

Project by



Sinovik Nirvana

2 & 3 BHK LUXURIOUS FLATS

Indulge in an
Exuberant Lifestyle



100% Vaastu
No Common Walls



Promoted by





Sinovik Nirvana

2 & 3 BHK LUXURIOUS FLATS

Sinovik Nirvana is a unique limited edition chateau of 72 spacious flats crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.

A palatial celebration of effortless living, Sinovik Nirvana is located Nirmala Vidyalaya Road, Gathalli, Hosur Road, Bangalore, which is close proximity to famous schools, hospitals, banks, shopping malls, Metro Station, you spend less time on the road and more at home.

It has approved by BDA, RERA, CC & OC, and No common walls, ample lighting, unlimited ventilation and plentiful privacy, Sinovik Nirvana gives enough room for you to stretch your imagination, push your limits and aim however high your dreams wish to take you. Well planned with user friendly amenities, elegant lobby with swimming pool and so much more. WELCOME to Sinovik Nirvana.

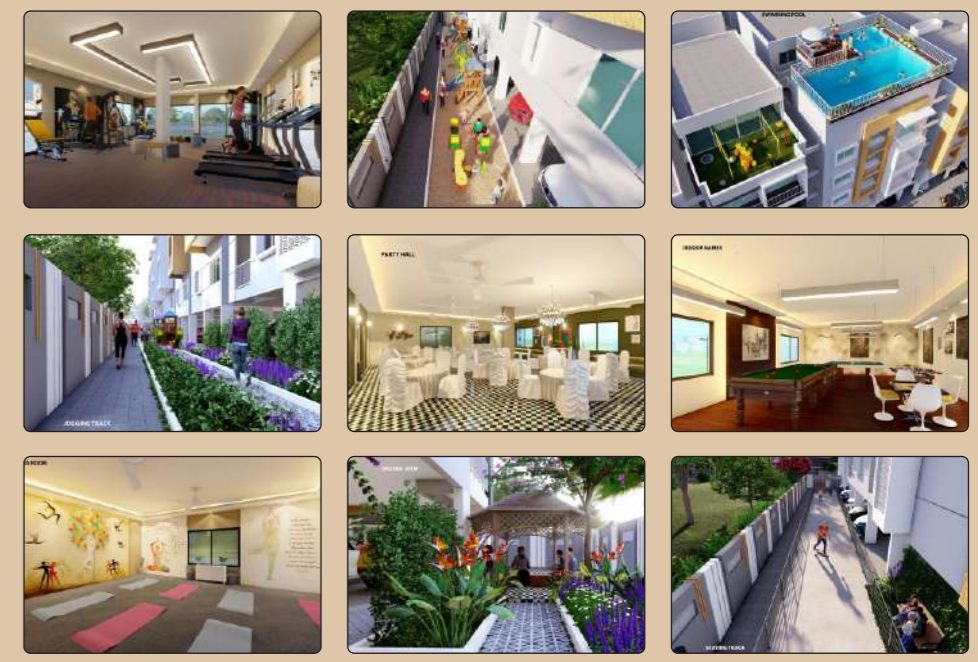
- 2 & 3 BHK FLATS
- 100% VAASTU
- CC & OC PROJECT
- NO COMMON WALLS

MASTER PLAN



AMENITIES

- ♦ Party Hall
- ♦ Swimming Pool
- ♦ Yoga Centre
- ♦ Joggers Track
- ♦ Land Landscape Garden
- ♦ Bowling Run Up
- ♦ Children Play Area
- ♦ Multi Gym
- ♦ Cricket Pitch
- ♦ Association Room
- ♦ Skating Track
- ♦ Indoor Games Area
- ♦ EV Charging Point
- ♦ Kids Pool
- ♦ Senior citizen Sitting Area
- ♦ Security / CCTV
- ♦ Rain Water Harvesting
- ♦ STP



Traditional Values
Contemporary Living

3D FLOOR PLANS

5, 7 & 15

SERIES FLATS



3

SERIES FLATS



4, 6 & 14

SERIES FLATS



18

SERIES FLATS



AREA STATEMENT

UNIT #	BHK	Total Sqfts	Facing
01	2-BHK	1135	NORTH
02	2-BHK	1126	EAST
03	2-BHK	1231	EAST
04	2-BHK	1100	NORTH
05	3-BHK	1404	NORTH
06	2-BHK	1100	WEST
07	3-BHK	1404	EAST
08	3-BHK	1343	WEST
09	2-BHK	1091	NORTH
10	3-BHK	1332	NORTH
11	2-BHK	1103	NORTH
12	2-BHK	1161	EAST
13	2-BHK	1247	EAST
14	2-BHK	1100	NORTH
15	3-BHK	1364	NORTH
16	3-BHK	1341	NORTH
17	3-BHK	1453	NORTH
18	3-BHK	1386	NORTH

SPECIFICATION



STRUCTURE :

RCC framed structure



WALLS:

External walls of 6" Solid Cement Blocks and Internal walls of 4" Solid Cement Blocks masonry walls.



LIVING ROOM AND BEDROOM:

Flooring - Glossy Vitrified tiles.
Walls - Emulsion for ceiling and inner walls



BALCONY / UTILITY :

Flooring - Ceramic tiles Balcony
Utility Flooring - Anti Skid Tiles
M/S railing for stair,
Lift Wall - Granite cladding.



WINDOWS :

2 and 3 track UPVC windows with safety grills and mosquito mess.



KITCHEN :

Flooring - Vitrified tiles and ceramic dadoing in the Kitchen upto 2 feet above the platform.
1 tap connection. Provision for water purifier point



DOORS :

Main door - Teak wood frame with compressed modular doors.
Bedroom & Toilets doors - Red sal wood frame with compressed modular doors,
Hardware matching for the above.



POWER GENERATOR BACK-UP :

Provided with automatic load controller each flat (all lighting point in the flats),
Lift and common area



BATHROOM :

Flooring - Anti Skid ceramic tiles and dadoing upto 8 feet designer bathrooms with branded sanitary ware with CERA / Jaguar or equivalent make provision for geysers and exhaust fan.



ELECTRICAL SWITCHES :

Concealed conducting with PVC insulated copper wires, modular switches, ELCBS etc,, Great White Switches, security intercom to each apartment



WATER SUPPLY :

Water supply with underground sump and Overhead tank through Borewell STP



PAINTING :

Emulsion paint for interiors,
Water-proof paint for exteriors



LIFT FACILITY :

8 passenger Lift



CAR PARKING :

Covered car parking



LOCATION MAP



PROXIMITY

EDUCATIONAL INSTITUTION

Aurinko Academy	: 2.5 Kms
Amrita College	: 4 Kms
Euro Kids	: 200 m
Smriti Academy	: 2 Kms
Notre Dam Academy	: 3 Kms
M.S. Dhoni Global School	: 5 Kms
Cambridge International	: 5 Kms
DPS	: 7 Kms

HEALTH CARE

Sakara Hospital	: 10 Kms
Manipal Hospital	: 8 Kms
Narayana Hrudayalaya	: 10 Kms
Sparsh Multi Sepciality Hospital	: 10 Kms

ACCESS / CONNECTIVITY

METRO Station	: 5 Kms
HSR Layout	: 7.5 Kms
Electronics City	: 4 Kms
Sarjapura Road	: 6 Kms
Hosur Road	: 4 Kms

SHOPPING MALLS

Total Mall	: 7 Kms
Central (Bellandur)	: 9 Kms
Hosa Road Market	: 4 Kms
Center Piont Supermarket	: 3 Kms
D-Mart	: 9 Kms

IT PARKS

BOSCH	: 4 Kms
WIPRO	: 6 Kms
SEG Automotives	: 4.5 Kms
RGV Tech Park	: 7 Kms
Ecospace	: 8 Kms
Embassy Tech Village	: 8.5 Kms

Disclaimer : This Brochure is only for conceptual presentation of the project and not a legal offering.
The developer/ architect reserves the right to change any or all of these in the interest of the development.

All Applicable Taxes Extra, Conditions Apply*

Promoted by



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