

# Sri Nanjundeshwara Residency

*A Signature of Elegance & Comfort*



RERA NO: PRM/KA/RERA/1251/310/PR/220125/007410

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## About us :

Sri Nanjundeshwara Groups With a legacy of excellence in real estate, Nanjundeshwara Groups is committed to delivering high-quality residential spaces that redefine urban living. Our projects are designed with modern architecture, premium materials, and unmatched craftsmanship to ensure a superior lifestyle.

# Exclusive living redefined

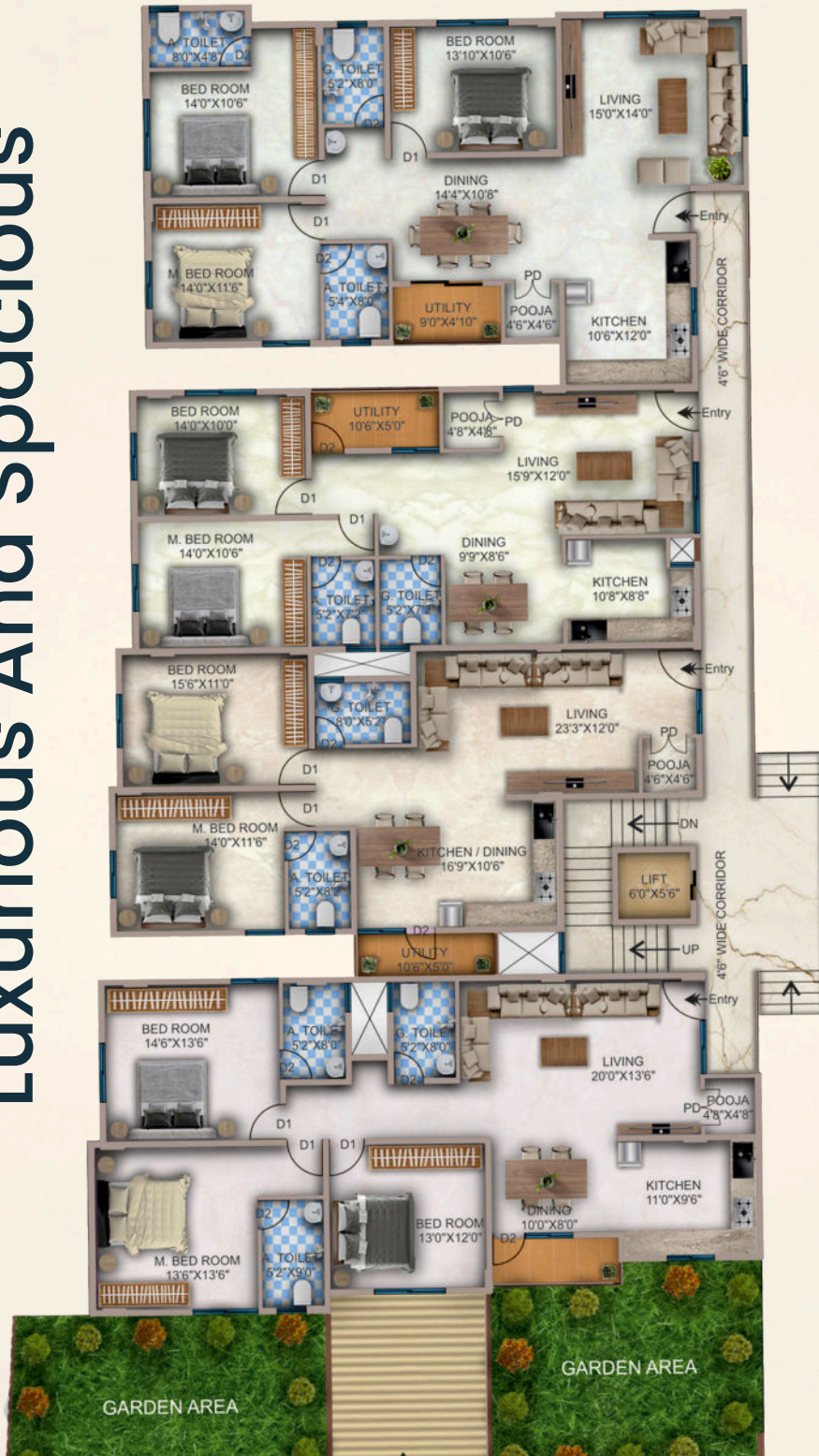
## Project Overview :

SN residence offers a unique sanctuary with 16 apartments in 2 & 3BHK, each designed without common walls. Our spacious corridors and meticulous planning ensure no compromise on luxury.

- 01 Unmatched Privacy & Design
- 02 Modern Elegance
- 03 Prime Location & Serenity
- 04 Thoughtful Amenities
- 05 Unmatched Quality and Innovation
- 06 Timely Delivery, Even in Uncertain Times
- 07 Expertise Across the board

# Ground Floor Plan

Luxurious And Spacious

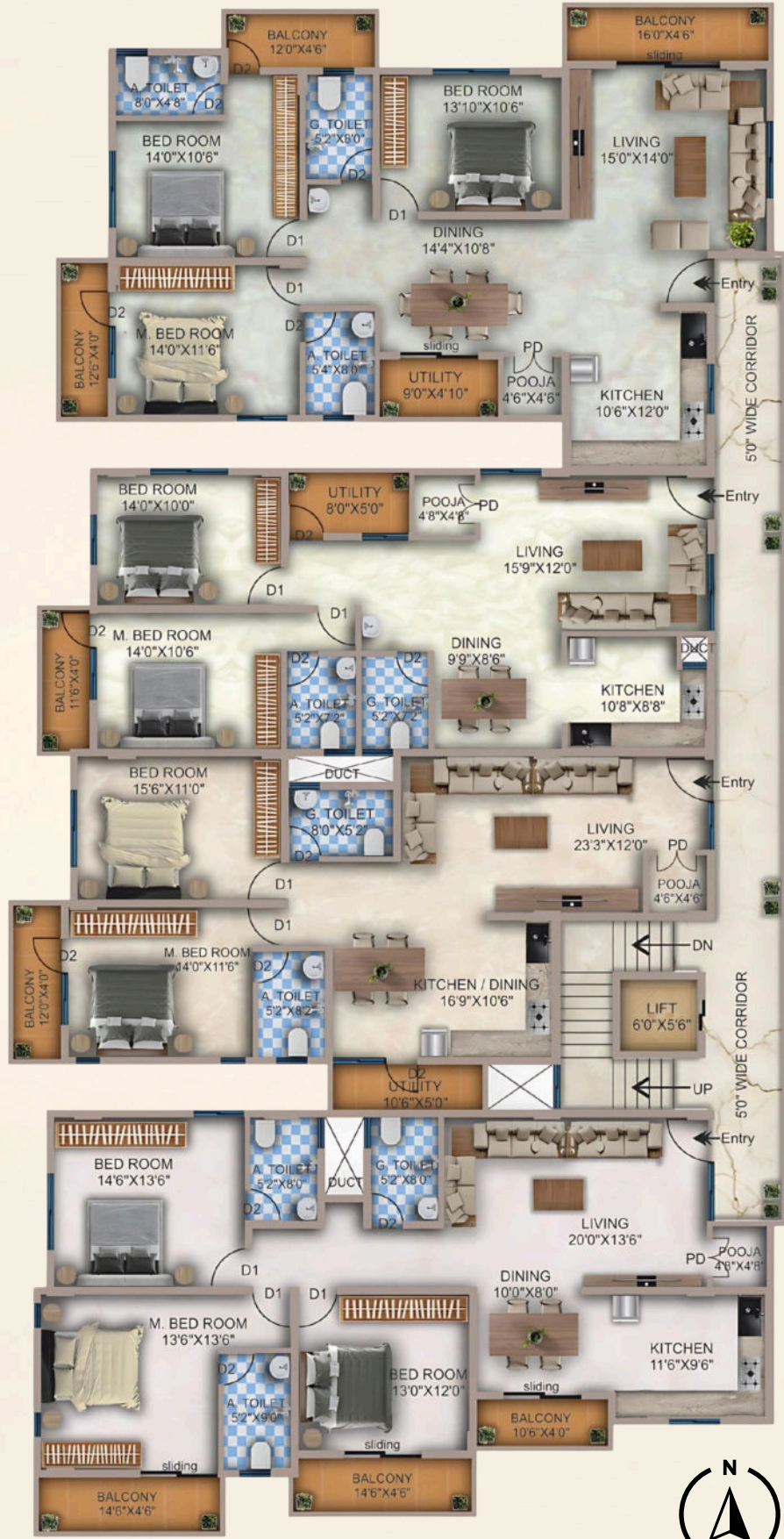


Dr Vishnuvardhan Road

Towards Kengeri

Towards Uttarahalli

Typical 3 Floor Plans



# 3D Floor Plans

## UNIT Configurations

Ground Floor	SBA(sq.ft)	Typical Floor	SBA(sq.ft)
101	2006	201/301/401	1971
102	1336	202/302/402	1389
103	1397	203/303/403	1453
104	1826	204/304/404	1991

**UNIT TYPE**  
**3BHK | EAST**  
**1 Series**  
**SBA-1991**



**UNIT TYPE**  
**2 BHK | EAST**  
**3 Series**  
**SBA-1389**



**UNIT TYPE**  
**2BHK | EAST**  
**2 Series**  
**SBA-1453**



**UNIT TYPE**  
**3BHK | EAST**  
**4 Series**  
**SBA-1971**



## Amenities

- Drop off Point
- Play Lounge
- Jogging and Walking Track
- Reflexology walkway
- Electric car charging bay
- Pantry lawn
- Children play area
- Parents seating corner
- Entrance plaza
- Tree plaza
- Tree node
- Feature wall
- Stepping stone with grass joints
- Seat cove

## Facilities

- 24/7 Security
- CCTV
- Rain Water Harvesting
- 24/7 Power Backup
- Visitors car parking

Start your story here where  
every brick is for your loved once.



# Project Specifications

## STRUCTURE & MATERIALS

- RCC Framed Structure – Ensuring durability & strength.
- Solid Concrete Block Masonry – Providing excellent thermal insulation.

## FLOORING

- Elegant Choices: granite, or vitrified tiles.
- Exclusive Flooring: Premium selections for bedrooms, living spaces, and balconies.

## DOORS & WINDOWS

- High-Quality Teak Doors – A touch of elegance in every entry.
- UPVC Sliding Doors – For balconies & utility areas, ensuring longevity

## MODULAR KITCHEN

- Modern Design: 20mm polished granite slab with stylish glazed tiles.
- Convenient Storage: Spacious kitchen cabinets for organized living.

## TOILETS & BATH FITTINGS

- Luxury Fixtures: Jaguar or equivalent premium bath fittings.
- Glazed Tiles: Extending up to 8 feet for a sleek and modern finish.

## PAINT & FINISH

- Interior: Premium plastic emulsion for a smooth and rich look.
- Exterior: Weather-resistant textured/sandtex matt finish.

## ELECTRICAL & POWER BACKUP

- Advanced Electrical Setup: Concealed copper conduit wiring.
- TV & AC Points: Installed in the living area All bed rooms.
- Power Backup: Generator support for all flats (excluding heating points). 3KW Power Supply: From BESCOM for each residence.

## PLUMBING & WATER SUPPLY

- Reliable Water Supply: Borewell + Cauvery water for 24/7 availability.
- Smart Water Management: Sump and overhead tank with automatic level control.
- Solar Water Heater: Sustainable hot water provision for each home.

## LIFT & PARKING

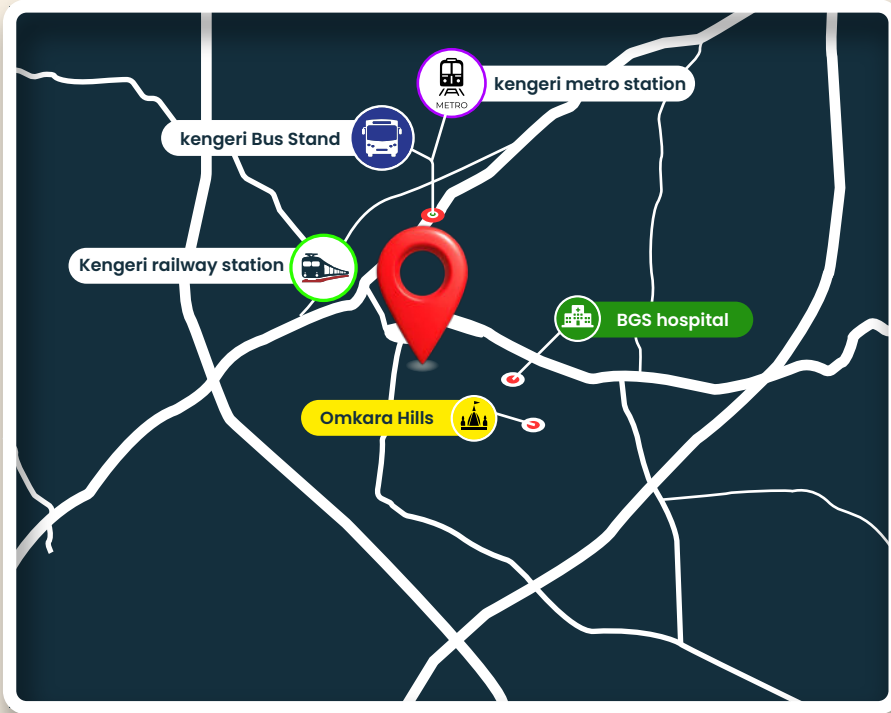
- High-Speed Elevator: 6-passenger capacity with generator backup.
- Covered Car Parking: Designated space for every flat.

## EXTRA AMENITIES

- Gas Chamber Provision – Safe & convenient gas connection setup.
- Rainwater Harvesting – Sustainable water conservation.
- Walking Track – A beautifully landscaped jogging/walking track.

## LEGAL COMPLIANCE:

- BBMP Approved with CC & OC
- A-Khata Available
- RERA Registered



## PROXIMITY

**Kengeri Bus Terminal -1.2 km**

**Kengeri Bus Terminal Metro-1.2 km**

**Kengeri Metro - 2 km**

**BGS Hospital-1.9 km**

**Abhiman Studio-1.9 km**

**Mysore Highway - 800 meters**

**R.V College of Engineering -3 km**

**Kengeri Railway Station -1.7 km**

**JSS COLLAGE-2 km**



**Scan  
To Reach  
Location**

## DEVELOPED BY :



**Sri  
Nanjundeshwara  
Group**

**Marketed By:**

**PMV**  
**PROPMORE VENTURES**



## Office Address:

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