



"Blue Meadows"

RERA Regd No:PRM/KA/RERA/1251/446/PR/190731/002749



S2 Developers has been recognized for providing superior professional property management to co-operatives, condominium residences, apartments and homes throughout Bengaluru.

Personalized service is what sets S2 Developers apart from others in the industry. We are always available and we take the time to listen and help you attain your goals with your real estate ventures. We are owners, too. We understand the care our clients deserve. This includes handling every detail of management, while also making time to discuss any questions our clients may have.

Our goal is to become your one and only real estate Company. We will guide you through the entire investment property life cycle – through the purchase, management or sale of your property.





"Blue Meadows"
CC & OC PROJECT



FLOOR AREA WISE DETAILS

GROUND FLOOR															
Sl no.	Flat no	Carpet area		Balcony		Utility		Ext. Wall		Saleable		UDS		Type	Facing
		Sft	Smt	Sft	Smt	Sft	Smt	Sft	Smt	Sft	Smt	Sft	Smt		
1	A2	614.0	57.0	-	-	38.0	3.5	51.0	4.7	900.0	83.6	416.5	38.7	2BHK	East
2	A3	614.0	57.0	-	-	38.0	3.5	51.0	4.7	900.0	83.6	416.5	38.7		
3	A4	614.0	57.0	-	-	38.0	3.5	51.0	4.7	900.0	83.6	416.5	38.7		
4	A5	614.0	57.0	-	-	38.0	3.5	51.0	4.7	900.0	83.6	416.5	38.7		
5	A6	614.0	57.0	-	-	38.0	3.5	51.0	4.7	900.0	83.6	416.5	38.7		
6	A8	630.0	58.5	-	-	31.0	2.9	52.0	4.8	915.0	85.0	423.5	39.3	2BHK	West
7	A9	632.0	58.7	36.0	3.3	33.0	3.1	53.0	4.9	965.0	89.7	446.6	41.5		
8	A10	632.0	58.7	36.0	3.3	33.0	3.1	53.0	4.9	965.0	89.7	446.6	41.5		
9	A11	632.0	58.7	36.0	3.3	33.0	3.1	53.0	4.9	965.0	89.7	446.6	41.5		
10	A12	632.0	58.7	36.0	3.3	33.0	3.1	53.0	4.9	965.0	89.7	446.6	41.5		
11	A13	632.0	58.7	36.0	3.3	33.0	3.1	53.0	4.9	965.0	89.7	446.6	41.5		
12	A14	630.0	58.5	-	-	31.0	2.9	52.0	4.8	915.0	85.0	423.5	39.3		
13	A1	769.0	71.4	-	-	28.0	2.6	59.0	5.5	1,095.0	101.7	506.8	47.1	3BHK	East
14	A7	769.0	71.4	-	-	28.0	2.6	59.0	5.5	1,095.0	101.7	506.8	47.1		

TYPICAL FLOOR															
Sl no.	Flat no	Carpet area		Balcony		Utility		Ext. Wall		Saleable		UDS		Type	Facing
		Sft	Smt	Sft	Smt	Sft	Smt	Sft	Smt	Sft	Smt	Sft	Smt		
1	A2	614.0	57.0	130.0	12.1	38.0	3.5	49.0	4.6	1,065.0	98.9	492.9	45.8	2BHK	East
2	A3	614.0	57.0	130.0	12.1	38.0	3.5	49.0	4.6	1,065.0	98.9	492.9	45.8		
3	A4	614.0	57.0	130.0	12.1	38.0	3.5	49.0	4.6	1,065.0	98.9	492.9	45.8		
4	A5	614.0	57.0	130.0	12.1	38.0	3.5	49.0	4.6	1,065.0	98.9	492.9	45.8		
5	A6	614.0	57.0	130.0	12.1	38.0	3.5	49.0	4.6	1,065.0	98.9	492.9	45.8		
6	A8	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3	2BHK	West
7	A9	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3		
8	A10	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3		
9	A11	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3		
10	A12	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3		
11	A13	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3		
12	A14	659.0	61.2	56.0	5.2	36.0	3.3	52.0	4.8	1,030.0	95.7	476.7	44.3		
13	A1	769.0	71.4	112.0	10.4	28.0	2.6	55.0	5.1	1,235.0	114.7	571.6	53.1	3BHK	East
14	A7	769.0	71.4	112.0	10.4	28.0	2.6	55.0	5.1	1,235.0	114.7	571.6	53.1		

Typical Floor Plan



Area 1281.694 sq.m
Site Area 1864.211 sq.m

Ground Floor Plan



Area 1281.694 sq.m
Site Area 1864.211 sq.m



Amenities

- Swimming Pool
- Children play area
- Gym
- 24hrs Security
- CCTV surveillance
- STP
- Rain Water Harvesting
- DG



3 BHK



2 BHK



SPECIFICATIONS

Structure

- RCC framed structure with solid cement concrete blocks

Flooring

- Living, Dining, Bedroom: Vitrified tile flooring and skirting
- Toilets: Ceramic tile flooring and glazed tile dadoing upto 7' height
- Balcony and utility: Anti-Skid Ceramic Tile flooring.

Doors

- Main door: Teak wood frame with OST doors.
- Bedrooms doors: Sal wood frame with commercial flush/skin shutter with enamel paint.
- Windows – UPVC window with bug mesh

Plumbing and Sanitary

- Premium quality CP fittings and Sanitary-ware in Bathrooms

Security

- 24 hrs security

Elevators

- Otis or Equivalent

Electrical

- BESCOM Grid Power for all units.
- Copper electrical wiring all throughout via concealed conduits, with quality modular switches and sockets.
- 100% Power backup for elevators, common areas & pumps, Lighting circuit for flats.

TV and Telephone

- TV and Telephone points in living and master bedroom.

Intercom

- Intercom for every flat from security room

Kitchen

- Granite kitchen platform with sink, 2' height ceramic tile dado.

Painting

- Double coat of wall care putty for Internal walls, Single coat primer and double coat of acrylic emulsion paint with roller finishing
- Single coat of primer and double coat of waterproof external grade point

Car Parking

- Exclusive covered car parking.



A
COMPLETE
DESIRE

Location Highlights

Railway stations

- Whitefield railway station-5.2km
- Hoodi Railway station-3.8km
- KR puram Railway station-9.1km

Metro stations

- Indiranagar-13km Byappanahalli- 11km
- Kadugodi/Whitefield metro station-6.4km
- Hoodi metro station -3.9km

Hospitals

- Vydehi hospital-7.9km
- Sathya sai hospital-7.3km
- Manipal hospital-5.7km
- Narayana hospital-8.3km
- RxDx brookefield-8.4km
- RxDX belathur-4.1km

Schools

- Lake montfort school-.95km
- VIBGYOR high school-6.9km
- PNC Cognition school-2.8km
- NP5 whitefield-3.3km
- Silver Oaks Int school-7.3km

Malls

- Phoenix marketcity-7.7km
- Forum shantiniketan-9.1km
- Park square mall-8.2km

Tech parks

- ITPL- 8.3km
- Brigade Bhuwarka Icon-8.6km
- Bagmane Tech park-12km
- RMZ ecospace-19km

