

RERA NO : Phase 1 - PRM/KA/RERA/1251/310/PR/090523/005916
Phase 2 - PRM/KA/RERA/1251/310/PR/090523/005912
rera.karnataka.gov.in



ESTEEM SOUTH PARK

PREMIUM 2 & 2.5 BHK APARTMENTS

Off Bannerghatta Main Road – South Bengaluru



WELCOME TO ESTEEM SOUTH PARK. YOUR PREMIUM ABODE ENVISIONED TO PERFECTION.

A LIFE THAT HAS YOU AT ITS HEART

Esteem welcomes you to live an inspiring life at Esteem South Park. A magnificent project that's a fine blend of all that it takes for a high life with a location that makes it even more desirable. Truly, a remarkable life like no other awaits the privileged residents who are going to dwell in them. An awe-inspiring design that houses four splendid wings which comes loaded with all the life-enriching contemporary amenities.

A great, comfortable life awaits you in a much sought-after location that will allow you to embrace a convenient lifestyle.

LIVE A CONVENIENT LIFESTYLE TO ENJOY LIFE TO THE FULLEST

Brought to life on four expansive acres, Esteem South Park gives you the chance to live a distinctive lifestyle. Away from the hustle and bustle of the city yet close to all its delightful happenings. These four impressive wings house 2 & 2.5 BHK abodes with uninterrupted fresh air and an ample amount of natural light flowing in from all directions. Esteem South Park is a thoughtful fusion of high life and peaceful living with all the modern amenities. Located just off Bannerghatta Main Road, it gives you a great location advantage and allows you to be accessible to all the important landmarks and social infrastructure in the neighbourhood. Come embrace a life wrapped in convenience at Esteem South Park.



2 & 2.5 BHK



4 Acres

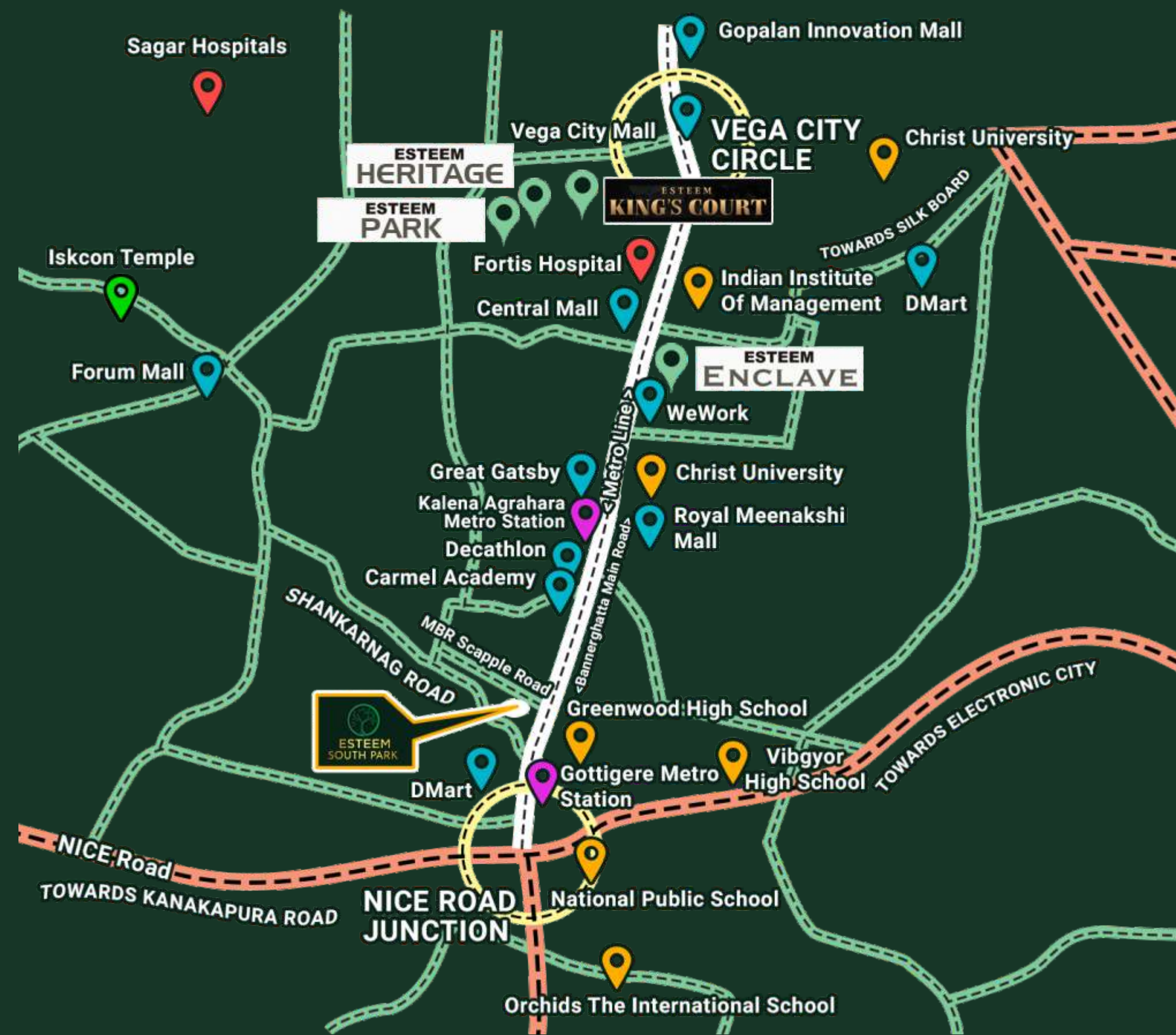


4 Wings



Off Bannerghatta
Main Road

LOCATION MAP



EVERYTHING IN CLOSE PROXIMITY

A premium home in a great location means a calm and comfortable life. Esteem South Park is all about location. We are located in the heart of South Bengaluru with all the social infrastructure available in the neighbourhood. Located close by are IIM-B, Oracle, IBM, the IT Hubs, Major Co-workings Centres, Reputed Schools and Colleges, happening Shopping Malls, the best of Hospitals, recreation centres and everything else.



SHOPPING

Decathlon – 0.35 Km
D Mart – 1 Km
Royal Meenakshi Mall – 2 Kms
Bangalore Central Mall – 3.6 Kms
Forum Mall – 5.4 Kms
Vega City Mall – 6 Kms



HOSPITALS

Fortis Hospital – 4 Kms
Apollo Hospital - 4.1 Kms
Rainbow Children's Hospital – 5 Kms
Jayadeva Hospital – 7 Kms



CONNECTIVITY

Bannerghatta Main Road – 0.4 Km
Gottigere Bus Stop – 0.5 Km
Upcoming Metro Station – 0.6 Km
NICE Road – 1 Km
CBD/Koramangala – 11 Kms



EMPLOYMENT HUBS/IT PARKS

We Work – 3 Kms
HSBC Data – 3.5 Kms
Primeco Spectrum – 3.6 Kms
Kalyani Magnum – 5.8 Kms
Divyasree Towers – 7 Kms
Electronic City Ph 1 – 12 Kms



SCHOOLS & COLLEGES

Carmel Academy – 0.3 Km
National Public School - 1.8 Kms
Christ University – 2 Kms
Vibgyor School – 3.7 Kms
IIM Bangalore - 4 Kms
Greenwood High School - 4 Kms



WHERE CONNECTED LIVING IS INTERWOVEN WITH WELLNESS

Experience the best of both worlds at Esteem South Park. Enjoy the convenience of living in the heart of Gottigere, with everything just 5 minutes outside your doorstep, while inside, our luxury wellness amenities provide a tranquil escape from the hustle and bustle of urban life. Discover the perfect balance between connected living and wellness at Esteem South Park.

INDOOR AMENITIES

What makes life truly remarkable is an abode that's brimming with classy amenities. Esteem South Park comes loaded with the best amenities, so you can get more out of life. The main clubhouse at Esteem South Park is located on the Rooftop, offering 360-degree views of the city while you enjoy the sprawling activities offered. Come home to rejuvenate your senses every day.

- Reception and Lounge Area
- Lobby Area in each Block
- Guest's Meeting Room
- Exclusive Clubhouse Entrance Lobby in Ground Floor
- Exclusive Lift for Rooftop Clubhouse Access
- Rooftop Party Hall
- Multipurpose/Society Hall
- Media Room
- Music Room
- Arts and Crafts Corner
- Library/Reading Room
- Children's Creche Area
- Indoor Games with TT, Carrom, Chess, etc
- Pool Table
- Squash Court
- Boxing Corner
- Dart Wall
- State-of-the-art Gymnasium
- Yoga Corner
- Steam/Sauna
- Shower Room (His & Hers)
- Working Desks
- Terrace Zen Area



Artist's Impression



Artist's Impression



Artist's Impression



OUTDOOR AMENITIES

Find your inner bliss outside in the serene, picture-perfect gardens of Esteem South Park. It has everything you'll need to keep your body, mind and spirit in perfect harmony. Come home to cherish the excitingly calm life that awaits you every day.

- Grand Welcome Courtyard
- Waiting Bay
- Swimming Pool
- Pool-side Lounges and Seating
- Pool-side Barbeque
- Children's/Toddlers Pool
- Children's/Cognitive Play Area
- Sand Pit Area
- Mini-Skating Rink
- Cricket Net
- Basketball/Dribble Court
- Multipurpose Sports Court
- Pebble Garden
- Aromatic Garden
- Senior Citizens Garden
- Walking Track around Periphery
- Jogging Track
- Outdoor Gym
- Outdoor Yoga Zone
- Pet's Park



Artist's Impression

BUILDING & COMMUNITY AMENITIES

At Esteem South Park, we have gone above and beyond to curate an elevated lifestyle that's picture-perfect. Everything you come into contact with here - everything that catches your attention and makes you awestruck - bears the hallmark of our attention to detail.

- Round-the-clock Security
- CCTV Surveillance
- Intercom Facility
- Common Washroom for Helpers
- Disabled-friendly Access
- Power Backup for Common Areas, Lifts and Pumps
- Efficient LED Light Fixtures
- Sewage Treatment Plant (STP)
- Rain Water Harvesting and Recharge Pits
- Overhead Tanks for each block
- Central Multi Utility Sump Tank for the tower
- Provision for EV Charging in Selected Slots
- Car Wash Bay



SPECIFICATIONS

GENERAL

Structure

RCC framed structure with block masonry

Car Parking

Option of Basement, Stilt and Open Car Parks

Living, Dining, Foyer and All Bedrooms

Vitrified tiles

Kitchen

Ceramic matt/gloss tiles

Utility

Provision for Sink will be provided

Toilets

Ceramic tiles upto ceiling in shower area, and upto 4 feet in other areas.

Balconies

MS railing and walls as per façade elevation and design

Driveway

Paver/driveway Tiles as per architectural design

Ground Floor Lobby

Elegant granite lift cladding with premium vitrified tiles

JOINERY

Entrance Door

Laminated doors or Equivalent

Internal Doors

Laminated doors or Equivalent

Toilet Doors

Laminated doors or Equivalent

All Windows

UPVC or Aluminium based on architectural and elevation design features for outer windows.
UPVC or aluminium with louvers for toilets.

PAINTING

Interior Walls and Ceilings

Oil bound distemper

Exterior Walls

Exterior paint as per architectural and facade design

KITCHEN

Single Bowl Sink

Points for Water purifier, hob, chimney, and washing machine

ELECTRICAL

TV points in Living and Master Bedroom

Fire Resistant Electrical cabling

Elegant electrical switches

0.5 Kw Power backup for each apartment

Phone point in Living room

Dish antenna cabling upto shafts for operator installation

Individual meters for all apartments

BATHROOMS

Premium Quality CP Fittings

Cera or Parryware or Hindware or Equivalent as per architectural design and availability

Premium Quality Sanitary Ware

Cera or Parryware or Hindware or Equivalent as per architectural design and availability

Counter Top Wash Basin in Master Toilet

Cera or Parryware or Hindware or Equivalent as per architectural design and availability

Provision for Geysers

Health Faucet in All Toilets

LIFTS

Suitable sized lift in every block as per building design and requirement

EVERYTHING IS LAID DOWN THOUGHTFULLY

When you call Esteem South Park your dream home, you choose a nature-embraced lifestyle that is thoughtfully laid out and meticulously designed. There has been a special focus on the design of common and community areas to promote social interactions for families. Esteem South Park's Master Plan is both futuristic and nature-friendly. So you can live that perfectly crafted life.

A BIRD'S EYE VIEW OF MASTER PLAN



- 01 ENTRY/EXIT
- 02 TRANSFORMER YARD
- 03 VISITOR'S CAR PARKING
- 04 SURFACE CAR PARKING
- 05 STILT CAR PARKING
- 06 DROP-OFF/WAITING BAY
- 07 LOUNGE
- 08 GUEST'S MEETING ROOM
- 09 STAIRCASE & LIFT
- 10 LOBBY
- 11 CLUBHOUSE LOBBY
- 12 SERVICE BAY
- 13 SWIMMING POOL
- 14 TODDLER'S POOL
- 15 PARTY AREA
- 16 POOL SIDE LOUNGE & SEATING
- 17 POOL SIDE BARBEQUE
- 18 CHANGE ROOM
- 19 CAR WASHING / EV CHARGING
- 20 PEBBLE GARDEN
- 21 MULTI-SPORTS COURT
- 22 CRICKET NET
- 23 DRIBBLE COURT
- 24 OUTDOOR YOGA ZONE
- 25 CHILDREN / COGNITIVE PLAY AREA
- 26 SAND PIT
- 27 OUTDOOR GYM
- 28 MINI-SKATING RINK
- 29 AROMATIC GARDEN
- 30 SENIOR CITIZEN GARDEN
- 31 PET'S PARK
- 32 JOGGING TRACK
- 33 WALKING TRACK
- 34 COMMON WASHROOM FOR HELPER'S
- 35 SECURITY CUBICLE

NOTE: THE FURNITURE LAYOUT IS ONLY INDICATIVE AND IS NOT PART OF THE OFFERING



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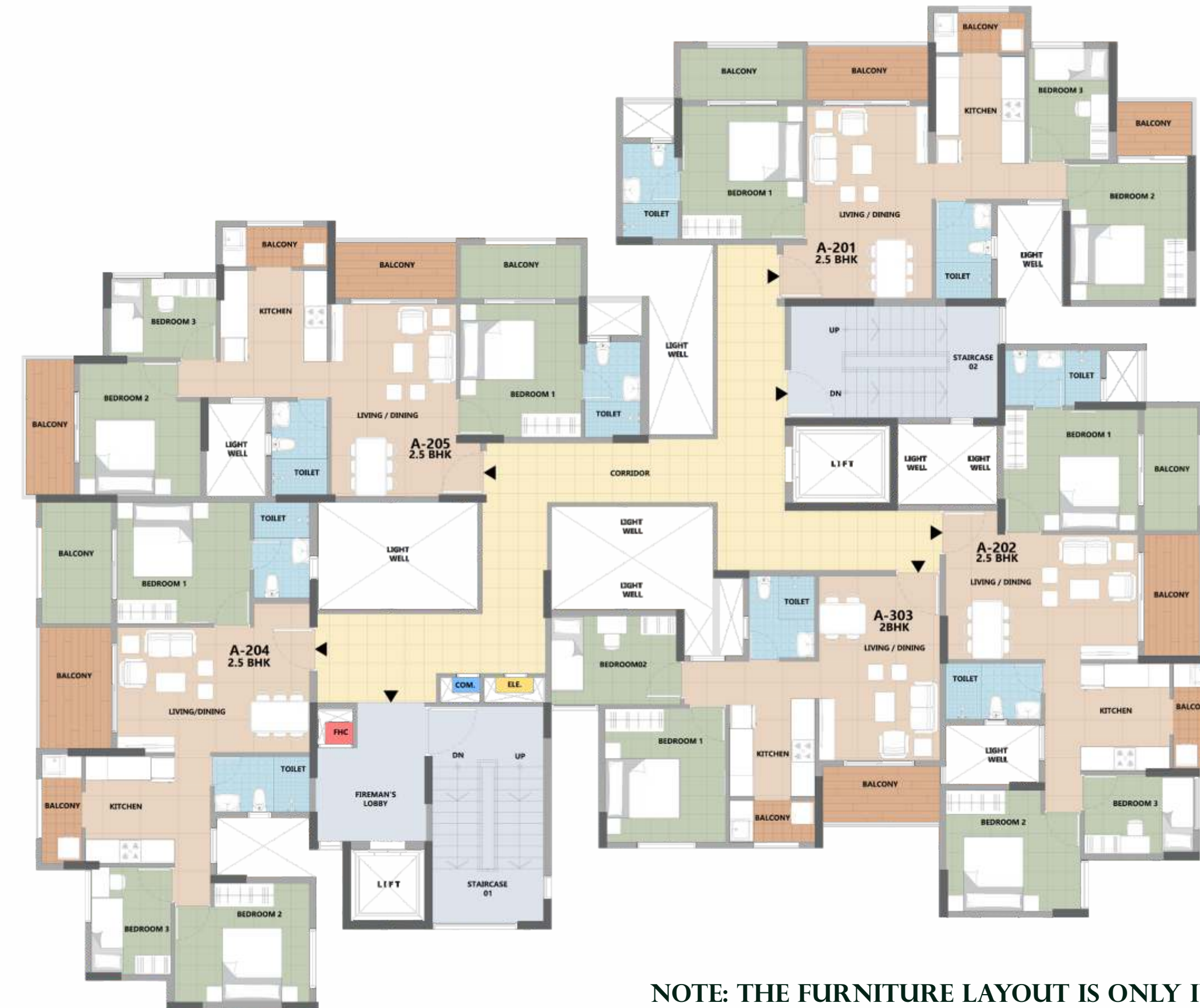
- STAIRCASE
- LIFT
- CLUBHOUSE LIFT

LIVE LIFE TO THE FULLEST

Aspen is where you could renew your lifestyle, come home to natural warmth at these 2 & 2.5 BHK homes.



A WING - TYPICAL FLOOR PLAN

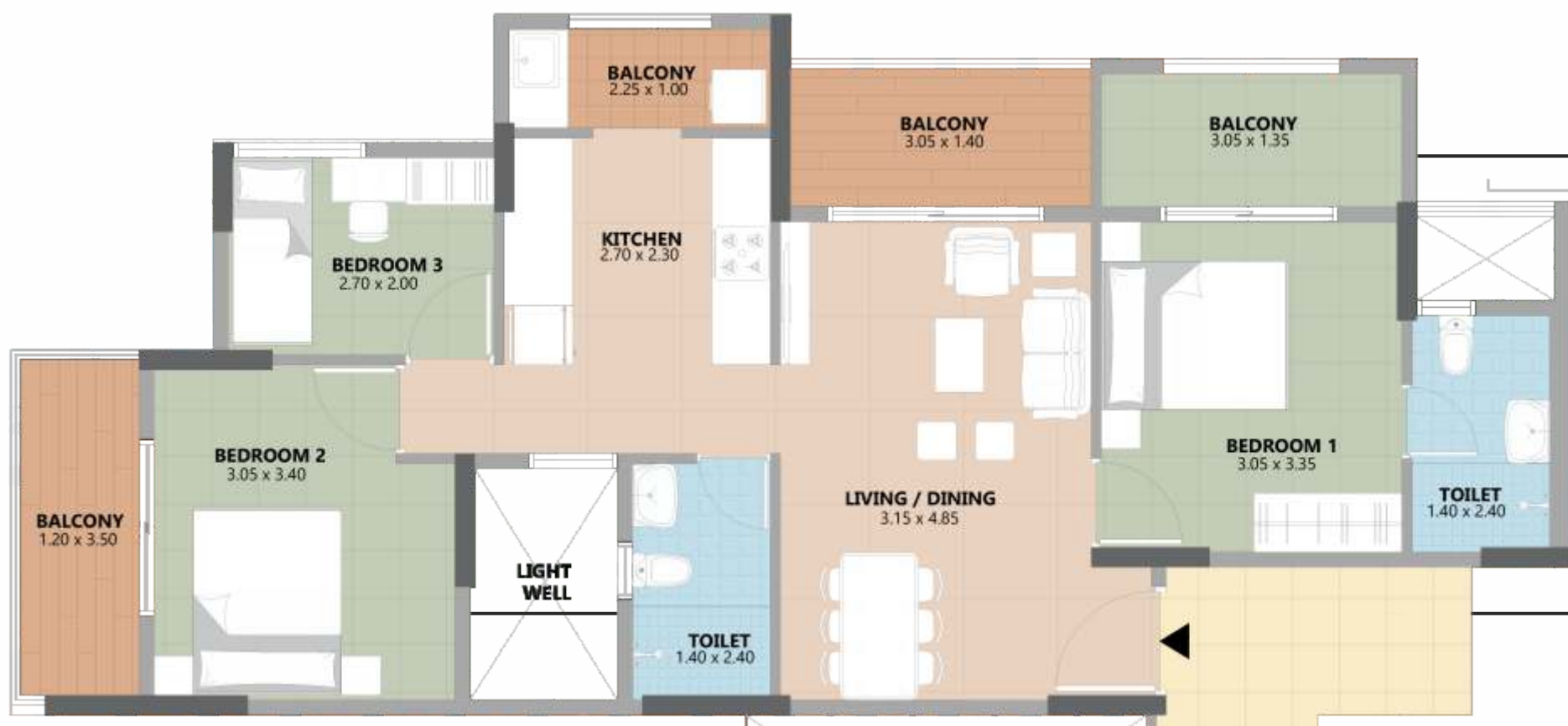
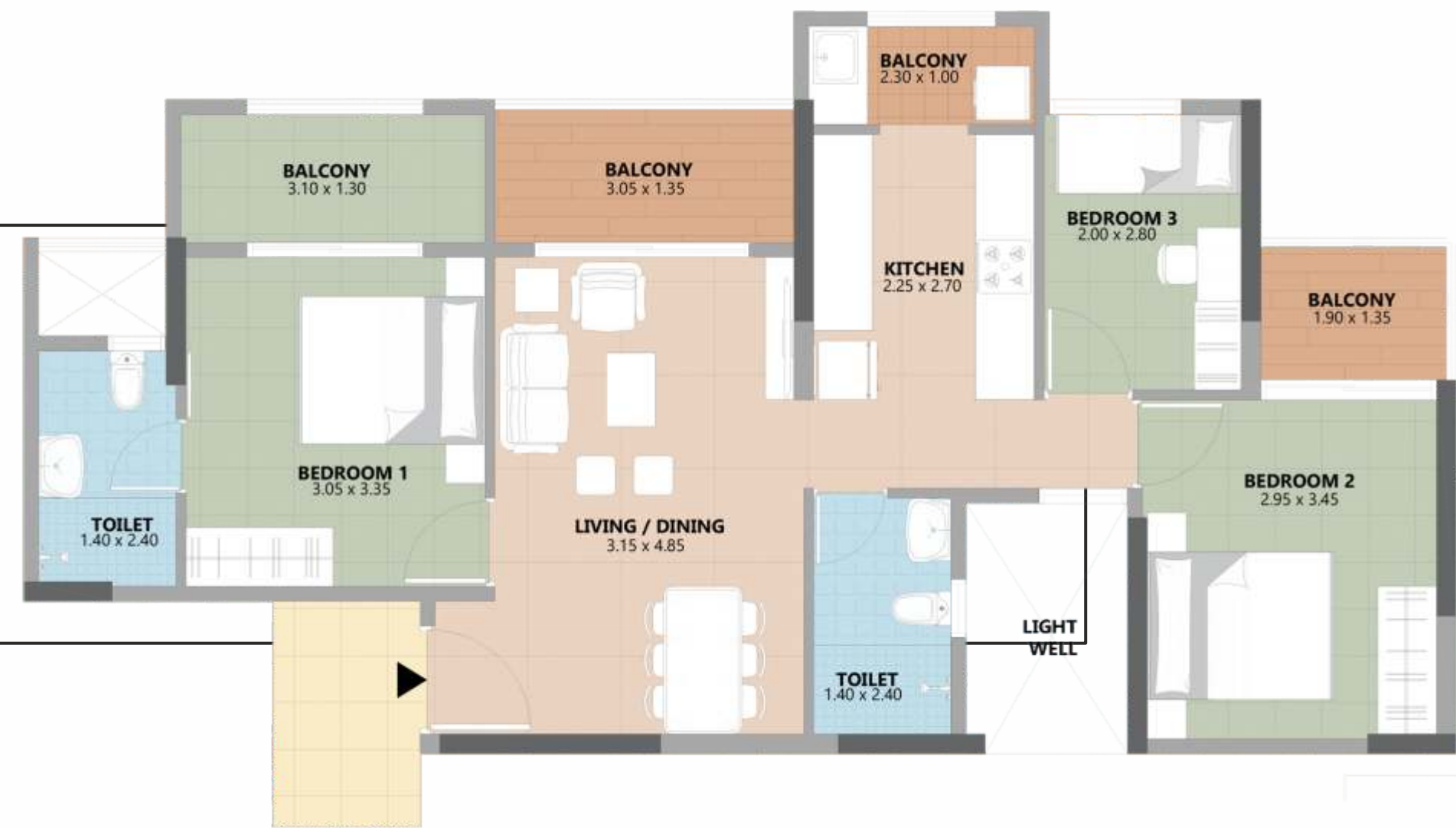


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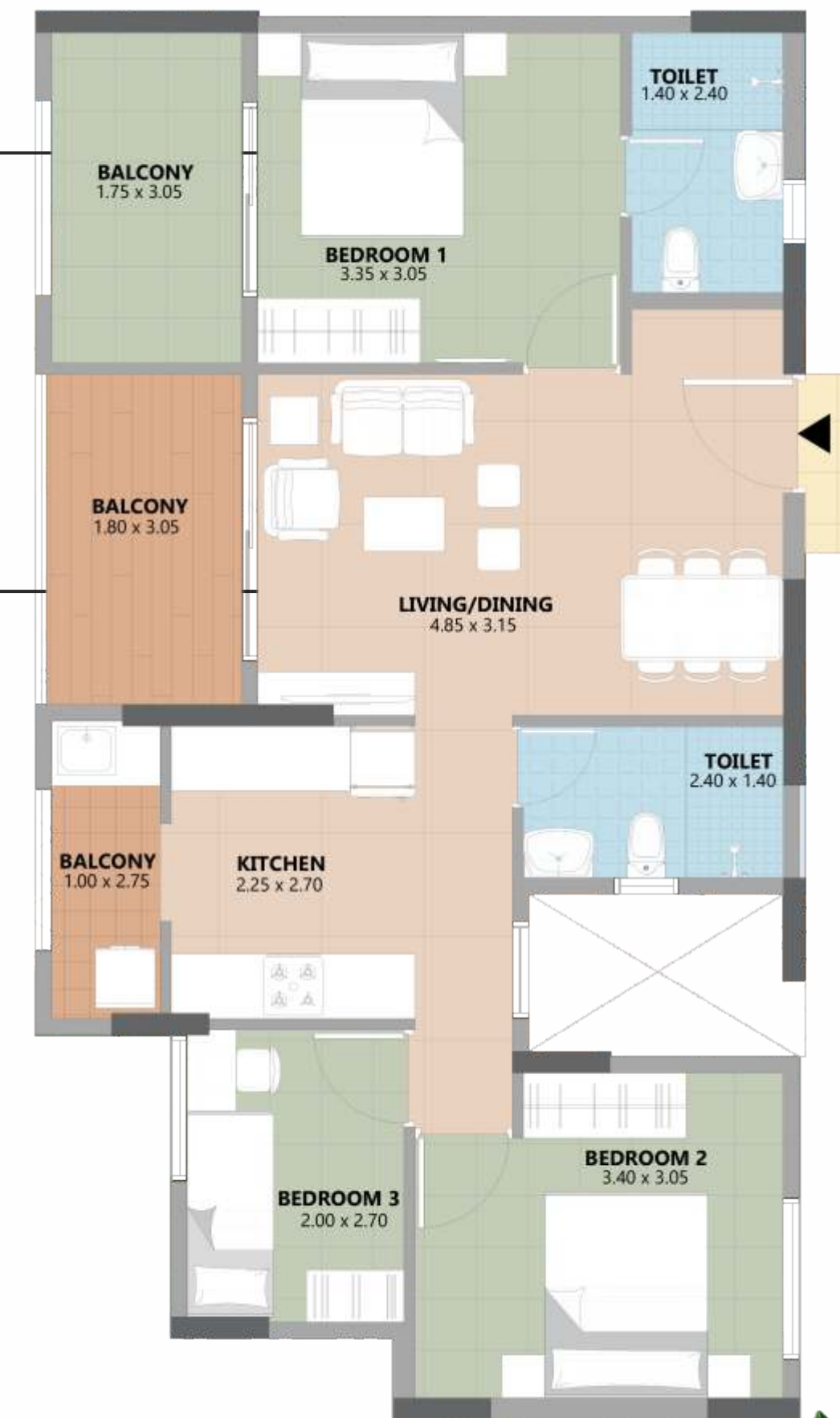
Block	A
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	A-201 - A-1301
Carpet Area	59.75 SQ.M
Balcony Area	15.2 SQ.M
SBA	108.9 SQ.M
SBA	1172 SQ.FT.



Block	A
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	A-205 - A-1305
Carpet Area	59.3 SQ.M
Balcony Area	17.7 SQ.M
SBA	111.2 SQ.M
SBA	1197 SQ.FT.



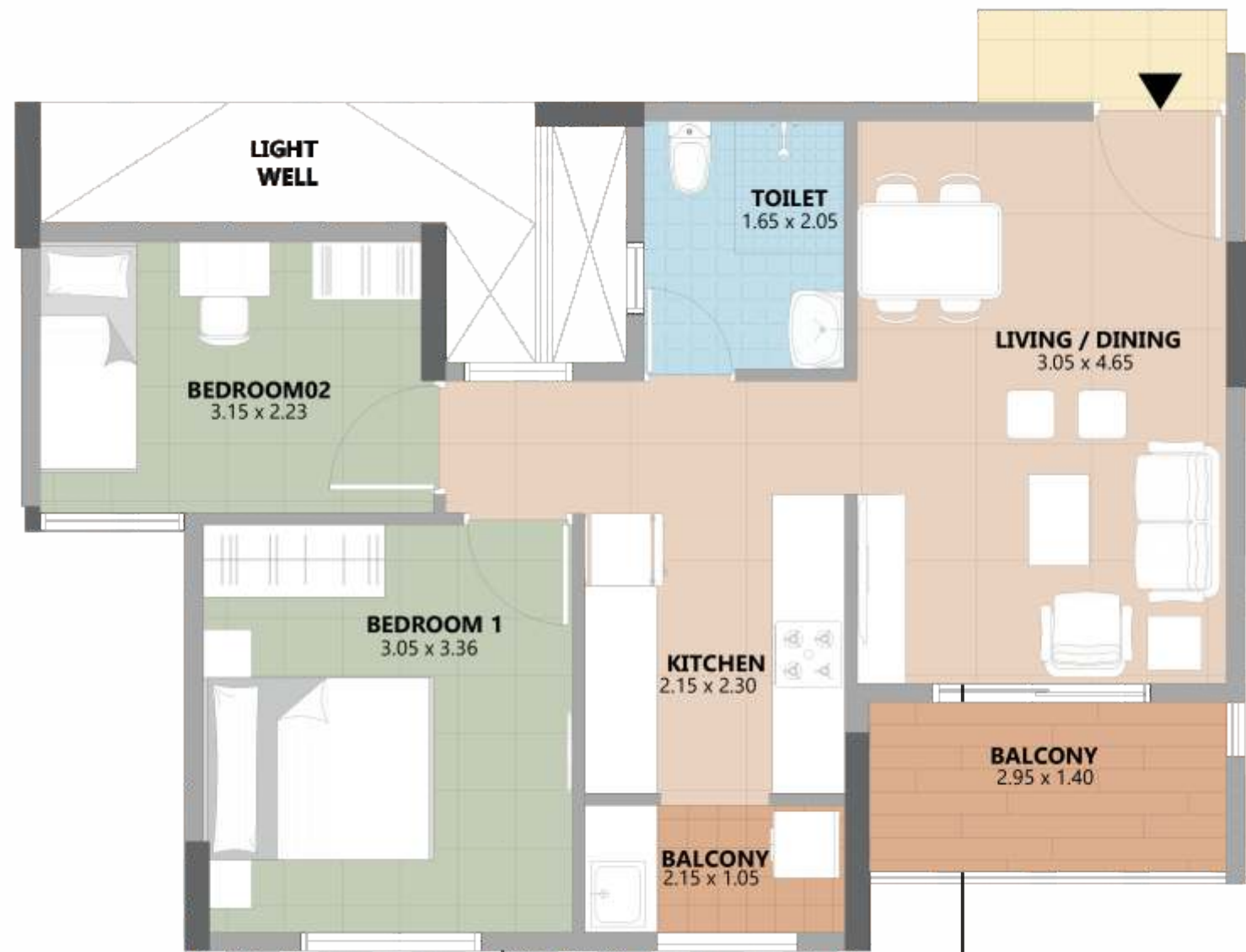
Block	A
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	A-204 - A-1304
Carpet Area	59.65 SQ.M
Balcony Area	15.45 SQ.M
SBA	107.9 SQ.M
SBA	1162 SQ.FT.



Block	A
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	A-202- A-1302
Carpet Area	59.45 SQ.M
Balcony Area	13 SQ.M
SBA	104.9 SQ.M
SBA	1130 SQ.FT.

NOTE: THE FURNITURE LAYOUT IS ONLY INDICATIVE AND IS NOT PART OF THE OFFERING





Block	A	
Unit Type	2 BHK	2 BEDS 1 TOILETS
Floor	TYPICAL	
Unit ID	A-203 - A-1303	
Carpet Area	44.8 SQ.M	
Balcony Area	7.35 SQ.M	
SBA	75.6 SQ.M	
SBA	814 SQ.FT.	

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Artist's Impression

B WING BLUEBELL

LIVE A DREAMY, CHARMING LIFE

Bluebell is a symbol of a new beginning, a new start of your esteemed and enriched life at these 2 & 2.5 BHK homes.



B WING KEY PLAN

B WING - TYPICAL FLOOR PLAN



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Block	B
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-201 - B-1301
Carpet Area	59.05 SQ.M
Balcony Area	12.7 SQ.M
SBA	103.6 SQ.M
SBA	1116 SQ.FT.



Block	B
Unit Type	2BHK 2 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-202 - B-1302
Carpet Area	48.5 SQ.M
Balcony Area	14.1 SQ.M
SBA	89 SQ.M
SBA	958 SQ.FT.



Block	B
Unit Type	2BHK 2 BEDS 1 TOILETS
Floor	TYPICAL
Unit ID	B-203 - B-1303
Carpet Area	46.9 SQ.M
Balcony Area	7.6 SQ.M
SBA	79.8 SQ.M
SBA	859 SQ.FT.

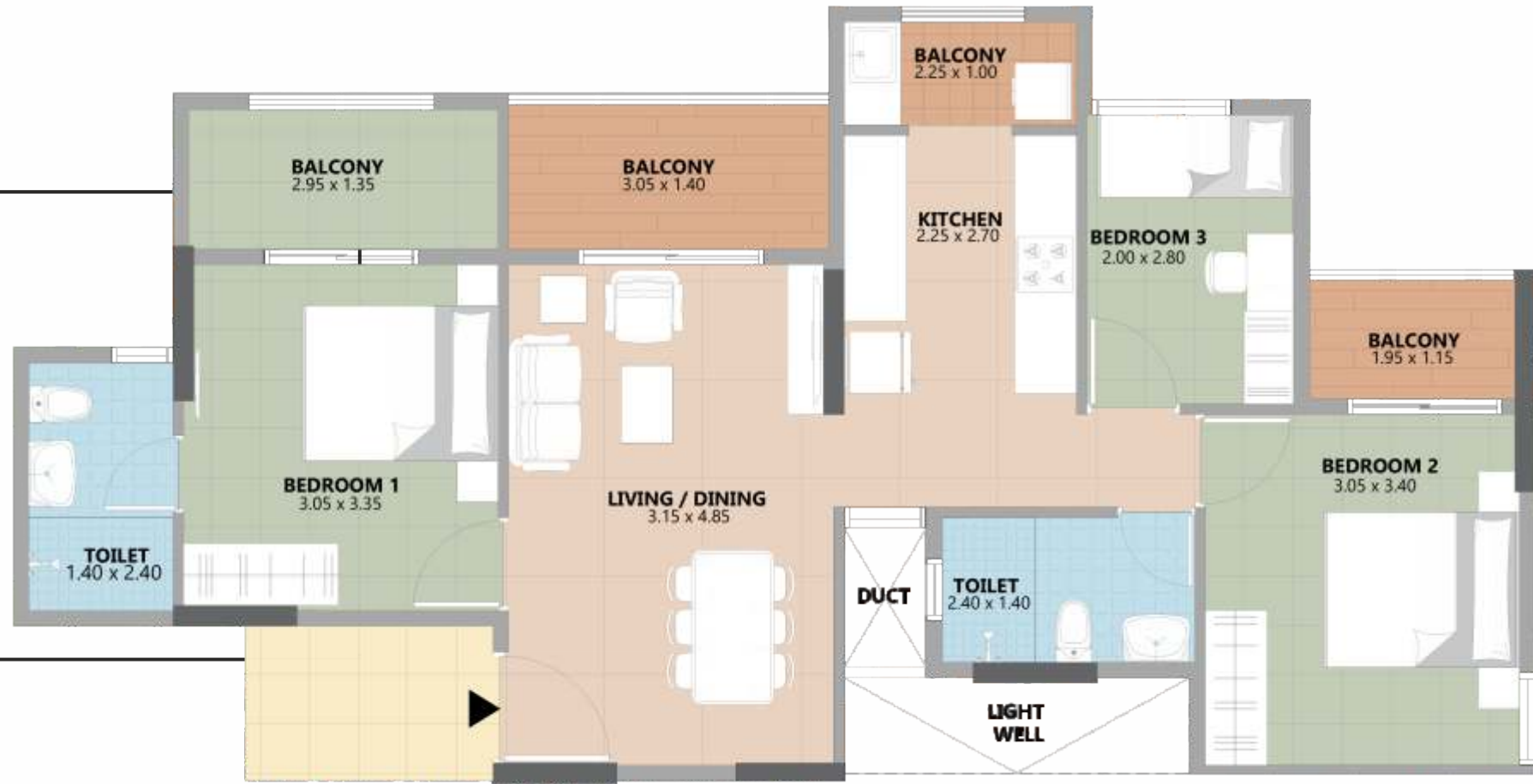
Block	B
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-204 - B-1304
Carpet Area	59.2 SQ.M
Balcony Area	12.45 SQ.M
SBA	103.2 SQ.M
SBA	1111 SQ.FT.



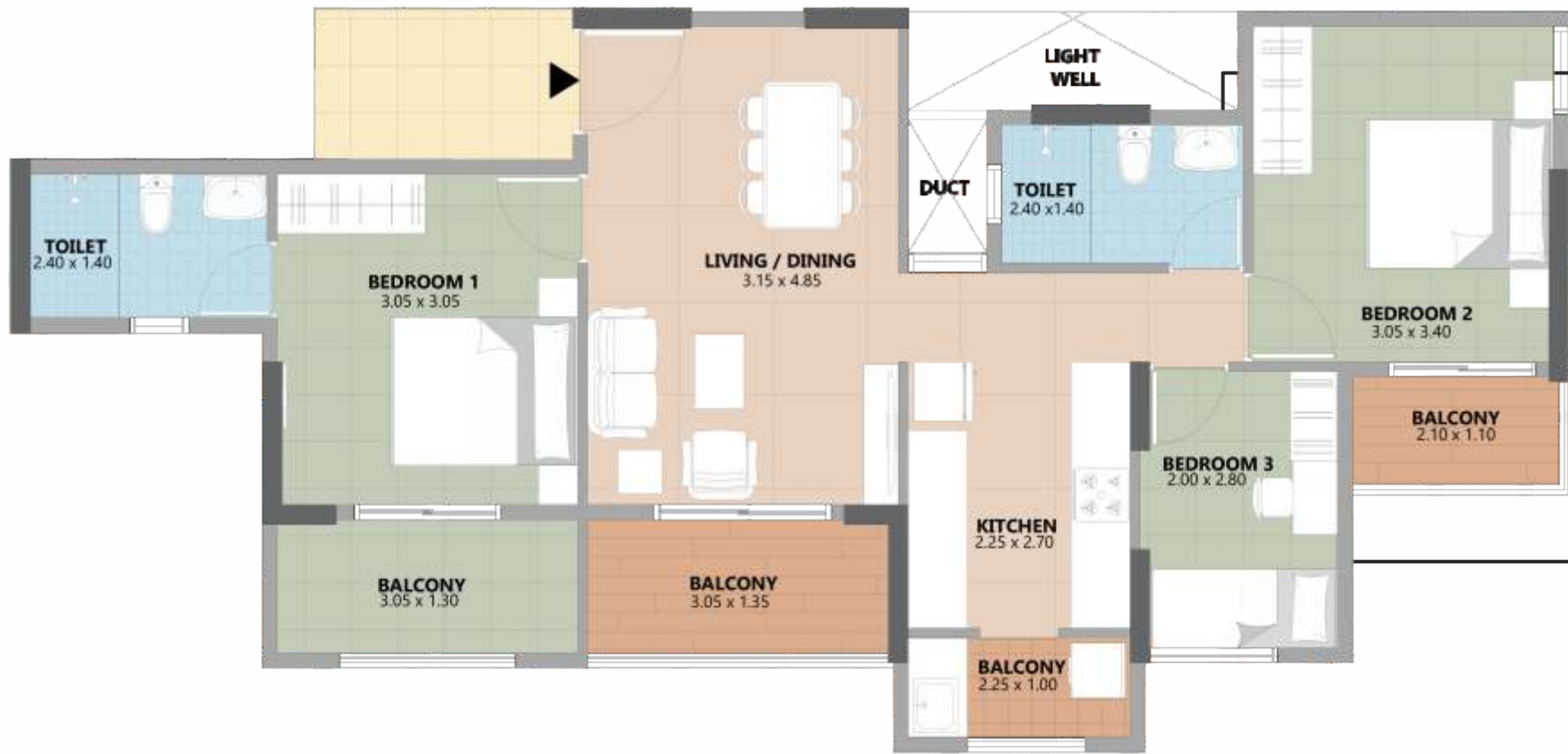
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Block	B
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-205 - B-1305
Carpet Area	58.9 SQ.M
Balcony Area	15.3 SQ.M
SBA	106.8 SQ.M
SBA	1150 SQ.FT.



Block	B
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-207 - B-1307
Carpet Area	59 SQ.M
Balcony Area	14.45 SQ.M
SBA	105.8 SQ.M
SBA	1139 SQ.FT.



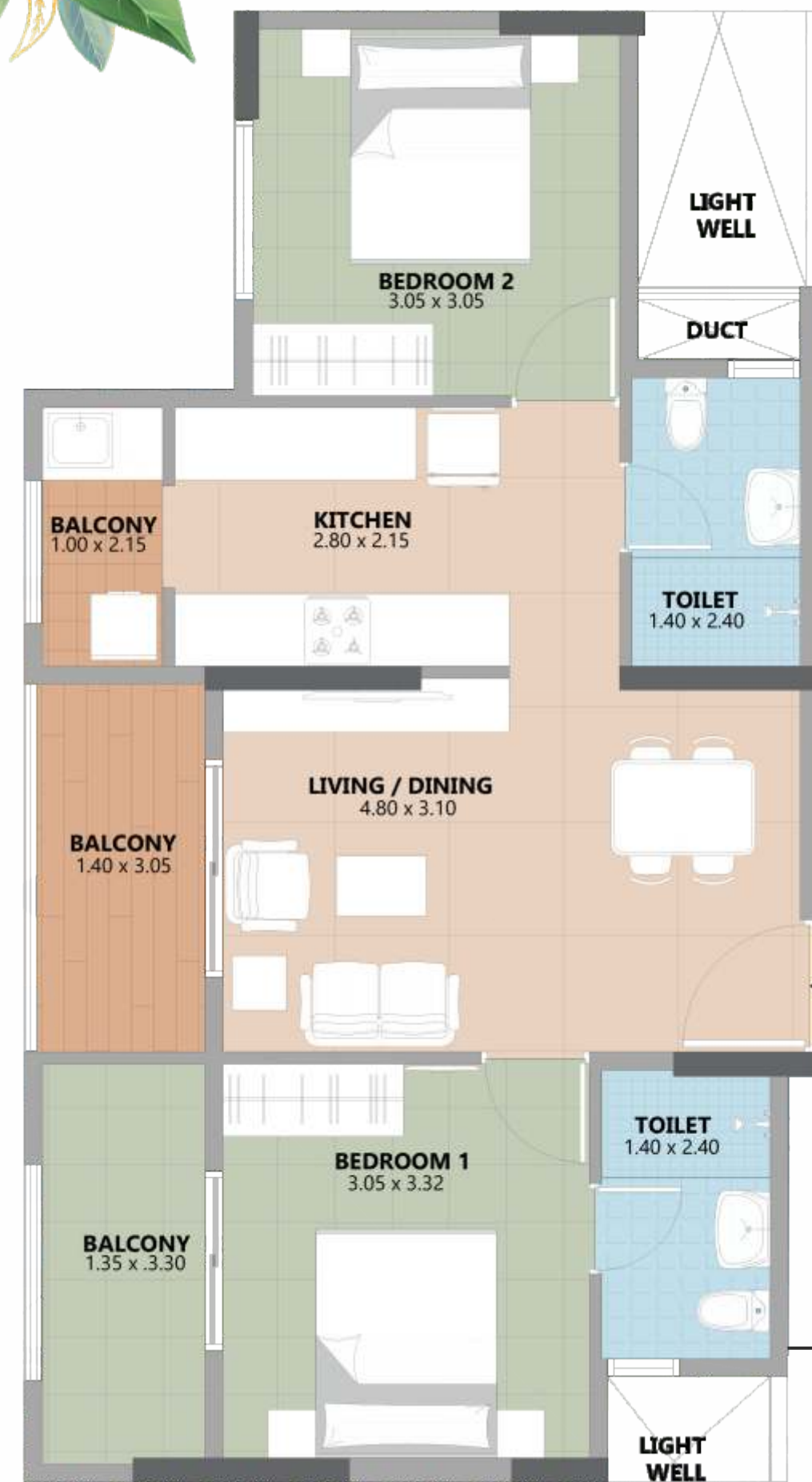
Block	B
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-206 - B-1306
Carpet Area	58.95 SQ.M
Balcony Area	14.75 SQ.M
SBA	106.4 SQ.M
SBA	1145 SQ.FT.



Block	B
Unit Type	2BHK 2 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	B-212 - B-1312
Carpet Area	47.9 SQ.M
Balcony Area	6.2 SQ.M
SBA	78 SQ.M
SBA	840 SQ.FT.

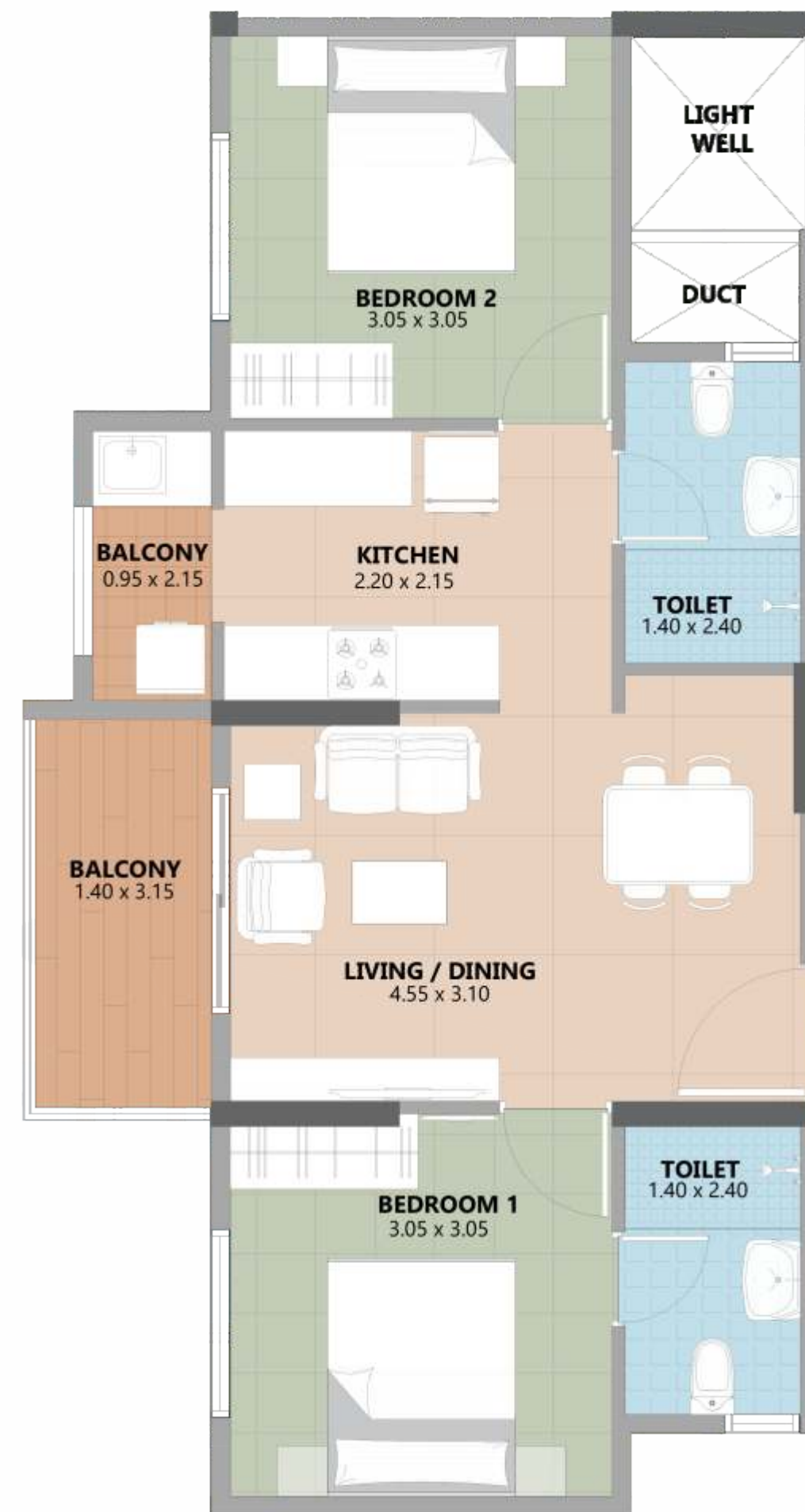
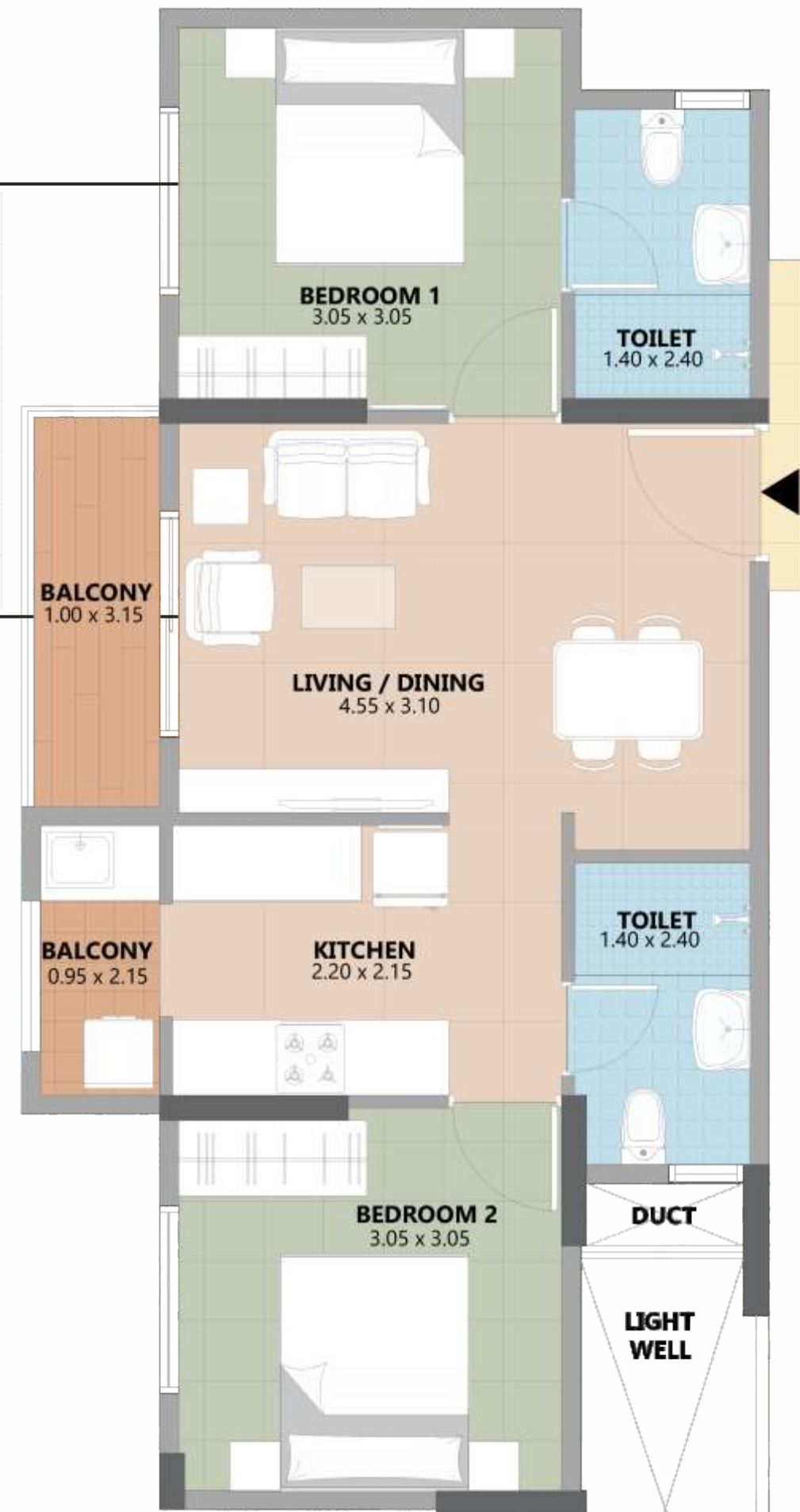
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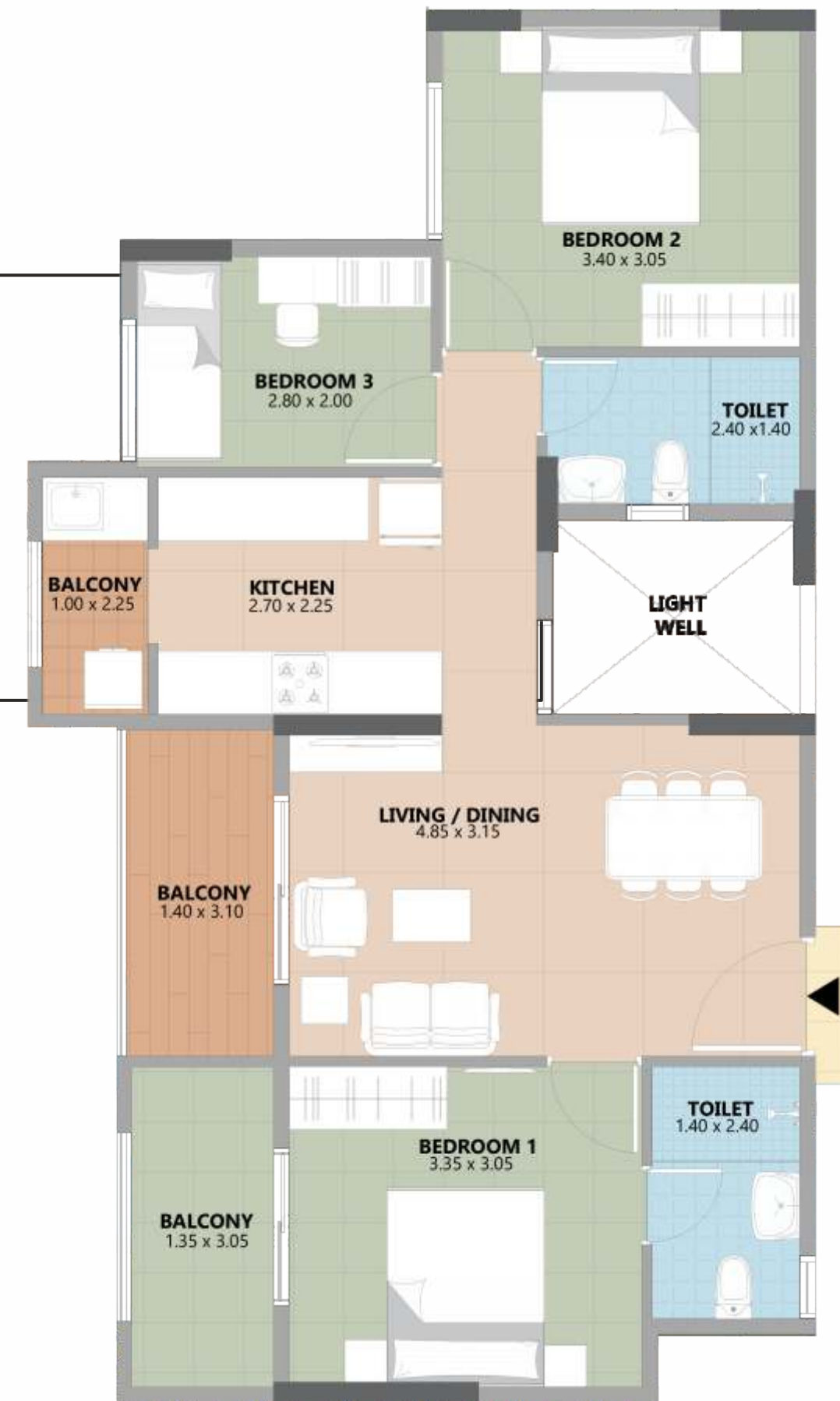
Block	B	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	B-209 - B-1309	
Carpet Area	48.25 SQ.M	
Balcony Area	6.2 SQ.M	
SBA	77.8 SQ.M	
SBA	838 SQ.FT.	

Block	B	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	B-208 - B-1308	
Carpet Area	50.65 SQ.M	
Balcony Area	12.7 SQ.M	
SBA	90.2 SQ.M	
SBA	971 SQ.FT.	



Block	B	
Unit Type	2.5 BHK	3 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	B-211 - B-1311	
Carpet Area	58.9 SQ.M	
Balcony Area	12.5 SQ.M	
SBA	102.9 SQ.M	
SBA	1108 SQ.FT.	

Block	B	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	B-210 - B-1310	
Carpet Area	48.2 SQ.M	
Balcony Area	7.55 SQ.M	
SBA	79.7 SQ.M	
SBA	859 SQ.FT.	



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EVERGREEN LIFESTYLE FOR THAT BLISSFUL LIFE

Daisy allows your life to be reborn and gives it an invigorating, delightful twist in these finely crafted 2 & 2.5 BHK homes.



D WING KEY PLAN

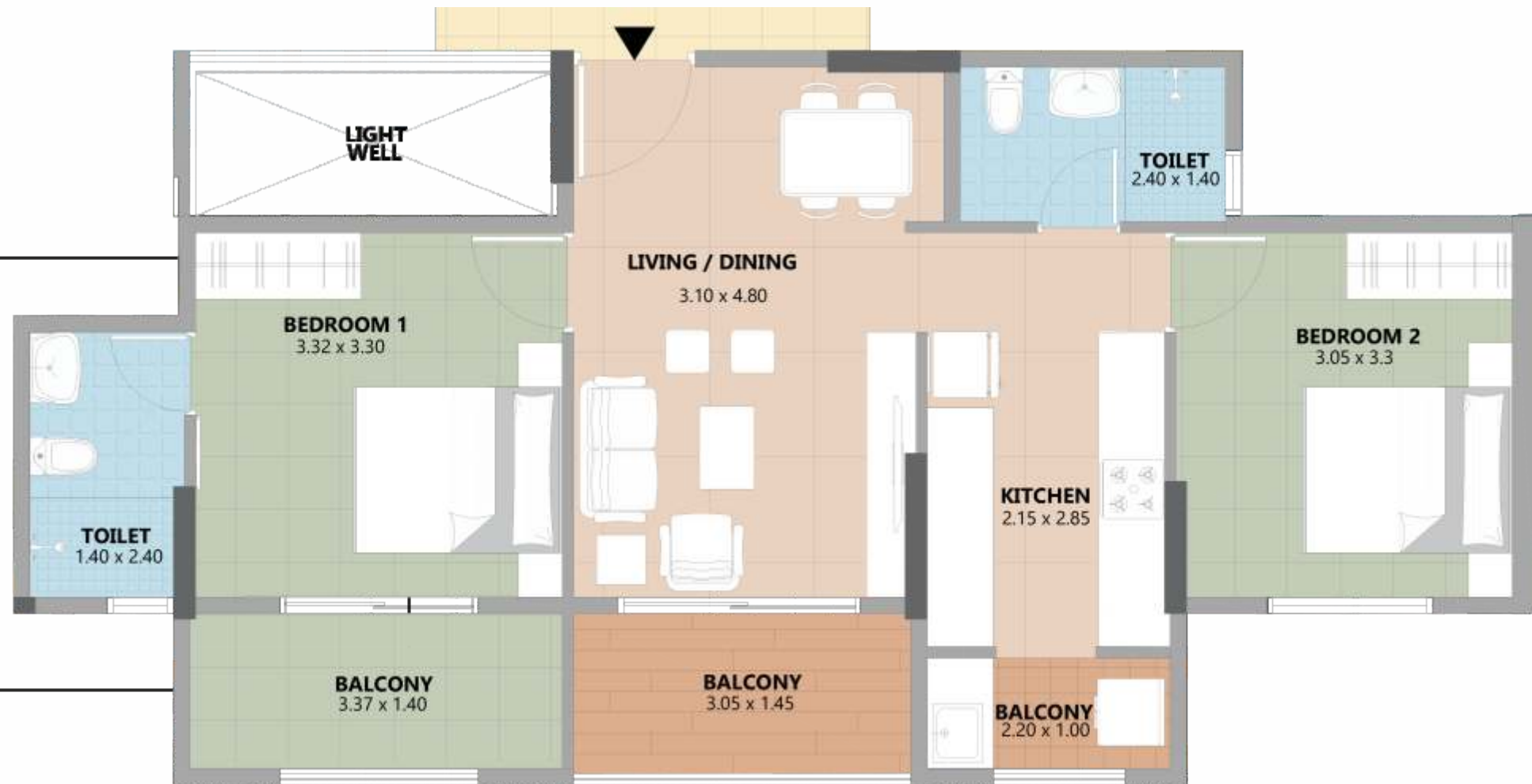
D WING - TYPICAL FLOOR PLAN



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Block	D	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-201 - D-1301	
Carpet Area	52.8 SQ.M	
Balcony Area	13.2 SQ.M	
SBA	94.3 SQ.M	
SBA	1016 SQ.FT.	



Block	D	
Unit Type	2.5 BHK	3 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-202 - D-1302	
Carpet Area	59.6 SQ.M	
Balcony Area	18.6 SQ.M	
SBA	112.5 SQ.M	
SBA	1211 SQ.FT.	

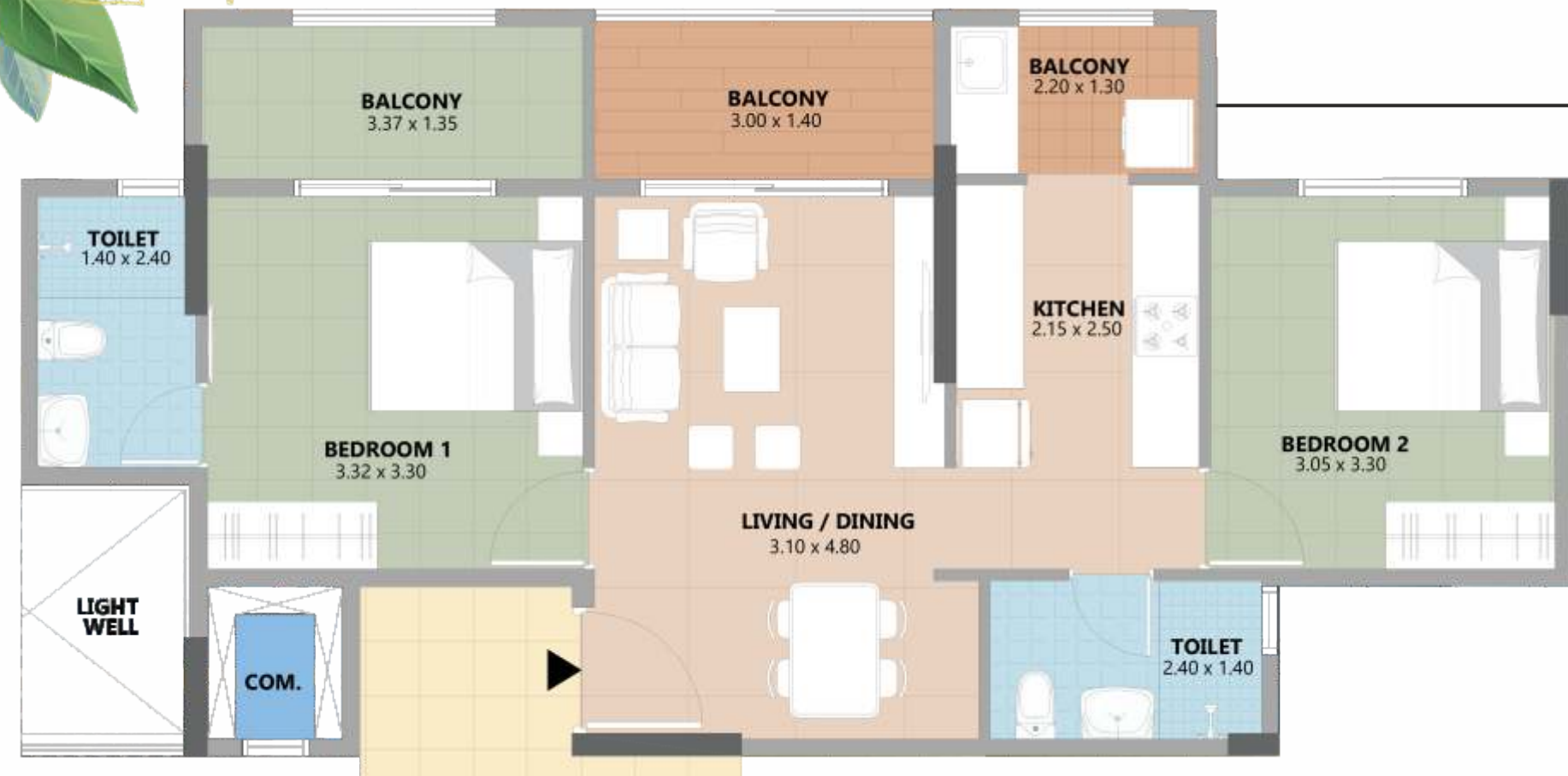
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Block	D	
Unit Type	2.5 BHK	3 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-203 - D-1303	
Carpet Area	59.6 SQ.M	
Balcony Area	17.65 SQ.M	
SBA	110.9 SQ.M	
SBA	1194 SQ.FT.	

Block	D	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-204 - D-1304	
Carpet Area	51.9 SQ.M	
Balcony Area	13.6 SQ.M	
SBA	93.7 SQ.M	
SBA	1010 SQ.FT.	

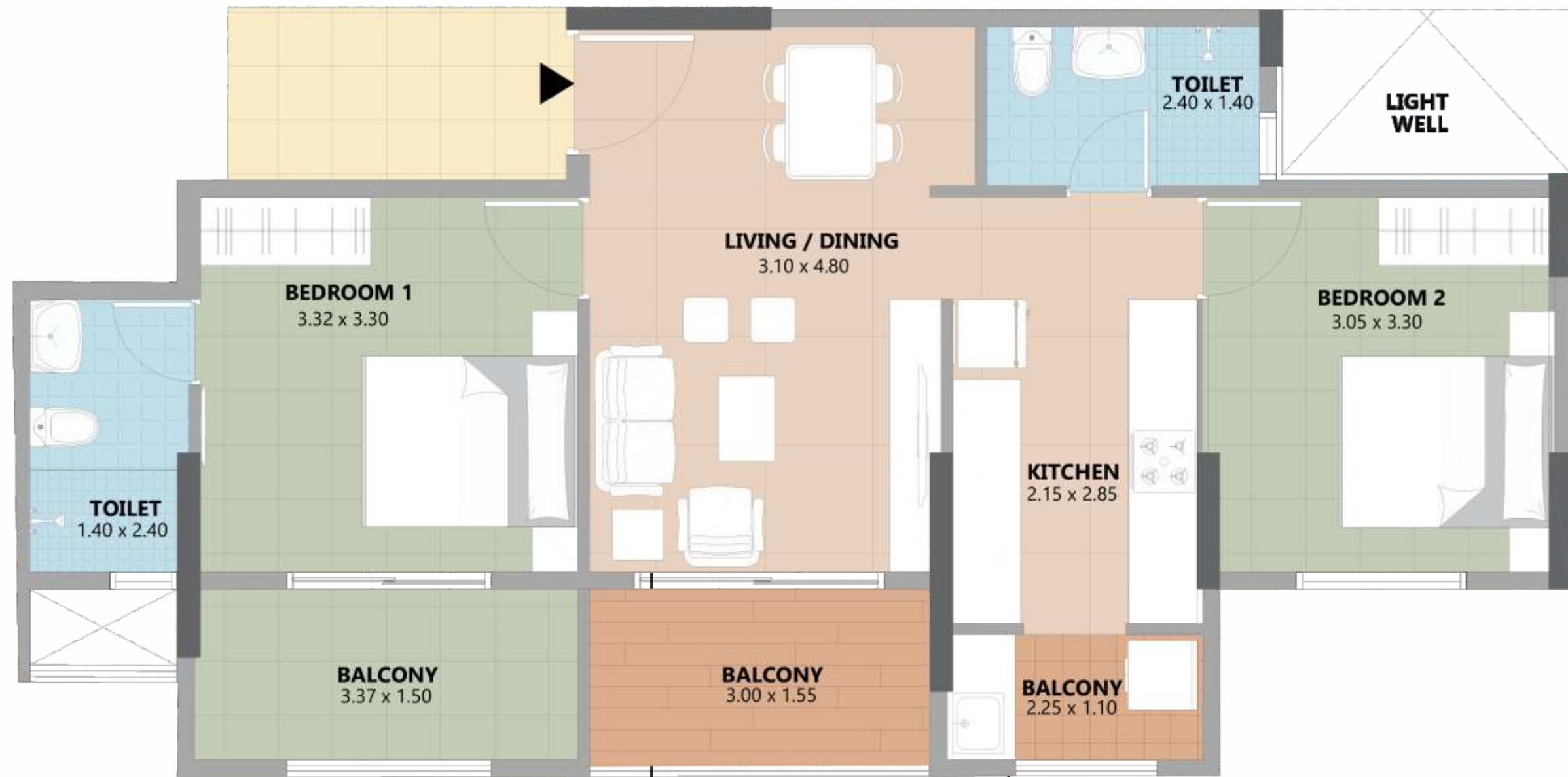




Block	D	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-205 - D-1305	
Carpet Area	51.9 SQ.M	
Balcony Area	13.6 SQ.M	
SBA	93.6 SQ.M	
SBA	1008 SQ.FT.	



Block	D	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-206 to D-1206	
Carpet Area	51.8 SQ.M	
Balcony Area	13.5 SQ.M	
SBA	93.2 SQ.M	
SBA	1004 SQ.FT.	



Block	D	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	D-207 to D-1207	
Carpet Area	52.65 SQ.M	
Balcony Area	14.1 SQ.M	
SBA	95.6 SQ.M	
SBA	1029 SQ.FT.	

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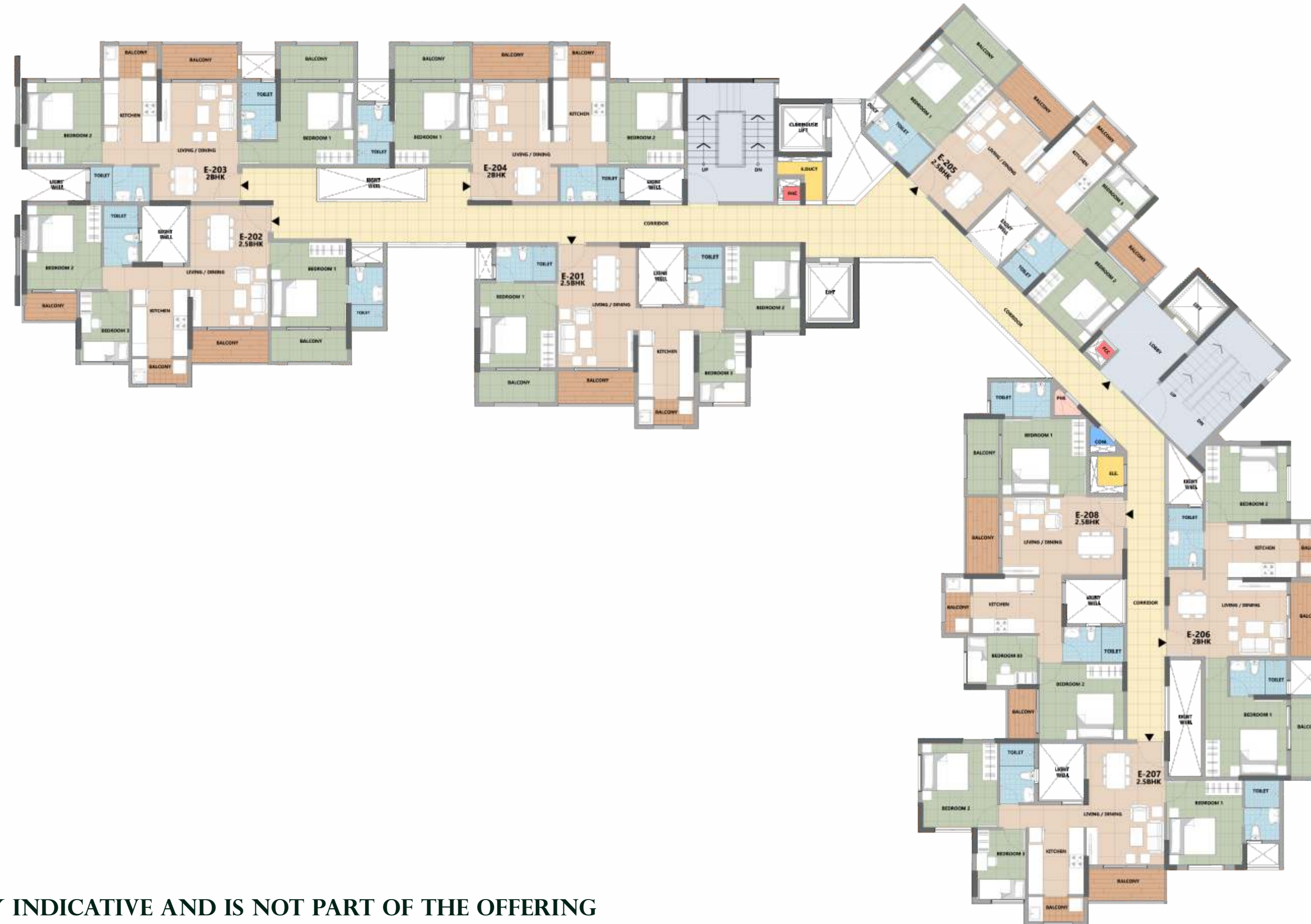
DELIGHTFUL FRAGRANCE OF A COMFORTABLE LIFE

Elm is tailor-made for those who seek peace of mind in a tranquil, serene setting in the form of 2 & 2.5 BHK homes.



E WING KEY PLAN

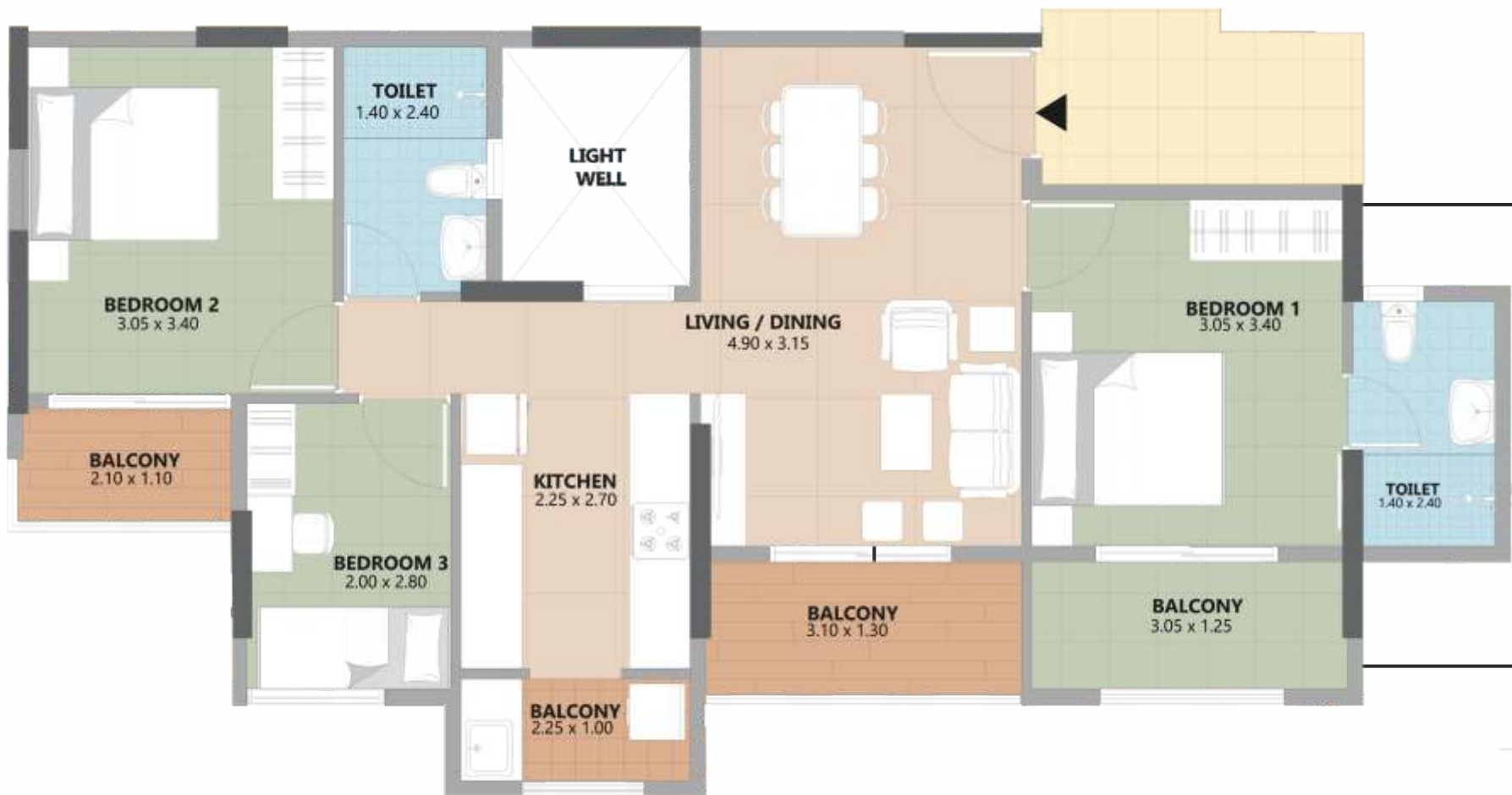
E WING - TYPICAL FLOOR PLAN



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Block	E	
Unit Type	2.5 BHK	3 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	E-201 - E-1301	
Carpet Area	59.5 SQ.M	
Balcony Area	11.95 SQ.M	
SBA	103.9 SQ.M	
SBA	1118 SQ.FT.	



Block	E	
Unit Type	2.5 BHK	3 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	E-202 - E-1302	
Carpet Area	59 SQ.M	
Balcony Area	14.5 SQ.M	
SBA	106.6 SQ.M	
SBA	1148 SQ.FT.	

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Block	E	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	E-203 - E-1303	
Carpet Area	52.7 SQ.M	
Balcony Area	13.05 SQ.M	
SBA	94.2 SQ.M	
SBA	1015 SQ.FT.	



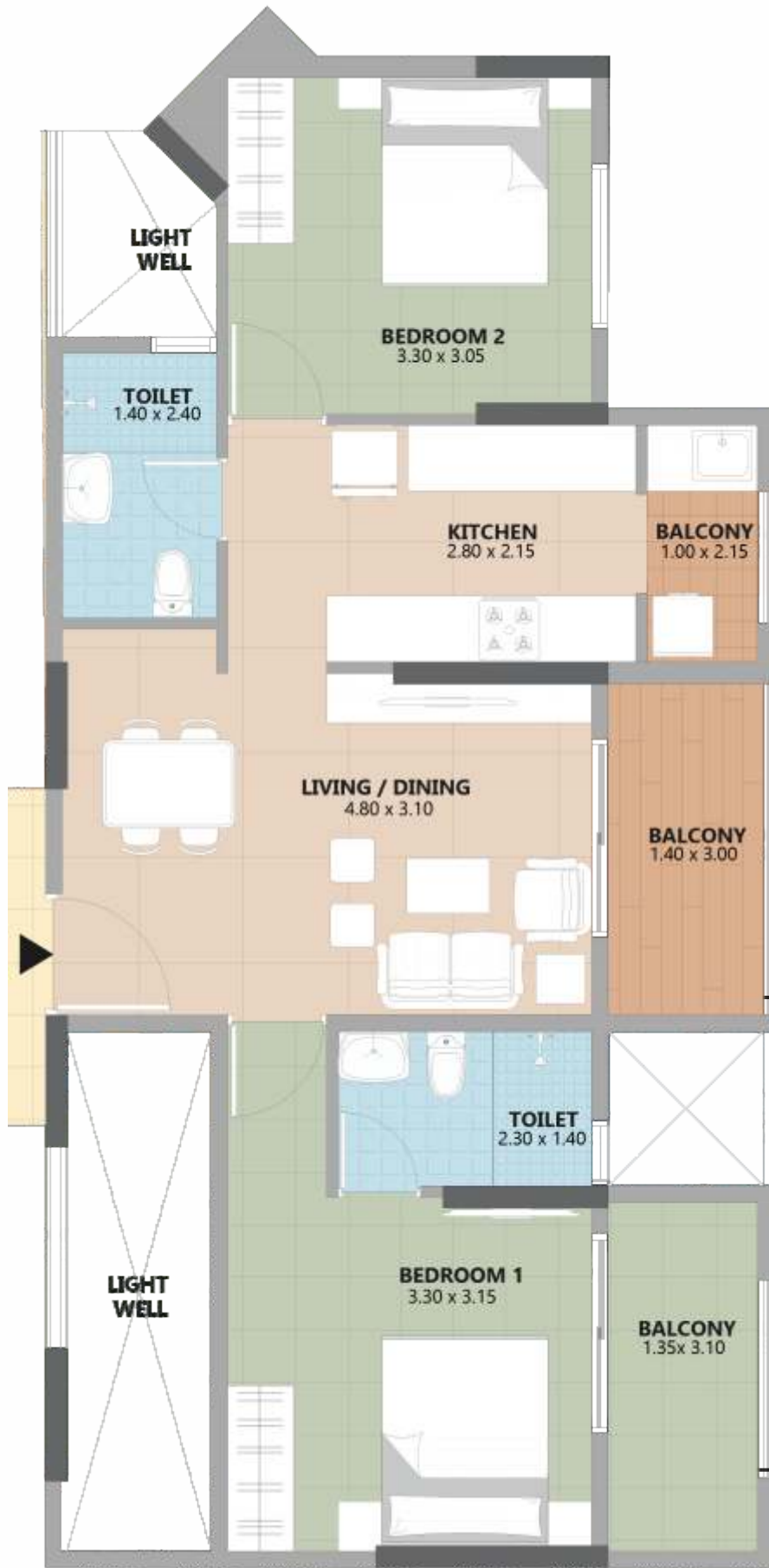
Block	E	
Unit Type	2BHK	2 BEDS 2 TOILETS
Floor	TYPICAL	
Unit ID	E-204 - E-1304	
Carpet Area	51.2 SQ.M	
Balcony Area	13.15 SQ.M	
SBA	92.2 SQ.M	
SBA	993 SQ.FT.	



Block	E
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	E-205 - E-1305
Carpet Area	59.4 SQ.M
Balcony Area	14.4 SQ.M
SBA	107.2 SQ.M
SBA	1154 SQ.FT.



Block	E
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	E-207 - E-1307
Carpet Area	59.2 SQ.M
Balcony Area	7.4 SQ.M
SBA	97.3 SQ.M
SBA	1048 SQ.FT.



Block	E
Unit Type	2BHK 2 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	E-206 - E-1306
Carpet Area	53.85 SQ.M
Balcony Area	12.8 SQ.M
SBA	95.5 SQ.M
SBA	1029 SQ.FT.

Block	E
Unit Type	2.5 BHK 3 BEDS 2 TOILETS
Floor	TYPICAL
Unit ID	E-208 - E-1308
Carpet Area	59.05 SQ.M
Balcony Area	14.2 SQ.M
SBA	106.2 SQ.M
SBA	1144 SQ.FT.



NOTE: THE FURNITURE LAYOUT IS ONLY INDICATIVE AND IS NOT PART OF THE OFFERING



UNPARALLELED LIVING TO ELEVATE YOUR LIFE

Experience the epitome of comfortable and sophisticated living in our superior-quality apartment community. From the moment you step through our doors, you'll be immersed in an environment that combines convenience, style and a focus on enhancing your overall well-being. Relax and socialise in our inviting common areas, elegant lounge spaces, or pleasant outdoor gathering spots with comfortable seating. At Esteem South Park, you'll enjoy moments of leisure in a welcoming environment, every day.



Artist's Impression



Artist's Impression

WHERE LIFE KNOWS NO BOUNDS, DESIRES ARE EFFORTLESSLY FULFILLED

Esteem South Park is a charming habitat comprising just the right residences. Where your life knows no bounds and your every desire gets effortlessly fulfilled every day. It's a curation of much-desired living meant for a select few, that awaits those who look for finesse in everything that they do. Where nature, comfort and convenience converge in perfect harmony. Esteem South Park lifestyle comprises life-elevating limited number of residences that offer extraordinary lifestyles.

ABOUT US

It was a mere four decades ago that a group of young entrepreneurs decided to face the challenging world of real estate. Filled with vigour, ambition and determination they started SNS builders and delivered several marquee projects under the brand across the city of Bengaluru.

With a new approach and the next generation leading the charge, the brand re-christened as it is now known and has become one of Bengaluru's leading real estate developers. With a series of major and prestigious projects in a short span of time, it has established an identity for itself and delivered premium and luxury homes across the best neighborhood's in Bengaluru.

Presently, they offer a wide array of options with projects ranging from INR 30 lakhs to INR 6 crores across the city of Bengaluru. Their current portfolio consists of Esteem Northwood, Esteem Aeropark, Esteem Misty Hills, Esteem Emblem and Esteem King's court.

OUR PROJECTS



ESTEEM NORTHWOOD

📍 Yelahanka, Bengaluru North



ESTEEM MISTY HILLS

📍 Nandi Hills Road, Bengaluru North



ESTEEM EMBLEM

📍 Electronic City Phase 2, Bengaluru South



ESTEEM MALL

📍 Hebbal, Bengaluru



ESTEEM AEROPARK

📍 Near International Airport, Bengaluru North



ESTEEM KING'S COURT

📍 J.P. Nagar, 4th Phase, Dollars Colony



FOR ENQUIRIES

Call on **91-80 8800 9911 / 70228 95900** or email at **sales@esteemsouthpark.com**

CORPORATE OFFICE

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www.esteemsouthpark.com

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