



Luxury living made affordable

2 & 3 BHK Premium Residences
Near Budigere Cross, Off Old Madras Road

RERA No.: PRM/KA/RERA/1251/446/PR/300125/007459



A PRICELESS COLLECTION OF MILESTONES

SKANDAS VENTURES with 28 years of experience in construction, have to their credit more than 20 projects comprising a spectrum of edifices including residential and commercial projects. With a team of qualified and experienced engineers, architects and other technical team, We are committed in creating exceptional communities that inspire and uplift your living.

LIVE EVERY DAY IN NEW INSPIRATION

We at SKANDAS SLN RESIDENCY know that life without an inspiration has no meaning hence have come up with a solution focusing on human enchantment every day. Here resident will find inspiration from every detail of architectural design, landscape, public spaces and designed amenities. The terrace is also designed keeping in mind a cosmopolitan resident wanting a refreshing evening and to live better than others. Located at Huskur and its immediate neighbourhoods are hot spots of development, connectivity and desirable destinations for housing, commerce entertainment, education and health care. The roads of importance like Old Madras Road and Budigere Cross are well-connected to gateways like the airport, railway stations, bus terminals and express ways to Tamil Nadu and Andhra Pradesh.

BMRDA APPROVED

RERA APPROVED

28 UNITS

BASEMENT + 5 FLOORS

GROUND AND TERRACE LEVEL AMENITIES

75% OPEN SPACE





MASTER PLAN



TERRACE PLAN

GROUND FLOOR PLAN

- 01) Security room
- 02) Basement ramp
- 03) Transformer location
- 04) Car parking
- 05) Commercial Entry
- 06) Apartment entry
- 07) Screen wall
- 08) Party lawn
- 09) Amphitheatre
- 10) Children's play area
- 11) Skating rink
- 12) Seating area
- 13) Outdoor gym
- 14) Pond
- 15) Mural
- 16) Wooden decking
- 17) Swimming pool
- 18) Commercial - 01
- 19) Commercial - 02

- 01) Outdoor work station
- 02) Terrace party lawn
- 03) Indoor gymnasium
- 04) Washrooms







FIRST FLOOR PLAN



FIRST FLOOR AREA STATEMENT

Flat No.	Type/ Facing	Built up Area	Carpet Area	Balcony/ Utility	Wall Area	28% Salable	Super Built up Area
101	2 BHK / EAST	872 Sft	621 Sft	164 Sft	87 Sft	244 Sft	1116 Sft
102	3 BHK / WEST	963 Sft	749 Sft	138 Sft	77 Sft	270 Sft	1233 Sft
103	2 BHK / WEST	675 Sft	565 Sft	52 Sft	59 Sft	189 Sft	864 Sft
104	2 BHK / WEST	709 Sft	566 Sft	81 Sft	62 Sft	199 Sft	908 Sft
105	3 BHK / EAST	995 Sft	795 Sft	119 Sft	81 Sft	279 Sft	1274 Sft
106	3 BHK / WEST	957 Sft	770 Sft	111 Sft	76 Sft	268 Sft	1225 Sft
107	3 BHK / EAST	1144 Sft	855 Sft	195 Sft	94 Sft	320 Sft	1464 Sft



2 BHK



3 BHK





TYPICAL FLOOR PLAN



SECOND FLOOR AREA STATEMENT

Flat No.	Type/ Facing	Built up Area	Carpet Area	Balcony/ Utility	Wall Area	28% Salable	Super Built up Area
201	2 BHK / EAST	822 Sft	621 Sft	120 Sft	81 Sft	230 Sft	1052 Sft
202	3 BHK / WEST	917 Sft	749 Sft	97 Sft	71 Sft	257 Sft	1174 Sft
203	2 BHK / WEST	684 Sft	565 Sft	60 Sft	60 Sft	192 Sft	876 Sft
204	2 BHK / WEST	732 Sft	566 Sft	103 Sft	64 Sft	205 Sft	938 Sft
205	3 BHK / EAST	1032 Sft	795 Sft	153 Sft	84 Sft	289 Sft	1321 Sft
206	3 BHK / WEST	976 Sft	770 Sft	129 Sft	77 Sft	273 Sft	1249 Sft
207	3 BHK / EAST	1134 Sft	855 Sft	185 Sft	95 Sft	318 Sft	1452 Sft

THIRD FLOOR AREA STATEMENT

Flat No.	Type/ Facing	Built up Area	Carpet Area	Balcony/ Utility	Wall Area	28% Salable	Super Built up Area
301	2 BHK / EAST	915 Sft	621 Sft	203 Sft	91 Sft	256 Sft	1171 Sft
302	3 BHK / WEST	1006 Sft	749 Sft	177 Sft	80 Sft	282 Sft	1287 Sft
303	2 BHK / WEST	694 Sft	565 Sft	68 Sft	61 Sft	194 Sft	888 Sft
304	2 BHK / WEST	723 Sft	566 Sft	94 Sft	63 Sft	202 Sft	926 Sft
305	3 BHK / EAST	1043 Sft	795 Sft	163 Sft	85 Sft	292 Sft	1335 Sft
306	3 BHK / WEST	996 Sft	770 Sft	146 Sft	81 Sft	279 Sft	1275 Sft
307	3 BHK / EAST	1153 Sft	855 Sft	201 Sft	97 Sft	323 Sft	1475 Sft

FORTH FLOOR AREA STATEMENT

Flat No.	Type/ Facing	Built up Area	Carpet Area	Balcony/ Utility	Wall Area	28% Salable	Super Built up Area
401	2 BHK / EAST	840 Sft	621 Sft	136 Sft	82 Sft	235 Sft	1075 Sft
402	3 BHK / WEST	954 Sft	749 Sft	130 Sft	75 Sft	267 Sft	1221 Sft
403	2 BHK / WEST	728 Sft	565 Sft	100 Sft	63 Sft	204 Sft	932 Sft
404	2 BHK / WEST	732 Sft	566 Sft	102 Sft	63 Sft	205 Sft	937 Sft
405	3 BHK / EAST	1043 Sft	795 Sft	163 Sft	85 Sft	292 Sft	1335 Sft
406	3 BHK / WEST	1044 Sft	770 Sft	189 Sft	85 Sft	292 Sft	1336 Sft
407	3 BHK / EAST	1134 Sft	855 Sft	184 Sft	95 Sft	318 Sft	1452 Sft



DESIGN

Attention for functionality and aesthetics, from a well-planned layout to the use of high-quality construction materials. Wire cut bricks for the facade Provides durability and uniformity, adding a timeless and earthy charm, requiring minimal upkeep.

With privacy in Mind the concept of No common walls has been implemented in the design of each unit ensures the necessary level of seclusion.

Balconies with cantilever designs are carefully crafted to provide maximum delight and elevate your outdoor relaxation experience.

GREEN CORNERS

The modern architectural styles, combined with green spaces and sustainable practices, contribute to an appealing living environment. Adding lush green spaces at transitional areas, cultivates a soulful connection with nature.

SUPERIOR AMENITIES

We offer a wide range of amenities that enhance the quality of life for its residents. The idea is to create a self-sufficient environment where residents can enjoy various activities without having to venture far from home. This not only adds convenience but also fosters a sense of community and belonging. Rooftop amenities provide spaces to relax, exercise, and enjoy with nature. These contribute to an enhanced quality of life, promoting physical and mental well-being among residents.

LOW DENSITY COMMUNITY

Providing residents with more privacy, outdoor space, and a greater sense of security, residents can enjoy the outdoors without feeling cramped or overwhelmed. Low-density communities can provide an opportunity for sustainable living by offering several benefits, including reduced resource consumption and increased access to green spaces. There is generally less need for energy and water, as the building is more spread out and residents are more likely to rely on natural ventilation and lighting. This can be particularly appealing to those who enjoy a sense of camaraderie and community spirit. Social gatherings, festivals, and community events are common, providing residents with opportunities to connect with their neighbours and build lasting relationships.

SPECIFICATIONS



STRUCTURE

- Basement, Ground, 4 Storied RCC framed structure with Seismic Zone II compliance (Earthquake resistance).



WALLS

- Outer walls with 6" and internal walls with 4" Solid Blocks.



FLOORING

- Superior quality Vitrified tiles for Living, Dining, All bedrooms and Kitchen.
- Anti-skid ceramic tiles for all balconies, utilities and bathrooms.



PLASTERING

- Internal Walls and ceiling are smoothly plastered.
- External Walls and corridors are smoothly plastered.



RAILING

- Staircase railing with M.S.
- Balcony parapet and glass as per elevation.



DOORS

- Main Door: High quality teak wood frame with moulded skin shutter finish.
- Internal Doors: Engineering wood shutters and waterproof flush shutters for all internal doors.
- Windows: All windows are UPVC three track sliding shutters. Plain glass, mosquito mesh and safety grills.



KITCHEN

- Provision of plumbing points for sink and electrical points to accommodate modular kitchens.
- Cladding with glazed tiles above kitchen platform with height up to 2'ft.
- 19mm thick black granite kitchen platform with stainless steel sink.



PLUMBING

- All water supply lines of CPVC.
- Sewer Line will be of reputed make.
- All Plumbing lines shall be pressure tested.
- Sewage treatment plant.



LIFTS

- Fully automatic 8/10 capacity passenger one Lift of Johnson and Johnson/OTIS make or equivalent.



TOILET

- Superior quality of Ceramic tiles dado up to 7' height.
- EWC commode and wash basins (white color) of Hindware or equivalent make.
- Hot and cold valve mixer, pillar cock, health faucet in each toilet of Hindware or equivalent make.
- Hind ware or equivalent brand. Toilet ventilators are equipped with movable louvers and fixed glass with an exhaust fan point.



PAINTING / POLISHING

- Interior: Two coats of Birla Putty, one coat of primer with two coats of emulsion paint with roller finish.
- Exterior: One coat of primer with two coats of emulsion paint. Enamel paint for M.S grill/door shutters.



ELECTRICAL

- Fire-resistant electrical wires of Anchor make or equivalent.
- Elegant designer modular electrical switches of Anchor make or equivalent.
- Provision for geyser in toilets and all machine in utility, refrigerator, microwave oven, Internet point provision.
- Provision for air conditioning points in master bedrooms.
- For safety one earth leakage Circuit Breaker (ELCB for each apartment) and one miniature circuit breaker (MCB for each room).
- Standby generator for lights in common areas. Lifts and pumps, 1 KVA power backup for 2 & 3 bedrooms One T.V. point in the living & master bedroom.
- 5KW 3 Phase power for 3 BHK apartment.
- 4KW 1 Phase power for 2 BHK apartment.
- My gate System.



BACKUP GENERATOR

- 100% D.G. power backup for common areas

NEAR BY PLACES:

SCHOOLS

- VIBGYOR
- NATIONAL PUBLIC SCHOOL
- CHRYSALIS
- PNC & ZEE
- MVJ COLLEGE OF ENGINEERING
- DEEN ACADEMY
- JAIN HERITAGE INTL. SCHOOL
- ORCHIDS INTL. SCHOOL
- SRUSTI GLOBAL SCHOOL
- LAKE MOUNT FORT
- DIYA ACADEMY
- SEA COLLEGE
- NARAYANA SCHOOL
- CHAITHANYA SCHOOL

OFFICES

- TATA ELXSI
- BEARYS GLOBAL RESEARCH
- SIEMENS LIMITED
- GRINDWELL
- GR TECH PARK
- ITPL
- UNILIVER
- KIADB
- NOVONORDISK
- TESCO
- TCS
- ACCENTURE
- I-GATE
- L&T
- UTC AEROSPACE SYSTEMS
- SAP
- RMZ

HOSPITALS

- AXIS HOSPITAL
- SATHYA SAI SU
- PER SPECIALITY HOSPITAL
- VYDEHI HOSPITAL
- MANIPAL HOSPITAL WHITEFIELD
- SHANKARA EYE HOSPITAL
- CLODE 9 CLINIC
- MIRACLE HOSPITAL
- NARAYANA MULTI SPECIALITY HOSPITAL

SHOPPING MALLS

- SBR INOX
- ORION UPTOWN
- PARK SQUARE MALL
- FORUM VALUE MALL
- INORBIT MALL
- VR MALL
- PHOENIX MALL

HOTELS

- SHERATON 4 POINTS
- TAJ VIVANTA
- THE DEN
- JW MARIOT HOTEL
- FAT CHEF
- HOLIDAY IN
- MAINLAND CHINA
- GINGER HOTEL
- ZURI





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