

— A PROJECT BY —



SK Builders & Developers Inc.

SK *Dwaraka*

A BLESSED LIFE !!



2 & 3 BHK LUXURY APARTMENTS WITH EXCLUSIVE AMENITIES

@HORAMAVU AGARA VILLAGE,
NEAR HORAMAVU, BANASWADI.

RERA No.: TOR/PRM/KA/RERA/1251/446/PR/230830/005711



MASTER PLAN LEGEND

- 01 | Entry & Exit
- 02 | Flats
- 03 | Kids Play Area
- 04 | Baby Pool
- 05 | Swimming Pool
- 06 | Shuttle Court
- 07 | Cricket Net
- 08 | Jogging Track



PROJECT HIGHLIGHTS

- + Vasthu Compliant
- + Quality Constructions
- + Excellent Ventilation
- + Earth Quake Resistant
- + Generator Backup
- + Rain Water Harvesting
- + STP (Sewage Treatment Plant)
- + Branded Lifts
- + CC TVs at all Required Places
- + 15 Amps Electrical Charging Point in Each Car Parking Area
- + Intercom Facility

SK Dwaraka

A BLESSED LIFE !!



PROJECT CONFIGURATION	5 FLOORS APARTMENT	79 LUXURY FLATS	CLUB HOUSE
	GAMES IN & OUT DOOR	20+ LUXURY AMENITIES	50% OPEN SPACE
		2 & 3 BHK UNITS	BBMP APPROVED
	RERA REGISTERED	CC/OC GUARANTEED	ADULTS & BABY SWIMMING POOL
			ADVANCED SAFETY FEATURES









003 | 1614 SFT | 3 BHK | WEST

3D INTERNAL FLATS



010 | 1591 SFT | 3 BHK | NORTH

3D INTERNAL FLATS



008 | 1229 SFT | 2 BHK | NORTH



014 | 1100 SFT | 2 BHK | EAST

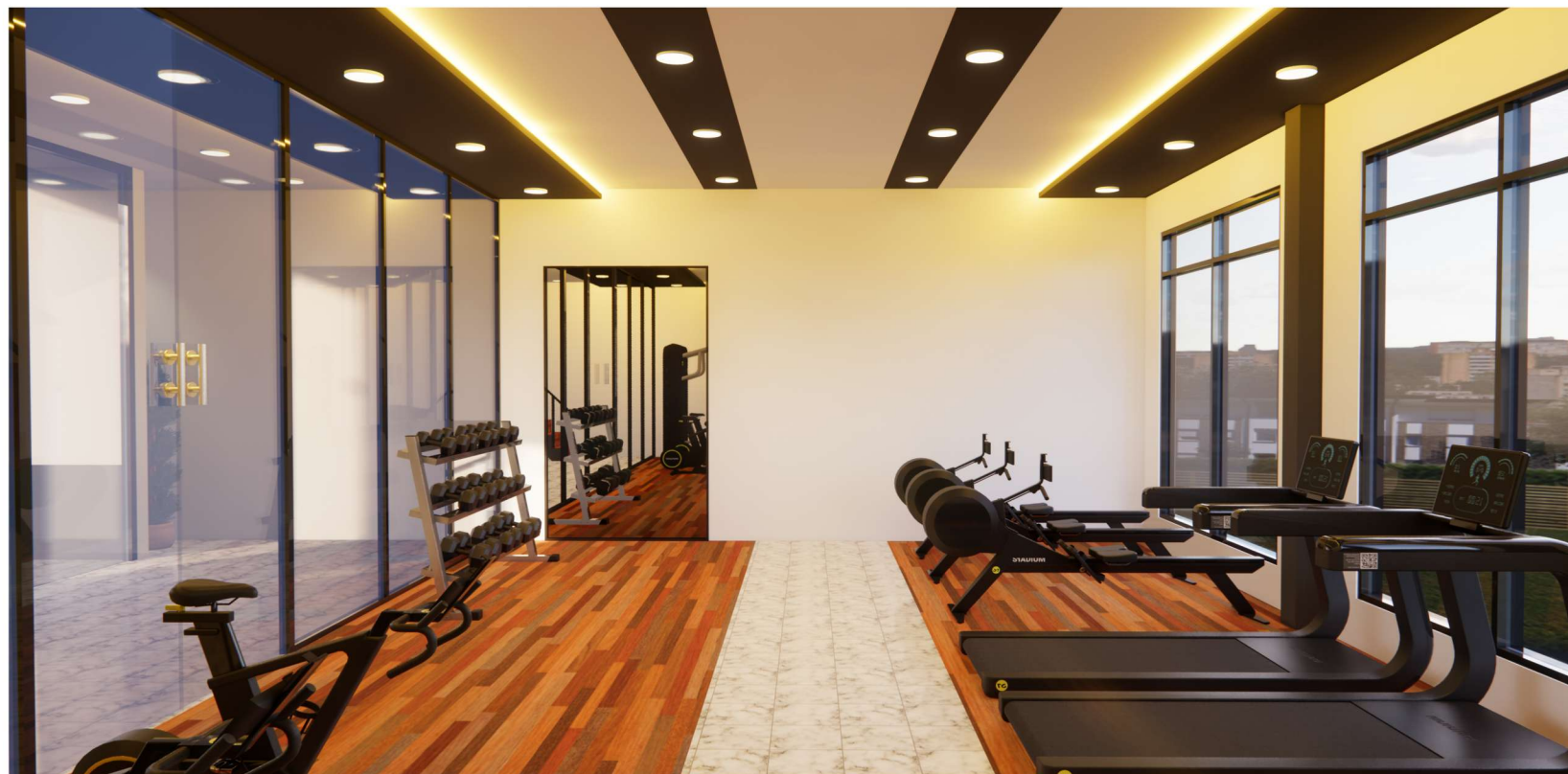


LUXURY AMENITIES

STREAMLINED DESIGN AND CLEAN LINES GIVE A FRESH EDGE

The eyes of the neighborhood will be on the stunning elevation of SK Dwaraka. Fuelled by the fact that clean lines not only exude contemporary elegance but also enable optimum utilisation of space, the design is all about today's lifestyle. What's more, the soothing colour tones bring alive the ambience while the stately squares make a style statement.





LUXURY AMENITIES

CLUB HOUSE

SWIMMING POOL

KIDS POOL

PARTY HALL

MODERN GYM

INDOOR GAMES

SHUTTLE COURT

CRICKET PRACTICE NET

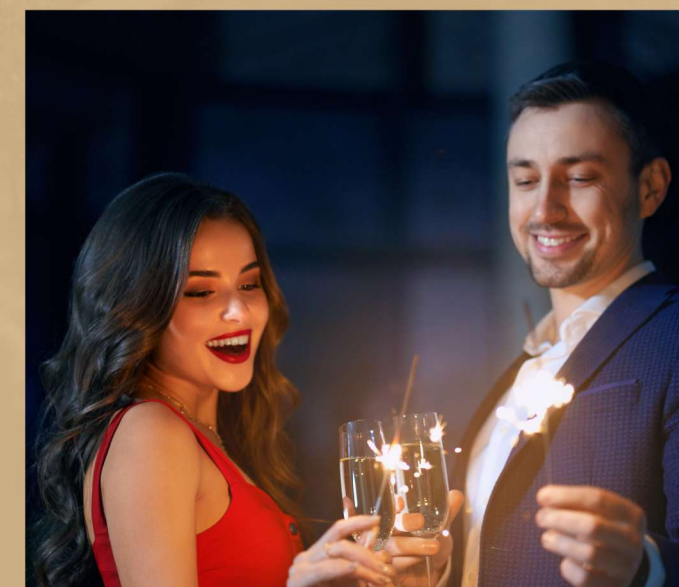
KIDS PLAY AREA

JOGGING TRACK

EV CAR CHARGING POINT
FOR EACH FLAT

A SELF-CONTAINED AND WONDERFULLY INSPIRING OF REJUVENATION

With its remarkable combination of relaxing ambience, exclusively designed interiors, playful amenities, luxurious comfort and spellbinding views, the independent clubhouse of SK Dwaraka creates a wonderfully inspiring space rejuvenation. Self contained in every sense of the word, the privileged residents can make the most of their free time and even celebrate small achievements hers.



SK
Dwaraka
A BLESSED LIFE !!

THE ROOM FOR EVERYTHING
ARRANGEMENT THAT'S INFUSED
WITH SENSE OF ORDER



LIVE IN A HOME THAT'S LIKE A VACATION IN NATURE!

STRUCTURE

RCC framed structure



SUPER STRUCTURE

External walls are of 6" thick

Other walls are 4" thick with solid cement block

PLASTERING

External: Plastering of 20 mm thick two coats of plastering with sponge finish

Internal: Plastering of 15mm thick

Ceiling: Plastering of 12 mm thick



KITCHEN



- Granite platform with stainless steel sink.
- 8"X12" glazed tiles dadoing up to 2' height above the kitchen platform
- Provision for Washing Machine in utility area
- Provision for Water Purification electrical point and one tap of Kaveri Water

HARDWARE



Locks along with fittings for Main door, other doors and windows

ELECTRICAL



- Best quality copper wiring with Flame Retardant
- Power point provisions with Modular Switches
- Provision for geyser points in bathrooms
- Provision for split AC units in Bedrooms

DOORS

Main Door: Teak wood frame and veneer finish door shutter with polished

Internal Doors: Door frames of Sal wood with flush door shutter



WINDOWS

Power Coated aluminum / UPVC with Mosquito mesh



FLOORING

- 2'x 2' Vitrified tiles flooring in all Bedrooms, Living, Dining and Kitchen
- Anti-skid ceramic tiles in balconies.
- Granite/Marble flooring for corridors and Staircase
- Lift walls with Vitrified/Marble/Granite cladding



TV/TELEPHONE



- TV Outlet in Master Bedroom and Living room
- Telephone outlet in master bedroom and living rooms
- Intercom facility connecting security with all flats

ELEVATORS



Automatic Elevators of Kone / Johnson or Equivalent

WATER SUPPLY



Underground and overhead storage tanks of suitable capacity with bore-well and provision for kaveri source of water

TOILETS



- Anti-skid tile flooring
- Wall cladding with glazed tiles up to 7' height

Sanitary and Plumbing:

- Sanitarywares - Hindware / Parryware or Equivalent
- All CP fittings jaquar or Equivalent
- Water Supply piping CPVC



PAINTING



Interior walls: Two Coats of putty with emulsion paint

Exterior walls: Combination of texture and plain finish with 2 coats of paint

Ceiling: Two coats of putty with emulsion paint

Wake up to the beauty of lush green environs, enjoy the symphony of birds and refresh with the aroma of forests everyday at SK Dwaraka. Live with a blend of modern amenities amidst gifts of nature and cherish it every moment.

SK
Dwaraka
A BLESSED LIFE !!

Strike a perfect work-life balance in the heart of IT bustle

SK Dwaraka is blissfully placed in the divinely blessed neighborhood of Manyata Tech Park and 5 minutes from ORR. In the heart of IT bustle at Whitefield and very close to International technology Park Bangalore, it also offers a walk-to-work advantage that very few destinations can offer and which allow you to strike a perfect work-life balance. Unsurprisingly, this part of the city is a favorite of the upper crust and top-notch IT professionals - reflected by upmarket residential enclaves that dot the vicinity. Amidst this ideal background, the best possible lifestyle is assured.



IT COMPANIES

- + International Tech Park (ITPL)
- + Unisys SJRIT Park
- + Sigma Soft Tech Park
- + Bagmane tech Park
- + Prestige Featherlite Tech Park
- + GR Tech Park
- + H M Tech Park
- + Kalyani Platina Tech park
- + RMZ NXT
- + Bhoruka Technology park



HOSPITALS

- + NH Hospital
- + Apollo Hospitals
- + Manipal Hospital
- + Columbia Hospital
- + Vydehi Hospital
- + Sri Sathya Sai Hospital
- + Svastha Hoapital
- + Telerad Rxdx Healthcare Pvt Ltd.
- + New Life Hospital .
- + Rainbow Hospital

SCHOOLS

- + Kidzee School
- + GJR International School
- + Vibayor Intl. School
- + The Deens Academy
- + Chrysalis School
- + National Public School
- + Euro School Whitefiled
- + Vivero International School
- + Like so many schools are available

ENTERTAINMENT MALLS

- + Virginia Mall
- + Inorbit Mall
- + Park Square ITPL
- + Hypercity
- + VR Bengaluru
- + Phoenix Marketcity
- + Innovative Multiplex

NEARBY PLACES

- + Village Mart
- + All Major Banks
- + Apollo Pharmacy
- + Met and Eat
- + 5 Star Chicken
- + KFC
- + Coffee Day
- + Food's Hotel
- + Fresh Vegetables Centres
- + Mobile Centre
- + Natural Salon
- + Beauty Parlours
- + Golden Gym
- + A to B Bhavan

FORMED WITH A FIRM
BELIEF IN PROVIDING HIGH QUALITY
AESTHETIC LIVING SPACES

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RLA # 199257

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