

www.slvcentralpark.com



SLV
CENTRAL
PARK

RESIDENCES
WHITEFIELD



This is an artist's impression only and not the actual image.

spaces that fill FINE LIVES

For a successful and contented life, it's not about just chasing the big dreams that counts, it is living the dream everyday, from moment to moment... and what is a better way to live the dream than in your own "home, sweet home" nestled in lush greenery, where waking up to the chirping of birds and taking a stroll in the midst of a fruit orchard becomes a norm.

SLV Central Park is built on 4.5 acres of land and comprises of 2 blocks of 11 floor each. It has 311 2BHK and 3BHK apartments and 29 duplex apartments. The most distinguishing factor at SLV Central Park is the unparalleled use of natural light and ventilation along with space optimization.

When integrated with pioneering architecture, you get extraordinary interiors with stunning views of the lush exteriors.

welcome to an **INSPIRED LIVING**
ENVIRONMENT

SLV Central Park has been designed to enhance both life and lifestyle. With spectacular natural greenery on all sides and a soothing water body meandering in the centre, you have a truly luxurious and peaceful ambience to come home to.



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a coveted location FOR AN ELEVATED lifestyle

SLV Central Park is all set to become an iconic address and the new destination for affluent living.

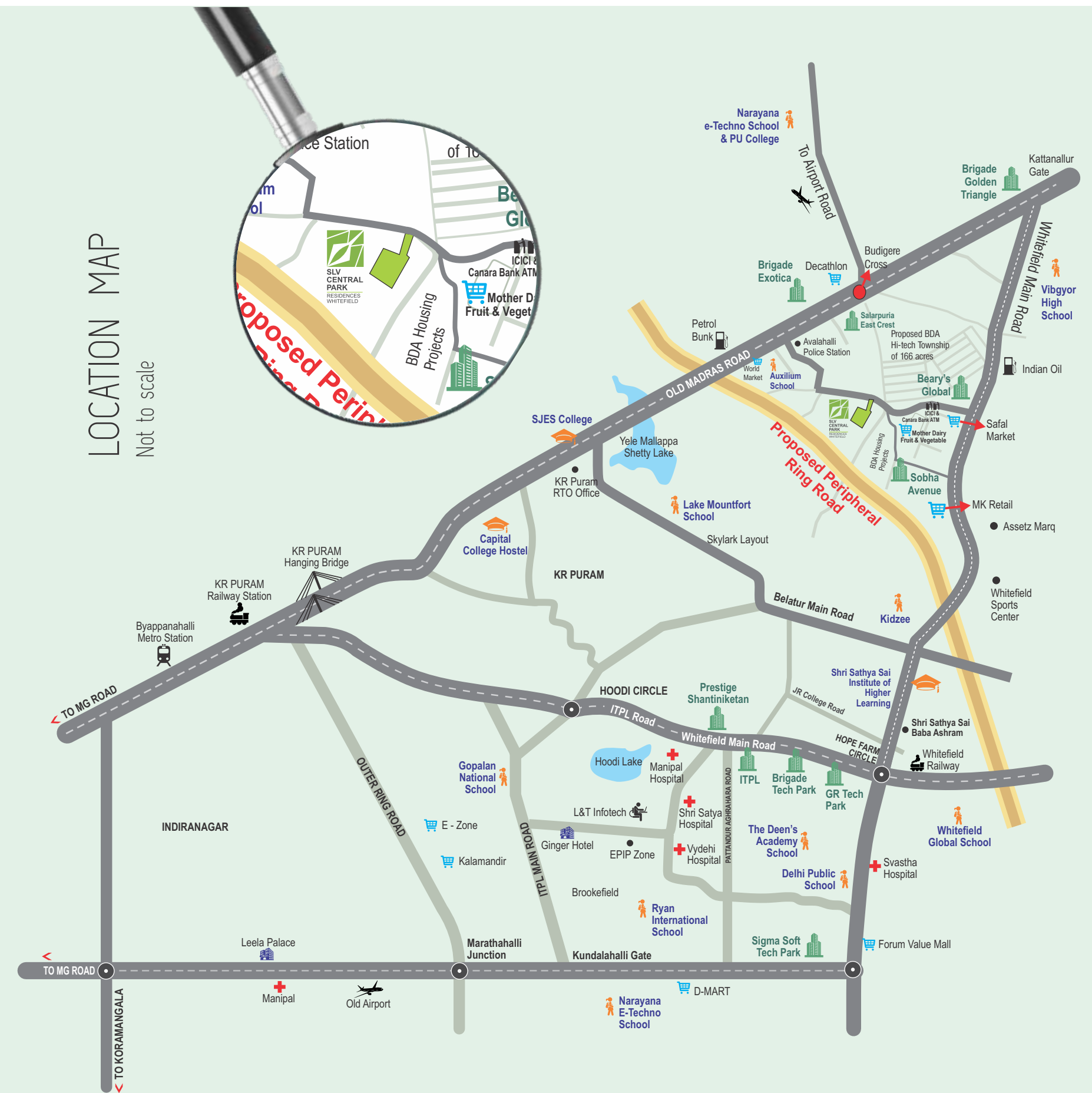
Strategically located at Whitefield, the residents of SLV Central Park can truly experience the unparalleled quality of an international lifestyle with the best of education, health care, shopping and entertainment destinations in close proximity. Also, with the ITPL and a host of other tech parks with leading corporates in the vicinity, travel to and from work is sure to be a breeze. The 60 feet wide BDA road, connecting Old Madras Road to the proposed 100 feet Whitefield Main Road, runs in front of the project.



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LOCATION MAP

Not to scale



EDUCATIONAL INSTITUTIONS

- Vydehi School of Excellence
- VIBGYOR High School
- Chrysalis High
- CMRIT
- Delhi Public School
- Deens Academy
- The Brigade School
- Gopalan College of Engineering and Management
- Kidzee
- Sri Satya Sai Institute
- Ujjaval Vidyalaya

HOSPITALS

- Columbia Asia Hospital
- Narayana Multi Speciality Hospital
- New Life Hospital
- Vydehi Hospital
- Sri Satya Sai Super Speciality Hospital

MALLS AND ENTERTAINMENT

- Ascendas Park Square Mall
- Phoenix Market City
- Inorbit Mall
- Safal Market
- VR Bengaluru
- Park Square Mall



the epitome of
LUXURY LIVING
amidst nature.

With a vast area open for fruit orchards, lawns, water channel with swimming pool and toddlers' pool, pedestrian pathway and pavilions, SLV Central Park brings nature to your home. Offering a truly world class feature here is the driveway ramp, leading in and out of the complex, which directly goes to the basement parking, hence avoiding any vehicular movement at the ground level.. The ground area is a "NO TRAFFIC ZONE" !!

An additional unique trait of the project is in the way the whole open area is designed, with definite zones earmarked for senior citizens, the middle aged and children.

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MASTER PLAN

60 feet wide BDA Road



LEGEND

- | | |
|---------------------------------|--------------------------|
| 1. Signage Pylon | 15. Kids' Pool |
| 2. Security Cabin with Gateway | 16. Children's Play Area |
| 3. Entry to Basement | 17. Giant Chess |
| 4. Exit from Basement | 18. Hopscotch |
| 5. Entrance Plaza | 19. Multi-Purpose Court |
| 6. 8m Fire Driveway | 20. Tennis Court |
| 7. Visitors' Parking | 21. Cricket Pitch |
| 8. Paved Panel - Entry to Block | 22. Lily Pond |
| 9. Frame Wall with Pergola | 23. Reflexology Path |
| 10. Skating Rink | 24. Elders' Zone |
| 11. Tree Court | 25. Club House |
| 12. Open Air Theater | 26. Block 'A' |
| 13. Waterbody | 27. Block 'B' |
| 14. Swimming Pool | |





poised to be
MORE THAN
just an address

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PROJECT FACILITIES

- CCTV system for common areas
- Provision for Telephone / Broadband
- Covered car parking
- Visitors car parking
- Rain Water Harvesting
- Sewerage Treatment Plant
- 4 lifts in 'A' Block & 2 lifts in 'B' Block
- Generator backup for common lighting and pumps and power back up for each apartment





“...With kids, you begin all over again ... and so there is something more to life again.”



- ### AMENITIES
- | | |
|--------------------------|-------------------------|
| 01. Skating Rink | 08. Multi-Purpose Court |
| 02. Open Air Theater | 09. Tennis Court |
| 03. Swimming Pool | 10. Cricket Pitch |
| 04. Kids' Pool | 11. Lily Pond |
| 05. Children's Play Area | 12. Reflexology Path |
| 06. Giant Chess | 13. Elders' Zone |
| 07. Hopscotch | |

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10,000 sq ft
CLUB HOUSE
WITH SKYLIGHT

1 sq ft = 0.0929 sq mtr



SLV Central Park offers its residents access to a world class club house on 2 levels, with an exclusive array of recreational, sporting and entertainment options that could rival the best of resorts.

Ground floor amenities include :

- ▲ Natural light and ventilation with all round glass wall.
- ▲ Architecturally planned skylight giving a bright ambience to the club.

Coffee shop – With service to match some superb cuisine and a relaxed dining atmosphere makes for an unforgettable highlight.

Multi purpose hall – Host all your parties at the premier multipurpose hall, with a kitchen and a separate entrance to ensure maximum privacy.

Island bar – Fully air conditioned Island Bar to relax the senses after a hard day at work.

Gym with changing room – Fully air conditioned, ultra modern gym for your fitness regime.

Day care for children – Safety of your children, throughout the day is ensured when you are away at work.



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CLUB CLASS
LIVING RIGHT
AT YOUR
DOORSTEP



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First floor amenities include :

Spa – Rejuvenate at the relaxing spa.

Media Room – Give in to the spell of cutting edge technology at the fully air conditioned mini theatre at your disposal for exclusive screening of films for your family and friends.

Billiards – Enjoy billiards at its best in the well appointed, fully air conditioned billiards room.

Cards Room & Table Tennis - For those inclined towards indoor games.

4 Guest Rooms – Hassle free accommodation of guests at any time.

Co-working space - An office for smooth handling of the day to day administration of the project.

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Enter the elegant club house and expect a luxurious lifestyle.

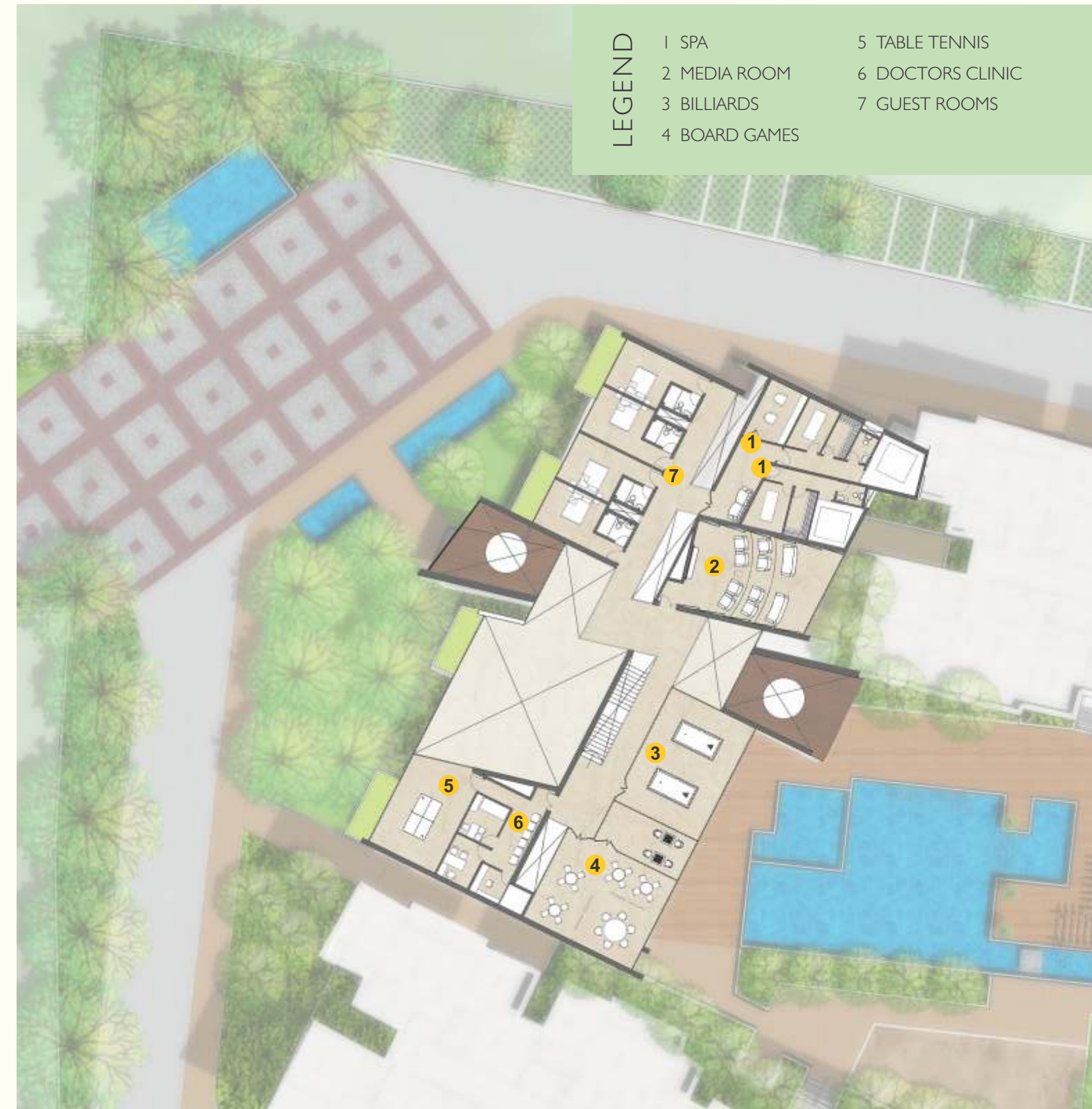


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Ground floor club house plan



First floor club house plan





the alluring
INDOOR
spaces



Staying at SLV Central Park gives you that special "on-top-of-the-class" feeling. The lavish apartments, have 16 feet balcony decks leading out of the living and dining room, allowing you to take in the stunning green vistas and blue panorama.

Soak in a bird's eye view of the central landscaping and the spectacular water bodies, or catch a glimpse of your children frolicking down there.

Its bound to be mesmerising !

Experience the relaxing bedrooms created to be pleasant and alluring retreats away from the city life, bringing together a laid back, yet classic look.

The kitchen has been painstakingly thought out to balance functionality, style and safety. Also, the adjoining dining area makes for some quality family dining time.



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SPECIFICATIONS



STRUCTURE & WALLS

Seismic Zone II compliant RCC framed structure; solid concrete block masonry.



FLOORING

- ◆ Vitrified tile flooring for living, dining and family areas.
- ◆ Master bedrooms and other bedrooms - Vitrified tiles.
- ◆ Kitchen - Vitrified tiles / anti-skid tile flooring.
- ◆ Utility & balcony - Anti-skid ceramic flooring.
- ◆ Toilets - Anti-skid ceramic tiles.



DOORS & WINDOWS

- ◆ Main Door - Solid wood / Engineered wood door frame. Good quality hardware.
- ◆ Other room doors - Pre-engineered wood door frame. Good quality hardware.
- ◆ Toilet doors - Pre-engineered wood door shutter. Good quality hardware.
- ◆ Balcony doors - UPVC / Aluminum sliding doors with clear glass and mosquito mesh.
- ◆ Windows & ventilators - UPVC / Aluminum sliding windows with clear glass and mosquito mesh.



WATER TREATMENT PLANT

Fully treated water through an exclusive water purification plant within the project.



ELECTRICAL

- ◆ One TV point and data point in the living and master bedroom.
- ◆ Fire resistant electrical wires of Finolex / Anchor or equivalent make.
- ◆ Branded modular switches. MCB and ELCB for each apartment.
- ◆ Telephone point in living room.
- ◆ Generator back up for common areas.
- ◆ Power back up for all lighting points, fans and TV points in each flat.



KITCHEN

- ◆ Granite platform with stainless steel sink.
- ◆ Cladding - Ceramic tile cladding in kitchen and pantry.
- ◆ Provision for water purifier point in kitchen.



PAINTING

- ◆ Interior - Acrylic emulsion paint.
- ◆ Exterior - Maintenance free texture paint or other equivalent solution as per elevation



LIFTS

Large capacity lifts of reputed make for each tower.



TOILETS

- ◆ EWC & wash basin in all toilets of Jaquar / Hindware or equivalent make.
- ◆ Single level hot and cold water mixer unit for shower of Jaquar or equivalent make in all the toilets.
- ◆ Health faucet in all toilets.
- ◆ Master control cock (Ball valve) in each toilet from inside, for easier maintenance.
- ◆ Provision for geyser points in toilets.
- ◆ Toilet ventilators made of UPVC / Aluminum.



PLUMBING

- ◆ All plumbing lines are pressure tested.
- ◆ All water supply lines are of CPVC of reputed make.
- ◆ PVC sewer lines.



RAIN WATER HARVESTING

Rain water harvesting pits would be provided as per norms.



SEWAGE TREATMENT PLANT

A treatment plant of adequate capacity as per norms would be provided inside the project.



TELEPHONE WITH INTERCOM FACILITY

Intercom facility (within Centrex) from each apartment to security room, club house and other apartments.



SECURITY

Trained security personnel. CCTV surveillance at adequate areas.

OUR ASSOCIATES

Architect



Since its inception in 2007, DSK Architects has relentlessly looked beyond the established tenets of construction, traversing the unexplored ground between architecture and engineering. As a professional architectural firm, they are also into consulting services.

DSK Architects personify a profound design collaboration for all projects with advanced managerial processes, to establish the efficient running of projects from design to execution. As a multi dimensional architectural firm they also undertake interior designing. After more than a decade of serving a wide spectrum of clients, our focus is now towards futuristic architecture with a continuance towards achieving excellence.

Landscape Architect



Founded in 2010, Dhruva Landscape Architects provides landscape architecture and environmental planning services.

Their design approach is established in a deep understanding of local environments to create competitive and viable experiences for people who inhabit them.

They create aesthetic environments that impart a sense of community and which are memorable. Their professional team works in tandem across disciplines to bring together market driven competence and proficiency.

Strategic Partner:



ANAROCK Property Consultants Pvt. Ltd. (Formerly Jones Lang LaSalle Residential Pvt. Ltd.) (RERA Ref AG/KN/170807/000554)

Structural Consultants:



Novel Engineering Consultants Pvt. Ltd., is a multidisciplinary engineering & building services consultancy company, which offers engineering design, estimation, project planning, tendering, construction drawing, periodic site supervision, quantity surveys etc.,

Their vision is to be a leading Consultant offering innovative and cost effective project design services for Structural Engineering in the fields of Multi storied buildings Apartments and office complexes, Software Technology parks, Commercial complexes, Hotel projects, Hospital, Sport complexes, large Industrial Structures, Townships and Infrastructure projects etc.

They deliver results that are timely, fulfill quality specifications and remain within the budget for all projects.

PHE Consultants:



HMN Tech Consultants Pvt Ltd., headed by Mr Nagesh, and established in 2005, comes with an experience of 8 years in plumbing, sanitary and fire fighting systems.

They have executed varied prestigious projects with engineering colleges, hospitals, residential apartments, villas, commercial complexes, hotels and IT Parks. Established in 2005, HMN Consultants comes with an experience of 8 years in plumbing, sanitary and fire fighting systems.

Advocates:



SNN Associates - P.Nagamuni Reddy, B.Com., LLB.,

SNN Associates are experts in documentation work and legal scrutiny of title documents of immovable properties etc, since 2005 and are also knowledgeable in matters related to Court proceedings, Civil & Sessions Court and also High Court matters.



Since its inception in 2008, SLV Infrastructure has been driven QUALITY, TIMELY DELIVERY & CUSTOMER CENTRICITY. The company has grown strength to strength, having successfully delivered more than 1 million sq ft within 15 projects across Bangalore.

Currently, it has 4 projects in pipeline with a target of executing & delivering another 1.5 million sq ft within Residential & Commercial projects in another 5 years time.

We are run by a set of experienced Professionals and strong in-house construction team which gives a better control on the quality of the construction & delivery schedule. The team is being ably led by the promoters who take utmost care during construction to make each apartment a home for our satisfied customers.

With RERA also on horizon & National vision of "Homes for all by 2020" we believe with our experience and support of customers we will be one of the Top 10 real estate player in coming years.

With our current offering SLV Central Park which is our marquee project we are bringing a project of highest quality enabling lifestyle which is premium yet affordable.

Site & Marketing Office Address: Central Park Residences, Off Whitefield - Hoskote Main Road, Near Safal Market, Bidare Agrahara Village, Bengaluru – 560 067. Karnataka. **Phone: 90 1969 1969**

In association with:



MOMU VENTURES are in business of land banking & investments in residential & commercial real estate in Bangalore for last 30 years. They are one of earlier players in land banking & have got expertise in every aspect of land & it's best usage approach. They work with various developers and provide them with legally clean as well as strategically located land for development. Under new management the organisation is also diversifying themselves into Project & Development Management.

Office Address: #1, Building No. 4, Sri LV Nest, 5th Cross, Kasthuri Nagar, Bangalore - 560 043.
www.momuventures.com


SLV Central Park has been registered with RERA under the acknowledgement No.PR/KN/170808/001181.


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