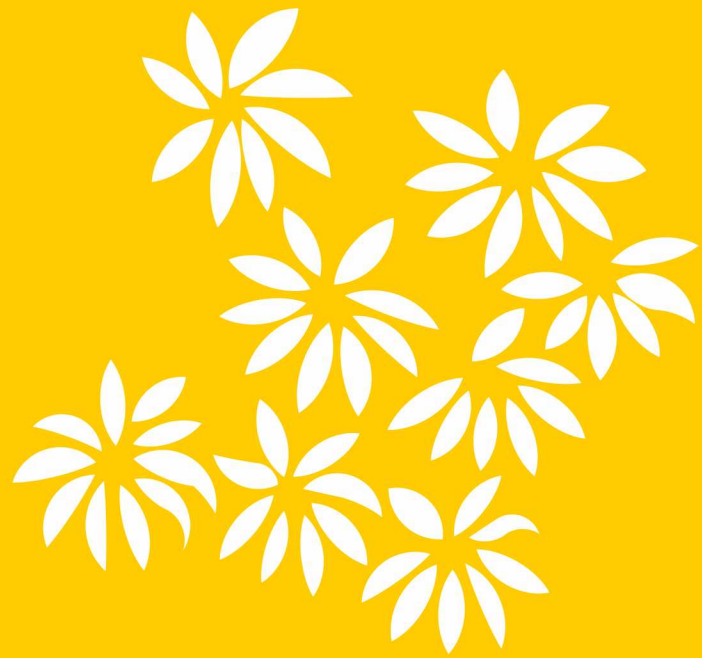


A Project By



Located @ Varthur, Bengaluru



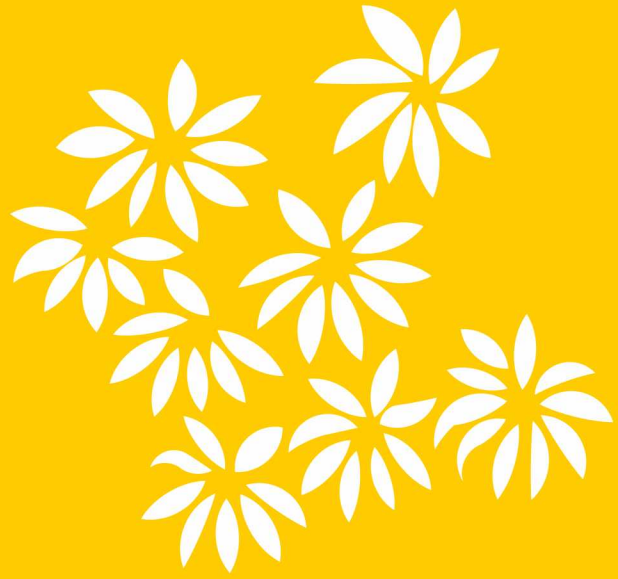


YOUR
NEW
WAY OF LUXURY LIVING
START HERE

Home is where your story begins. Where you choose to live, is equally as important as what your lifestyle will be when you are living there.

A home is more than just a roof over your head, it holds a lifetime of memories. Where growth and wellness are integrated to create an energised, holistic environment for you and your loved ones. There is no better investment than in your family or yourself, and no better place to put down your roots.





SM Gardenia homes brings you a world that matches all your aspirations. Located in Varthur close to all that matters for a convenient life. SM Gardenia features beautiful environment with vast open spaces all around, a stunning swimming pool, standard amenities and wide range of 2 and 3 BHK affordable apartment to suit your lifestyle

INTRODUCING A NEW STANDARD OF LIVING



an artistic impression day view only not an actual photograph

**SM
GARDENIA**

Located @ Varthur, Bengaluru



PROJECT DETAILS

- No Noise From neighboring homes
- No compromise on privacy
- Ventilation on three sides and flow fresh air for good health
- abundant natural lights
- Swimming Pool
- Children's Play Area
- No Common Walls
- G+3 Structure
- Car Parking
- Branded Lifts
- Balcony Slide Doors
- Intercom Facility

A home with no common walls is a home with lots of nature



an artistic impression aerial view only not an actual photograph



GOOD DESIGN IS IN THE DETAILS

Expect no less than designer fittings
Experience a whole new dimension of
sophistication
and convenience with designs that
help shape the space
to provide for your every need...be it
relaxation, family
time to cocktails before dinner in your
living room.



Flat No -1 - West Facing - 3BHK

ISOMETRIC VIEWS



Flat - 10 -
North Facing
-2 BHK



Flat - 15 - East Facing - 2 BHK



Flat - 18 - East Facing - 2BHK



SM GARDENIA PROVIDE THE PERFECT SYNERGY
BETWEEN URBAN LUXURY AND LEAFY ESCAPE,

GROUND FLOOR PLAN AREA STATEMENT IN SFT

FLAT NO:	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018
CARPET AREA:	959	736	809	809	737	810	810	747	736	713	696	696	695	695	695	684	686	629
BALCONY AREA:	88	84	89	89	83	89	89	68	36	62	67	67	67	67	67	68	68	42
WALL AREA:	143	95	109	109	95	108	108	93	88	96	85	85	86	86	86	96	94	79
COMMON AREA	310	240	263	263	240	263	263	237	225	229	222	222	222	222	222	222	222	195
SBA	1500	1155	1270	1270	1155	1270	1270	1145	1085	1100	1070	1070	1070	1070	1070	1070	1070	945
FACING	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	NORTH	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK



Note: The plans and other details herein are only indicative and the developer, architect reserve the right to make changes in the interest of the development.

A SPACIOUS PLAN TO YOUR PERFECT HOME,

TYPICAL FLOOR PLAN AREA STATEMENT IN SFT

FLAT NO:	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016	017	018
CARPET AREA:	959	736	809	809	737	810	810	746	763	724	704	704	704	704	703	701	703	627
BALCONY AREA:	88	84	89	89	83	89	89	77	122	82	77	77	77	77	77	77	77	93
WALL AREA:	143	95	109	109	95	108	108	92	90	98	87	87	87	87	88	90	88	85
COMMON AREA:	310	240	263	263	240	263	263	240	255	236	227	227	227	227	227	227	227	210
SBA:	1500	1155	1270	1270	1155	1270	1270	1155	1230	1140	1095	1095	1095	1095	1095	1095	1095	1015
FACING:	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	NORTH	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST
TYPE:	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK



SM GARDENIA
Located @ Varthur, Bengaluru



Note: The plan and other details herein are only indicative and the developer, architect reserve the right to make changes in the interest of the development



Located @ Varthur, Bengaluru

A SELF-CONTAINED AND WONDERFULLY INSPIRING SPACE OF REJUVENATION.

STRUCTURE

RCC Framed structure

PLASTERING

Sponge finish for external walls and internal walls.

WALLS

External Walls with 6" Porotherm and Internal walls 4" Porotherm.

DOORS

MAIN DOOR:
Ready made frame with shutter.

INTERNAL DOORS:
Ready made frame with shutter.

LIFT

6 Passengers capacity lift with standard make.

TOILETS

Standard make bath & sanitary fitting in each toilet . 12'x12' anti-skid finished ceramic tiles flooring and ceramic glazed finish.

Vitrified tiles in hall, dining & other rooms with 3"skirting.
Anti-skid ceramic tiles for balcony, utility & toilets.

FLOORING

Sliding doors & mosquito mesh with safety grill.

WINDOWS

ELECTRIFICATION

Fire-resistant electrical wire with standard make switches.

INTERNAL WALLS:

Wall putty with 2 coats of premium emulsion paint or equivalent

EXTERIOR WALLS:

One coat of primer and 2 coat of apex paint or equivalent.

PAINTING

SPECIFICATIONS

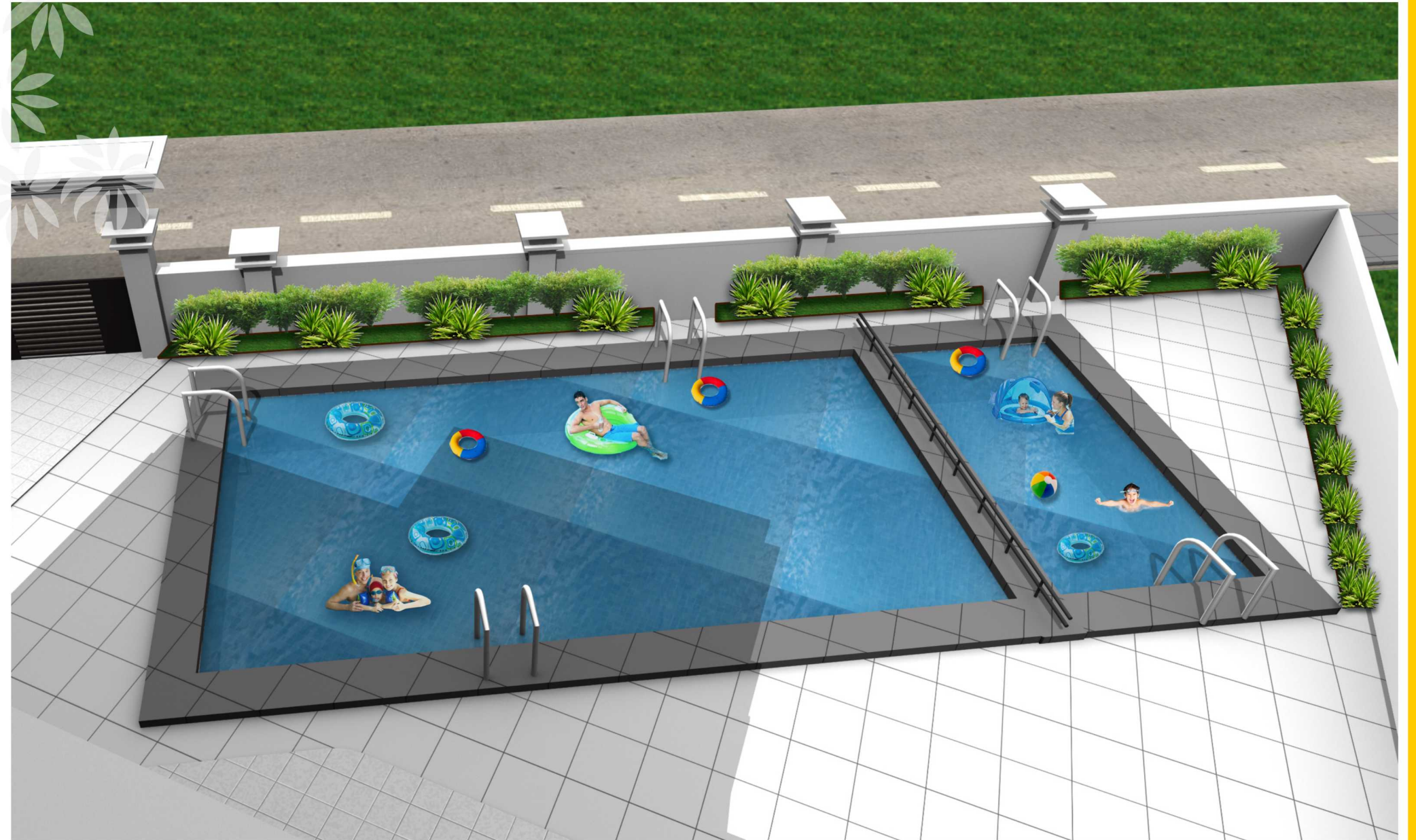


A HOME WITH NO COMMON WALLS IS A HOME WITH LOTS OF NATURE.

Vast open spaces, a leisurely spread of a grand residential complex set amidst majestic greens. 2 & 3 Bedroom luxury apartments, where every square inch is judiciously utilised. Classic interiors, contemporary and stylish all destined to give you the best! Simple the Best- Meticulously designed, spacious and airy homes. All flats with excellent light and air ventilation with maximum internal usage area



Located @ Varthur, Bengaluru



an artistic impression swimming pool view only not an actual photograph



Carefully managed space that makes
your household work, hassle free

an artistic impression day view only not an actual photograph



LOCATION PLAN

(Not To Scale)



The Distance of the landmarks mentioned in the above chart are for indicative purpose only and the actual many vary by few meters in few cases.



Located @ Varthur, Bengaluru

A location that put you closer to life's best.





36-8 & 36-7, Balgere Village,
Varthur Hobli, Bengaluru - 563 125.

Site Address

64/5, Sorahunse Village,
Varthur Hobli - 560 087.

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RERA NO: PRM/KA/RERA/1251/446/PR/180601/001839

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

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