

SOWPARNIKA

Delivering Happiness



SOWPARNIKA

OLIVIA NEST

Experience
the true
comfort of
a nest

Sarjapura, Bengaluru



After all our pursuits we need
a nest to come home to!

Every morning leave your nest and soar high; spread your wings and fly.
Build your nest so that it will be the sanctuary you can return to!



To every bird his own
nest is beautiful -Italian Proverb

A statement anyone would agree to! To each,
his own home looks the best. Build your
beautiful nest in the way you have imagined it to be!



A nest is more than a
place of dwelling
It's a **symbol of hope**

Our home absorbs all our negative energy and recalibrates us for the next day, the next challenge. Make sure your nest meets life's challenges!



Get **the best builder**
to build your nest

Sowparnika has built many housing projects,
and is the right partner to build your dream nest.

Luxury that's dear
to your heart and **near**
to your workplace

**Stay connected to
all the good things
life has to offer**



Sarjapur is an ideal location with connectivity to key IT cluster areas like Marathahalli, Whitefield and Electronic City. Sarjapur Road is connected to other major roads of the city such as ORR, Hosur Road and SH-35.

Sarjapur Road enjoys presence of several schools, hospitals, retail stores, eateries, movie halls, banks, etc. Key infrastructure includes Columbia Asia Hospital, St. Peter's School, Sarojamma Complex, and Market Square Mall. Colleges and institutes situated in the areas alongside and nearby to Sarjapur Road include Krupanidhi College of Pharmacy, National Institute of Fashion Technology and St. John's Medical College.

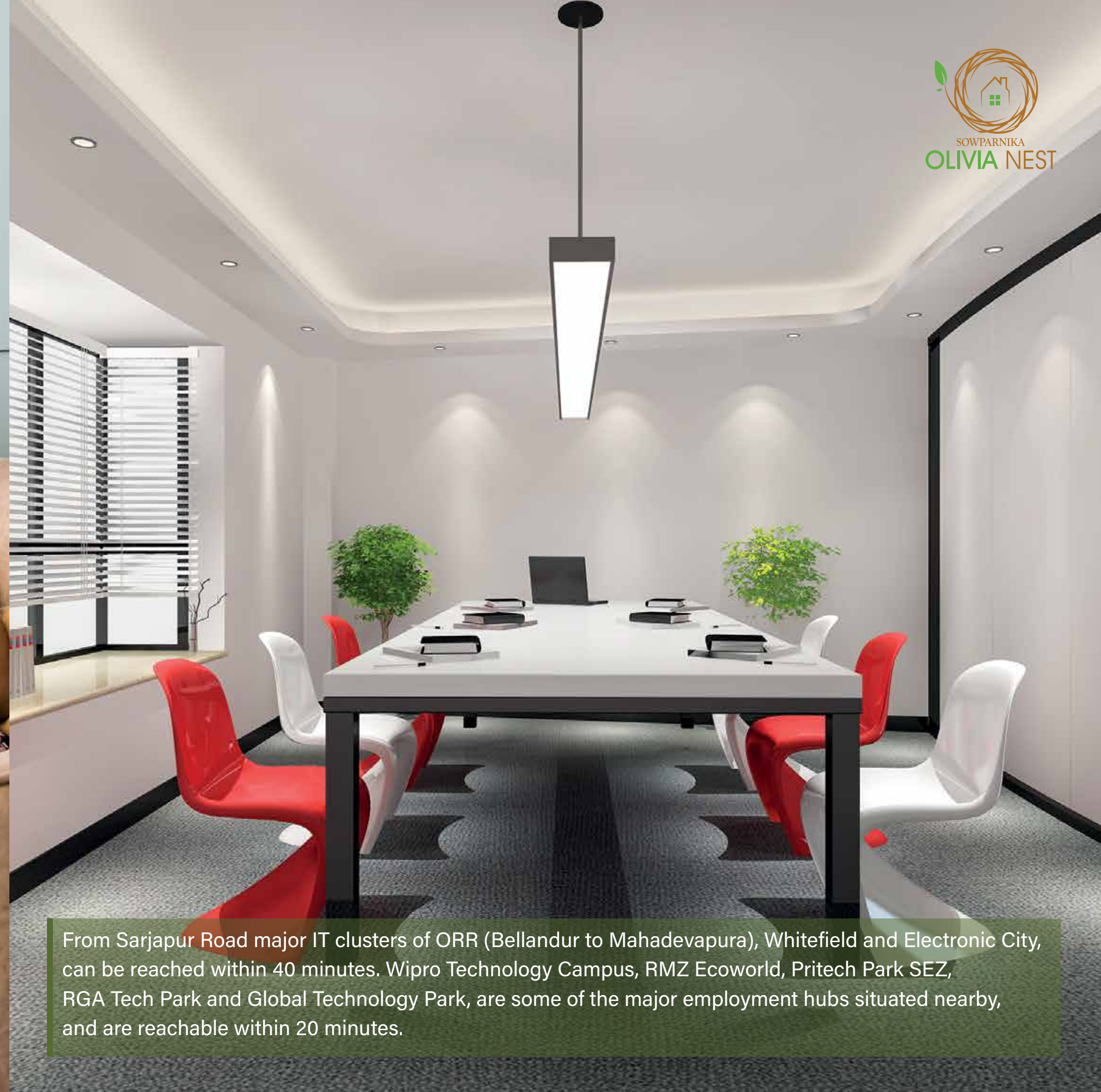


**The home for those
who have arrived in life**

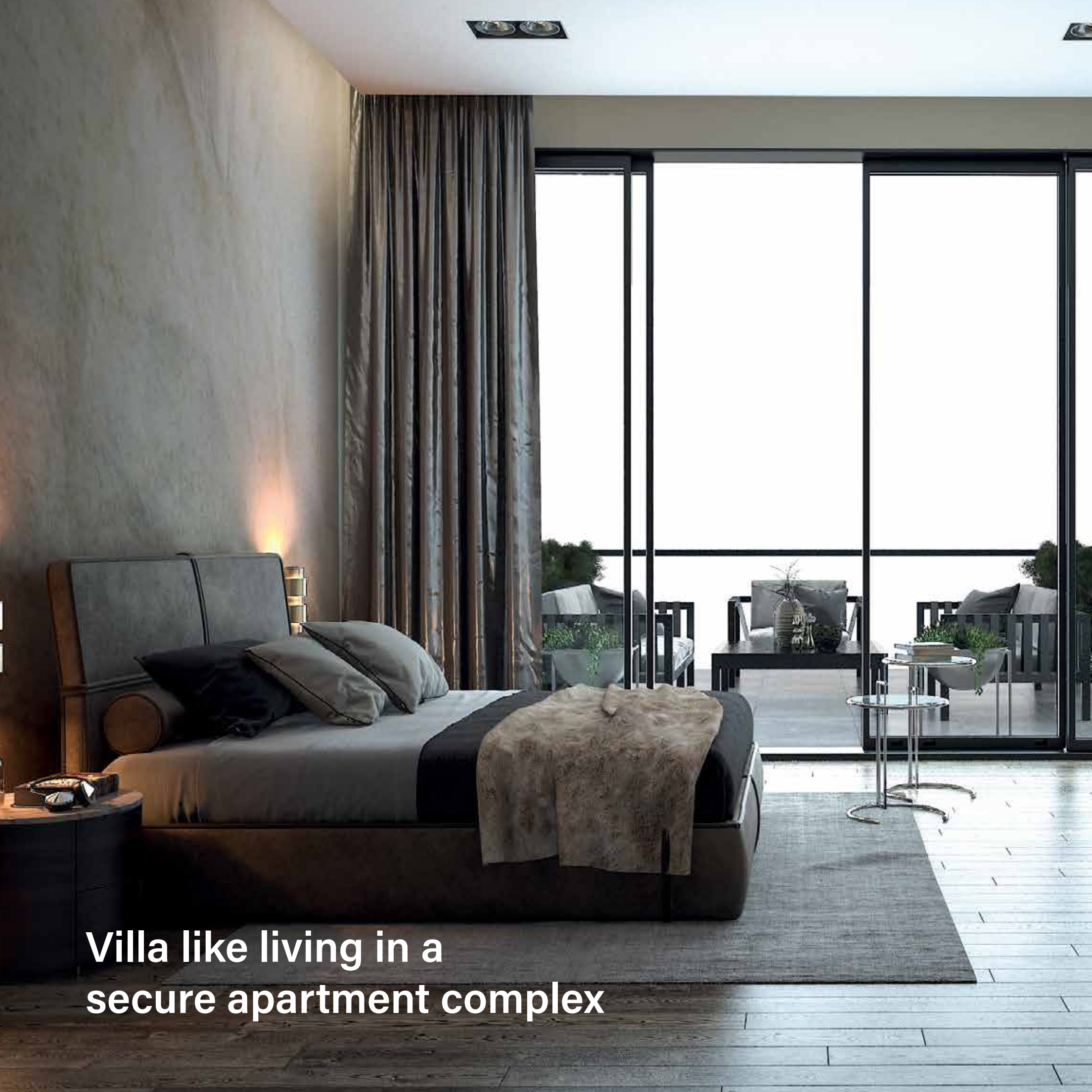


Olivia Nest is strategically located, on the National Highway with Proposed STRR Passing close by, giving convenient accessibility to all the major IT hubs of Bangalore. Best Schools of Bangalore are located at convenient distances from Paramount. Fresh air and serene atmosphere add to the flavour of your royal stay and you would love to come back home finding no excuses.

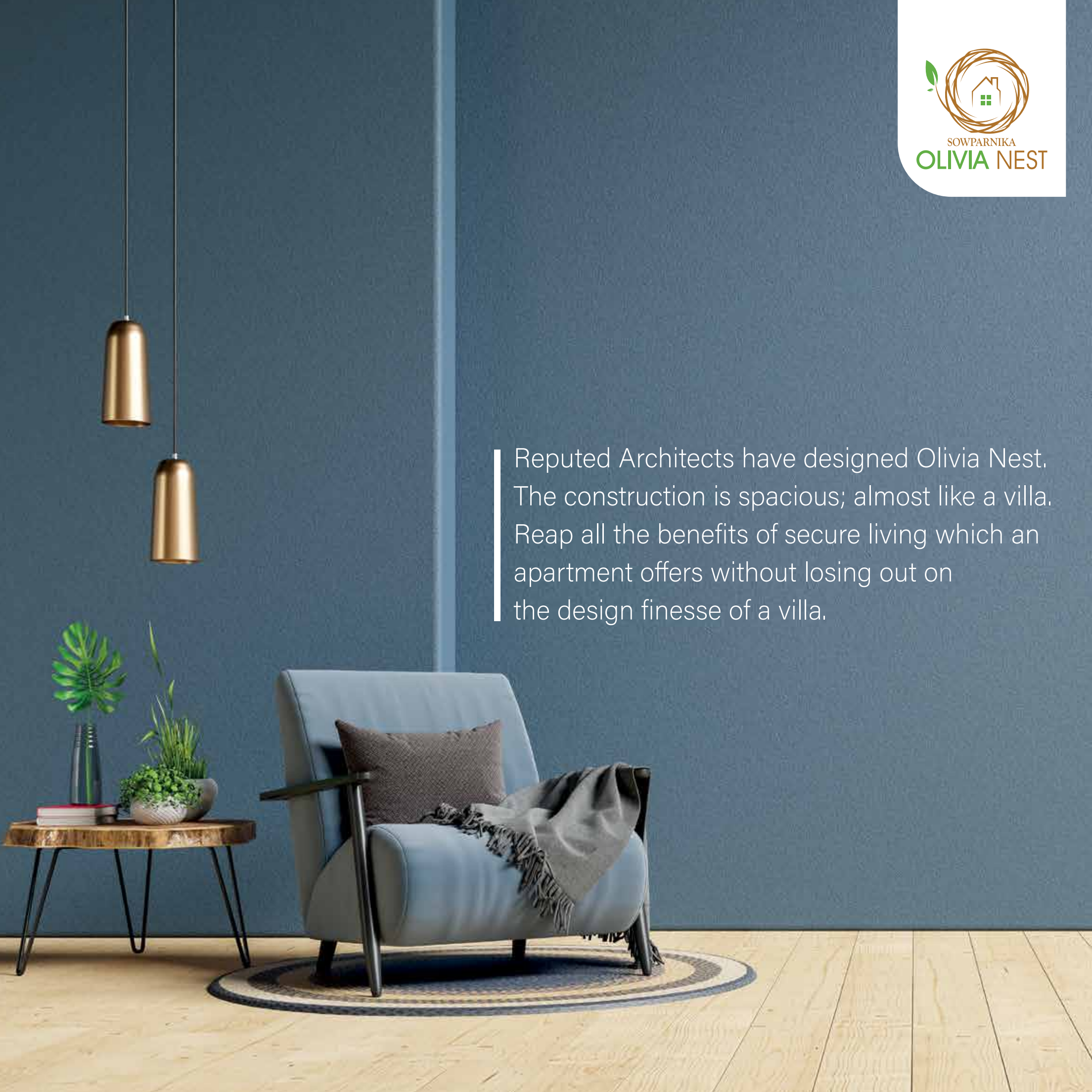
Live close to
your workplace
Spend less
time communting



From Sarjapur Road major IT clusters of ORR (Bellandur to Mahadevapura), Whitefield and Electronic City, can be reached within 40 minutes. Wipro Technology Campus, RMZ Ecoworld, Pritech Park SEZ, RGA Tech Park and Global Technology Park, are some of the major employment hubs situated nearby, and are reachable within 20 minutes.



Villa like living in a secure apartment complex



Reputed Architects have designed Olivia Nest. The construction is spacious; almost like a villa. Reap all the benefits of secure living which an apartment offers without losing out on the design finesse of a villa.





Great Amenities that match your new age lifestyle

AMENITIES

- 1  Entry & exit portal
- 2  Guard's house
- 3  Arrival plaza
- 4  Kid's play
- 5  Basket ball practise post
- 6  Cricket practise pitch
- 7  Multipurpose plaza
- 8  Reading cabana
- 9  Graffiti wall
- 10  Bicycle parking
- 11  Lawn
- 12  Doctor's clinic
- 13  Convinience store
- 14  Unisex salon
- 15  Association office
- 16  Multipurpose hall
- 17  Gym
- 18  Indoor games
- 19  Swimming pool with deck
- 20  Pool Deck With Seating Lounge
- 21  Kids's pool
- 22  Yoga & meditation
- 23  Hopscotch court
- 24  Giant chess park
- 25  Landscape plaza
- 26  Elder's plaza
- 27  Todler's play
- 28  Reflexology pathway
- 29  Guest accomodation
- 30  Intercom to apartment from security cabin through service provider
- 31  Round the clock security
- 32  Cctv surveillance
- 33  Transformer & DG services
- 34  Fire command centre
- 35  Rain water harvesting
- 36  Lifts of reputed make
- 37  24 hrs. Power backup for common area and 0,5 kw for apartment through limiter switch and 0.2 kwfor 1 bhk through limiter switch
- 38  Staff accomodation

A home to live
An asset to flaunt



The upcoming ORR Metro Line under Phase 2A of Namma Metro will pass along the east most part of Sarjapur Road, with a station in Ibbalur. The line is expected to be completed by 2023, further improving the connectivity in the region. This is expected to increase the valuation of your investment in Olivia Nest.



A home as distinct as you!

OLIVIA NEST Located on the national highway, Olivia Nest is easily accessible to all the major IT hubs and top educational schools of Bengaluru. Fresh air and serene atmosphere add to the favour of your royal stay and you would love to come back home finding no excuses.

UNIT DETAILS		
Types of Unit	Total Units	Saleable Area
3 BHK	78 units	1130-1371 sq.ft
2 BHK	124 units	818-1203 sq.ft
1 BHK	9 units	574 sq.ft
Total	211 units	



Highlights of the Project

Site area = 8093.60 Sq.m (2 acres)

Total saleable area = 225695.78 Sq.ft

Total no of floors = 1Basement + Stilt + Ground + 8 Typical Floors.

Total no of units = 211 Nos

3 REASONS TO INVEST

- Fast-developing locality with good road connectivity to key IT clusters like Marathahalli, Whitefield and Electronic City.
- Well-connected through ORR, Hosur Road and SH-35. Close to schools, colleges, hospitals, markets, malls and restaurants in near vicinity.
- Spacious homes at attractive cost effective price with Good rental value & high resale value tomorrow.



SPECIFICATIONS

Structure

RCC framed structure with concrete block masonry.

Flooring

Living, Dining, Kitchen & Bedrooms- Vitrified tiles – Reputed Make.
Toilet flooring - Anti skid Ceramic tiles – Reputed Make.
Toilet dadoing up to 7 feet- ceramic glazed tiles – Reputed Make
Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles – Reputed Makee (only supply)
Balcony - Anti skid Ceramic tiles – Reputed Make.
Common Area- Anti skid Ceramic tiles.

Kitchen

Granite top & single bowl stainless steel sink of Reputed make.
Provision for Chimney in kitchen
Provision for Water purifier

Toilet

Sanitary fittings - Reputed make - EWC, wash basin.
CP fittings - Reputed make – Shower spout, Diverter, Shower head, health faucet.
Provision for geyser and Exhaust fan in toilets.

Door

Main Door - Reputed make-Super steel frame & Dual door
Internal doors - Steel door of Reputed make
Toilet doors - FRP doors
Balcony doors –UPVC glazed shutter with mosquito mesh
Fire rated steel doors for fire exit

Windows

UPVC windows with glazed shutters and mosquito mesh

Electrical

Modular switches of Schneider or Equivalent make
Good quality concealed copper wiring of approved make
Provision for Washing Machine point

Power Backup

100 % power back up for common areas.
0.5 KW power backup for each flat through limiter switch for 1 BHK through limiter switch (0.2KW)

Paint

Internal : Royal Acrylic Emulsion paint
External : Weather Proof Superior External Wall paint.

Water supply

Common Bore well with Over head tank

Air conditioning

Provision for fixing AC in Master Bedroom



MASTER PLAN



Total no of units
211 No.s.

Total saleable area
225695.78 Sq.ft

Total no of floors
**1 Basement + Stilt + Ground
+ 8 Typical Floors**

Site area
8093.60 Sq.m (2 acres)



MASTER PLAN WITH GROUND FLOOR PLAN



MASTER PLAN WITH TYPICAL FLOOR PLAN



AMENITIES

- 1 Entry & exit portal
 - 2 Guard's house
 - 3 Arrival plaza
 - 4 Kid's play
 - 5 Basket ball practise post
 - 6 Cricket practise pitch
 - 7 Multipurpose plaza
 - 8 Reading cabana
 - 9 Graffiti wall
 - 10 Bicycle parking
 - 11 Lawn
 - 12 Swimming pool
 - 13 Terrace garden
- a Yoga & meditation
 - b Hopscotch court
 - c Giant chess park
 - d Landscape plaza
 - e Elder's plaza
 - f Todler's play
 - g Reflexology pathway



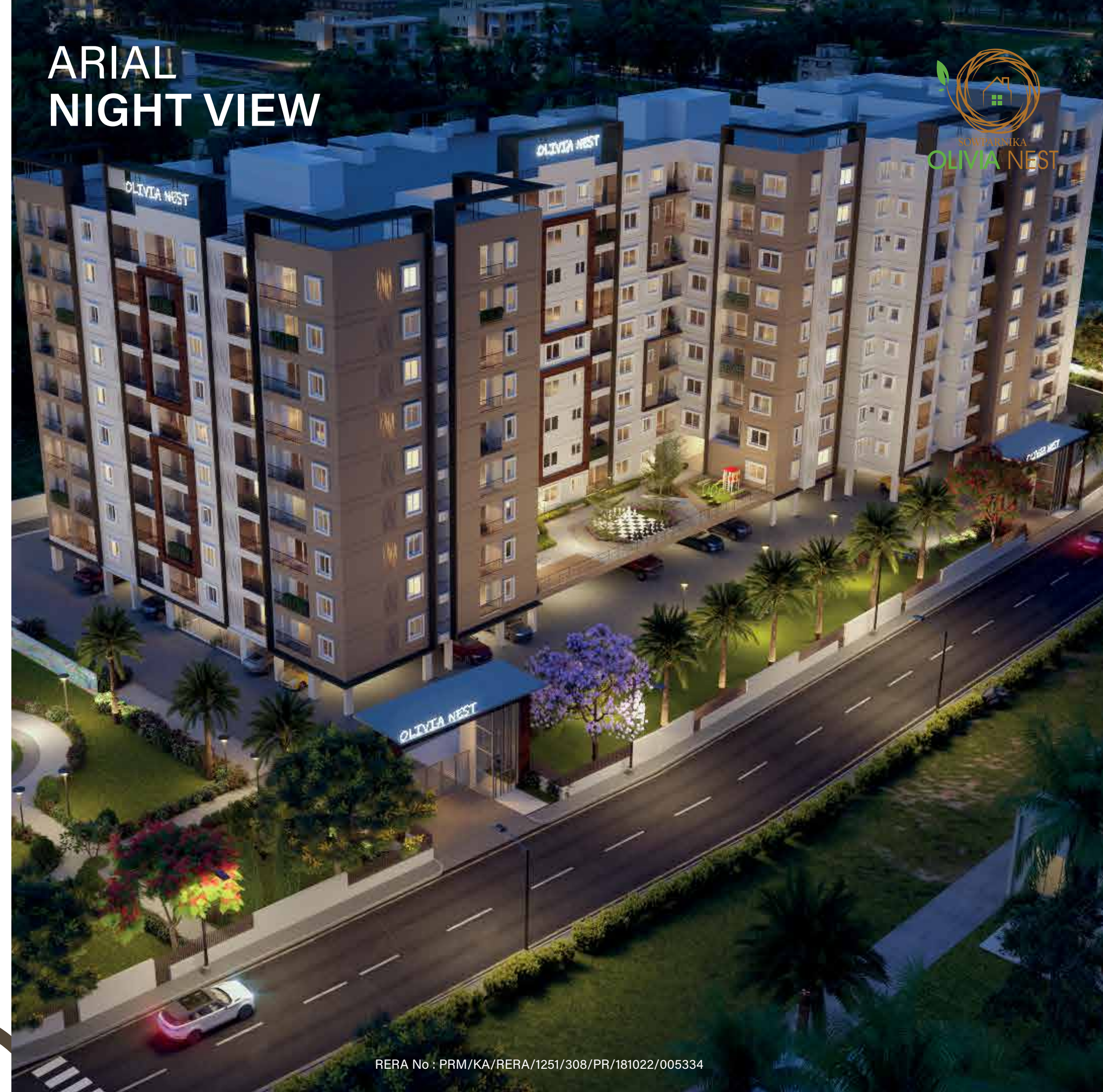
KEY PLAN

Each home in Olivia Nest is thoughtfully conceptualized to offer the best of urban designs that nurture a sense of belonging. A happy amalgamation of comfort and functionality for everyone in the family, even the walls seem to join in your celebration of life.

Types of Unit	Total Units	Area (Sq ft)
3 BHK	78	1130-1371
2 BHK	124	818-1203
1 BHK	9	574
Total	211	



ARIAL NIGHT VIEW



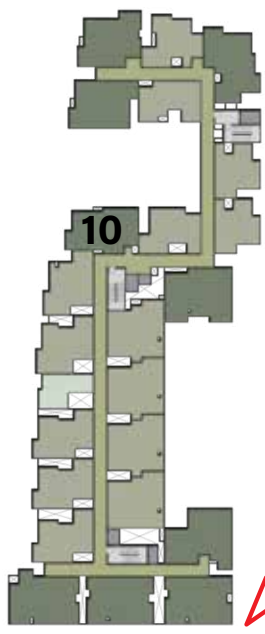
3 BHK -TYPE-A

Want to feel refreshed? Enjoy the fresh air & scenic view while having your meals. Wondering about finding such places? Olivia nest's east-facing 3BHK flat is the best choice



3 BHK -TYPE-A 1

Want to breathe fresh even while sleeping? This house is the best option for you which offers you two balconies. Olivia nest's east-facing 3BHK flat is the best choice



Towards East Facing

Floors 1st - 8th floor

Saleable Area 1130 SQ FT

Towards East Facing

Floors 1st - 8th floor

Saleable Area 1130 SQ FT

3 BHK -TYPE-B

Do you believe in vastu? With kitchen in the Agni moola and master bedroom in the Kubera moola, this 3BHK north facing apartment won't be a problem for you



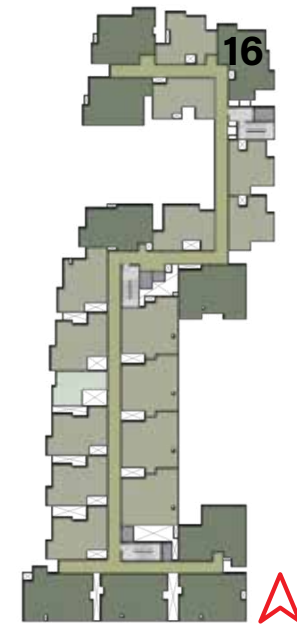
Towards North Facing

Floors 1st - 8th floor

Saleable Area 1154 SQ FT

3 BHK -TYPE-C

Do you believe in vastu? With kitchen in the Agni moola and master bedroom in the Kubera moola, this 3BHK north facing apartment won't be a problem for you



Towards West Facing

Floors Ground - 8th floor

Saleable Area 1244 SQ FT



3 BHK -TYPE-D

Isn't it cool to have connected balconies? Larger scenery, fresher air and greater relaxation; if you think the same, buy our 1259 sq.ft spacious 3bhk flat



Towards North Facing

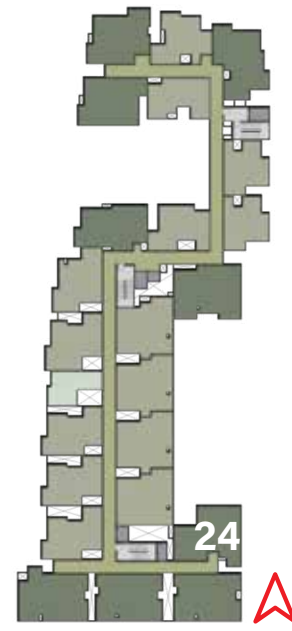
Floors Ground - 8th floor

Saleable Area 1259 SQ FT



3 BHK -TYPE-E

Want your family members to stay close yet get their space? An apartment with adjacent rooms is the most suitable option. Olivia nest offers east facing 3bhk flats to satisfy it's customer's demand



Towards East Facing

Floors Ground - 8th floor

Saleable Area 1265 SQ FT



3 BHK -TYPE-F

If you love spending time in the kitchen, an open and spacious kitchen should be your ideal choice. Our super spacious north facing 3BHK apartment shall give you no reason to rethink your decision and satisfy your desires.



Towards North Facing

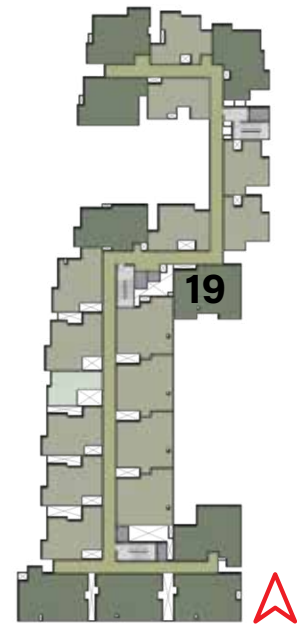
Floors Ground - 8th floor

Saleable Area 1335 SQ FT



3 BHK -TYPE-G

Shower time... your time. Maximize your enjoyment and comfort at every moment by choosing this extravagant 3BHK apartment which offers you lavish bathrooms.



Towards North Facing

Floors 1st - 8th floor

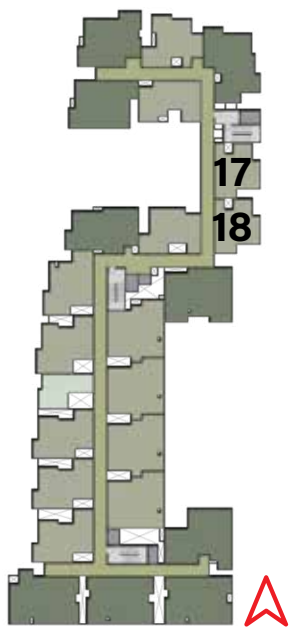
Saleable Area 1371 SQ FT





2 BHK -TYPE-A

Are your kids requesting a big living room to play in? Give your child the space and freedom they desire with our 818-square-foot two-bedroom apartments. These west-facing apartments provide all the necessary amenities.



Towards
West Facing

Floors
Ground - 8th floor

Saleable Area
818 SQ FT



2 BHK -TYPE-B

East facing apartments with balconies which are a bliss! With attached bath for your master bedroom these 893 sq.ft. units look bigger than they actually are!



Towards
East Facing

Floors
1st - 8th floor

Saleable Area
893 SQ FT



2 BHK -TYPE-C

Another east facing 2BHK house which will help you build your sweet home at 910 Sq.ft. These unique 2BHK homes are something worth looking for



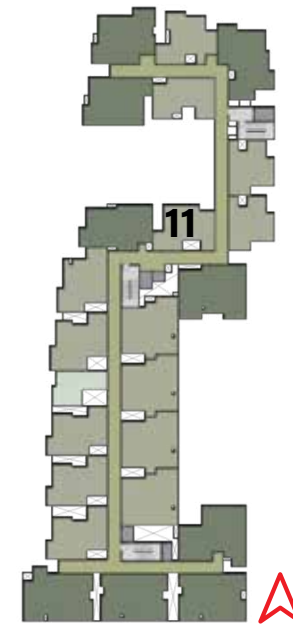
Towards East Facing

Floors Ground - 8th floor

Saleable Area 910 SQ FT

2 BHK -TYPE-D

Oh well these 2 BHK is ideal for a family of four. Spread over 911 sqft, east facing apartments are only available from the 1st to 8th floors. Try them and experience luxury in a nutshell



Towards East Facing

Floors 1st - 8th floor

Saleable Area 911 SQ FT

2 BHK -TYPE-E

Well built, East facing 2BHK at every floor is a beauty by itself. 2 of these that you can find in every floor is spread over 926 sqft and can be something that a family of six is looking for.



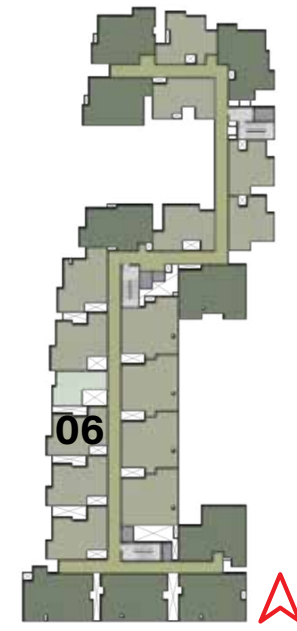
Towards East Facing

Floors Ground - 8th floor

Saleable Area 926 SQ FT

2 BHK -TYPE-E 1

In this east facing house you can now enjoy the view right from your living room. Giving you good ventilation and bright sunlight.



Towards East Facing

Floors Ground - 8th floor

Saleable Area 926 SQ FT

2 BHK -TYPE-F

East facing just under 1000 sqft these 948 sqft apartments can be budget friendly and spacious too. Walk-in to these 2BHK and we bet you can't resist yourself from owning one.



04

Towards
East Facing

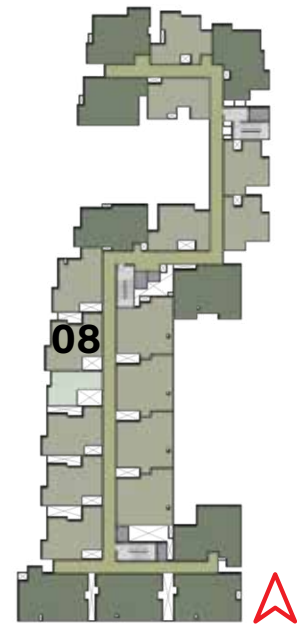
Floors
Ground - 8th floor

Saleable Area
948 SQ FT



2 BHK -TYPE-G

You can now experience your 2BHK dream apartment with various different Vastus and balconies. Get the experience of luxury in a nutshell along with a budget friendly plan. These apartments are the perfect option.



08

Towards
East Facing

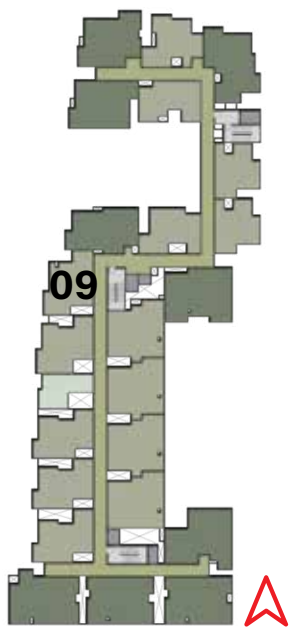
Floors
Ground - 8th floor

Saleable Area
1004 SQ FT



2 BHK -TYPE-H

This 2BHK stands out with two huge balconies one attached to the bedroom and one to the living room. Spacious 1010 sqft East facing 2BHK available on every floor.



09



Towards
East Facing

Floors
Ground - 8th floor

Saleable Area
1010 SQ FT



2 BHK -TYPE-J

West facing 2BHK with 1189 Sqft is more in dimensions as it is with luxury and amenities, get ready to be amazed.



23



Towards
West Facing

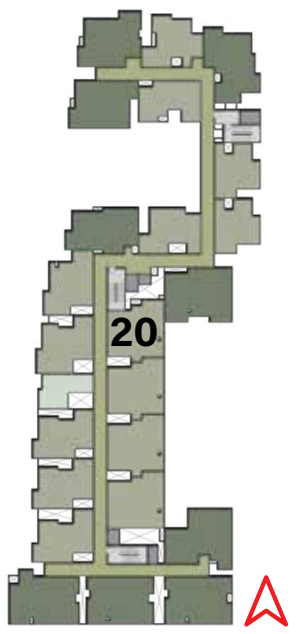
Floors
Ground - 8th floor

Saleable Area
1189 SQ FT



2 BHK -TYPE-K

These 2BHK are one of its kind with spacious room and well lit living and dining area. Spread over 1203 Sqft is an ideal 2BHK for a family of four/six. All of these apartments are facing west.



Towards
West Facing

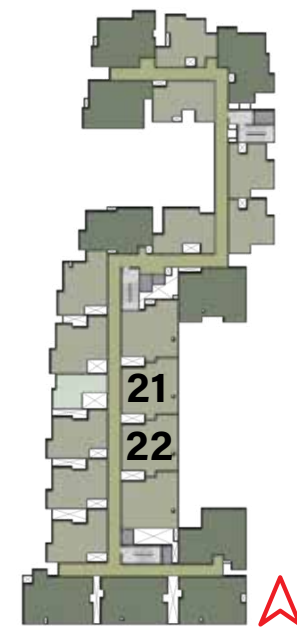
Floors
Ground - 8th floor

Saleable Area
1203 SQ FT



2 BHK -TYPE-K 1

These two BHK spacious apartment is all that a family of 4/6 is looking for which comes with a dining space to spend time with your loved ones. Spread over 1203 Sqft is an ideal 2BHK. All of these apartments are facing west.

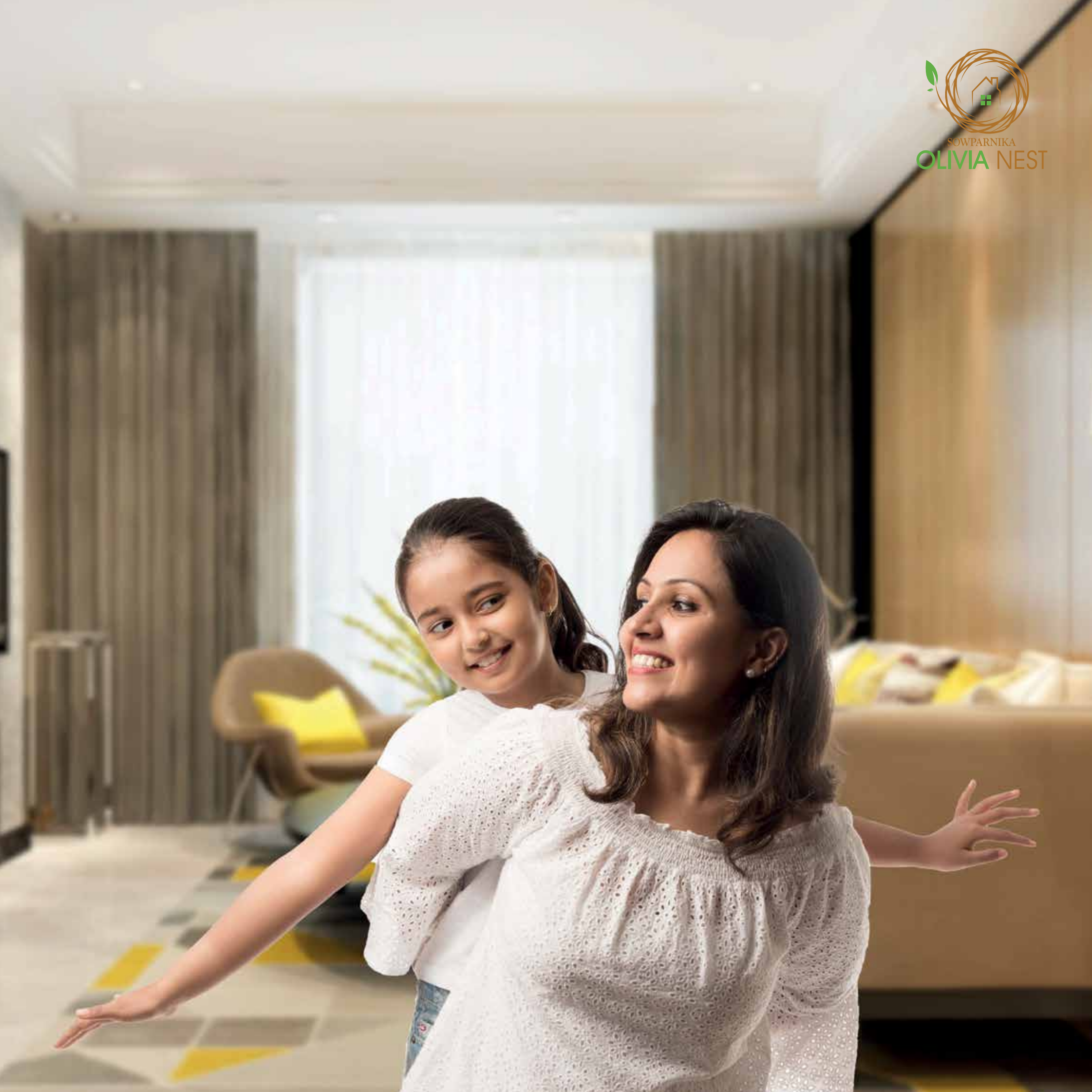


Towards
West Facing

Floors
Ground - 8th floor

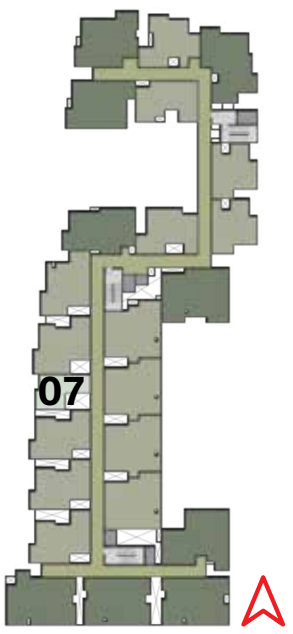
Saleable Area
1203 SQ FT





1 BHK -TYPE-A

Want to live independently but still have a cozy and homely vibes at your place? A proper 1BHK house is perfect for you. Pick olivia nest apartments to make you feel at home.



Towards East Facing

Floors Ground - 8th floor

Saleable Area 574 SQ FT



LOCATION MAP





SOWPARNIKA

Delivering Happiness

Sowparnika is known for its elegance, luxury and modesty. Sowparnika is the first company to apply the lean six ideas to all organisational operations. Sowparnika projects and infrastructure private limited is one of the top real estate developers in south India with the help of its well wishers and sustained support with its headquarters located in Bengaluru Sowparnika is vastly spread across Karnataka, Kerala , Tamil Nadu and counting. Our group has satisfied 7500+ happy customers, 50 + completed projects and 35+ ongoing projects since the birth of the company in 2003. We have been providing quality homes in accordance with the Prime Minister's move of Pradhan Mantri Awas Yojana.



Key Differentiators

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360° approach, in house expertise, and guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.

Value Creation

We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.



Get the best builder to build your nest

Sowparnika has built many housing projects, and is the right partner to **build your dream nest.**

Our other Projects

TRIVANDRUM	
Seychelles	: Behind CET, Sreekaryam
Navarathinam Pearl	: Thrikannapuram, Near Papanamcode
Bhavani	: Thycaud
Yara	: Near Techno Park, Thrippadapuram
Signature Tower	: Near Loyola School, Sreekariyam
ISTA	: Ulloor
THRISSUR	: Edifice in Koorkkanchery, Natura in Puranattukara
KOCHI	: Atrium in Edappally
KOZHIKODE	: Jazzmyna in Kunnamangalam
BANGALORE	
The Columns	: Whitefield, Bangalore
Ashiyana	: Whitefield , Bangalore
Pragati	: Ittangur, Sarjapur, Bangalore
Pranathi	: Kumbalagodu, Mysore Road, Bangalore
Unnathi	: Attibele, Bangalore





Experience
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comfort of
a nest

Website : <https://www.sowparnika-olivianest.com/>
Contact No : 022 48962442



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