

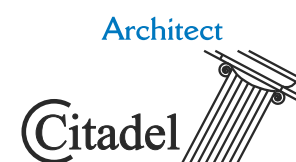


Promoters
Affinity Projects

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Site Address:

C-35, Silver Oak Street, Ramanashree California Gardens,
Yelahanka, Bangalore – 560 106
Mob: 98802 33663, 99807 59099



ARCHITECTS & ENGINEERS,
799/1, IInd Floor, IIIrd Cross, Opp. Ganesh Temple,
New Thippasandra, Bangalore - 75. Tel : 080-56906197

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Designed by F&MV (+91-9246542471) www.fhmv.org

*Celebrate the
Song of Life*





Welcome to a vibrant lifestyle in north Bengaluru

Finding a new and never-before living experience has never been so easy.

'Silver Oak Enclave' presents an expansive array of living options at one of the well established Gated Communities in the most happening and peaceful locale of north Bengaluru. Every home at 'Silver Oak Enclave' brings alive a harmony of exclusive designs that speak of the latest trends in modern architecture. A nature-friendly lay-out and a world of amenities reflect your taste for a dignified life-style, a meticulously chosen location makes sure that you stay connected to everything, including nature and calmness.

'Silver Oak Enclave' homes are built to offer beyond just space, location and amenities. It is an endeavor to create homes that surpass the 'ordinary' in every aspect. There is a determined and passionate effort to present you with an exclusive world that has modern comfort, luxury and amenities, carefully packed into an ambience that is just right.

The perfect place to
come home to

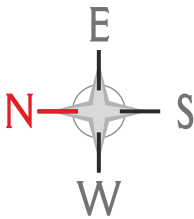


Typical Floor Plan



Area Statement

Flat No	Area in sft
101, 201, 301, 401	1245
102, 202, 302, 402	1235
103, 203, 303, 403	1620
104, 204, 304, 404	1605



You never knew
life could be so vibrant



Unique Features:

- Landscaped open areas.
- 100% Backup Generator for flats and common areas.
- Intercom facility between flats and security.
- Party Hall.
- Solar hot water for two bathrooms.
- Rainwater harvesting.
- No common walls.
- 100% Vaastu Compliant.



Specifications

	STRUCTURE	: RCC Framed Structure
	WALLS	: External Walls with 6” Porotherm Clay Blocks & Internal Walls with 4” Porotherm Clay Blocks.
	PLASTERING	: Cement Plastering with Sponge Finish for External Walls & neeru finish for Internal Walls.
	DOORS	: Teakwood main door frame & moulded skin shutter with melamine polish. Hard Wood for all other door frames with moulded skin shutters.
	WINDOWS	: Hardwood frames with glass shutter and safety grills.
	FLOORING	: First quality 24”X24” vitrified tiles in drawing, dining & bedrooms and anti-skid ceramic tiles in bathrooms & balconies. common area flooring with granite.
	KITCHEN	: Kitchen platform with granite top & stainless steel sink, glazed tiles dado upto 2 feet height above platform
	TOILETS	: Glazed ceramic tiles dado upto 7feet height with standard jaquar/mark C.P.fittings or equivalent & Hindware/Parryware sanitary fittings.
	PAINTING	: Emulsion for internal walls and exterior emulsion external walls & enamel paint for woodwork & grills.
	ELECTRICAL	: Concealed copper wiring & modular switches of standard make with adequate light, fan, geyser & power points.
	WATER SUPPLY	: Water supply through bore wells.
	LIFT	: One 6 passenger Automatic Lift.



Know Your Neighbourhood



Location

Located 16 kms from Bengaluru International Airport.
Located 10 kms from Manyata Tech Park
The upcoming Peripheral Ring Road is about 3 Km from the project.
Proposed 6-lane elevated road between Hebbal and Yelahanka bypass to facilitate smooth traffic to and from the Bengaluru International Airport (BIA)



Malls & Recreation

Biggest mall - Kirloskar Mall with a built-up area of 1.68 mn. sq. ft. is coming up near Hebbal. RMZ Galleria, Esteem Mall, Big Bazaar, Food VWorld Dominos, Pizza Corner, Ramanashree California, Angsana Oasis Spa & Resorts, Royal Orchid, Fantasy Golf Resort, The Bits Club, The Dominion Silver Oak, Euro Kids - Hebbal Bright Kids - RT Nagar Podar Jumbo Kids - Sahakarnagar.



Educational Facilities

Mallya Aditi International School , Ryan International School, Delhi Public School, Vidya Shilp Academy, Canadian International School, TRIO World School, NITTE International School, BMS Institute of Technology, Seshadripurm College, Nite Meenakshi Institute Of Technology, Sir M.Visvesvaraya Institute Of Technology, Reva Institute Of Technology and Management.



Medical Facilities

Columbia Asia Hospital 7 Km from the project
(24 hrs Ambulance Service: 080-41791000)
Baptist Hospital 8 Km from the project
(24 hrs Ambulance Service: 080-23330323)
Cauvery Medical Center 7 Km from the project
(24 hrs Ambulance Service: 080-23335163/080-23338242)



Others

L&T - Komatsu Rail Wheel Factory, Astra Zeneca Pharmaceuticals, Ranflex India Pvt. Ltd., Federal-Mogul Goetze (India) Limited, Hobel Flexibles Inc.

A short drive away from everything

The growth story of north Bengaluru will be robust in the coming years, the key factors being infrastructure, IT and industrial developments. The site is excellently connected to the Metro network, the Airport and the City's 6-lane express highway etc., and also accessible to workplaces, schools, colleges, malls and hospitals, and yet away from the City's bustle. Needless to say it is location par excellence.

Own your fully vastu-compliant home in Silver Oak Enclave situated in an already well known, well established gated community in north Bengaluru!! Your dream of an affordable, self-sustaining lifestyle come true.

Location plan





**Come on in...
You will surely feel at home**



Silver Oak
ENCLAVE

Affinity Projects

‘Trust as cornerstone’

One name in Bengaluru that brings to mind contemporary homes with amenities and facilities that match the best global standards, is ‘Affinity Projects’. Add the advantage of transparent transactions and definite delivery schedules and you have a realtor that you can bank on. Silver Oak Enclave is a proud offering from ‘Affinity Projects’. This is the moment to take your call.

Completed Projects



Pradham Gardenia
C.V. Raman Nagar



Pradham Regency
Marathahalli



Pradham Sai Nilaya
Indiranagar



Pradham Grand
Domlur, Indiranagar

Ongoing Projects



Sraddha White Cliff
Whitefield