



A premium offering from **Affinity Projects LLP**

SPLENDOUR &
SERENITY AT
THEIR FINEST



Affinity Sarovar is the vibrant life in your clasp. Nestled amid a verdant landscape in a symphony with the Harohalli Lake and Avalahalli Lake in the distance, residents awaken in an ambience embraced by serenity. Gentle birdsong, swaying trees and a whispering gentle breeze heighten the dawn's cathartic spell. The opulent apartment adorned with sophistication, offers respite profound, with spacious interiors, panoramic views and amenities that astound. It provides a retreat from the bustling city while offering a range of modern amenities and conveniences.

AFFINITY
Sarovar

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A GATEWAY TO
EXTRAVAGANCE



AFFINITY Sarovar

STEP INTO UNPARALLELED **LUXURY**

Affinity Sarovar stands as an embodiment of impeccable taste and unwavering dedication to excellence. Soaring majestically to a height of G+7 floors, featuring exquisite 2&3 BHK homes, it emanates an aura of magnificence and refinement. Situated on the Avalahalli Main Road, near the Doddabellapur Road, Affinity Sarovar commands a picturesque and serene location, inviting a life of luxury amidst the soothing presence of water bodies. Blending the tranquillity of nature with the comfort and opulence of contemporary living, it creates an enchanting environment.

IT'S ALL ABOUT THE FEATURES

Choose from a Luxurious Flat Sizes of
1200 to 1715 Sq.Ft.

A Premium Property of
1.06 ACRES

Luxurious Flats
100 Units

Premium
2 & 3 BHK Residences

Front View @ Affinity Sarovar



LOCATION PLAN

(Not to Scale)



LOCATION HIGHLIGHTS

CONNECTIVITY ORR: 30 Min Bangalore-Hyderabad Highway: 22 Min	SHOPPING Garuda Mall: 12 Min The Galleria Mall: 16 Min Central Mall: 17 Min Esteem Mall: 20 Min	HOSPITAL Navachethana Hospital: 10 Min K K Hospital: 12 Min Ashwini Hospital: 18 Min	WORK Pickle IT Network Pvt. Ltd: 14 Min Notch IT Solutions Pvt. Ltd: 28 Min Ecopolis, IT/ITES SEZ: 26 Min
SCHOOL VIBGYOR High School: 7 Min Orchids-The International School: 5 Min Nagarjuna Vidyaniketan: 7 Min SGM English School: 5 Min	COLLEGE Taproot College: 9 Min First Grade College: 11 Min East West Degree College: 13 Min BMS Institute of Technology & Management: 7 Min	ASSORTED MIX Udupi Park Restaurant: 1 Min SHELL Petrol Pump: 2 Min AXIS Bank: 5 Min Horahalli Lake: 5 Min Avulahalli Lake: 5 Min	SPORTS G- Force Tennis Academy: 10 Min Match-Edge Cricket Academy: 10 Min Townsend Swimming Pool: 11 Min

PREENING IN AN
ULTIMATE PERCH

Affinity Sarovar enjoys a truly advantageous position, strategically nestled in a gated community. Beyond its enriching community living experience, its location on the junction of the Avalahalli main road and Doddabellapur Road offers an exceptional logistical advantage. Seamlessly connecting with daily life necessities, educational institutions, workplaces, and leisure hubs, it adds substantial value. Effortlessly accessing the ORR and the Bengaluru-Hyderabad Highway, while providing easy navigation to neighbouring areas like New Town Yelahanka, Bharti Nagar, Nehru Nagar, and Yelahanka, Affinity Sarovar possesses a remarkable edge over other prestigious communities in the vicinity. It stands as a premium residential enclave that elegantly combines comfort with top-notch amenities, surpassing others in its league.





The floor plan illustrates the layout of the 1st floor, featuring a central 1.5m wide corridor. The units are arranged symmetrically around this corridor. Key features include:

- Units:** Each unit typically consists of a bedroom, living/dining area, kitchen, and bathroom. Some units have balconies and utility rooms.
- Amenities:** A swimming pool, library/seating area, door games, multipurpose room, stage, gymnasium, and a double height entrance lobby are located on the right side of the plan.
- Structural Elements:** The plan shows various ducts, risers (e.g., RISER=147.5mm, TREAD=300mm, FLIGHT=1500mm), and a fire shaft.
- Room Dimensions:** Room dimensions are provided for many areas, such as bedrooms (e.g., 12'x12', 12'x13'), living/dining (e.g., 21'10" x 13'6"), and kitchens (e.g., 8'x8').

THE CHARM OF SPACIOUS LIVING

GROUND FLOOR AREA STATEMENT												
Sl. No.	1	2	3	4	5	6	7	8	9	10	11	12
Flat No.	001	002	003	004	005	006	007	010	011	013	014	015
No. of Bedrooms	3	2	2	2	2	2	2	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1530	1220	1220	1235	1235	1220	1240	1210	1210	1210	1210	1530

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DIVE INTO TRANQUILITY

The breathtaking swimming pool stands as a shimmering oasis of beauty and serenity. Its crystal clear, azure waters invite you to dip into a realm of indulgence and relaxation. Lined with exquisite mosaic tiles that reflect the dancing sunlight, the pool exudes a sense of refinement and sophistication.

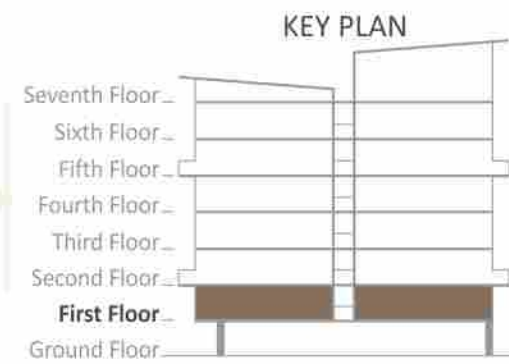
- | | | |
|------------------------|---------------------------|--------------------------|
| • Swimming Pool | • Landsaped Garden | • CCTV Surveillance |
| • Badminton court | • Well equipped Gymnasium | • Sewage Treatment Plant |
| • Party Hall | • Basketball Pole | • Rain Water Harvesting |
| • Children's Play Area | • Indoor Games Room | • Power Backup |



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A VISUAL TREAT IN
YOUR RETREAT





PLAN FIRST FLOOR



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A MODERN &
SLEEK LAYOUT

FIRST FLOOR AREA STATEMENT

Sl. No.	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Flat No.	101	102	103	104	105	106	107	108	109	110	111	113	114	115
No. of Bedrooms	3	2	2	2	2	2	2	3	3	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1570	1220	1260	1275	1270	1260	1220	1710	1710	1250	1250	1250	1250	1565



The floor plan illustrates the layout of the second floor, featuring 12 distinct apartment units. Each unit is color-coded and includes a label for its total area in square feet. The units are arranged in a symmetrical pattern around a central corridor system. Key features include:

- Units and Areas:**
 - Top Row (Left to Right): 1570 Sq. Ft., 1260 Sq. Ft., 1220 Sq. Ft., 1270 Sq. Ft., 1275 Sq. Ft., 1220 Sq. Ft., 1260 Sq. Ft., 1705 Sq. Ft.
 - Bottom Row (Left to Right): 1570 Sq. Ft., 1245 Sq. Ft., 1250 Sq. Ft., 1290 Sq. Ft., 1245 Sq. Ft., 1250 Sq. Ft., 1705 Sq. Ft.
- Common Areas:**
 - Corridors:** A central 1.5M wide corridor runs horizontally, with vertical corridors providing access to each unit.
 - Staircases:** Multiple staircases are located throughout the floor, including a central one and side ones near the corners.
 - Service Areas:** Includes a fire shaft, a lift (elevator), and a riser area with dimensions (Riser=147.5mm, Tread=300mm, Flight=1500mm).
- Room Details:**
 - Bedrooms:** Labeled as M.BED ROOM, BED ROOM 01, or BED ROOM 02.
 - Bathrooms:** Labeled as A.TOILET, C.TOILET, or U.TOILET.
 - Kitchens:** Labeled as KITCHEN.
 - Living Areas:** Labeled as LIVING, LIVING/DINING, or DINING.
 - Outdoor Spaces:** Includes balconies, open terraces, and terrace gardens.

The plan also shows various utility areas, storage spaces, and structural elements like ducts and cutouts. The overall layout is designed for efficient use of space and easy access to common facilities.

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VERSATILE
SPACES FOR **LIFE**

Sl. No.	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
Flat No.	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215
No. of Bedrooms	3	2	2	2	2	2	2	3	3	2	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1570	1260	1220	1270	1275	1220	1260	1705	1705	1250	1245	1290	1250	1245	1570



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UNCOVERING
BEAUTY AT
EVERY STEP

THIRD FLOOR
AREA STATEMENT

Sl. No.	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56
Flat No.	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315
No. of Bedrooms	3	2	2	2	2	2	2	3	3	2	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1565	1220	1220	1260	1260	1220	1220	1715	1715	1230	1230	1225	1230	1230	1565



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Sl. No.	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71
Flat No.	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415
No. of Bedrooms	3	2	2	2	2	2	2	3	3	2	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1570	1220	1260	1275	1270	1260	1220	1710	1710	1250	1250	1260	1250	1250	1565



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NEW EDGE TO
URBAN LIVING

FIFTH FLOOR
AREA STATEMENT

Sl. No.	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86
Flat No.	501	502	503	504	505	506	507	508	509	510	511	512	513	514	555
No. of Bedrooms	3	2	2	2	2	2	2	3	3	2	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1570	1260	1220	1270	1275	1220	1260	1705	1705	1250	1245	1225	1250	1245	1570



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WHERE COMFORT &
STYLE CONVERGE

SIXTH FLOOR
AREA STATEMENT

Sl. No.	87	88	89	90	91	92	93	94	95
Flat No.	601	603	606	608	609	611	612	613	615
No. of Bedrooms	3	2	2	3	2	2	2	2	3
Super Built Up Area in Sq. Ft.	1565	1220	1220	1715	1715	1150	1260	1150	1565



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ELEVATING LIFESTYLES
CREATIVELY

SEVENTH FLOOR
AREA STATEMENT

Sl. No.	96	97	98	99	100
Flat No.	701	703	706	708	712
No. of Bedrooms	3	2	2	2	2
Super Built Up Area in Sq. Ft.	1570	1260	1260	1710	1260

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LUXURIATE IN A
WORLD OF
**UNMATCHED
QUALITY**



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EXPERIENCE THE ZENITH OF HIGH-END LIVING



Affinity Sarovar ensures that senior citizens, children and youth have their dedicated spaces in the precincts and enjoy tailored amenities. A wide central landscaped courtyard serves as the heart of the community, inviting residents to relax and connect with nature. Dive into the pool for a cool swim or work up a sweat in the outdoor gym, or engage in a friendly game at the half-basketball court. Fitness enthusiasts are enticed by the jogging tracks and the children frolic in the play area. For those seeking tranquility, the terrace garden offers a serene retreat. Each flat is meticulously designed with no common walls granting privacy and peace. Wide setbacks ensure a spacious and airy atmosphere. Embrace a life of luxury, convenience and community at **Affinity Sarovar**.



UNCOMPROMISING

EXCELLENCE DELIVERED



SPECIFICATIONS

STRUCTURE	: R.C.C framed structure.	PLASTERING	: Sand with Cement plastering with sponge finish for external walls & Birla wall putty finish for internal walls.
WALLS	: 8” cellular and 6” Solid Blocks for exterior walls & 4” solid Blocks for internal walls.	PAINTING	: Emulsion for internal walls and exterior emulsion for external walls.
DOORS	: Teak wood door frame with Designer Shutter for main door & hardwood frames, architraves and Veneer polish shutters for all other doors.	ELECTRIFICATION	: Concealed copper wiring with Anchor Roma/Equivalent Switches & Sockets. T.V. and Telephone points in living and bedrooms. Provision for A/C point in master bedroom.
WINDOWS	: 3 track UPVC windows with clear glass and mosquito Mesh with sliding track system with reputed brand Fenesta or Equivalent.	WATER SUPPLY	: 24 hrs. Water supply from bore well with the Overhead tank and sump.
FLOORING	: First quality 24”X24” vitrified RAK/Nitco or equivalent tiles in Living, dining & Bedrooms and anti-skid ceramic tiles in bathrooms and balconies.	LIFT	: Fully Automatic lifts – Johnson/Kone or equivalent.
COMMON AREAS	: Granite flooring for common areas like staircase,lobbies etc.	POWER BACKUP	: Generator backup for common areas, lift and all flats.
KITCHEN	: Kitchen platform with granite top and stainless steel sink, glazed tiles dado upto 2 feet height above platform.	SECURITY	: 24/7 security & CCTV around all building corners.
TOILETS	: Ceramic tiles dado upto 7 feet height with standard Jaquar/Toto or equivalent C P fittings and Jaquar/Toto or equivalent sanitary fittings. Provision for Geyser and exhaust fan in all bathrooms. Solar hot water provision for master bathroom.	Note: GST Extra The flat will be handed over for woodwork/interiors after receiving 100% payment only. No shelves and chajjas will be provided.	



Kids Play Area @ Affinity Sarovar

Promoters:



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PROJECTS LLP

Site Address:

Affinity Sarovar, Sy. No. 116/7, Sy. No. 116/8 & Sy.No.116/9,
Avalahalli Village, Yelahanka Hobli, Bengaluru.

Architects:



POORNAKRITI

ARCHITECTURAL FACADE DESIGNERS, MASTER PLANNERS,
INTERIORS & ILLUSTRATORS

Structural Consultants:

ADHARSHILA STRUCTURAL CONSULTANTS