





LivingTree by Kalyani Developers.

Designed for Life.



- 15 Mins to International Airport
- Fully-planned Gov't Ecosystem
- Close to Boeing, Airbus, Amazon, Wipro, etc
- 100% Legal Transparency
- Close to upcoming landmarks, such as the Aerospace Park, ITes, etc



- 20 Acres of Open Spaces
- Complimentary Juliet Balconies
- Extra Large Spacious Floor plans
- No common walls with 3 sides open
- Vastu Compliant



- Landscaping and masterplan inspired by flowing roots
- Encourages exploration, interaction and privacy
- Promotes Sustainability
- Exclusive spaces for mental and physical health



- Two clubhouses ensure easy accessibility + availability
- Double the Balconies for every unit
- Two Swimming Pools within the property
- Most outdoor amenities are repeated on north & south of project



Nearby Landmarks

Tech Parks / Work Spaces

- Wipro Aerospace
- Manyata Tech Park
- Karle Town Centre SEZ
- L&T Tech Park
- Kirloskar Business Park
- Shell Technology Centre
- Boeing
- Foxconn
- Thyssenkrupp
- Financial City
- Brigade Magnum

Schools and Colleges

- Reva University
- CRM University
- Delhi Public School
- National Public School
- Greenfield Int School
- Canadian Int School
- Chrysalis School
- Presidency College
- Presidency University
- Presidency School

Hospitals

- Aster Hospital
- Columbia Asia
- Regal Hospital

Shopping / Malls

- Mall of Asia
- Esteem Mall
- Elements Mall
- Bhartiya Mall
- Galleria Mall
- Lulu Value Mart

Others

- Bangalore International Airport
- Byg Brewski
- Decathlon
- Hebbal Flyover





CLUBHOUSE 02



LEGEND

- 1. Security Cabin
- 2. Pick-Up Area
- 3. Arrival Plaza
- 4. Bus Bay with Waiting Zone
- 5. Event Seating
- 6. Adventure Park
- 7. Fire Driveway (8m Wide)
- 8. Pedestrian Path (2m Wide)
- 9. Bicycle Lane (1.5m Wide)
- 10. Jogging Track (1.5m Wide)
- 11. Tower Drop Off
- 12. Yoga / Meditation Zone
- 13. Outdoor Gym
- 14. Mini Golf
- 15. Tree Court
- 16. Tactile Walk

- 17. Elder's Plaza
- 18. Garden 1
- 19. Garden 2
- 20. Co-Working Space
- 21. Play Lawn with Mound
- 22. Garden 3
- 23. Sculpture Court
- 24. Garden 4
- 25. Reading Nook

- 26. Picnic Lawn
- 27. Arts & Crafts Zone
- 28. Garden 5
- 29. Reflexology Pathway
- 30. Informal Seating Area
- 31. Amphitheater with Stage
- 32. Party Lawn
- 33. Event Lawn

- 34. Kids Pool
- 35. Leisure Pool
- 36. Infinity Edge
- 37. Pool Bar
- 38. Aqua Gym with Jacuzzi
- 39. Aqua Deck
- 40. Pool Deck
- 41. Lap Pool

- 54. Muga Court
- 55. Volleyball Court
- 56. Viewing Gallery
- 57. Children's Play Area
- 58. Archery

42. Giant Chess

43. Mobile BBQ

45. Farm's Cafe

46. Garden 6

47. Garden 7

48. Garden 8

51. Pet Park

52. Woodland

53. Garden 9

49. Gathering Area

50. Pool Pavilion with

Outdoor Shower

44. Camp Fire Zone

- 59. Rock Climbing Wall
- 60. Trampoline Park
- 61. Cricket Maidan
- 62. Basketball Court
- 63. Cricket Practice Net
- 05. Cheket i lactice ive
- 64. Box Cricket
- 65. Tennis Court
- 66. Futsal
- 67. Skate Park
- 68. Play Lawn
- 69. Floor Games





3 Bed Luxe

W

Building 1

Unit Plans

Vastu Compliant unit plans thoughtfully designed to ensure maximum indoor and outdoor spaces.

1 BHK - 576 SFT

2 BHK - 1041 SFT

2.5 BHK - 1135 SFT onwards

3 BHK - 1316 SFT

| Туре | Saleable Area (SFT) | Carpet Area (SFT) | Balcony & Utility Area (SFT) |
|-------------------|------------------------|----------------------|---------------------------------|
| 1BHK East | 576 | 322 | 84.71 |
| 1BHK West | 579 | 322 | 84.71 |
| 2BHK East | 1041 | 636 | 131.11 |
| 2BHK West | 1054 | 647 | 127.55 |
| 2BHK + Study East | 1135 | 637 | 166.20 |
| 2BHK + Study West | 1143 | 649 | 166.52 |
| 3BHK Smart East | 1316 | 860 | 106.99 |
| 3BHK Smart West | 1314 | 865 | 101.40 |
| 3BHK Optimal East | 1639 | 1067 | 136.16 |
| 3BHK Optimal West | 1637 | 1072 | 129.71 |
| 3BHK Luxe East | 1927 | 1300 | 155.22 |
| 3BHK Luxe West | 1927 | 1300 | 155.22 |









Saleable Area: **576 SFT**Carpet Area: **322 SFT**

Balcony & Utility Area: **84.71 SFT**

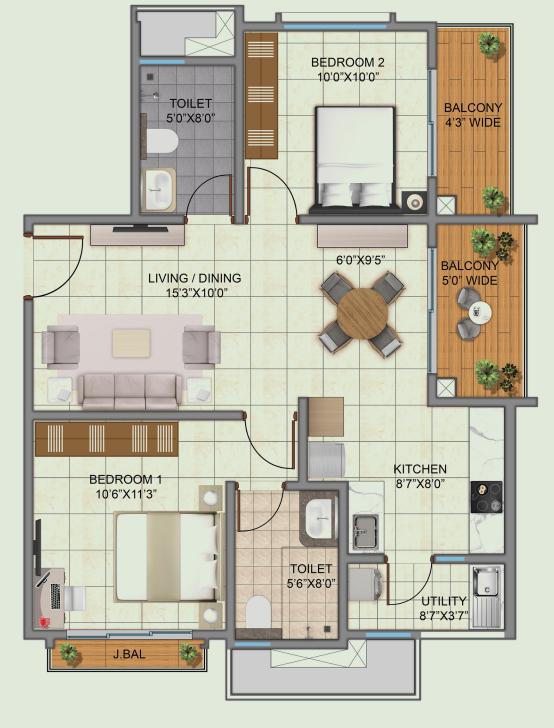
1 BHK West

1 BHK East

Saleable Area: **579 SFT**Carpet Area: **322 SFT**

Balcony & Utility Area: **84.71 SFT**







2 BHK East

Saleable Area: **1041 SFT** Carpet Area: **636 SFT**

Balcony & Utility Area: 131.11 SFT

2 BHK West with JB*

Saleable Area: **1054 SFT** Carpet Area: **647 SFT**

Balcony & Utility Area: 127.55 SFT





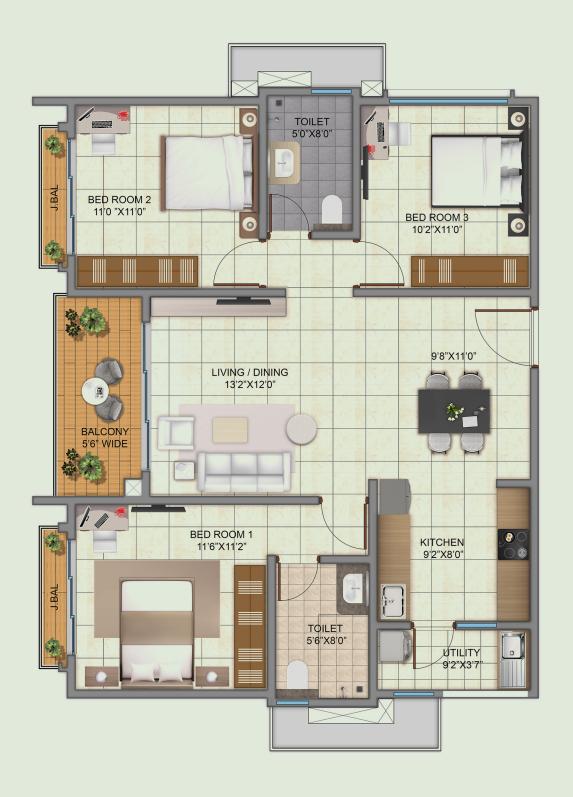
Saleable Area: **1135 SFT**Carpet Area: **637 SFT**

Balcony & Utility Area: 166.20 SFT

2 BHK + Study West

Saleable Area: 1143 SFT Carpet Area: 649 SFT

Balcony & Utility Area: 166.52 SFT





3 BHK Smart East

Saleable Area: **1316 SFT** Carpet Area: **860 SFT**

Balcony & Utility Area: 106.99 SFT

3 BHK Smart West with JB*

Saleable Area: **1314 SFT**Carpet Area: **865 SFT**Balcony & Utility Area: **101.40 SFT**

*Disclaimer - Juliet Balconies are only for the corner units.





Saleable Area: **1639 SFT**Carpet Area: **1067 SFT**Balcony & Utility Area: **136.16 SFT**



3 BHK Optimal West with JB*

Saleable Area: 1637 SFT
Carpet Area: 1072 SFT

Balcony & Utility Area: **129.71 SFT**





3 BHK Luxe East

Saleable Area: 1927 SFT Carpet Area: 1300 SFT

Balcony & Utility Area: **155.22 SFT**

3 BHK Luxe West

Saleable Areav: 1927 SFT Carpet Area: 1300 SFT

Balcony & Utility Area: 155.22 SFT

PROJECT SPECIFICATIONS

STRUCTURE

- RCC Structure.
- · Cement Blocks for walls wherever needed.

LOBBY

- Ground floor Flooring and dado upto 900mm with Polished Granite.
- Basement and all upper floors Flooring in vitrified tiles, lift architrave with Polished Granite, walls with combination of texture & emulsion paint and ceiling with emulsion paint.
- Service staircase and service lobby Granite / Vitrified Tiles for floor, combination of texture and emulsion paint for walls and ceiling with emulsion paint.

LIFTS

• Lifts of suitable size and capacity will be provided in all buildings.

APARTMENT FLOORING

- Vitrified tiles in the living, dining & all bedrooms.
- Vitrified tiles in the Balcony.

KITCHEN & UTILITY

- Vitrified tiles flooring for Kitchen.
- Polished Granite slabs for counters.
- Glazed tile dado for 600mm above the designated Granite counter length.
- Water filter point provision in kitchen.
- Ceramic tiles for flooring & glazed tile dado for utility.
- Single bowl quartz sink with CP Tap in Kitchen and Stainless Steel sink with CP Tap in Utility.

TOILETS

- Ceramic tiles for flooring with glazed tiles on walls up to false ceiling.
- All toilets with counter top wash basins.
- Wall mounted EWC with concealed cistern and chrome plated fittings.
- Single lever tap and shower mixer.
- Geysers provided in all toilets.
- All toilets of the last two floors will have hot water from solar panels and Geyser for MBR Toilet.
- Suspended pipelines in all toilets concealed within the PVC strip false ceiling.
- Exhaust fan provision for all toilets.

DOORS

- Main Doors and Internal room doors 8'0" high opening engineered wooden frame and engineered veneer flush shutter with iron mongery.
- Toilet Doors 7'0" high opening engineered wooden frame, laminated flush shutter with iron mongeries.

EXTERNAL DOORS AND WINDOWS

- Aluminium / UPVC frames and sliding shutters with clear glass for all external doors.
- 3 track UPVC framed sliding windows with clear glass and provision only for mosquito mesh shutters.
- Partly panelled & partly glazed / fully panelled UPVC framed doors for kitchen utility and service ducts.
- MS designer grill, enamel painted for Ground floor apartments only.

PAINTING

- External walls with cement / texture paint.
- Internal walls and ceiling in emulsion Paint.
- All railings in enamel paint.

ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches.
- Power outlets and light points provided in all rooms.
- 3 KW power will be provided for 1 bed units.
- 4 KW power will be provided for 2 and 2 bed with study units.
- 6 KW power will be provided for 3 bed units.
- TV points provided in the living and bedrooms.
- Telephone points provided in living room only.
- Data points provided in living, study and bedrooms.
- Split AC provisions in living and all bed rooms.

SECURITY SYSTEM

- Security cabins at all entrances and exits having CCTV coverage.
- CCTV coverage at all building entrances / exit points.

DG POWER

- DG Power back up will be provided for all common services, club house and amenities.
- 100% backup for units at a cost.

5 Reasons to Invest in North Bangalore.

01

Enhanced Connectivity: The upcoming 37-km Metro line linking Kempegowda International Airport to the city center will revolutionize connectivity and significantly reduce travel time.

02

Robust Industrial Growth: The Devanahalli Industrial Township, spanning 10,000 acres, will include a diverse range of industries including IT, manufacturing, and logistics. The township will generate over 1 million jobs and create a major business ecosystem.

03

Aerospace Park Expansion: The Aerospace Park, a proposed 500-acre development by ISRO, will be a hub for aerospace companies, while creating thousands of job opportunities in the aerospace sector.

04

Mumbai/Hyderabad Corridor: The Bengaluru Mumbai Industrial Corridor and the Hyderabad Bengaluru Industrial Corridor will grow exponentially, with the proposed Ring Road, Satellite Ring Road, and the Metro Rail Phase 2B.

05

KIA Expansion & Terminal 2: The Terminal 2 which recently started operations will double passenger capacity, aiming at 5-6 crore passengers per annum, attracting a wide range of companies to set up shop nearby.

About Kalyani Developers.

30+

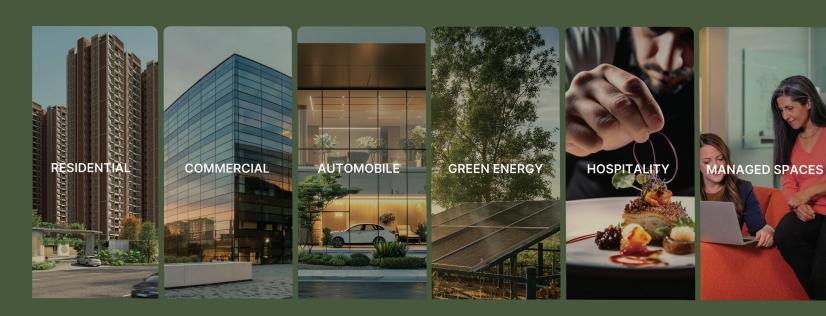
years of experience

12 Million+ SFT

of Office Spaces

75

Automobile Showrooms across Bangalore/Hyderabad/Mysore



It's a Feeling.



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