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Site Address:

**SOUTH PARK**

Sy No.74, Kammanahalli Village  
Begur Hobli, Bangalore South Taluk

# SOUTH PARK

WHERE JOY, PEACE AND CONTENTMENT LIVE IN HARMONY

SUPER LUXURY 2 & 3 BHK CONDOMINIUMS







Flowers, greenery, chirping birds, whispering groves, rustling leaves. The list is endless. A list that symbolizes nature's way of saying that paradise is right here on earth. In the presence of that mighty nature, we humans, even as a group, are just too small a force to replicate any paradise. But, try we must. And, we have done just that. We called it South Park.



# SOUTH PARK

WHERE JOY, PEACE AND CONTENTMENT LIVE IN HARMONY



65% open space. 100% joy!



# SOUTH PARK

WHERE JOY, PEACE AND CONTENTMENT LIVE IN HARMONY

Waiting for your smiles to turn it even more exquisite!

*A stage is being set for you to enact an art close to your heart. Your life that's!*

Off Bannerghatta Main Road in Bengaluru, 120 spacious flats (BBMP approved) by the name South Park are beckoning you. To spend life as cheerfully as you wish. Aesthetic marvels with stunning exteriors, sprouting in a tantalizingly landscaped surroundings, South Park Apartments has been designed to let in maximum air, light and cheer in every room, in every flat.

What's more, since it is devoid of common walls, you feel like living in an independent house! And who does not want to have greenery, scenic beauty, flora and fauna as one's neighbors? At, South Park they keep the environment as enlivening! Since 60% of open space is all yours, you literally life to the fullest at South Park!

At South Park, you can leave behind all your Vasstu-woes since it is 100% Vaastu-compliant! Basement covered car parking, round the clock power supply with generator back-up and security with CCTV surveillance, lift facility all are add-ons here.







MASTER PLAN  
with  
AMENITIES AREA

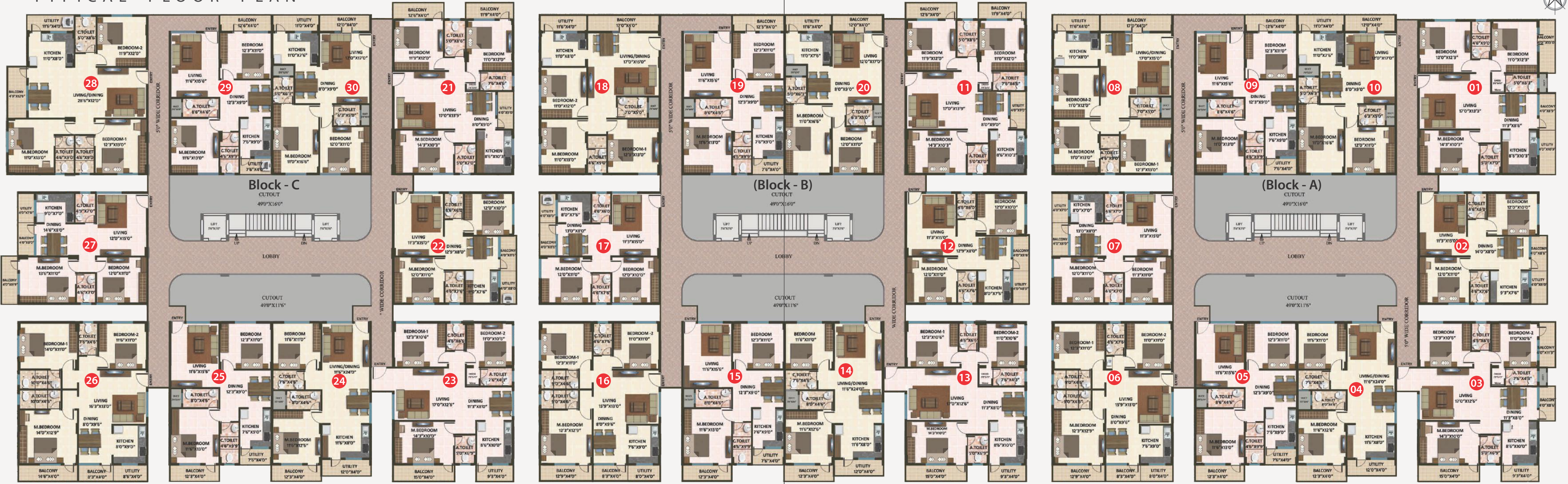


**LEGENDS:**

- A - Main Entrance
- B - Jogging Track
- C - Foot Ball Area
- D - Half Basket Ball Court
- E - Badminton Court
- F - Amphitheater
- G - Swimming Pool with Toddlers Pool
- H - Rock Climbing Wall
- I - Children's Play Area
- J - Seniors Area
- K - Tiny Tots Play Area
- L - Pet Zone Area



# TYPICAL FLOOR PLAN



**Block-C**

Flat No.:	21	22	23	24	25	26	27	28	29	30
Area	1455 Sft	980 Sft	1390 Sft	1145 Sft	1140 Sft	1475 Sft	1095 Sft	1525 Sft	1170 Sft	1130 Sft
Type	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK
Facing	West	North	North	North	North	East	East	East	North	East

**Block-B**

Flat No.:	11	12	13	14	15	16	17	18	19	20
Area	1455 Sft	980 Sft	1390 Sft	1145 Sft	1140 Sft	1370 Sft	965 Sft	1370 Sft	1170 Sft	1130 Sft
Type	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK
Facing	West	North	North	North	North	East	East	East	North	East

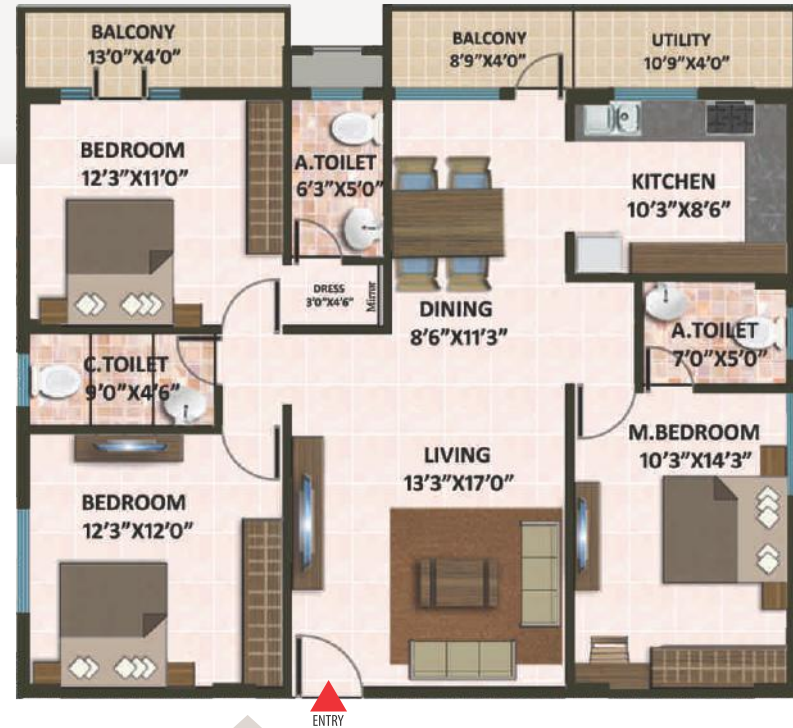
**Block-A**

Flat No.:	01	02	03	04	05	06	07	08	09	10
Area	1490 Sft	1005 Sft	1485 Sft	1145 Sft	1140 Sft	1370 Sft	965 Sft	1370 Sft	1170 Sft	1130 Sft
Type	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK
Facing	West	North	North	North	North	East	East	East	North	East

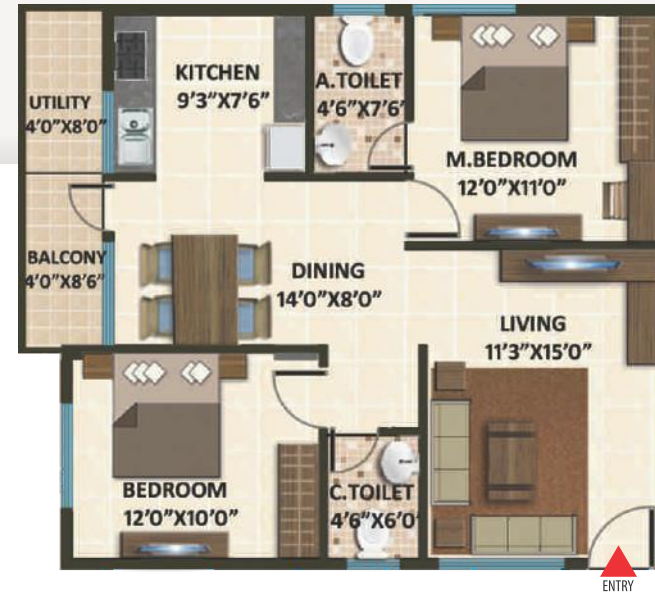
## AREA STATEMENT



INDIVIDUAL FLOOR PLAN



UNIT-A1  
3 BHK



UNIT-A2, B12, C22  
2 BHK



INDIVIDUAL FLOOR PLAN



UNIT-A4, B14, C24  
2 BHK



UNIT-A5, B15, C25  
2 BHK





INDIVIDUAL FLOOR PLAN



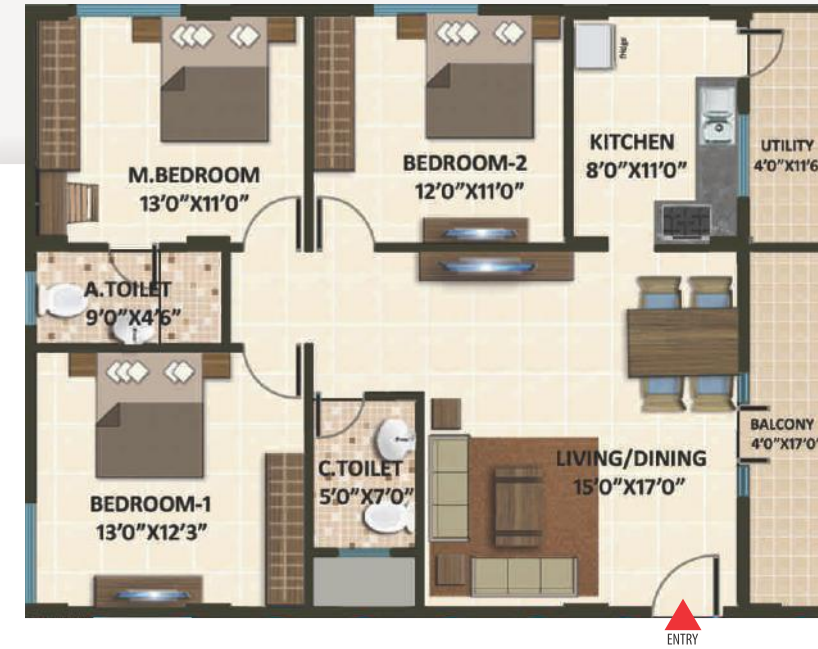
UNIT-A6, B16, C26  
3 BHK



UNIT-A7, B17, C27  
2 BHK



INDIVIDUAL FLOOR PLAN



UNIT-A8, B18  
3 BHK



UNIT-C28  
3 BHK





### WHY TO CHOOSE SOUTH PARK

No Legal Hazards | No Violation | 65% open space  
Commencement Certificate (CC) & Occupation Certificate (OC)  
Sufficient water supply through Borewell and Cauvery water  
Approved by major banks | Close to NICE Road  
Quality Materials | Delivery in Time | Excellent Landscape surroundings

### PROJECT HIGHLIGHTS

No common walls | BBMP Approved | Ground + 3 Upper floors  
Stunning modern exterior with 120 spacious 2 and 3 BHK units  
25,000 Sft of amenities area | Vaastu compliant units without compromising space & style  
All round wall with grand main entrance more natural light, cross ventilation  
Basement spacious car parking | Car washing point in the basement

- Swimming pool
- Toddler pool
- Children play area
- Tiny tots play area
- Well equipped gym
- Landscaping
- CCTV surveillance
- Theme garden
- multipurpose hall

- 6 no of lifts
- Covered car parking
- Indoor games
- Half basket ball court
- Foot ball court
- Shuttle court
- Elders sitting area
- Yoga & meditation
- 24/7 Security

- Generator back up
- Rain water harvesting
- Home theatre
- Jogging track
- Pet zone
- Barriquer kiosk
- Party hall
- Amphitheatre
- STP



It's the unique theme garden that takes the cake among a slew of amenities at South Park. Take stroll here to merge with the nature. When was the last time you watched a butterfly perched on a flower? Or try your hand at table tennis, dart, chess, carom and other indoor games or play badminton or basket ball at the court. Shed some calories at the well-equipped gym or go for jogging at the well-laid out track or do some yoga. To relax you have the sit-out at terrace or the meditation centre. For the kids there's a children's play area and for the toddlers, there's again an exclusive tiny-tot's area. If you feel there's nothing like swimming, get into to the swimming pool, where there's a separate one for the children. There's also a multipurpose hall for you to throw small parties on the occasion of birthdays etc.



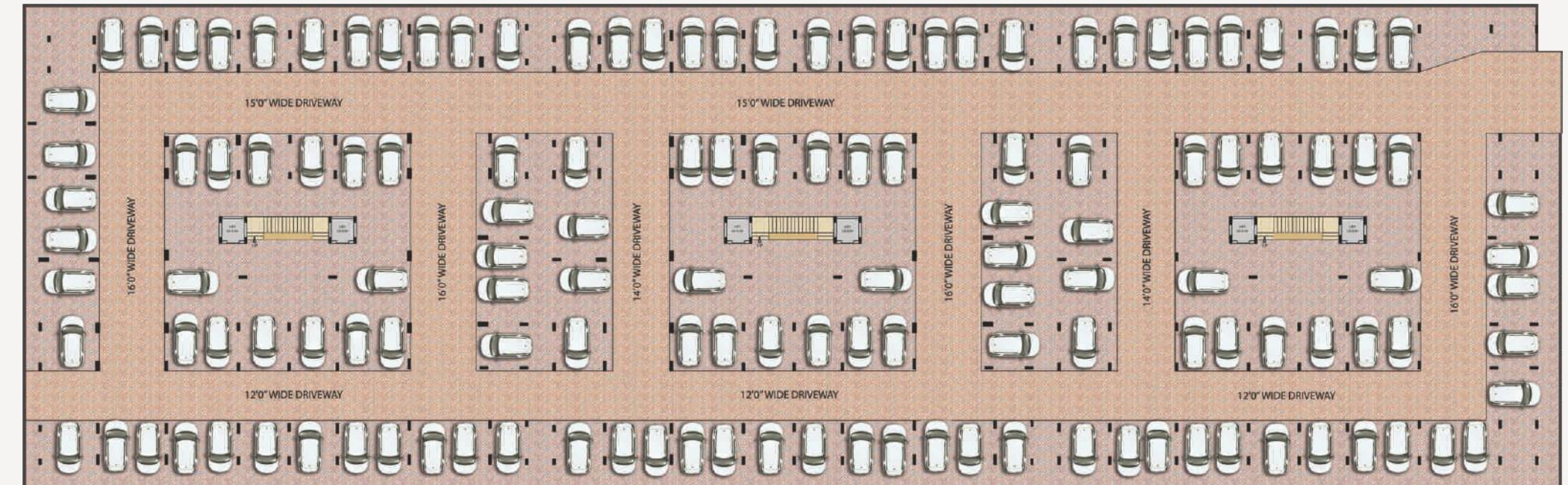




## SPECIFICATIONS FOR GOOD LIFE

- **STRUCTURE** : RCC Frame structure with solid blocks and cement plastering.
- **FLOORING** : Vitrified tiles in Living room, Diningroom, Bedroom and Kitchen. Ceramic anti skid tiles in toilets.
- **DOOR** : Flush doors with wooden frame and all fittings, Gumsal Vascal frames 7'x3' for all door frames except the main door which shall be of teak Vascal measuring 3½' x 7', main door shutter shall be of 32mm thick plywood both side teak veneer with teak polish.
- **WINDOWS** : Powder coated aluminum with three track sliding doors fitted with 4 mm thick plain glass with grills.
- **ELECTRICAL** : In concealed conduits with wires of Finolex make and suitable point for power and lighting switches shall be anchor or equivalent make.
- **KITCHEN** : Polished granite platform with stainless steel sink without drain board. Dado up to 2 feet above granite counter.
- **TOILETS** : Ceramic tiles for dado up to 7 feet, 1 W.C. and wash basin with Jaguar / Hindware / equivalent fittings.
- **PAINTING** : Asian brand T emulsion paint for internal walls. ACE paint with Asian brand for external walls.
- **TELEPHONE** : One telephone point in living with parallel point in master bedroom.
- **TELEVISION** : Television point in livingroom and master bedroom.
- **WATER SUPPLY** : Underground/overhead storage tanks of suitable capacity. Borewell as an auxiliary source of water.
- **GENERATOR** : Back-up generator for all common area and in flats will be provided.
- **LIFTS** : 6 Nos. 6 passenger automatic lift from basement. Broad stair case.

## BASEMENT CAR PARKING PLAN





### PROXIMITY

- Less than 2 Km Bannerghatta Road, IIM-B, Vijaya Bank Layout, Fortis, BGS National Public School, Meenakshi Temple, Royal Meenakshi Mall
- Less than 5 Km to Electronic City Phase 1,

### EDUCATIONAL INSTITUTIONS

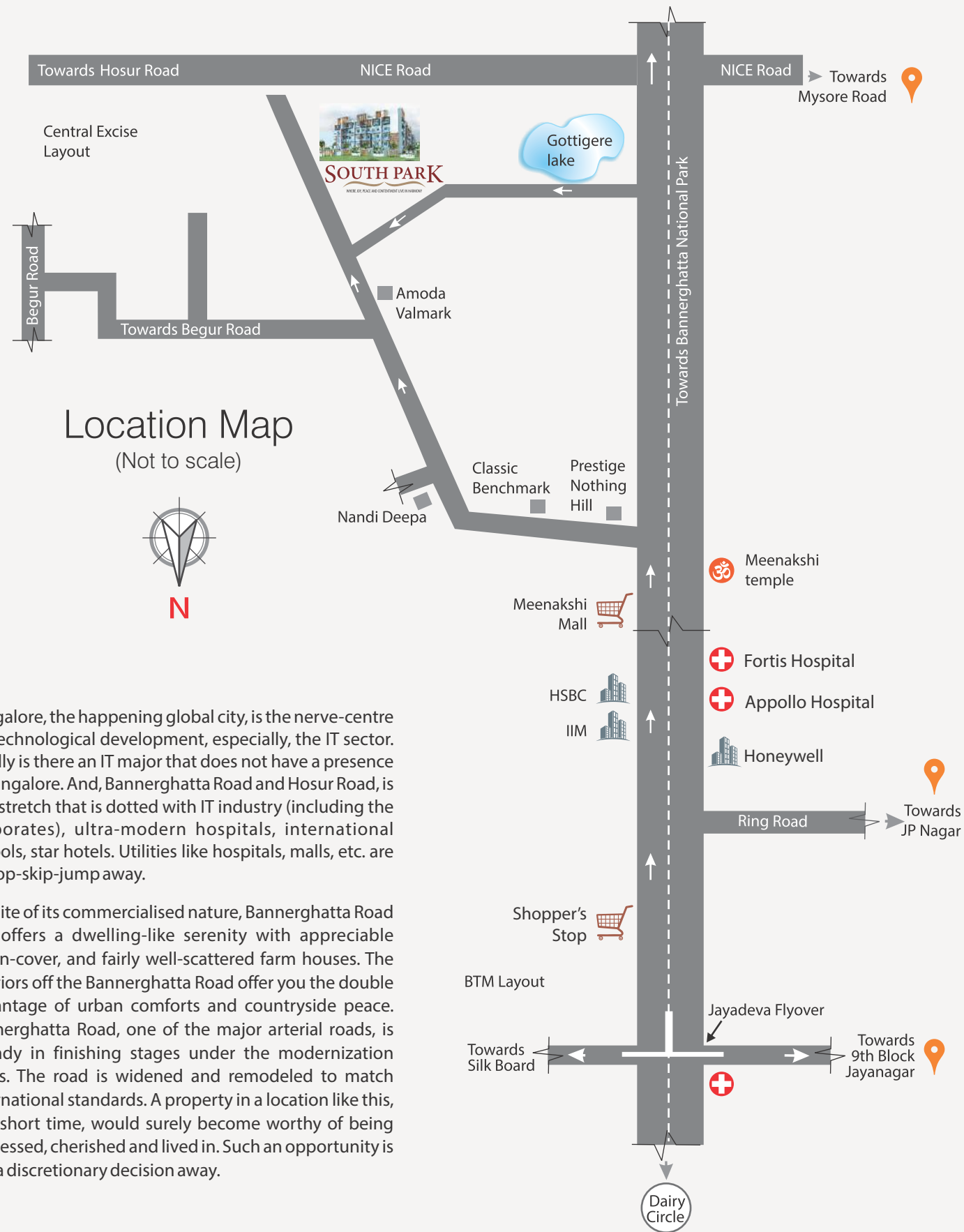
- BGS National Public School
- Sree Chaitanya School
- Sherwood High
- Ryan International School
- PSBB
- Brigade School
- Delhi Public School
- Carmel Academy
- Oxford College
- PES College.

### HEALTHCARE

- Apollo
- Fortis
- Jayadeva Institute of Cardiology
- Sagar Hospital

### SHOPPING & ENTERTAINMENT

- Meenakshi Mall
- Gopalan Mall
- Reliance Fresh
- Manipal County
- Shoppers Stop
- Cupoun Mall



Bangalore, the happening global city, is the nerve-centre for technological development, especially, the IT sector. Hardly is there an IT major that does not have a presence in Bangalore. And, Bannerghatta Road and Hosur Road, is one stretch that is dotted with IT industry (including the corporates), ultra-modern hospitals, international schools, star hotels. Utilities like hospitals, malls, etc. are all hop-skip-jump away.

In spite of its commercialised nature, Bannerghatta Road still offers a dwelling-like serenity with appreciable green-cover, and fairly well-scattered farm houses. The interiors off the Bannerghatta Road offer you the double advantage of urban comforts and countryside peace. Bannerghatta Road, one of the major arterial roads, is already in finishing stages under the modernization plans. The road is widened and remodeled to match international standards. A property in a location like this, in a short time, would surely become worthy of being possessed, cherished and lived in. Such an opportunity is just a discretionary decision away.

### S U C C E S S F U L L Y C O M P L E T E D P R O J E C T S



**BRUNDAVAN PRESIDENCY**  
HSR Layout



**BRUNDAVAN GARDENIA**  
Padmanabha Nagar, BSK 3rd Stage



**KINGS CROSS**  
JP Nagar, 3rd Phase



**SAMPRADAYA SILK**  
HSR Layout



**EXPRESSIONS**  
Vijaya Bank Layout



**CYPRUS OAK**  
Chowdeshwari Layout, Begur Road



**GRANDEUR**  
Kammanahalli, Bannerghatta Road



**GOOD WOOD**  
Chowdeshwari Layout, Begur Road

### O N G O I N G P R O J E C T S



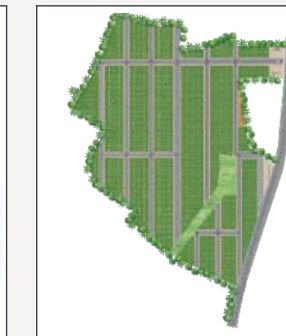
**WINTER PARK COUNTY**  
Kaggalipura, Kanakapura Road



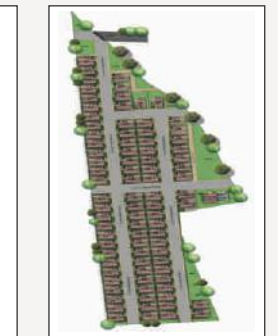
**HIGH CLIFF**  
Outer Ring Road, Belandur



**MAY WOOD HOMES**  
Sarjapur



**SYMPHONY VILLA PLOTS**  
K. Choodahalli, Kanakapura Road



**GREEN VALLEY VILLA PLOTS**  
Talaru Village, Kanakapura Road

Premium brands associated with the project

