



# EMERALD SQUARE

# DREAMS WITHIN YOUR REACH

An ideal lifestyle is deeply ingrained in the homes we choose to live in.

Keeping with the name Svamitva Emerald Square, the project aspires to capture the essence of an Emerald - a stone synonymous with tranquillity.

Svamitva hopes to provide its residents with a home that is not only vastu compliant but brings out the **positivity, creativity, balance** and **confidence** in its inhabitants - the characteristic qualities of an emerald.





# POSITIVITY

**AN OASIS OF TRANQUILITY.**

True to the qualities of its eponymous gemstone, Svamitva Emerald Square hopes to create an ideal lifestyle that inspires positivity in every resident. Despite the bustling surroundings, the calmness of the space makes for a refreshing change from hectic urban life. Emerald Square, situated in nature with a close proximity to the urban areas is the ideal home for your family.

## THE PILLARS TO YOUR DREAM HOME

Svmitva Emerald Square is a 4 towered residential community located on Bommasandra - Jigani Link Road and close to Electronic City, Bengaluru. This project has been designed to fulfill every wish of its residence.

The project houses 1, 2 and 3 BHK flats and every high - end amenity at affordable prices and also features various other conveniences that would make the life of its residents simple and idyllic. Svmitva Emerald Square is truly a place where your dreams are within your reach.



Located a stone's throw away from Bengaluru's burgeoning IT Hub, Svamitva Emerald Square has been developed in an area that is peaceful and perfect for residents who value their solitude. With an eye to creative planning, the project has kept in mind every minute service that its residents may require and has been developed to be the pool of solitude in the surrounding urban environment.

# CREATIVITY

IMMERSE YOURSELF IN ENDLESS POSSIBILITIES.

# PROJECT HIGHLIGHTS

Conveniently located near Bengaluru's IT Hub, in close proximity to banks, hospitals, schools, colleges residents will have all the conveniences of the urban life.

**IGBC certified silver rated eco - friendly building with vastu compliant apartments.**

Modern amenities like a state - of - the - art Gym facility and Swimming pool and much more.



# LANDSCAPE FACILITY PLAN

1. Grand Entrance
2. Gazebo
3. Senior Citizen Seating Zone
4. Arrival Zone

5. Ramp to Basement
6. Car parking
7. Driveway
8. Services

9. Swimming Pool
10. Club House
11. Toddler's Play Zone
12. Children's Play Zone

13. Organic Waste Converter
14. 24/7 Security





## SPECIFICATIONS

### ● STRUCTURE

- RCC framed structure
- External & internal walls of solid concrete blocks

### ● FLOORING

- Vitrified flooring for living, dining, kitchen & bedrooms
- Anti-skid ceramic tiles for balconies & toilets
- Glazed tiles for toilet dado

### ● KITCHEN

- Kitchen platform with black granite top with stainless steel sink with drain board
- Kitchen dado wall tiles above platform
- Provision for water purifier, refrigerator and washing machine

### ● BALCONY DOORS & WINDOWS

- Powder coated aluminium doors and windows
- All window opening are designed for maximum natural ventilation

### ● DOORS

- Main door – HDF doors with WPC frames with paint / polish
- Internal doors – flush doors with front laminate and back painted
- Bathroom doors – BWP doors
- 2 hours fire rated doors for fire staircase & major utilities
- Hardware of all approved quality & standards

# SPECIFICATIONS

## ● PAINTING

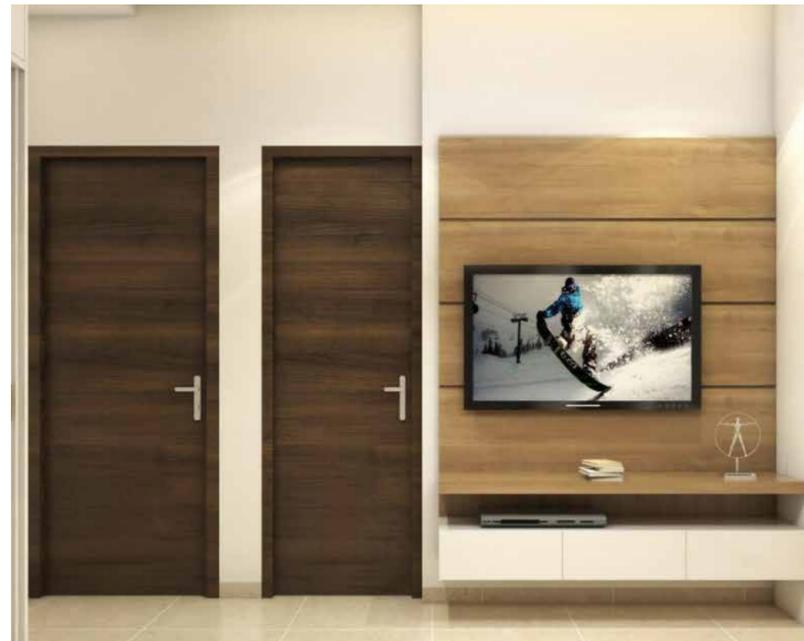
- For ceiling oil bound distemper
- For interior walls plastic emulsion
- For exterior walls weather - proof paint
- Eco friendly zero VOC (Volatile Organic Compounds) Paints shall be used
- All MS grills and railings with enamel paint

## ● BATHROOMS

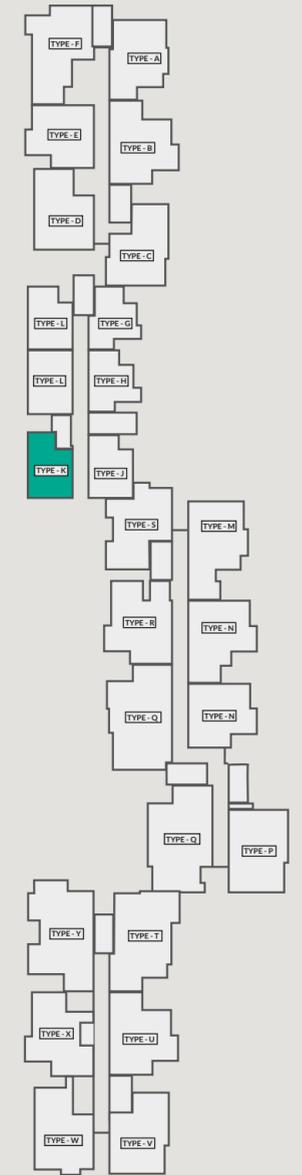
- Dado wall tiles
- Water efficient Sanitary ware & Chromium plated fittings
- Provision for geyser

## ● ELECTRICAL

- TV & telephone points in living room
- Provision for AC Points in all master bed room
- Provision for UPS in all apartments
- Electrical wiring with circuit breakers of approved brands and FRLS
- All switches and sockets of approved brands
- Power Back-up for lifts, pumps and common areas



## FLOOR PLAN



TYPE - K | 1 BHK Unit

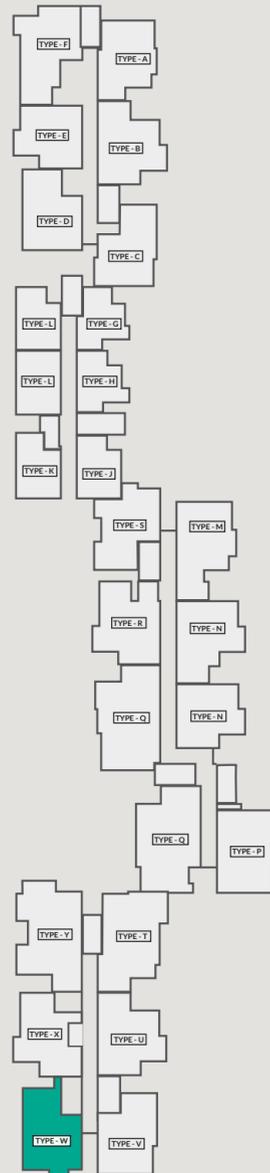
Key Plan



FLOOR PLAN



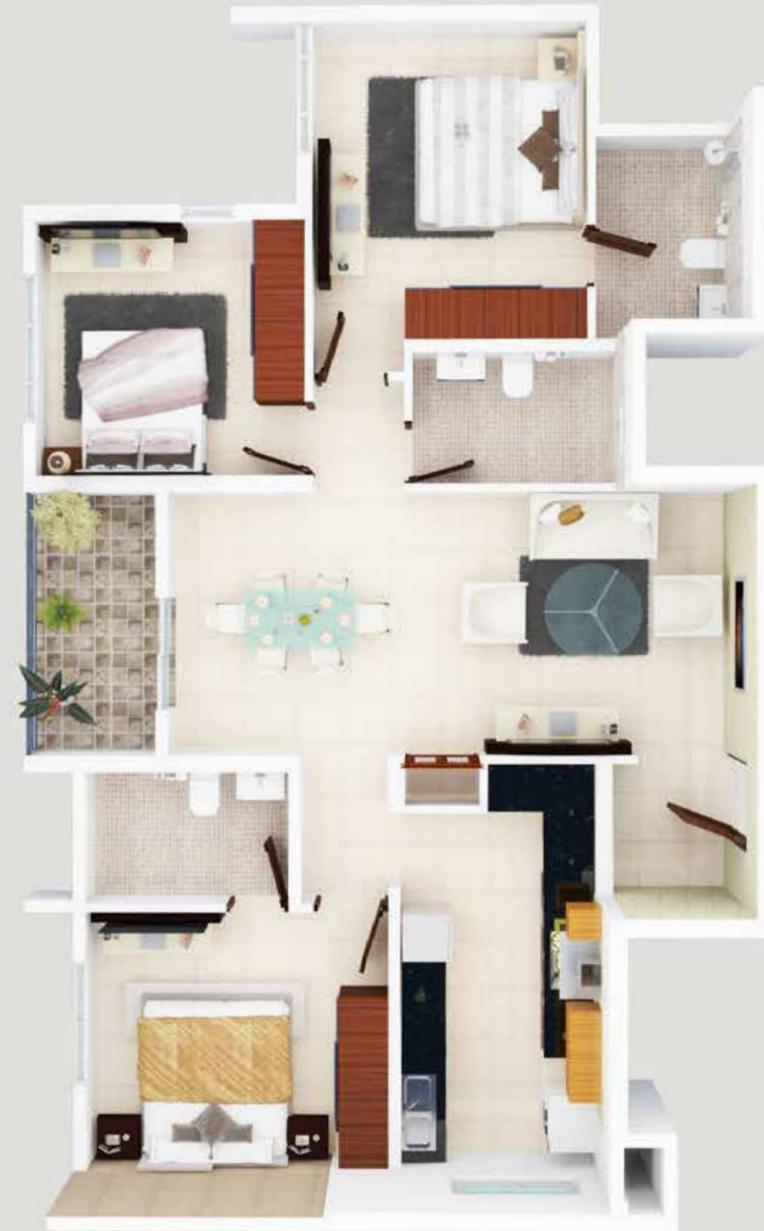
TYPE - W | 2 BHK Unit



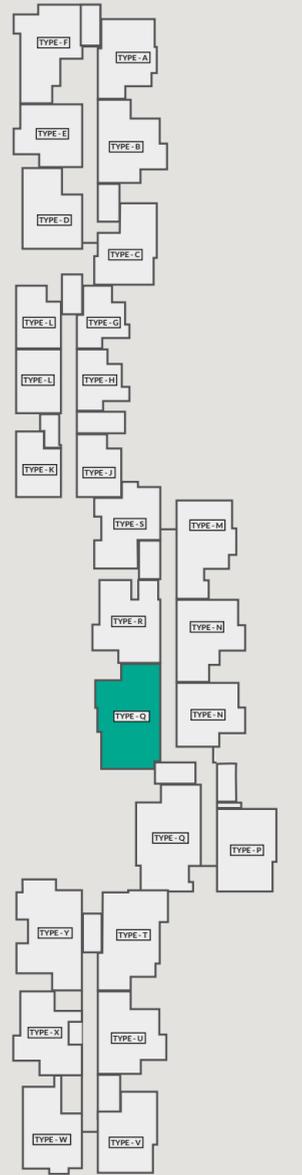
Key Plan



FLOOR PLAN

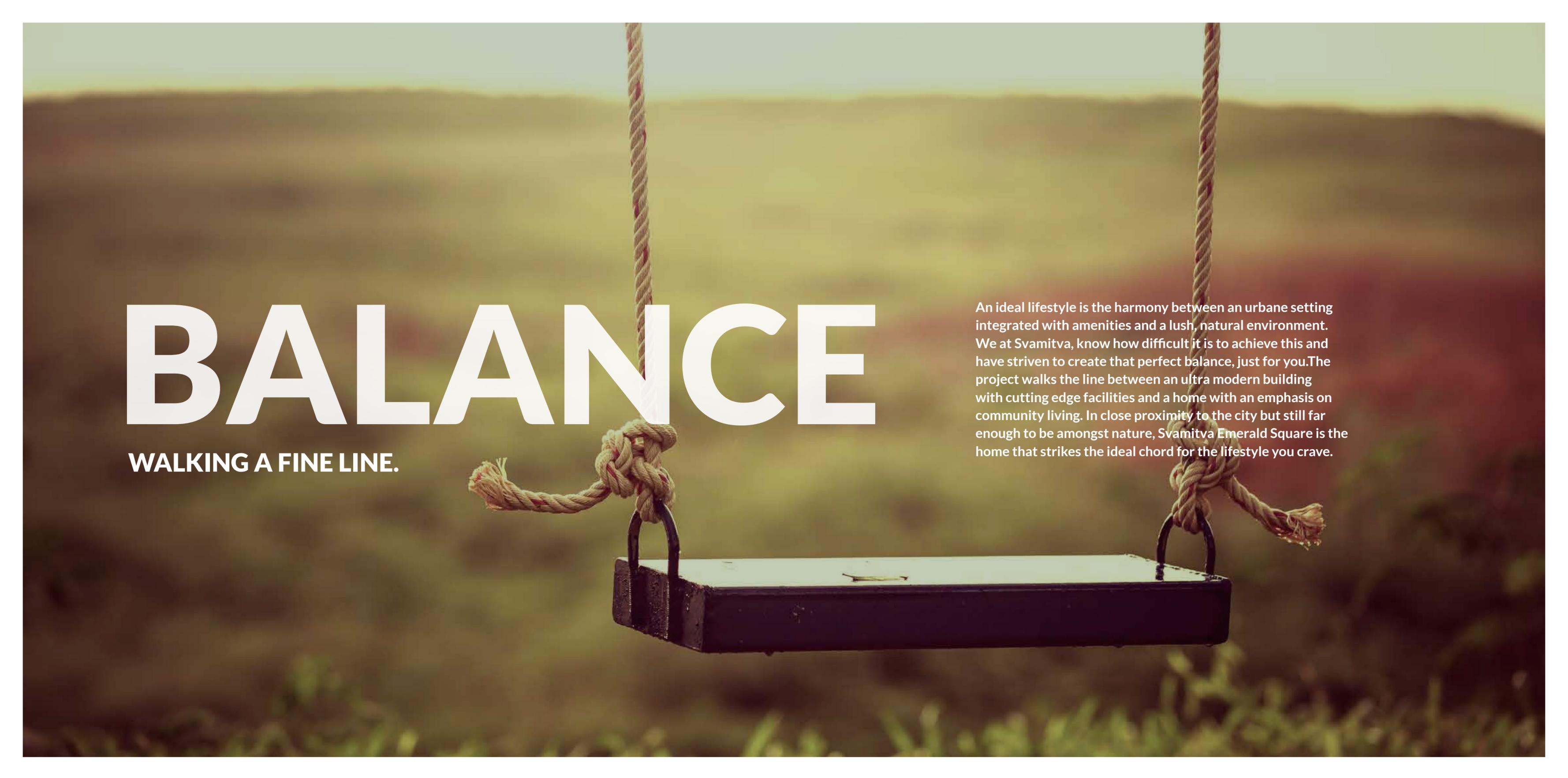


TYPE - Q | 3 BHK Unit



Key Plan



A photograph of a swing set against a sunset background. The swing seat is a dark wooden plank hanging from two ropes. The ropes are tied in knots at the top. The background is a soft, blurred landscape of rolling hills under a warm, golden light. The word 'BALANCE' is written in large, white, bold, sans-serif capital letters across the middle of the image.

# BALANCE

**WALKING A FINE LINE.**

An ideal lifestyle is the harmony between an urbane setting integrated with amenities and a lush, natural environment. We at Svamitva, know how difficult it is to achieve this and have striven to create that perfect balance, just for you. The project walks the line between an ultra modern building with cutting edge facilities and a home with an emphasis on community living. In close proximity to the city but still far enough to be amongst nature, Svamitva Emerald Square is the home that strikes the ideal chord for the lifestyle you crave.

## LOCATION MAP

Despite being strategically located near Infosys in Bengaluru's Electronic City, Svamitva Emerald Square is an oasis of serenity.

Close to the urban areas of South India's most bustling city, the project has been designed in a way that all its residents get the conveniences of an urban life but are also able to retain their peace of mind when at home.

Map not to scale

 Company

 School

 Institute

 Shopping Mall

 Temple





# FACILITIES & AMENITIES

Svमितva Emerald Square was created with the idea that you don't have to compromise on quality to live comfortably. With ultramodern and well planned facilities, we believe in affordable luxury and giving our residents value for their money. Our contemporary facilities include



Club House



Steam & Sauna



24/7 security



Sports Zone



Children's & Toddler's Play Zone



Viewing deck on top



Senior Citizen zone



Swimming Pool & Toddler's Pool



Sky walk on terrace



Football goal post



Yoga zone



Electric car charging point



Half basket ball court



Visitor car parking



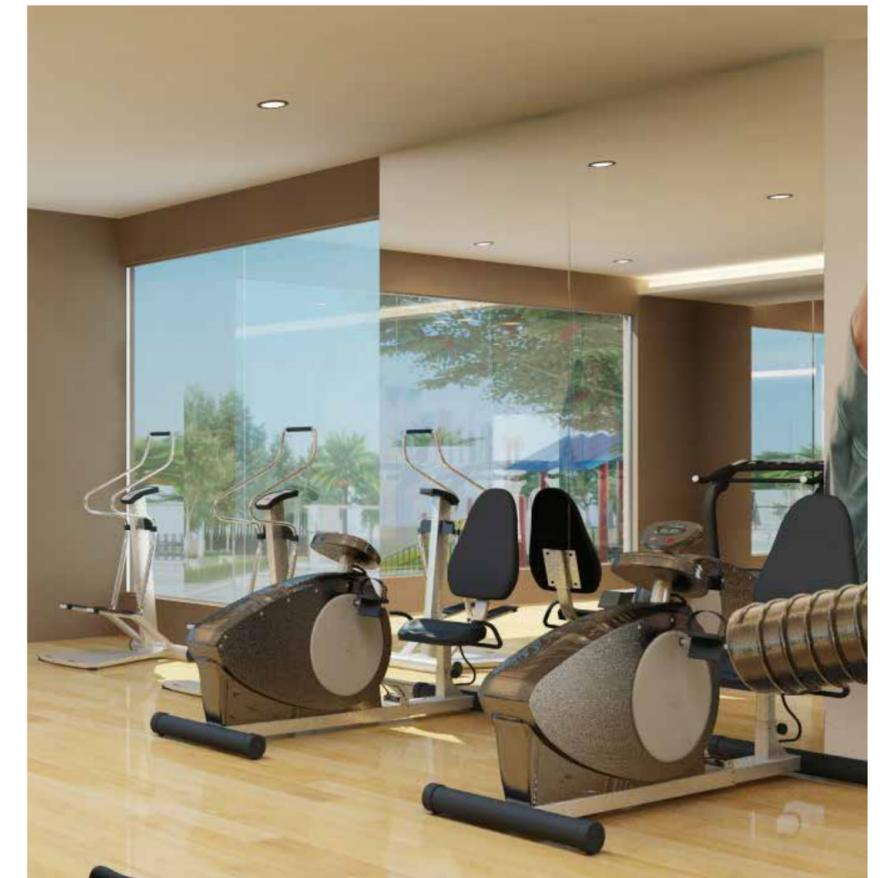
Seating Plaza & Gazebo



Gymnasium (Indoor & Outdoor)



Cricket practice net



Buying a home for yourself and your family is one of the most important steps you will take in your life. At that time it is important to trust the people who you have tasked with creating your ideal home. Svamitva has built its reputation on this very trust. With an emphasis on customer satisfaction, Svamitva's transparent dealings will give you the confidence you need to invest in the home in which your family will grow.

# CONFIDENCE

PLACE YOUR TRUST IN OUR HANDS.

# ABOUT SVAMITVA

For over 30 years Svamitva has been a name that has been synonymous with passion, trust, reliability and quality. With a primary interest in real estate. Svamitva has over the decades has spread its wings into various other sectors like Contracting, Hospitality, Solar Power, Warehousing, IT & Sports. Having developed over 1000 + acres of land and 2 Million sq. ft. of construction. Svamitva prides itself on its attention to process - each of our projects being a 100% compliant with all applicable statutory norms and regulations.

Driven by its team of dedicated professionals, Svamitva currently enjoys a strong presence in Bengaluru, Bijapur, Solapur & across South India. Along with the goal of becoming a household name pan India, Svamitva global aspirations are being realized as well with operations having begun in Melbourne, Australia in association with Astra Corp and forming a company called Astra Corp Svamitva.



## UPCOMING PROJECTS IN BANGALORE

**120 ACRES** INTEGRATED TOWNSHIP ON HOSKOTE SIDLAGHATTA ROAD, DEVANAHALLI, NORTH BANGALORE

**28 ACRES** VILLA PROJECT ON KANAKAPURA ROAD

**7 ACRES** VILLAMENTS PROJECT ON KANAKAPURA ROAD

**5 ACRES** RESIDENTIAL APARTMENT PROJECT AT HSR LAYOUT IN JV WITH RMD GROUP (Pune)

## CURRENT PROJECTS IN MELBOURNE (AUSTRALIA)

ASCOT TERRACES

BONEO ROAD

PARK ORCHARD DRIVE

WHOLLARA RISE

## CURRENT PROJECTS IN BANGALORE

### SONATA CITY

Sprawling over 40 acres, Sonata City is a DTCP approved plotted development that is currently ready for registration. Located near Jangamakote cross, near Devenahalli, North Bangalore.

### SYLVIA CITY

A vast 18 acre DTCP approved plotted development, Sylvia City is currently under development at Jangamakote cross, near Devenahalli, North Bangalore.

### SUNSHINE CITY

Located near Taverekere Bengaluru, Sunshine City is a 36 acre plotted developed. The BMRDA approved project is very close to city limits and well connected to Magadi road and Mysore road.

## GLOBAL PRESENCE





**Svमितva Emerald Square Site Address:**

102/2, Bommasandra - Jigani Link Road, Bommasandra Industrial Area, Bengaluru, Karnataka - 560099

**Corporate Office Address:**

# 110/2, 1st Floor, Krishnappa Layout, Lal Bagh Road, Bangalore - 560027

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**Our Branches:**

Bijapur, Solapur & Melbourne (Australia)