

Developed by

**azvenrealty**

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**CREDAI**  
BENGALURU

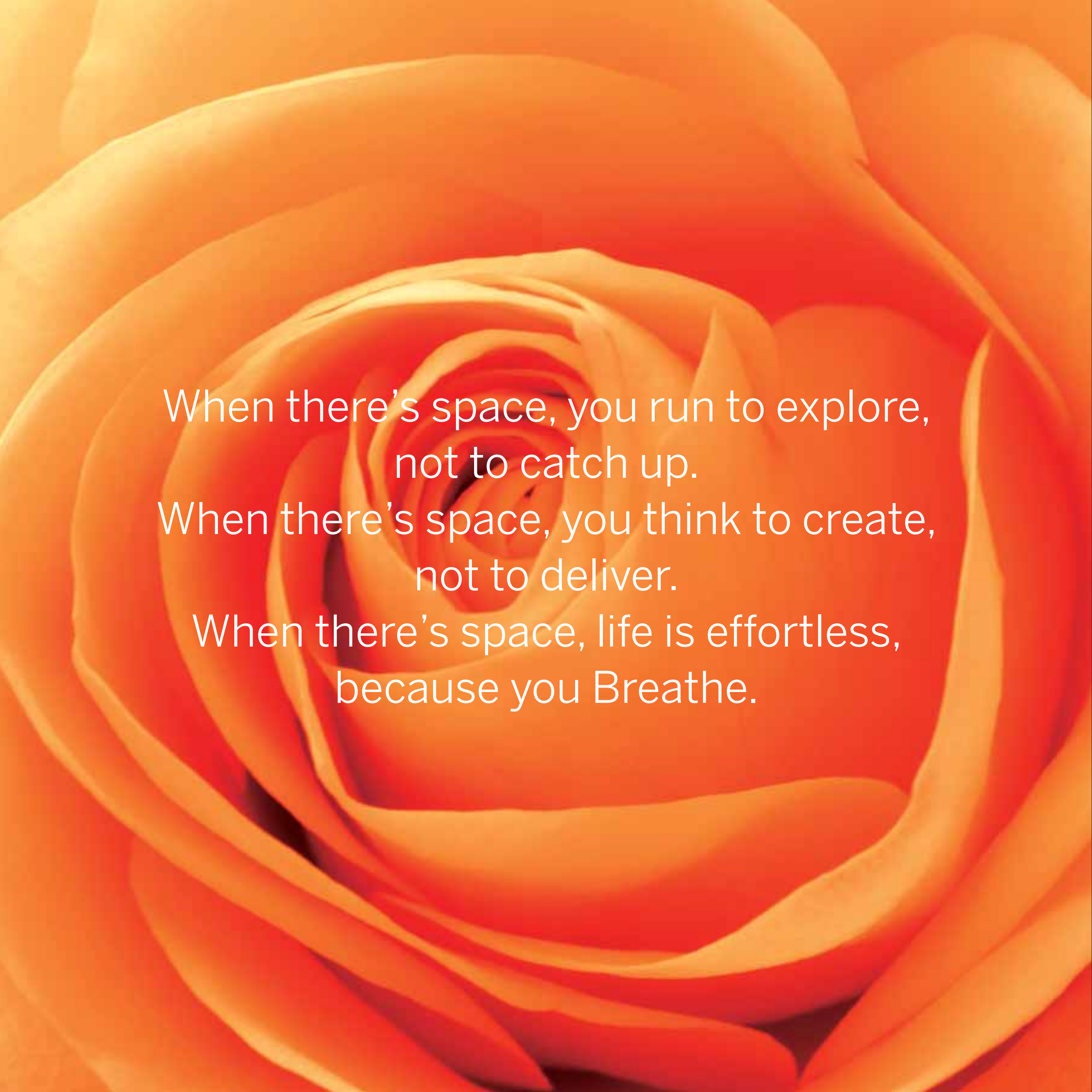
The  
forgotten  
art of living,  
brought  
back by  
Azven Realty.

# Breathe

The images are artist's impression and describe the conceptual plan to convey the intent of the development. The developer reserves the absolute right to change, omit, delete, add or revise any terms, conditions or images at any time without giving any notice.

A wide-angle photograph of a lush green field, possibly a meadow or a large farm, stretching to the horizon. The sky is filled with soft, white clouds. A semi-transparent dark grey box is overlaid on the right side of the image, containing white text.

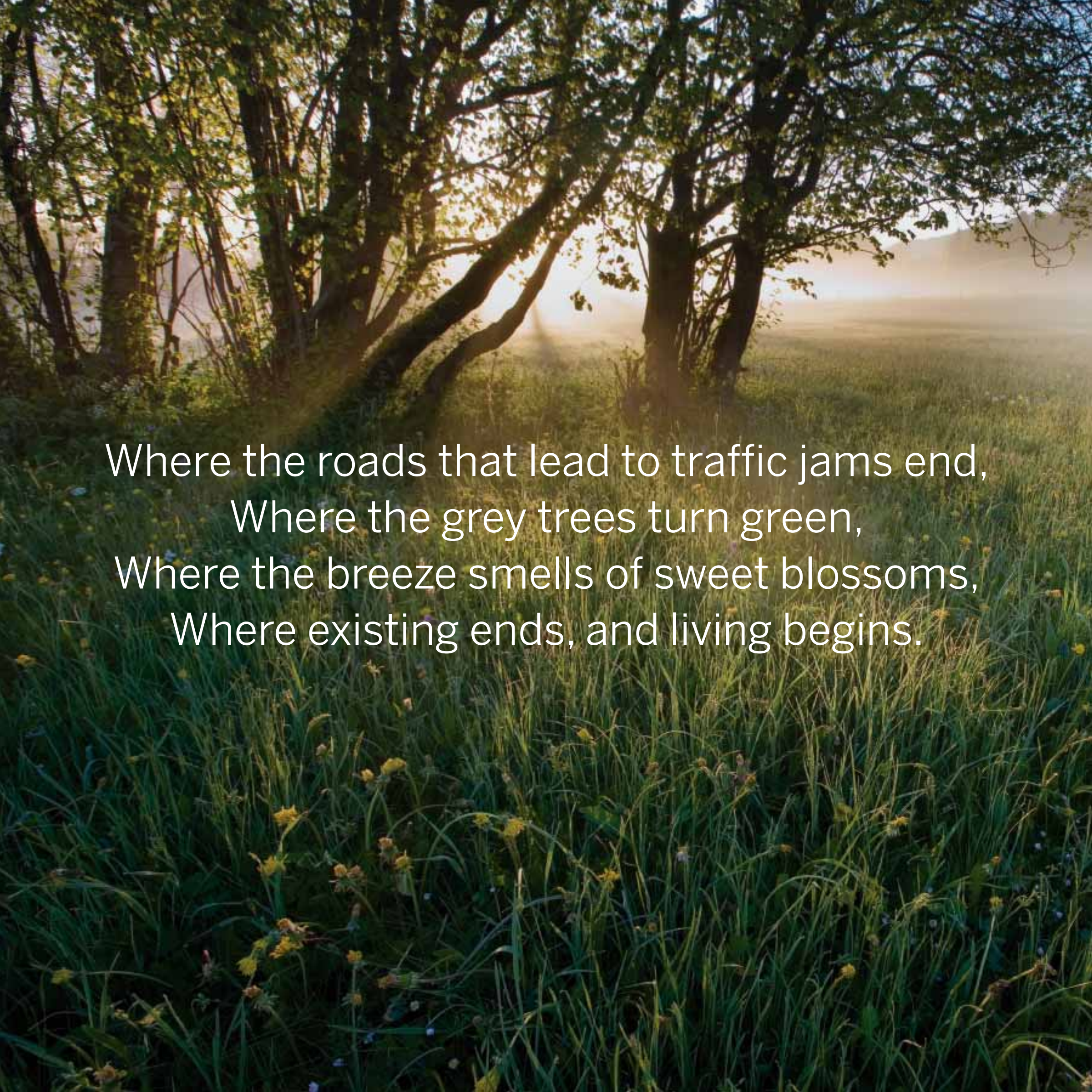
In a world where time is money,  
wealth trades places with health,  
and convenience overpowers comfort,  
one often forgets the very basics  
of living, and chooses instead to exist  
in monotony. It is in times like these  
that the essence of life must be revived,  
the purpose of living revisited. It is in  
times like these that one must remember  
the forgotten fundamentals, the forgotten  
art of living.



When there's space, you run to explore,  
not to catch up.  
When there's space, you think to create,  
not to deliver.  
When there's space, life is effortless,  
because you Breathe.

## Breathe. A life of natural opulence


With around 200 aesthetically designed villas spread across 20 acres, Breathe offers you the best of modern architecture and nature's bounty. With ample recreation spaces for parents and children alike, the freedom to choose fitness or relaxation at will, and the facilities of a world-class township at your door-step, Breathe is the perfect place for urban souls seeking a simpler life, away from the chaos and commotion of the city. With five variants of villas to choose from, there's something to suit everyone's needs. For the socially active and health conscious, there's a state-of-the-art clubhouse and ample open spaces for outdoor sports or just a nice jog at sunrise. And for golf lovers, there's a golf course just a few paces away.



Where the roads that lead to traffic jams end,  
Where the grey trees turn green,  
Where the breeze smells of sweet blossoms,  
Where existing ends, and living begins.

## Location Highlights

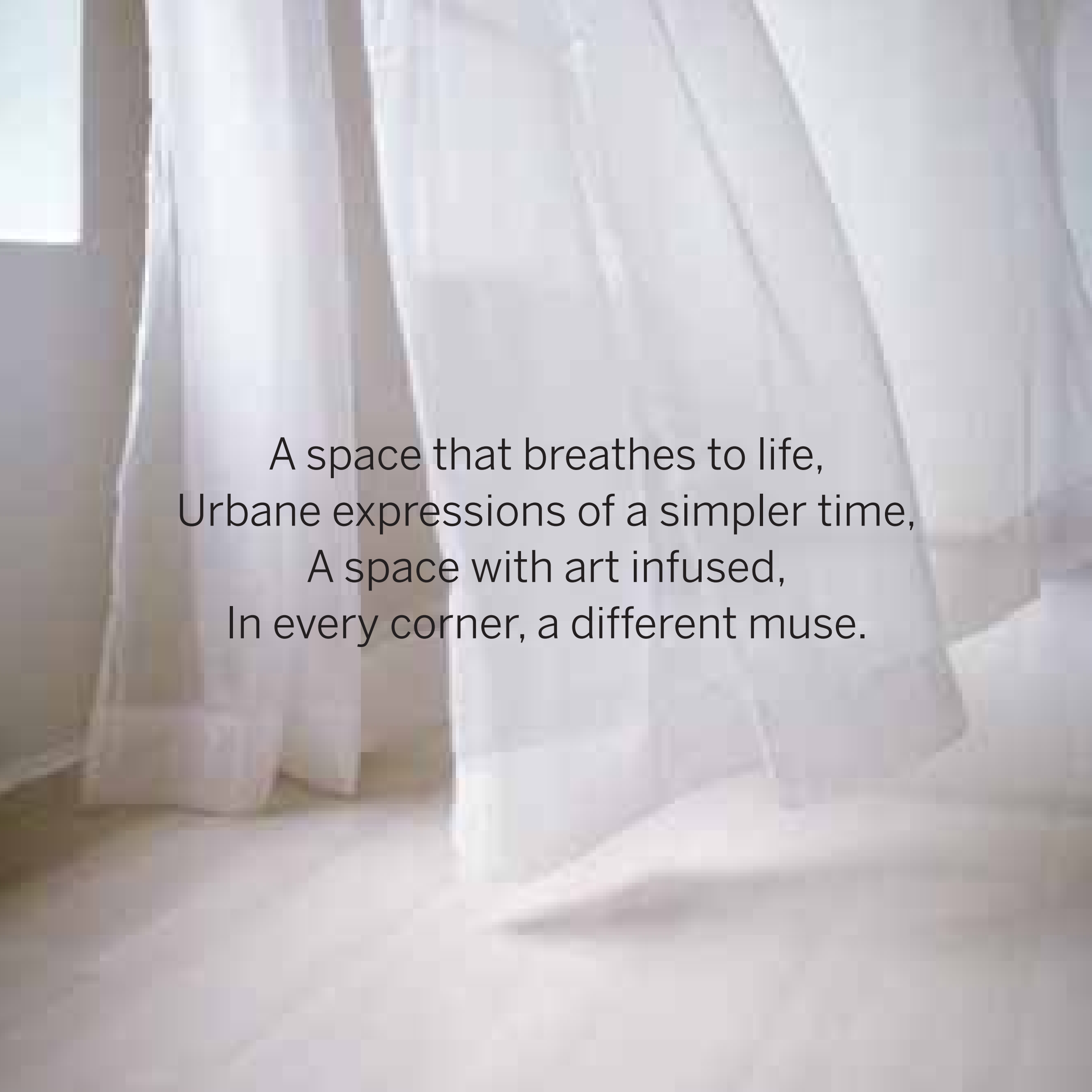
Located in the next IT hub of Bangalore; Sarjapur, with upcoming campuses of Infosys, Wipro, SABIC; close to some of the leading schools in the country and easy access to Outer Ring Road, Electronic City, and Whitefield, you're never too far from the urban metropolis. At just the right distance from the hustle and bustle of the city, Breathe finds the perfect balance between urban accessibility and a simpler pace of life.



A life etched in luxury,  
A moment to reflect,  
Modernity wedded with nature,  
The forgotten art of living is reborn.

## Lifestyle

In an age of electronic lives, and worlds held in the palm of your hand, finding the right balance between nature and modernity is what Breathe believes in. With world-class amenities infused with natural surroundings, Breathe offers the best of both worlds. Club Breathe, our state-of-the-art clubhouse and recreation centre, is an expression of this very philosophy. Whether it's a swimming pool, a gymnasium, a gold-class video lounge and coffee bar, or squash and tennis courts, we ensure that they blend into your lives and the surroundings seamlessly. With everything you need no more than a hop, skip, and jump away, Breathe promises to be an ideal world within itself.



A space that breathes to life,  
Urbane expressions of a simpler time,  
A space with art infused,  
In every corner, a different muse.

## Design Balance

At Breathe, every villa we build comprises world-class material put together to form contemporary living spaces in tune with nature. From the first switch you flick upon walking into one of our homes to the very paint that sets the ambience in any room, every little detail has been looked into by our expert architects. We believe in the power of perfection, and have left no stone unturned in ensuring you get the right balance of traditional and contemporary design coupled with unmatched quality. After all, the forgotten art of living calls for no compromises.



## Architect's Inspiration



'BREATHE' is a lifestyle residential development designed around the theme of inside - out, as a means of breathing life into the homes and thus everyday living. Inspired by traditional homes, these dwellings revolve around courts and open spaces and blend it with contemporary interflowing living spaces.

The entire development is set inside a green envelope creating an exclusive enclave. The community and recreational spaces are centred around parks which are the epicentres of the development. The clubhouse, is a nodal point, and is part of the central hub overlooking one of the parks.

The core idea of inside - out is continued into the homes and the living spaces.

The landscape courts and open spaces are integral to the villa and the rest of the spaces are designed around them. These landscaped and open spaces transcend through the various levels of the home creating interesting volumes and bringing alive these spaces.

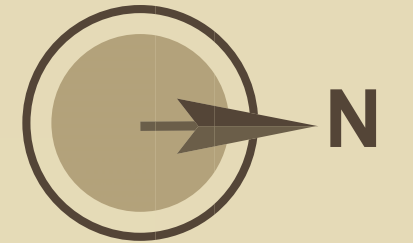
The constant interflowing landscape spaces across the development and within the homes create infinite continuity signifying the permanence of breath – 'BREATHE'.

Special thanks to Raghavan, Divya and Vinayak, the core design team.

Anup Naik  
Director - Architecture  
Space Matrix

# MASTER PLAN

Breathe



- ① Arden (BUA - 3418 sq. ft.)
- ② Noir (BUA - 3004 sq. ft.)
- ③ Amor (BUA - 2855 sq. ft.)
- ④ Azria (BUA - 2493 sq. ft.)
- ⑤ Ferre (BUA - 2238 sq. ft.)



-  Gateway
-  Recreational Area
-  Landscaped Gardens
-  Club Breathe



Breathe



## GATEWAY

Exquisitely designed for the privileged few who cross over, the Gateway at Breathe is the dividing line between an ideal and an ordinary world.

# CENTRAL AVENUE



Breathe



Breathe

## LANDSCAPED GARDENS

Carefully manicured, the landscaped gardens at Breathe are the perfect space for adults and children alike.

Breathe



## CLUB BREATHE

Located in the heart of the development,  
Club Breathe offers state-of-the-art  
recreational facilities for the entire family.

Breathe



## LANDSCAPED GARDENS

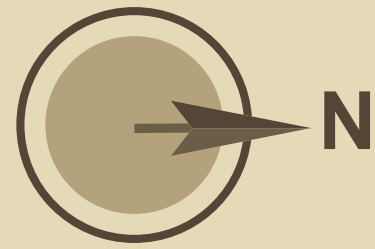
Meticulously landscaped to perfection, every garden at Breathe offers a breath-taking setting for a relaxing time with family or friends.

Breathe



# ARDEN

PLOT 3000 SQ. FT.  
BUILT UP AREA 3418 SQ. FT.



# ARDEN

An ultra-luxury 4BHK villa for those with a king-size lifestyle. Large garden areas, parking for 2 cars, stunning street views and a bar, all contribute to the opulence of a home truly meant for royalty.

1<sup>st</sup> FLOOR

TERRACE



GROUND FLOOR



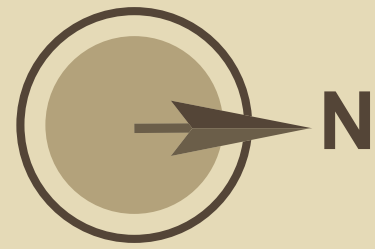


Breathe

# NOIR

PLOT 2600 SQ. FT.  
BUILT UP AREA 3004 SQ. FT.





GROUND FLOOR

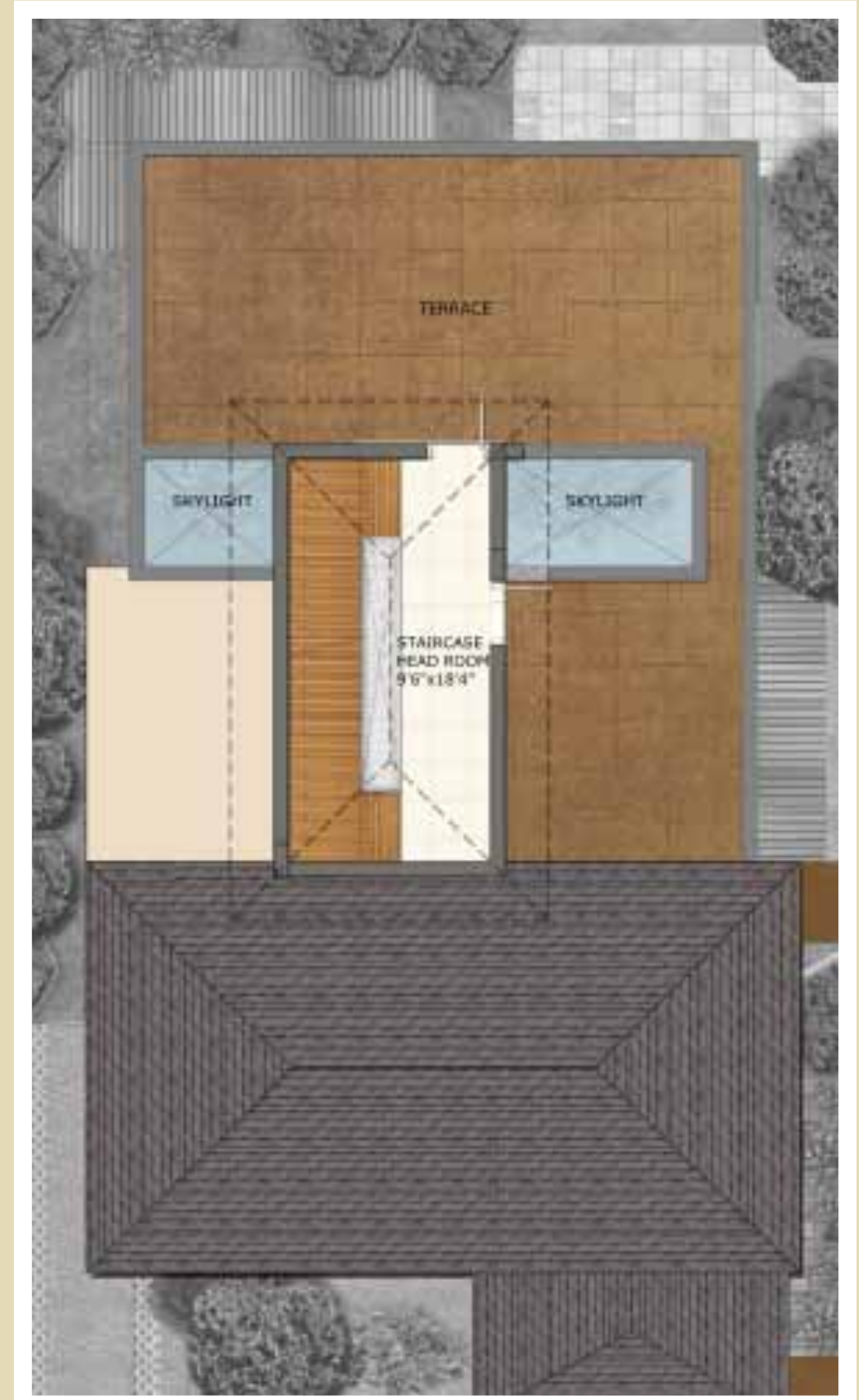
# NOIR

A luxurious 3BHK villa with a home office, large family area, and parking space for 2 cars. With sprawling gardens around the house, this is a home for the gifted soul longing to live a naturally opulent life.

1<sup>st</sup> FLOOR



TERRACE





Breathe

# AMOR

PLOT 2400 SQ. FT.  
BUILT UP AREA 2855 SQ. FT.

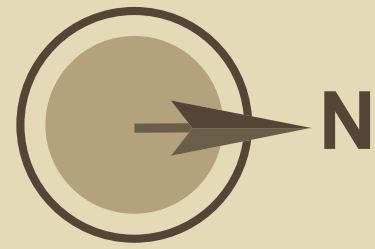




Breathe

# AZRIA

PLOT 2000 SQ. FT.  
BUILT UP AREA 2493 SQ. FT.



GROUND FLOOR

# AZRIA

A 3BHK villa with parking for 2 cars, with a lavish master bedroom and living area overlooking the landscape around. Striking the perfect chord between luxury and natural living, this villa is the result of nature-inspired living combined with all the amenities you'd expect.

1<sup>st</sup> FLOOR



TERRACE

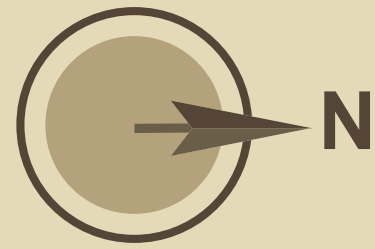




Breathe

# FERRE

PLOT 1800 SQ. FT.  
BUILT UP AREA 2238 SQ. FT.



GROUND FLOOR

# FERRE

A 3BHK villa with a large yet cozy family area spilling into balconies that are ideal for a morning cuppa or the beautiful view that surrounds. Ideal for those who value the synchronicity of luxurious living and natural beauty.

1<sup>st</sup> FLOOR



TERRACE





# Amenities

## CLUB BREATHE

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- Swimming Pool and toddlers pool
- Well-equipped gymnasium
- Steam/Sauna and Jacuzzi
- Coffee Bar with Library/Reading Rooms
- Gold Class Video Lounge
- Pool/Billiards table
- Table Tennis and other indoor games
- Squash Court
- Multipurpose Hall and Guest Rooms
- Indoor children's play area
- Outdoor play area with barbeque pits
- Convenience store
- Wi-Fi connectivity

## OTHER FACILITIES

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- Beautifully landscaped gardens
- Walking/Jogging tracks
- Outdoor play area for children
- Tennis Court and half Basketball post

## INFRASTRUCTURE

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- Grand main entrance with security room and compound wall with barbed wires
- Asphalt and paved driveways with green cover
- Underground electrical/plumbing and drainage lines for common areas
- Rain water harvesting, covered storm water drains, water softener plant, and sewage treatment plant (STP)
- DG power back up for villas and common areas







## Specifications

STRUCTURE	RCC frame structure. Solid concrete block masonry.
PAINTING	Interior: Superior Quality Interior Plastic Emulsion Paint. Exterior: Weather Proof Exterior Emulsion or other equivalent solution as per elevation features.
FLOORING	Imported Marble flooring for living, dining and family areas. Bedrooms get Laminated Wooden flooring/Vitrified flooring or equivalent.
PLUMBING	All water supply lines of CPVC or equivalent. Solar water provision for all bathrooms.

### DOORS AND WINDOWS

MAIN DOOR	Solid Teak Wood door frame with panelled teak wood door shutter.
OTHER ROOM DOORS	BST shutters for bedrooms and OST shutters for toilets.
BALCONY DOORS	Living room and bedrooms will be provided with UPVC sliding doors/casement door with clear glass, designer finish and mosquito mesh.

### BATHROOM FITTINGS

FITTINGS	All sanitary ware from ROCA, Duravit, Kohler or equivalent.
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IN THE HEART OF THE KNOWLEDGE CORRIDOR

- 15 KM ----- WIPRO
- 17 KM ----- ORR
- 17 KM ----- INTEL & CISCO
- 2 KM ----- UPCOMING INFOSYS & WIPRO CAMPUSES
- 23 KM ----- ELECTRONIC CITY
- 20 KM ----- ITPB
- 16 KM ----- NARAYANA HRUDAYALAYA

# Breathe

## DEVELOPED BY

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### Azven Realty

Team Azven consists of seasoned professionals and entrepreneurs with cross industry experience within the country and overseas. Put together, the team has experience of working on more than 4 million sq. ft. of commercial buildings, villas, apartments and residential sites in India and the Middle East. The key people at Azven come from the IIMs, IITs and other reputed MBA and Engineering institutions and have worked for leading companies like Infosys, Adarsh Developers, Vaswani Developers, Total Environment, JLL, Tata Motors, The Piramal Group, Shaw Wallace, and Hinduja Group.

[www.azvenrealty.com](http://www.azvenrealty.com)

## DESIGNED BY

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### Space Matrix

Founded in 2001, Space Matrix has emerged as one of the fastest growing Building and Interior Design firms in Asia-Pacific. Space Matrix's integrated service model offers expertise across a variety of disciplines, and when coupled together are unique to our industry.

By partnering with clients from around the world, they create environments which inspire an audience, engage a user and have long-term value for all.

[www.spacematrix.com](http://www.spacematrix.com)

## LANDSCAPE CONSULTANTS

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### Dhruva Associates

Established in 1998, Dhruva Associates have been practicing landscape consultancy for 13 years. A team of around 50 individuals with varied qualifications ranging from horticulturists, 3D visualizers, and quantity surveyors to architects and architectural draft professionals, Dhruva Associates possesses the expertise and capabilities to process an integrated landscape development.

Azven Realty aims to develop world-class living spaces for the savvy, global Indian. Managed by a team of pedigreed professionals previously in leadership positions as strategists, sales heads, operations heads, etc. in Real Estate PE Fund, Real Estate Development, IT and Manufacturing firms, Azven Realty possesses an insightful understanding of the aspirations of home buyers. With a 'no compromise' policy on quality and service, and an unflinching focus on customer satisfaction, Azven Realty promises to offer best-in-class real estate solutions.

**azven**realty



ARDEN  
Living



ARDEN  
Dining



ARDEN  
Bedroom

# Breathe

Developed by

**azvenrealty**  
www.azvenrealty.com

A Project of

 **Azure**  
CAPITAL ADVISORS  
www.azure-capital.com

 **Anand Dwelling**  
Changing Dream into Realty  
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