

Sai Kalyan

Builders & Developers Pvt. Ltd.



Sai Kalyan Builders



LOCATION:
Coffee Board Layout, Hebbal Kempapura



**BBMP
APPROVED**

Project Highlights:

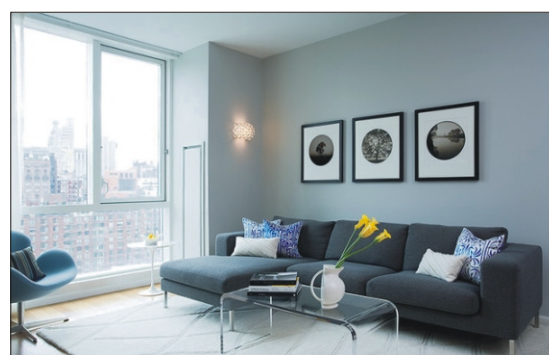
G+4 | No common walls | Well-developed neighbourhood | 7 units in each floor

Units ranging from 1116 sq.ft. - 1756 sq.ft. | Ample open space with lush green surroundings

A superior class of capacious living spaces that suit the expansiveness of your life style choices... Sai Kalyan Pardus moves swiftly ahead, leaving behind its peers in one agile stroke. Majestic and sleek on the outward, confident and inimitably strong inward... just like its namesake, the male panther! These Xtra Large apartments are for real humans of substance... people who prefer their own recluse amongst the madding crowd. Located at the heart of the well-developed Hebbal Kempapura, so near to the well-maintained Coffee Board Layout... Yet on a land patch so guarded and secluded from the main stream! Well-connected, yet designed and set in an idyllic locale amongst lush green. Enjoy the Xtra aeration, Xtra natural light, Xtra space and above all the Xtra love when you own a Pardus. You and your family deserve the Xtra Care!



Personal Space



Family Space



Creative Space



Bonding Space



Floor Plan

Unit Plans

Master Bedroom - 12'.0" x 13'.6"
 Bedroom 1 - 12'.3" x 11'.6"
 Study / Bedroom - 10'.0" x 10'.0"
 Living - 12'.0" x 15'.6"
 M. A. Toilet - 5'.0" x 8'.0"
 C. Toilet - 8'.3" x 4'.6"
 Kitchen / Dining - 16'.8" x 13'.4"
 Balcony - 4' wide
 Utility - 5' wide



Unit - 001 | 3BHK North | 1432 sq.ft.

Master Bedroom - 11'.6" x 13'.0"
 Bedroom 2 - 11'.6" x 11'.0"
 Living - 13'.0" x 6'.4"
 M. A. Toilet - 4'.6" x 8'.0"
 C. Toilet - 7'.6" x 4'.6"
 Kitchen / Dining - 13'.0" x 12'.6"
 Balcony - 5' wide
 Utility - 5' wide



Unit - 002 | 2BHK North | 1116 sq.ft.

Master Bedroom - 14'.4" x 12'.0"
 Bedroom 2 - 11'.0" x 12'.3"
 Bedroom 3 - 11'.0" x 10'.0"
 Living - 19'.0" x 13'.0"
 M. A. Toilet - 4'.6" x 8'.0"
 A. Toilet - 8'.0" x 4'.6"
 Dining - 14'.9" x 10'.0"
 Kitchen - 11'.0" x 8'.8"
 Balcony - 4' wide | Balcony (BR) - 5' wide
 Utility - 4' wide



Unit - 003 | 3BHK North | 1594 sq.ft.

Master Bedroom - 14'.0" x 11'.0"
 Bedroom 2 - 12'.0" x 11'.00"
 Bedroom 3 - 10'.0" x 11'.0"
 Living - 12'.6" x 19'.6"
 M. A. Toilet - 4'.6" x 8'.0"
 A. Toilet - 4'.6" x 8'.0"
 C. Toilet - 4'.6" x 8'.0"
 Kitchen - 7'.8" x 10'.9"
 Dining - 19'.0" x 10'.0"
 Balcony - 4' wide | Balcony (BR) - 4' wide
 Utility - 3' wide



Unit - 004 | 3BHK East | 1570 sq.ft.

Master Bedroom - 15'.8" x 12'.9"
 Bedroom 2 - 12'.0" x 15'.0"
 Bedroom 3 - 13'.0" x 10'.0"
 Living - 13'.0" x 19'.9"
 M. A. Toilet - 4'.6" x 8'.0"
 A. Toilet - 8'.0" x 4'.6"
 C. Toilet - 4'.6" x 8'.0"
 Kitchen / Dining - 13'.0" x 13'.3"
 Balcony (BRM) / BR2 - 4' wide
 Balcony (BR3) - 5' wide
 Utility - 4.8' wide



Unit - 005 | 3BHK East | 1756 sq.ft.

Master Bedroom - 15'.0" x 11'.6"
 Bedroom 1 - 11'.0" x 10'.6"
 Bedroom 2 - 12'.6" x 11'.9"
 Living - 12'.6" x 16'.7"
 M. A. Toilet - 4'.6" x 8'.0"
 A. Toilet - 7'.6" x 4'.6"
 C. Toilet - 5'.0" x 8'.0"
 Kitchen - 11'.2" x 8'.0"
 Dining - 11'.2" x 11'.3"
 Balcony - 4' wide
 Utility - 4' wide



Unit - 006 | 3BHK North | 1532 sq.ft.

Master Bedroom - 14'.0" x 12'.0"
 Bedroom 2 - 14'.3" x 10'.6"
 Bedroom 3 - 9'.10" x 12'.0"
 Living - 18'.9" x 13'.6"
 M. A. Toilet - 4'.6" x 8'.6"
 A. Toilet - 4'.6" x 8'.0"
 C. Toilet - 5'.0" x 8'.0"
 Kitchen - 10'.0" x 8'.0"
 Dining - 11'.2" x 11'.3"
 Balcony - 4' wide
 Utility - 4' wide



Unit - 007 | 3BHK North | 1613 sq.ft.

Specifications

Structure: RCC Frame Work structure | Walls: 6" thick cement solid block for exterior walls & 4" thick cement solid block for internal walls | Plastering: Internal cement mortar with lime rendering, external with sponge finish | Doors: Main door with teak wood frame & door, remaining doors of SAL wood frames with flush/panel doors | Windows: Aluminium frames with glass panel and safety MS Grill | Flooring: Vitrified tiles for living and dining area, ceramic tiles for bath room & utilities, and granite/tiles for common areas | Kitchen: Granite platform with stainless steel sink & 2' height glazed tiles above platform | Toilets: Anti-skid ceramic tile flooring and glazed tile dado up to 7' height and quality CP fittings of Jaquar/Hindware or equivalent sanitary fittings | Finishing: Oil bound distemper paint for internal walls and enamel for wood & mild steel grill and exterior with good quality paint | Electrical: Concealed copper wiring with adequate light points work with TV & telephone points in living & master bed room of ISI or equivalent like Anchor/Havells, etc. | Water Supply: 24 hour water supply from borewell with overhead tank & sump | Plumbing: Concealed plumbing with ISI or equivalent quality fittings and fixtures | Common: Granite/tile flooring for common areas like staircase, lobbies etc., with iron railings | Lift: Required number of lifts of good quality (SCHINDLER/OTIS/KONE/JOHNSON) | Power: Generator will be provided for the power backup of 0.5 to 1 KVA per flat and common areas

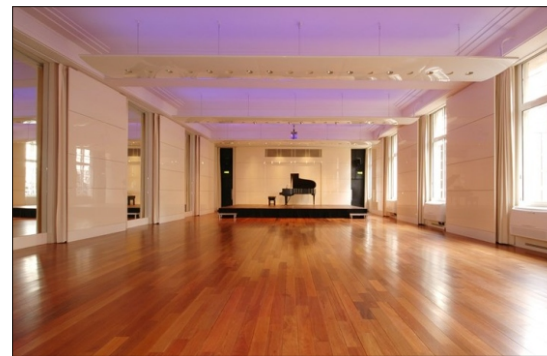
Amenities



Gym



Children Play Area
(Indoor / Outdoor)



Multi-Purpose Hall &
Doctor Consulting Room



Table Tennis



24 Hours
(Security, Power Back-Up,
CCTV Surveillance)



Help Desk- Facility Manager

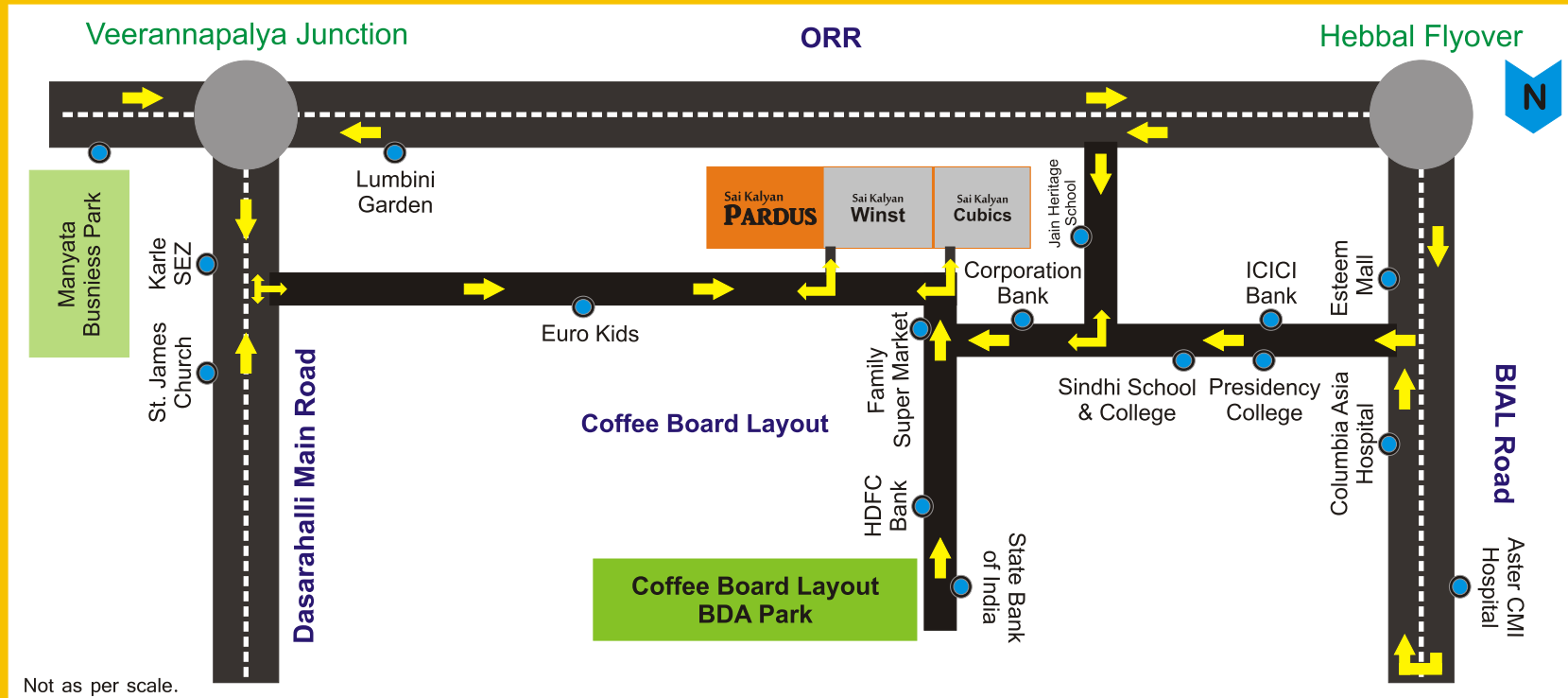


Intercom & Internet
Connectivity



House Keeping

PROJECT LOCATION



Distance to Important Places

- Manyata Business Park: 2 kms
- Outer Ring Road: 1 km
- Hebbal Flyover: 1 km
- Yelahanka: 8 kms
- ISCON: 7 kms
- Yeshwantpur Rly Station: 9 kms
- Cantonment Rly Station: 9 kms
- KR Puram Rly Station: 10 kms
- ITPL: 15 kms
- International Airport: 25 kms

Nearby Malls & Other Recreational Places

Elements Mall | Esteem Mall | Lumbini Garden | Hebbal Lake

Nearby Schools

Kensri School | Euro Kids | Kidzee | Vibgyor (Jakkur branch) | Jain Heritage School | Vidya Niketan School | Canadian International School | Delhi Public School (North) | Chrysalis High | Sindhi High School | Sri Chaitanya Techno School | Narayana Techno School | Greenfield Public School | Green Country Public School and Sports Academy | Kensri School | Kenneth George School | Sunrise English Medium School

Nearby Super Markets

Family Super Market | Reliance Fresh | Heritage Fresh

Nearby Work Places

Manyata Business Park | Kirloskar Business Park | IBM India Pvt. Ltd | ANZ | CTC | Target | Cerner | Karle IT SEZ and many more...

Nearby Hospitals

Motherhood | Columbia Asia Hospital, Hebbal | Aster CMI Hospital | Cloud Nine | Bangalore Baptist Hospital | Icon Hospital

Nearby Banks

SBI | HDFC | ICICI | Canara Bank | Union Bank | Corporation Bank

For Booking and Details, Please Contact:

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Project Site Address:

**Sai Kalyan Pardus,
1st Main, Coffee Board Layout, Hebbal Kempapura, Bengaluru, Karnataka, India. 560024.**

A project by
Sai Kalyan
Builders & Developers Pvt. Ltd.

CORPORATE OFFICE -

SAI KALYAN BUILDERS AND DEVELOPERS PRIVATE LIMITED

2nd Floor, Above Heritage Fresh, Opposite Coffee Board Layout Park Main Entrance,
Hebbal Kempapura, HA Farm Post, Bengaluru, Karnataka - 560024 INDIA.

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Completed Project **Sai Kalyan CUBICS, Hebbal Kempapura**

Sai Kalyan WINST, Hebbal Kempapura Ready to move-in Project

On-going Project **Sai Kalyan ULTIMA, Rachenahalli Main Road**

KEENSOLUTIONZ.COM



Note - Sai Kalyan Builders and Developers Pvt. Ltd. exclusively reserves the rights to make changes to designs and offerings during construction.