

OWN A *Vacation Spot*

AT THE HEART
OF E-CITY



Getting ready
for Handovers

**DEC
2023**

Earn rent till

900 mts from E City toll / Infosys

 | 
SIPANI | VIVEZA
E-CITY PHASE 1



ARE YOU
LOOKING FOR
A *Home?*

In the heart
of the city,
yet close to
work



Only a stone's throw
away from the best
education,
entertainment
and care



Unleash
the Interior
Designer
in you



Spacious homes
with excellent light
and ventilation



All this at a
pocket-friendly



A
Home
THAT HAS IT ALL



1Km from Infosys Gate 1
behind E-City Phase 1.



320 apartments with
20+ practical amenities.



A well lit and ventilated
home to make your own.



Spacious homes
with 75% area
efficiency.



An RCC frame structure
that's Seismic Zone II
resistant compliant.



Self-sustainable homes
with Rainwater Harvesting,
SWTP, Solar Powered Lights
in all common areas.

THE *Location*



YOU ALWAYS
WANTED TO
LIVE IN

STAY IN

The Heart

OF ELECTRONIC CITY



Tucked away from the city's traffic, noise, and pollution, yet close to all you need. **1 km off Hosur Road & 3 mins from D Mart**



Close to Bengaluru's biggest employment hubs with **100+ corporate offices**



Close proximity to top educational institutes like **PESIT South Campus, NPS, DPS and more**



Excellent connectivity with **Hosur Road, NICE Road, Koramangala & upcoming metro stations close by**

Tech Mahindra

10 MINS AWAY



6 MINS AWAY

A SPOT WHERE YOU CAN

Close proximity to 100+ corporate offices.

Infosys

5 MINS AWAY

SIEMENS

5 MINS AWAY



9 MINS AWAY

HCL

20 MINS AWAY

Walk to Work



10 MINS AWAY

DXC TECHNOLOGY

10 MINS AWAY



10 MINS AWAY

tcs

7 MINS AWAY



BOSCH

9 MINS AWAY



Namma Metro

Stay next to the epicenter of connectivity

Phase 1 station getting ready for you by June 2023*



Disclaimer: Data as per secondary resources.

A Spot TO LOCATE YOURSELF



MAP NOT TO SCALE



A boutique community sprawling over **3 acres** in the heart of Asia's largest IT hub, E-City.



7500 Sq. ft. 3 storey clubhouse now more reasons to flaunt.



Well planned by Vernekar Associates for **Efficient & zero space wastage homes.**

THE Lifestyle

YOU'VE BEEN CRAVING FOR



20+ practical amenities for everyone in the family to enjoy themselves.



More space for you with **75% carpet area efficiency.**



FOR THE CHAMPIONS

- Chess Garden W/Pavilions
- Leisure Court W/Pavilion
- Mini Amphitheatre
- Mini Golf Course
- Multipurpose Lawn
- Palm Court
- Party Lawn
- Swimming Pool
- Therapeutic Walk
- Yoga Court

FOR THE LIL' ONES

- Basketball Court
- Care Taker's Pavilion
- Children's Play
- Cricket Practice Net
- Garden Walk
- Kids Swimming Pool
- Plumeria Court
- Private Garden
- Sand Play
- Skating Practice Rink

INDOOR AMENITIES

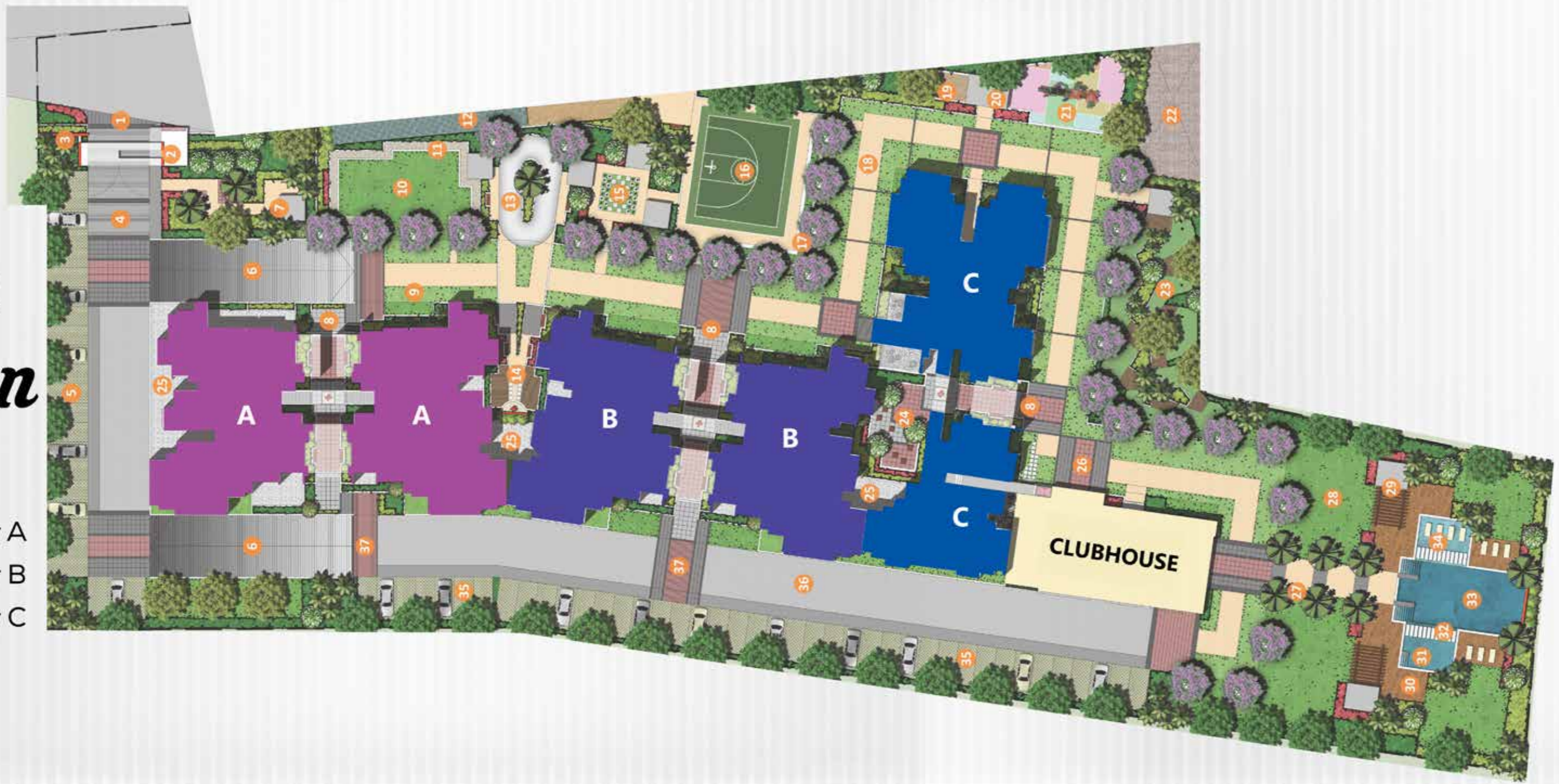
- Billiards & Indoor Games
- Fully Loaded Gymnasium
- Meditation Room
- Party Hall
- Reading Room



Artistic Rendition

Master Plan

- Tower A
- Tower B
- Tower C



LEGEND

Ground Floor Level

1. Entry / Exit
2. Security Pool
3. Signage Wall
4. Entrance Special Paving
5. Visitor's Car Parking
6. Ramp to Podium
7. Leisure Court w/Pavilion

30. Pool Side Deck
31. Kid's Pool (4.0x6.7m)
32. Floating Stepping Stone
33. Main Pool (8.0x16.5m)
34. Lounge Pool (4.0x6.7m)
35. Surface Car Parking
36. Driveway - 8.0m Wide
37. Tower Drop-off Special Paving

Podium Level

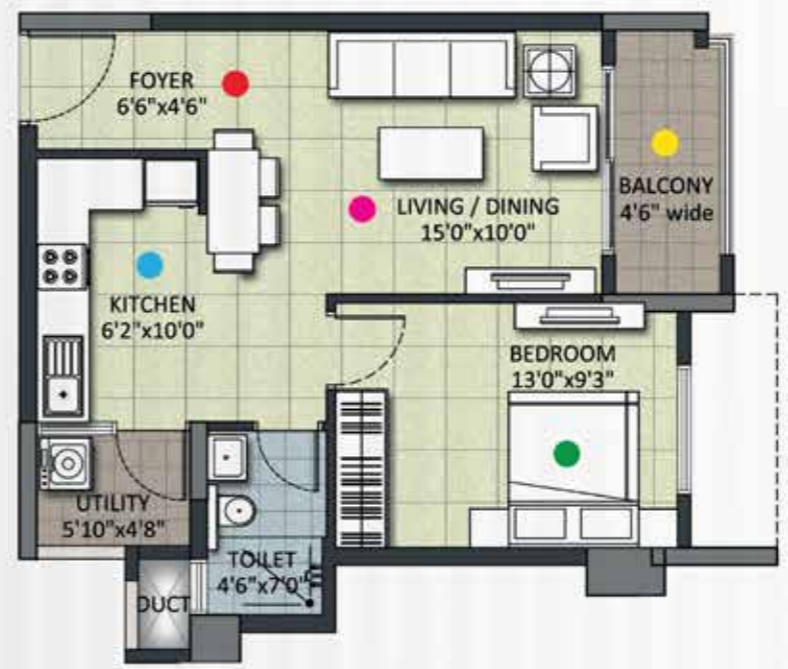
8. Tower Entry Special Paving
9. Fire Driveway 8.0m Wide
10. Multi-purpose Lawn
11. Therapeutic Walk
12. Cricket Practice Net
13. Skating Practice Rink
14. Yoga Court
15. Chess Garden w/Pavilions
16. Multi-purpose / Half Court Basketball
17. Mini Amphitheatre
18. Garden Walk 3m wide
19. Sand Play
20. Caretaker's Pavilion
21. Children's Play
22. Services
23. Mini Golf Course
24. Plumeria Court
25. Private Garden
26. Clubhouse Entrance Special Paving
27. Palm Court
28. Party Lawn
29. Changing Room w/Trellis

A Design

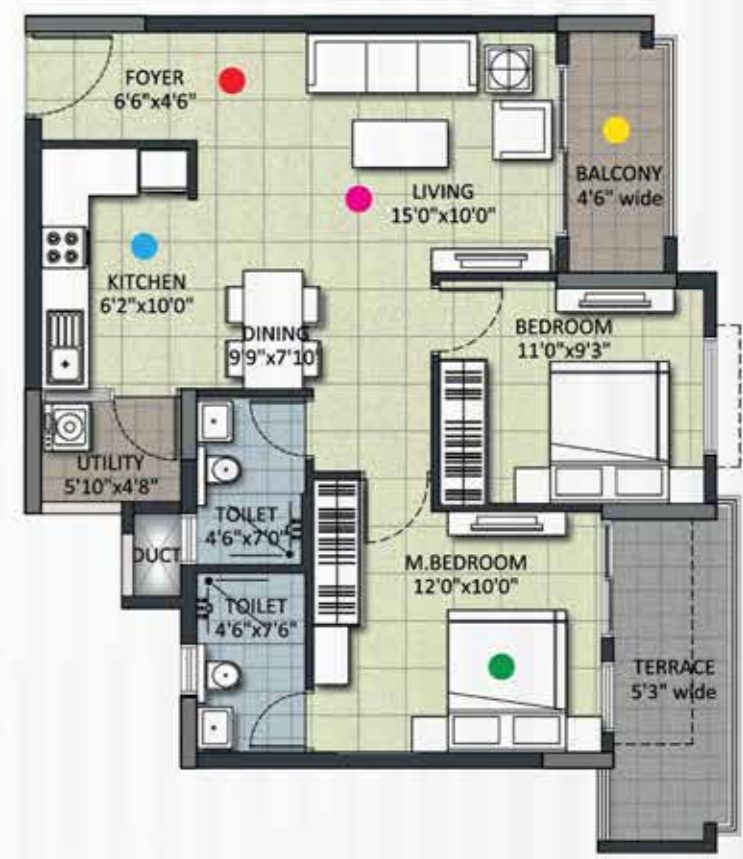
CURATED JUST FOR YOU





-  **L shaped living & dining** for efficient space utilization
-  L shaped kitchen with separate utility for **separate dry & wet areas**
-  **Balconies that are 100% outward facing** to suit your lifestyle
-  Carefully curated plans with **2Bed + 2T & 3Bed + 3T** for maximum convenience
-  **Zero space wastage with 75% carpet area efficiency**
-  **Bay windows** for maximum light & ventilation

TYPE 1A - 1 BHK - SBUA: 690 SQ. FT.



TYPE 1B - 2 BHK - SBUA: 945 SQ. FT.



-  A FOYER SPACE FOR EXTRA PRIVACY
-  L-SHAPED OPEN KITCHEN WITH SEPARATE DRY & WET AREA
-  L-SHAPED LIVING & DINING AREA, ENSURING MAXIMUM VENTILATION
-  LAVISH MASTER BED OPENING TO A BALCONY
-  LIVING ROOM OPENING TO A SPACIOUS BALCONY FOR YOU TO ENJOY YOUR MORNING COFFEE

Note: Terrace units available in each config. Please ask our Sales manager for more details.

TYPE 2 - 2 BHK - SBUA: 1045 SQ. FT.



TYPE 4 - 3 BHK - SBUA: 1365 SQ. FT.



A FOYER SPACE FOR EXTRA PRIVACY



L-SHAPED OPEN KITCHEN WITH SEPARATE DRY & WET AREA



L-SHAPED LIVING & DINING AREA, ENSURING MAXIMUM VENTILATION



LAVISH MASTER BED OPENING TO A BALCONY



LIVING ROOM OPENING TO A SPACIOUS BALCONY FOR YOU TO ENJOY YOUR MORNING COFFEE

Note: Terrace units available in each config. Please ask our Sales manager for more details

Specifications

STRUCTURE

- Seismic zone II resistant compliant.
- RCC framed structure.

PLASTERING

- All internal walls rendered with cement plaster.
- All external walls with double coat sand cement mix plaster.

LOBBY

- Elegant building entrance lobby.

WALL FINISH & PAINTING

- Acrylic Emulsion Distemper - Internal.
- Exterior Finish with weather proof paint.

TOILETS

- Branded wash basin in all toilets - Jaquar / Equivalent.
- Branded EWC in all toilets - Jaquar / Equivalent.
- Branded hot and cold water mixer for shower in all toilets - Jaquar / Equivalent.
- Branded CP fittings in all toilets - Jaquar / Equivalent.
- Health Faucet - Jaquar / Equivalent.
- PVC false ceiling.
- Provision for placement of geyser.
- Provision exhaust fan in all toilet ventilators.

ECO FRIENDLY

- Provision for Organic waste convertor.

DOOR FRAMES & SHUTTERS

- Main door frame in hard wood frame and shutter with one side laminate with French polish.
- All other door frames in hard wood with paint.
- All flush door shutters.

BALCONY & WINDOWS

- MS railing in all balconies.
- Living room provided with Aluminium sliding French doors for balcony with provision of mosquito mesh.
- Aluminium sliding windows with mosquito mesh in all bedrooms.

FLOORING

- Living / Dining / Bedrooms / Kitchen - Vitrified Tiles.
- Balcony / Utility/ Bathroom - Anti-skid flooring.
- Designer ceramic tiles for bathroom walls.

KITCHEN

- Provision for modular kitchen - option at pay for branded kitchen.
- Provision for Aqua Guard Point. Provision for piped gas connection. Provision for exhaust fan.
- Provision for washing machine in Utility Area.

CHILDREN'S ENTERTAINMENT

- Cricket Net Practice & Practice Skating Rink.
- Kid's Pool & Sand Play area.
- Children Play Area & Multipurpose court.

ELECTRICALS

- TV points in the living room & provision in master bedroom.
- Fire-resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches - Anchor /Equivalent.
- Earth Leakage Circuit Breaker (ELCB) for the flat - Indoasian /Equivalent.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat - IndoAsian / equivalent.
- Provision for telephone points / internet point in master bedroom & provision in living room for installing intercommunication facility within each home.
- Provision of A/C point for master bedroom & living room.
- Each flat will be provided with BESCOM power as per norms.
- Separate lighting circuit of generator supply with an automatic change over switch i.e.1 KW per flat back up through DG.
- Provision for broadband internet connection.

DG PACK UP

- 100% power backup from DG for all lifts.
- Power back up for common area amenities.

WATER

- Underground Sump & Overhead Tanks.
- Centralised Water storage & Centralised Water Treatment Plant for home owners.
- STP treated Water for flushing of toilets and for car wash & gardening purpose.
- Provision for automatic pumping facility.

SAFETY

- Security Cabin and round the clock security.
- CCTV coverage for security at main entrance, lift lobby and basement level.
- Provision for CCTV in elevator and provision of intercom facility from elevator to security.
- Individual resident ID cards on demand.
- Individual car sticker permitted for allotted car park on demand.

ADDITIONAL




- Rain water harvesting.
- Water recharge pits.
- Direct to home network provision (users to pay monthly charges).
- Provision for FTTH network & Reputed maintenance to be deputed basis on maintenance collection.
- Compatible with home automation.
- Fire Fighting Protection System as per norms.
- Provision for car wash.



SIPANI
RITZY. POETIC. URBANE

Powered by
Flow

Site address: 2nd Cross Road, Electronics City Phase 1, Electronic City, Bengaluru - 560 100

  +91-90356 40017, +91-96060 95410  viveza@sipaniproperties.com  www.sipaniviveza.in

PRM/KA/RERA/1251/308/PR/190809/002757

Disclaimer: Information in this brochure, about the project, is very general in nature. The picture, layout themes, project landscape, interiors, lighting, specifications, brochure/advertisement, and promotional documents are only representational and informative. Information images and visuals, drawings plans, or sketches shown in this brochure/advertisement and other promotional documents are only an architect's impression and are only indicative of the envisaged developments, this may vary during the execution. The Promoter reserves the right to make additions, deletions, alterations or amendments as and when it seems appropriate without any prior notice. The furniture shown in the plans is only for the purpose of illustrating a possible cation. The relationship between the promoter and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional documents. You are required to verify all the details of the project independently before concluding any decision to buy in Sipani Viveza. The content of this brochure should not be treated as any kind of an error by the Promoter.