



many dimensions. one destination!







pure upliftment from upscale lifestyle

The power of inspiring spaces is undeniable. Each day looks more promising and enchanting than the next - when you are where you belong. Presenting Sowmya Sarovar Luxury Apartments, an exclusive ensemble of elegant residential spaces designed to delight its residents. The innovation, creativity and architecture come together to amaze everyone. And the alpha location near Manyata Tech Park, off Rachanahalli Road, in one of world's fastest growing metropolitan – Bangalore, completes the picture-perfect setting. So that the change of address is just one small step – towards the sublime living and high level of luxury you deserve.



*an elegant edifice that
stands up to exquisite living*



transforming the environment
as well as elevating lives



Block -2



area statement in sft

flat no	1	2	3	4	5	6	7	8	9	10	11	12	13
area	1530	1580	1265	1195	1265	1195	1265	1195	1590	1695	1220	1230	1550

Block -1

Site Plan

Block -1 N typical floor plan
1to 13 flats



area statement in sft

flat no	1	2	3	4	5	6	7	8
area	1180	1175	1175	1180	1180	1175	1175	1180



Highlights

- Total 2 Blocks
- 2 & 3 BHK Apartments
Block-A ranging from 1195 to 1695 sq.ft
Block-B ranging from 1175 to 1180 sq.ft
- Excellent Landscaping
- Hitech CC Camera security monitoring and Intercom facility
- Piped Gas provision to kitchen
- Complete Generator Backup
- 3 Automated Lifts
- Rain Harvesting Pits
- Sewage Treatment Plant



Block -2 N typical floor plan
1 to 8 flats



Block -1

Block -2



Site Plan

specifications

STRUCTURE	: Reinforced Cement Concrete (RCC) framed structure.
SUPER STRUCTURE	: Cement Concrete blocks for external walls of 6" and internal walls of 4" thickness
PLASTERING	: State-of-the-art Interiors and Exteriors. Luppam finish for all internal walls.
FINISHING	
DOORS	
Main Door	: Polished Teak wood frame and shutters with necessary brass fittings of reputed make.
Internal Doors	: Will have Sal wood frames with water proof flush shutters with gray luppam and enamel paint.
WINDOWS	: 3 track soundproof PVC shutter with safety grills.
ELECTRICAL	: Concealed Copper wiring. ● A/C provision in Master bedroom. ● Provision of Geyser points in all toilets. ● Refrigerator/TV/Phone sockets in appropriate locations. ● DB with Miniature Circuit Breakers (MCBs).
COMMUNICATIONS	: ● Cable TV provision in ● Master bedrooms and living hall. ● Internet cable connection socket in master bedroom. ● Telephone sockets in bedrooms and living hall. ● Intercom system for flat-to-flat and flat-to-security.
LIFT	: 3 Automatic lifts.
GENERATOR	: Diesel generator back-up facility for lift, common area, car parking, and each flat.
PARKING	: Adequate car parking facility.
PAINTING	: Oil Bound Distemper with smooth finish for the interiors and Apex for the exteriors. Enamel paint for internal doors.
FLOORING	: Vitrified tile flooring with skirting.
KITCHEN	: ● 2ft wide 30mm thick granite platform provided with stainless steel sink, glazed ceramic tiles dadoing up to 2ft height. ● Provision for municipal and bore water connection.
TOILETS	: Glazed ceramic tiles up to 7ft height, Ivory color sanitary ware (ISI Standard), Ceramic ware (Parry ware or equivalent make). European WC in attached bath room with low level flush tank in toilet. Hot and Cold water wall mixer and wash basin in attached toilet. Provision for geysers with quality fittings.
Common area	: Granite flooring for common area and staircase with SS railings.

Amenities

- Swimming pool
- Children pool
- Multi Purpose Hall connected with outdoor party lawn
- Jogging Track
- Badminton Court
- Equipped Gym
- Elders Park
- Equipped Children Tot lot area



Apart from splendid residences, Sowmya Sarovar offers a wonderful living experience - with a private world thriving within the confines of the gated enclave. The new dimension of comfort and luxury comes from its various provisions planned in the prestigious project. The amenities range from the simplest to the most complex. It's an integrated place where all residents can live and spend joyful moments securely.



*a pristine world thriving within the
confines of the elegant enclave*

Luxury Apartments

The well-crafted apartments form the centre of the layout, offering a chance for privileged few to see the world in a new light.

Swimming Pool

Irrespective of the weather and the time of day or night - the sight of moving water in a swimming pool is always inspiring.

Kids Pool

A little water means a lot of joy at the separate pool for kids.

Elders Park

Landscaped to perfection, the lush greenery of the park provides a serene and soothing space for elders.



Jogging Track

The jogging track passing through the four corners of the project offers an everyday opportunity for health-conscious to stay fit.



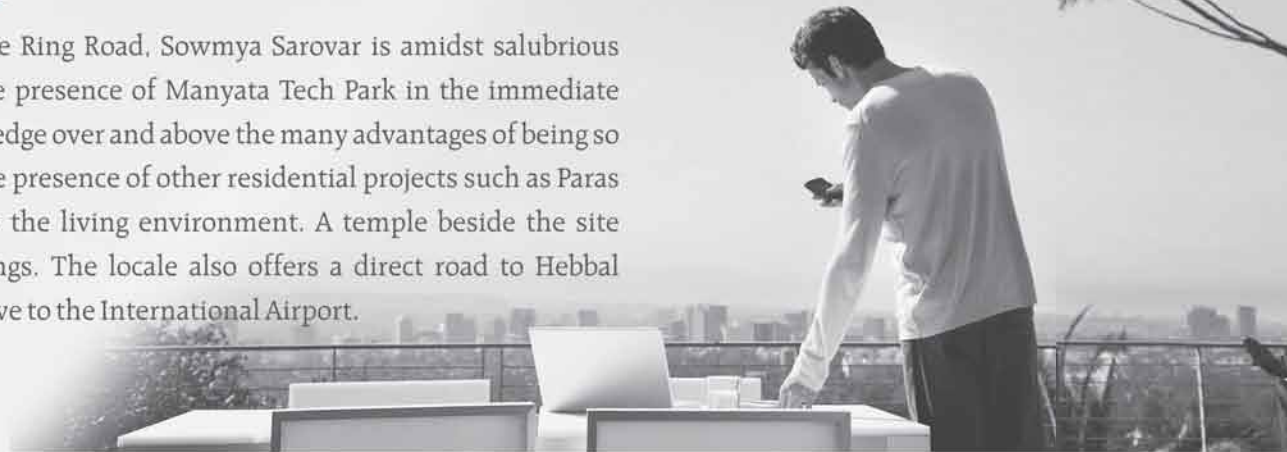
Children's Play Area

The exclusive tot lot with many games is an added attraction for the children to never step out of the secure layout.



*with proximity to manyata tech park
a strategic location par excellence*

Set off Rachanahalli Road and close to the Ring Road, Sowmya Sarovar is amidst salubrious setting and world-class IT companies. The presence of Manyata Tech Park in the immediate neighbourhood gives the project a distinct edge over and above the many advantages of being so near to an IT park of such great stature. The presence of other residential projects such as Paras Manyata Phase I & II next door enhances the living environment. A temple beside the site provides anytime access to divine blessings. The locale also offers a direct road to Hebbal Flyover and NH 7 for easy and effortless drive to the International Airport.



location plan
(not to scale)

close to

- Manyata Tech Park: Within walking distance
- International Airport: Round about 30 minute distance
- Columbia Asia Hospital: Within 15 minute distance
- Golden Gate Public School: Within 10 minute distance
- City Railway Station: About 20 minute distance
- Esteem Shopping Complex: Within 15 minute distance
- 20 minutes distance to M.G.Road
- Lumbini Garden: Within 10 minute distance

escape to your very own elegant abode

Come home to the warmth of a boutique apartment which has classic appeal and welcoming feel. Offering a true Bangalore experience, the ambience adds vivacious colour and charm to any lifestyle.

go ahead, make memories...



a company that abides in the philosophy
of integrity and design innovation



Sowmya Orange Dew @ Whitefields, Bangalore

Sowmya's reputation speaks volumes about the manner in which the company approaches its projects. The company abides in the philosophy of integrity and design innovation. Since the formation of the company, its portfolio of projects has grown steadily to include sumptuous and luxurious residential spaces. Strengthened by its strong foundation, principles and successful track record, the company continues to strive for even more dynamic developments to meet the growing needs and changing lifestyles of its discerning clientele.

developers



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structural engineers

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