

SIPANI SAMUHA



SIPANI
DEVELOPERS

Our Vision



To be the most admired luxury real estate developer in the country, renowned for our exceptional craftsmanship, innovative designs, and unparalleled customer experiences.

We envision a future where every Sipani home is a symbol of luxury, comfort, and prestige. We aspire to be the preferred choice for discerning homeowners seeking exceptional living spaces. Through our unwavering commitment to quality, innovation, and customer satisfaction, we aim to redefine the standards of luxury living in India.



PRM/KA/RERA/1251/309/PR/310125/007462

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Crafting Luxury Living

Sipani Developers is a renowned real estate firm dedicated to building exceptional living spaces that exceed expectations. With a legacy of quality, innovation, and customer satisfaction, we have established ourselves as a trusted name in the industry.



SUPREME CONVENIENCE EFFORTLESS CONNECTIVITY

Bang On Majunath Nagar Metro Station





A Home That Brings **Families Together**

Experience the joy of living in a space designed for connection, comfort, and convenience. Nestled near the metro line, our community ensures you're always close to what matters most—your loved ones and the vibrant city life. With easy access to schools, parks, shopping, and dining, this is where your family's story begins, together.



SIPANI SAMUHA



MADAVERA
CHIKKABIDARAKALLU

MANJUNATHA NAGAR
METRO STATION



SIPANI SAMUHA



NAGASANDRA
METRO STATION

DASARAHALLI

JALAHALLI

YESVANTPUR
METRO STATION

KSR CITY
RAILWAY STATION

KEMPEGOWDA
STATION - MAJESTIC

VIJAYA NAGAR

MYSURU
ROAD

KENGERI

TOWARDS
CHALLAGHATTE

LALBAGH

RASHSTREEYA
VIDYALAYA ROAD

TOWARDS
SILK INSTITUTE

SHIVAJI NAGAR

VIDHANA
SOUDHA

CUBBON
PARK

CHICKPETE

JAYADEVA
HOSPITAL

IIM BANGLORE

TOWARDS
KALENA AGRAHARA

TOWARDS
KEMPEGOWDA
INTERNATIONAL AIRPORT

TOWARDS
NAGARVARA

HRBR LAYOUT

MAHATMA
GANDHI ROAD

TOWARDS
WHITEFEILD

MARATHAHALLI

CENTRAL SILK
BOARD

TOWARDS
BOMMASANDRA

METRO CONNECTIVITY





About Us

Sipani Developers is a visionary real estate company renowned for its commitment to excellence and innovation. With a legacy of delivering exceptional residential projects, we have established ourselves as a leading name in the luxury real estate market. Our unwavering focus on quality, design, and customer satisfaction has earned us a stellar reputation among discerning homeowners.

We believe that a home is more than just a structure; it's a sanctuary where dreams are nurtured and cherished memories are created. Our philosophy revolves around creating spaces that are not just aesthetically pleasing but also functional, comfortable, and sustainable.

Quality Craftsmanship : We are committed to delivering impeccable construction quality and attention to detail in every project.

Innovation : We embrace cutting-edge technology and design trends to create homes that are ahead of their time.

Customer Centricity : Our customers are at the heart of everything we do. We strive to exceed their expectations and build lasting relationships.

Sustainability : We are dedicated to building eco-friendly homes that minimise our environmental impact.



Unlock beautifully
designed home with
convenience unparalleled



- Luxury of 2 and 3 BHK Independent Apts.
- 20 Storey Building
- 100% Vaastu Compliant
- No Common walls
- 85% Open Spaces
- Indoor, Outdoor & Sky Amenities
- Spacious Dual Balconies
- Bang on Manjunath Nagar Metro station

Project Details

Total Land Area - **2 Acres**

Total No.of Towers - **2 Nos**

Total No of Apartments - **237**

Structure - **2 Basement + Stilt (Car Parking)**
20 Floors (Apartments)

Type of Apartments - **2 BHK and 3 BHK**

Ground Floor Landscape Design



- | | | |
|-------------------------------------|--------------------------|--|
| 1. VEHICULAR ENTRANCE | 11. STEPS WITH PERGOLA | 21. MULTI PURPOSE COURT |
| 2. SECURITY CABIN WITH PORTAL FRAME | 12. SENIOR CITIZEN COURT | 22. SEATING ZONE |
| 3. FEATURE TREES IN MEDIAN | 13. ENTRANCE PORTAL | 23. PAW PARK |
| 4. ENTRY TO LANDSCAPE GARDEN | 14. SENSORY GARDEN | 24. STAIRCASE TO LANDSCAPE GARDEN |
| 5. WALKWAY | 15. CHILDREN'S PLAY AREA | 25. LANDSCAPE ENTRANCE ACCENT FLOORING |
| 6. PLAY LAWN | 16. OUTDOOR GYM | 26. CAR PARKING |
| 7. CRICKET PITCH ENTRANCE AREA | 17. HAMMOCK GARDEN | 27. RAMP TRELLIS |
| 8. CRICKET PITCH | 18. AMPHITHEATER | 28. BOUNDARY TREES |
| 9. AROMA GARDEN WITH SEAT | 19. STAGE | 29. ENTRANCE TO BUILDING |
| 10. SEATING ZONE | 20. SEATING | 30. VEHICULAR EXIT |

Terrace Landscape Design



- | | |
|------------------------------|----------------------------|
| 1. POOL CONNECTING STAIRCASE | 10. COLLABORATION AREA |
| 2. POOL DECK | 11. COLLABORATION PAVILION |
| 3. MAIN POOL | 12. MULTIPURPOSE COURT |
| 4. KIDS POOL | 13. FEATURE TREE |
| 5. WALKWAY | 14. MULTIPURPOSE AREA |
| 6. SEATING ZONE | 15. PARTY AREA |
| 7. FEATURE SEAT | 16. PARTY PAVILION |
| 8. MEDITATION /YOGA COURT | 17. ACCESS TO LOWER DECK |
| 9. STAGE | |

2BHK & 3BHK (Vaastu Compliant)

2BHK

2BHK TYPE 1 – 2 BED + 2 TOILET
1200 SFT

1. LIVING – 13'6" X 13'11"
2. KITCHEN – 10'2" X 7'3"
3. DINING – 11'6" X 9'6"
4. M.BED ROOM – 10'2" X 13'0"
5. TOILET – 5'6" X 7'3"
6. BED ROOM – 12'10" X 9'2"
7. TOILET – 5'0" X 7'6"
8. 5' WIDE BALCONY
9. UTILITY – 5'0" X 5'8"



3BHK

3BHK TYPE 1A – 3 BED + 3 TOILET
1555 SFT WITH TERRACE

1. LIVING – 19'3" X 11'0"
2. KITCHEN – 8'8" X 11'3"
3. DINING – 10'3" X 5'9"
4. M.BED ROOM – 13'6" X 10'8"
5. TOILET – 8'3" X 5'3"
6. BED ROOM – 12'2" X 10'10"
7. TOILET – 4'6" X 7'7"
8. BED ROOM – 10'6" X 11'4"
9. TOILET – 4'6" X 7'7"
10. 9' WIDE BALCONY
11. FOYER – 5'6" X 5'0"
12. UTILITY – 6'11" X 5'9"

Elegant Apartments

Experience the epitome of luxury in spacious, thoughtfully designed apartments that cater to your every need. From the finest finishes to state-of-the-art amenities, each unit is a testament to refined living.



Structure

Seismic zone II resistant compliant
RCC framed structure.

Plastering

All internal walls rendered with cement plaster.
All external walls with double coat plaster.

Lobby

Building entrance lobby with high finishes as per architect design

Balcony & Windows

MS railing in all balconies (based on project elevation)

The living room is provided with UPVC sliding French doors for the balcony with the provision of a mosquito mesh.

UPVC sliding windows with provisions of mosquito mesh in all bedrooms

Door Frames & Door Shutters

Standard main door frame with laminated door shutter

All other door frames are as per standard height with laminated door shutters.

Flooring

Master Bedroom – Wooden Flooring
Living / Dining / Other Bedrooms / Kitchen ~
Vitrified Tiles – Varmora or Equivalent
Balcony / Utility/ Bathroom ~ Ceramic wall flooring & anti-skid flooring.

Electricals

- TV points in the living room & provision in master bedroom.
- Fire-resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches
- Earth Leakage Circuit Breaker (ELCB) for the flat – IndoAsian or Equivalent
- Provision of A/C point & sleeve for master bedroom & living room along with AC Ledge for outdoor unit
- Each flat will be provided with BESCOM power as per norms.
- Separate lighting circuit of generator supply with an automatic change over switch
- Provision for broadband internet connection.



Safety

- Security Cabin and round the clock security
- CCTV provision at security cabin at main entrance, lift lobby
- Provision for CCTV in elevator and provision of intercom facility from elevator to security.

Wall Finish & Painting

Acrylic/ Tractor Emulsion Distemper ~ Internal
Exterior Finish with weather proof paint

Elevators

- Standard passenger elevator with ARD (Automatic Rescue Device) – OTIS or equivalent

Toilets

- Toto or Equivalent wash basin in all toilets
- Toto or Equivalent wall mounted EWC in all toilets
- Kohler or equivalent Overhead Shower & Divertor in all toilets
- Kohler or equivalent CP fittings in all toilets
- Saint Gobain / equivalent false ceiling
- Provision for placement of geyser
- Provision for exhaust fan in all toilet ventilators.



Infinity Dream Pool

Enjoy breathtaking vistas of the city skyline, sunrises, sunsets, and twinkling stars from the rooftop terrace. The pool's edge appears to disappear into the horizon, creating an illusion of endless water.

A symphony of comfort and style.



World-Class Amenities

Indulge in a plethora of amenities designed to enhance your daily life. Relax in the swimming pool, stay fit at the well-equipped gym, or unwind in the serene landscaped gardens.

Grandeur-Centric Landscapes



Sustainable Living

Committed to environmental sustainability, Sipani Samuha incorporates eco-friendly features and practices to create a greener and healthier living environment.



Discover a Lifestyle Beyond Compare

Construction Update July 2025



Join us in creating a brighter future together.

Sipani Samuha



Construction Status
(Stream Online)



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Model Flat Walkthrough
(Stream Online)

Sipani Developers Pvt. Ltd

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