

Sai Kalyan

Ultima

smart homes

2 & 3 BHK Apartments and Penthouses

100 mtrs from Manyata Business Park, Gate No. 05
Rachenahalli Main Road

*Happiness is a journey
that begins at...*

Ultima Smart Homes!

A project by

Sai Kalyan

Builders & Developers Pvt. Ltd.



**BBMP
APPROVED**

Luxury beckoning you from the lap of convenience. Opulence redefined... Sai Kalyan Ultima is here to indulge you rotten! This latest offering from the reputed and trusted Sai Kalyan Builders & Developers consists of 2 & 3 BHK Apartments and Penthouses. Ultima is heralding a new era in the real estate scenario where owning an apartment is not a nightmare dressed as a beautiful day dream! Conveniently located in the well developed neighborhood behind Manyata Business Park, on Rachenahalli Main Road! Loaded with amenities, yet affordably priced! Apartment homes facing north and east in 4 acres of land extend, 5 towers of G+13 floors each, all enveloped in the lush green of nature-scaped gardens! Outdoor and indoor plans that are after your heart; designed for maximum space, light and aeration! 80% open space and 100% vastu compliance! Come, fall in love! Happiness begins here...

Extra **CAR PARKING** available.

PHASE 1 Possession – End of December 2017

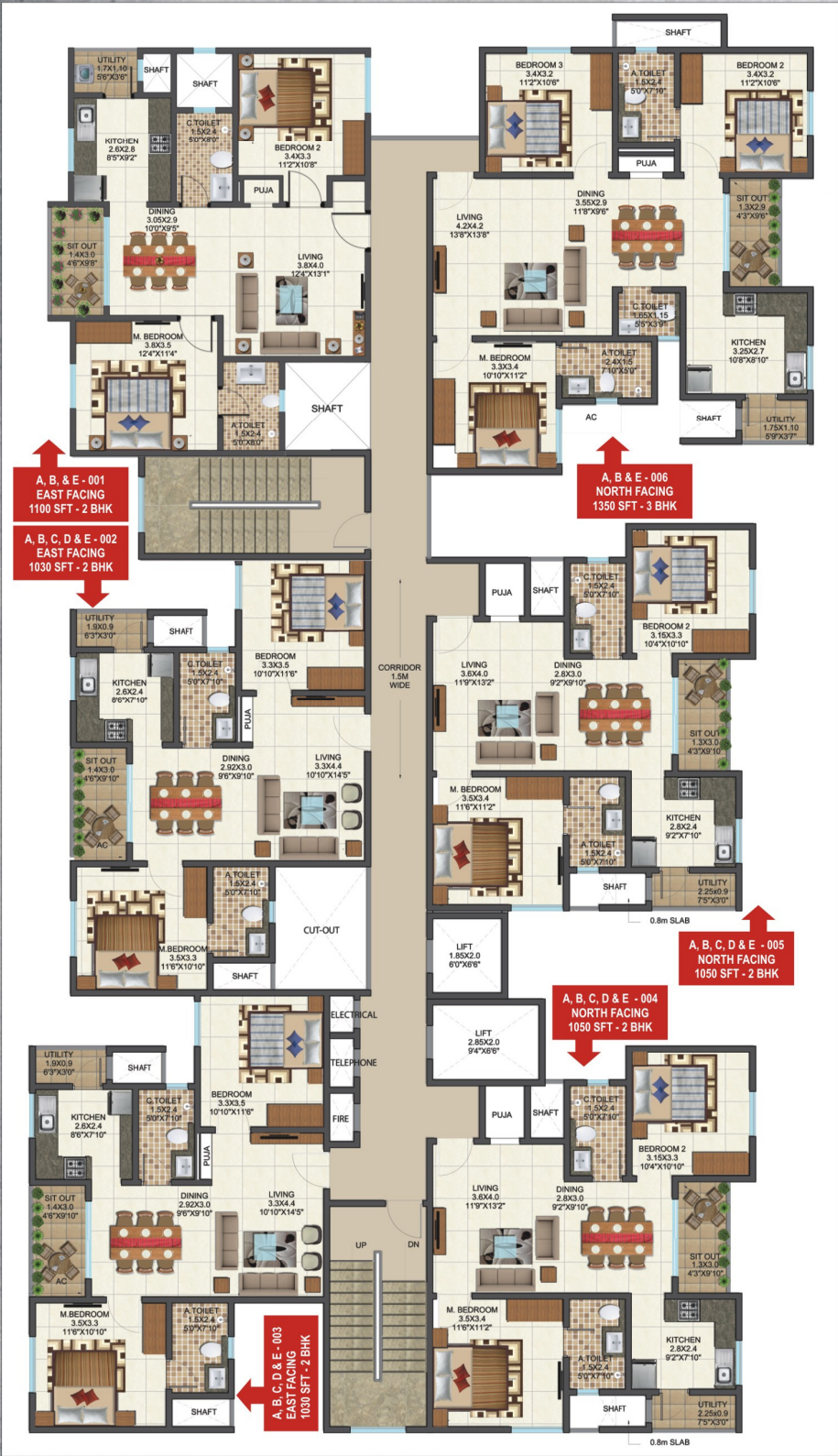
SPECIFICATIONS

Structure: RCC Frame Work structure | **Walls:** 6" thick cement solid block/concrete for exterior walls & 4" thick cement solid block/concrete for internal walls | **Plastering:** Internal cement mortar with lime rendering, external with sponge finish | **Doors:** Main door with teak wood frame & door, remaining doors of SAL wood frames with flush/panel doors | **Windows:** Aluminium frames with glass panel and safety MS Grill | **Flooring:** Vitrified tiles for living and dining area, ceramic tiles for bath room & utilities, and granite/tiles for common areas | **Kitchen:** Granite platform with stainless steel sink & 2' height glazed tiles above platform | **Toilets:** Anti-skid ceramic tile flooring and glazed tile dado up to 7' height and quality CP fittings of Jaquar/Hindware or equivalent sanitary fittings | **Finishing:** Oil bound distemper paint for internal walls and enamel for wood & mild steel grill and exterior with good quality paint | **Electrical:** Concealed copper wiring with adequate light points work with TV & telephone points in living & master bed room of ISI or equivalent like Anchor/Havells, etc. | **Water Supply:** 24 hour water supply from borewell with overhead tank & sump | **Plumbing:** Concealed plumbing with ISI or equivalent quality fittings and fixtures | **Common:** Granite/tile flooring for common areas like staircase, lobbies etc., with iron railings | **Lift:** Required number of lifts of good quality (SCHINDLER/OTIS/KONE/JOHNSON) | **Power:** Generator will be provided for the power backup of 0.5 to 1 KVA per flat and common areas

T & C Apply.

FLOOR PLAN BLOCK - A, B & E

UNIT PLANS



**A, B, C, D & E
PENTHOUSE DUPLEX
EAST FACING
2060 SFT - 3 BHK**



A, B & E
006
NORTH FACING
1350 SFT - 3 BHK



A, B, C, D & E
002 & 003
EAST FACING
1030 SFT - 2 BHK

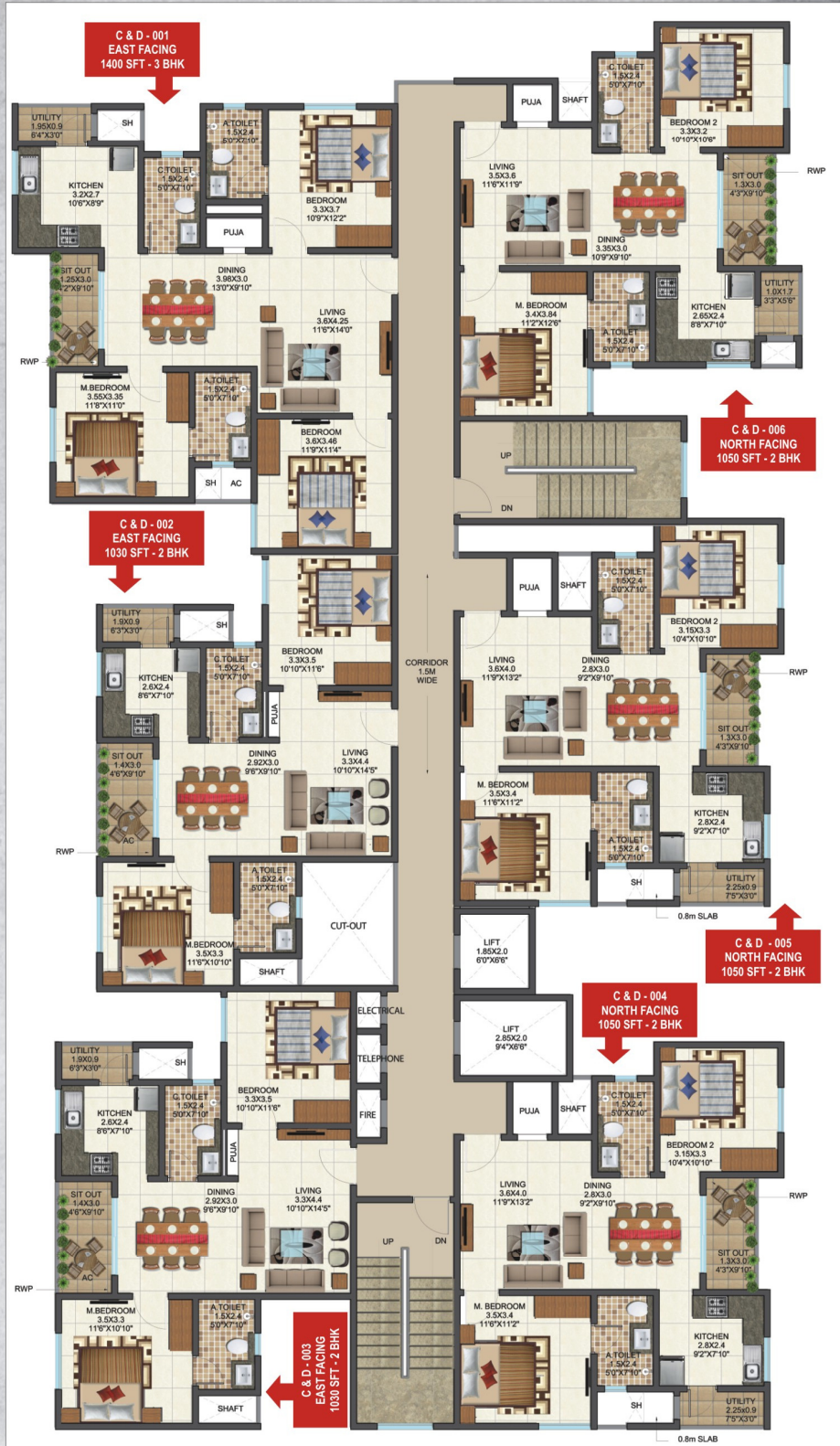


A, B, C, D & E
004 & 005
NORTH FACING
1050 SFT - 2 BHK

UNIT PLANS



FLOOR PLAN BLOCK - C & D





MASTER PLAN
80% OPEN SPACE
WORLD-CLASS AMENITIES



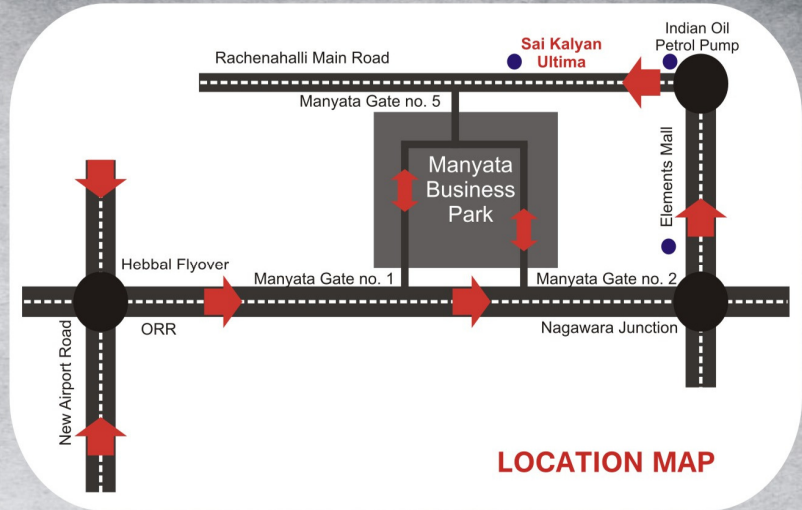
1. ENTRANCE LANDSCAPE
2. FEATURE WALL
3. ENTRY
4. SECURITY CABIN
5. VISITORS ENTRANCE
6. VISITORS EXIT
7. WATER FEATURE/WALL
8. ENTRANCE PLAZA
9. LANDSCAPE MOUND
10. WATER FOUNTAIN
11. ATM
12. TENNIS COURT
13. TRANSFORMER/DG
14. VISITOR PARKING
15. CHIT CHAT ZONE
16. CRICKET PITCH
17. PARTY LAWN
18. ENTRY TO BASEMENT
19. CHILDREN PLAY AREA
20. SWIMMING POOL
21. KIDS POOL
22. OUTDOOR PARTY DECK
23. SENIOR CITIZEN PARK
24. SKATING RINK
25. AROMA GARDEN
26. PLAZA
27. ENTRY/EXIT
28. HALF BASKETBALL COURT
29. OPEN AIR THEATER
30. BARBEQUE AREA
31. BARBEQUE SEATING
32. OUTDOOR GYM
33. SANDPIT
34. SEATING AREA
35. PARTY LAWN
36. EXIT FROM BASEMENT
37. STONE AND SCULPTURE GARDEN
38. YOGA DECK
39. MEDITATION PAVILION
40. DANCE FLOOR
41. PERGOLA WALKWAY
42. YOUTH ACTIVITY CENTER
43. LILLY POND AND BRIDGE
44. LANDSCAPE AREA
45. GAZEBO
46. REFLEXOLOGY PATH

(100 mtrs)
 Manyata Business Park,
 Gate No. 05

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Distance to Important Places

1. Manyata Business Park: 100 mtrs
2. Outer Ring Road: 1 km
3. Hebbal Flyover: 4 kms
4. Yelahanka: 8 kms
5. ISCON: 9 kms
6. Yeshwantpur Rly Station: 13 kms
7. Cantonment Rly Station: 13 kms
8. KR Puram Rly Station: 12 kms
9. ITPL: 14 kms
10. International Airport: 22 kms



LOCATION MAP

LOCATION BENEFITS

Nearby Malls & Other Recreational Places

Elements Mall | Esteem Mall | Lumbini Garden | Hebbal Lake

Nearby Work Place

Manyata Business Park | Kirloskar Business Park | IBM India Pvt. Ltd | ANZ | CTC | Target | Cerner | Karle IT SEZ and many more...

Nearby Hospitals

Motherhood | Columbia Asia Hospital Hebbal | Aster CMI Hospital | Cloud Nine Clinic | Bangalore Baptist Hospital | Vasani Eye Care | Shree Viayalakshmi Hospital and Trauma Centre | Shivam Vishwa Multi Speciality Hospital | Sri Rajiv Gandhi Dental College of Science and Hospital

Nearby Schools

Kensri School | Euro Kids | Kidzee | Vibgyor (Jakkur and Hennur branches) | SVN English | AeroKids | Rashtrottana Vidya Kendra | Saamar International School | Blossoms International Play School | Little Elly Play School | Jain Heritage School | Vidya Niketan School | Canadian International School | Delhi Public School (North) | Chrysalis High | Sindhi High School | Sri Chaitanya Techno School | Narayana Techno School | Greenfield Public School | Green Country Public School and Sports Academy | Ryan International

For Booking and Details, Please Call

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Site Address

**Sai Kalyan Ultima, Opposite Anjaneya Swami Temple,
Rachenahalli Main Road, P & T Layout, Bengaluru, Karnataka, India. 560045.
(100 mtrs from Manyata Business Park, Gate Number 05)**

Completed Project

Sai Kalyan CUBICS, Hebbal Kempapura

Sai Kalyan WINST, Hebbal Kempapura

On-going Project

A project by

Sai Kalyan

Builders & Developers Pvt. Ltd.

CORPORATE OFFICE -

SAI KALYAN BUILDERS AND DEVELOPERS PRIVATE LIMITED

2nd Floor, Above Heritage Fresh, Opposite Coffee Board Layout Park Main Entrance,
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<https://youtu.be/W9mBequbd0E>

Note - Sai Kalyan Builders and Developers Pvt. Ltd. exclusively reserves the rights to make changes to designs and offerings during construction.

