



LVS  
**GARDENIA**  
PHASE - II

EXCLUSIVE LUXURY LIVING

*A greener and  
brighter side of life*

ULTRA - MODERN LUXURY APARTMENTS  
T C PALYA - K R PURAM - BANGALORE EAST



After the Success of LVS Gardenia Apartments- Phase I  
We proudly introduce our PHASE II to accommodate  
the demand of fine living in Bangalore.

Beautifully designed residences.  
Accessorized by stunning views.



EXCLUSIVE LUXURY LIVING

Gardenia Phase II is a beautifully constructed residential building that is a perfect for those who love to stay in close proximity to the nature without compromising with the urban lifestyle. This project is surrounded by lush greenery all around, followed by luxurious villas and blossoming trees. You can lead a luxurious and modern lifestyle with your family. The accessibility to the modern amenities and facilities inside the complex, not only enhance the lifestyle quality of the dwellers, but also the aesthetic value of the property as well. With Gardenia Phase -2, dwellers can enjoy a sumptuous life in the midst of Mother Nature.

Experience a quantum leap of luxury, refinement and unfettered space with more privacy • Naturally lit BDA approved 2 & 3 BHK Apartment • Aesthetically designed spacious homes with almost no common-walls for more natural light & fresh air • Ample green space within the complex with in between blocks with world class facilities • Splendid views of villas, lush green surrounding and contemporary design with vastu compliant units



A residence so rare, it's graced  
only by the world's finest.

Showcasing the most thoughtful design, the most stylish appointments and the finest brands, **LVS Gardenia Phase II** provides an unparalleled experience in luxury living. Almost every residence is open on three sides, assuring you of An airy, sunlit and blissfully private haven. Your spacious residence is meticulously planned to optimize space, as well as provide for all your needs, from king size living and bedrooms with extended balcony and utility area. Premium fittings add a stylish touch, turning even a routine shower into an experience of indulgence. With the finest flooring at your feet, every convenience at your fingertips and your floor-to-ceiling windows framing the most Breath-taking views, owning a residence at **LVS Gardenia Phase II** is truly, a rare privilege.



- Basement + Ground + 4 storeys apartment
- 90 numbers 2 bedroom and 3 bedroom luxury units
- Designed to ensure maximum privacy, cross ventilation and light
- Designed by award winning architect FWD, Bangalore
- Breath-taking vistas of the city - the Eastern Green Belt
- Imposing modern design entrance lobby
- Hi-speed elevators of reputed make
- Designer floor lobbies







LVS Gardenia Phase 2 is dedicated to every element of the architectural and design process – from planning and community design, through to the construction of individual homes – bringing a unique, human philosophy to building, and a commitment to create positive, harmonious living spaces for all. The apartment have been created for easy living and entertaining, with highly functional, premium finishes and superb alfresco spaces.







At **LVS Gardenia** your children will revel in the delights of a sprawling playground, a sand-pit, basket ball court and an irresistibly tempting open to air theater, while you have a magnificent clubhouse with a world-class gym, a choice of swimming pools, elegant party venues, indoor and outdoor sports courts – at all at your disposal within the boundaries.

### The Ultimate Indulgence

#### CLUB HOUSE

- Swimming Pool
- Toddlers Pool
- Shower Areas
- Multi-purpose Hall

#### OUT DOOR GAMES

- Basket Ball Courts
- Badminton court
- Shuttle Court
- Cricket Net

#### IN DOOR GAMES

- Billiards
- Chess & Caroms
- Table Tennis

#### ENTERTAINMENT

- Function Hall
- Pergola Cover Family Sit-outs
- Senior Citizens Lounge
- Meditation Plaza with Gazebo
- Open Air Theatre

#### FITNESS

- Walking / Jogging Track
- Well-equipped Gymnasium
- Meditation / Yoga Deck

#### KIDS

- Toddler Play Area
- Kids/Children's Play Area

#### LAND SCAPING

- Pedestrian Friendly Pathways
- Cobbled walkway
- Benches along Pathways
- Lush Garden Areas





### Salient Features of LVS Gardenia

- Strategically placed between Old Madras Road & Outer Ring Road
- Direct connectivity to NH 4
- Large open green area dotted with spectacular water bodies
- Neighbouring High End Villas and reserved greens
- Towers have rich and modern elevation
- Generator Back-up for common areas and 0.5 kv for all flats
- Transformer Yard
- Rain Water Harvesting



- Ground Water Recharge
- STP - Recycled Water will be used for landscaping
- Adequate Water Supply
- Basement floor Parking Space
- Solar Water connection
- CCTV Secured
- Intercom System
- All around Feature Wall with security Cabin



Take a stroll along the central walkway, under a trellis covered in sweet-scented wild flowers.

### Master Plan Legends

- 1 Entry / Exit
- 2 Security Cabins
- 3 Pedestrian Entry
- 4 Driveway
- 5 Ramp
- 6 Jogging Track
- 7 Landscape with Sit outs
- 8 Outdoor Sit outs for Elders
- 9 Childrens Play Area
- 10 Tot Lot Play Area
- 11 Shuttle Court
- 12 Swimming Pool
- 13 Pool Deck
- 14 Changing Room
- 15 Basket Ball Court
- 16 Club House
- 17 Stepped Landscape
- 18 Theme Garden
- 19 Walkway
- 20 OAT
- 21 Cricket Net
- 22 Family Sit Outs

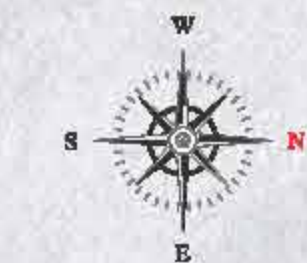


Looks beyond the city and lives in the heart of Outstanding location. Towering presence. Breathtaking views. Spacious interiors. Plush comforts. Affluent lifestyle. Environment friendly. Secure and safe. There comes the greenery and the natural life alive in your sight from the balcony where you live and transports you to a romantic high with life. And makes you blissfully lost in the beauty of nature, and wanes away your blues.

LVS Gardenia is envisaged and designed for those who look for utmost value in every aspect of the property: location, quality, features, and everything you dream. LVS Builders & Developers goes lengths to cement the trust of all its clients and customers ever. LVS Gardenia is one venture to foster this vision.

Come and own your choicest flat today and look forward for your friends and family get together each evening!





Typical Floor Plan





### Area Statement - Ground & Typical Floor

UNIT NO.	TYPE	FACING	SBA GROUND FLOOR	SBA TYPICAL FLOOR
A1	3BHK	West	1,350	1470
A2	2BHK	West	1,250	1250
A3	2BHK	West	1,280	1280
A4	2BHK	West	1,280	1280
A5	3BHK	West	1,115	1305
A6	2BHK	East	905	1025
A7	2BHK	East	1,030	1030
A8	2BHK	East	1,025	1025
A9	2BHK	East	995	1060

UNIT NO.	TYPE	FACING	SBA GROUND FLOOR	SBA TYPICAL FLOOR
A10	2BHK	West	1,005	1,070
A11	2BHK	West	1,035	1,035
A12	2BHK	West	1,040	1,040
A13	2BHK	West	1,035	1,035
A14	3BHK	East	1,355	1,355
A15	2BHK	East	1,275	1,335
A16	2BHK	East	1,275	1,335
A17	2BHK	East	1,185	1,305
A18	3BHK	East	1,170	1,410



Individual Isometric Plan



Flat 5 | 3 BHK | 1305 sft | West



Flat 1 | 3 BHK | 1470 sft | West



Flat 10 | 2 BHK | 1070 sft | West



Flat 17 | 2 BHK | 1305 sft | East



Flat 18 | 3 BHK | 1410 sft | East





## Specification

Structure	RCC Framed structure designed as per IS code using M20 Grade Concrete
Walls	External Walls with 6" solid concrete blocks and Internal Walls with 4" solid concrete blocks
Plastering	Double coat sponge finish for external walls and neeru finish for internal walls
Doors	Teak wood door frame for main door with attractive BST main door shutter. Finished with polish and paint, and all internal door frames are of salwood with skin door shutters
Windows	Powder coated Aluminum windows with safety grills
Flooring	Granite flooring for common areas, 2'x2' branded vitrified tiles inside flats
Toilets	Glazed ceramic tiles dadoing up to 7' height with Jaquar/Essex or equivalent continental CP fittings, Hindware / Parryware or equivalent Sanitary fittings
Kitchen	Granite counter platform with steel sink, glazed tiles dadoing up to 2' height above the granite platform
Painting	Asian Premium Emulsion for Internal walls, Apex matt for External walls and enamel paints for wood and grills
Electrical	ISO standard Fire proof wiring with Anchor/ Roman/Honeywell switches
Water Supply	Resources from bore well or BWSSB (on availability) and Rain water harvesting
Lift	Two Automatic lifts with capacity of 8 passengers
Power Back Up	Generator power back up for common area, lifts and water pump with 0.5 KVA Power backup for each flat

Experience a world within



Bird eye view of phase - I & phase - II accentuate Nature's beauty.



## A Distinguished Bangalore Address

LVS Gardenia is located in the extension of K.R. Puram and just 5 to 10 minutes' drive from Old Madras Road, N.H -4 and Outer Ring Road but miles away from the sound, noise and pollution. The peaceful environment and natural beauty of this place leaves you enthralled. The project enjoys a strategic location and super connectivity as it lies in the heart of most demanding place to live. The region has become quite active in the infrastructure radar due to close proximity to IT and ITeS hubs and various major developments. Wide Road that has enhanced connectivity with CBD, Whitefield, Ramamurthi Nagar ORR, International Airport and K.R. Puram Railway station. The locality is superbly linked with the Metro Station, Shopping Malls and various other basic establishments. Recent infrastructural developments are suggesting a path of high growth for the area which is attracting a lot of residential projects in the city. Several Colleges, Hospitals, Banks, ATMs and other basic establishments have made this place even more attractive for dwellers.

## Location advantages

Very close to Old Madras Road • Near to Garden City College • Next to Hebron Villas, Confident Lillian Villas & Casa Grand Villas • In close proximity to ITPL, Whitefield & Marathalli IT Corridor • National & International schools are in close proximity. • 15 minutes' drive to Manyata Tech Park • Well connected to Health care centers/Hospitals • In close proximity to entertainments/ leisure/malls and dines restaurants.

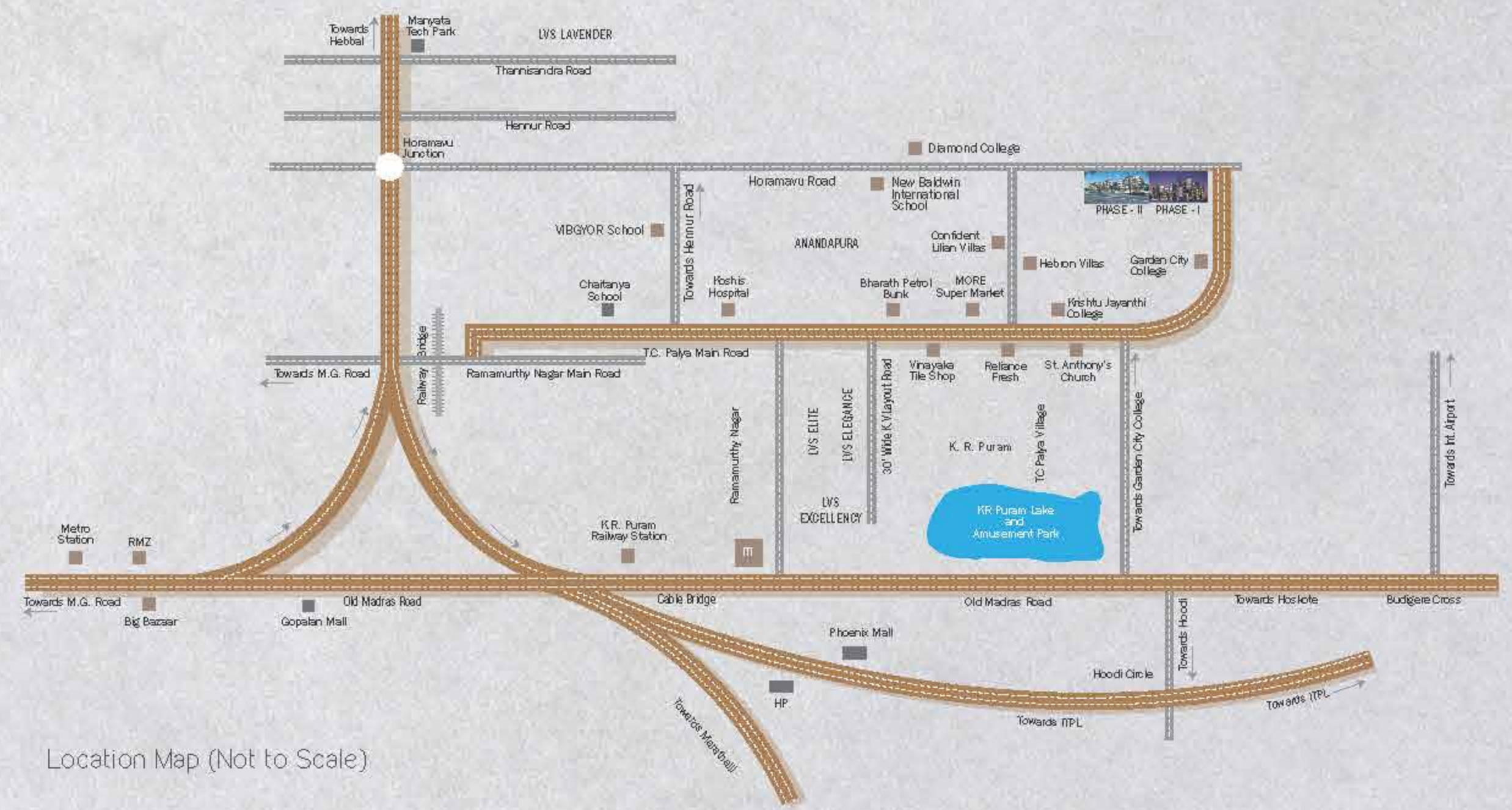
## Key Distances

K.R. Puram lake (With boating & fishing) 300 mtrs  
 Evama 3 star hotel 2.0 km  
 Garden city college 1.5 km  
 Cambridge pu college 2.0 km  
 Lake montfort school 3.0 km  
 Kendriya vidyalaya 4.0 km  
 K.R. Puram railway station 5.0 km  
 Gopalan signature/big bazaar mall 6.0 km  
 Satellite bus station 6.0 km

Rmz infinity mall 6.0 km  
 Phoenix mall 6 km  
 Baqmene tech park 6 km  
 Baiyappanahalli metro station 7 km  
 New baldwin international school 8 km  
 Sathya sai baba hospital 12 km  
 M.G. Road 12 km  
 Bangalore international airport 40 km



Site Address:  
 Sy. Nos., 24/1A & 24/1B/24/2  
 Halehalli Village, Kithaghnur &  
 Maragandanahalli Main Road,  
 K.R. Puram, Bangalore – 560 036



Location Map (Not to Scale)





LVS Builders and Developers is one of the most admired real estate brand in Bangalore and is well accepted for its construction techniques, quality standards, reliability, dependability and honesty. With an immensely successful track record of over two decades, LVS Developers has been a pioneer in creating path-breaking infrastructure and has created some of the finest residential complexes combining the best of design, aesthetics, technology and architecture. The LVS Builders and Developers believe in developing and constructing aesthetically designed economically viable residential and commercial complexes of international quality. We believe our buildings should reflect engineering excellence with a view to providing complete customer satisfaction.

Few of our successful executed projects:



LVS Elegance  
T C Palya Main Road, K R Puram,  
Bangalore



LVS Elite  
T C Palya Main Road, K R Puram,  
Bangalore



LVS Lavender  
Behind Manjara Tech Park, Tannisandra,  
Bangalore



LVS Excellency  
T C Palya Main Road, K R Puram,  
Bangalore



LVS Gardenia (Phase I)  
Halehalli Village, Kithaghnur &  
Maragondanahalli Main Road,  
K R Puram, Bangalore

Project



Builders & Developers



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