



# LVS HEIGHTS



Essence of fine living

2, 2.5 & 3 BHK Luxury Apartments | B+Stilt+Ground+9 floors  
165 Spacious Units | 1,150 sq. ft. > 1,560 sq. ft.

Live right beside the green coast  
and miles above the rest





Ventilation | Natural Light | Space & Sky  
Privacy | Greeneries | Luxury | Features

Welcome to the ultimate combination of convenience and elegance, welcome to LVS HEIGHTS... strikingly designed Eleven Floors tower set the mood for a dreamlike lifestyle. Get used to breathtaking openness, balance and style. Grand arrival court, paved walkway with natural finishes and gracious courtyard capture the essence of space. Blend of architecture with contemporary design of these inspirational apartments to maximize the amazing location and panoramic views. Breathe in the 35 meters wide-open spaces that are bathed in natural light. Flowering plants, manicured lawns and other organic materials create a feeling of warmth, freedom, joy and welcome. All around landscaped lush green area and water body creates a sense of nature all around. Vehicular movement has been deliberately limited to covered area in basement and stilt floor to provide an unpolluted space at the ground level for people to meet and socialize.

# Experience a luxurious life









# Reclaim Your Peace of Mind

**Straight line modern architectural buildings  
with 3 side open Apartments**

A home is a moment in time when even time is no rush. Designed with these thoughts in mind, LVS HEIGHTS speaks to the soul with its luxurious offerings. A Basement + Stilt + Ground + 10 storied is a signature apartment designed by renowned architect M/s FWD Architects, to meet your passion, your possession, your authority and your seal. LVS HEIGHTS Offers 2, 2.5 and 3 BHK flats which are spectacularly designed to offer its occupants complete privacy, independency and establishes a striking individual identity. The privacy and your sanctity are at most respected, there are no common walls in between units which maximize natural light, air and space. The apartment is equipped with all ultra-modern facilities with lifetime amenities like club house, large pool, indoor and outdoor games, residence lounge, amphitheater, senior citizen lounge and toddlers play area etc, offer a perfect escape from the daily grind and gives peace of mind.





# A Wash With The Warmth And Tranquility

Contemporary and generously natural light filled spaces welcomes you with a gentle ambience and tranquil style luxury. Elegant highlights and super finishes demonstrate exquisite quality throughout. Enjoy the family pleasant moments and relax alongside a large window and balcony that invoke outdoor foliage.





# Architectural Marvel







iconic, futuristic creation



# Exceptional & exclusive... It's what you deserve.

## LVS HIEGHTS – A SUMMARY

Apartment Unit Choices –

Type 1 - 2 Bedrooms – 1,190 Sq.ft.

Type 2 - 2 Bedrooms – 1,195 Sq.ft.

Type 3 - 2 Bedrooms – 1,290 Sq.ft.

Type 4 - 2.5 Bedrooms – 1,595 Sq.ft / 1660 Sq.ft.

Type 5 - 3 Bedrooms – 1,560 Sq.ft.





165 Units of 2 Bedrooms, 2.5 Bedrooms & 3 Bedrooms | BDA Approved | CC/OC and RERA Registered | Stilt + Ground + 10 Floors | Three Side Open units, No common walls | Basement and Stilt level secured and covered car parking | Dedicated parking spots for visitors | Equipped with a state-of-art multi-tier security system | Hi-tech lift from basement to top floor at three places | De-lux specifications | Premier Location | Comprehensive Quality | Seismic resistant structure design | Firefighting system | Rainwater Harvesting | Furnished club house with All-Age Amenities | Grand Entrance plaza | King Size units | Excellent View | Premium Flooring | An enviable track record of Builders | An experienced technical team behind the project |





# Your 'aha' moments of indulgence will spill over

At LVS Heights, you will lead a comfortable life. Here, you will experience the joy of living in community, blessed with families from different walks of life. A place synonymous with happiness. Indulge in the refined pleasures of luxury. Relax amidst the incredibly mesmerizing ambience. Rejuvenate and unwind yourself with a handful of spectacular recreational pursuits. Jog, swim & drench yourself in sunlight. Experience the aromatic moments of resort style living at home.

This high-rise apartment leaves ample buffer space in the entrance and backside for landscaped garden and for urban space, which invites ample light into your living environs and fresh breeze all around. Indulge in the refined pleasures of luxury. Relax amidst the incredibly mesmerizing ambience. Rejuvenate and unwind yourself with a handful of spectacular recreational pursuits. Jog, swim & drench yourself in sunlight. Experience the aromatic moments of resort style living at home.

...welcome a happy and lovely moments from now!!





# Know your amenities & facilities

## Two Level CLUB HOUSE

- ▶ Swimming Pool
- ▶ Toddlers Pool
- ▶ Shower Areas
- ▶ Wooden Swimming Pool Deck
- ▶ Meeting Rooms/Multi-purpose Hall

## OUT DOOR GAMES

- ▶ Cricket Pitches
- ▶ Badminton Court
- ▶ Tennis Court
- ▶ Basket Ball Court

## IN DOOR GAMES

- ▶ Pool/Billiards
- ▶ Chess & Caroms
- ▶ Table Tennis

## ENTERTAINMENT

- ▶ Function Hall
- ▶ Family Lounge Areas
- ▶ Interactive Plaza
- ▶ Senior Citizens Lounge
- ▶ Theme Park

## LAND SCAPING

- ▶ Pedestrian Friendly Pathways
- ▶ Family Sit outs
- ▶ Lush Garden Areas

## FITNESS

- ▶ Walking / Jogging Track
- ▶ Well-equipped Gym
- ▶ Meditation Plaza / Yoga Deck

## KIDS

- ▶ Toddler Play Area
- ▶ Kids/Children's Play Area
- ▶ Skating Ring
- ▶ Sand Pit

## ESSENTIALS

- ▶ Generator Back-up in Common Areas
- ▶ Adequate water Supply
- ▶ Back-up for all Apartments
- ▶ Rain Water Harvesting
- ▶ Ground Water Recharge
- ▶ STP – Recycled Water
- ▶ Waste Management System
- ▶ Adequate Water Supply
- ▶ Parking Space for Visitors
- ▶ Latest Fire Fighting Devices

## SECURITY

- ▶ CC Secured
- ▶ Security Cabin
- ▶ Gated Community
- ▶ Audio Communication for Guards Room





# Master Plan

## EXCLUSIVENESS IS REFLECTED IN EVERY DETAILS & DESIGN

LVS HEIGHTS master plan is designed to create a large open area with landscape, wherein each room of every home has a mind-blowing three side view, blending the indoors seamlessly with the lush greenery outside. Club House overlooking a landscaped courtyard on one side and the glistening swimming pool on the other host many indoor and party area. Water bodies reflect the surroundings and create an aura of tranquility along the length of the spine







# LEGENDS

- 1. Entry / Exit
- 2. 6M wide fire driveway
- 3. Paved Drop off
- 4. Residential Block – o1
- 5. Residential Block – o2
- 6. Residential Block – o1
- 7. Club House
- 8. Ramp to Basement
- 9. Ramp from the basement
- 10. Parking
- 11. Central Garden
- 12. Senior Citizen Park
- 13. Cricket Pitch
- 14. Badminton Court
- 15. Children’s Play Area
- 16. Interactive Plaza with Seating
- 17. Open Air Theatre
- 18. Swimming Pool
- 19. Children’s Pool
- 20. Changing Room
- 21. Wooden Deck
- 22. Meditation Plaza with Gazebo
- 23. Paved Pathway
- 24. Sculpture with Lawn
- 25. Cobbled Walkway
- 26. Transformer Yard



# Ground Floor Plan



GROUND FLOOR AREA STATEMENT			
UNIT NO.	TYPE	FACING	SBA
G-1	3 BHK	East	1410 Sft
G-2	2 BHK	Eest	1150 Sft.
G-3	2 BHK	East	1150 Sft
G-4	2 BHK	East	1150 Sft
G-5	2 BHK	East	1150 Sft
G-6	2 BHK	East	1150 Sft
G-7	2 BHK	East	1150 Sft
G-8	2.5 BHK	East	1435 Sft
G-9	2.5 BHK	West	1415 Sft
G-10	2 BHK	West	1160 Sft
G-11	2 BHK	West	1160 Sft
G-12	2 BHK	West	1160 Sft
G-13	2 BHK	West	1160 Sft
G-14	2 BHK	West	1160 Sft
G-15	2 BHK	West	1165 Sft



# Typical Floor Plan



TYPICAL FLOOR AREA STATEMENT			
UNIT NO.	TYPE	FACING	SBA
A-1	3 BHK	East	1,560 Sft
A-2	2 BHK	East	1,190 Sft.
A-3	2 BHK	East	1,190 Sft
A-4	2 BHK	East	1,190 Sft
A-5	2 BHK	East	1,190 Sft
A-6	2 BHK	East	1,190 Sft
A-7	2 BHK	East	1,190 Sft
A-8	2.5 BHK	East	1,595 Sft.
A-9	2.5 BHK	West	1,660 Sft
A-10	2 BHK	West	1,195 Sft
A-11	2 BHK	West	1,195 Sft
A-12	2 BHK	West	1,195 Sft
A-13	2 BHK	West	1,195 Sft
A-14	2 BHK	West	1,195 Sft
A-15	2 BHK	West	1,290 Sft



# Unit - 1



UNIT NO.	TYPE	FACING	SBA
A-1	3 BHK	East	1,560 Sft



# Unit - 2 to 7



UNIT NO.	TYPE	FACING	SBA
A-2 to A-7	2 BHK	East	1,190 Sft



# Unit - 8



UNIT NO.	TYPE	FACING	SBA
A-8	2.5 BHK	East	1,595 Sft



# Unit - 9



UNIT NO.	TYPE	FACING	SBA
A-9	2.5 BHK	West	1,660 Sft



# Unit - 10-14



UNIT NO.	TYPE	FACING	SBA
A-14	2 BHK	West	1,195 Sft



# Unit - 15



UNIT NO.	TYPE	FACING	SBA
A-15	2 BHK	West	1,290 Sft



# PROJECT SPECIFICATIONS

## - 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 Aluminium 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/Esses 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

8 Passenger Automatic Lifts at 3 Places

## - Power Back Up

Generator power back up for common area, lifts and water pump with 0.5 KVA Power backup for each flat



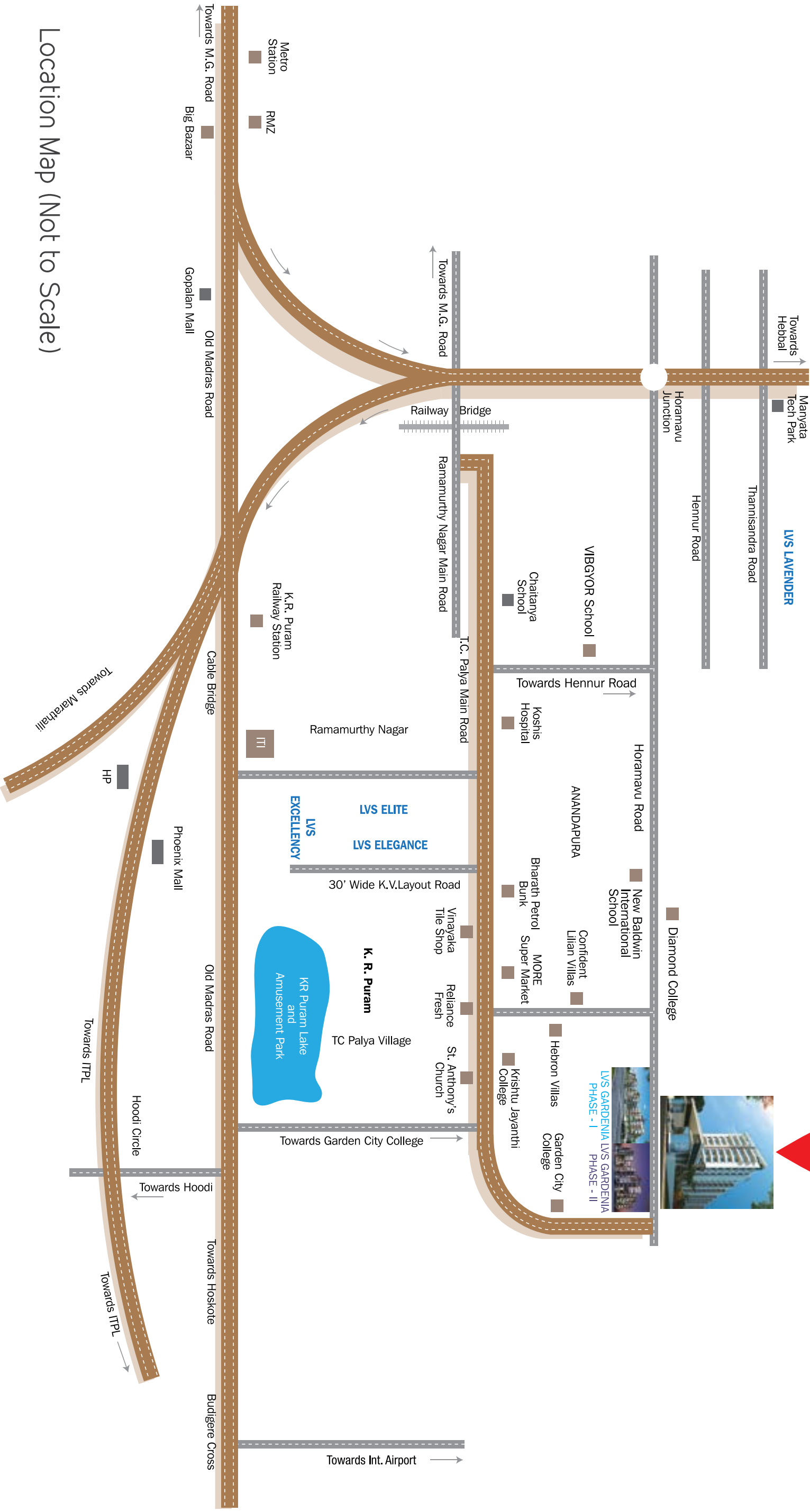








LVS GARDENIA LVS GARDENIA  
PHASE - I  
PHASE - II



Location Map (Not to Scale)



# BLISSFULLY ACCESSIBILITY

## Work, Leisure & Transport

LVS Heights is strategically located in the midst of calm and composed environs, which is not crowded, but at the same time gives you choice to enjoy best of convenience and luxury. It is a home is much more than your private retreat.. Your home at LVS Heights is one of the most affluent neighborhoods, Nearer to the city lights and amenities of urban life are rooted in close proximity. Work Places, Metro Station, market, Malls, Places of worship, International Schools, Colleges, Entertainment Centers and renowned Hospitals are within minutes reach. It has the enviable advantage with IT and ITeS companies are in close and easy proximity. Its strategic location provides quick access to major arterial roads like Old Madras Road National Highway, Outer Ring Road, Budhigere Airport Road and K R Puram Railway Stations. It is a delight for all those who look beyond the realm of normal living.





# In Close Proximity Important places in 15 to 20 Mints Drive:

## Work and Corporate

- ITPL on Whitefiled Road : 20 Mints drive
- Manyata Tech Park : 20 Mints
- Brigade Tech Park : 20 Mints drive
- Salarpuria GR Tech Park : 15 Mints drive
- Whitefield Industrial Area : 20 Mints drive
- Tata Consultancy Services: 20 Mints drive
- Vedasoft : 10 Mints drive
- Oracle : 10 Mints
- IBM : 10 Mints drive



## Railway Station & Airport

- International Airport : 30 mints drive
- K R Puram Railway Station : 15 mints. drive
- Whitefield Railway Station : 15 mints. drive
- Baipanahalli Metro Station : 10 mints. drive
- Satellite bus station : 10 mints. Drive



## Malls and Entertainment

- RMZ Infinity Mall : 10 Mints drive
- Orion East : 15 Mints drive
- Park Square Mall : 15 Mints drive
- Forum Value Mall : 20 Mints drive
- Ascenda Mall (ITPL) : 15 Mints drive
- More Whitefield : 5 Mints drive
- Star Bazar Mall : 10 Mints drive
- Phoenix Mall : 10 Mints drive



## Hospitals

- Koshy Hospital : 10 Mints drive
- Sai Baba Multispecialty Hospital : 10 Mints drive
- Vydehi Hospital : 10 Mints drive
- Chaitanya Health Park : 5 Mints
- Narayan Health City : 10 Mints drive



## Educations

- Garden City College : 1 Km
- Kreshtu Jayanthi College : 1.5 Kms
- Cambridge School :
- VIBGYOR School :
- Delhi Public School (East) : 20 Mints drive
- New Baldwin Int. School :











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 Manyata 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



LVS Gardenia (Phase 2)  
Halehalli Village, Kithaghnur & Maragondanahalli Main Road,  
K R Puram, Bangalore

Builders & Developers



**L V S Builders & Developers**  
Unit No. 001, LVS Elite, Anandapura,  
T C Palya Main Road, K R Puram,  
Bangalore - 560 036.

+91 98458 73832  
+91 97410 33223  
+91 94489 70332  
✉ info@lvsdevelopers.com  
🌐 www@lvsdevelopers.com  
📱 lvsdevelopers

Architects



Phone: +91 80 4953 3387  
www.fwdarchitects.com  
info@fwdarchitects.com

**BDA APPROVED**  
Approved by all Major BANKS

Disclaimer: This brochure is purely conceptual and not a legal offering. LVS Builders & Developers reserves the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in this brochure are for indicative purposes only. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior permission of LVS Builders & Developers. The actual elevation may vary from the artist's impression.