

Moments turn
blissful & nostalgic





A GREENER AND BRIGHTER SIDE OF LIFE



Welcome to LVS Gardenia, a new age apartment at East of Bangalore. It lays out the red carpet for those who love the finer things in life. LVS Gardenia three blocks enclave has an exquisite collection of hundred and thirty high quality and spacious two bedroom & three bedroom apartments, offering supreme levels of comfort in a convenient location. The exemplary building offers a modern day of living perfectly blended into the urban design, space and elegance, keeping in mind the Indian sensibilities. True to its name appeals to you the moment you step in.





The project is surrounded by up market luxury villas on two sides, giving you a glimpse of beautiful landscapes of villaments feasting your eyes and unhindered view at the distant horizon. The sprightly sights of the horizon in bright colors - is a blessing, to put it simply. Vast stretch of pristine green fields wave at you the moment you turn to the other side, a huge Banyan trees with a temple usher you in as you drive into the apartment. Amenities of every kind are provided- featuring beautifully landscaped gardens with club house, entertainment parks for senior citizen and Play Park for children etc.



LVS
GARDENIA
PRIVILEGED.....PREMIUM
2 & 3 BHK LUXURY CONDOMINIUM



TAKE A WALK INTO RELAXATION

Every detail in design and inclusions has been considered, sourced and selected as the ultimate choice to satisfy the needs of the occupants. Wide open urban space in between three blocks designed for exquisite landscaped garden, which invites ample light into your living environs and fresh breeze all around. Beautiful planted gardens and sparkling water cascade, welcome you home every day. A wide spread of community amenities, contemporary architecture, tranquil environs... your holiday home at LVS Gardenia is nothing less than a resort offering brighter side of life.

GRAND CENTER ATRIUM
WITH BEAUTIFUL
LANDSCAPING AND
CHEERFUL WATER BODY

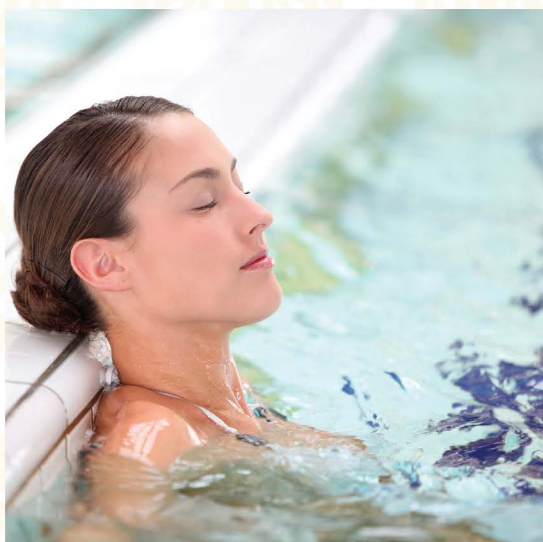


TIME TO
EXPERIENCE
OUTDOOR,
INDOOR

The contemporary designs with peaceful living make LVS Gardenia a beautiful residence to live in. With careful consideration of every detail, it exudes a unique sophistication – where spaciousness and unmatched features blend into lifestyle that's a level beyond.

COMMON AMENITIES

- Fully gated community with CCTV at entrance
- Aesthetically designed Entrance / Exit Gate
- Uniquely designed urban space at Courtyard
- Relaxation space for Senior Citizens
- All around lush garden with family sit-outs
- Swimming Pool with Deck
- Toddlers Pool
- State-of-the-art Club House
- Community hall and Partying Lobby
- Fully equipped Gymnasium
- Children's Play Area - Play equipment with safety measures
- Badminton Court
- Walking Track / Jogging Track
- Intercom from each unit to security
- 24 Hours Security with modern facilities
- Generator Power back up for common area
- 0.5 KVA Power back up for individual units
- Yoga and Meditation Space
- Solar Water Heater connections for attached toilets
- Rain Water Harvesting





GROUND FLOOR PLAN



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ISOMETRIC VIEWS



FLAT 15 | 2 BHK

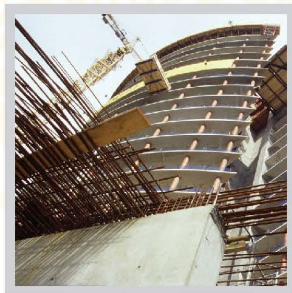


FLAT 26 | 3 BHK



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 Jaguar/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	Three Automatic passenger 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



A world away from the stresses of everyday life - but so close to everything you need

LVS Gardenia presents the opportunity to make your home in a quintessential Bengaluru, a place where you can enjoy all the advantages that Bengaluru brings, from community spirit to the pleasures of beautiful surrounding. Yet all this can be enjoyed with the added advantage of a location that puts sophisticated Workplaces, shopping, entertainment, leisure places, access to road and rail links almost minutes' drive away.

Location Advantages

Very close to Old Madras Road • Near to Garden City College • Next to Hebron Villas and Confident Lillian Villas • In close proximity to ITPL and Whitefield 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.

Proximity

Old Madras Road - 2.5 Kms, K R Puram Lake - 2.5 Kms, Garden City College - 1 Km, K R Puram Railway Station - 4 kms, ITPL - 8 Kms, Manyata Techpark - 8 Kms, RMZ Infinity - 5 Kms, Gopal Mall - 5 Kms, Metro Station - 6 Kms, Reliance Fresh - 1.7 Km, More Megastore Mall - 4 Km, Phoenix Mall - 7 Kms, M G Road - 10 Kms.



Location Map (Not to Scale)

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



LVS is Lot like you

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. 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 Manyata Tech Park, Tannisandra, Bangalore



LVS Excellency

T C Palya Main Road, K R Puram, Bangalore



THOUGHTFULLY PLANNED OPTIMIZED SPACES...

Architectural Design Concept

Three blocks designed with intricate detailing to maximize open space and green area. All units are well planned and designed with less common walls to maximize light and ventilation with more privacy. Podium space effectively utilized as a urban community space, green lawns and family sitting area.

Subsoil drainage system and Sewage Treatment plant are placed for more convenience and easy living. Easy parking and smooth internal drive way circulation emphasized.

Chief Architect
FWD, Bangalore

BUILDERS AND DEVELOPERS:



www.lvsdevelopers.com

L V S Builders & Developers

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