



TYPE B Home

PRESENTING
SAHYADRI

Exclusive Luxury Homes by Sai Paryavaran



Having developed residential projects in and around Bangalore with a focus on building environmentally sensitive spaces using best quality materials to give you premium residences that redefine the essence of life, Sai Paryavaran Constructions Pvt. Ltd. is one of Bangalore's premier real estate developers. Our newest project is a continuation of our philosophy.



At an arm's length from the city, yet tucked away from all the strains of urban life lies a 5 acre oasis of exclusivity.

Sahyadri is a gated community that consists of just 59 signature 4 bedroom luxury homes. Meticulously crafted to be admired by all, but truly experienced only by a discerning few.



AN EXPERIENCE THAT
EMBRACES YOU
right at the
FRONT GATE.



At Sahyadri you're enveloped in natural beauty the second you waft past its gates. A breezy tree lined boulevard with manicured landscaping leads you past the expansive clubhouse and pool.

But at Sahyadri, nature isn't simply restricted to foliage.

With robins and other winged friends for company, this crisp pollution-free environ is designed to create an experience that's unlike any other.

Until of course, you enter your private haven.



TYPE A Home

YOUR PIECE OF
PARADISE



Designed paying attention to every minute detail, your home at Sahyadri is nothing less than a masterpiece.

Extensive landscaping all around ensures that the only sights that greet you from your window are those of nature. The exterior of every finely finished duplex residence is highlighted with earthy reds & browns on the ground floor and white stucco walls on the upper floor. Red tiles on the pitching roof enhance the visual appeal of your grand abode.

Every luxury residence also has a landscaped back garden with its own water supply and illumination.



Living room

Stepping inside your home is an experience in itself.

Moving past the foyer and the guest bedroom you're greeted by the sight of a super-sized living room, complete with a double height staircase. This then opens in to the dining space with the kitchen and a service area alongside it. Also on the same floor is a powder room for guests to freshen up.

Moving upwards along the staircase leads you to the family foyer across which lie three bedrooms



Master bedroom

including the large master bedroom and their respective sit-outs.

Adding space to the already impressively sized residences are 11 feet+ high ceilings, marble flooring and extra large windows, which also double as cozy nooks inside your home. Nine inch thick walls ensure that your living space stays cool. Beautiful flower beds and terracotta tiles line your sit-outs and portico, and accentuate your living space.

BECAUSE
LIFE SHOULDN'T JUST EXIST WITHIN
FOUR WALLS.



A host of features designed to provide you with a richer living experience are located just a few seconds away from the living areas.

Close to the entrance is a lavish clubhouse with every convenience you can think of. These include a health club with a fully equipped gym, a kids creche, an indoor sports facility, a terrace top party area and an ozone swimming

pool with a live hedge border among many others. Fronting this is an amphitheatre with stepped seating.

At the rear of the property is a festival plaza, a pergola deck, a yoga and meditation lawn, a basketball court and a kids play area.

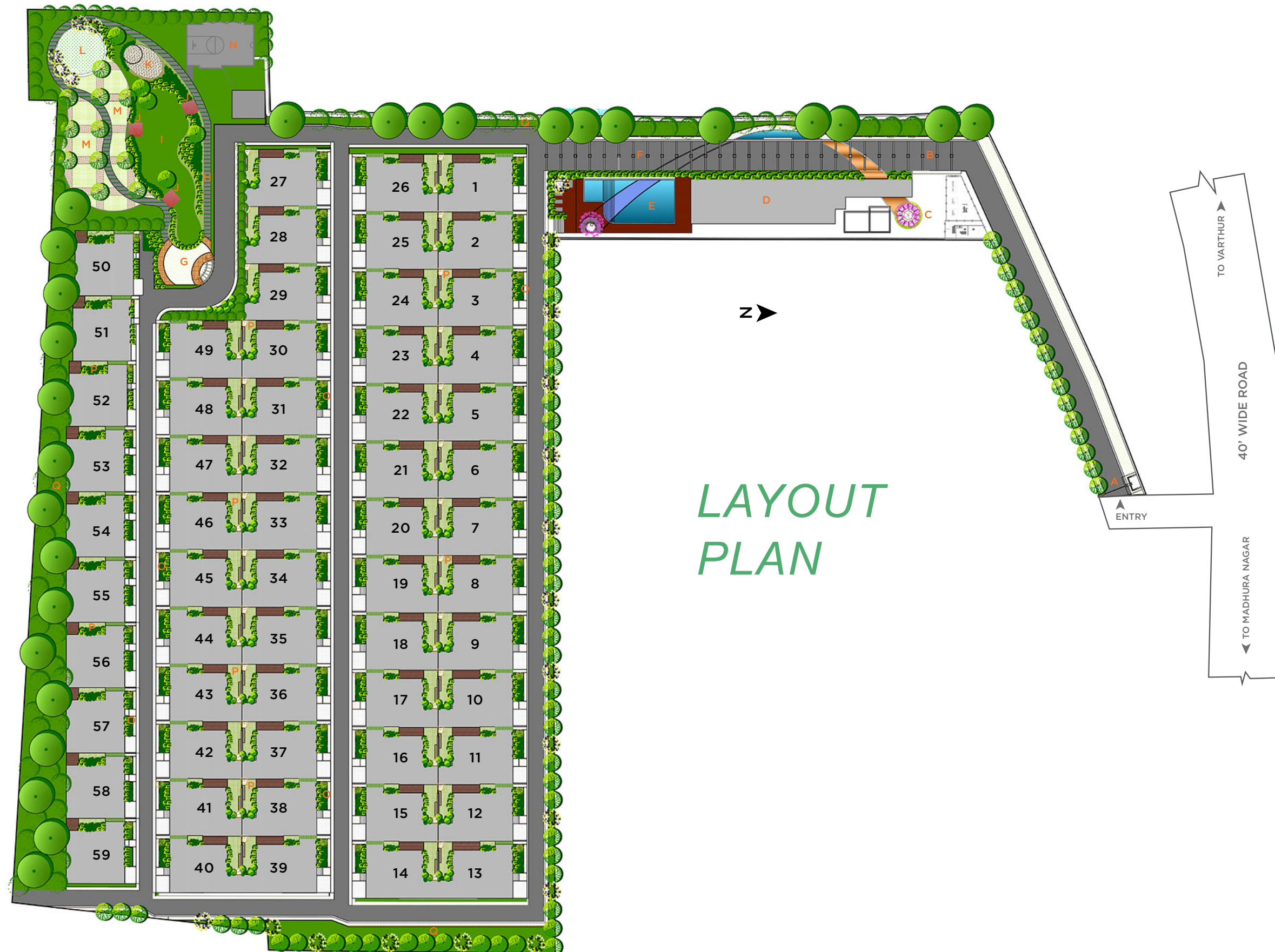
So now whether it's leisure or activity, you decide what makes your day the perfect one. 

RECREATION Indoor

- Yoga and dance studio
- Kids creche
- Badminton court
- Lawned court lounge
- Card room
- Health club with fully equipped unisex gym

RECREATION Outdoor

- Terrace top party area
- Ozone swimming pool with baby splash, shower and change area
- Festival court
- Basketball court
- Meditation lawn
- Kids play area
- Jogging track & walking trails
- Amphitheatre with stepped seating



Site index

- A Entrance portal with security cabin
- B Paving pattern in road
- C Court with tree seater
- D Clubhouse
- E Swimming pool with deck
- F Tree lined driveway
- G Paved festival court
- H Walkway lining the park
- I Low-level plant bed
- J Gazebo deck
- K Sand pit
- L Meditation lawn
- M Basque with trees
- N Basketball court
- O Garden for home
- P Internal court for individual homes
- Q Boundary planting

TYPE A - 4 Bed Duplex Home

Built up area: 3200 sq. ft. + Extra green space: 500 sq. ft.



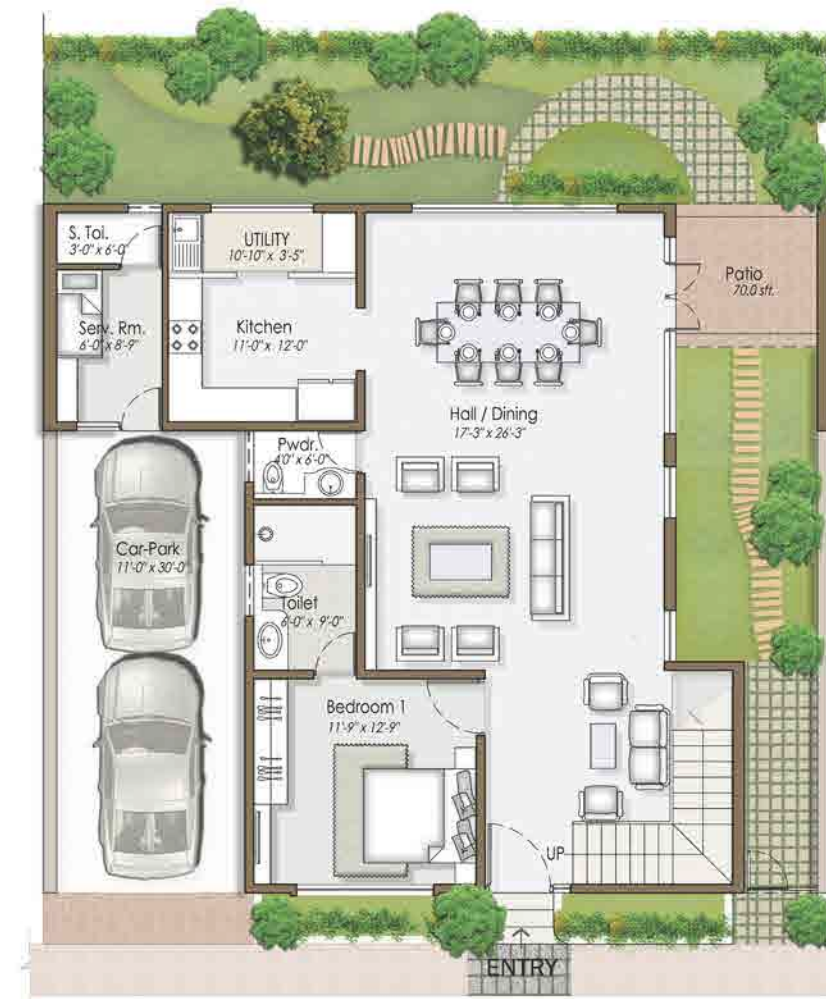
Ground Floor Plan



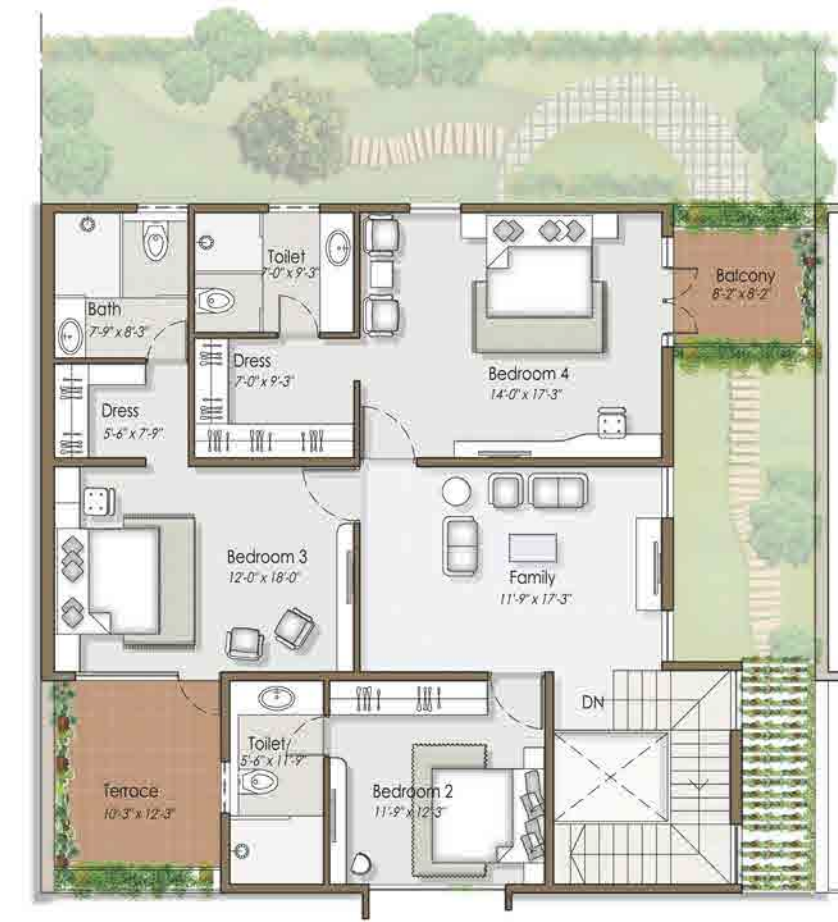
First Floor Plan

TYPE B - 4 Bed Duplex Home

Built up area: 3200 sq. ft. + Extra green space: 1100 sq. ft.



Ground Floor Plan



First Floor Plan

The measurements shown in the plan are wall to wall excluding plastering.
Visuals shown are artistic impressions. All specifications are indicative and are subject to change without prior notice.

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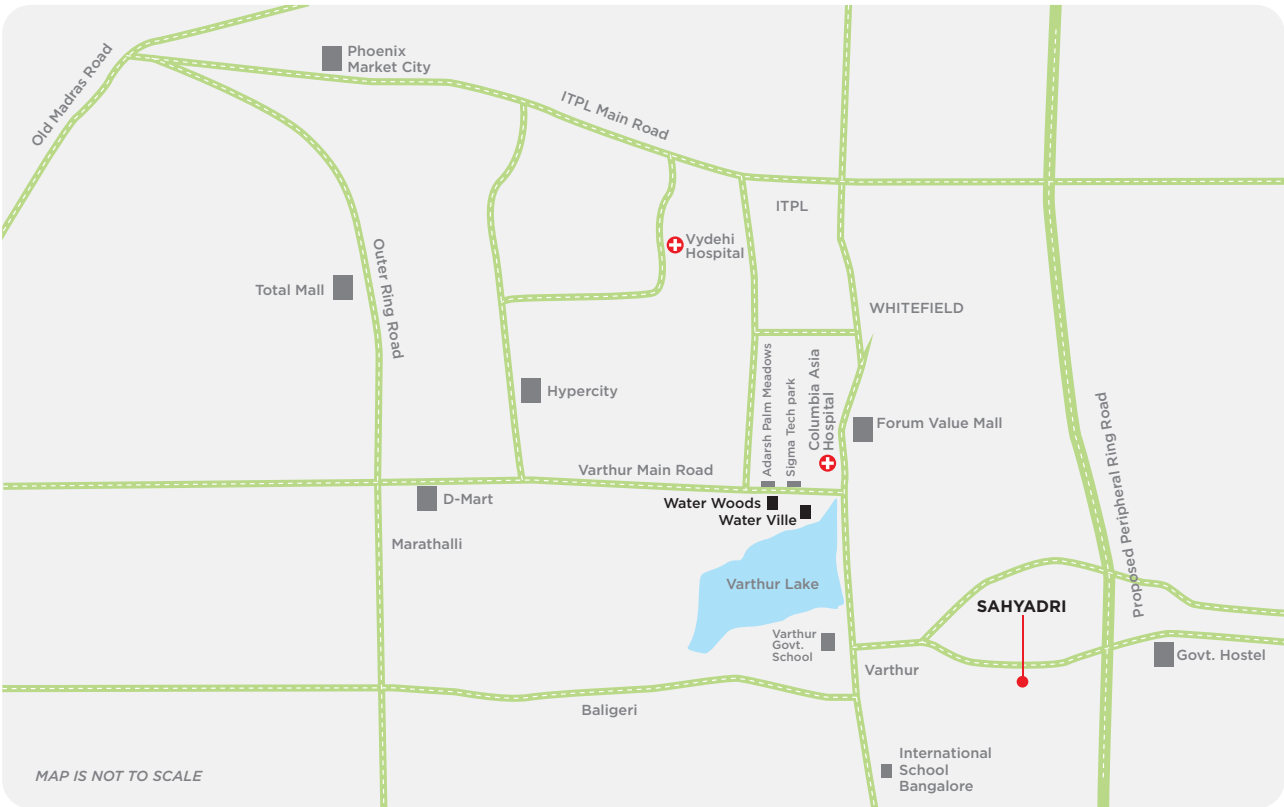
AMENITIES

- Streetscaping and lighting
- Landscaped parks and open spaces
- Health club and swimming pool
- Rain water harvesting
- Water and drainage services
- Sewerage treatment plant
- Water filtration plant
- 24 hour security
- 24 hour power backup
- 3 Phase Bescom supply
- Visitor's car park
- Covered car parks with each villa

TECHNICAL SPECIFICATIONS

- STRUCTURE: Solid cement block masonry.
- WALL FINISH: INTERNAL: All internal walls have smooth plaster finish with acrylic emulsion paint.
EXTERNAL: Combination of brick tiles and texture paint, sloping roof covered with Mangalore tiles.
- FLOORING & DADO: Living room and bedrooms: combinations of Italian tiles and Indian marble.
- TOILETS: Ceramic tiles up to 7ft height.
- TOILET: 'Duravit' make wall hung comode and wash basin. Sanitary fittings from 'Grohe'. Toilet fittings will include towel rack and ring accessories.
- DOORS: Polished high quality teak veneer finish flush door with SS finish hardware.
- WINDOWS: UPVC frames and shutters for windows.
- ELECTRICALS: Modular range switches, sockets, MCB's with copper wiring.
- POWER BACK UP: 100% power back up for lighting points.
- COMMUNICATIONS: Tv and telephone points and EPABX.
- PLUMBING: CPVC lines for water supply and PVC for drainage systems.

THE PERFECT home, in a LOCATION that's just as great.



Sahyadri is located in the silicon hub of Bangalore, just across the Varthur lake and 400 meters from the Varthur-Dommasandra main road. Just 2.5 km away is the Forum Value mall.



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