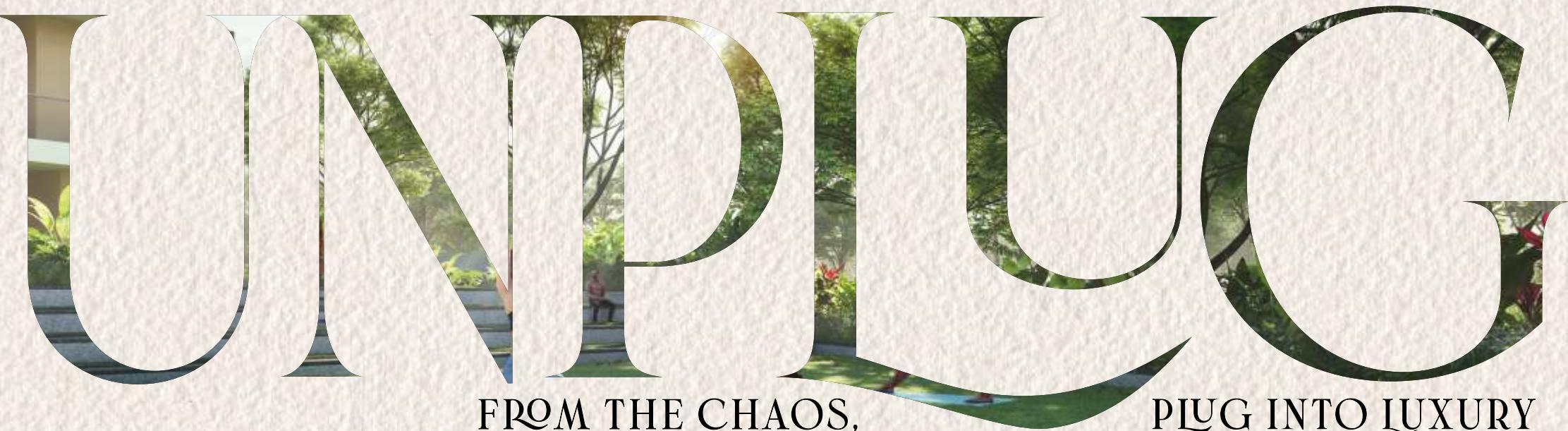


S SRI BALAJI  
URBAN RETREA**T** 

UNPLUG  
FROM THE CHAOS.  
PLUG INTO LUXURY





"WHEN LUXURY WHISPERS, NATURE LISTENS"



## MODERN VILLAS, TIMELESS LUXURY

Discover an oasis of luxury nestled amidst nature with Balaji Urban Retreat's stunning collection of villas thoughtfully designed to blend modern elegance with lush greenery. Every detail is meticulously crafted, ensuring you experience unmatched comfort while being surrounded by a sanctuary that respects and preserves nature. Welcome home to Balaji Urban Retreat, where luxury meets sustainability.

### KEY HIGHLIGHTS OF BALAJI URBAN RETREAT

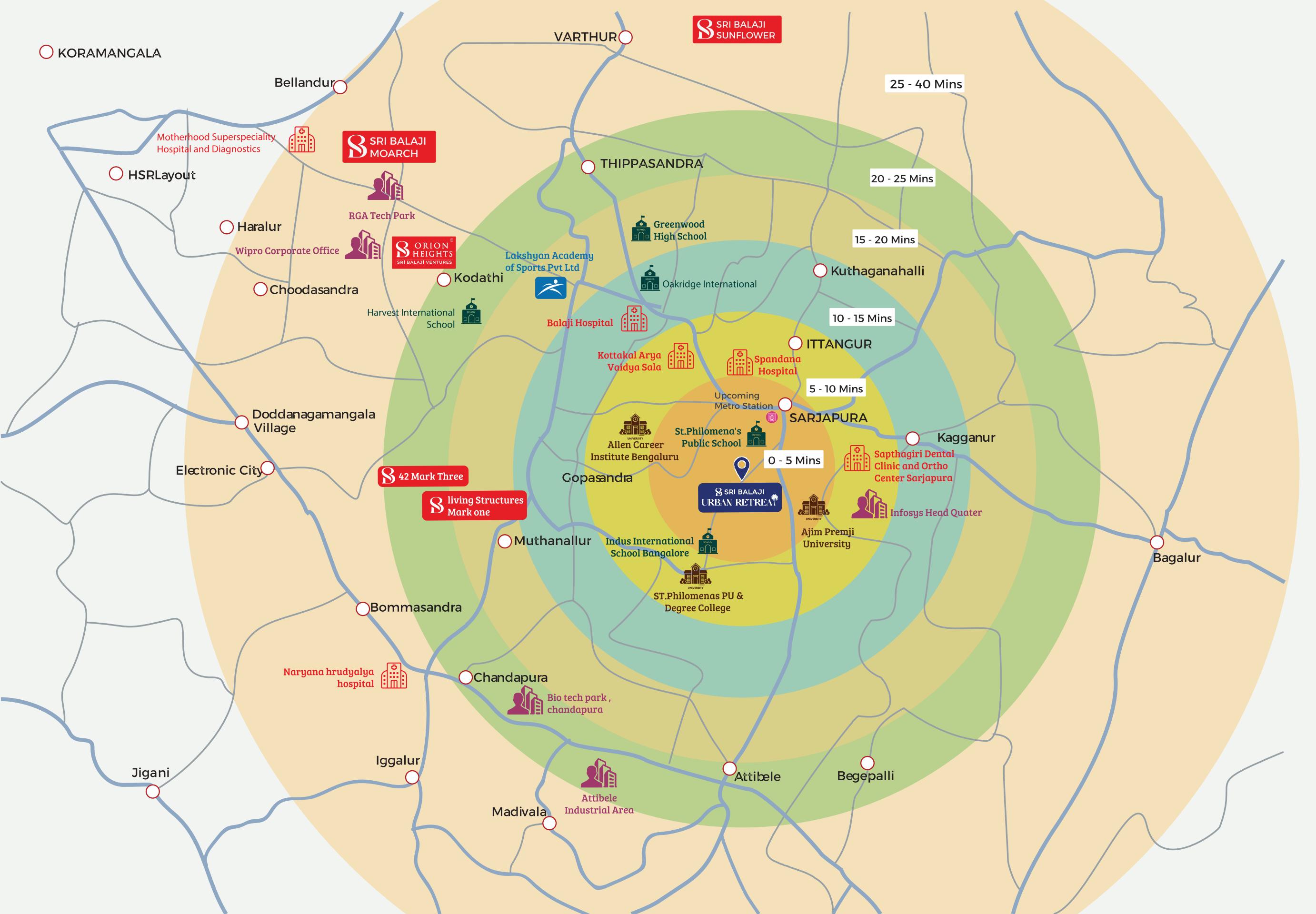
- **Prime Location:** Situated 5 mins from Sarjapura, Opp. Azim Premji University.
- **Spacious Villas:** 96 exclusive 4 BHK villas starting from 2975 Sq.ft.
- **Lush Green Community:** Spread across 6 acres of landscaped greenery.
- **Private Gardens:** Available for select villas with larger dimensions.
- **Luxury Amenities:** Clubhouse, swimming pool, fitness center, and more.
- **Children's Play Areas:** Safe and well-equipped for family living.
- **Modern Infrastructure:** 30 ft concrete roads, landscaped gardens, and outdoor sports facilities.
- **Secure Living:** 24/7 security with CCTV surveillance and manned personnel.
- **Possession:** March 2026. (within next 18 months)



## SARIAPUR: A NEIGHBORHOOD OF POSSIBILITIES



Nestled in the vibrant landscape of Sarjapur, Balaji Urban Retreat offers a perfect blend of modern living and natural tranquility. This exclusive community provides seamless access to the city's conveniences while creating a serene sanctuary to call home. Surrounded by greenery and designed with luxury in mind, each villa promises a lifestyle that balances urban sophistication with the peaceful retreat you've been searching for. Experience refined living at its best.



## LOCATION HIGHLIGHTS



### Schools and Colleges

- Azim Premji University
- Cambridge Public School
- Indus International School



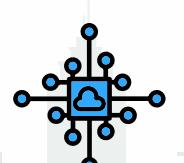
### Healthcare

- Twachaa Skin and Hair Clinic
- Motherhood Superspeciality Hospital & Diagnosis
- Spandana Hospital
- Town Hospital



### Retail

- D Mart
- Avighna Enclave
- Reliance Trend



### IT Hubs

- RGA Tech Park
- Wipro Technology Campus
- Global Technology Park
- Vaishnavi Tech Park
- Wipro SEZ, Kodathi
- Upcoming Infosys Campus



## RETREAT INTO Refined Extravagance

At Balaji Urban Retreat, luxury meets convenience through exceptional amenities crafted for an elevated lifestyle. Unwind at the sophisticated clubhouse, stay fit in the fully-equipped fitness center, or enjoy family moments in beautifully landscaped gardens. Every feature is thoughtfully designed to enhance your daily experience, offering a perfect balance of relaxation, activity, and comfort in a serene environment.





# AMENITIES

CLUBHOUSE	Modern space for socializing, events, and relaxation.
SWIMMING POOL	Refreshing retreat for laps and relaxation amid lush greenery.
FITNESS CENTER	State-of-the-art gym with the latest exercise equipment.
LANDSCAPED GARDENS	Peaceful walking paths and serene spots for meditation.
CHILDREN'S PLAY AREA	Safe and engaging environment for kids to explore and play.
24/7 SECURITY	Round-the-clock protection with CCTV and trained personnel.
MULTIPURPOSE HALL	Ideal for hosting events and gatherings.
JOGGING & CYCLING TRACKS	Enjoy outdoor fitness activities.
INDOOR GAMES ROOM	Entertainment and recreational space.
ON-SITE CONVENIENCE STORE	Easy access to daily essentials.





CRAFTED FOR  
COMMUNITY.

Balaji Urban Retreat's master plan exemplifies modern luxury, featuring 96 independent villas set amidst lush greenery on Sarjapur Main Road. Each spacious villa, starting from 3100 sqft, is designed for optimal natural light and privacy. A state-of-the-art clubhouse and amenities like a swimming pool, fitness center, and dedicated play areas create a vibrant community that enhances contemporary living.

## DESIGNED FOR LIFE

### LEGENDS

- 01. Entrance Portal With Security Cabin
- 02. Entrance Water Feature With Seats
- 03. Pedestrian Entry
- 04. Visitors Car Parking
- 05. Type-1 Road 40 Feet
- 06. Type-2 Road 29'-6" Feet
- 07. Pathway / Jogging Track
- 08. Elder's Pool
- 09. Kids Pool
- 10. Water Feature With Frame Wall
- 11. Pool Deck
- 12. Open Shower
- 13. Hop Scotch
- 14. Ludo
- 15. Chit Chat Zone
- 16. Informal Gathering Area/Meditation Zone
- 17. Mural Wall With Stage
- 18. Kids Archery
- 19. Kids Play Area With Climbing Wall
- 20. Tree Court With Seating
- 21. Dense Planting Zone
- 22. Out Seating Area
- 23. Yoga Lawn
- 24. Stage With Sculpture
- 25. Outdoor Gym
- 26. Kids Play Area - 2
- 27. Climbing Wall
- 28. Game Wall
- 29. Elder's Zone
- 30. Pavilion With Seating Area
- 31. Giant Chess
- 32. Skating Area
- 33. Basketball Court
- 34. Tennis / Multi-Purpose Court
- 35. Cricket Practice Area
- 36. Signage Wall For Villa
- 37. Planting Area
- 38. Pet Park



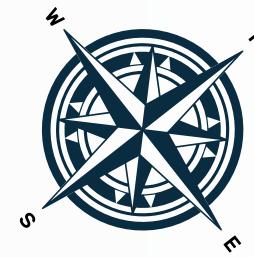
BUILT AREA: 1085 SQ.FT



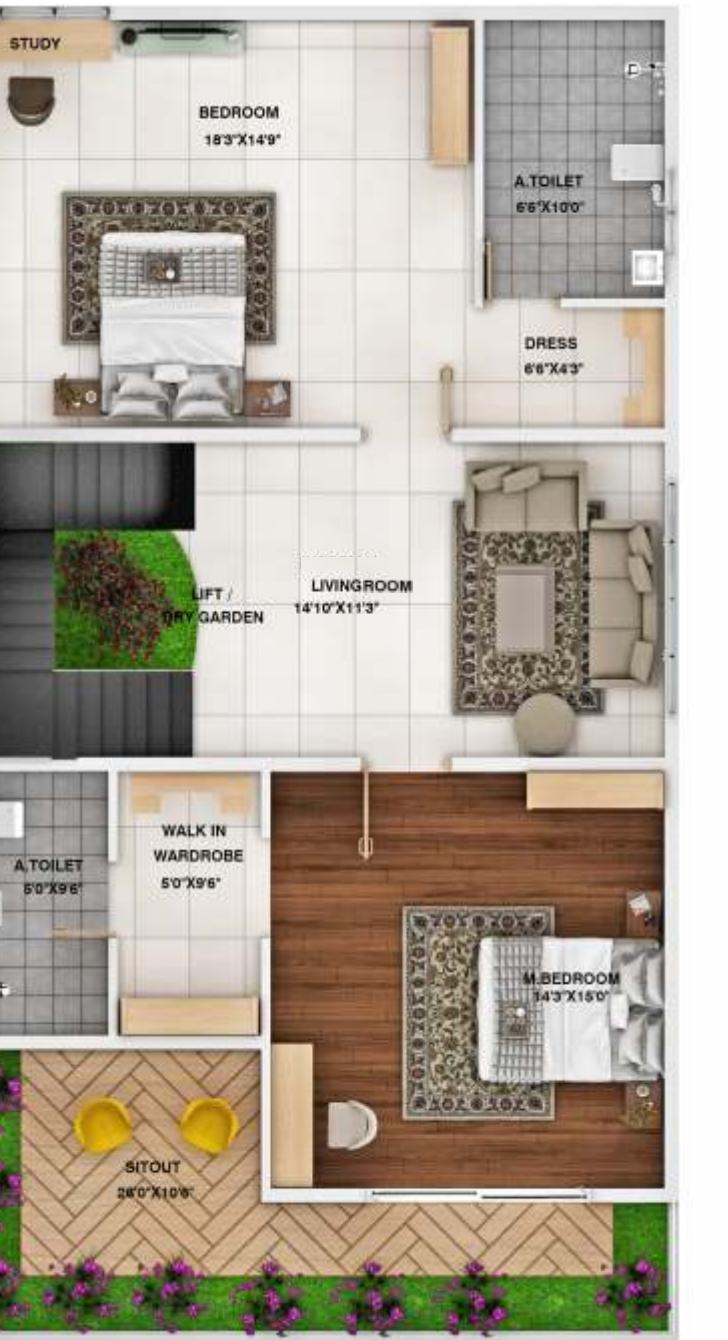
REA: 1165 SQ.FT



SF BUILT AREA: 715 SQ.FT



# VILLA PLAN - 2975 SQ.FT.



VILLA PLAN - 3015 SQ.FT.





WHERE EVERY  
DETAIL COUNTS

## SPECIFICATIONS

### STRUCTURE

- RCC framed structure
- Solid cement block masonry of 6" thickness for peripheral walls and 4" thickness for internal walls
- 10.5 feet floor-to-ceiling height for all floors
- Sunken slabs for all toilets with waterproofing
- Each villa will be provided with a Pergola on the terrace

### PLASTERING & PAINTING

- Internal Walls: Internal walls with smooth plaster finish and emulsion paint
- External Walls: Combination of textured paint and exterior grade emulsion paint
- Waterproofing on the terrace and other wet areas
- Anti-termite protection during the foundation stage

### FLOORING

- 4' \* 2' Large tiles for foyer, ground floor living and dining - Kajaria or equivalent
- Vitrified tiles for 2 bedrooms, upper living rooms and utility area - Kajaria or equivalent
- Laminated wooden flooring for master bedroom and 4th bedroom
- Anti-skid wooden texture ceramic tiles for balcony, decks and terrace
- Driveways finished with concrete/vehicle grade tiles

### BATHROOM

- 2' \* 4' Ceramic glazed tiles dado up to 7 feet height - Kajaria or equivalent.
- Anti-skid ceramic tiles for toilets
- Bathtub for 4th Bathroom
- Glass cubicles for any 2 bathrooms
- Shower area with single-level diverter, shower rose and bucket filler
- Dual Flush WC with health faucet in all toilets
- Wall-mounted water closets, wash basins, shower heads and bath mixers will be Kohler equivalent.
- Single lever diverter for all showers and single lever mixer for all washbasins
- Provision of solar water heater to supply hot water to all toilets
- Premium quality PVC drainage and stormwater pipes

### KITCHEN

- Granite platform with fiber sink and drainboard
- Dado above platform area with ceramic glazed tiles
- Provision of washing machine and dishwasher in the utility area
- Provision for an instant water heater and a water purifier
- Copper pipe for the cooking connection will be run from the utility to the gas table

### DOORS

- Main Door: Hardwood frame with designer veneered flush door shutter, both frames and shutters will be finished with melamine polish
- Other Doors: Seasoned hardwood frame with flush door shutter, with a veneer finish
- Stainless steel hardware

### STAIRCASE

- Staircase with granite finish for treads and vitrified tiles for riser and SS/Wooden finish railing with toughened glass.

### WINDOWS

- 3 Track Powder Coated Aluminium or UPVC windows with Clear Glass

### ELECTRICAL

- Concealed wiring with PVC insulated copper wires and modular switches □ Schnieder Electric or equivalent
- 5 KW 3 Phase power for all villas
- TV and telephone points in the living, family and all bedrooms
- ELCB and individual meters for all villas
- Provision for AC in all rooms, living and dining
- Provision for exhaust fans in all toilets
- Provision for EV charging point in the parking area for every villa
- Fiber home connectivity for all rooms, living rooms and dining

### DG POWER

- Backup power of up to 5 KW to all villas and 100% for common services

### WATER SUPPLY & DRAINAGE

- Continuously treated domestic water supply
- Water supply to each house will be through a centralised hydropneumatic system
- Centralised water softener plant
- STP and recycled water will be used for flushing and to maintain the project landscape

### SECURITY SYSTEM

- The entire estate is secured with a compound wall and entrances will be manned by security
- 24/7 CCTV monitoring at all common areas, black spots and entry/exit points
- Smart digital locking system for the main door
- Home automation provision for living, dining and 2 bedrooms

### STREETS

- Concrete roads with paved pathways
- Street design that enables safe driving
- Streets with clear signposting
- All services and piping are built under pavement to avoid the excavation of roads
- LED Street lights ensure adequate night-time safety

### ENVIRONMENTAL ASPECTS

- Street Rainwater Harvesting
- Storm water flow control through groundwater recharging
- Adequate tree planting with native species

### PLANNING

- Vaastu-compliant placement of entry doors, kitchen and master bedroom for every villa
- Spacious, well-lit and well-ventilated spaces
- Provision for hydraulic/vacuum elevator
- Provision for planter box-based urban agriculture/plantation on the rooftop.



Sri Balaji White Woods



United Meadows



DC Capitol



Sri Balaji Rose Woods

**For Remarks :**



# A LEGACY OF TRUST, BUILT ON INNOVATION

15+ YEARS OF  
EXPERIENCE

25L+ SQ.FT  
DELIVERED

20+ COMPLRTRD  
PROJECTS

3K+ HAPPY  
CUSTOMERS

Our journey is one of perseverance and dedication, built on the belief that real estate should do more than just create buildings—it should foster lasting communities. Our vision goes beyond construction, focusing on empathy, integrity, and sustainability to enrich lives and create a positive impact on society. At Sri Balaji Builders, we specialize in both residential and commercial projects that blend architectural brilliance with eco-friendly design. Each development reflects our commitment to crafting spaces that not only meet modern needs but also promote environmental stewardship and social responsibility.



LUXURY UNPLUGGED AWAITS.  
WELCOME TO YOUR NEW RETREAT.

**S SRI BALAJI  
URBAN RETREAT**

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Sarjapura Hobli, Anekal Taluk, Bengaluru Urban, Karnataka - 562125

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