



The Grande Life



Residential

**Exclusive, spacious,
luxury living spaces.**

Whitefield Main Road,
Bengaluru

www.skav.in/grande

Expect the Exceptional



Girvanode | Whitefield

Residential



Table of Contents

Introduction		Page 02
Why Grande?		Page 04
Grande at a Glance		Page 05 & 06
Living Spaces		Page 08
Location Map		Page 11 & 12
Distance from Landmarks		Page 16
Area Statement		Page 17 & 18
Amenities		Page 20
Specifications		Page 23 & 24
Brands of Materials		Page 28

Floor Plan

Master Plan With Traffic Flow		Page 30
Ground Floor		Page 31
First Floor		Page 32
Typical Floor Plan - 2 nd to 12 th Floor		Page 33
Unit Type A		Page 34
Unit Type B		Page 35
Unit Type C		Page 36
Typical Floor Plan - Penthouse Floor		Page 37
Penthouse Type A		Page 38
Terrace Floor Type A		Page 39
Penthouse Type B		Page 40
Terrace Floor Type B		Page 41
Penthouse Type C		Page 42
Terrace Floor Type C		Page 43

Section

| Page 44

FAQs

| Page 45, 46, 47, 48

About SKAV

| Page 49

Projects

| Page 51



SKAY
GRANDE

Introduction

Grande is a premium residential project by the SKAV Group in Whitefield, Bengaluru. The project brings you bespoke homes that resonate with the idea that life should be grand. Contemporary grandeur finds expression in each of the 36 individual homes. The limited number of 3 & 4 BHK residences, set in a folded butterfly layout enhances the exclusivity of the homes. When you buy a home at Grande, you are buying into the promise of a life well-lived.



SKAV

GRAND

M 06 0104

Why Grande

SKAV Grande imparts a whole new meaning to the upscale living experience. These homes are just what you need to live your urban lifestyle with elan. The thoughtfully designed layout features three signature homes on each level and three penthouses with private terraces on the topmost floors.

We have seamlessly integrated colonial architecture, attention to detail and international design concepts. The result is a living space that spells refinement for the discerning homeowner. Live amongst an exclusive community of 36 like-minded individuals in residences that are a perfect balance of the modern and the indulgent. Life at Grande will be nothing short of grand!

Grande at a Glance



Cross Ventilation
& Ample Sunlight



Vaastu Compliant
Residences



3 & 4 BHK
Residences &
Penthouses That
Spell Luxury



6000+ sq.ft
Clubhouse



3 Exclusive
Homes on Each
Floor



Spacious Balconies
That Open to Grand
Vistas





SKAV

GRANDE

MUG 0104

Living Spaces

Great deliberation has gone into every little design detail. Premium finishes like imported marble, laminated wooden floors, large expanses of glass and show-stopping bathroom fixtures exude effortless modern luxury.

The 6000+ sq.ft exclusive clubhouse with a temperature-controlled indoor pool, a cafe, a fitness centre, indoor games and a party hall offer a display of unmatched aesthetics.

Grande showcases European colonial architecture with a contemporary twist. The cross ventilation across the residences is synonymous with India's tropical bungalows.

The super built-up area of the 3 bedroom residences starts from 3,638 sq.ft whereas the super built-up area of the 4 bedroom residences starts from 4,851 sq.ft.

The unique layout features 3 types of penthouses starting from 5,300 sq.ft, with an exclusive right to terrace space.





Location

Grande is strategically located in green and vibrant Whitefield.

Rapid development happening in Whitefield makes it a hot spot for both home seekers and property investors. The well-thought-out setting of this property ensures easy access. What makes this a highly desirable address is that everything you need for a grand life is well within reach.



ITPL

Vivanta By Taj



SKAV Raha



Kadugodi Metro Station



Hope Farm Junction



Whitefield Global School



Four Points By Sheraton



SKAV Grande



Simpli Namdhari's



The Whitefield Club

Outer Circle
Inner Circle Road

Green Woods School



Svatha Hospital



153 Biere Street



Forum Neighbourhood Mall

Manipal Hospital







Life Within Reach

Experience a rare sense of exclusivity while enjoying the comfort, convenience and connectivity you seek.



OFFICES

ITPL	3.1 km	Brigade Metropolis Tech Park	6.8 km
Sigma Tech Park	2 km	Prestige Shantiniketan	4.6 km
GR Tech Park	2.3 km	EPIP Tech Park	4.2 km
BGRT	7.9 km		



EATERIES & HOTELS

153 Biere Street	1.3 km	Four Points by Sheraton	850 m
Glens Bake House	550 m	TAJ Vivanta	3 km
Herbs N Spices	650 m	Whitefield Club	50 m
A2B	1.3 km	Windmills Craft	4.7 km



MEDICAL FACILITIES

Manipal Hospital	1.6 km	Vydehi Hospital	3.8 km
Narayana Multi Hospital	3.6 km	Svasta Hospital	700 m
Satya Sai GH	3.8 km	Yeshomati Hospital	5.5 km



EDUCATIONAL INSTITUTIONS

Greenwoods High	600 m	Delhi Public School	7.5 Km
Chrysalis High	7.5 km	Whitefield Global School	2 km
The Deens Academy	1.1 km	Greenwoods Sarjapur Campus	11.1 km
Vydhehi School Of Excellence	3.8 km	Inventure Pre School	600 m



STATIONS

Whitefield Railway Station	2.9 km	Satya Sai Metro Station	3.2 km
KR Puram Railway Station	12.6 km	Kadugodi Metro Station	1.3 km
Majestic Railway Station	25 km	Hoodi Metro Station	4.5 km
Hope Farm Metro Station	1 km		



SHOPPING

The Forum Neighbourhood	1.6 km	Phoenix Market City	7.4 km
Virginia Mall	1.7 km	VR Mall	7.4 km
Inorbit Mall	4.2 km	Prestige Shantiniketan	4.6 km
Simpli Namdhari's	100 m		

Area Statement

Floor	Unit	Area in SQ.FT
Second Floor	201	4851
	202	3647
	203	3638
Third Floor	301	4851
	302	3647
	303	3638
Fourth Floor	401	4851
	402	3647
	403	3638
Fifth Floor	501	4851
	502	3647
	503	3638
Sixth Floor	601	4851
	602	3647
	603	3638
Seventh Floor	701	4851
	702	3647
	703	3638

Floor	Unit	Area in SQ.FT
Eighth Floor	801	4851
	802	3647
	803	3638
Ninth Floor	901	4851
	902	3647
	903	3638
Tenth Floor	1001	4851
	1002	3647
	1003	3638
Eleventh Floor	1101	4851
	1102	3647
	1103	3638
Twelfth Floor	1201	4851
	1202	3647
	1203	3638
Penthouse Floor	PH01	6425
	PH02	5313
	PH03	5490



Amenities

All amenities offered at Grande have been seamlessly conceived to match your lifestyle aspirations.

Clubhouse

Your pathway to living the grand life begins right here at this 6000+ sq.ft clubhouse. The choicest of leisure amenities awaits your whole family here.

Swimming Pool

The indoor, temperature-controlled pool with a deck offers relaxation and recreation that is all year round.

Café & Bar

The poolside cafe exudes a charming vibe and is the perfect setting for unwinding at the end of the day.

Party Hall

An elegantly designed space for entertaining guests or throwing an intimate party. Why head out for quick catch-ups or mini soirees when you can have it all here!

Indoor Games Room

Equipped with game options like chess, carrom, pool table and more so both adults and children can indulge in some family time.

Health Club

Prioritizing health and well-being is a key part of living life the grand way. Our fully equipped fitness centre lets you stay in the best of health without having to leave the comfort of your home.





Specifications

Structure

- Basement- RCC foundation is compliant with Seismic Zone II
- RCC framed structure with concrete block masonry wall from ground floor to the Penthouse floor

Doors & Windows

- Main entrance door frame made of seasoned and polished hardwood
- Shutter made of BST polished veneer flush door
- All the internal doors have seasoned hardwood frames and shutters of veneered OST polished flush doors
- Windows are made of UPVC/aluminium which are low-maintenance and long-lasting

Flooring & Tiling

- Living and dining areas with premium finished imported marble flooring
- Premium vitrified tiles in the kitchen/bedrooms as per the architect's design
- Laminated wooden flooring for the master bedroom
- The housekeeper's room finished with ceramic tile flooring
- Utility area and balconies finished with anti-skid matte-finish ceramic tiles

Wall Finishes

- The internal walls of the residences are painted with an Asian paint/equivalent plastic emulsion paint
- The external walls are painted with Asian paint/equivalent weather shield exterior grade emulsion

Kitchen

- Stainless steel sink with drainboard is provided in the kitchen along with a granite countertop
- Provision for a washing machine/dryer are made available in the utility area

Bathroom

- Designer ceramic wall tiling as per architect's design
- Sanitary fixtures with Jaguar/Kohler or equivalent makes in the toilets
- Taps/Faucets with Jaguar/Kohler or equivalent makes in all toilets
- All the toilets have false ceilings
- All Master bathrooms have been provided with bathtubs
- Heat pumps are provided in serviceable balconies for energy efficient hot water supply to all the toilets
- Hydropneumatic-pressure pumps for supply of pressurized water supply

Electrical

- An adequate 3-phase BESCO power supply is provided for all residences
- DG power backup is made available for the lighting circuits only & fans
- Schneider or equivalent modular switches are provided in the residences
- The concealed conduits have PVC-insulated copper wires
- The living and bedroom areas have adequate power outlets along with the provision for connecting cable TV/DTH, internet and telephone
- Provision for split air-conditioning has been provided in the living room and bedrooms, with provision for VRF system

Common Areas

- The entrance lobby is finished with granite/marble flooring with false ceiling and lighting as per the architect's design
- The lift lobbies and corridors on all the floors are finished with granite/marble/vitrified tile flooring as per the architect's design
- 100% Power backup is provided for all the common areas and common facilities

Security Systems

- Provision for home security monitoring/video-door phone/home automation
- Multi-level security systems/CCTV coverage are offered for common areas and lobbies

Green Living

- Provision for drip system irrigation is provided for the common area landscaping
- Wastewater, grey water and sewage is recycled using a sewage treatment plant
- Rainwater harvesting system is installed for water conservation


















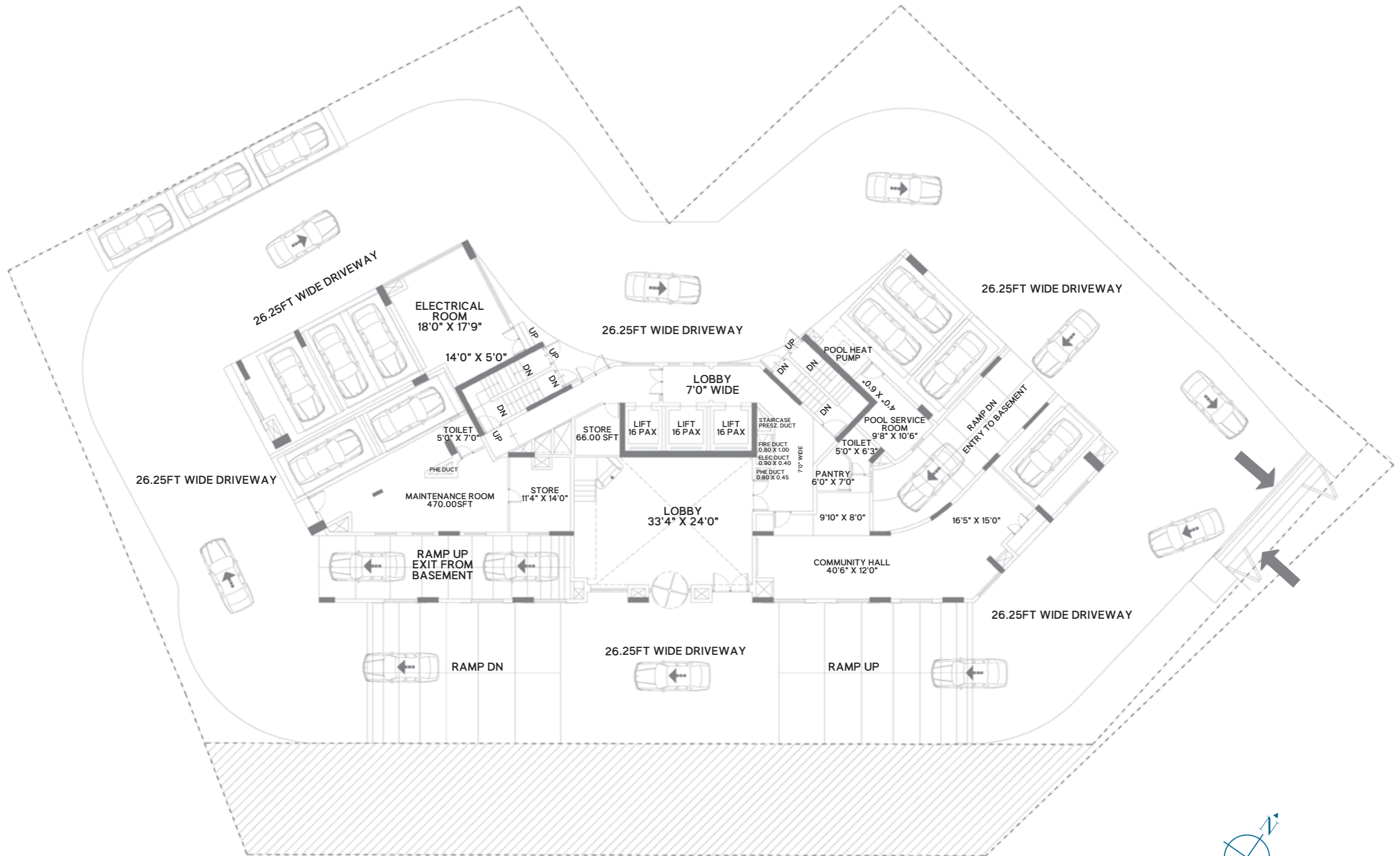
Brands of Material

Every aspect of SKAV Grande features an element of class that comes from all the premium brands and top-quality materials used. Some of these are:

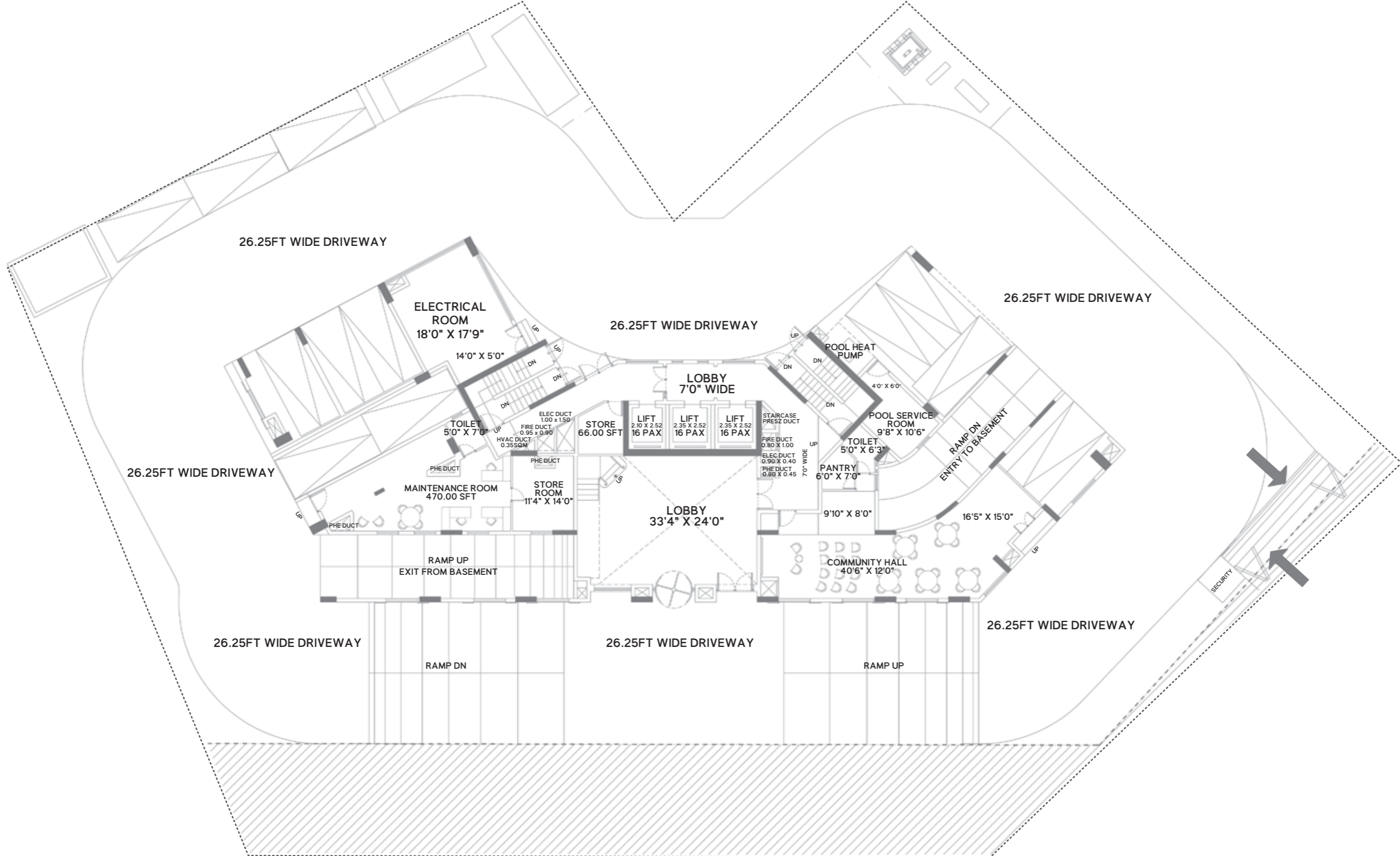
<p>Glass: SAINT GOBAIN</p> 	<p>Cement: ADITYA BIRLA</p> 	<p>Steel: JSW</p> 	<p>Lift: SCHINDLER</p> 	<p>Wires: KEI Wires & Cables</p> 
<p>Aluminium: JINDAL</p> 	<p>Pipes: ASTRAL Pipes</p> 	<p>STP: SEAMAK</p> 	<p>Generators: CUMMINS</p> 	<p>Paints: ASIAN PAINTS</p> 
<p>POP Sheets: GYPROC</p> 				

Floor Plan

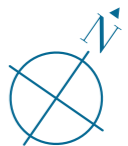
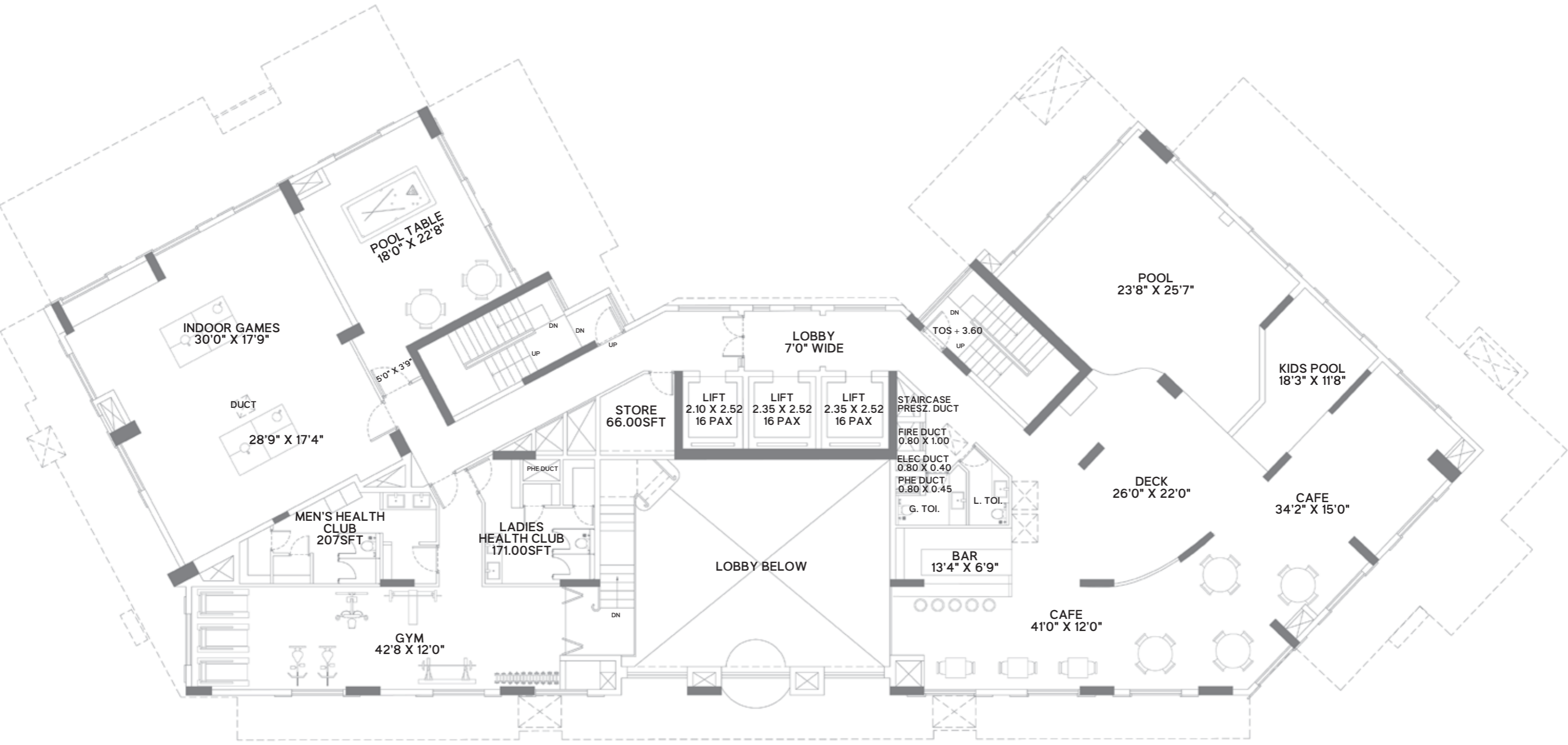
Master Plan With Traffic Flow



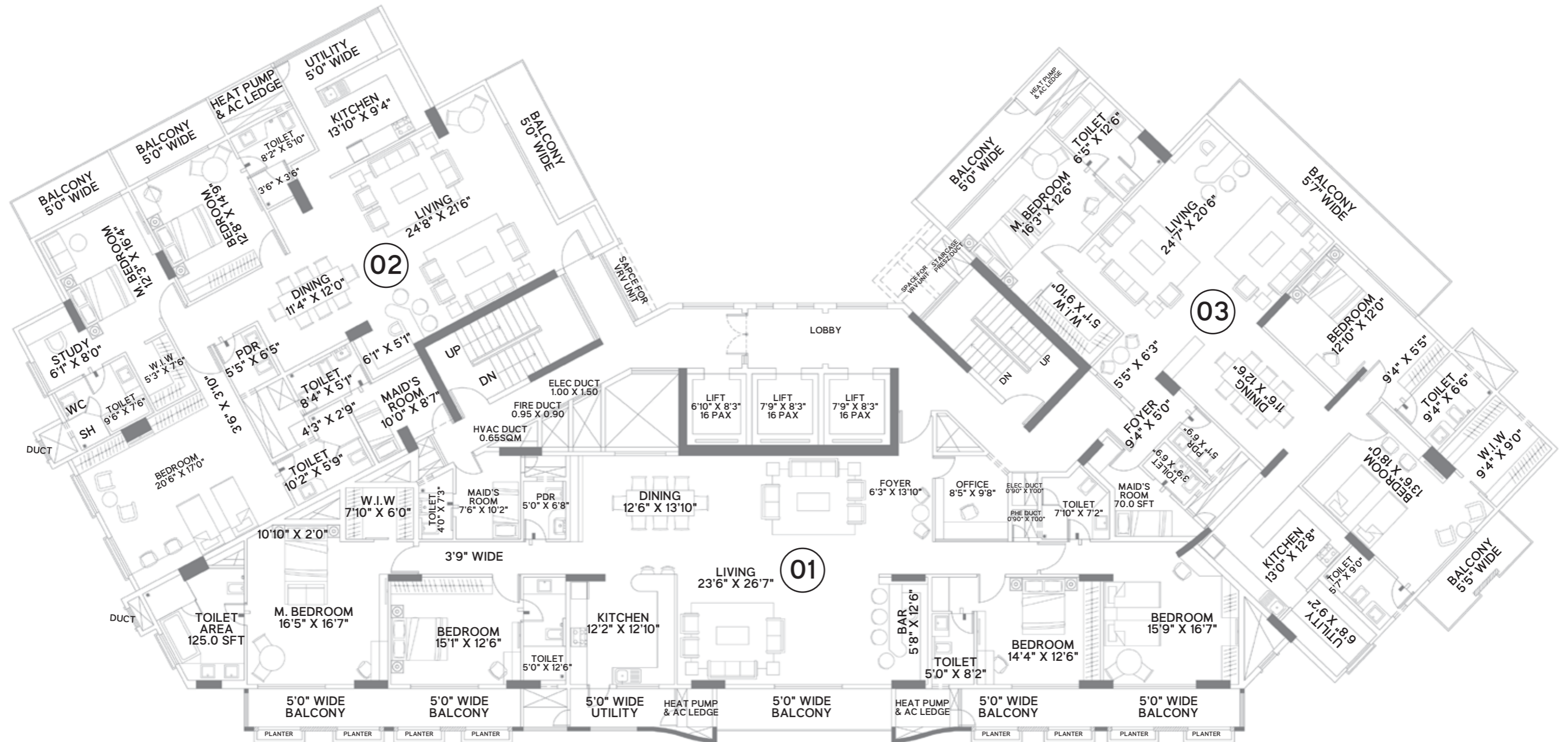
Ground Floor



First Floor



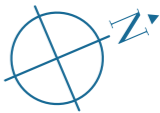
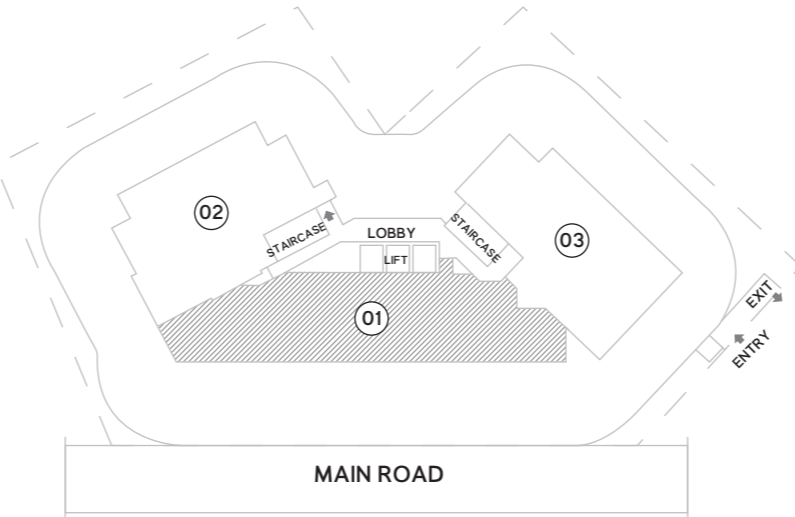
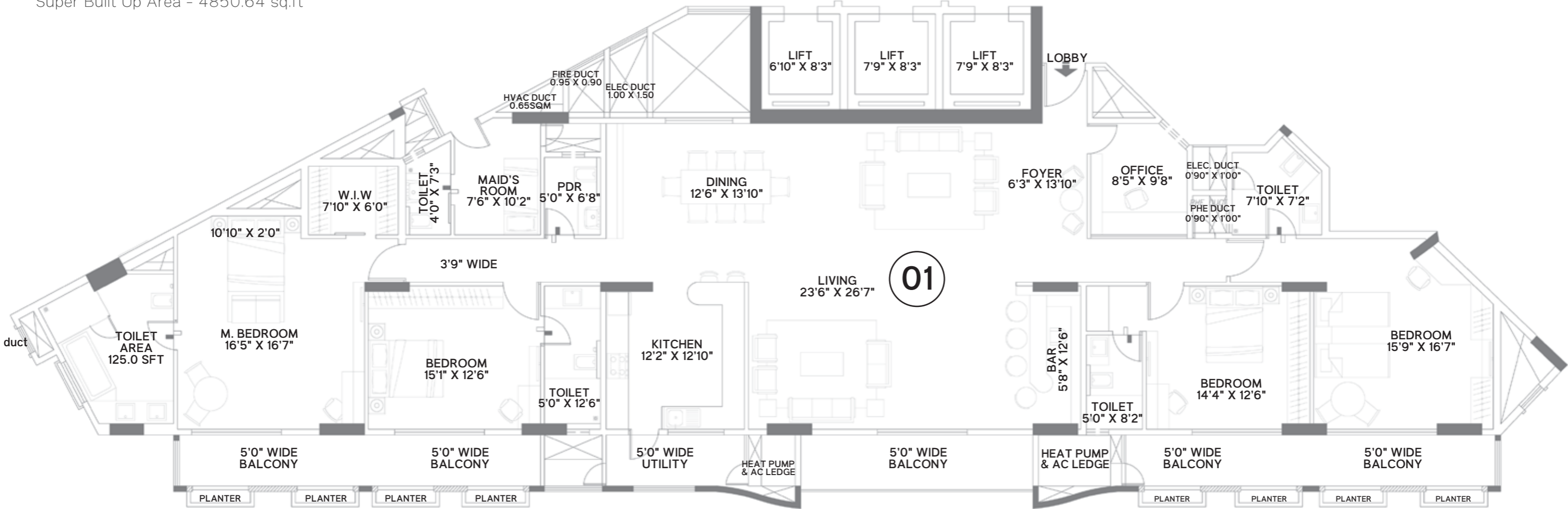
Typical Floor Plan - 2nd to 12th Floor



Unit Type A

4 BED ROOM + 4 TOILET + OFFICE + MAID'S ROOM + TOILET
 TYPICAL FLOOR PLAN - 2ND TO 12TH FLOOR

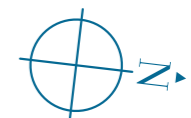
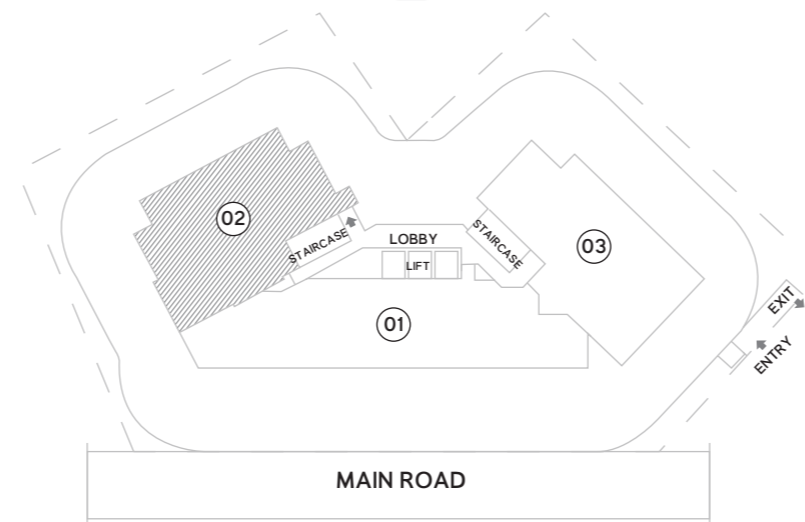
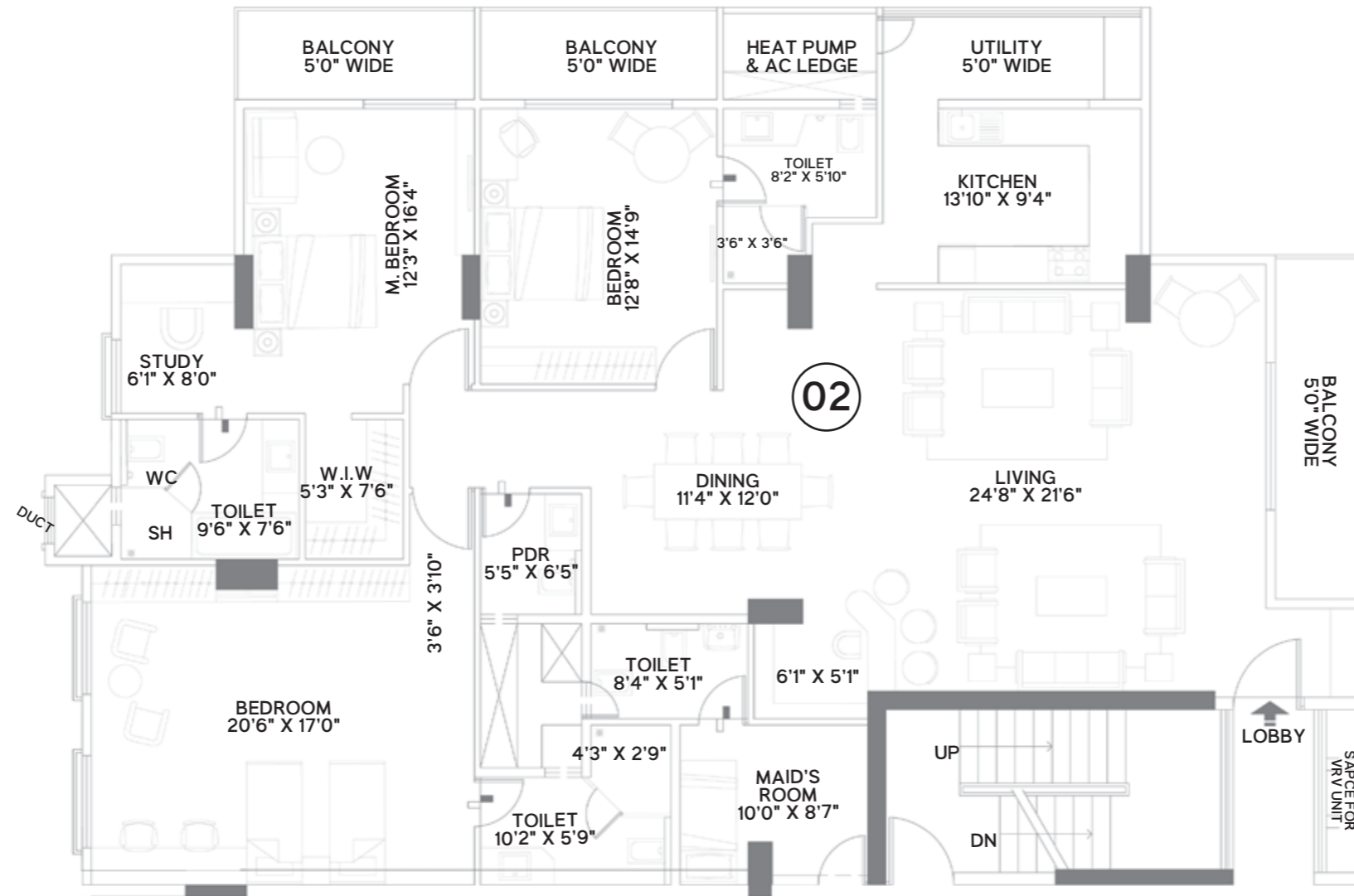
RERA Carpet Area - 2906.57 sq.ft
 Additional Carpet Area of Balcony & Utility - 494.70 sq.ft
 Super Built Up Area - 4850.64 sq.ft



Unit Type B

3 BED ROOM + 3 TOILET + STUDY + MAID'S ROOM + TOILET
 TYPICAL FLOOR PLAN - 2ND TO 12TH FLOOR

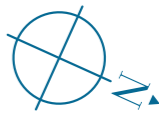
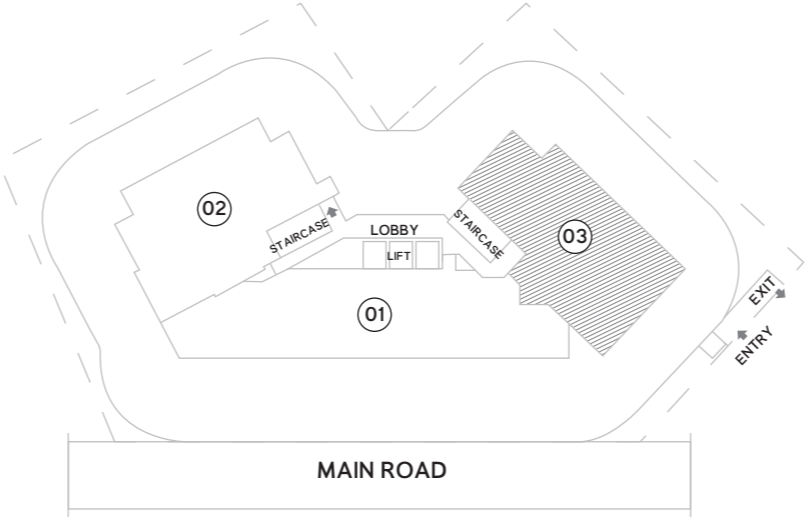
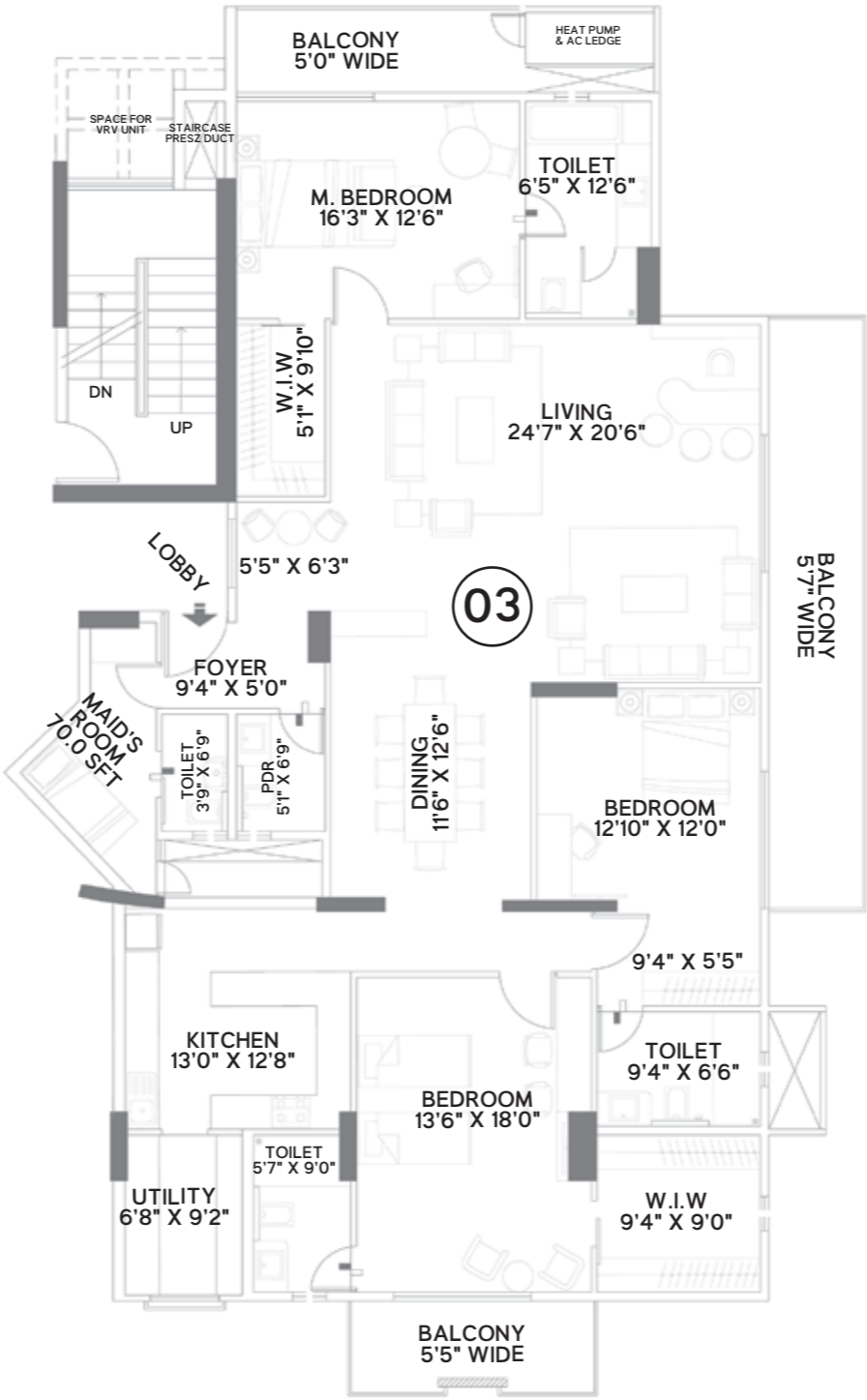
RERA Carpet Area - 2276.12 sq.ft
 Additional Carpet Area of Balcony & Utility - 284.16 sq.ft
 Super Built Up Area - 3647.02 sq.ft



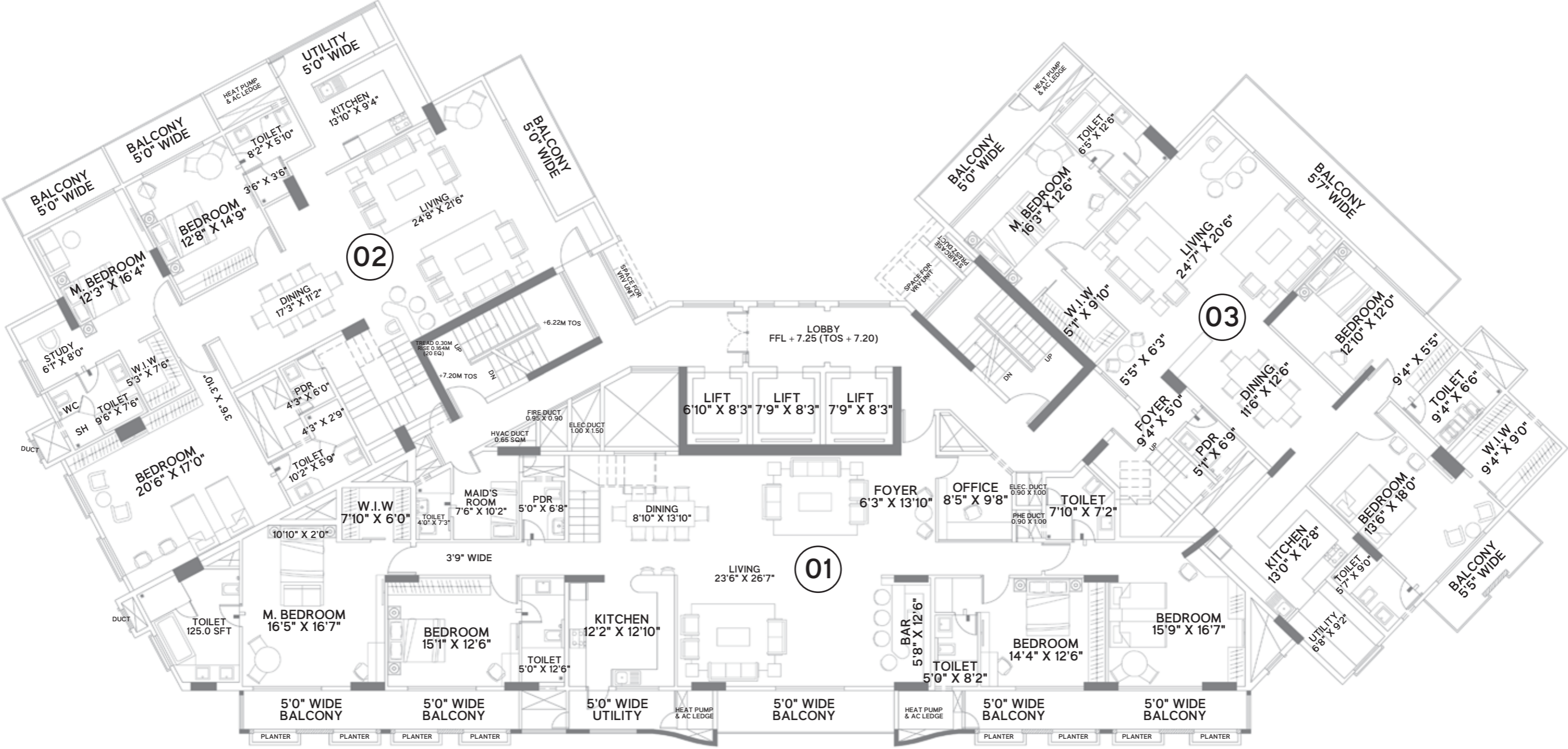
Unit Type C

3 BED ROOM + 3 TOILET + MAID'S ROOM + TOILET
 TYPICAL FLOOR PLAN - 2ND TO 12TH FLOOR

RERA Carpet Area - 2190.88 sq.ft
 Additional Carpet Area of Balcony & Utility - 371.35 sq.ft
 Super Built Up Area - 3637.98 sq.ft



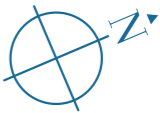
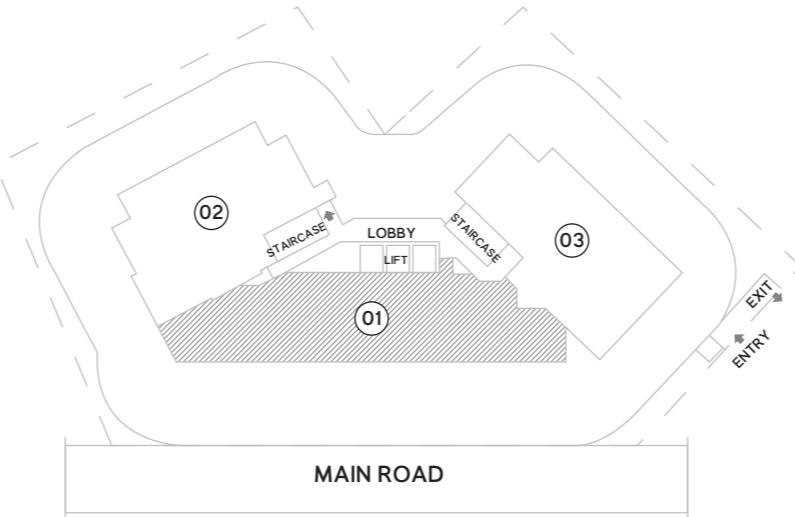
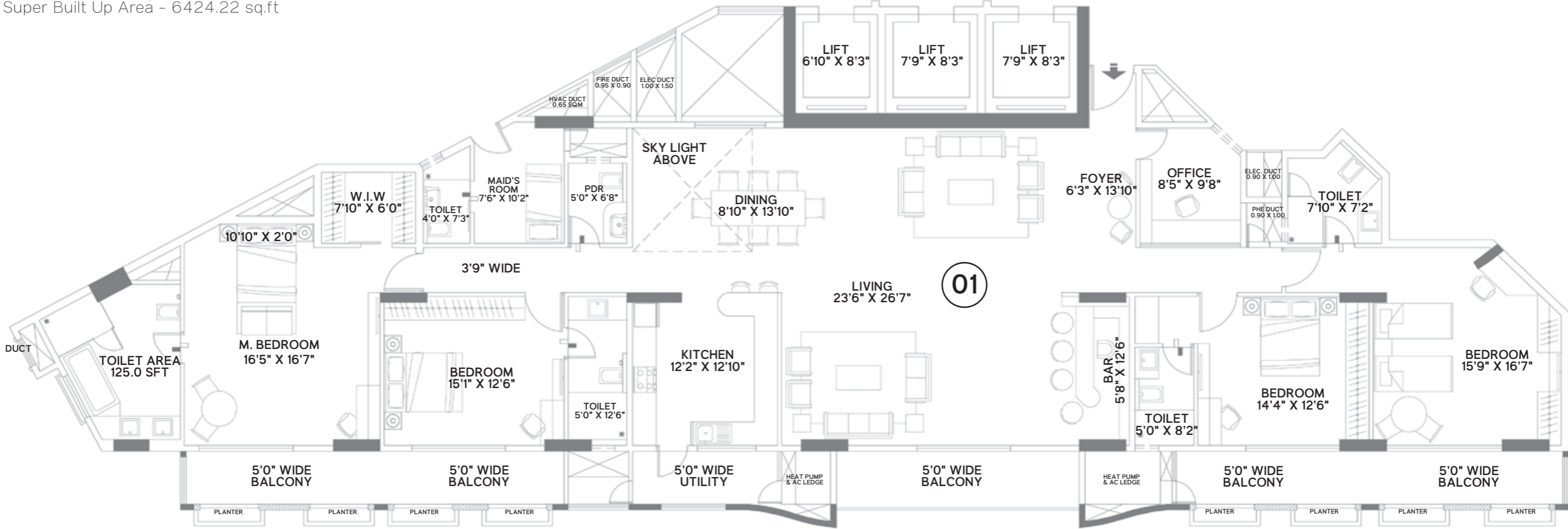
Typical Floor Plan - Penthouse Floor



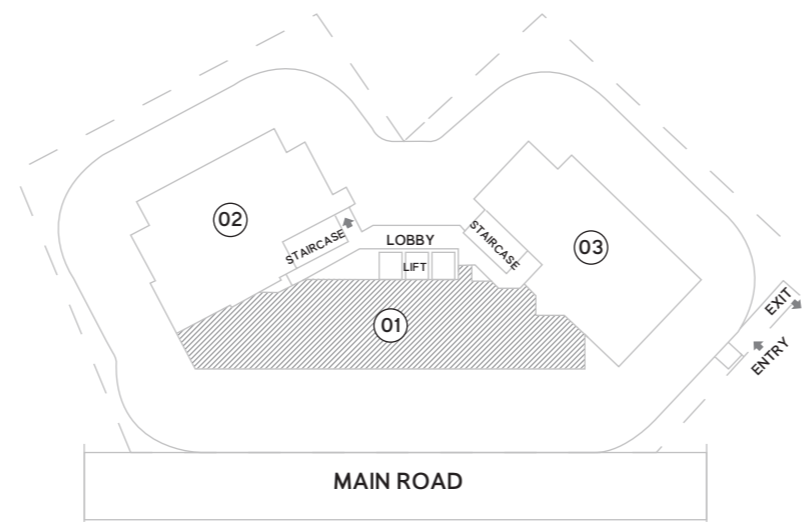
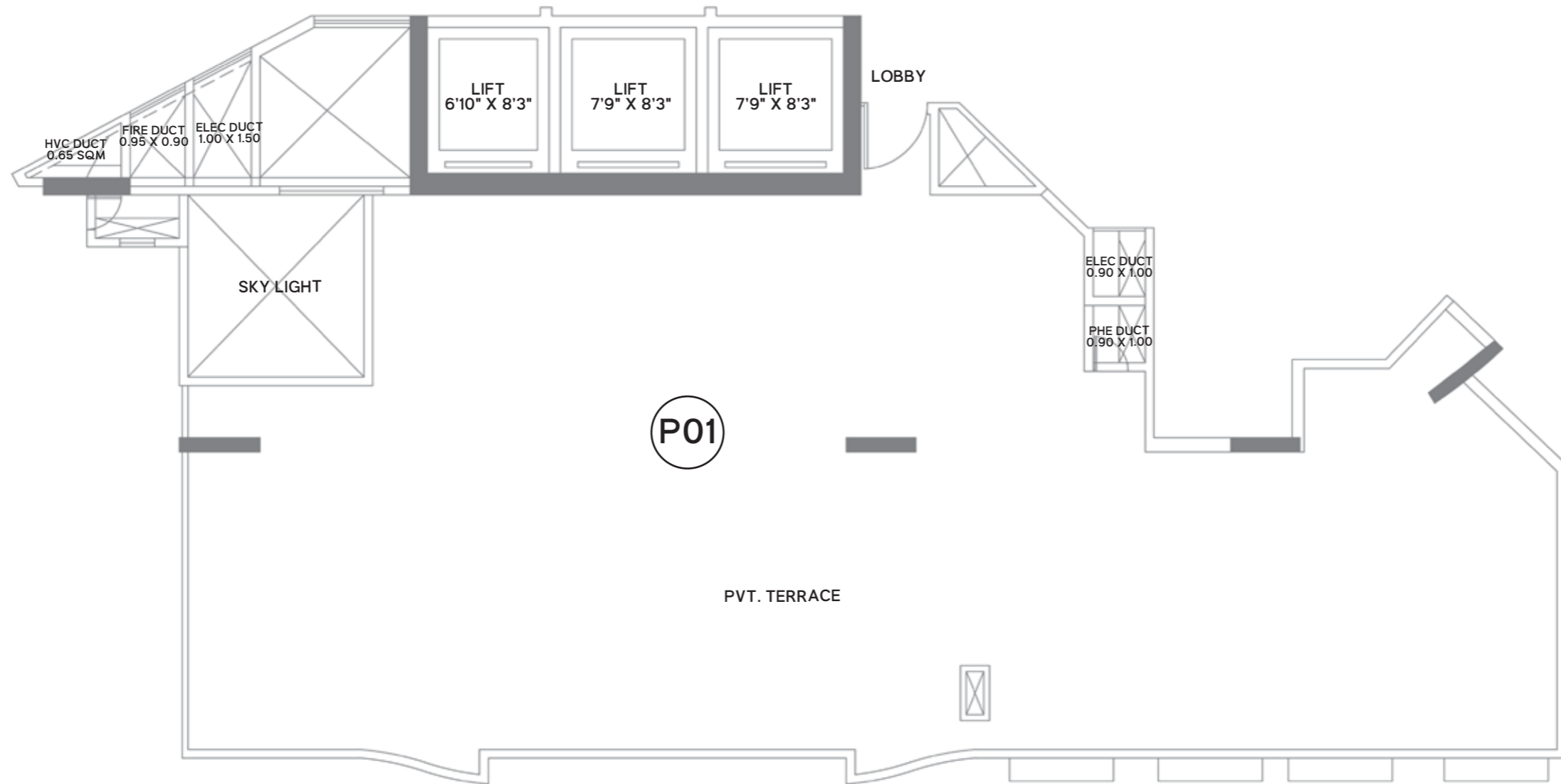
Penthouse Type A

4 BED ROOM + 4 TOILET + OFFICE + MAID'S ROOM + TOILET
 TYPICAL FLOOR PLAN - PENTHOUSE FLOOR

RERA Carpet Area - 2906.57 sq.ft
 Additional Carpet Area of Balcony & Utility - 494.70 sq.ft
 Terrace Area - 2306.59 sq.ft
 Super Built Up Area - 6424.22 sq.ft



Terrace Floor Type A



Penthouse Type B

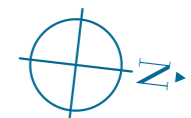
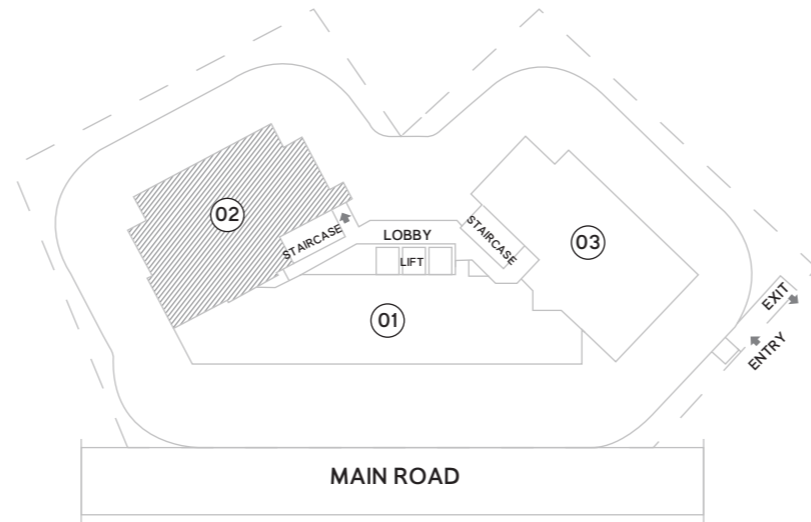
3 BED ROOM + 3 TOILET + STUDY + MAID'S ROOM + TOILET
 TYPICAL FLOOR PLAN - **PENTHOUSE FLOOR**

RERA Carpet Area - 2276.13 sq.ft

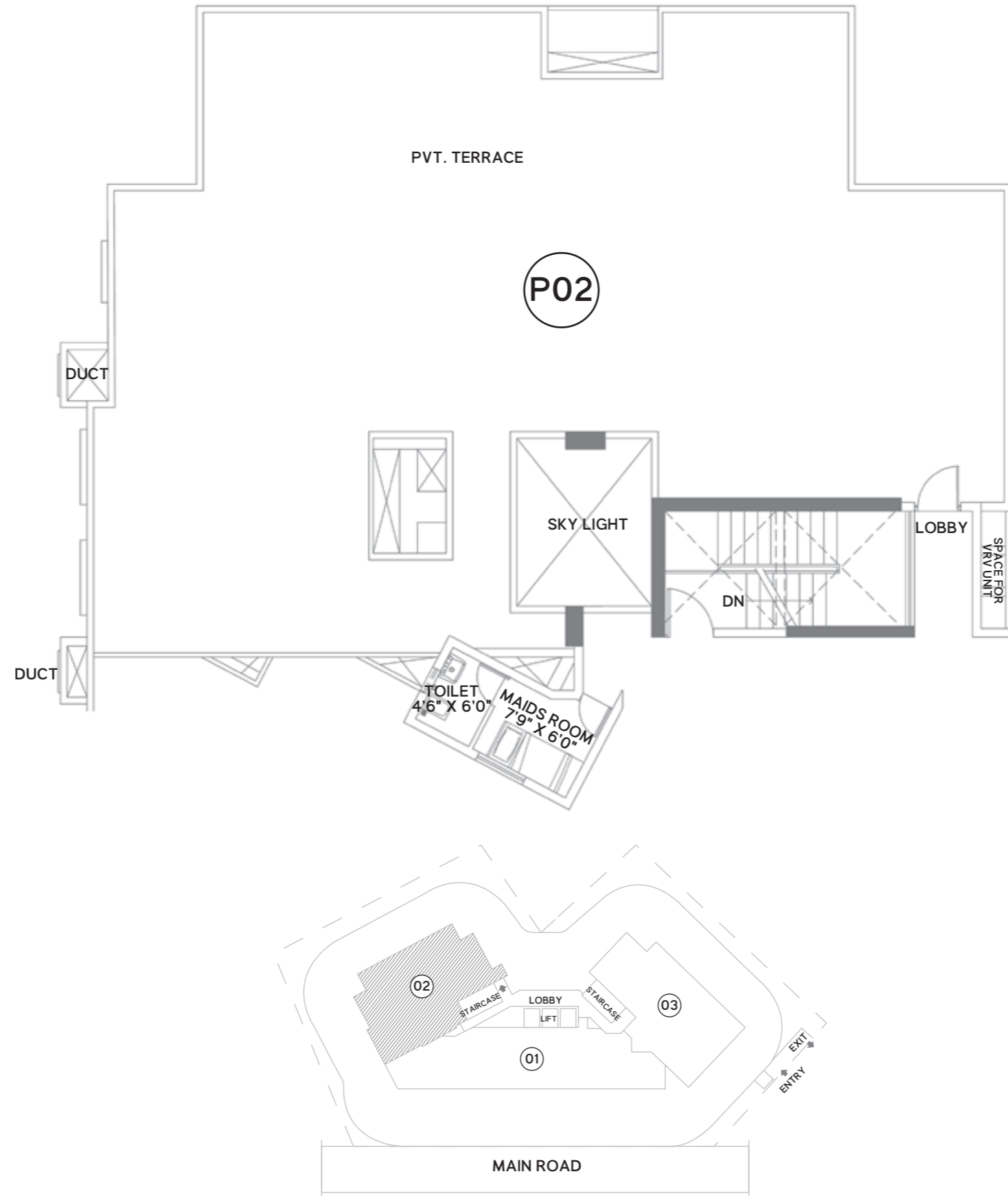
Additional Carpet Area of Balcony & Utility - 284.27 sq.ft

Terrace Area - 2678.06 sq.ft

Super Built Up Area - 5312.20 sq.ft



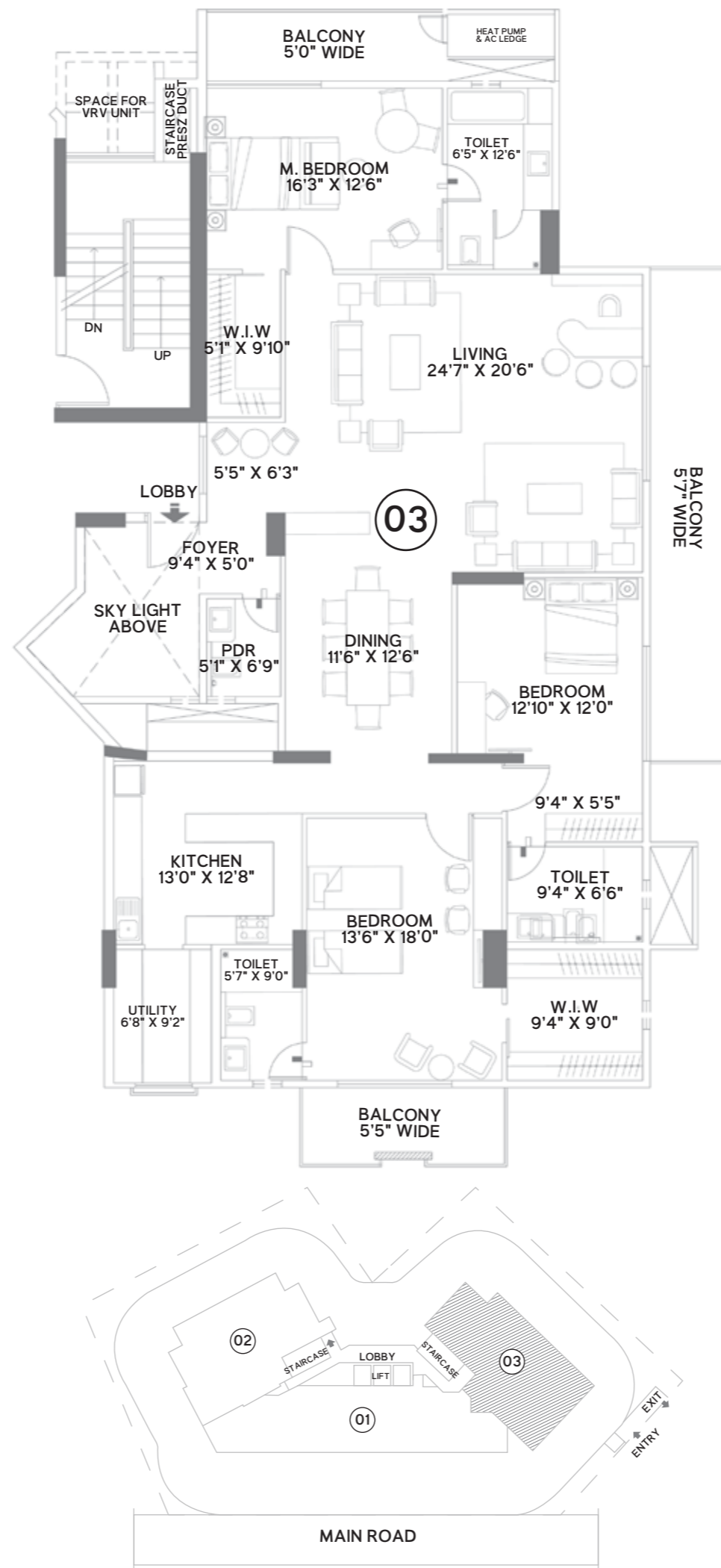
Terrace Floor Type B



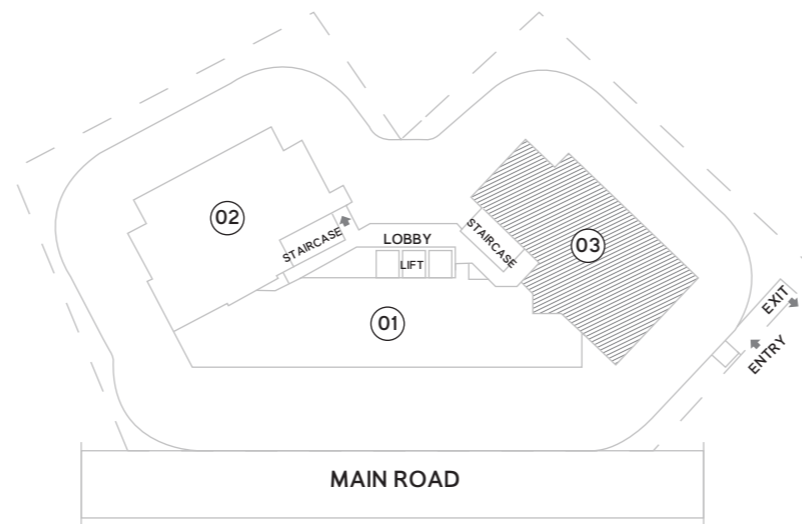
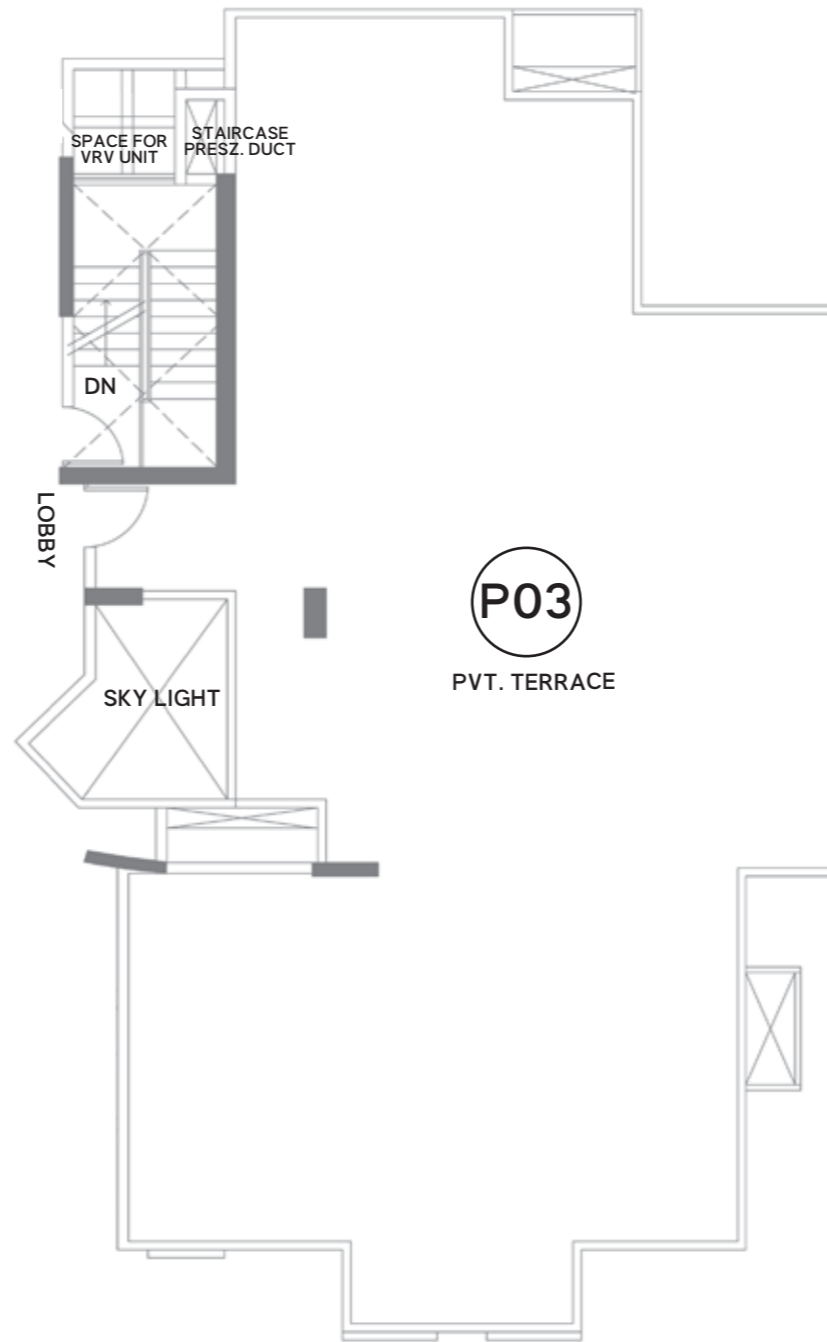
Penthouse Type C

3 BED ROOM + 3 TOILET + MAID'S ROOM + TOILET
TYPICAL FLOOR PLAN - PENTHOUSE FLOOR

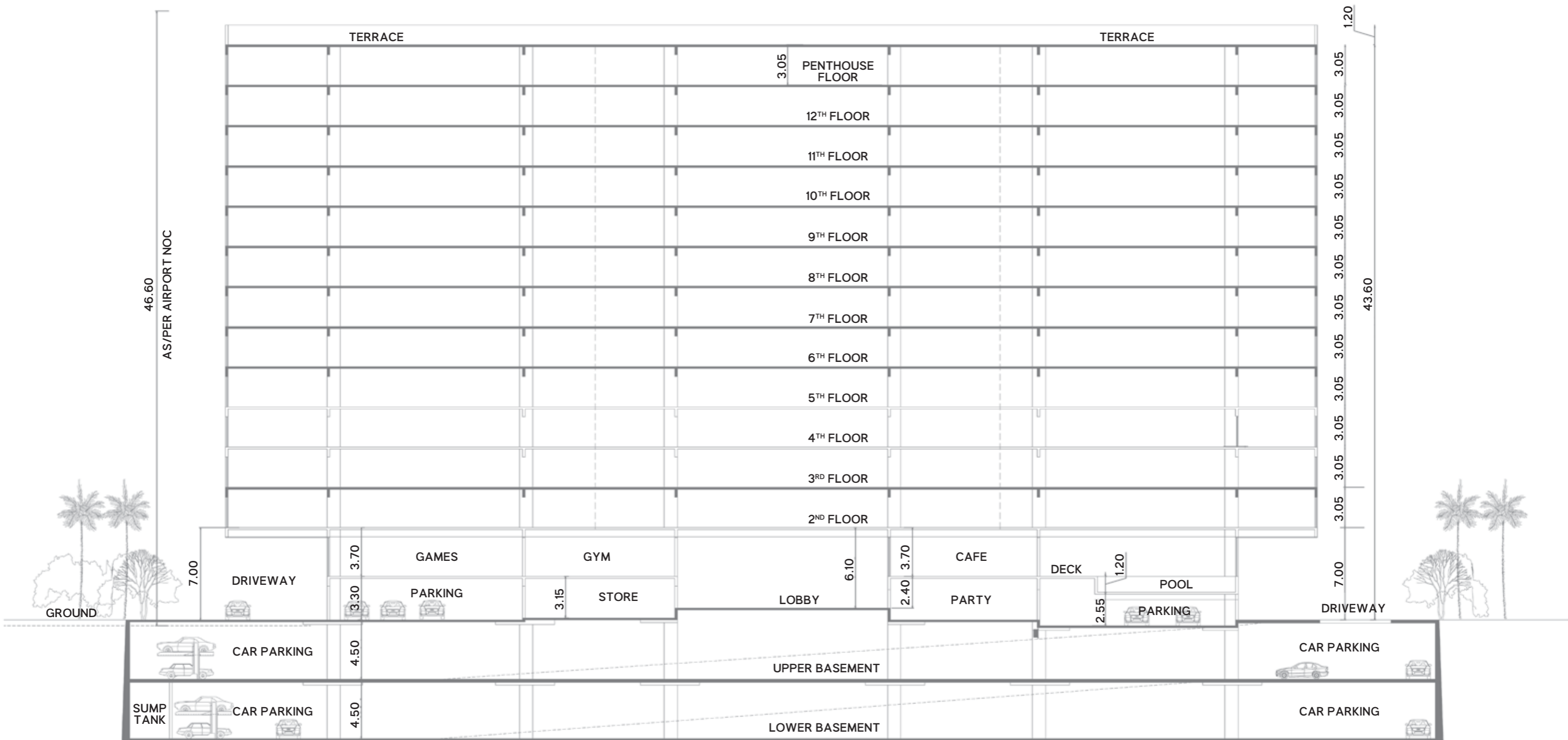
RERA Carpet Area - 2191.42 sq.ft
Additional Carpet Area of Balcony & Utility - 371.35 sq.ft
Terrace Area - 2859.64 sq.ft
Super Built Up Area - 5489.91 sq.ft



Terrace Floor Type C



Section



Frequently Asked Questions

1. **Who is the developer of this project?**

SKAV Developers Pvt. Ltd.

2. **What are some other projects done by SKAV Developers?**

Residential Projects:

- Blanca (Sadashivagar)
- Bliss (Davis Road)
- Ritz (Cunningham Road)
- Aastha (Mahalakshipuram)
- Akasa (Davis Road)
- Sapphire (RMV, 2nd Stage)
- Ashirwad (Mahalakshmi Layout)
- Aura (Indiranagar)
- Audel Cambridge Road)
- Ohana (KR Puram, Ongoing Project)
- 261 Orchards (Palace Orchards)
- Palladio (Lavelle Road)

Commercial Projects:

- Onyx Towers (Museum Road)
- 909 Lavelle (Residency Road)
- SKAV Seethalakshmi (Kasturba Road)
- Silver Cloud (Mahalakshmpuram)
- Raha (Whitefield, Ongoing Project)
- Inaya (JP Nagar, Ongoing Project)
- Infantry (Infantry Road, Ongoing Project)

3. **Where is the exact location of the project?**

SKAV Grande is located on the Inner Circle Road, Dodsworth Layout in Whitefield, Bengaluru, Karnataka, and adjacent to the Whitefield Club.

4. **What is the total built-up area of the building?**

The total built-up area of SKAV Grande is approximately 1,54,000 sq.ft.

5. Which banks have approved SKAV Grande?

SKAV Grande has been approved by all the major banks.

6. How many towers does the SKAV Grande have?

SKAV Grande has 1 tower.

7. How many apartments are there in the SKAV Grande?

There are a total of 36 exclusive apartments in the project.

8. Is the SKAV Grande RERA registered?

Yes, the project is RERA registered.

9. What is the footprint of the project?

The footprint of the project is 40% as 60% is open space.

10. What are the apartment sizes of the project?

The typical 3BHK and 4BHK apartments are approximately 3600 sq.ft. – 4850 sq.ft. whereas the Penthouses are approximately 5315 sq.ft. – 6425 sq.ft.

11. How many car parks are provided?

Two car parks will be allocated to each residence.

12. What are the different amenities available in the project?

SKAV Grande offers its residents amenities like Children's Play Area, Indoor Pool, Indoor Games, Cards & Pool Room, Fitness Centre, Bar and Cafe.

13. What are the available payment terms?

There are three types of Payment schemes:

- 20/80 Scheme: 20% down payment and 80% remaining construction linked payment plan
- 10/80/10 Scheme: 10% down payment, 80% construction linked payment plan, and remaining 10% on handover
- 10/80/10 Scheme: No Interest Pre - EMI Scheme (subject to approval)

14. Have all project approvals come in?

Yes, all approvals are in place. SKAV Grande has been approved by BBMP/BDA and the Commencement certificate has also been obtained.

15. Which are the nearby landmarks of SKAV Grande?

Some of the key landmarks near SKAV Grande are:

- ITPL Main Road – Approximately 3.6km
- Prestige Shantiniketan Tech Park – Approximately 4.6km
- Manipal Hospital – Approximately 1.6km
- Whitefield Club – Approximately 87m
- Whitefield Police Station – Approximately 1km
- Whitefield Railway Station- Approximately 2.9km

16. Are there Wi-Fi-enabled zones?

Yes, there are Wi-Fi-enabled zones in the common areas of the project.

17. Is Multiple DTH available in the project?

Yes, Multiple DTH (MDTH) is available. The residents just need to plug, play and enjoy the DTH services of preferred Provider.

18. Are all the areas of SKAV Grande CCTV covered?

The entire Complex is CCTV covered and an intercom facility will also be made available in every apartment.

19. Who is the architect for SKAV Grande?

The architect for SKAV Grande is Team 2.

20. What is the source of water being provided at SKAV Grande?

The project will be provided with BWSSB water (corporation water).

21. Does the project have green features such as RO/Flush Water Recycled/Rainwater Harvesting?

Rain Water Harvesting and Sewage Treatment Plant are mandatory and will be provided in the project.

22. What are the type of blocks or bricks used for the project construction?

Solid concrete blocks are used for the construction of the project.

23. **Is the balcony railing height in the apartment kids safe?**

The balcony railing height in the apartment is approximately 1.2m.

24. **Is the SKAV Grande Vaastu Compliant?**

Yes, SKAV Grande is Vaastu Compliant.

25. **Is there a party hall in SKAV Grande?**

Yes, there is a party hall in SKAV Grande that can accommodate approximately 25 people.

26. **What brand of lifts is used in the project and how many are there?**

The project has 3 Schindler brand lifts in total.

About SKAV

The unbridled passion for creating spaces has always been a hallmark of SKAV since 2008. Our ethical practices, innovation and unwavering commitment to quality are what place our properties in a league of their own. Our residential projects and commercial projects across Bengaluru are elegant addresses where the focus is on the overall experience.

We firmly believe in building long-term relationships with every project we undertake. SKAV's extremely evolved turnkey solutions are offered across all asset classes including residential, commercial, retail, hospitality and educational institutions.



SKAY
GRANDE

SKAY
GRANDE

Projects



Retail & Commercial
909 Lavelle
9/1 Residency Road



Residential
Aastha
Mahalakshmiपुरam,
near ISKCON



Residential
Ashirwad
#24 7, 3rd Main, 3rd Cross,
Mahalakshmi Layout



Commercial
Silver Cloud
#51 Industrial Suburb, Yashwanthpur,
Bangalore - 560022



Retail & Commercial
Raha
#140/I Pattandur Village,
Krishnarajapuram Hobli, Bangalore



Residential
Palladio
#67/1b, 4th Cross, Lavelle Road



Residential
SKAV Mehkri Ritz
Cunningham Road



Residential
Akasa
Davis Road



Residential
Ohana
Old Madras Road



Residential
Bliss
Davis Road



Commercial & Retail
Infantry
#143, Infantry Road



Retail & Residential
Audel
#19, Cambridge Road



Residential
Aura
#405, 1st Main, Indiranagar



Retail & Commercial
Onyx Centre
#5 Museum Road



Residential
261 Orchards
#261 Upper Palace Orchards,
Bangalore



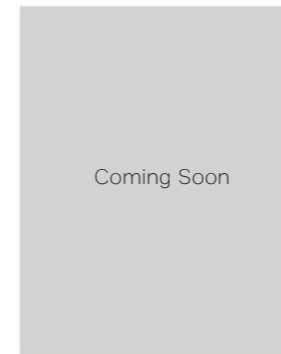
Residential
Blanca
#23, 8th Cross, 12th Main,
Upper Palace Orchards,
Sadashivanagar



Residential
Sapphire
RMV 2nd Stage



Retail & Commercial
SKAV Seethalakshmi
Kasturba Road, Bangalore



Commercial
Inaya
J.P. Nagar

Disclaimer

All images shown here are illustrative/indicative only of completed/proposed/ongoing projects, the developer reserves the right to change/delete/add/alter these images herein, and by no means it is a legal offering.

Disclaimer

The information contained in this brochure including all photographs, visuals, pictures, images, details, specifications, conceptual designs, dimensions, furniture, illustrations, fixtures, artifacts, amenities, facilities, etc., is strictly provided for representation purposes only and manifests the proposed development that may be undertaken by the company, and are subject to approval from the competent authorities. The brand of materials represent the proposed materials for the project and are subject to change based on availability or any other factor, as per the company's discretion. The distances given are approximate and sourced from Google Maps. This information should not be considered literally and shall not constitute a legal offering or form a part of the standard contents of the agreement for the sale of the apartment. The company reserves the right to change and/or modify the same at its sole discretion. All brand names, trademarks & logos belong to their respective owners and are hereby acknowledged. This brochure is conceptual in nature, information contained in this Brochure including all photographs, visuals, pictures, images, details, specifications, conceptual designs, dimensions, furniture, illustrations, fixtures, artifacts, amenities, facilities etc. are strictly provided for approximate representation purposes only and manifests the proposed development that may be undertaken by the company, and are subject to approval from the competent authorities. This information should not to be considered literally and shall not constitute a legal offering or form a part of the standard contents of the agreement for sale of the apartment. The company /developer reserves the right to change and/or modify the same at their sole discretion. All brand names trademarks & logos belong to their respective owners and are hereby acknowledged.



SKAV Developers Pvt. Ltd.

#48, 3rd Floor, Hitananda - II, Lavelle Road, Bengaluru - 560 001

Office: +91 8042188999, +91 8042275677/79 | Mobile: 9964-700-800 | Email: marketing@skav.in, kk@skav.in

RERA No. PRM/KA/RERA/1251/310/PR/091122/005419

