



SAI FERN'S

3 BHK LUXURY APARTMENTS

UNVEILING THE
GREEN LIFE



LENDI CONSTRUCTIONS



Sai FERN'S

3 BHK LUXURY APARTMENTS

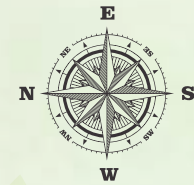
HORAMAVU @ BENGALURU

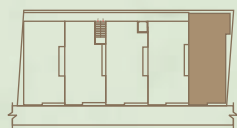
Welcome to Sai Fern's apartment which is comfortably nestled in the heart of two worlds-old and new Bangalore, offering a diverse living experience completely at your fingertips. Enjoying all the qualities of full-fledged apartments, while being superbly supported by an additional strong network of immediately accessible amenities, such as transport links, traditional and new culinary experiences, top notch schools, as well as recreational leisure and lifestyle abundance.

Standing 5-storeys tall, the Sai Fern's features spacious 25 units of 3 BHK. This creates an architectural surrounding so artistic and distinctive, one will clearly behold with much pride and pleasure. Inspiration, rejuvenation and relaxation weave in easily within this cocoon of quiet respite. Elegant structure is a tribute to architectural excellence and incorporates the most contemporary concept in living space with a well-designed central atrium in ground floor, is what makes this a special one. Add to this, facilities like gym, Solar water provision and many more to add, gives you to have a complete indoor and outdoor life at Sai Fern's.



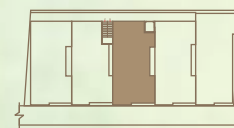
TYPICAL FLOOR PLAN





UNIT # 001, 101, 201, 301 & 401
SBA-1420 SFT
NORTH FACING - 3 BHK

A	LIVING	10'0"X17'0"	F	BEDROOM	10'0"X12'0"
B	DINING	10'0"X15'6"	G	TOILET	6'6"X5'0"
C	KITCHEN	8'6"X11'0"	H	BEDROOM	10'0"X12'6"
D	M.BEDROOM	10'10"X14'10"	I	BALCONY	4'0" WIDE
E	TOILET	5'6"X8'0"	J	UTILITY	4'0" WIDE



UNIT # 003, 103, 203, 303 & 403
SBA-1328 SFT
EAST FACING - 3 BHK

A	LIVING	10'0"X14'0"	F	BEDROOM	10'0"X12'0"
B	DINING	10'0"X11'0"	G	TOILET	6'6"X5'0"
C	KITCHEN	7'4"X14'0"	H	BEDROOM	10'0"X11'0"
D	M.BEDROOM	12'10"X14'10"	I	BALCONY	4'0" WIDE
E	TOILET	6'6"X5'0"	J	UTILITY	3'6" WIDE

PROJECT HIGHLIGHTS:



GYMNASIUM



ROUND THE
CLOCK SECURITY



CCTV
SURVEILLANCE



RAIN WATER
HARVESTING



SOLAR WATER
PROVISION



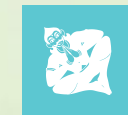
ONE LIFT OF
6 PASSENGERS



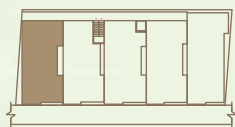
GENERATOR
POWER BACK UP



COVERED
CAR PARKING



VASTU
COMPLIANCE



UNIT # 005, 105, 205, 305 & 405
SBA-1462 SFT
EAST FACING - 3 BHK

A LIVING	10'0"X14'0"	F BEDROOM	10'0"X12'0"
B DINING	9'0"X11'0"	G TOILET	6'6"X5'0"
C KITCHEN	12'4"X9'8"	H BEDROOM	10'0"X11'0"
D M.BEDROOM	12'4"X14'10"	I BALCONY	4'0" WIDE
E TOILET	6'0"X5'0"	J UTILITY	4'0" WIDE

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.



WATER SUPPLY:
24 hrs water deep tube well, Sump & Over head tank.



CAR PARKING
One car parking for each flat.



FLOORING:
Vitrified tiles of premium quality for living area, bedroom & kitchen, Antiskid tiles for toilets, balconies & utilities.



TOILET:
Ceramic glazes wall tiles and Ceramic flooring



SANITARY WARE:
European commode, washbasin, CP fittings and diverters for all the toilets of parryware/Soncera/Jaquar or equivalent.



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, Chimney and electrical hub.



PAINTING:
Inside: One coat of primer with two coats plastic emulsion paints,
Outside: One coat of primer with two coats Asian apex or equivalent paints,
Main Door: Teak polish, Enamel paint for other doors and window grills.



ELECTRICAL:
Concealed copper wiring (Anchor or equivalent) with 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 teak veneer shutter,
Other Door: Saal/Mahogany wood frame with moulded skin doors with standard hardware fittings
LOCKS:
ISI Brand locks for all the doors.



LIFT & LOBBY:
Entrance lobby finished with granite / premium tiles flooring staircase with railings.
One lift of Kone/Johnson or equivalent of 6 passenger capacity with ARD system.



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 with security with CCTV Camera.

LOCATION MAP

NOT TO SCALE

Key Distances (approximate):

Nagawara Junction - 5 Kms
Manyata Embassy Business Park - 7 Kms.
K.R. Puram Railway station - 6 Kms.
RMZ Tech Park - 7.5 Kms.
Baptist Hospital - 11.5 Kms.
Bagmane Tech Park - 9 Kms.
Contonment Railway station - 11 Kms.
M.G. Road - 12 Kms.
BIAL - 26 Kms.

SAI FERN'S
3 BHK LUXURY APARTMENTS

LENDI CONSTRUCTIONS

OFFICE & SITE ADDRESS:

SAI FERN'S

SITE # 03 TO 5A, 10TH D CROSS, KANAKAGIRI LAYOUT,
OPP. TO MOUNIKA ESPANCIA APT., BANJARA LAYOUTK,
HORAMAVU AGARA VILLAGE, K.R. PURAM HOBLI,
BENGALURU RURAL - 560 043

Contact +91 99018 55551 / 97407 33166 / 98453 15507

Email: lendi constructions123@gmail.com



DWARAKA
Simplifying urban living

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*



Architect:
SNS ASSOCIATES
Architects & Engineers
Mo: +91 77950 16269
Email: info@snsassociates.co.in



Legal Advisor
SNR ASSOCIATES
Flat # 402, 4th Floor,
"Samaikayaa's K.K.Veni Plaza"
B.Narayanapura, White Field Main Road,
Bangalore - 560 016
Mo: 91641 34628
E-Mail: snrassociatesadvocates@gmail.com