREDAI Real Estate Awards. We've also been widely credited within the industry and by our peers for having set new benchmarks in quality.

Because when we build homes, we design them around life. Close to the comforts of the city, and yet insulated from noise and pollution. From luxurious apartments, garden flats and penthouses with private terraces, townhouses - a concept we introduced, and luxury home projects, every Vaswani address speaks of comfort and sensibilities. So that when you step in for the first time, you'll know in your heart that you've come home.

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Bangalore | Mumbai | Pune | Goa



Off Sarjapur Outer Ring Road,
Behind CISCO Campus, Bangalore.

Reserved for friends





Imagine the joys of living next door to a good friend. The bliss of not having to wait for weekends or drive miles in arduous traffic to unwind. The comfort of a helping hand, a familiar smile and complete acceptance just a few steps away. The pleasures of anecdotes recalled, front doors left unlocked, responsibilities shared, forgotten battles reignited and great memories relived. Imagine the wonder of always being yourself.



VASWANI RESERVE

Off Sarjapur Outer Ring Road,
Behind CISCO Campus, Bangalore.

Presenting Vaswani Reserve. An exclusive apartment project built on the ideal, that life should be lived with the people you love. A fabulously located complex of 3, 4 and 5 bedroom apartments and duplexes, waiting to be filled with happy people who thrive on community spirit. Here homes with breathtaking sky lounges, meandering walkways, gathering spaces, palm-fringed driveways, a tasteful clubhouse, an international style pool, terraced gossip corners and several other thoughtful features that encourage togetherness are being developed across almost 5 sprawling acres. This upcoming, contemporary styled project with international aesthetics, attention to detail, top of the line specifications and amenities will be a haven for the like-minded.

So if you share our belief that there is no better way to honour a friendship than being neighbours, come take a look. And bring a friend. Or two.



LEGEND:

- | | |
|-----------------------------------|-------------------------------|
| 01. ENTRY | 15. SEATING STEPS |
| 02. ENTRY ARCH WITH WATER FEATURE | 16. AMPHITHEATER |
| 03. ENTRANCE PLAZA | 17. GAZEBO |
| 04. FOCAL WATER FEATURE | 18. TENNIS COURT |
| 05. FOCAL TREE | 19. BASKETBALL COURT |
| 06. PERGOLA SEATING | 20. REFLEXOLOGY PATH |
| 07. SENIOR CITIZEN COURT | 21. JOGGING TRACK |
| 08. CHILDREN'S PLAY AREA | 22. AVENUE PLANTATION |
| 09. WATER BODY | 23. BOUNDARY PLANTATION |
| 10. GATHERING SPACE | 24. SERVICES |
| 11. STONE PAVING WITH GRASS JOINT | 25. TEMPLE |
| 12. SWIMMING POOL | 26. THICK TROPICAL PLANTATION |
| 13. KID'S POOL | 27. CLUBHOUSE |
| 14. JACUZZI | 28. DAY CARE CENTRE |
| | 29. VISITOR CAR PARKING |



LOCATION

Easily accessible from...

- Bangalore International Airport (42 Kms)
- Koramangala HSR Layout (4 Kms)
- M. G. Road (15 Kms)

IT Companies and Tech Parks within a 5 km radius:

Cessna Special Economic Zone, Cisco Corporate Office, Intel, Wipro, Accenture, LG Soft, Logica, Honeywell, Subex, Quest, Oracle, JP Morgan Chase and many more.

Other IT Hubs/Parks:

Infosys (New upcoming campus)
 Electronics City and Whitefield

Lifestyle Amenities

Hospitals:

St. John's, Manipal and VIMS Specialty

Malls/Multiplexes:

Oasis Center, TOTAL, Forum, Bangalore Central, Cinemax Multiplex, Innovative Multiplex and Decathlon

Schools:

Headstart, Gear, Indus, Inventure and Primus
 Greenwood High School - Sarjapur Road, Delhi Public School - Sarjapur Road, The International School, Whitefield - Sarjapur Road

Hotels:

Ibis, Shangri-La, Fortune, all in the Outer Ring Road area





Friendly views

When all your home overlooks are lush greens, sprawling expanses, beautifully landscaped gardens, happy children and the smiling faces of your dearest friends, wouldn't you agree this is as good as life can get?

- Most apartments offer 180 degree views
- Views of expansive spaces on at least 2 sides
 - Environment friendly homes
 - Landscaped roof tops
 - Aesthetic architecture





Fond memories gathered along the way, can be relived every single day. 7 towers that mean 'friend' in 7 different languages. Because we truly believe in creating a community for friends.

Offered are 236 units, in a combination of 3, 4 and 5 bedroom apartments, both single-level and duplex styles. All offering a unique and spacious Sky - Lounge connecting to every apartment's living room.

Three tall towers:

Cara : A good 'Cara' is forever. 'Cara' is Irish for friend.

Bellamy : Only a 'Bellamy' would accept you the way you are. 'Bellamy' is French for friend.

Bonaro : When you are with a 'Bonaro' even silence feels comfortable. 'Bonaro' is Italian for friend.

Four intermediate towers:

Kadin : A 'Kadin' is one you'd blindly trust your deepest darkest secrets with.
'Kadin' is Arabic for friend.

Raya : Only a true 'Raya' would have the courage to tell you to your face what others would say behind your back. 'Raya' is Hebrew for friend.

Amigo : A real 'Amigo' is someone without which life just feels incomplete.
'Amigo' is Spanish for friend.

Suhuba : A 'Suhuba' would never give up on you. 'Suhuba' is Swahili for friend.

To add to the aesthetics of the community are a mix of tall towers (Ground + 16 floors) and intermediate towers (ranging from Ground + 6 floors to Ground + 8 floors).

work out together

Good friends encourage each other to lead healthier lifestyles. Simply because you'll feel more motivated together and work out sessions will be full of fun. Reason enough to put a gymnasium and health club to good use.

- Internationally styled ultra-modern club house with state of the art amenities
- Fully equipped gym with cardio and weight training equipment
- Professionally designed spa
- Indoor multi purpose community hall for yoga, aerobics and meditation



play together

You'll never be alone, through good times and bad. So whether it's winning or losing a game, with a close friend, it'll be just as much fun. And if you aren't much of a sports person until now, this is your chance to learn a game or two.

- Table Tennis
- Indoor games like cards, carrom and chess
- Outdoor Tennis Court
- Squash Court
- Billiards/Pool Table
- Basketball Court and Skating Rink
- Jogging Track
- Large terraced party area

Having good friends means good health and longevity. Go for a stroll in the garden. Laugh out loud over a show in the amphitheater. Enjoy a chat as the kids play away. Throw someone close to you a surprise birthday party. Shake a leg to a fun-filled Bollywood night. There are many ways to unwind with dear friends.



- Landscaped gardens
- International styled semi indoor swimming pool along with wading pool for kids
 - Water body with infinity edge
 - Gathering spaces
 - Amphitheater
 - Reflexology path
 - Pergola seating
 - Entry arch with water feature
 - Senior citizens' court
 - Children's play area
 - Multiple party areas



chill out together

friendly services

So you never worry.
About missing your posts.
About getting stuck in a dark elevator.
About security, when you are on holiday.

- Individual mail boxes
- Residents name directory
- Security Intercom
- CCTV
- Video Door Phones
- Generator back-up
 - Car wash area
- Basement parking



OTHER PROJECTS



VASWANI
**WHISPERING
PALMS**

OFF SARJAPUR OUTER RING ROAD

A home is by all means an everyday escape from the cares of the world. A home with a Portuguese coastal resort theme, even more so. Welcome to Vaswani Whispering Palms, an ode to the Portuguese zest for life, located just off Sarjapur Outer Ring Road, in close proximity to JP Morgan, i2 Technologies, Intel, Oracle, Cisco and Accenture. A gated community with 3 and 4 bedroom luxury villas, ranging from 3000 to 3800 sq. ft., Whispering Palms offers luxuries like private gardens and terraces, a lagoon-shaped swimming pool, a spacious resort-styled clubhouse and a multi-station gym - making life feel more like a permanent vacation.

READY POSSESSION



VASWANI
Astoria

OFF SARJAPUR OUTER RING ROAD

READY POSSESSION

Wake up to the luxury of space, in Vaswani Astoria apartments. A new residential landmark just off Sarjapur Outer Ring Road, and a stone's throw from Intel, Accenture, & Aricent. Vaswani Astoria offers everything you're looking for and much, much more. Fresh, crisp air and lush meadows complement a spacious Clubhouse with a Gym and Steam Room. The Swimming Pool and Children's play area complete the picture. Vaswani Astoria offers three bedroom apartments of 1800 square feet and above, almost 20% more spacious than the usual 3 bedroom projects in town. Combining classical elegance with contemporary design elements, an Astoria apartment is a true blend of aesthetics and functionality.

COMMERCIAL PROJECT



OPEN FOR PRE-LAUNCH BOOKINGS

Vaswani Presidio is an exclusive commercial project superbly located just 300 meters off Sarjapur Outer Ring Road, adjacent to Cisco and the Cessna Special Economic Zone, and in close proximity to both the International Technology Park (ITPL) and Export Promotion Park (EPIP). IT majors such as Intel, Accenture, LG Soft, Cisco and Oracle are in the immediate vicinity and virtually at a walking distance. Presidio also offers seamless connectivity to all parts of the city and the Central business District. This independent facility of around 1,30,000 square feet affords excellent frontage and makes for an ideal choice for Premium Retail Outlets, Restaurants as well as Corporate Offices on the upper floors. Presidio comprises of ground plus six upper floors with two levels of basement for parking, with the Ground and First floor exclusively for premium retailing. The second floor level has been earmarked as a Restaurant / Food Court Facility, and can accommodate multiple restaurants with AI-Fresco dining option on the outdoor terrace at this level. The upper floors (3rd to 6th floors) are for offices, with a choice of both small office formats (1000 to 1800 square feet), as well as entire floor options up to 18255 square feet being available on an outright sale basis.