

Designed
for Life.



LivingTree®



LivingTree
by Kalyani Developers.

Designed for Life.



The KIADB Advantage

- 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



Thoughtful Design

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



Flowing Roots Masterplan

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



Double Everything

- 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

Location



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

Master Plan



(Proposed Development)

LEGEND

- | | | | | | |
|-------------------------------|--------------------------|-----------------------------|---------------------------|---------------------------------------|--------------------------|
| 1. Security Cabin | 17. Elder's Plaza | 26. Picnic Lawn | 34. Kids Pool | 42. Giant Chess | 54. Muga Court |
| 2. Pick-Up Area | 18. Garden 1 | 27. Arts & Crafts Zone | 35. Leisure Pool | 43. Mobile BBQ | 55. Volleyball Court |
| 3. Arrival Plaza | 19. Garden 2 | 28. Garden 5 | 36. Infinity Edge | 44. Camp Fire Zone | 56. Viewing Gallery |
| 4. Bus Bay with Waiting Zone | 20. Co-Working Space | 29. Reflexology Pathway | 37. Pool Bar | 45. Farm's Cafe | 57. Children's Play Area |
| 5. Event Seating | 21. Play Lawn with Mound | 30. Informal Seating Area | 38. Aqua Gym with Jacuzzi | 46. Garden 6 | 58. Archery |
| 6. Adventure Park | 22. Garden 3 | 31. Amphitheater with Stage | 39. Aqua Deck | 47. Garden 7 | 59. Rock Climbing Wall |
| 7. Fire Driveway (8m Wide) | 23. Sculpture Court | 32. Party Lawn | 40. Pool Deck | 48. Garden 8 | 60. Trampoline Park |
| 8. Pedestrian Path (2m Wide) | 24. Garden 4 | 33. Event Lawn | 41. Lap Pool | 49. Gathering Area | 61. Cricket Maidan |
| 9. Bicycle Lane (1.5m Wide) | 25. Reading Nook | | | 50. Pool Pavilion with Outdoor Shower | 62. Basketball Court |
| 10. Jogging Track (1.5m Wide) | | | | 51. Pet Park | 63. Cricket Practice Net |
| 11. Tower Drop Off | | | | 52. Woodland | 64. Box Cricket |
| 12. Yoga / Meditation Zone | | | | 53. Garden 9 | 65. Tennis Court |
| 13. Outdoor Gym | | | | | 66. Futsal |
| 14. Mini Golf | | | | | 67. Skate Park |
| 15. Tree Court | | | | | 68. Play Lawn |
| 16. Tactile Walk | | | | | 69. Floor Games |

Unit Plans

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

1 BHK - 576 SFT

onwards

2 BHK - 1041 SFT

onwards

2.5 BHK - 1135 SFT

onwards

3 BHK - 1316 SFT

onwards

Type	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





1 BHK East

Saleable Area: **576 SFT**
 Carpet Area: **322 SFT**
 Balcony & Utility Area: **84.71 SFT**



1 BHK West

Saleable Area: **579 SFT**
 Carpet Area: **322 SFT**
 Balcony & Utility Area: **84.71 SFT**





2 BHK East

Saleable Area Area: **1041 SFT**
 Carpet Area: **636 SFT**
 Balcony & Utility Area: **131.11 SFT**



2 BHK West

Saleable Area: **1054 SFT**
 Carpet Area: **647 SFT**
 Balcony & Utility Area: **127.55 SFT**





2 BHK + Study East

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

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





3 BHK Optimal East

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



3 BHK Optimal West

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 Area: **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.

ACK. NO. ACK/KA/RERA/1251/309/PR/040924/008478

LivingTree by Kalyani Developers

📍 Corporate Address: 165/2, Rose Garden Road,
Krishnaraju Layout, Doraisanipalya Bannerghatta
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