





*Villa Facade*

## Welcome life at its fullest.

A serene three-hundred-meter drive away from Bangalore's New Airport Road, nestled in orchard land and azure sky, lies the canvas of a picture perfect life. A niche and secluded gated community of 34 villas, RMZ Sawaan at Yelahanka is a place where the very definition of luxury is filtered with muslin-perfection to include only the most sublime pleasures. Without the distractions of the city next-door, it's a place where heaven can be found in the company of the people you love living life with, in a home that is the very heart of your circle of life.

RMZ  
Sawwan™

*The abode above all.*



Central Garden



### **It's ethereal by design.**

An exclusive gated community of 34 uber-luxe villas ensconced by orchards and clear sky, RMZ Sawaan wears the marks of internationally acclaimed architects, interior designers and landscape consultants.

### **It's niche community living.**

RMZ Sawaan only invites company that mirrors its niche individuality. This ensures that those who call this community their home find refreshing conversation and neighbourly security just a doorbell away.

### **Every home is a cocoon of luxury.**

Supreme architecture, life perfecting technology and our penchant for sophisticating lifestyles come together to create sublime home spaces for a privileged few. A home here includes four picturesque bedrooms, a sky-clad garden terrace and a detached studio space that could be a home theater just as well as it could be an art studio.

### **Entertainment is everywhere.**

Just a buggy ride from every living room is a state-of-the-art clubhouse - The Verve, where one can behold a world of fitness, rejuvenation, and fun.

### **It's tailored to every wish.**

We go the distance to turn your home into your quintessential haven by offering you a plush palette of finishes and textures.

### **It's just central enough.**

A 20-minute drive away from Bangalore's International Airport and Central Business District, it's also a pebble skip away from premium educational institutions and hospitals. Surrounded by orchards that lower noise levels within, the peace and quiet only ever pauses to allow a refreshing bird call.

### **The master's magic touch.**

RMZ Sawaan has not only been built with the best materials, but has also been designed by the best - Hafeez Contractor, one of the world's most renowned and celebrated architects.

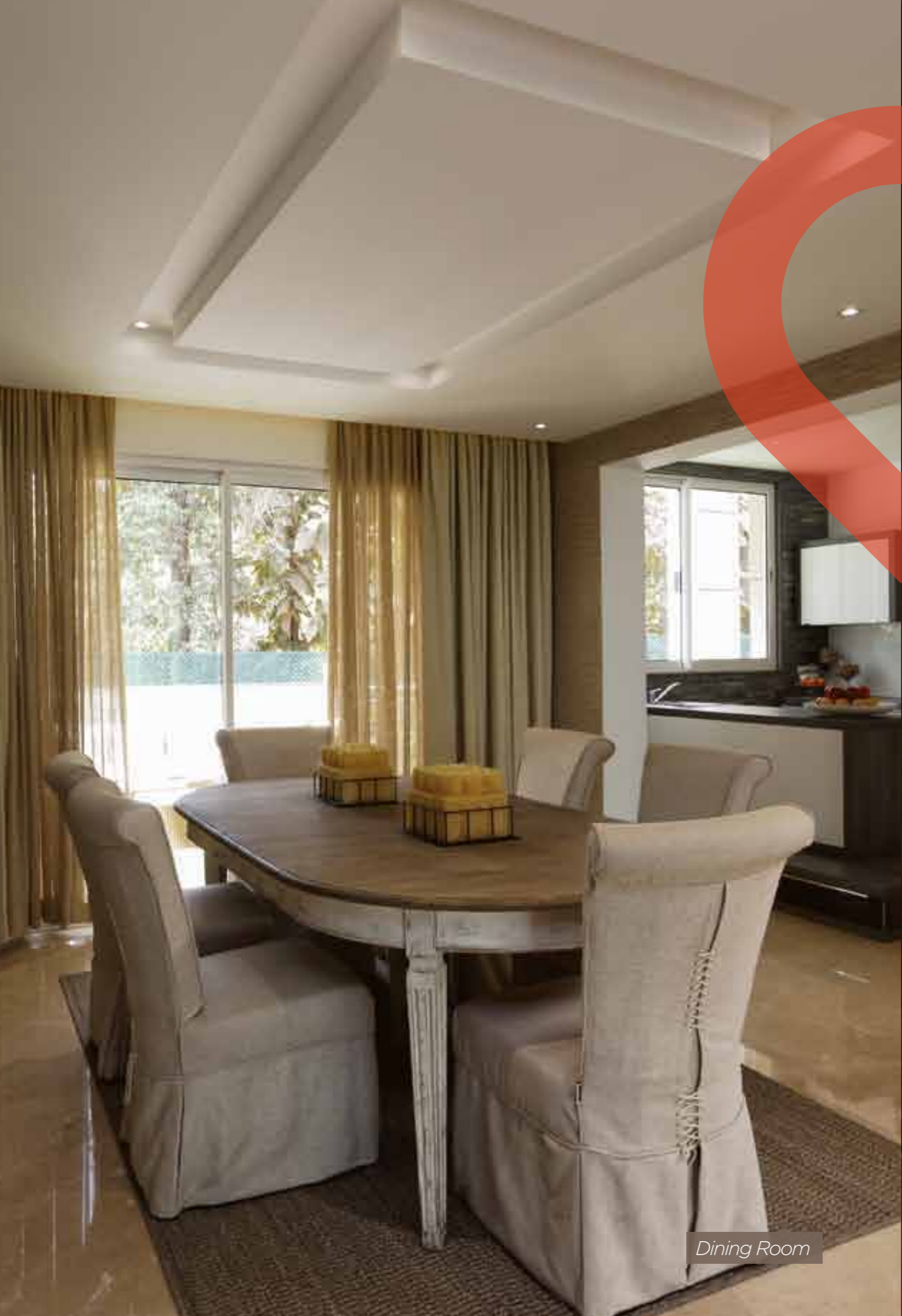
# Inside the Villa



Living Room



Children's Bedroom



Dining Room



The Den



Study

Terrace

The  
Architecture  
Of Happiness.

# The Master Plan



- TYPE - A VILLA
- TYPE - B VILLA
- ENTRY TO VILLA

- |                         |                         |                                       |                                  |
|-------------------------|-------------------------|---------------------------------------|----------------------------------|
| 1. GUARD HOUSE          | 7. RAMP TO BASEMENT     | 13. PLAZA WITH SCULPTURE              | 19. RESTING DECK                 |
| 2. ENTRANCE & EXIT GATE | 8. CHANGING ROOM        | 14. CHILDREN'S PLAY WITH SKATING AREA | 20. SENIOR CITIZEN'S CORNER      |
| 3. ROUNDABOUT           | 9. SWIMMING POOL        | 15. GARDEN WITH SCULPTURE             | 21. FITNESS CORNER               |
| 4. CLUBHOUSE            | 10. JACUZZI             | 16. MEDITATION GARDEN                 | 22. VILLA-FRONT GARDEN           |
| 5. PARTY LAWN           | 11. CHILDREN'S POOL     | 17. WATER BODY                        | 23. MEANDERING PATHWAY           |
| 6. VISITOR'S CAR PARK   | 12. CHILDREN'S SAND PIT | 18. MEETING PLAZA                     | 24. CLUBHOUSE SERVICE ENTRY/EXIT |

True to its name, RMZ Sawaan (Thai for Heaven) could very well be your personal utopia in the midst of a city that's always on the move. Each of the 34 Villas distributed over 7 lush acres, opens onto a plush landscaped common garden. Each four-bedroom residence spread over 3 levels, is embellished with elaborate stone, glass and tile work, and is a testimony to contemporary transitional architecture. With customizable features such as a 5 car-parking slots, a glass elevator and a plush interior palette, being spoilt for choice is inevitable. Conversations with nature find lavish settings at the private garden out back, reflective pool out front or the sky-clad terrace above.





Bathroom



Master Bedroom



*Patio*



*Folio*



*Powder Room*



*Guest Bedroom*

# Specifications



## Structure

- Foundation: To suit soil condition and as per NBC norms
- Super Structure: RCC framed structure/block masonry walls as per structural design conforming to NBC norms

# Wall Finish

- External: Designer elevation with a combination of high-end finishes such as natural stone cladding, wood, textured painting etc.
- Internal: Acrylic emulsion paint

# Flooring

- Living, Dining & Family Lounge: Imported marble with matching skirting
- Master Bedroom: Engineered wooden flooring with matching skirting
- Other Bedrooms: Engineered wooden flooring with matching skirting
- Kitchen & Bathrooms: Premium designer anti-skid tiling
- Balconies & Terraces: Premium designer anti-skid tiling
- Internal Main Staircase: Imported marble with matching skirting
- Domestic Help Room/Utility: Vitrified tiling



# Kitchen

• Dado: Designer tiling up to 600 mm above granite counter with SS sink

# Doors & Windows



- Main Door: 7 ft. high teak main door with wood frame and panelled shutters, melamine polished
- Internal Doors: Bedrooms - 7 ft. high hard wood frame with veneered flush shutters, melamine polished
- Windows & External Doors: UPVC/aluminum with glazing



## Electrical

- Concealed Copper Wiring
- Premium modular switches
- 12 KW power for four-bedroom villas
- 5 KW power back-up per villa
- TV & Telephone points at all Living Rooms and Bedrooms
- Earthing protection as per IS code norms



## Air Conditioning

- Split units for living, dining and master bedroom







Where  
the good times  
never end.

# The Amenities



If sound solace isn't enough, RMZ Sawaan presents its signature residential leisure zone, The Verve. Its a place that allows you to disconnect from the world, and reconnect with yourself and the people you treasure most. A short breezy stroll away from your home, it's where you and your family will discover different ways to keep fit, rejuvenate and revel in fun.

- Lounge / Library
- Party Hall (Multipurpose Hall)
- Juniors Club
- Table Tennis
- Billiards
- Gymnasium
- Cards Room
- Party Lawn
- Terrace Coffee Bar
- Swimming Pool
- Pool for Kids
- Jacuzzi
- Steam Bath
- Outdoor Kids Play Area

Notes :

1. These facilities are subject to design development and subject to change.
2. These are space provisions only. The operation/services required for the same is left to the discretion of Sales / AM teams.

# Location map

RMZ Sawaan rests just 300m off Airport Road at Yelahanka. The city's swiftly developing north-eastern quarter, the area enjoys modern civic layouts and infrastructure. This has resulted in congestion-free roadways and well-planned urban utilities as compared to older pockets of the city. 30 minutes away from Bangalore's Central Business District and just 20 minutes away from the International Airport, it is a comfortable distance no matter the day's agenda. The area is also well-connected to esteemed schools and hospitals, and famed entertainment centers. However, despite its proximity to the bustle of life beyond home, the property shares walls with orchard land adding to your sense of seclusion and serenity while at your private utopia.



## Neighbourhood

### Schools

- DPS
- Euro School
- Ryan International School
- Sindhi School
- Mallya Aditi International School
- Canadian International School
- Stonehill
- Kendriya Vidhyalaya
- Ramakrishna Ayurvedic Medical College
- Vidyashilp Academy

### Medical Facilities

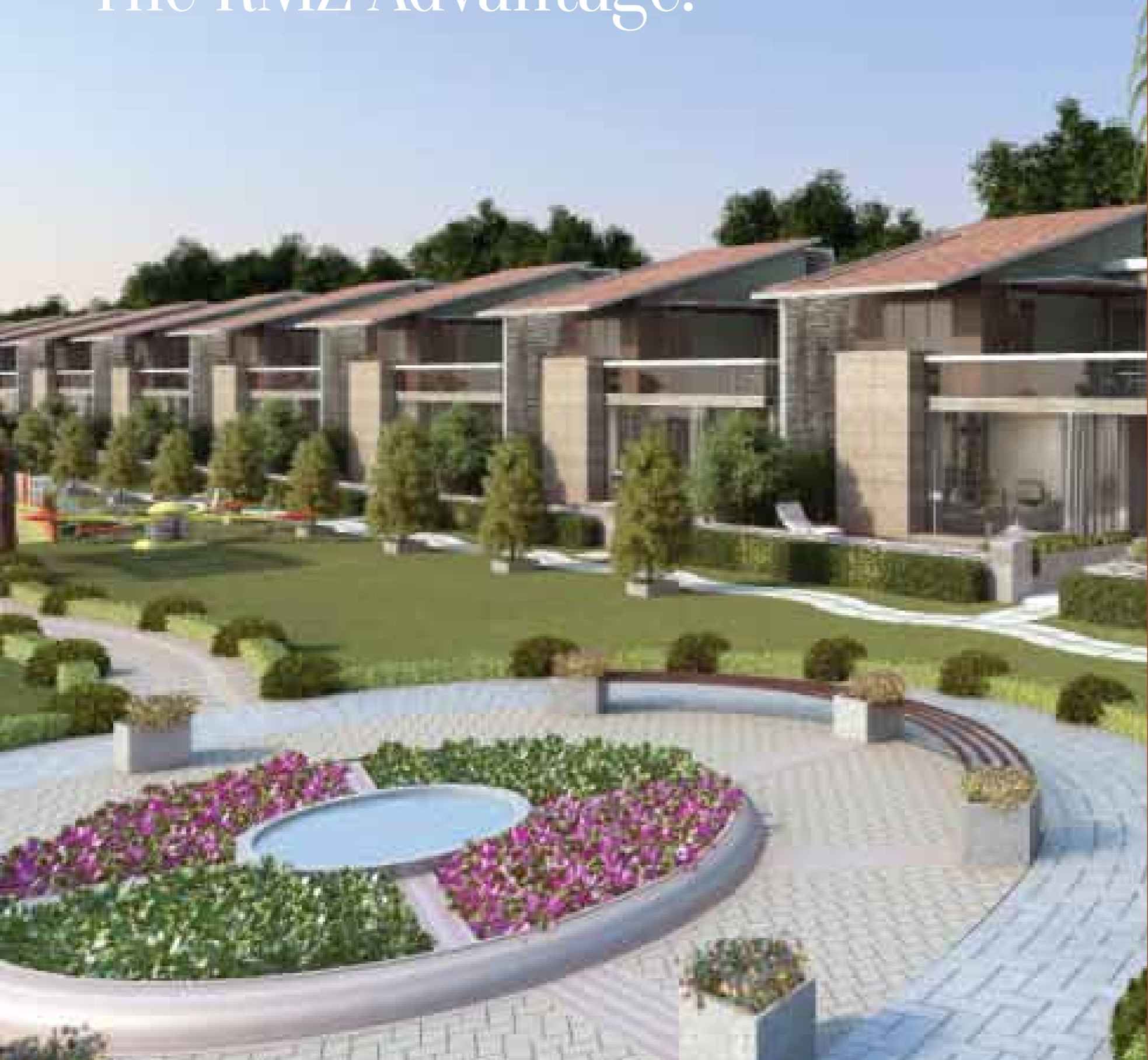
- Columbia Asia Hospital
- Cauvery Medical Center
- Saranalaya Multi-Speciality Hospital
- Dhanvantari Hospital

### Recreational Facilities

- Esteem Mall
- RMZ Galleria Mall
- Country Club
- Touche Golf School

# LUXURY 360°.

## The RMZ Advantage.



RMZ thinks differently. We are committed to raising the bar for the industry with every project. We build with integrity, customer empathy and a solid understanding of value. Superior construction configurations, sophisticated technology, cutting-edge design, innovative services and a keen eye for detail, together enable us to deliver an incomparable product to our clients. This we define as the RMZ Advantage. Sawaan is the result of our 360° approach to redefining luxury living.

### Transparency

We believe that professionalism is the foundation of trust. All our transactions including the process of purchase and relevant documentation are, therefore, transparent, consistent for all owners, easy to understand and presented to you, the buyer, in advance. This is in accordance with international procedures. At RMZ, what you see is what you get. There is no discrepancy between show homes, plans and the actual house. We are a zero-discount organization and our promise of transparency includes timely delivery of projects.

### Customer Relationship Management

The Customer Relationship Management team is always on call to ensure that your needs are always taken care of. It will be the single point of contact for any queries, information and assistance required. Our Customer Relationship Managers will provide the support required to make certain that all your requirements are addressed without any delays or inconvenience.

### Asset Management

In order that your life never falls short in its luxury, our post-sale service includes the management of your home assets. The team will assist you in adopting and monitoring the implementation of best-in-class practices across assets. This ensures that not only does the community sphere operate at the highest level of standards, safety and comfort but that your home is always in keeping with your exacting standards.

### Home Improvement

A home is complete only when it reflects one's own personal style. Which is why we make customization a smooth and seamless process. Our home improvement teams acts as a liaison between you and your interior design requirements. You can choose from a range of pre-selected palettes and fixtures or put your suggestions forth on the drawing board for the team to materialize.

### Lifestyle & Design

RMZ Homes strives to elevate lifestyles. Homes come with sophisticated design and impeccable finishes. Fittings and materials are top-of-the-line and workmanship is of the highest grade.

### Services

A combination of trained staff and a smart concierge system works seamlessly to service our highly amenitized properties. Maintenance is now hassle-free.

### Home Leasing

At RMZ Homes, we have forged enduring relationships with corporates through our history of developing commercial spaces for them. For those of you who would like to lease your apartment, our Customer Service Relations team can help facilitate an easy leasing process by leveraging our network and connecting you to our trusted corporate clients.

### Value

The value of our properties far exceeds their price. Our homes offer an exceptional level of amenities and services that add much to their owners' lives and to the estimation of the property itself. Located on prime real estate, RMZ Homes' properties are truly a satisfying investments.





RMZ  
**Sawaan**<sup>™</sup>

- From the house of RMZ Group

Since its inception, RMZ Corp has believed in sustainable development and transforming the Indian real estate industry through innovation. Over a period that spans almost a decade, RMZ Corp has acquired and developed over 15 million sq. ft. across India. Today, we manage a property portfolio in excess of US\$ 3 Billion in real estate value. World-class corporations such as Accenture, Boeing, Exxon Mobil, Ford, Google, Rolls Royce and Shell, among others, occupy spaces built by RMZ Corp. Having excelled in developing office spaces, we have now entered the retail, homes, and mixed-use projects spaces under the banner of RMZ Homes.

RMZ Corp is headquartered in Bengaluru and has offices in Chennai, Hyderabad, Kolkata and Pune. Staying true to our ethos of constructing eco-friendly properties, the corporation is a founding member of the Indian Green Building Council as well as a member of the US Green Building Council. It is also a respected member of CREDAI.

# Landscaping & Development



- Elegant and hand-laid landscaping with appropriate hardscapes and water bodies
- Landscaping shall suit local climatic conditions
- All internal driveways shall be paved with kerb stones
- Designer main entrance with security IN & OUT gates, screening rooms with toilet facility

## Other Features

- 2-meter secured area between the back gardens of each villa
- Over 1,000 sq. ft. of secured area between back & front gardens
- Over 200 sq. ft. personal studio / private den / home office / media room

# Type A Villa – Floor Plans



**BASEMENT LEVEL.**

Disclaimer :

- A) The sales plans and furniture layout are for illustrative purpose and should not be scaled.
- B) The areas and sizes are indicative and subject to change.
- C) Furniture layout is to show scale only does not form part of the offer.
- D) Private garden shown tentative only subject to change.

NOTE : For corner Villas private garden design varies.



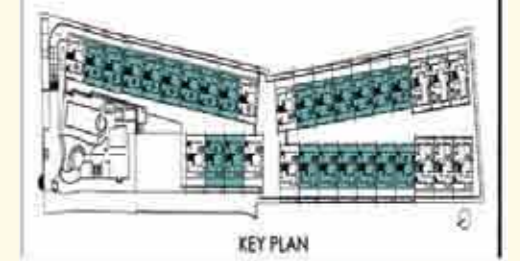
**GROUND FLOOR LEVEL.**

## TYPE - A VILLA



**FIRST FLOOR LEVEL.**

LEGEND	METRIC	FEET/INCHES
1. DRIVEWAY		
2. CAR PARKING		
3. LOBBY	2975 X 4650	99' X 153"
4. SERVANT STORE	2950 X 2850	98' X 94"
5. SERVANT TOILET	1875 X 1200	62' X 40"
6. STAIRCASE TO G.FLOOR		
7. STUDIO/AV ROOM	4400 X 4750	145' X 157"
8. STUDIO POWDER ROOM	3000 X 1350	9'10" X 4'5"
9. ENTRANCE PORCH	2340 X 2960	7'8" X 9'8"
10. ENTRANCE LOBBY	2440 X 2020	8'0" X 6'8"
11. LIVING	7100 X 5280	23'3" X 17'4"
12. DINING	3900 X 6350	12'9" X 20'9"
13. KITCHEN	2900 X 4300	9'6" X 14'1"
14. GUEST BED ROOM -01	4900 X 3775	16'0" X 12'4"
15. GUEST DRESSING	1650 X 2800	5'4" X 9'2"
16. GUEST TOILET	2100 X 2700	6'11" X 8'10"
17. POWDER ROOM	2800 X 1800	9'2" X 5'11"
18. DECK	3900 X 2225	12'9" X 7'3"
19. UTILITY	1525 X 4600	5'0" X 15'0"
20. GUEST BED (SITOUT)		
21. FAMILY	3900 X 4650	12'10" X 15'3"
22. CHILDREN BED ROOM	4050 X 4300	13'3" X 14'1"
23. CHILDREN TOILET	2750 X 1850	9'0" X 6'0"
24. CHILDREN TERRACE	1525 X 4600	5'0" X 15'0"
25. TERRACE	5055 X 5300	16'7" X 17'4"
26. BED ROOM 04	4275 X 4825	14'0" X 15'10"
27. BED ROOM 04 TOILET	3200 X 1900	10'6" X 5'11"
28. MASTER BED ROOM	4900 X 4350	16'0" X 14'3"
29. MASTER BED DRESSING	1600 X 2700	5'3" X 8'10"
30. MASTER BED TOILET	3300 X 2700	10'10" X 8'10"
31. MASTER BED BALCONY	3000 X 1500	9'10" X 4'11"



KEY PLAN

# Type B Villa – Floor Plans



Disclaimer :

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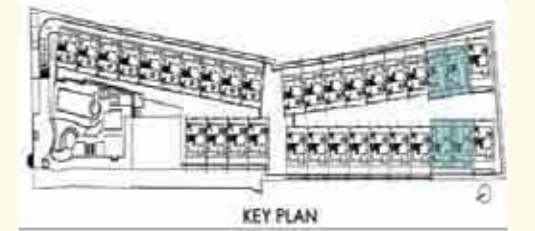
GROUND FLOOR LEVEL.

## TYPE - B VILLA



FIRST FLOOR LEVEL.

LEGEND	METRIC	FEET/INCHES
1. DRIVE WAY		
2. CAR PARKING		
3. LOBBY	2975 X 4650	9'9" X 15'3"
4. SERVENT STORE	2650 X 2850	9'8" X 9'4"
5. SERVENT TOILET	1875 X 1200	6'2" X 3'11"
6. STAIRCASE TO G.FLOOR		
7. STUDIO/AV ROOM	4400 X 5525	14'5" X 18'1"
8. STUDIO POWDER ROOM	1770 X 1780	5'10" X 5'8"
9. FILTRATION ROOM	1350 X 1750	4'5" X 5'9"
10. ENTRANCE PORCH	2745 X 5040	9'0" X 16'6"
11. ENTRANCE LOBBY	4800 X 3975	15'9" X 13'0"
12. LIVING	6660 X 4820	22'9" X 16'1"
13. DINING	4230 X 6350	13'10" X 20'9"
14. KITCHEN	2900 X 4300	9'6" X 14'1"
15. GUEST BED ROOM -01	4900 X 3775	16'0" X 12'4"
16. GUEST DRESSING	1600 X 2800	5'4" X 9'2"
17. GUEST TOILET	2100 X 2700	6'10" X 8'10"
18. POWDER ROOM	2800 X 1800	9'2" X 5'10"
19. DECK	4230 X 2225	13'10" X 7'3"
20. UTILITY	1525 X 4600	5'0" X 15'1"
21. GUEST BED (SITOUT)		
22. FAMILY	4225 X 4650	13'10" X 15'3"
23. CHILDREN BED ROOM	4375 X 4300	14'4" X 14'1"
24. CHILDREN TOILET	2750 X 1850	9'0" X 6'0"
25. CHILDREN TERRACE	1525 X 4800	5'0" X 15'1"
26. CORRIDOR TO BEDROOM 4	1200 X 4175	3'11" X 13'8"
27. TERRACE	5400 X 9200	17'8" X 30'2"
28. BED ROOM 04	4750 X 4450	15'6" X 14'7"
29. BED ROOM 4 DRESSING	2150 X 2240	7'0" X 7'4"
30. BED ROOM 4 TOILET	2150 X 2450	7'0" X 8'0"
31. MASTER BED ROOM	4900 X 4350	16'0" X 14'3"
32. MASTER BED BALCONY	3000 X 1500	9'10" X 4'11"
33. MASTER BED TOILET	3300 X 2700	10'8" X 8'10"
34. MASTER BED DRESSING	1800 X 4700	6'3" X 15'4"





Type B Villa - Cross Section





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