



KPL  
**SAURABHA**

LUXURY WITH EVERY CORNER

2 BHK LUXURY APARTMENTS

HOME CLOSER TO  
EVERYTHING YOU NEED

**For More Information**

**Contact Us**

**8904938845**

KPL



# SAURABHA

LUXURY WITH EVERY CORNER



Passionately Building Dreams into Reality

ROAD

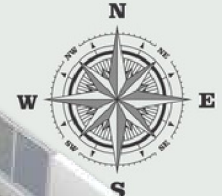


# TYPICAL FLOOR PLAN



FLAT#	AREA	FACING	BHK
01	1305 SFT	WEST	3BHK
02	1125 SFT	NORTH	2BHK
03	1125 SFT	NORTH	2BHK
04	1305 SFT	NORTH	3BHK
05	1505 SFT	NORTH	3BHK
06	1449 SFT	EAST	3BHK
07	1449 SFT	EAST	3BHK
08	1505 SFT	EAST	3BHK
09	1125 SFT	NORTH	2BHK
10	1125 SFT	NORTH	2BHK
11	1305 SFT	EAST	3BHK
12	1305 SFT	EAST	3BHK

ROAD



**UNIT # 001, 101, 201, 301 & 401**  
 SBA-1305 SFT  
 WEST FACING - 3 BHK

FLAT#	AREA	FACING	BHK
01	1305 SFT	WEST	3BHK

**UNIT # 002, 102, 202, 302 & 402** HK  
**UNIT # 003, 103, 203, 303 & 403** HK

SBA-1125 SFT HK  
 NORTH FACING - 2 BHK HK

07	1449 SFT	EAST	3BHK
08	1505 SFT	EAST	3BHK
09	1125 SFT	NORTH	2BHK
10	1125 SFT	NORTH	2BHK
11	1305 SFT	EAST	3BHK
12	1305 SFT	EAST	3BHK

**UNIT # 004, 104, 204, 304 & 404**  
 SBA-1305 SFT  
 NORTH FACING - 3 BHK





**UNIT # 005, 105, 205, 305 & 405**  
SBA-1505 SFT  
NORTH FACING - 3BHK

**UNIT # 006, 106, 206, 306 & 406**  
**UNIT # 007, 107, 207, 307 & 407**  
SBA-1449 SFT  
EAST FACING - 3 BHK



**UNIT # 008, 108, 208, 308 & 408**  
SBA-1505 SFT  
EAST FACING - 3 BHK



UNIT # 009, 109, 209, 309 & 409

UNIT # 010, 110, 210, 310 & 410

SBA-1125 SFT

NORTH FACING - 2 BHK



UNIT # 011, 111, 211, 311 & 411

UNIT # 012, 112, 212, 312 & 412

SBA-1305 SFT

EAST FACING - 3 BHK

## PROJECT HIGHLIGHTS

- **Gated community** – Project located in gated community, Which has double security/safety for residents in the apartment
- Ample Walking space in gated community.
- No common walls, good lightning/ ventilation.
- Vaastu compliment.

## amenities:



ROOF TOP  
KIDS POOL



TABLE  
TENNIS



GYM ROOM



MULTIPURPOSE  
HALL



STP  
REUSABLE



RAIN WATER  
HARVESTING



INTERCOM  
FACILITY



CCTV  
SURVEILLANCE



24 HRS ROUND THE  
CLOCK SECURITY



TWO LIFTS OF  
6 PASSENGERS



GENERATOR  
POWER BACK UP



COVERED  
CAR PARKING

# SPECIFICATIONS:



**STRUCTURE:**  
RCC framed structure with seismic compliance resistance.

**SUPER STRUCTURE:**  
6" Solid blocks for external walls.  
4" Solid blocks for internal walls.



**PLASTERING:**  
Internal wall 1:5 C.M. with lime rendering smooth finish.  
External wall: smooth sponge finish cement plastering.



**CAR PARKING:**  
One car parking for each flat.



**WATER SUPPLY:**  
24 hrs. water supply through borewell.



**STP:**  
Sewage Treatments Plant.



**FLOORING:**  
**Vitrified tiles** for living area, bedroom & kitchen,  
**Anti-skid tiles** for toilets, balconies & utilities.  
**Granite** for corridors flooring & staircase.



**TOILET:**  
Ceramic glazes wall tiles and Ceramic flooring.



**SANITARY WARE:**  
floor mount commode, washbasin, CP fittings and diverters for all the toilets parry ware/cera or equivalent.



**WINDOWS:**  
UPVC windows with mosquito mesh provision & safety MS Grills for all the windows.



**KITCHEN:**  
Granite kitchen platform with Stainless steel sink and 2 feet height glazed tiles dado above the platform, Provision for washing machine, Provision for water purifier.



**PAINTING:**  
Inside: One coat of primer with two coats interior emulsion paints,  
Outside: One coat of primer with two coats of exterior Emulsions  
Main Door: Polish finish,  
Enamel paint for other doors and windows.



**ELECTRICAL:**  
Concealed copper wiring (Havells, Finolex, Anchor or equivalent) with Havells/ Anchor or equivalent plate switches at necessary points in each room, 15 amps power plug points in kitchen and toilets, Individual TV & Telephone points in Main Hall & master bed room, AC points.



**DOORS:**  
**Main Door:** Teak wood frame with double sided teak veneered engineering doors, SS hinges, Tower bolts etc.,  
**Other Door:** Saal wood frame with moulded skin doors with standard hardware fittings, Europa Locks for main door, bedroom & bath room.



**LIFT & LOBBY:**  
Entrance lobby finished with granite flooring staircase with railings.  
**TWO** lifts of Kone/Johnson/Otis or equivalent of 6 passengers capacity.



**POWER BACK-UP:**  
Power back-up for each flat and additional power back-up for lifts, water pumps & common area lightings.



**SECURITY FEATURES:**  
Round the clock security with CCTV Camera, Every house will be connected to the security office. through intercom phone.

# LOCATION MAP

NOT TO SCALE



**A-KATHA**



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**IT COMPANIES**

- RMZ Eco Space
- Bagemane Tech park
- Manyata Tech Park
- ITPL
- GR Tech Park
- Kalyani Tech Park
- Mind Comp Tech Park
- IBM
- L&T Technologies
- Genesys
- Nvidia
- Cognizent
- Microsoft

**HOSPITALS**

- Trust - in Hospital
- East Point Hospital
- Media Derma Hospital
- JMJ Hospital
- Cratis Hospital
- Specialist Hospital
- Anugraha Hospital
- Koshys Hospital
- Jyotsna Hospital
- Bethel New Life college
- Satya Sai Orthopedic Hospital
- North Bengaluru Hospital

**SCHOOLS**

- National public school
- Orchids the International School
- Chrysalis High School
- Samsidh Mount Litere School.
- Vibgyor School
- Sri Chaitanya School
- Narayana E-Techno School
- Sunshine Children's School
- Euro kids School, Horamavu
- Prestige International School
- Podar International School
- Ryan International School
- New Baldwin International School

**COLLEGES**

- New Horizon International college
- CMR Colleges
- Lohit's Academy college of commerce
- Christian college of Nursing
- Ebenezer college of Nursing
- Bangalore city college
- St.Vincent pallotti college
- Pramodh DED College
- NICC - International college of Media
- Bethel New Life college
- Diamond colleges of Management
- East point college of management
- Indian Academy group of Instructions

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit. All applicable Taxes Extra, Conditions apply\*