



*You
have
Arrived!*



Snn
राजे इपिरितुआ

God's own neighbourhood

A close-up profile of a woman's face and ear, looking towards the right. She is wearing a long, thin chain earring. The background is a blurred crowd of people, suggesting a social event or party.

A Lifestyle
that
inspires the
trendsetters!



SNN Raj Spiritua, a majestic project of 3 and 4 BHK Apartments is bound to change the skylines of Banashankari. Apart from a stunning panoramic view of the neighbouring area, living at SNN Raj Spiritua would bestow a life full of elegance in the palatial comforts which is enough to make a statement that “You Have Truly Arrived”.

Stylishly designed rich spaces spell pure luxury that is complimented with contemporary amenities for the very few elite families as the project will have just 69 high-end apartments that will eventually enhance your lifestyle and entice you into a state of blissful splendor. Many such unique and splendid features that would make living here a cut above the rest are awaiting to be explored.

A new lifestyle is about to unfold!

A Living style
that
is always of
tomorrow!





Rendered perspective of Master Bedroom for reference

Unparalleled Panache & Design

Imported marble flooring for the entire apartment.

Motion sensor lights for toilets

Motorized curtains

All well placed to synchronize with that sophisticated life you are so used to.



Once you get into your home, the feeling of ownership, care, security and comfort automatically nestles your mind. We are just adding one more, pride. As depicted in the picture, the modern snug bedroom space stays true to the 'contemporary - cosy' feel with the warmth of the wooden ceiling, wooden wall panelling. Indirect cold cathode ceiling spot light provides a variety of choices to choose from depending on the mood, adds on to those tantalizing moments you spend more special. A true blend of natural elements and modern architecture.



Rendered perspective of Master Bedroom for reference

A man and a woman are seated at a restaurant table, laughing heartily. The man is wearing a black shirt and the woman is wearing a gold sequined dress. The table is set with various dishes, including a large fish, bread, and several glasses of champagne. The background shows other diners in a dimly lit restaurant.

Indulgence
that is fit for
the lifestyle of
the Royals!



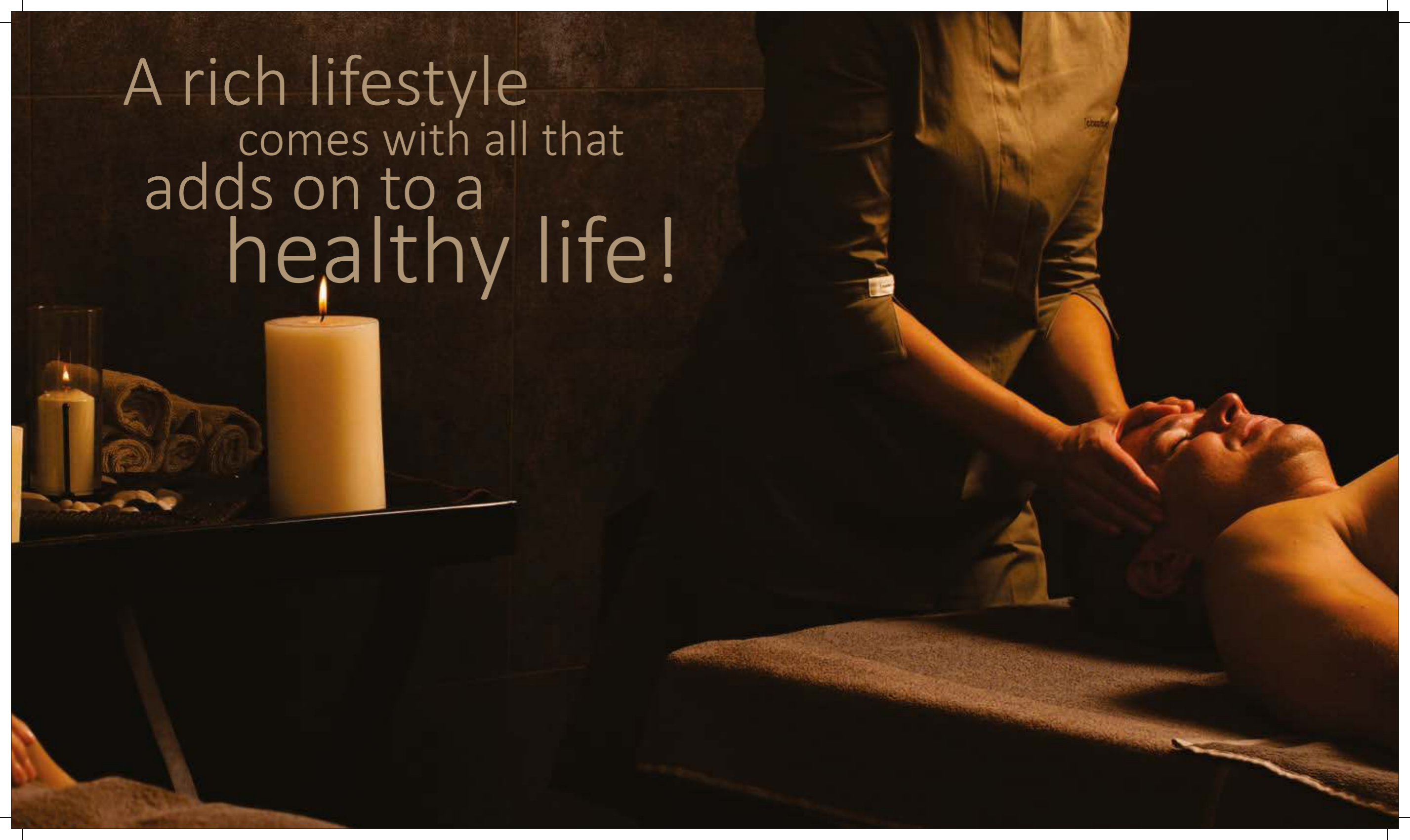
SNN Signature Clubhouse with every possible amenity for just 69 families.

Lavish party hall to host the creme de la creme of the city for any special occasion.



The day's weariness is rejuvenated by activities hosted by our signature clubhouse, ardently adorned Club Royale. The finer details of your life would get an upliftment here. It hosts all the comforts and healthy activities that will make every minute spent here worthwhile. A few moments of intense meditation or yoga will add years to your life; a dip in the pool to relax and soothen your tired nerves. Where every moment of your life calls for a celebration, a space earmarked to host these elite parties in the Celebration Hall. Exclusively designed to suit any gold plated occasion.

A rich lifestyle
comes with all that
adds on to a
healthy life!





Amenities for just 69 families to enjoy.

- King size Billiards and Snooker tables
- Indoor Badminton & Squash Court
- Indoor Children's Play Area
- Semi covered Swimming Pool with Jacuzzi
- Multi Purpose Outdoor Play Zone
- Party Hall • Unisex Spa
- TT, Chess, Carrom • Reading Lounge

Classy games for those who are a class apart. The king sized International quality Snooker tables are at your disposal along with spa facilities for that rejuvenating feeling. The grand card room is immaculately designed for the pros while for the health conscious, the gym awaits to burn the extra flab; Indoor Badminton or Squash Courts stands out invitingly to have a good knock. All this is for the just 69 elite families to enjoy...





A sense of comfort
is when all that
is around you
is made for you!



Rendered perspective of Living Room for reference

Elegant Outside, Comfortable Inside! Vaastu compliant all sides.

A well designed home holds in harmony all the elements, right from inside out.

SNN Raj Spiritua displays a balance between the architectural excellence and modern comforts giving Best of Both the Worlds.

3 BHK Sizes - 2425, 2440 sqft

4 BHK Sizes - 3300, 3330, 3335 sqft

Each apartment is Vaastu compliant which enables you to enjoy the wellness benefits of Vaastu Shastra Homes, designed with scientific bent of mind. The plan of each apartment has been repeatedly re-worked, offering you a subtle balance that no one can match. Room sizes are ideal for beautiful, modern living, and the spaces are painstakingly arranged to align with ancient wisdom. This beautiful balance carries itself through to the aesthetics of each apartment at SNN Raj Spiritua. Elegantly designed to be modern but with a reverent smile towards timeless tradition.



Rendered perspective of Living Room for reference



The lavishness you
own in your home
is many times better
than luxury hired outside!



Rendered perspective of Dining room for reference

Inspiring spaces,
private inside,
romantic every side!

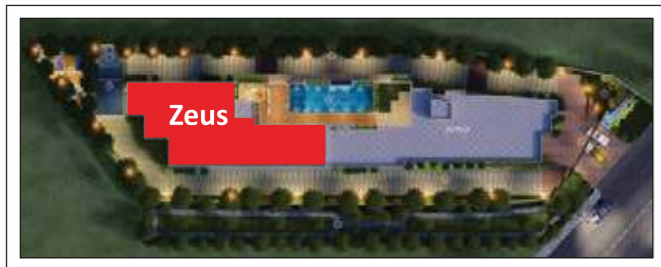
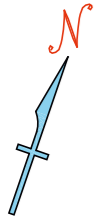
All the Apartments are 3 sides open &
Some of them even all the 4 sides open...

Well spaced dining, living and movement areas, elegantly designed to place all that ignites coziness, comfort and that everlasting feeling of belonging.

Plan your candle light dinners at home itself or that lazy Sunday brunch on the balcony, with three sides open view, take your pick



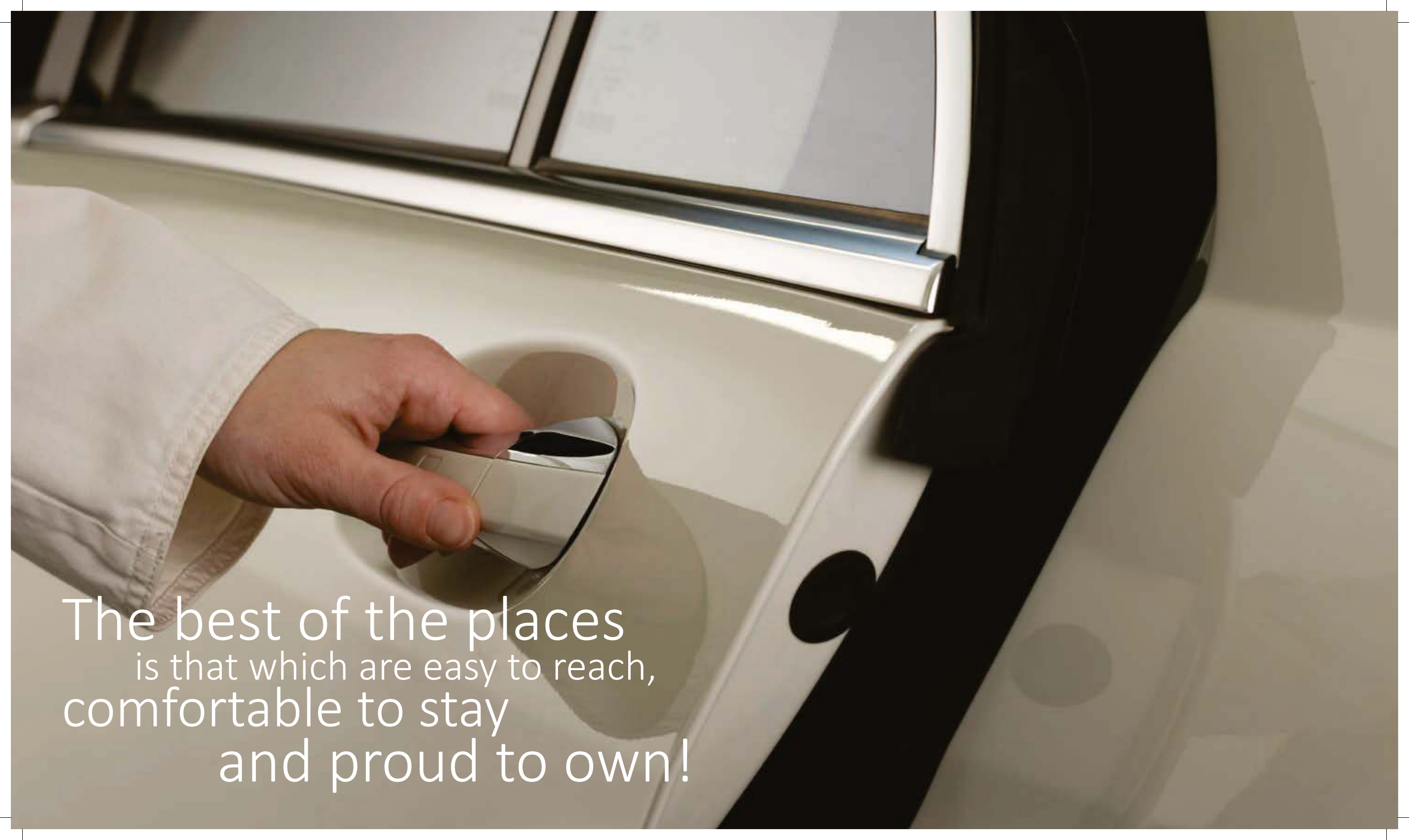
Rendered perspective of Living Room for reference



Zeus Typical Floor Plan



Juno Typical Floor Plan

A close-up photograph of a person's hand, wearing a white long-sleeved shirt, gripping a sleek, silver, curved handle on a white cabinet. The cabinet is part of a larger piece of furniture, possibly a desk or a storage unit, with a window or glass panel visible above. The lighting is soft and focused on the hand and handle, creating a clean and professional aesthetic.

The best of the places
is that which are easy to reach,
comfortable to stay
and proud to own!

Location Map



Location!
Location!
Location!

As rightly said by a successful realtor, location is the main factor for any dwelling. In that case, this is a goldmine in disguise.

All that you need in life is just at an arm's length or a brisk walk away.

In either ways, you are between everything or everything is around you!

ONGOING PROJECTS



SNN Raj Grandeur - Bommanahalli



SNN Raj Serenity - Begur Main Road



SNN Raj Lakeview - BTM 2nd Stage



SNN Raj Neeladri - Electronic City

AWARDS

RECOGNITIONS



SNN Raj Serenity Awarded
'The Best Residential Project 2013'
by CNBC Awaaz



SNN Raj Lakeview Awarded
"Best Luxury Project in Bangalore"
by Axis Bank Real Estate Award 2013



Realty Plus
Excellence Award 2012



Listed One amongst
"India's Top 100 Developers"
A Realty Plus Initiative



SNN Raj Serenity Awarded
"Best Mid-Segment Project 2012"
by LIC Housing Finance Ltd.

Specifications

Structure

- 69 exclusively designed 3 and 4 Bedroom apartments.
- Modern Contemporary elevation.
- Seismic-II zone compliant RCC Framed structure.
- Solid concrete block masonry.
- Elegant and Spacious entrance lobby.
- B+G+16 with stack parking in Basement and Ground stilt.

Plastering

- All internal walls are smoothly Cement plastered with lime rendering.
- External walls are Cement plastered with sponge finish.

Painting

- Internal: Easy maintenance acrylic emulsion paint with roller finish of reputed make.
- External: All weather proof exterior grade emulsion paint/Texture paint.

Staircase/Lifts

- All staircases in Granite/Kotah/Tiles.
- MS handrail in Staircases.
- 4 elevators of Reputed make.

Doors and Windows

- All doors and windows will be up to 2.3 meters/7'6" height.
- Engineered wood door frames with threshold for main door with contemporary teak veneer dressed engineered flush shutters with matt spray polish.
- All other door frames in seasoned/engineered wood with veneer/Laminate dressed engineered flush shutters.
- Servant room door frames in engineered wood with painted flush shutters.
- Door fittings and hardware in SS brush finish with mortise lock.
- Main Door will have Digital door lock for enhanced security with SS finished brass hinges.
- Windows shall be of UPVC/Powder coated aluminum modular windows with Mosquito mesh shutter (for apartments facing Kanakpura road will have shutter's with double glazed glass for enhanced sound insulation).
- Toilet ventilators shall be in powder coated aluminum with translucent glass louvers and exhaust fan.
- Aluminum windows for servant room.
- Balcony railings will have toughened glass for safety.

Flooring

- Engineered /Imported Marble flooring for living, dining, puja room.
- All bedrooms, Living, Dining in Engineered/Imported Marble.
- Matt finish tiles in balconies.
- Vitrified tile flooring in servant room with ceramic tiles in servant toilet.
- All common lobbies will have Granite/vitrified tiles/Marble flooring.
- Optional: One bedroom in engineered wooden flooring.
- Exposed copper Kitchen and Utility
- Reticulated gas piping inside kitchen.
- Provision for aqua guard, geyser.
- Provision for hob and chimney.
- Provision for washing machine, Dish washer in utility area.
- Black Granite counter with Stainless Steel single bowl sink with drain board Sink in Utility.

Toilet Fitting and Accessories

- Imported marble/engineering marble in master toilet.
- All other toilets will have ceramic/vitrified designer tile in flooring and wall cladding upto false ceiling height.
- White sanitary ware of Kohler/Roca/Duravit or Equivalent reputed make in the toilets.
- Concealed master control cock in each toilet from inside for easier maintenance.
- Glass shower partition in all the toilets.
- Hot and cold mixer of jaquar/kohler/Roca or equivalent in all toilets with rain shower in master toilet.
- Health faucets in all the toilets.
- Provision for geysers.
- Granite/ Engineered marble counter top with stylish white self-rimming/counter mounted wash basins.
- White Wall hung commodes with concealed cistern for all the toilets.
- Servant toilet will have EWC with flush tank and bibcock.

Electrical

- TV and Telephone point in living and all bedrooms.
- Fire retardant electric wires of Havells/Lap/Finolex/RR kabel or equivalent make.
- Elegant designer modular switches of Crabtree/MK Honeywell/schneider or equivalent make.
- Earth leakage circuit breaker (ELCB) for each flat will be provided for safety purpose.
- Split A/c power point in living and all bedrooms.
- BESCOM power supply: 3BHK - 7KVA, 4BHK - 9KVA.
- Power Backup: 100% for common areas and apartments. (100% means 7 KVA for 3 BHK and 9KVA for 4 BHK).
- Intercom facility from security to each apartment.
- CCTV Camera at Security.
- Video door phone near main door will be provided.
- One sensor controlled light in all toilets.
- Provision for motorized curtain for Living and Master Bedroom Windows.





Corporate Office

29th Main, NS Palya Main Road, No. 3761, 1st Floor,
B T M 2nd Stage, Bangalore - 560076

Site Office

Survey # 34, Kanakapura Road (Close to Banashankari Temple),
Jaraganahalli Hobli, Bangalore - 560069

Financed by  State Bank of India

This brochure is only a conceptual presentation of the project, not a legal offering.
The developers reserve the right to make changes in the elevation, plans and specifications as deemed fit.
All images used here are for representation purposes only and do not depict the actual finished product.