

SJ
*Splendour
Nest*



PROJECT BY



SJ DEVELOPERS
bring dream to your reality

Discover your Splendour with Passion



a unique blend of light, space, sensitivity & life

A sanctuary of sophistication designed around the contemporary mind set, Sensitivity to mature preferences and tastes fine showcase in the details, providing a luxurious and uniquely satisfying experience.





Sophistication
Space
Contemporaneity
Passion

Every aspect at SJ Splendour Nest exhibits attitude. An attitude that challenges the norm with creativity, expertise and perfection to create an urban living experience of rare elegance and luxury.

Share your living space with two great neighbors

Light & Air

The climatological aspect forms the basis of our design, placement and orientation of villaments. Our design make u feel sunlight and fresh air.

The central garden area soothes the senses and provides play area for kids. We've aesthetically engineered a planned neighborhood providing all the luxuries of modern day life and space for resident to live, work and play.



Ekarajapura

Ekarajapura Village Boundary

Ekarajapura Village Boundary

PARK
4265.70 SMT

STP

CA
1112.05 SMT

PARK
2159.74 SMT

BLOCK - A
6000 SQ FT
SMT NO. 144 & 145

BLOCK - B
6000 SQ FT
SMT NO. 146 & 147

BLOCK - C
12000 SQ FT
SMT NO. 151, 152 & 153

BLOCK - D
4000 SQ FT
SMT NO. 155

60 Feet Wide Double Road

PARK
566.74 SMT

CA
776.024 SMT

CA
1924.15 SMT

PARK
1584.08 SMT

PARK
4433.47 SMT

PARK
726.75 SMT

→ To Shiddalgatta Main Road

SJ

Splendour Nest





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Highlights

We all know how difficult it is to buy space inside the city limits. Do you remember the last time you managed doing something that didn't involve being surrounded by a crowd? And not just people, people are just the beginning. There is also too much traffic, hard noises and cramped infrastructure.

Come and experience a new world of open space, a space which is dedicated for you and your loved ones. Come and Feel S J Splendor Nest.

The villaments at S J Splendor Nest is Located just

18 Kms from ITPL

20 minutes to Bangalore international airport

3 minutes to 207 highway (Peripheral Ring Road From Devanahalli to sarjapur)

Which means you are well connected to your work place and society.

Space makes things easier; imagine sipping on a worm drink as a cool refreshing breeze. Imagine putting your feet up after long day at work quietly observing the silhouettes of Birds Flying in the evening sky. These are the things a private terrace offers you Space, Silence & Natural environment Beauty.

Ekarajapura Village Boundary



SWIMMING POOL

PARK
2159.74 SMT

9.14 M WIDE ROAD

9.14 M WIDE ROAD

9.14 M WIDE ROAD

12.19 M WIDE ROAD

12.19 M WIDE ROAD

9.14 M WIDE ROAD

9.14 M WIDE ROAD

BLOCK - A
8000 Sq.Ft
Site No. 144 & 145

BLOCK - B
12000 Sq.Ft
Site No. 146, 147 & 148

BLOCK - C
12000 Sq.Ft
Site No. 151, 152 & 153

BLOCK - D
4000 Sq.Ft
Site No. 155

Private Property

60 Feet Wide Double Road

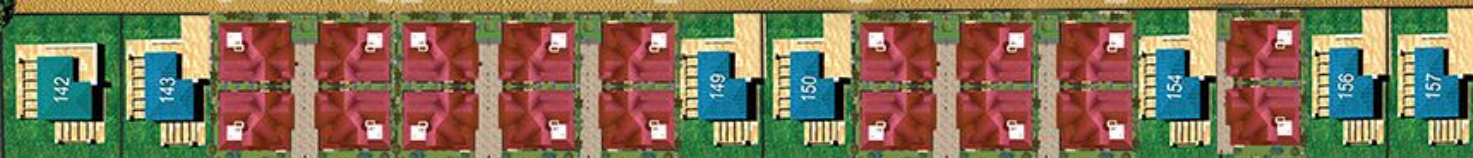
PARK
1433.47 SMT

EXISTING 12.19 M ROAD WIDEN TO 18M (IMP ROAD)

PARK
296.35 SMT

24	19
25	18
26	17
27	16
28	15
29	
30	

31	14
32	13
33	12
34	11
35	10
36	9
37	8
38	7
39	6
40	5
41	4
42	3
43	2
44	1
45	
46	
47	
48	
49	
50	



S.J. Development



Site No.
144 & 145

GROUND FLOOR PLAN



DUPLEX FLOOR PLAN





Site No.
146, 147 & 148

GROUND FLOOR PLAN



DUPLEX FLOOR PLAN





Site No.
151, 152 & 153

GROUND FLOOR PLAN



DUPLEX FLOOR PLAN



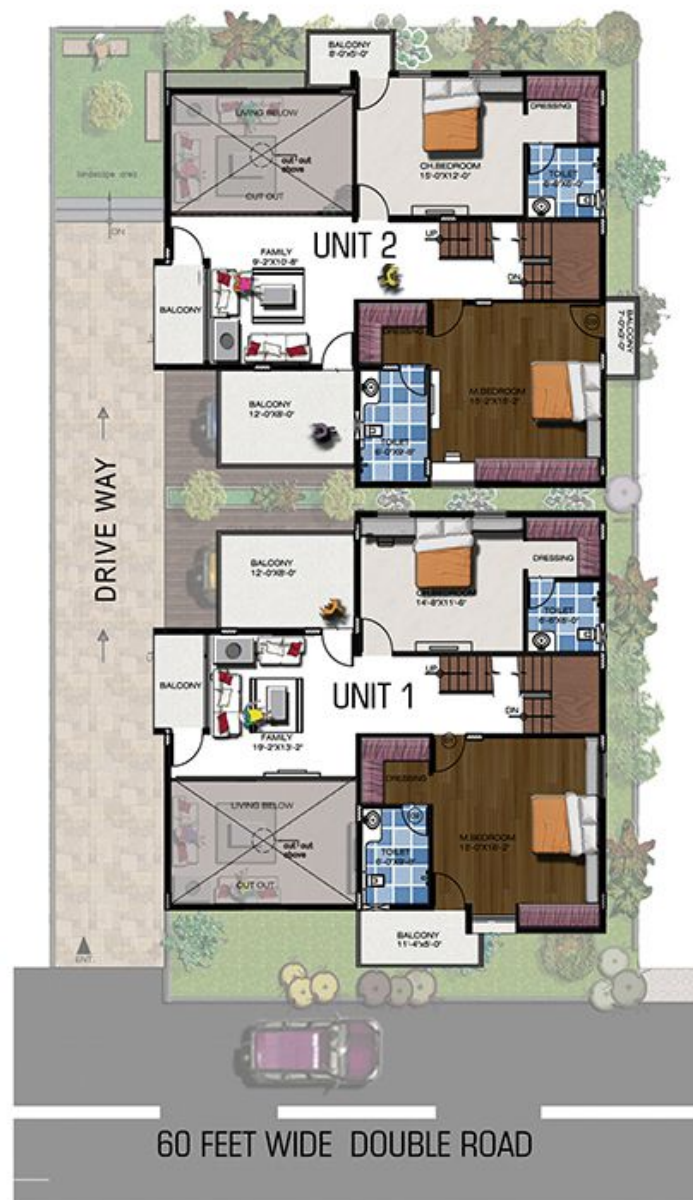


Site No.
155

GROUND FLOOR PLAN

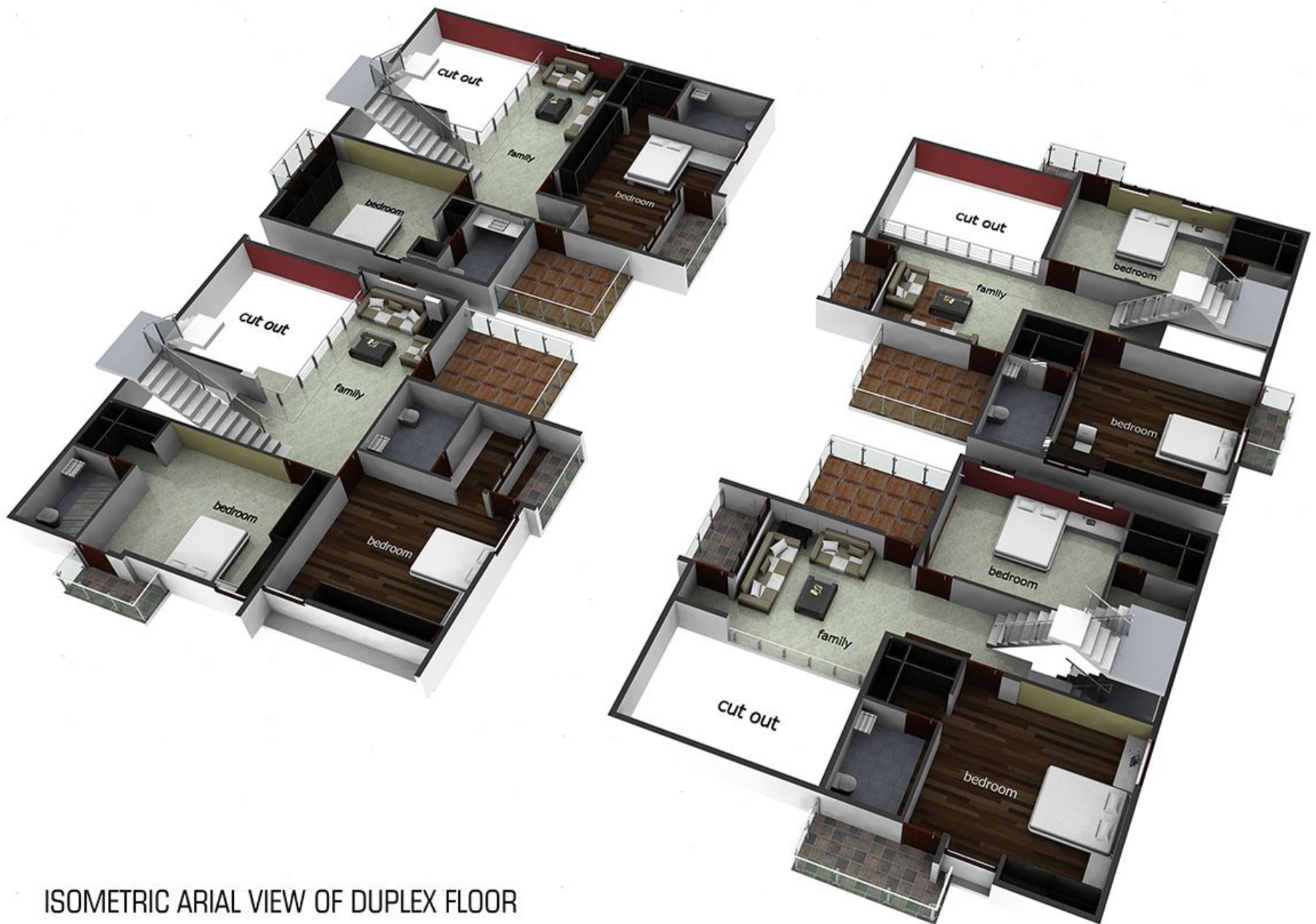


DUPLEX FLOOR PLAN





ISOMETRIC ARIAL VIEW OF GROUND FLOOR



ISOMETRIC ARIAL VIEW OF DUPLEX FLOOR

Specifications



BUILDING STRUCTURE

RCC framed structure with seismic compliance as per IS Code.



WALLS

6" Solid cement blocks for exterior walls &
4" Solid cement blocks for internal walls.



PLASTERING

All internal walls are smooth finish,
All external walls are finished with sponge.



WINDOWS

Three (3) track powder coated aluminum/UPVC window with mosquito mesh provision and safety MS grills for all the windows



DOORS

Main door: Teak wood door frame with elegantly finished flush shutter,
Bedrooms and kitchen doors: Sal wood door frames with skin panel shutter.



TOILET

Wash basins in all bathrooms, CP fittings of Jaguar, Concealed piping system for cold & hot water with provision for geysers, Porcelain sanitary wares of Hindware, WC of reputed brand.



ELECTRICAL

Concealed Wiring of Finolex or Anchor with fire resistant. Provision for split AC in master bedroom. Adequate points for lights, fans & other plugs in bedrooms, toilets and kitchen with modular switches of Anchor or Roma. Exhaust fans & geysers points in toilets. Kitchen plug points for chimney, water purifier, refrigerator and other appliances. TV & Telephone point in living & Master bedroom



KITCHEN

Granite platform with stainless steel sink, 2' height glazed tiles daddoing above the platform,



EXTERNAL & INTERNAL PAINT

External wall: 1 coat of primer & 2 coats of Apex paint,
All internal walls: Premium Emulsion paint with 2 coats of wall putty.



LOBBY & LIFTS

Entrance lobby finished with granite flooring with suitable staircase railing. Two automated lifts of reputed make with 8 passenger capacity, One in each block.



FLOORING

Vitrified tile flooring for Living/Bed Rooms/Kitchen and Dining,
TOILETS - Anti skid tiles flooring with ceramic tiles dado up to door height for all toilets.
BALCONIES - Anti skid ceramic tiles .



COMMON AREA

Granite flooring with suitable staircase railing.



WATER SUPPLY

24 hours water supply from Borewell.



CAR PARKING

Exclusive covered car parking.



POWER BACK-UP

Power back up for all lighting points, fans & TV points in each flat,
Additional power back-up for lift, water pump and common area lighting.



SECURITY FEATURES

Round the clock security,
Every house will be connected to security office through Intercom facility for each flat
CCTV Camera on all around the compound

Bangalore International Airport	20 Kms
ITPL	18 Kms
M G Road	25 Kms
NH-4	4.5 Kms
NH-207, Peripheral Ring Road	300 meters

IT COMPANIES/ TECH PARKS

ITPL	20 Mins Drive (All IT companies)
Berryies Global Research	10 Mins Drive

HOSPITALS

MVJ Medical Collage Hospital	5 Kms
Vydehi Hospital	20 Kms
Satya Sai Hospital	20 Kms
Narayana Hrudayalaya	15 Kms

SCHOOLS NEAR TO HOSKOTE

Hoskote School	
VIBGYOR School	
Baldwin International School	
Delhi Public School	

Location Advantage





Corporate Office: No.118, 8th Cross, 1st Main Road, Pai Layout,
K.R. Puram, Near Tin Factory, Bangalore - 560 016.

Site Address: Kamblipura Village, Siddlegatta Road, Sulibele hoble,
Hasingala (post) 400 mtrs from Main Road, Hoskote Taluk,
Bangalore Rural (DTS)

Architects:

ds DESIGN STELLAR
Architects, Interior Designers & Engineers
#758, 1st floor, 80 feet road, Hosekerehalli cross,
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Note: This brochure is only a conceptual presentation of the project and not a legal offering
The promoters reserve the right to make changes in the elevation, plans and specification as deemed fit.
All applicable Taxes Extra, Condition apply*