

A project of SATTVA GROUP

# LUXURIA

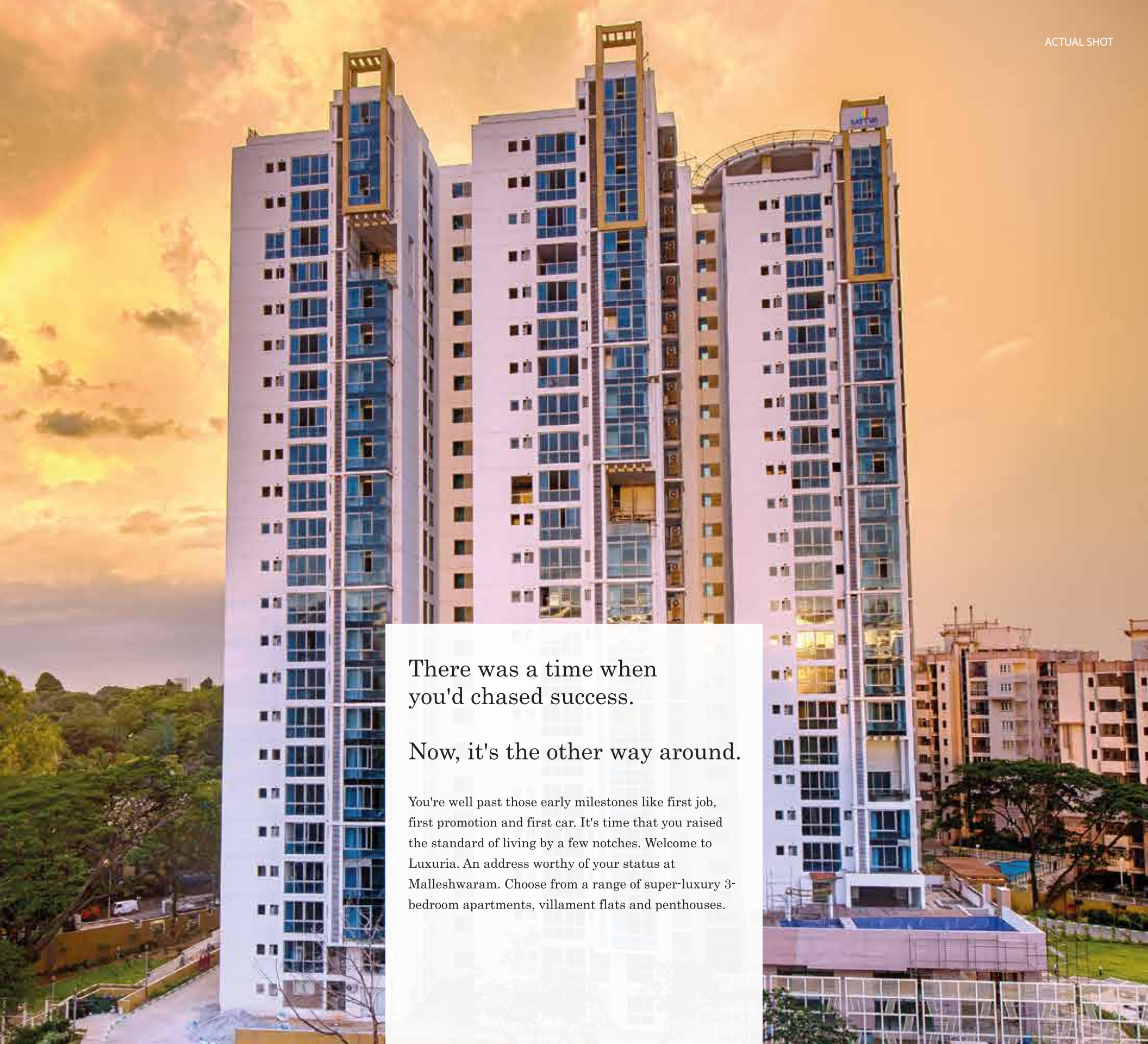
SUPER-LUXURY HOMES AT MALLESHWARAM











There was a time when  
you'd chased success.

Now, it's the other way around.

You're well past those early milestones like first job, first promotion and first car. It's time that you raised the standard of living by a few notches. Welcome to Luxuria. An address worthy of your status at Malleshwaram. Choose from a range of super-luxury 3-bedroom apartments, villament flats and penthouses.







## Get treated like Royalty.

For the modern day czars like you, there are enough amusements at Luxuria. To begin with, the location. Since, Malleshwaram is home to the best of malls, schools, night spots, metro rail station and hospitals, you needn't worry about missing out on action.

Now, turn your attention to your kingsize home. Ranging between 2200 sq. ft. and 4500 sq. ft. each apartment is designed to let in maximum natural light and ventilation. And to your delight, there is no common wall between homes, giving you a clutterless, three-sided view of the world.

At ground zero, the project speaks of a voluminous 82% green space. Then there's a water cascade, an amphitheatre and a large gathering space for hobnobbing with neighbours.

Coming to amenities. There's a beautiful swimming pool on the clubhouse terrace to give you a panoramic view of the city. Or if you prefer, there's a steam, sauna and outdoor jacuzzi to unwind after a tough day.

Planning to kickstart the day with a game of tennis or squash? Keen to sharpen your aim at basketball? Take a call. Luckily, the kids won't bother you for outings, for there are enough friends to hangout with. Besides, there's a practice pitch for cricket and a well-equipped play area for toddlers.

For the party lovers, there's a large party lounge to croon and shake a leg. Did we forget to mention the gym and the billiards? Well, these are a given in a project of this scale.

All in all, a home that'll pamper you in every sense.





LUXURIA



ACTUAL SHOT

## Additional features

- \* Futuristic elevation
- \* High speed elevators
- \* Helipad
- \* Water treatment plant
- \* Rainwater harvesting system
- \* Hydro-pneumatic pumping system
- \* Sewage treatment plant
- \* Single-point solar light for common areas
- \* Fire detection system in all floors
- \* Fire fighting system in all floors
- \* Security surveillance system  
(CCTV at the main gate and main entrance  
lobbies of the towers)







## Specifications

### Structure:

- R.C.C. framed structure with Porotherm

### Common area flooring:

- Lift lobby and ground floor lobby - Marble
- Upper floor - vitrified flooring
- Corridors - vitrified / ceramic tiles flooring

### Apartment flooring:

- Foyer - imported marble
- Living & dining - imported marble
- Master bedroom - wooden flooring / vitrified Flooring
- Other bedrooms and kitchen - vitrified tiles flooring
- Balcony & utility - vitrified tiles flooring

### Toilet flooring:

- Anti-skid ceramic tiles flooring
- Glazed / Ceramic tile dado up to false ceiling height

### Chromium plated fittings in toilets:

- Hot and cold single lever basin mixer for all the toilets
- Single lever with CP shower units in bath area for all the toilets
- Health faucet for all the toilets.
- Granite counter top washbasin in all the bedrooms
- Wall mounted european water closet (EWC) in all the toilets
- Shower partition for the master bed toilet

### Doors:

- Teakwood doorframe for the main door
- Main door - both side teak veneer shutter with polish
- All the other door frames in teakwood
- All the other doors made of flush shutters with one side polish

### Utility:

- Inlet and outlet for washing machine and dish washer

### Windows:

- Anodised aluminium windows with mosquito mesh
- Ventilators for toilets

### Painting:

- Exterior finish with textured finish
- Internal walls and ceilings with plastic emulsion

### Electrical:

- One TV point in the living room & all the bedrooms



- Telephone points in all the bedrooms and living area
- 3 and 4 BHK apartment will be provided with 8 KVA & 10 KVA power respectively
- VDP & VRV (HVAC - Variable Refrigerant system with IDU & ODU)

#### Cable TV:

- An exclusive network of cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)

#### Telephone/ Intercom facility:

- Intercom facility from each apartment to the security room, clubhouse and other apartments
- A telephone system with intercom facility will be installed with cabling done up to each flat
- This will be operated by Telecom Service Provider for a nominal deposit & monthly rentals

#### Elevator:

- Automatic passenger lifts

#### Back-up generator:

- Stand-by generator for lights in common areas, lifts & pumps. Full power back-up for each apartment (At extra cost)

#### Security systems:

- Round the clock security
- Trained security personnel
- A CCTV camera will be installed in the lobby and security room
- Access Card Control from the lobby

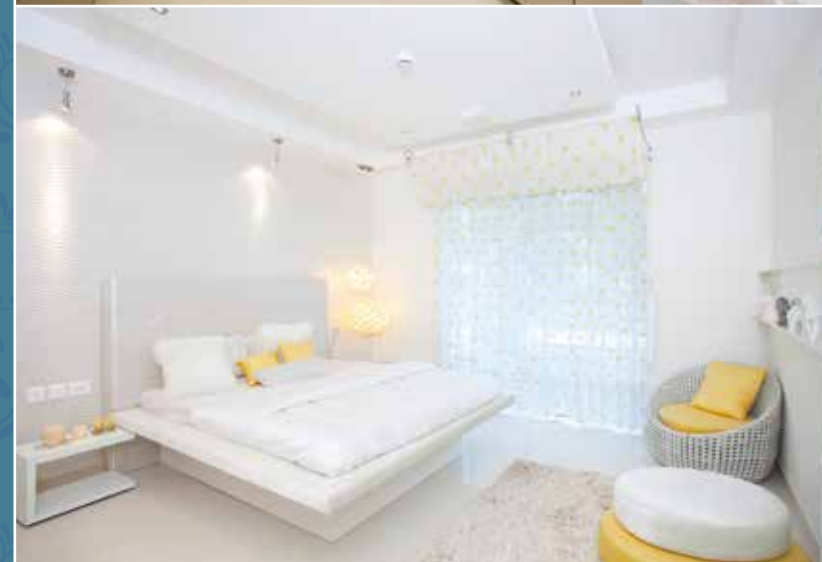
Reticulated gas piping connection: At extra cost

#### Kitchen:

- Modular kitchen provided in each apartment

#### AMENITIES

- Squash court, indoor games, steam & sauna
- Swimming pool
- Outdoor Jacuzzi
- Gymnasium
- Tennis court
- Children's play area
- Indoor badminton court
- Multi-purpose hall





# Master Plan



## LEGENDS

- |                      |                   |                            |                        |
|----------------------|-------------------|----------------------------|------------------------|
| 01. Entry and Exit   | 02. Water Cascade | 03. Tennis Court           | 04. Children Play Area |
| 05. Basketball Court | 06. Clubhouse     | 07. Swimming Pool          | 08. Jogging Track      |
| 09. Surface Parking  | 10. Amphitheatre  | 11. Cricket Practice Pitch |                        |







# Floor Plans



TOWER IRIS - TYPICAL FLOOR PLAN

Saleable Area: 2215 Sft







TOWER IRIS - FLOOR PLAN WITH  
VILLAMENT FLAT (LOWER LEVEL)



TOWER IRIS: TYPICAL VILLAMENT FLAT (LOWER LEVEL)



# Floor Plans



TOWER IRIS - FLOOR PLAN WITH  
VILLAMENT FLAT (UPPER LEVEL)



TOWER IRIS: TYPICAL VILLAMENT FLAT (UPPER LEVEL)

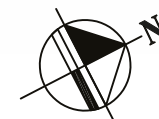




TOWER IRIS – PENT HOUSES AT 17TH FLOOR



TOWER IRIS: TYPICAL PENT HOUSE PLAN (UPPER LEVEL)





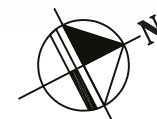
# Floor Plans



TOWER IRIS – UPPER LEVEL OF PENT HOUSES (18TH FLOOR)



TOWER IRIS: TYPICAL PENT HOUSE PLAN (LOWER LEVEL)







TOWER DAFFODIL - TYPICAL FLOOR PLAN

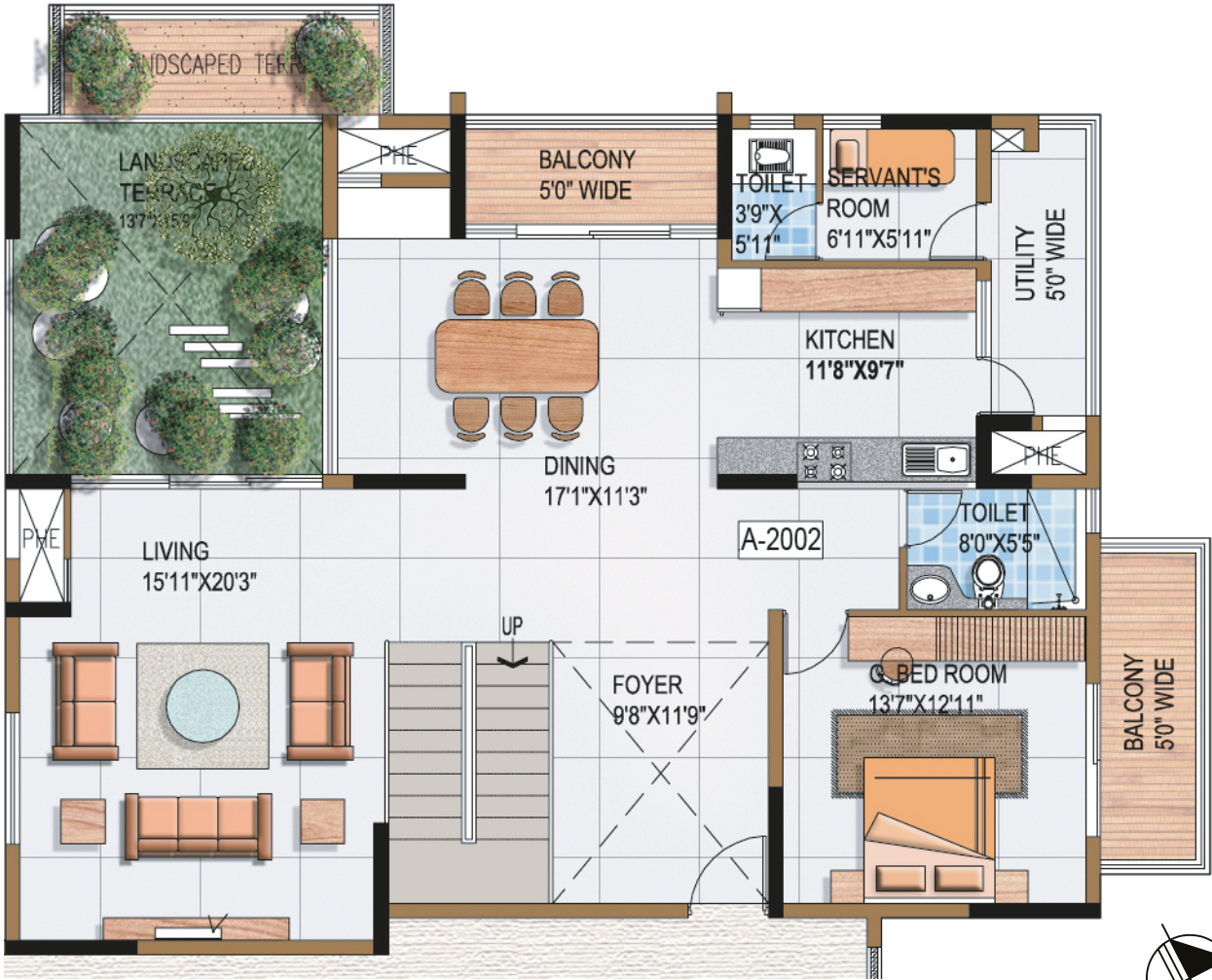
Saleable Area: 2475 Sft



# Floor Plans

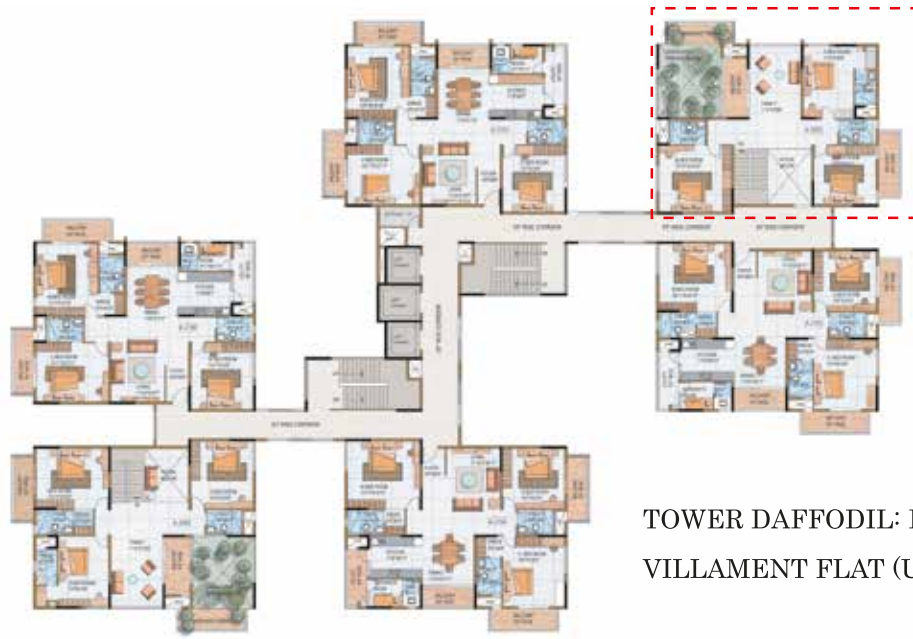


TOWER DAFFODIL: FLOOR PLAN WITH VILLAMENT FLAT (LOWER LEVEL)

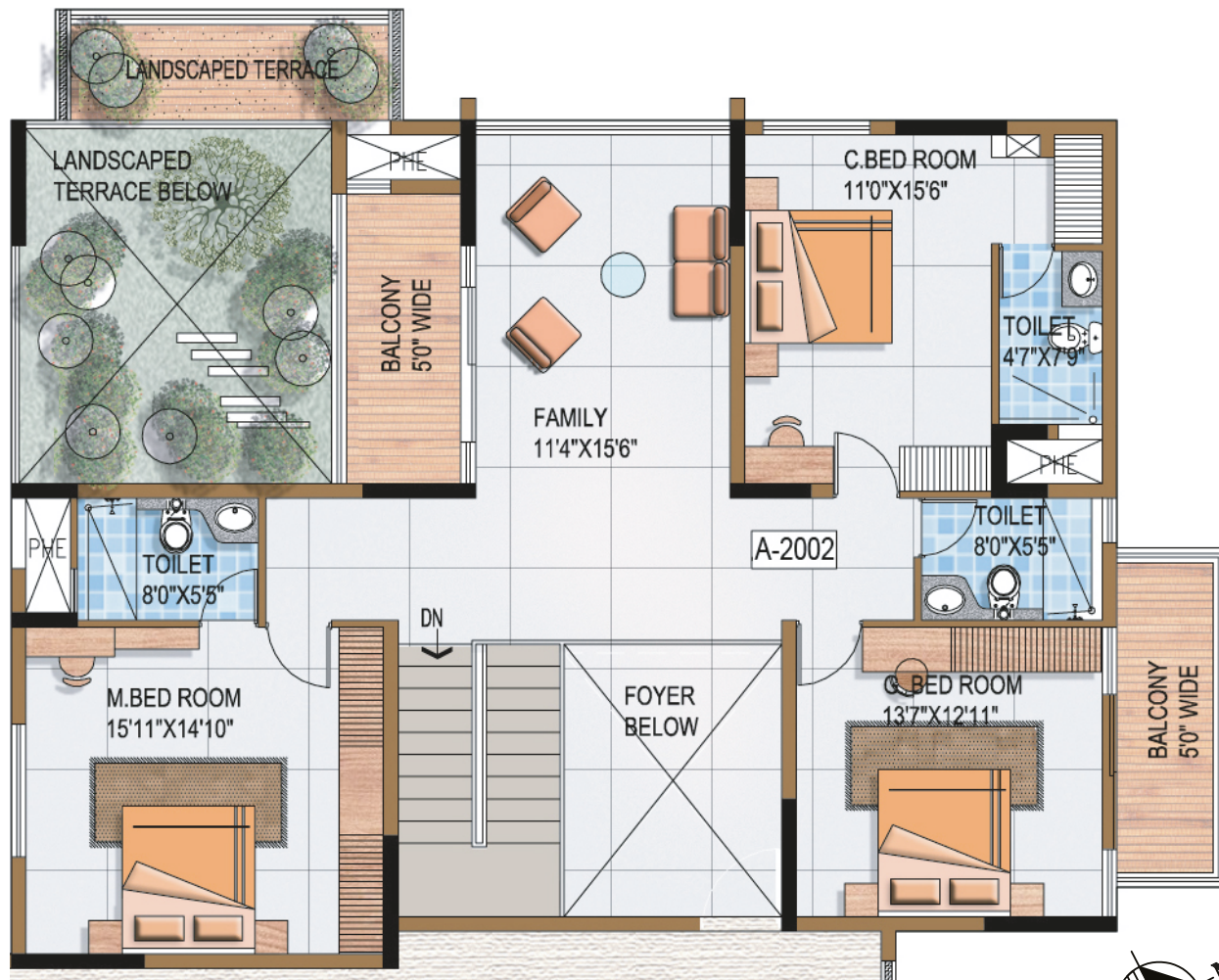


TOWER DAFFODIL: TYPICAL VILLAMENT FLAT (LOWER LEVEL)

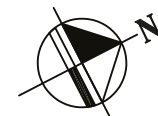




TOWER DAFFODIL: FLOOR PLAN WITH VILLAMENT FLAT (UPPER LEVEL)

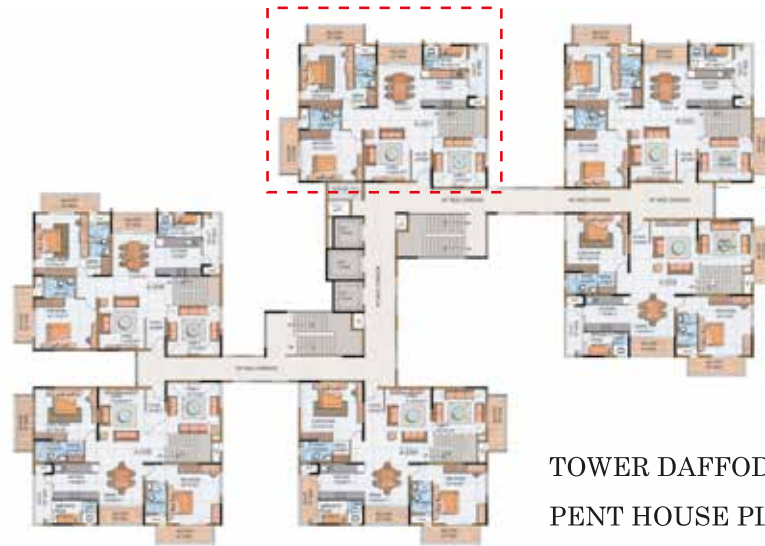


TOWER DAFFODIL: TYPICAL VILLAMENT FLAT (UPPER LEVEL)





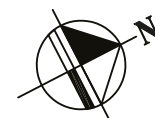
# Floor Plans



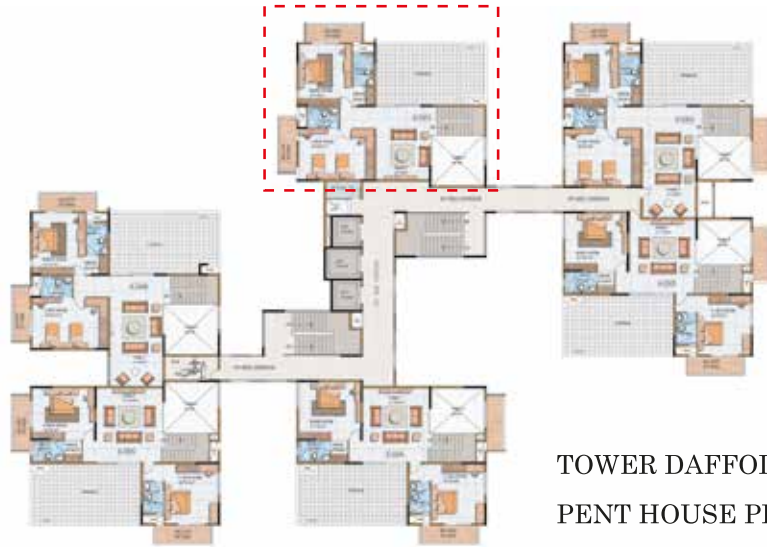
TOWER DAFFODIL: TYPICAL  
PENT HOUSE PLAN (LOWER LEVEL)



TOWER DAFFODIL: TYPICAL PENT HOUSE (LOWER LEVEL)



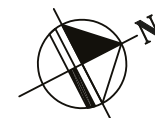




TOWER DAFFODIL: TYPICAL  
PENT HOUSE PLAN (UPPER LEVEL)



TOWER DAFFODIL: TYPICAL PENT HOUSE (UPPER LEVEL)





# Location map

  
Yeswanthpur  
Metro Station

  
Yeswanthpur  
Railway Station

Yeswanthpur  
Circle

Indian Institute  
of Science  


Yeswanthpur  
Police Station  


SATTVA  
**LUXURIA**  
SUPERLUXURY HOMES AT MALLESHWARAM

8th Main Maleshwaram

Sankey Road →

Chord Road

  
Sheraton Hotel

  
World Trade  
Center

  
Orion Mall

  
ISKON  
Temple

Dr. Rajkumar Road

8th Main Maleshwaram

Tumkur Main Road

Pipeline Road

Pipeline Road

MS Ramaiah Road

MS Ramaiah Road

Chord Road



## ONGOING PROJECTS



**MAGNIFICIA**  
Old Madras Road, Bengaluru



**AQUA VISTA**  
Bannerghatta Main Rd., Bengaluru



**GREENAGE**  
Hosur Main Road, Bengaluru



**MISTY CHARM**  
Off Kanakapura Road, Bengaluru



**OPUS**  
Tumkur Road, Bengaluru



**AEROPOLIS**  
NH 44, Bengaluru



**PARK CUBIX**  
Devanahalli, Bengaluru



**EAST CREST**  
Near Budigere Cross, Bengaluru



**KAVERI SIRI**  
Acetate Town, Mandya



**DIVINITY**  
Mysore Road, Bengaluru



**ASHRAYA**  
Mysore Road, Bidadi



**EXOTIC**  
Bagalur Main Road, Bengaluru



**ANUGRAHA**  
Magadi Main Road, Bengaluru



**SERENE LIFE**  
Shettigere, Bengaluru



**SIGNET**  
Sarjapur, Bengaluru



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore



**LAUREL HEIGHTS**  
Hesaraghatta Main Road, Bengaluru



**HM ROYAL**  
Kondhwa (opposite Talab factory), Pune



**MAGNUS**  
Shaikpet, Hyderabad



**WATER'S EDGE**  
Sancoale, Goa





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