



Sanvi **IMPACT**
ERO GARDENS

Strategic Partners:

CASATRANCE
Your Property Our Priority



AFFINITY INFRASPACE

Sanvi Constructions

SY.No 71/1, Kannamangala Village
Kasaba Hobli, Devanahalli Taluk
Bangalore North District



www.sanvigroups.in



+91 7996102102

+91 7996103103



TAKE OFF TO A LUXURIOUS LIFESTYLE

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Luxurious 1, 2 & 3 BHK Abodes
Kannamangala, Near Kempegowda International Airport



Take Off to 

A Sanvi Home

Sanvi Group proudly welcomes you to our latest offering: Impact Sanvi Aero Gardens providing ultra-luxurious lifestyle at a prime location close to Bengaluru airport.

At Sanvi Group, each home is built with a commitment to build memorable & joyful moments for you & your loved ones.

We believe that every brick laid shall serve us milestones for our future endeavors. Over the course of years, we have built secure homes with integrity and delivered spaces that add value to life.

With our newest gem, Impact Sanvi Aero Gardens, we aim to bring luxurious living spaces at a prime location to aspiring homebuyers.

Keeping the style and quality in mind, we have curated the perfect 1, 2 & 3 BHK apartments. Impact Sanvi Aero Gardens offer homes that are an amalgamation of comfort, efficiency and great visual aesthetics.

We welcome you to be a part of our growing family!



Sanvi Group
EVOLVING LIFESTYLES

Well Located.
Well Connected.
Well Designed.



CGI Artist's Impression of Building Side Elevation View



A Home Beyond Imagination

Impact Sanvi Aero Gardens stands as a testament to luxury, innovation, and excellence in real estate development.

With a vision to redefine urban living, Sanvi Group brings an exclusive project that blends modern architecture with nature's tranquility.

At Impact Sanvi Aero Gardens, our vision is to create iconic spaces that inspire and elevate the way people live, work, and play.

We believe in crafting living spaces that not only meet the highest standards of luxury but also promote sustainability, community well-being, and a harmonious relationship with nature.

We take pride in our commitment to exceptional design and uncompromising quality. Every aspect of the project, from the architectural aesthetics to the finest finishes, is planned and executed to exceed expectations.

So, wait no more & take off to a luxurious lifestyle now!



CGI Artist's Impression of Building Side Elevation View



Take Off to 

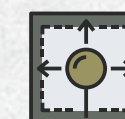
Luxurious Living at Prime Location

Located just a few minutes away from the Bengaluru International Airport, Impact Sanvi Aero Gardens ensures effortless connectivity for frequent travelers and easy access to major highways, business hubs, educational institutions, and healthcare facilities.

Indulge in a lifestyle of luxury with our world-class amenities. From the moment you step into the project, you are greeted with an array of facilities designed to enhance your well-being and leisure.

Whether it's relaxing by the pool, unwinding at the spa, or enjoying a workout at the fitness center, every day is an experience of utmost comfort and convenience.

Experience the convenience of urban living without compromising on tranquility and green surroundings.



2.5 Acres
Vast Project Area



1, 2 & 3 BHK
Premium Living Spaces



Strategic Location
Close to Bengaluru Airport



20+
Modern Lifestyle Amenities



G+6 Floor
Beautifully Designed Project



Spaces Built with Your Needs in Mind

Step into a world of elegance and sophistication with our meticulously designed homes.

Impact Sanvi Aero Gardens showcases a stunning blend of modern architecture, innovative design principles, and sustainable practices, creating a distinctive residential enclave for aspiring homebuyers.

The project's architectural aesthetics are characterized by clean lines, contemporary elements, and a harmonious integration with the natural surroundings.

The facade features sleek finishes, expansive glass panels, and carefully curated materials that reflect sophistication and timeless elegance.

Each unit at Impact Sanvi Aero Gardens is meticulously designed to offer functional layouts that optimize space utilization and enhance livability.

From the compact yet efficient 1 BHK apartments to the spacious 2 BHK and 3 BHK homes, every residence is crafted to cater to the diverse needs and preferences of modern homeowners.



CGI Artist's Impression of Impact Sanvi Aero Garden's Side Elevation View



Take Off to 

Luxurious Lifestyle with 20+ Amenities

Impact Sanvi Aero Gardens redefines luxury living with a comprehensive array of 20+ amenities that cater to every aspect of modern lifestyle and well-being. From recreational facilities to convenience services, residents can indulge in a world of opulence and convenience within the project.

COMMON AREA AMENITIES

-  MULTIPURPOSE HALL
-  KIDS PLAY AREA
-  INTERCOM CONNECTION
-  SOLAR LIGHTING FOR COMMON AREA
-  RAIN WATER HARVESTING
-  SEWAGE TREATMENT PLANT
-  JOGGING TRACK
-  STAND BY GENERATOR FOR COMMON AREAS
-  3 AMPS POWER BACK UP FOR EVERY APARTMENT
-  WATER SOFTNERS
-  HIGH SECURED COMPOUND WALL WITH FENCING
-  24/7 SECURITY WITH CC TV
-  LIFTS

PROVISIONS

-  JACUZZI & SPA
-  LIBRARY
-  FIRE SAFETY SYSTEMS
-  CAR WASH
-  EV CHARGING
-  LAUNDRY

CLUB HOUSE AMENITIES

-  ROOFTOP SWIMMING POOL WITH TODDLER POOL
-  FULLY EQUIPED GYMNASIUM
-  YOGA/ MEDITATION LAWN
-  TABLE TENNIS
-  CARROM BOARD AND CHESS BOARD
-  SNOOKER/BILLIARDS





Homes Connected to Everything You Need

Impact Sanvi Aero Gardens offers unparalleled connectivity to essential social infrastructure, ensuring a seamless and convenient lifestyle for residents.

Proximity to Kempegowda International Airport

Located in close proximity to Kempegowda International Airport, Impact Sanvi Aero Gardens provides effortless access for frequent travelers, making it an ideal choice for those who value convenience and connectivity. The short commute to the airport ensures stress-free travel experiences, whether for business or leisure.

Accessibility to Major Highways

Located right on the NH 44, the project enjoys excellent connectivity to major highways and arterial roads, facilitating easy and efficient commuting to various parts of Bengaluru and neighboring cities.

Residents can access key employment hubs, educational institutions, healthcare facilities, & shopping destinations with ease, saving valuable time and enhancing overall convenience.



MAJOR LANDMARKS

Airport Railway Station - 4 km
Kempegowda Intl. Airport - 6.2 km
Devanahalli Town - 7 km
Yelahanka - 12.8 km
Jakkur Aerodrome - 18.5 km
Hebbal - 24 km
Nandi Hills - 31 km



SHOPPING MALLS

RMZ Galleria Mall - 16.5 km
Esteem Mall - 23.3 km



HOSPITALS

Akash Hospital – 6.7 km
Ramaiah Leena Hospital – 7.5 km
Sri Shiridi Sai Hospital – 7.6 km
New Manasa Hospital – 8 km



IT PARKS

Manyata Tech Park - 21.9 km
KIADB Aerospace Park – 12 km
Ecopolis Tech Park – 12 km
Prestige Tech Cloud – 2.5 km
Signature Business Park – 2 km

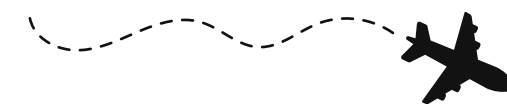
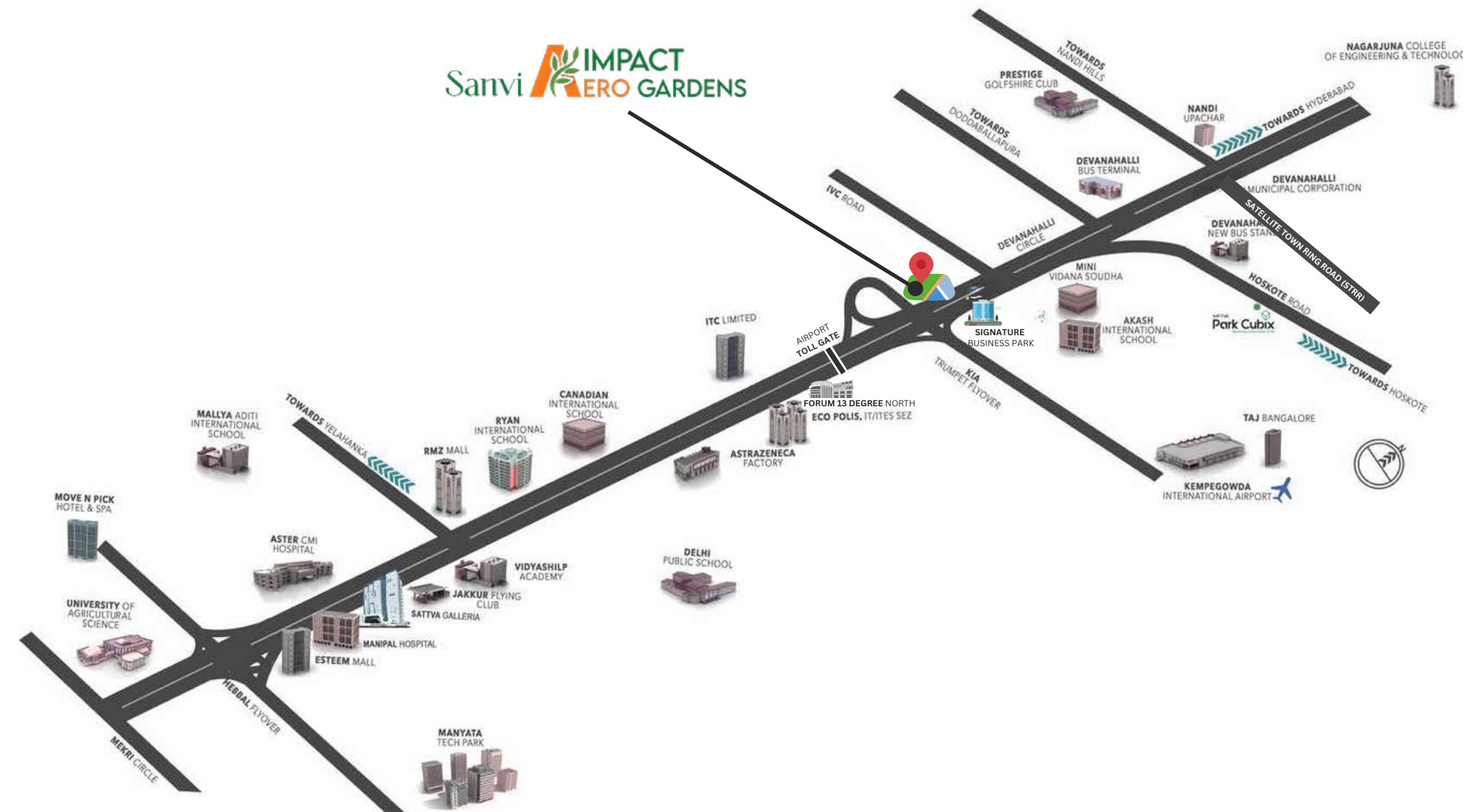


EDUCATIONAL INSTITUTES

Air Force School Yelahanka - 12.4 km
Ryan International School - 14.7 km
Armed Police Training School - 14.7 km
Akash International School – 9 km
NAFL (NPS) – 2.7 km
Oxford English School – 8 km
Dr. A.P.J Abdul Kalam English School - 2.4 km
Euro Kids School – 8.3 km

Location Map

(Not to Scale)



A Location that's **Close to The World!**



Block B
Premium 1, 2 & 3 BHK Homes
(39 units per floor)

Block A
Exclusive 1 BHK Apartments
(9 units per floor)

Resort-Like Clubhouse

Entry/ Exit



G+6
Seismic Resistant Structure



1, 2 & 3 BHK
Residential Apartments



20+ Modern Amenities
For Comfort & Convenience

Take Off to 

An Exclusively Planned Layout

Impact Sanvi Aero Gardens unveils a meticulously crafted masterplan that harmonizes luxury, functionality, and aesthetics, creating a vibrant living environment.

As you enter the project, you are greeted by a resort-like clubhouse that serves as the heart of the community. Designed to offer a plethora of amenities and recreational spaces, the clubhouse is a sanctuary for relaxation, socializing, and indulgence.

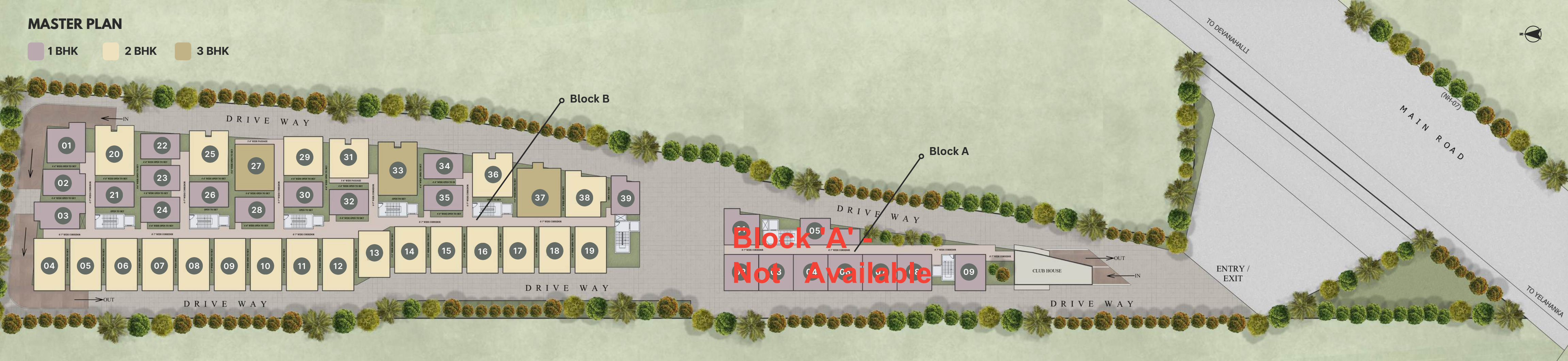
The project unfolds with a dedicated block for modern, contemporary studio apartments. These thoughtfully designed units are ideal for professionals, young couples, and individuals seeking a modern living space that maximizes comfort and convenience. Each studio is crafted to offer functionality, style, and cozy ambiance, making it a perfect retreat after a busy day.

Adjacent to the studio apartments, a separate block offers 2 BHK and 3 BHK homes, designed to cater to the needs of families and discerning homeowners. These residences exemplify luxury living with expansive living areas, elegant interiors, and premium finishes.

The open layout fosters a sense of spaciousness and allows for natural light to permeate throughout the homes, creating a welcoming and inviting atmosphere.

MASTER PLAN

1 BHK 2 BHK 3 BHK



Block A

Unit	01	02	03	04	05	06	07	08	09
Type	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK
Facing	West	East	East	East	West	East	East	East	East
Ground & 1st Floor SA	675	655	655	655	710	655	655	655	600
Typical Floor (2nd - 6th) SA	735	785	785	785	820	785	785	785	720

Block B

Unit	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
Type	1 BHK	1 BHK	1 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	1 BHK	1 BHK	1 BHK	1 BHK	2 BHK	1 BHK	3 BHK	1 BHK	2 BHK	1 BHK	2 BHK	1 BHK	3 BHK	1 BHK	1 BHK	2 BHK	3 BHK	2 BHK	1 BHK
Facing	West	East	West	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	East	North	North	West	West	West	North	North	East	West	North	North	West	West	North	West	West	North	West	West	North
Ground & 1st Floor SA	840	705	720	925	925	925	925	925	925	925	925	925	860	810	810	810	810	810	810	1090	625	625	625	625	960	625	1265	625	815	625	955	625	1175	625	625	975	1355	1000	600
Typical Floor (2nd - 6th) SA	900	705	790	1040	1040	1040	1040	1040	1040	1040	1040	1040	925	925	925	925	925	925	925	1215	625	625	625	625	1085	625	1265	625	960	625	1075	625	1290	625	625	1100	1395	1055	655



Ground & 1st Floor | 1 BHK | 840 Sft | West Facing

Unit Number - 01 (Block B)



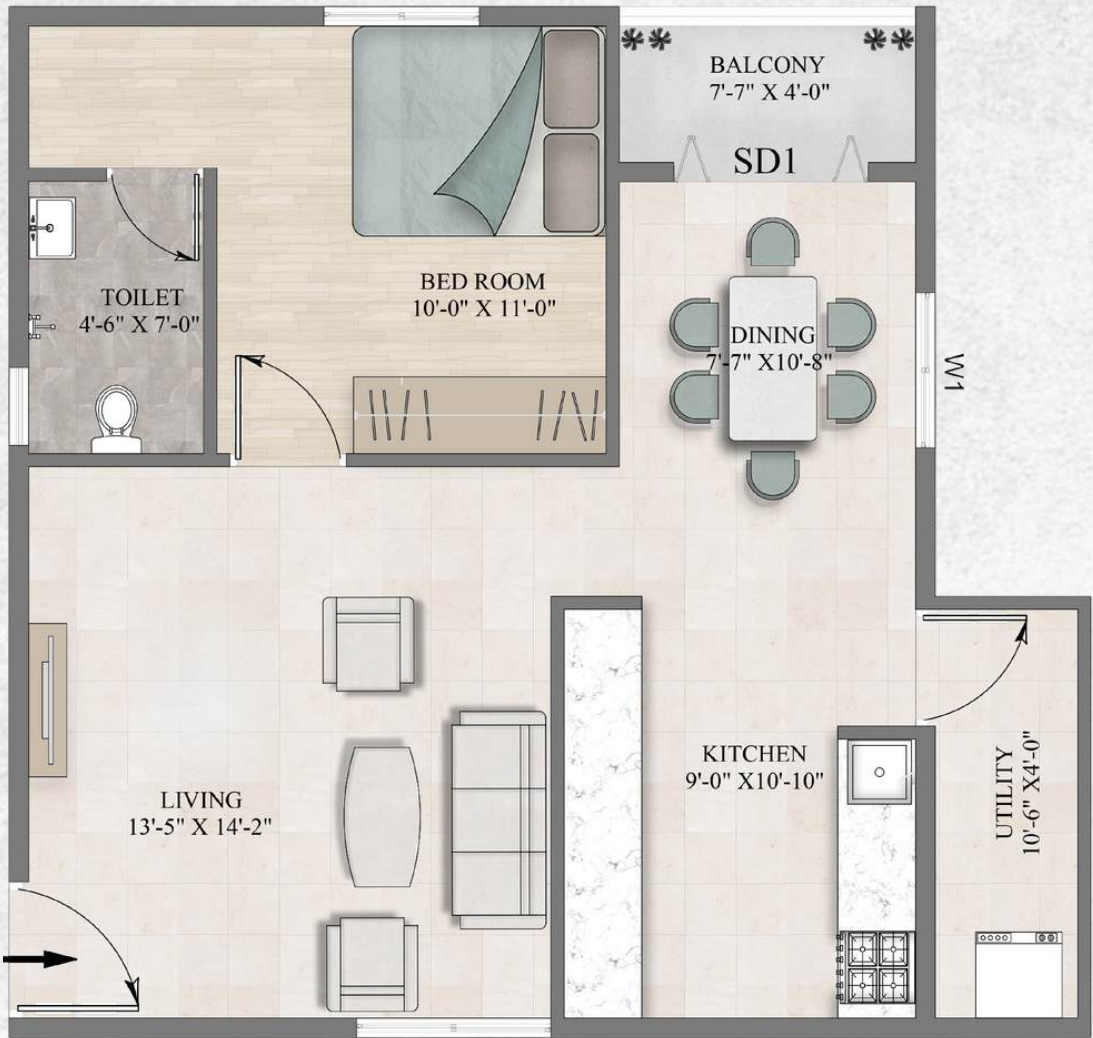
Key Plan



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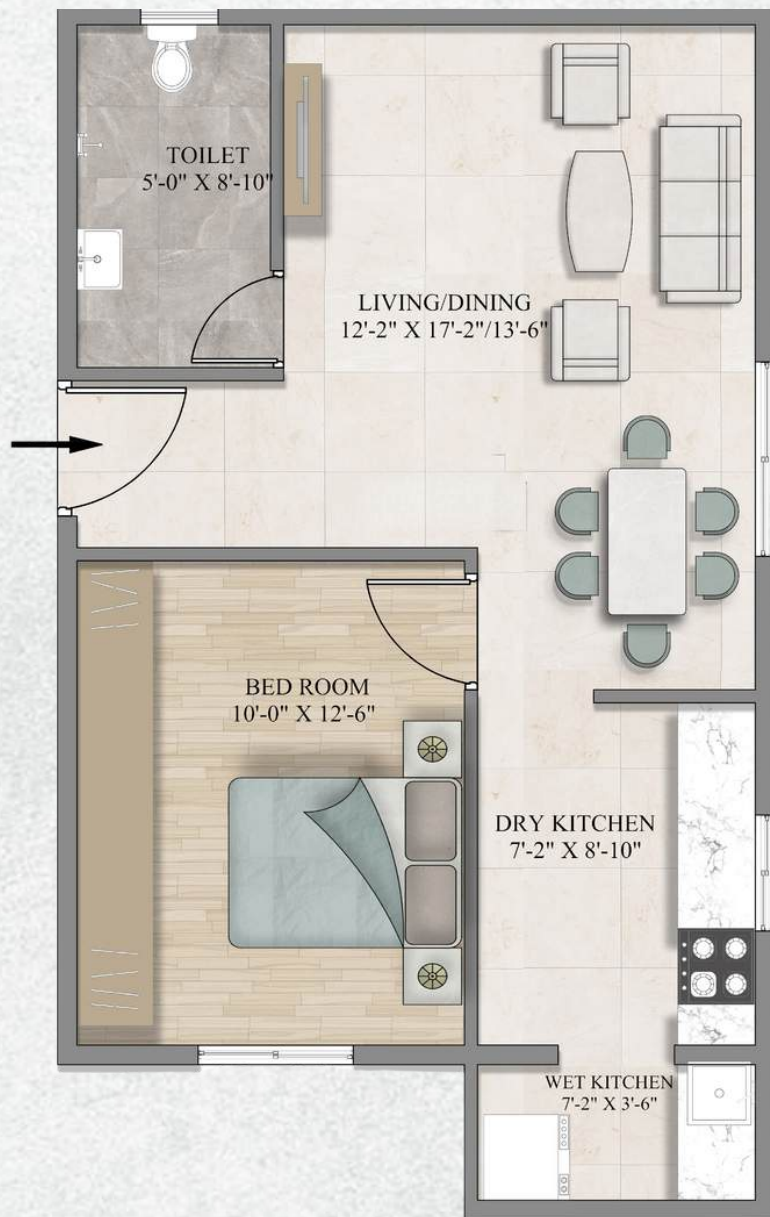
Typical Floor | 1 BHK | 900 Sft | West Facing

Unit Number - 01 (Block B)



Ground & 1st Floor | 1 BHK | 720 Sft | West Facing

Unit Number - 03 (Block B)



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Typical Floor | 1 BHK | 790 Sft | West Facing

Unit Number - 03 (Block B)



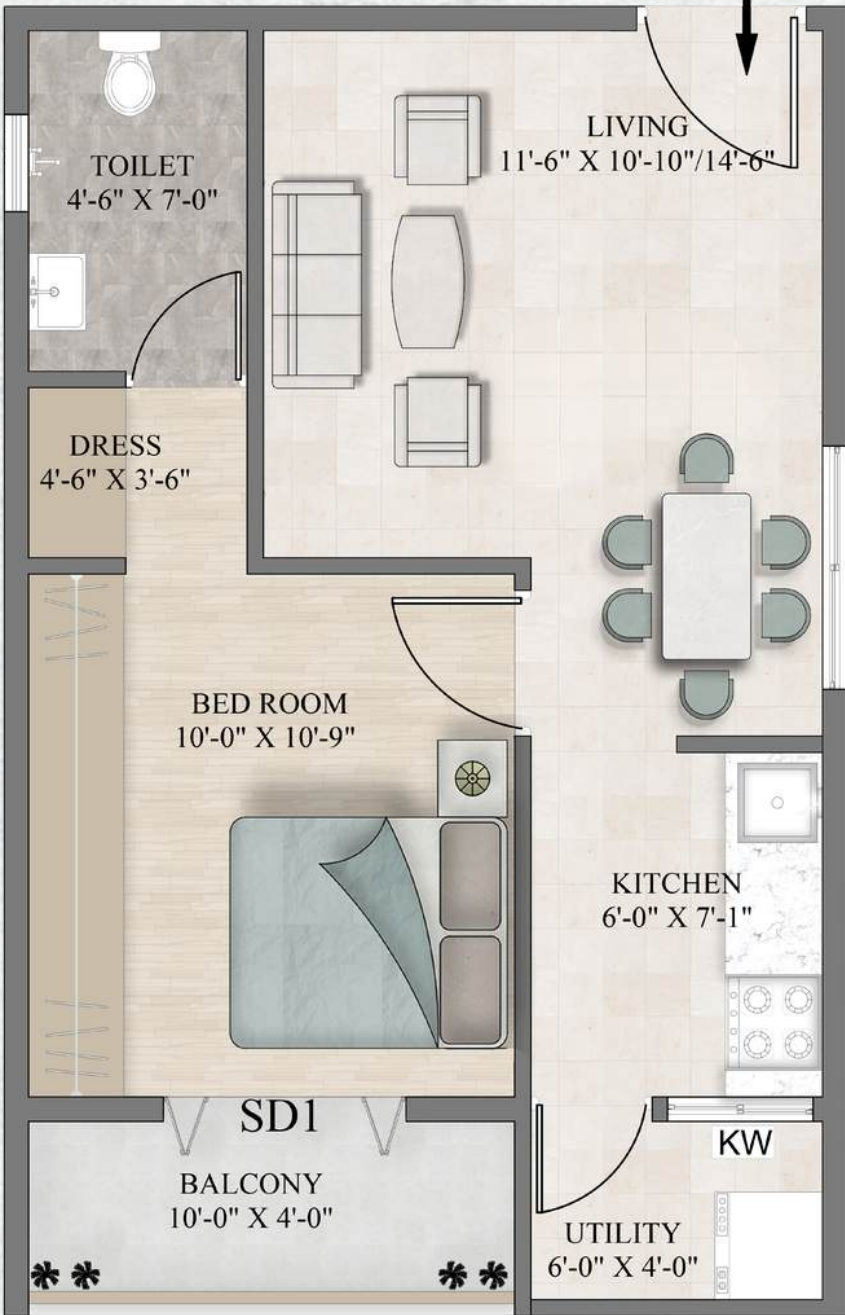
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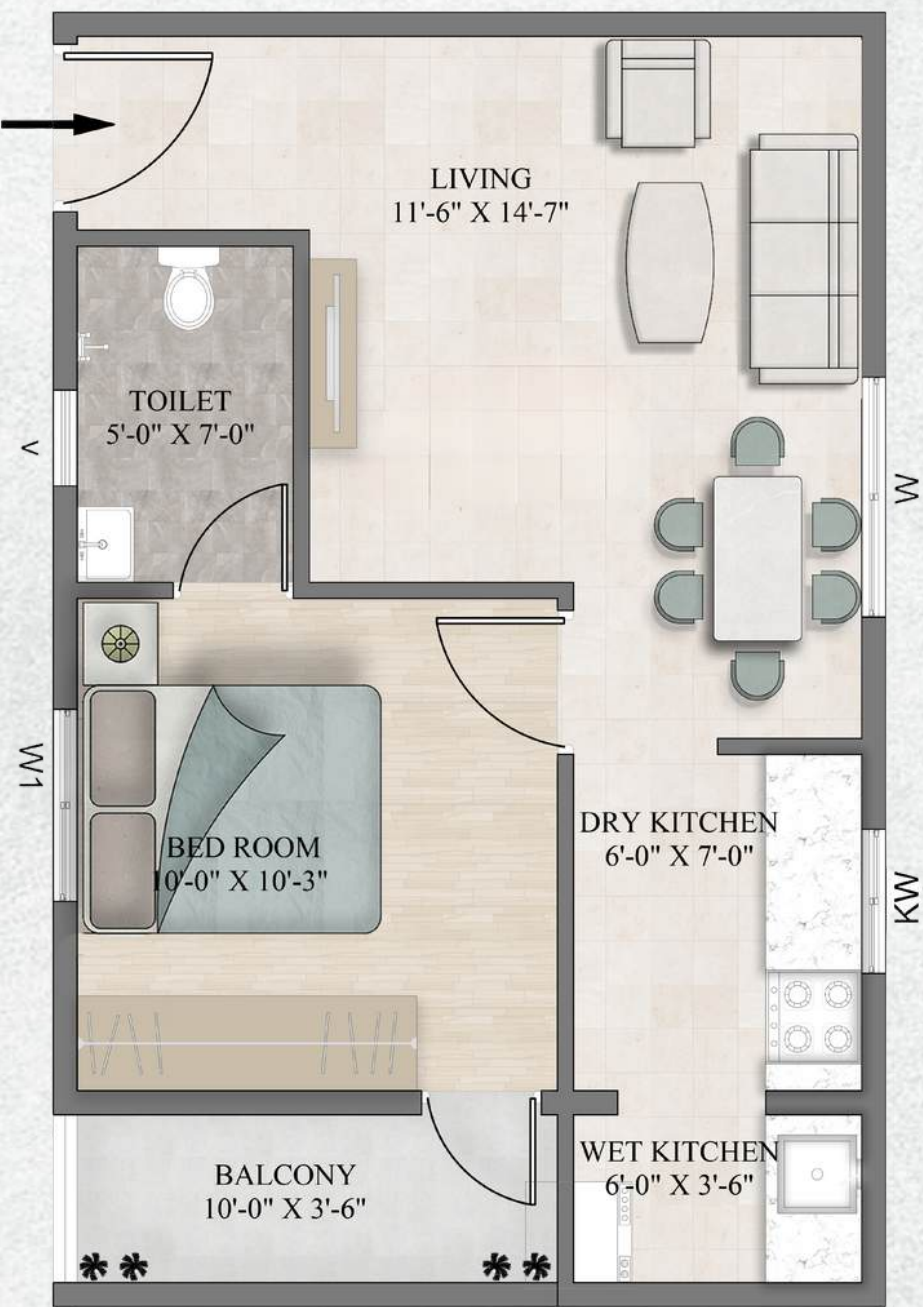
Ground, 1st & Typical Floor | 1 BHK | 705 Sft | East Facing
Unit Number - 02 (Block B)



Ground, 1st & Typical Floor | 1 BHK | 625 Sft | North Facing
Unit Number - 21, 26, 30 (Block B)



Ground, 1st & Typical Floor | 1 BHK | 625 Sft | West Facing
Unit Number - 24, 28, 32, 35 (Block B)



Ground, 1st & Typical Floor | 1 BHK | 625 Sft | West Facing
Unit Number - 22, 23, 34 (Block B)



Key Plan



Key Plan



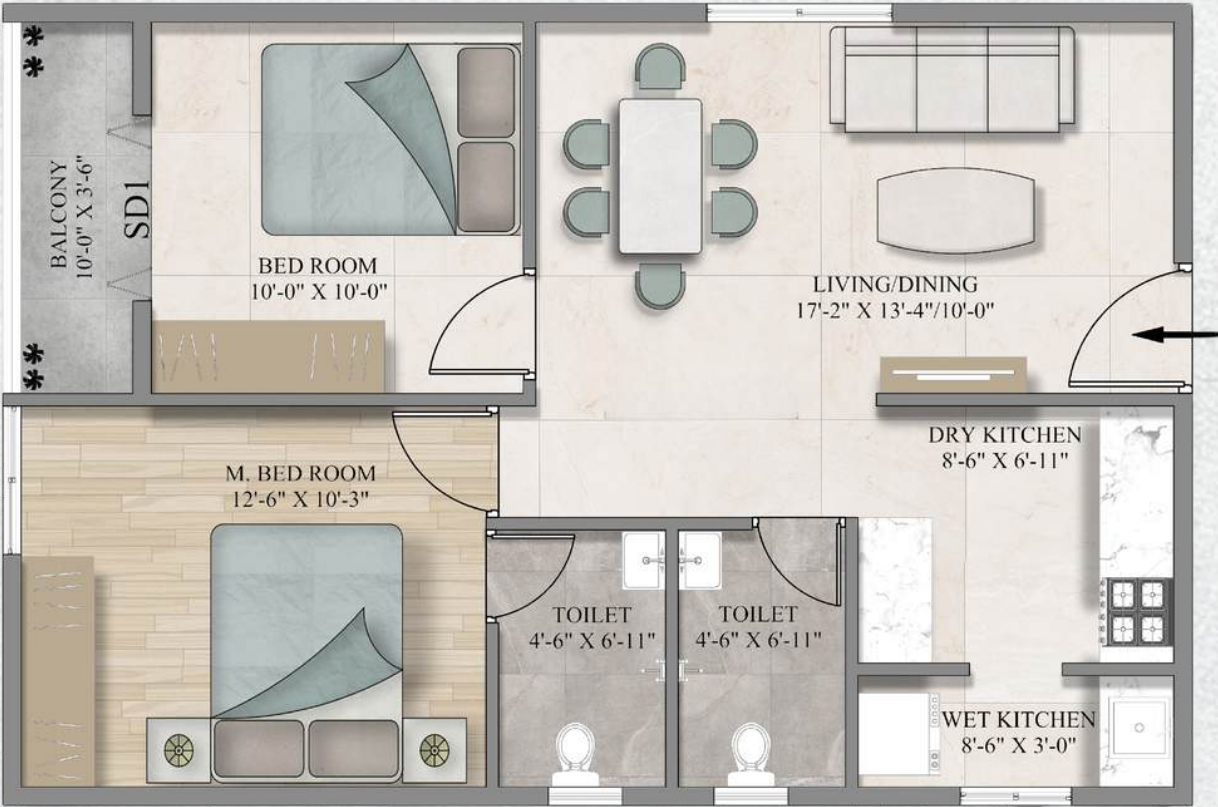
Key Plan



Key Plan



Ground & 1st Floor | 2 BHK | 925 Sft | East Facing
Unit Number - 04,05,06,07,08,09,10,11,12 (Block B)



Ground & 1st Floor | 2 BHK | 860 Sft | East Facing
Unit Number - 13 (Block B)



Typical Floor | 2 BHK | 1040 Sft | East Facing
Unit Number - 04,05,06,07,08,09,10,11,12 (Block B)

Key Plan



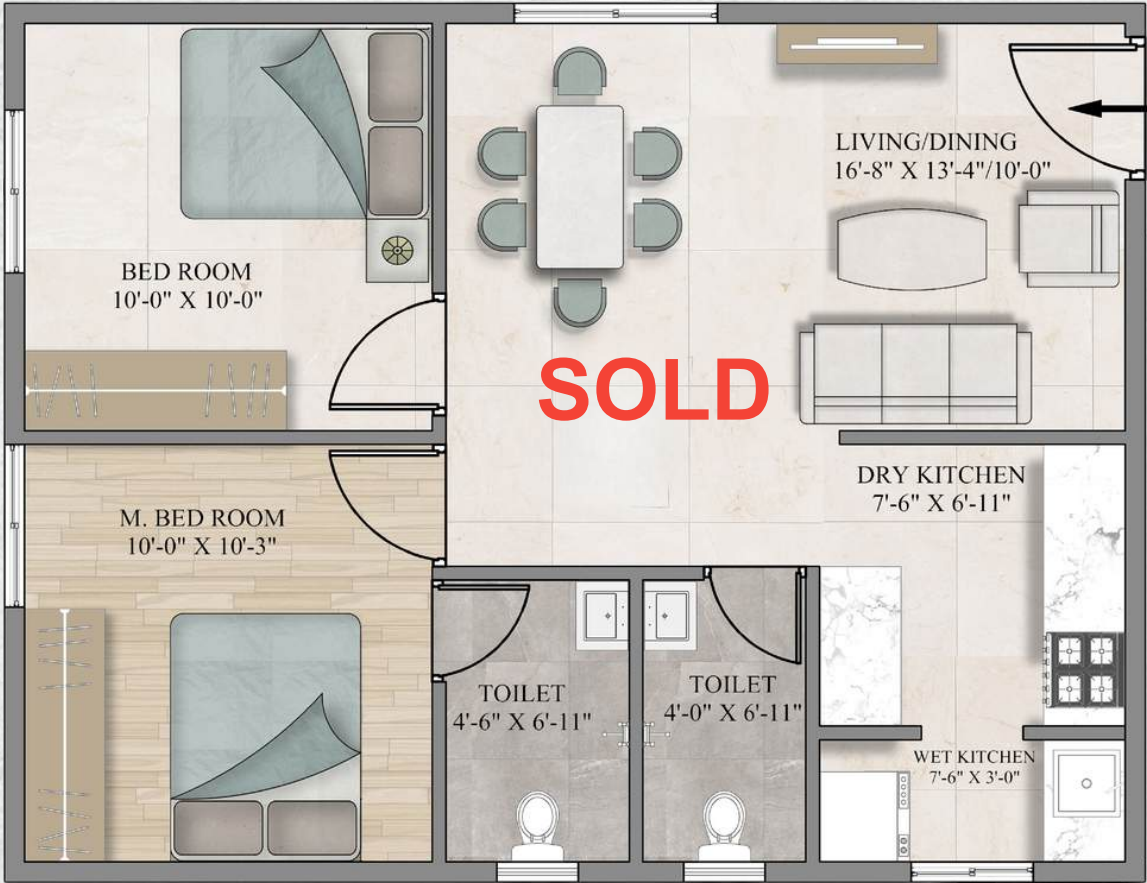
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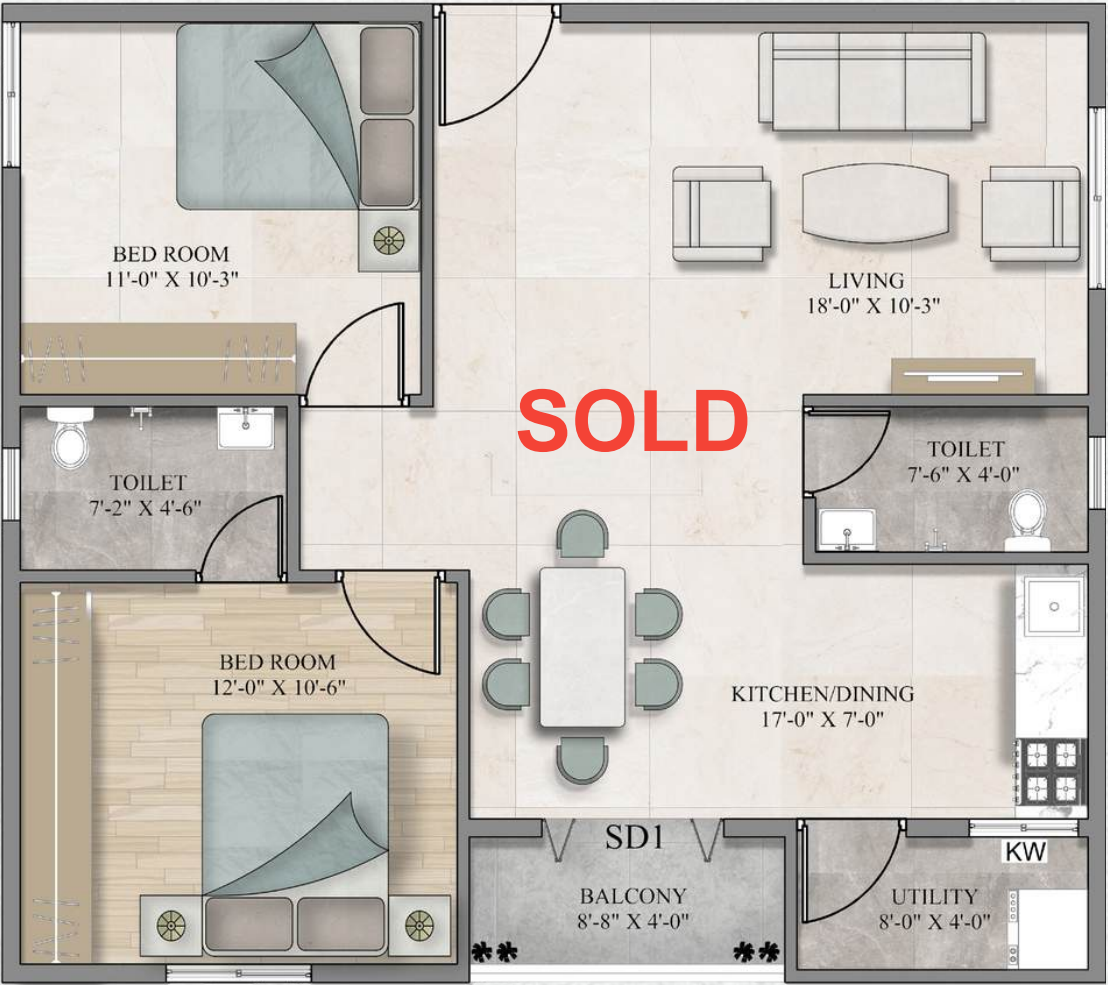
Typical Floor | 2 BHK | 925 Sft | East Facing
Unit Number - 13 (Block B)



Ground & 1st Floor | 2 BHK | 810 Sft | East Facing
Unit Number - 14,15,16,17,18,19 (Block B)



Ground & 1st Floor | 2 BHK | 1090 Sft | North Facing
Unit Number - 20 (Block B)

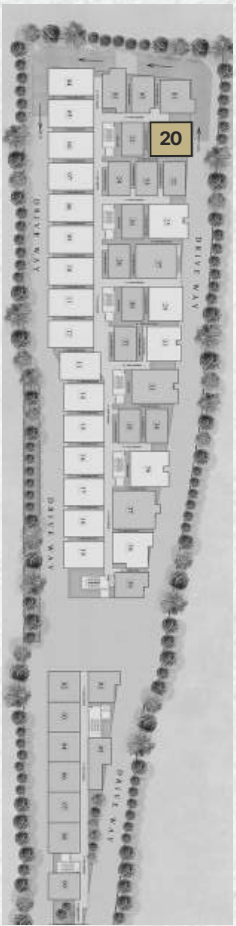


Typical Floor | 2 BHK | 1215 Sft | North Facing
Unit Number - 20 (Block B)

Typical Floor | 2 BHK | 925 Sft | East Facing
Unit Number - 14,15,16,17,18,19 (Block B)



Key Plan



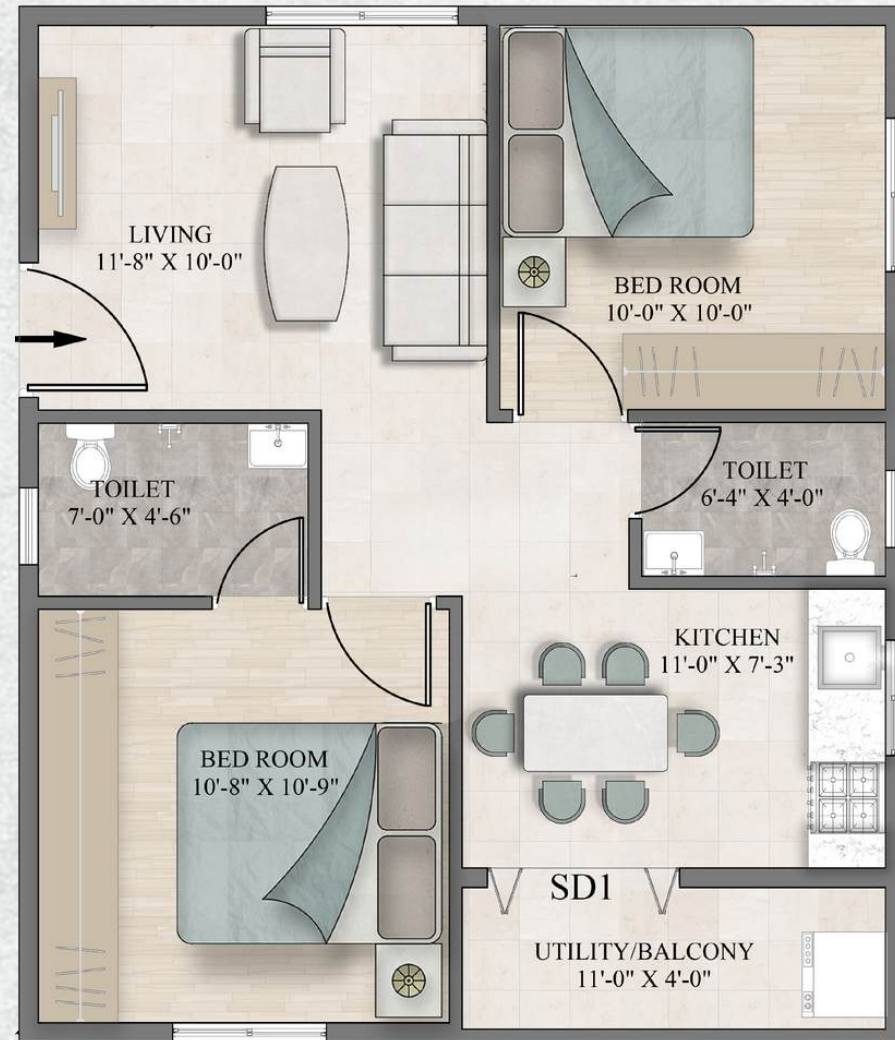
SOLD



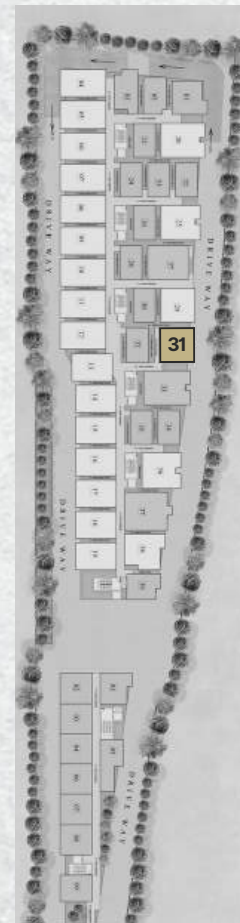
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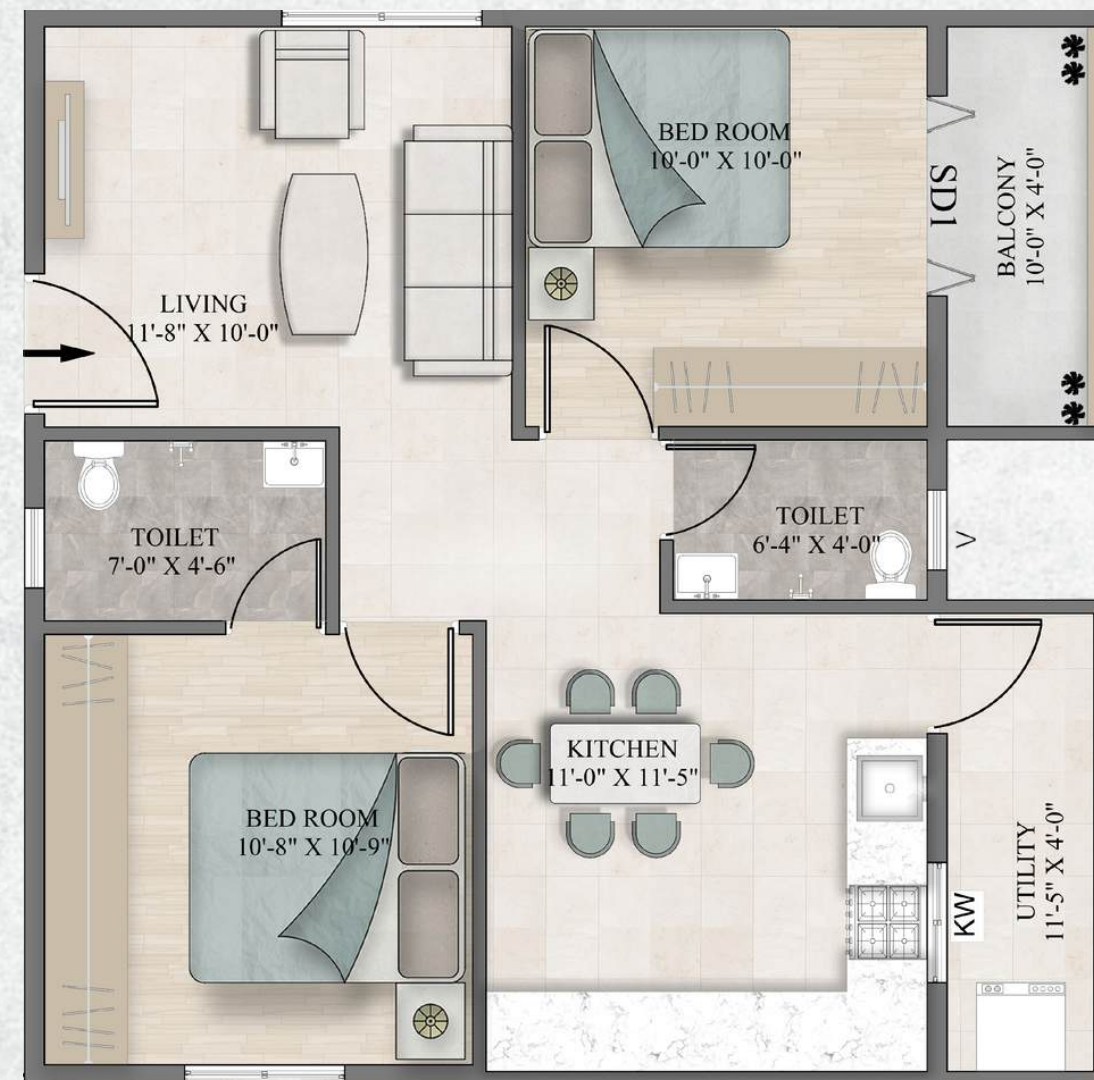
Ground & 1st Floor | 2 BHK | 955 Sft | West Facing
Unit Number - 31 (Block B)



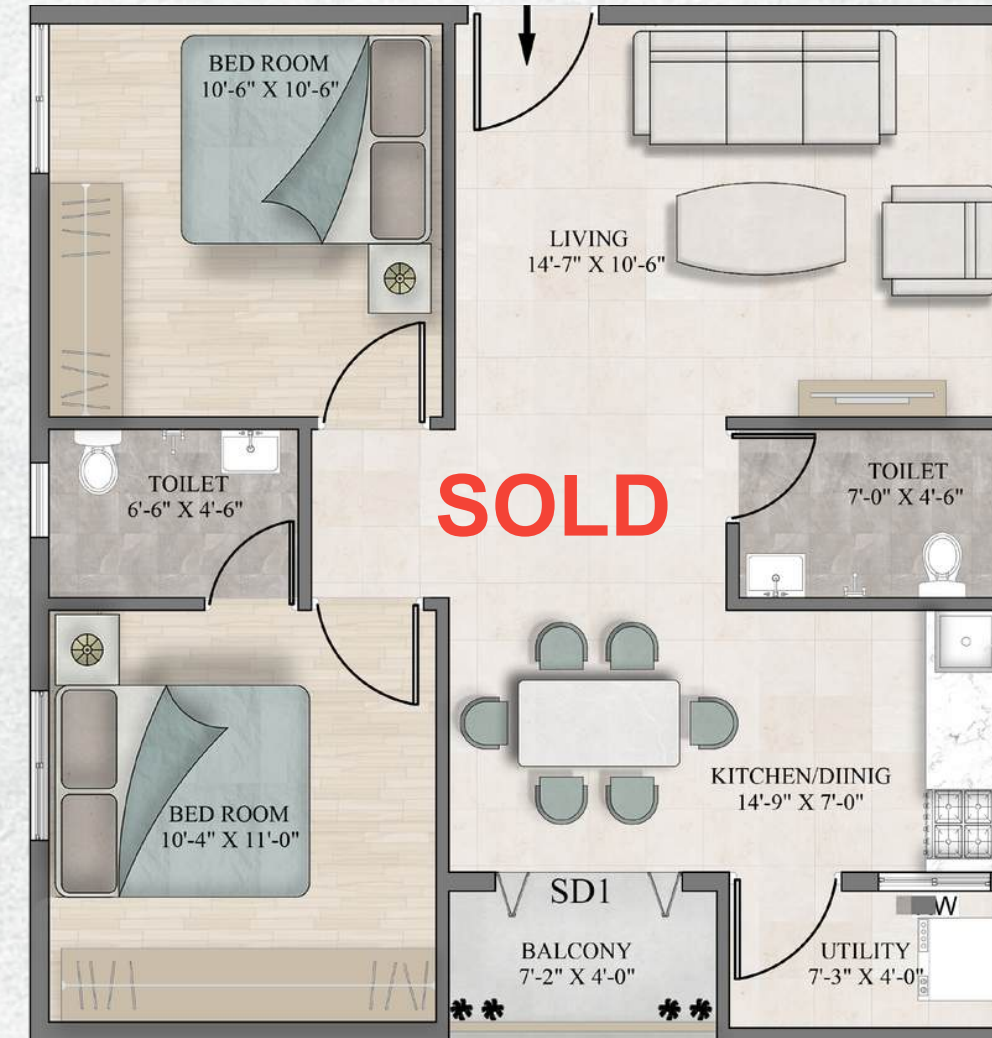
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Typical Floor | 2 BHK | 1075 Sft | West Facing
Unit Number - 31 (Block B)



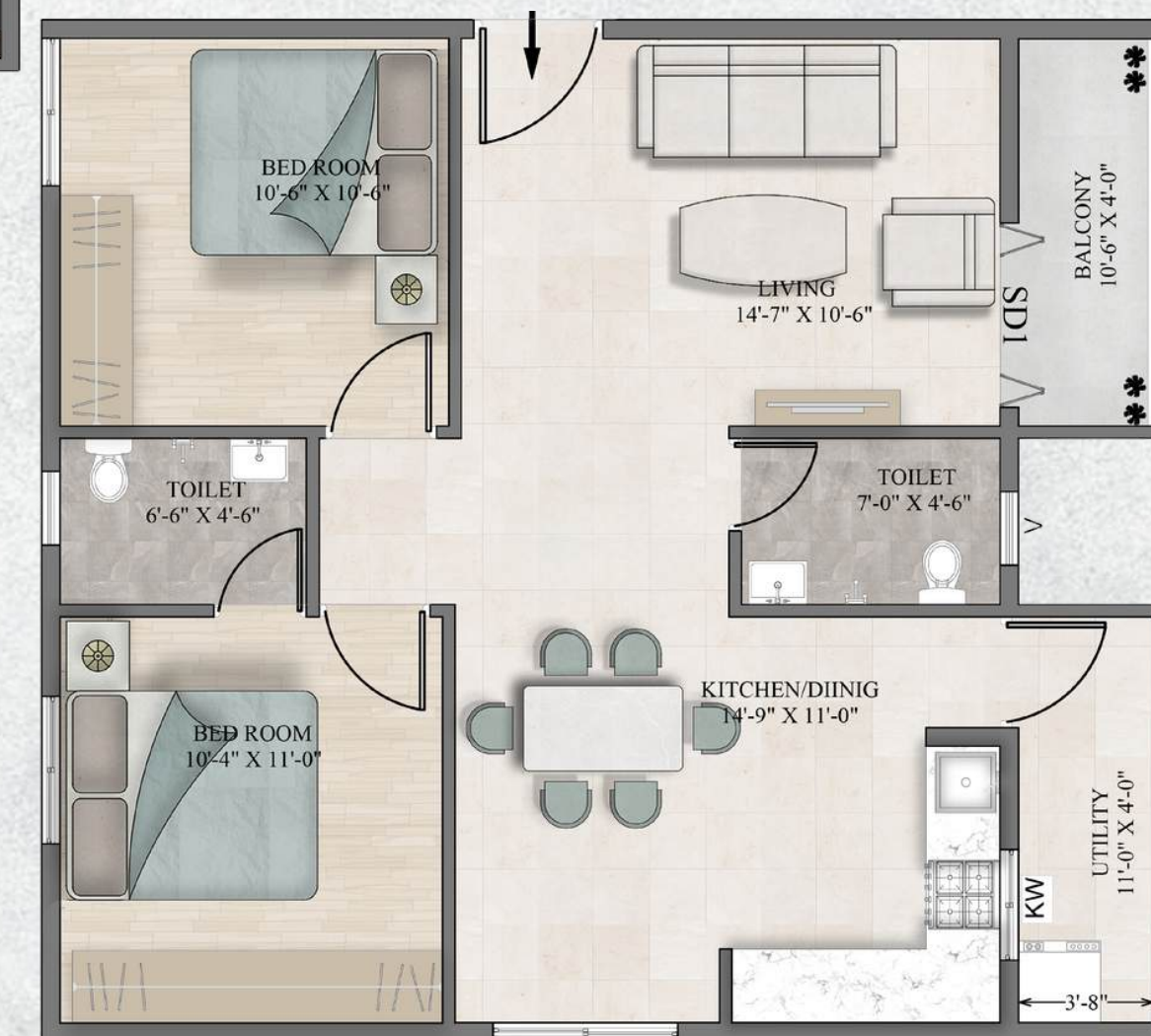
Ground & 1st Floor | 2 BHK | 975 Sft | North Facing
Unit Number - 36 (Block B)



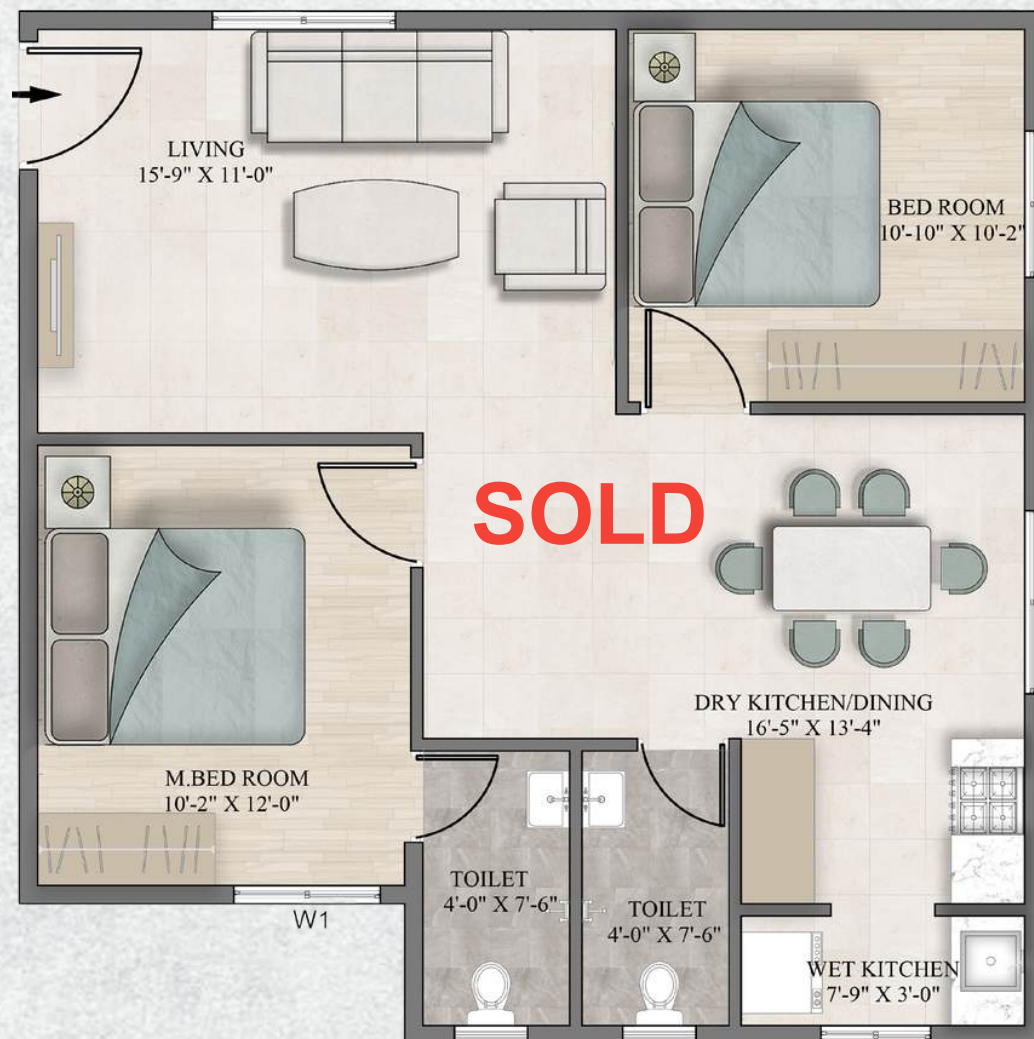
Key Plan



Typical Floor | 2 BHK | 1100 Sft | North Facing
Unit Number - 36 (Block B)



Ground & 1st Floor | 2 BHK | 1000 Sft | West Facing
Unit Number - 38 (Block B)

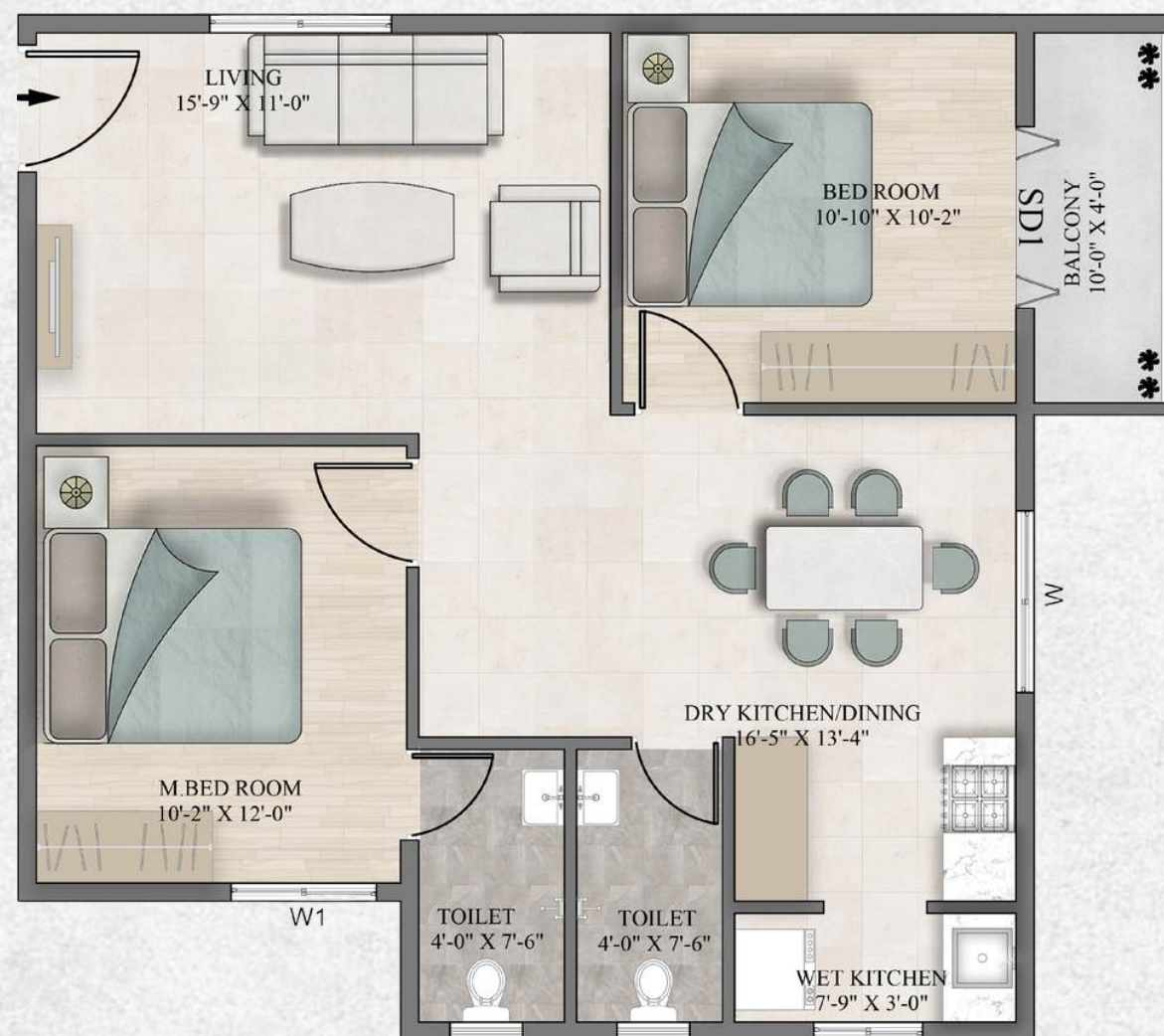


Key Plan



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Typical Floor | 2 BHK | 1055 Sft | West Facing
Unit Number - 38 (Block B)

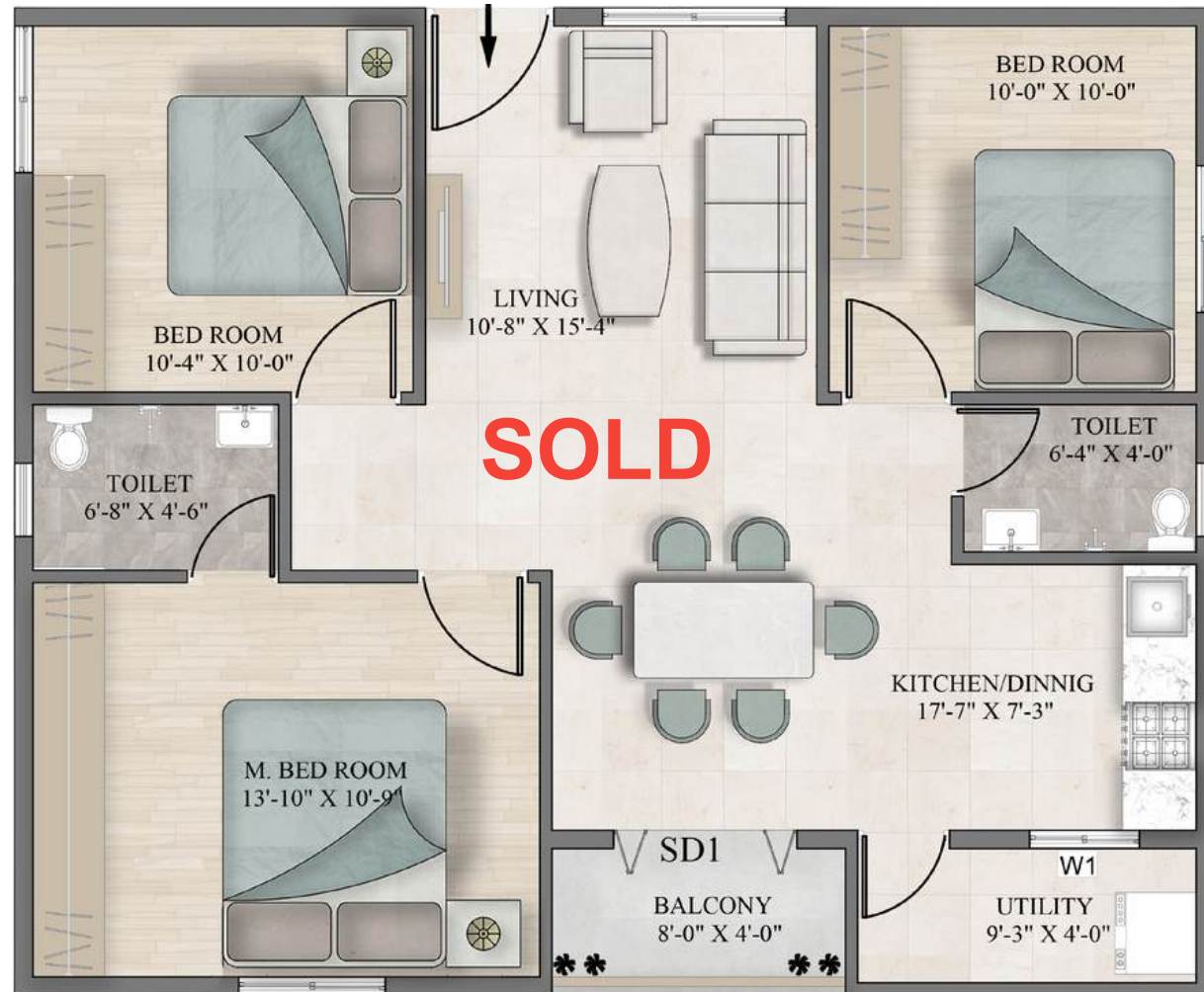


FLOOR PLANS

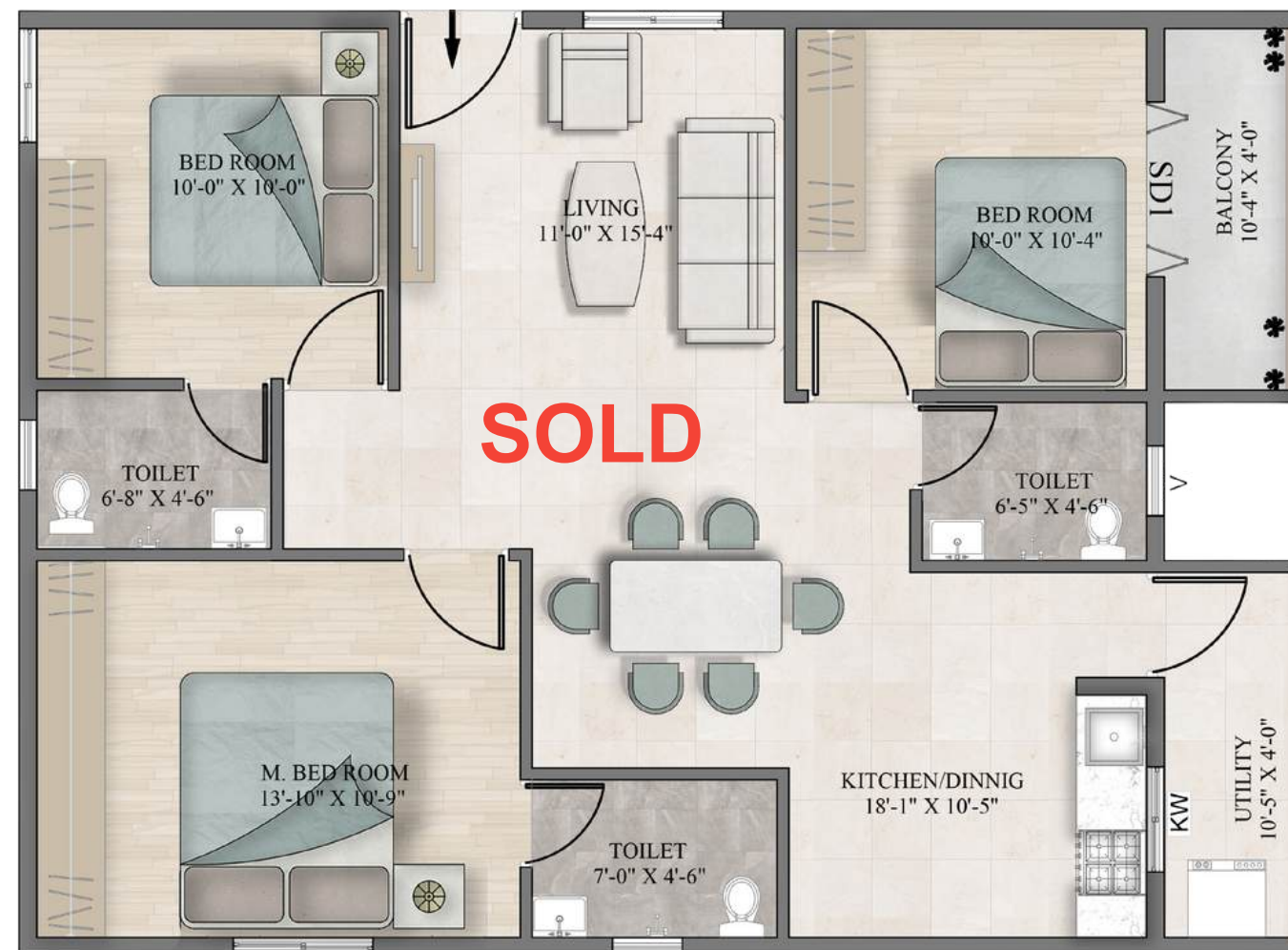
3 BHK APARTMENTS (B BLOCK)



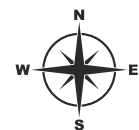
Ground & 1st Floor | 3 BHK | 1175 Sft | North Facing
Unit Number - 33 (Block B)



Typical Floor | 3 BHK | 1290 Sft | North Facing
Unit Number - 33 (Block B)

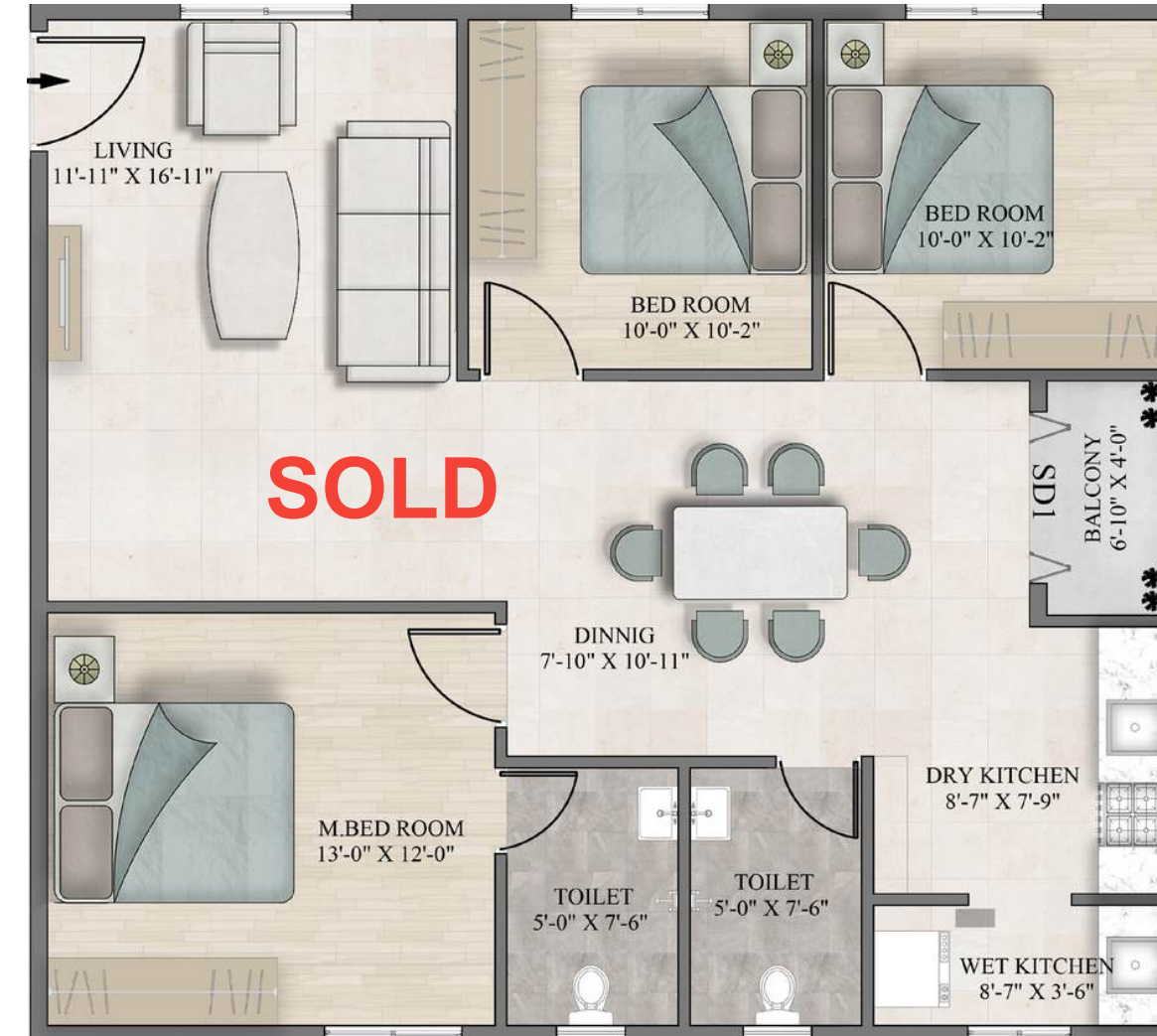


Key Plan



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Ground & 1st Floor | 3 BHK | 1355 Sft | West Facing
Unit Number - 37 (Block B)

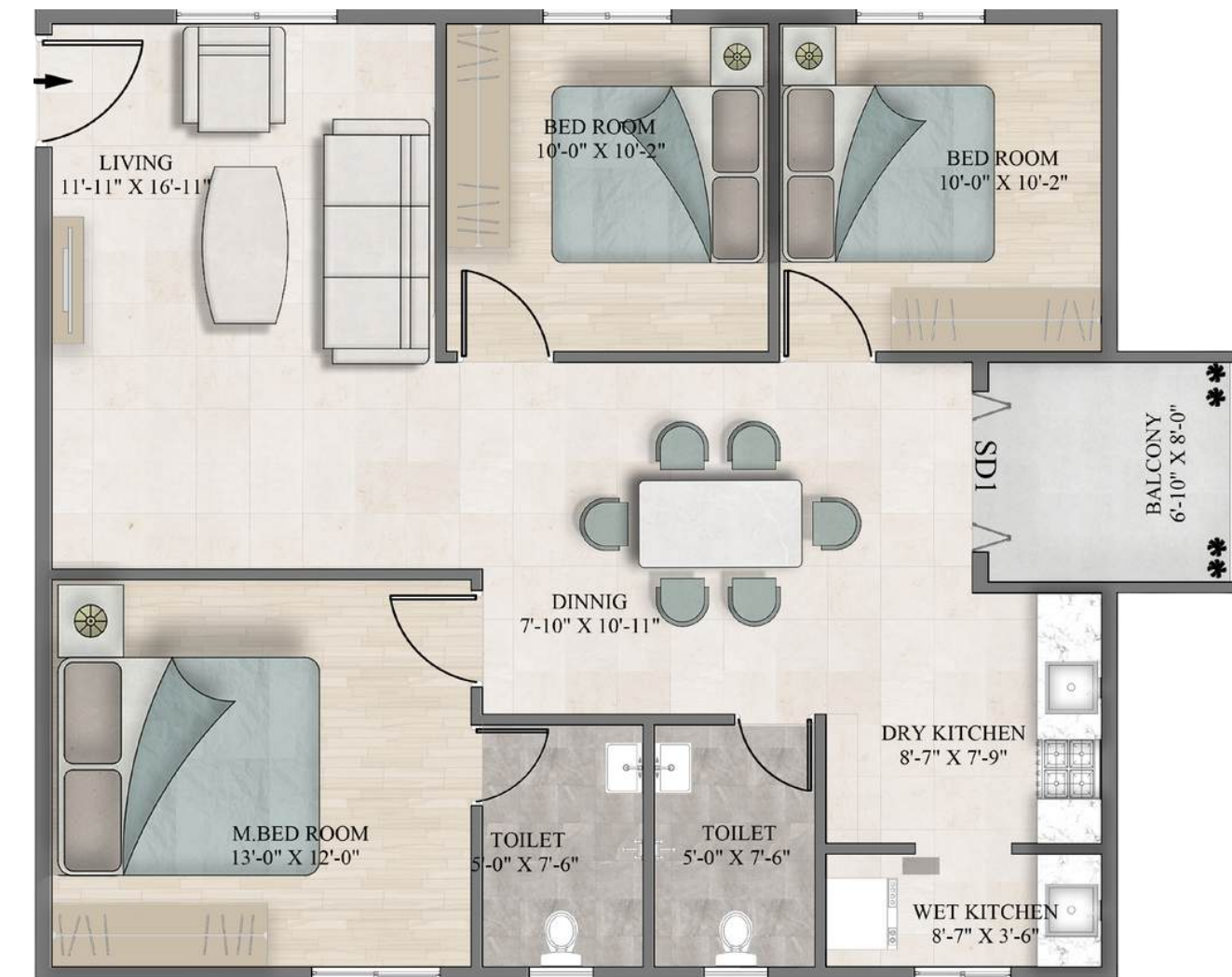


Typical Floor | 3 BHK | 1395 Sft | North Facing
Unit Number - 37 (Block B)

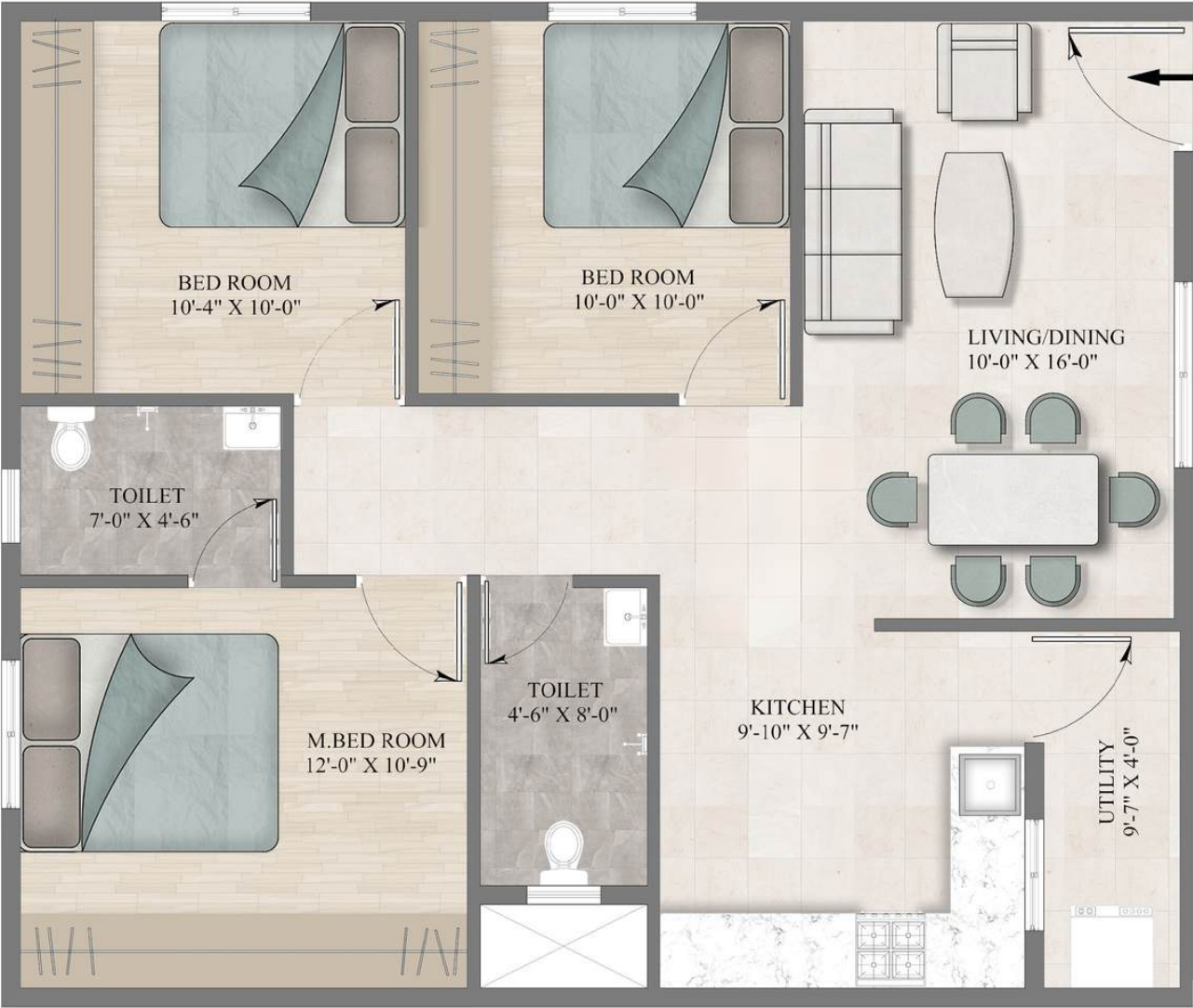
Key Plan



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Ground, 1st & Typical | 3 BHK | 1265 Sft | East Facing
Unit Number - 27 (Block B)



Key Plan



Take Off to



SUPERIOR CONSTRUCTION SPECIFICATIONS



DOORS & WINDOWS

Main door:

Teak frame with BST doors with necessary fittings.

Internal doors:

Engineered wooden doors and frames with necessary fitting.

Window:

2+1 UPVC sliding shutters with M.S grills.



PAINTING

Interior Walls:

2 coast of wall putty and with 2 coats of emulsion paint of Asian paint or equivalent make.

Exterior Walls:

Textured White cement paint with 1 coat Ace or equivalent brand external emulsion.



GENERATOR BACKUP

3 Amps 1 KVA power backup for each flat, Additional power backup for lifts, water pump and common area lighting



STRUCTURE

RCC framed structure to withstand seismic loads.



WALLS

External walls with 8" solid concrete blocks and Internal walls with 4" solid concrete blocks.



SANITARY FIXTURES

Reputed make Sanitaryware and CP fittings. Wash basin (in toilets only)



ELECTRICAL

Miniature circuits breaker for every house. Necessary electrical points provided for Air Conditioners, Geysers, Fans, Lights, Socket points, Chimney, Oven, Fridge, Mixers & Washing Machine. Single TV, Telephone points and cable connection in living area. Reputed make cables and switches.



WATER SUPPLY

Adequate water supply through borewell and BWSSB. Facilities: Sewage Treatment Plant and Rainwater harvesting pits.



FLOORING & DADOING

2'X4' Vitrified tiles in living, dining, kitchen and rooms, Anti-skid tiles in toilets, balconies & wash area, Ceramic tiles in bath room upto door level and dado upto 3 feet height for wash/utility, Staircase and corridors with granite finish.



KITCHEN

20mm thick granite platform with Steel sink, 2' height ceramic tiled dado from cooking platform.



LIFT

Total 8 No. - 6-passenger capacity lift of ISI Standard make with 2 lifts in Block A & 6 lifts in Block B



SECURITY

CCTV Camera surveillance. Every house will be connected to security office through intercom phone.



Sanvi Group is a distinguished real estate developer based out of Bengaluru renowned for crafting luxurious living experiences that cater to the aspirations of modern homebuyers.

With a focus on quality, innovation, and elegance, Sanvi Group's portfolio includes a range of meticulously designed residential projects, from exclusive villas to high-end apartments.

Each development is strategically located to provide prime accessibility while offering a serene and opulent lifestyle. Sanvi Group's commitment to excellence is reflected in their attention to detail, ensuring that every home is a harmonious blend of modern amenities, aesthetic appeal, and unparalleled comfort.

By consistently delivering exceptional living spaces, Sanvi Group has established itself as a trusted name in Bengaluru's real estate landscape, dedicated to transforming dreams into reality for its esteemed clientele.

COMPLETED PROJECTS

- Sanvi Samveda**
Medahalli
- Sanvi Sai Residency**
Medahalli
- Sanvi Residency**
Horamavu Agara
- Sanvi Sankalpam**
Nagondanahalli, Whitefield

ONGOING PROJECT

- Eustoma Serenity Gardens**
Nagondanahalli, Whitefield
- Contact:**
+91 7996 102 102
+91 7996 103 103

UPCOMING PROJECTS

- Project Area: 2 Acres**
Varthur
(Behind Brigade Utopia)
- Project Area: 3.75 Acres**
Kadugodi,
Hoskote Main Road



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The Perfect Lifestyle Now!