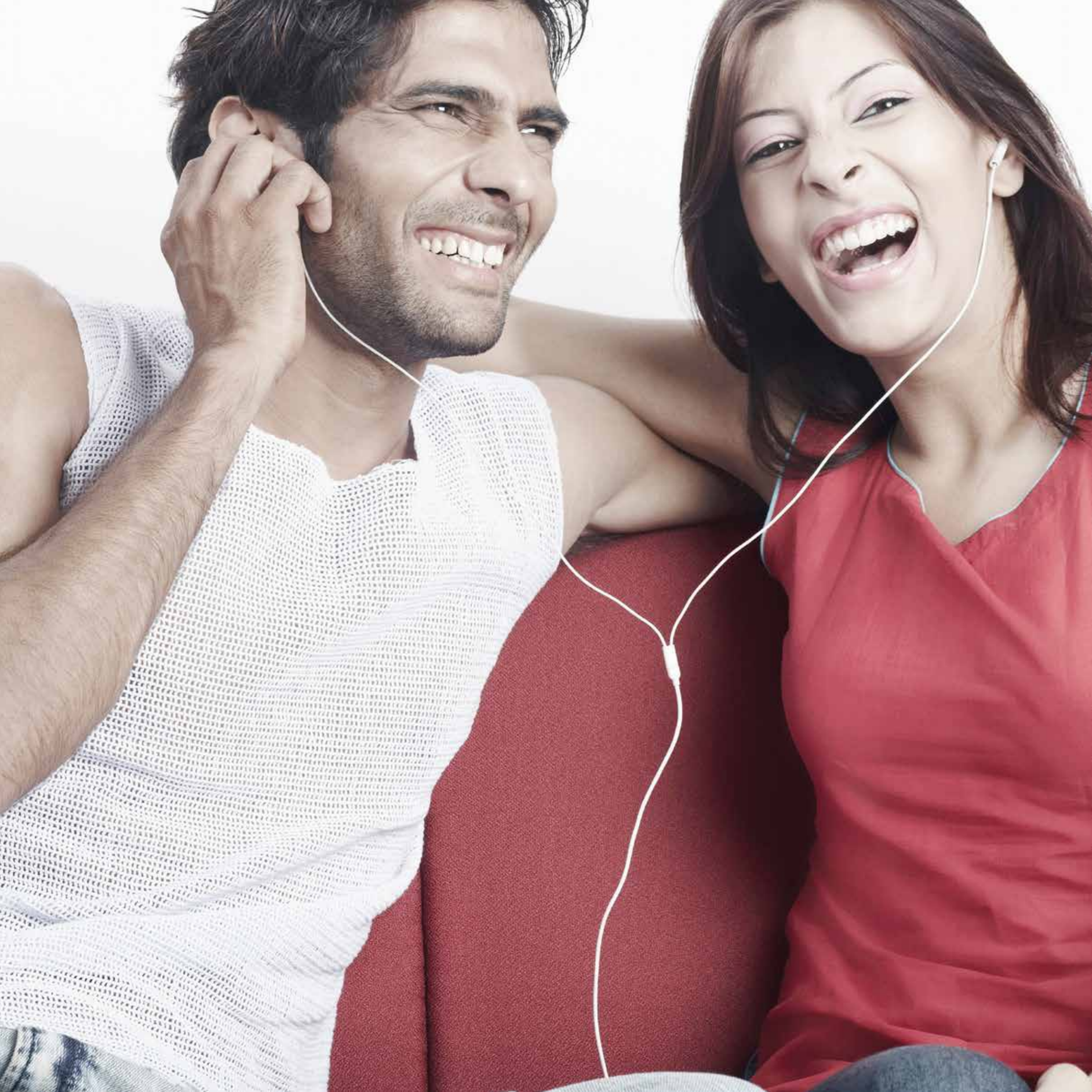


A PROJECT OF SALARPURIA SATTVA GROUP

Life  
is a  
song

CADENZA

Kudlu Gate Junction, Hosur Main Road, Bangalore



**“I’ve been searching  
for a place of my own  
Now i’ve found it  
Maybe this is home  
This is home.”**

Switchfoot



An artist's perspective of Cadenza.



# “Home. Where my music’s playing.”

Simon & Garfunkle

Home. It’s such a loaded word. It means so much more than four walls and a place to lay your head. So much more than a place for a family to grow. It is a part of your identity. Obviously, then, the home you choose, has to ‘play the right tune.’ Experience Cadenza homes. Homes as finely constructed as a piece of uplifting music. Cadenza is a freehold residential project on Kudlu Gate Junction, Hosur Main Road. Spanning over 23,471.44 sqm, Cadenza has 513 apartments with 8 towers (14 to 22 floors); excellent ventilation for all units.

The layout comprises 513 units with 1, 2 and 3 bedroom apartments distributed over 8 towers.



DISTRIBUTION OF UNITS:-

<b>1</b> BHK	<b>714</b> Sq Ft	<b>2</b> BHK	<b>1183</b> Sq Ft
<b>3</b> BHK + 2T	<b>1564</b> Sq Ft	<b>3</b> BHK + 3T	<b>1850</b> Sq Ft

# Master Plan





# “It’s the right place. And the right time.”

Frank Sinatra

Everything’s right about Cadenza. Built by the trusted and respected Salarpuria Sattva, the homes are just walking distance from schools and hospitals with stores and supermarkets dotting the way. St. John’s hospital is just 15 minutes away should you need to get to one in a hurry.

If you have young adult children, it couldn’t be more perfect with Oxford college just 10 minutes away, PES college another 10 minutes away and Lawrence school just 10 minutes away too.



HERE ARE MORE REFERENCES JUST TO GIVE YOU AN IDEA.

- Close to AMR Tech Park and IT companies like Wipro, Infosys etc.
- Located on Bangalore’s current property hotspot i.e. Hosur Road (Excellent appreciation on property).
- Excellent connectivity, as the project is on the main road, a metro line is proposed right outside the project.
- Easy access to malls, shopping complexes, schools, hospitals.
- Close to Koramangala, HSR layout, Sarjapur Road etc.
- Metro station: Oxford College & Hosa Road.

# “ Would I lie to you baby?”

Charles and Eddie



## Specifications

### Structure:

- R.C.C. framed structure with cement concrete blocks

### Flooring:

#### Common Area

- Lift lobby: Granite flooring / vitrified tiles flooring
- Staircase: Kota stone flooring
- Corridors: Vitrified tiles flooring

#### Apartment

- Foyer : Vitrified tiles
- Living & dining : Vitrified tiles
- Bedrooms & kitchen : Vitrified tiles
- Balcony & utility : Antiskid ceramic tiles

#### Toilets

- Antiskid ceramic tiles flooring
- Glazed / ceramic tile dado up to 7' height

#### Toilets

- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bathroom
- European Water Closet (EWC)
- Shower glass partition in master bathroom

#### Utility

- Inlet & outlet for washing machine



#### Doors

- Main door of engineered wood door frame and architraves
- Main door shutter with one side veneer with melamine polish
- Internal doors of engineered wood frame and architraves
- Internal shutters with enamel painting

#### Windows

- Anodised aluminium windows with mosquito mesh
- Ventilators for toilets

#### Painting

- Exterior walls with texture finish
- Internal walls with plastic emulsion and ceilings with oil bound distemper

#### Electrical

- One TV point in the living room & master bedroom
- Fire resistant electrical wires of reputed make
- Split A/C power point in master bedroom
- Individual apartments to have a BESCOM power of 3 KVA, 5 KVA and 6 KVA for 1, 2 & 3 BHK respectively

#### Cable TV

- An exclusive network of cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)

#### Telephone/ Intercom facility

- Telephone points in living area and master bedroom
- Intercom facility from each apartment to the security room, club house and other apartments
- Facilities to receive direct incoming calls as well as dial outside LOCAL/STD/ISD (Outgoing calls to be charged at actual)
- A telephone system with intercom facility will be installed with cabling done up to each flat

#### Lift

- Automatic passenger lifts

#### Power back- up

- Individual apartments to have a backup of 1.25, 1.5 KVA and 2 KVA for 1, 2 & 3 BHK respectively
- Stand-by generator for lights in common areas, lifts & pumps

#### Security systems

- Round the clock security
- Trained security personnel

#### Reticulated gas piping connection

- At extra cost







## OUTDOOR AMENITIES



CHILDREN'S PLAY AREA

KIDS' POOL

TOT-LOT

PADDLE POOL



TREE COURT WITH SEATING

LAWN ON PODIUM



QUIET CORNER

YOGA DECK



SKATING ZONE

BASKETBALL COURT

SWIMMING POOL

WATER FEATURE





**Be floored**

### CLUB HOUSE GROUND FLOOR

1. Entry
2. Lobby
3. Billiards Room
4. Squash Court
5. Multipurpose Hall
6. Badminton Court
7. Pantry
8. Gents/Ladies Toilet



### CLUB HOUSE FIRST FLOOR

1. Indoor Games
2. Table Tennis Room
3. Viewing Gallery
4. Squash Court
5. Golf Simulator
6. Reading Room
7. Gents/Ladies Toilet
8. Badminton Court



### CLUB HOUSE SECOND FLOOR

1. Swimming pool
2. Lobby
3. Gym
4. Gents/Ladies Toilet



CALYPSO  
TYPICAL FLOOR PLAN

3 BHK - 1850 SFT



3 BHK - 1850 SFT

3 BHK - 1564 SFT

2 BHK - 1183 SFT



All measurements are in feet & inches 1 Sqft = 0.092 Sqm

CELESTE, HARMONY, LYRIC, RAGA, VIOLA  
TYPICAL FLOOR PLAN

3 BHK - 1850 SFT



3 BHK - 1850 SFT

3 BHK - 1564 SFT

2 BHK - 1183 SFT



All measurements are in feet & inches 1 Sqft = 0.092 Sqm

REED  
TYPICAL FLOOR PLAN

1 BHK -714 SFT



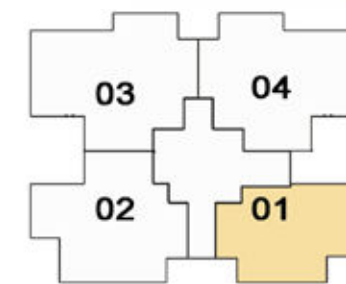
1 BHK -714 SFT

1 BHK -703 SFT

1 BHK -714 SFT

2BHK+2T UNIT

- 1. Foyer 7'0" x 5'0"
- 2. Living/Dining 10'8" x 12'0" / 13'8" x 8'3"
- 3. Bedroom 01 12'0" x 11'6"
- 4. Bedroom 02 11'0" x 12'0"
- 5. Toilet 01 5'6" x 8'0"
- 6. Toilet 02 5'6" x 8'0"
- 7. Balcony 5'0" wide
- 8. Kitchen 8'3" x 8'0"
- 9. Utility 8'3" x 4'8"



KEYPLAN



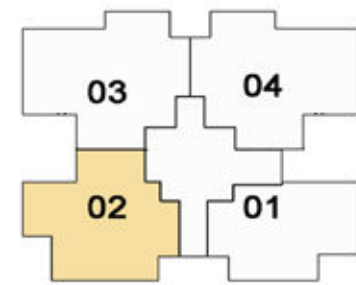
All measurements are in feet & inches 1 Sqft = 0.092 Sqm

SBA - 1183sft

All measurements are in feet & inches 1 Sqft = 0.092 Sqm

### 3BHK+2T UNIT

- 1. Foyer 7'0" x 5'0"
- 2. Living/Dining 11'6" x 22'3"
- 3. Bedroom 01 12'0" x 13'6"
- 4. Bedroom 02 11'0" x 13'0"
- 5. Bedroom 03 11'0" x 14'0"
- 6. Toilet 01 5'6" x 8'0"
- 7. Toilet 02 8'0" x 5'6"
- 8. Balcony 5'0" wide
- 9. Kitchen 11'9" x 9'6"
- 10. Utility 4'8" x 9'2"



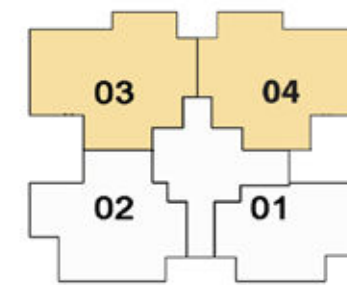
KEYPLAN

SBA - 1564 sft

All measurements are in feet & inches 1 Sqft = 0.092 Sqm

### 3BHK+3T UNIT

- 1. Foyer 6'6" x 6'0"
- 2. Living/Dining 12'0" x 15'0" / 17'9" x 9'9"
- 3. Bedroom 01 12'0" x 14'9"
- 4. Bedroom 02 12'0" x 14'3"
- 5. Bedroom 03 11'0" x 14'6"
- 6. Toilet 01 5'6" x 8'6"
- 7. Toilet 02 8'9" x 5'6"
- 8. Toilet 03 8'0" x 5'6"
- 9. Balcony 5'0" wide
- 10. Kitchen 12'0" x 9'2"
- 11. Utility 5'0" x 9'8"



KEYPLAN

SBA - 1850 sft

All measurements are in feet & inches 1 Sqft = 0.092 Sqm

## 1BHK+1T UNIT

1. Living/Dining 19'0" x 10'0"
2. Kitchen 8'9" x 6'6"
3. Toilet 5'0" x 8'3"
4. Bedroom 10'0" x 12'0"
5. Balcony 3'9" wide



SBA - 714 sft

All measurements are in feet & inches 1 Sqft = 0.092 Sqm

CADENZA  
— life is a song —

## Ongoing Projects in Bangalore



Greenage, Hosur Main Road



Laurel Heights, Hessarghatta Main Road



Luxuria, Malleshwaram



Magnificia, Old Madras Road



Senorita, Sarjapur Main Road



Aspire, Hennur Main Road



Celesta, Old Madras Road

## Ongoing Projects in Other Cities



Necklace Pride, Hyderabad



Water's Edge, Goa



H & M Royal, Pune



Navaratna, Coimbatore