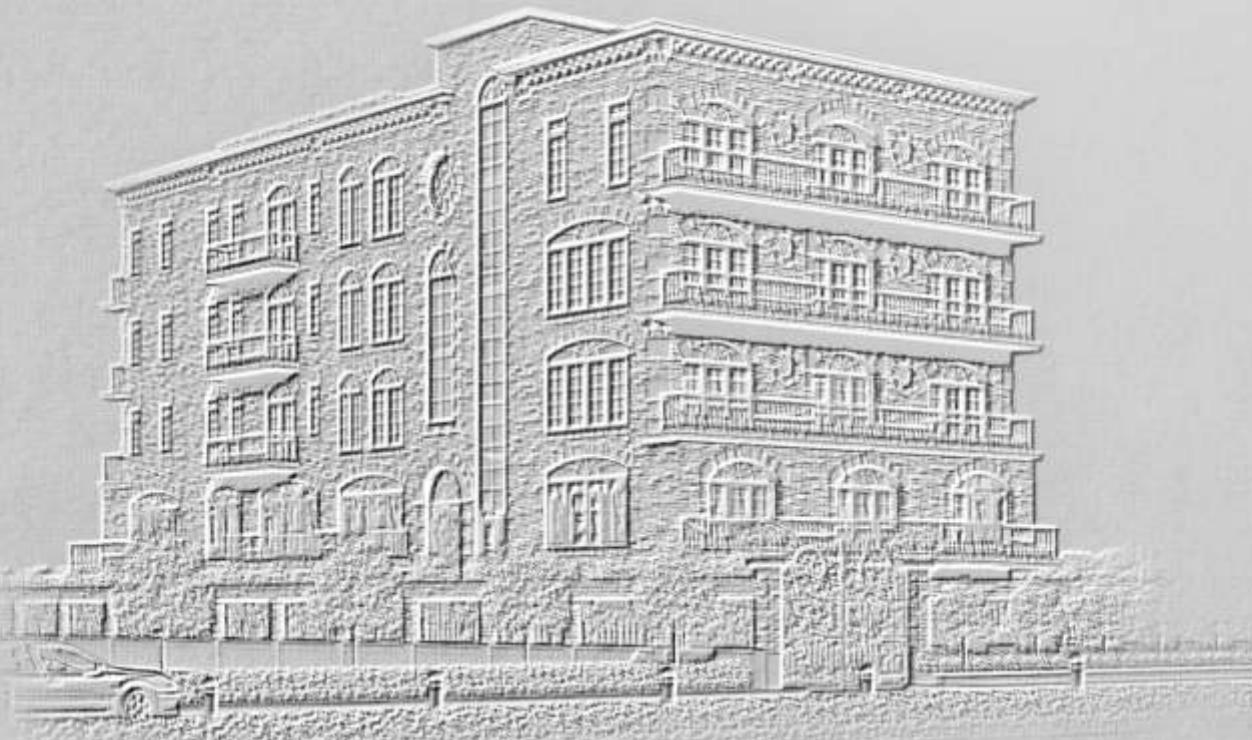


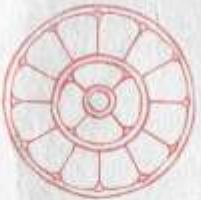
Flowering Spaces

P R E S E N T S



स्वास्त्र

S V A S A A R



The old home calls

by Lucy Maud Montgomery (1874-1942)

Come back to me, little dancing feet that roam the wide world o'er,
I long for the lilt of your flying steps in my silent rooms once more;
Come back to me, little voices gay with laughter and with song,
Come back, little hearts beating high with hopes,
I have missed and mourned you long.

My roses bloom in my garden walks all sweet and wet with the dew,
My lights shine down on the long hill road the waning twilights through,
The swallows flutter about my eaves as in the years of old,
And close about me their steadfast arms the lisping pine trees fold.

But I weary for you at morn and eve, O, children of my love,
Come back to me from your pilgrim ways, from the seas and plains ye rove,
Come over the meadows and up the lane to my door set open wide,
And sit ye down where the red light shines from my welcoming fireside.

I keep for you all your childhood dreams, your gladness and delights,
The joy of days in the sun and rain, the sleep of carefree nights,
All the sweet faiths ye have lost and sought again shall be your own,
Darlings, come to my empty heart- I am old and still and alone!

Svasaar

I, Svasaar, am a proud citizen of Delhi, one of the world's most vibrant cities to live in. Spread over an impressive twelve-hundred square yards, mine is a coveted address in Vasant Vihar - cherished for its wide lanes, public parks, proximity to the diplomatic enclave & the city's finest schools, & ideal accessibility for travel. This is a trendy neighbourhood with the best in international & domestic luxury shopping, restaurants & entertainment.



Welcome to Svasaar -
your 'old home' many years from now

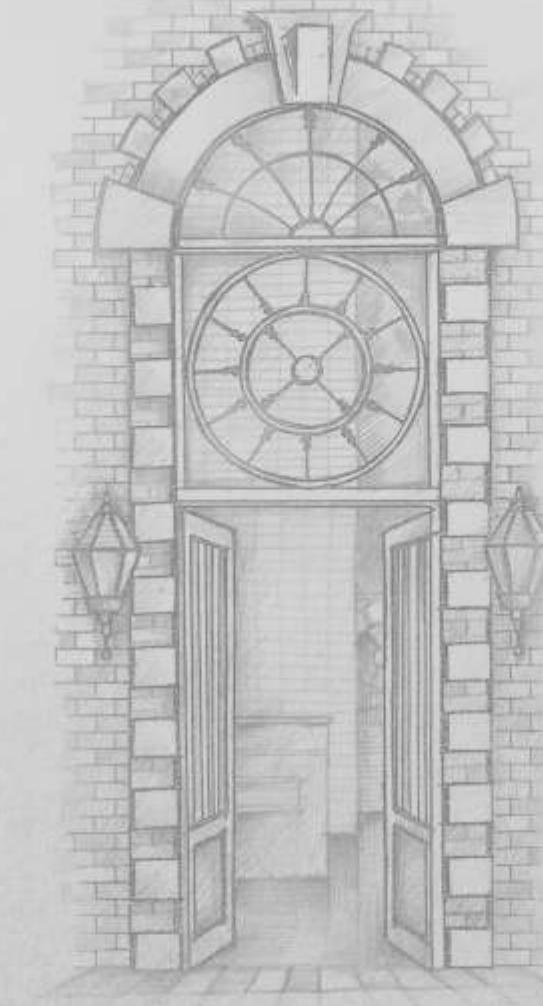


As I stand in harmony with my form,
both within and without, I bring back
the elegance of timeless architecture.

From a distance, your eyes will travel
through the honest character of the
bricks that surround me, & appreciate
the noble shape of the mouldings &
brackets that crown me. The tall arches
of the openings nourish me with natural
light, while my lines follow in simple
aesthetic shapes. The carefully crafted
detail in my iron work lend definition
to my design.

*At twilight the warm glow of my lighting,
softly reflects my grand silhouette.*

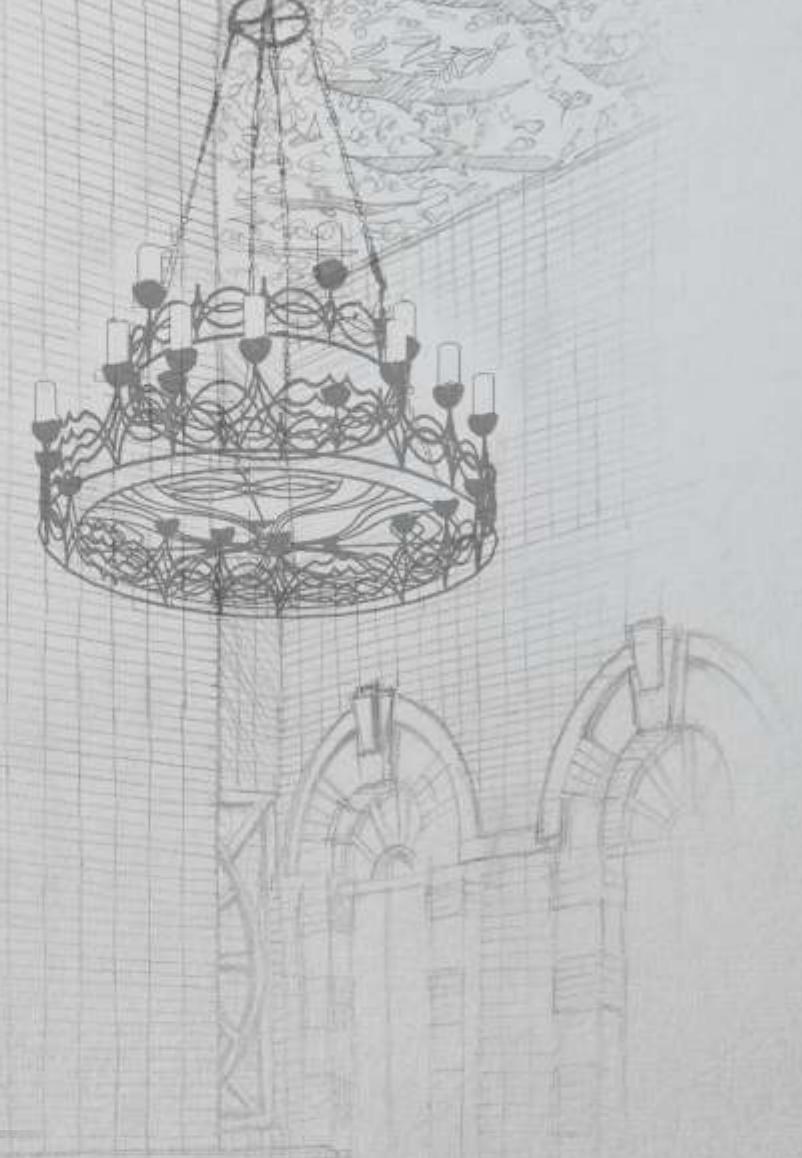
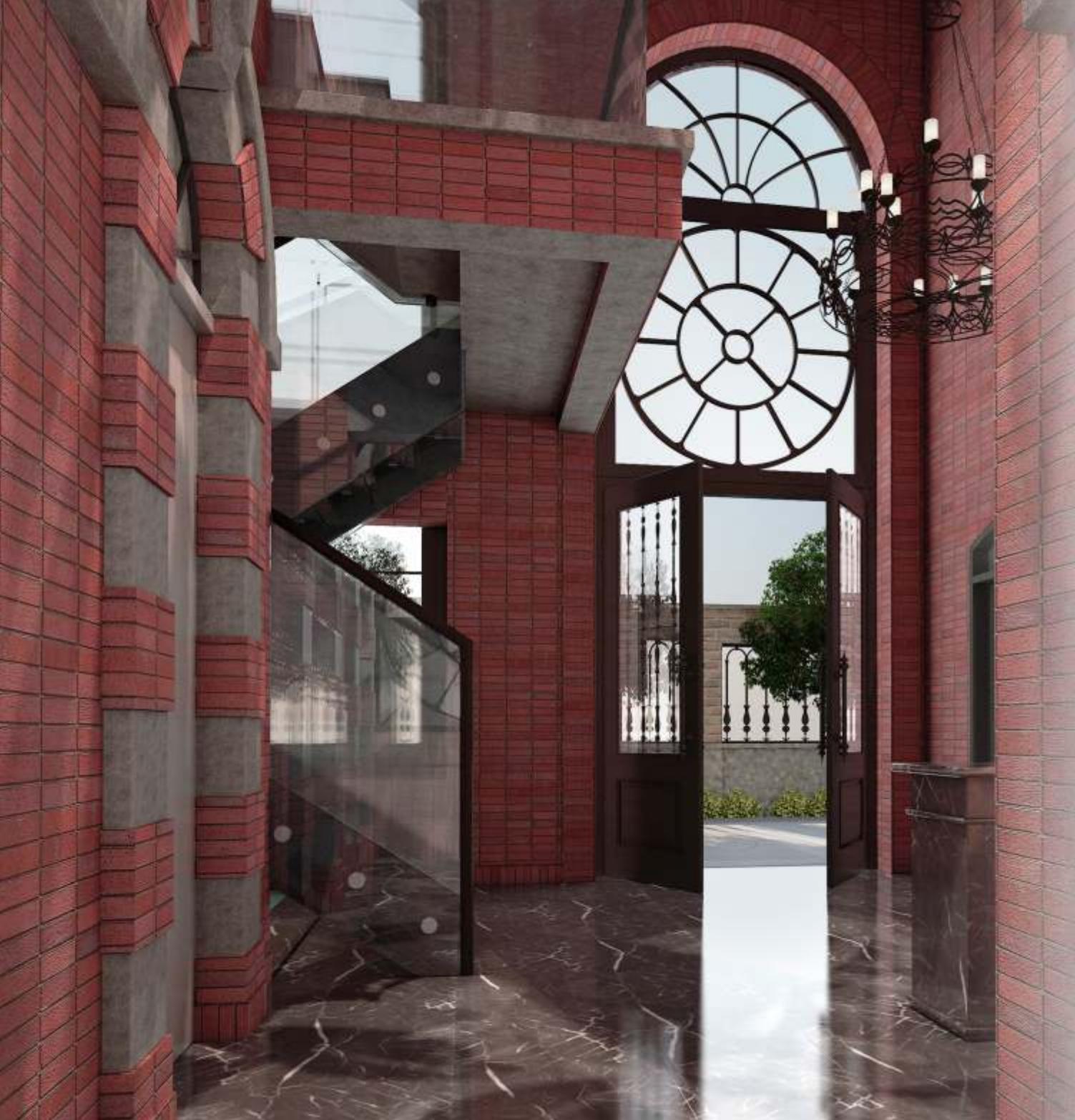




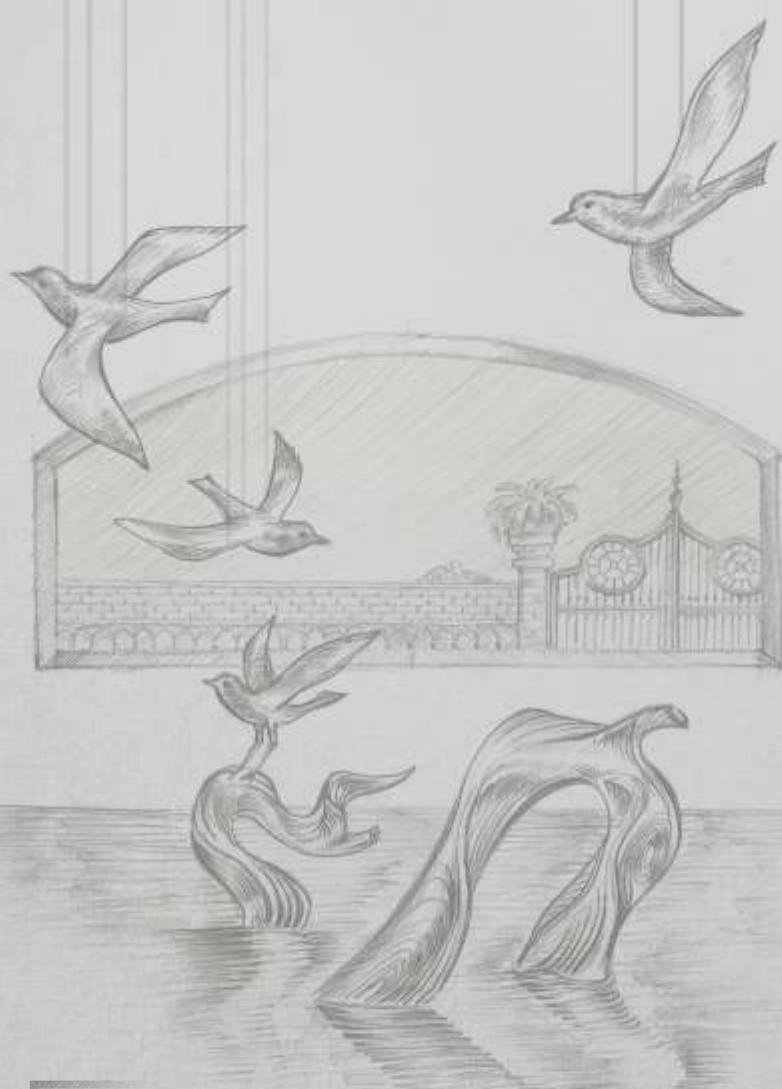
Step inside the double doors & into my lobby, where I treat the connoisseur in you, to art dedicated to the symbol of the soul- the bird.



The high ceiling of the entrance lobby holds a magnificent display- a screen featuring birds in flight. This sense of soaring freedom descends down along with their shadows.

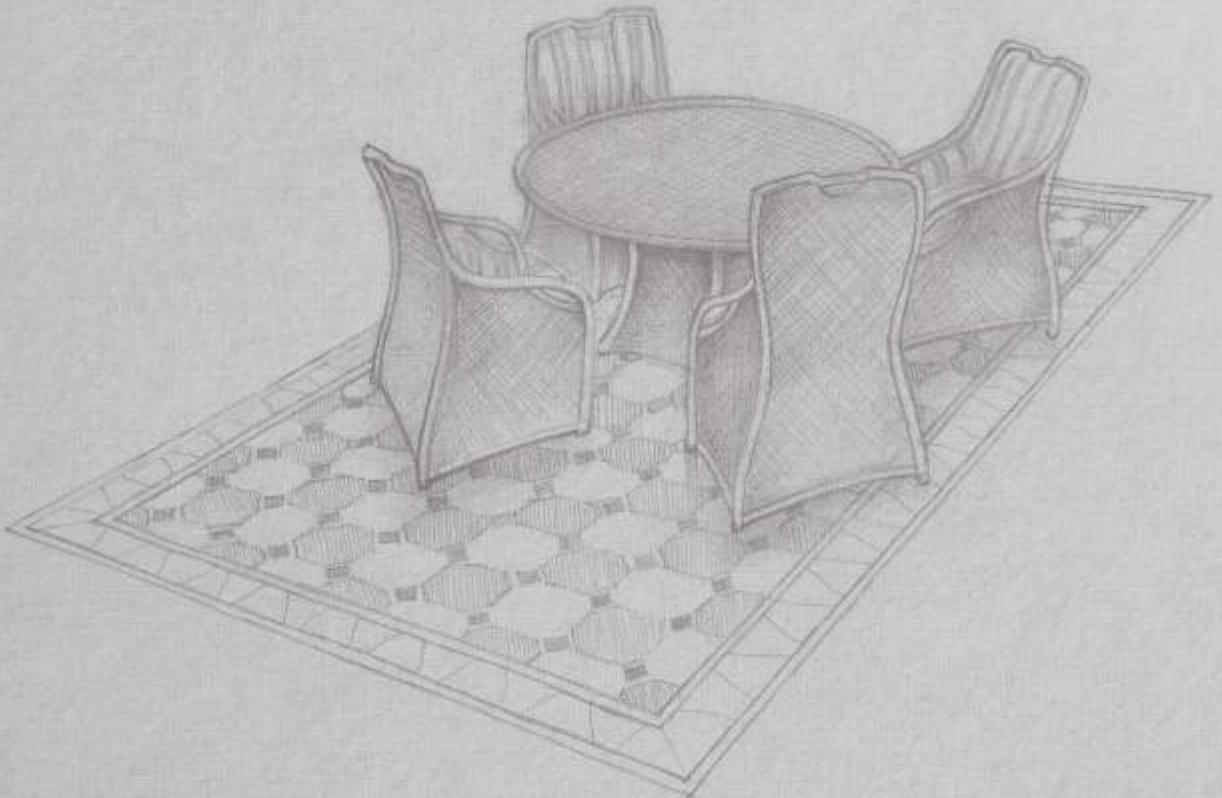


The old world charm of the custom chandelier, & the mystery of smoked mirrors, is reminiscent of the tasteful luxury of times well lived.



The calming waters next to the flight of stairs, houses the especially commissioned bird sculpture, as though to lovingly invite your body & soul to nest in the serenity of this sacred space, aptly named Svasaar, or 'home' in sanskrit language.

The Floors



I believe that the way people live
can be directed a little by architecture

- Tadao Ando

In a world of excess, 'few' is sometimes good. Such as the number of my floors. Svasaar is grand, yet at four-floors tall, it is exclusively intimate, just as a home should be.

I, Svasaar, was born to nurture 'your' wellbeing. My spaces were conceived to comfort, & to celebrate beauty. My creators pondered over your day's journey, starting from the moment you first awaken & place your feet on the floor. They wanted more for you, in dedicated spaces, in modern amenities. I redefine expectations.

At about five-thousand square feet, your floor is your home, in its entirety. The state-of the-art, imported elevator travels to only your floor, such that you enter your home through a private lobby, discreetly & in style.

As a modern day residence, my personality is the confluence of functionality & high-end design. I come equipped to integrate the best technologies in home automation for a sophisticated, comfortable, & secure living experience. Your home is ready for the future.

I may live in the city, but I owe you your time with mother nature. The conservatory in your home is your garden. The birds, the symbol of the soul, quietly follow to nest here in the water fountain that joyfully greets you every time you come home.

The open plan floor layout means you have choices. The unassuming yet tasteful french door screens allow you to open one space into another, effortlessly creating larger, free flowing spaces that make the concept of 'area' rather relative.

The fascinating palette of whites & greys in my interiors is a blank canvas, with the unique ability to wear your style, weather contemporary or classical. For the naysayers, my designers have presented my dual look in the following pages- both equally graceful, & simply delightful in their details. Allow these visuals to culture your own thoughts & ideas as you imagine your new home.

the floor plan



the floor plan tour



1 Treasured are moments shared with dear ones. **Formal Entertaining & Dining** - Expansive space uninterrupted from walls & flushed with natural light, tasteful french windows lead into the long front balcony.

The entire space is automated for lighting / air conditioning / window covering / sound controls, & allows operation through sophisticated wall mounted keypads as well as smartphones / tablet computers, thus guaranteeing effortless entertaining.

Exquisite marble floors are detailed with delicate mosaic borders, & designed with standard furniture / carpet sizes in mind, as well as to suit ideal seating layout. The centrally placed powder room walls, are an artistic display of smoked mirrors & elegant motif tiles. While the twin electric fireplaces are cast in marble for added glamour, the custom chandeliers add character.

Glazed sliding screen in dining enlarges the space, making it one with the conservatory, & further with the family lounge for large gatherings.

2 Conservatory- Answer to the craving for a green patch in urban jungles -.

The patterned floors in the conservatory set the alfresco mood, while the glazed walls invite the sun indoors. Integrated sound solutions mean you can experience superior quality music without unsightly speakers & wires. All this, while blocking the elements out in a temperature controlled environment, so you can enjoy in comfort all year round. Balcony access for added greenery.

3 The informal place to relax, unwind, dine & enjoy digital media **Family Lounge** - Media ready

room offering compatibility with the latest in advanced technologies, so you can seamlessly integrate your chosen equipment & enjoy sophisticated picture / sound quality, in various digital formats. Glazed sliding screen to enlarge the space & make it one with the conservatory, & further with the formal dining & drawing spaces.

4 Private parlours. Four Bedroom, Dress & Bathroom Units - Each

handsomely sized bedroom features conveniently located switch panels for lighting & other home automation solutions, unique flooring design for each room, balcony access that allows planters for privacy through greenery, & ample in-room storage in neatly aligned / smart cabinetry. Each open-plan dress / bath's materials & fittings were carefully selected for a distinct look, while the layout maximises cupboard & circulation space.

5 Services planning with options to suit your convenience. Kitchen / Utility & Staff Block -

Efficiency through the latest in modular kitchen concepts, hardware & international design dimensions. Functional separation -main kitchen, wash sink & washer/dryer areas. Optional access into kitchen through main building staircase as service entry, & to allow access to staff block when main home / kitchen are to remain inaccessible for safety & privacy.

6 Home is a private & safe place. **Entrance Lobby** - Dedicated state-of the-art, imported personal elevator for each floor. The private entrance lobby serves as a waiting lounge.

7 The productivity corner, small yet so integral.

Home office/Study - Conveniently located near the entrance & powder room to manage visitor access without disrupting formal spaces. Clever open plan seating for added sense of space.

8 Hallway - The long corridor with motion sensor lights, smartly separates visitor areas in front for privacy. The cavities in the passage have been neatly turned into deep closets, for more running feet of storage than most store rooms.



the canvas





Modern, effortless decor



Welcome home



the conservatory



the formal spaces



The Penthouse



Luxury must be comfortable, otherwise
it is not luxury

- Coco Chanel

The third floor is my jewel. It is everything 'the floors' are, & more!

Take the personal flight of stairs from within the penthouse to soar above to open skies, to blue waters in the Indian summer, to flickering flames in misty winters. The sprawling penthouse gives you the terrace, all yours to keep, along with the gymnasium, terrace garden, pool & fireplace deck.

As you move about the home, listen to the rain & follow the sun through the large skylight windows in the ceilings.

Experience the epitome of luxury.

The floor plan



the penthouse tour



1

Formal Drawing Room - Forty-five running feet of seating & entertaining space, flushed with natural light from the two skylight cut outs in the ceiling & the tasteful french windows along the front balcony.

The entire space is automated for lighting / air conditioning / window covering / sound controls, & allows operation through sophisticated wall mounted keypads as well as smartphones / tablet computers, thus guaranteeing effortless entertaining.

Exquisite marble floors are detailed with delicate mosaic borders, & designed with standard furniture / carpet sizes in mind, as well as to suit ideal seating layout. The centrally placed powder room walls, are an artistic display of smoked mirrors & elegant motif tiles. While the twin electric fireplaces are cast in marble for added glamour, the custom chandeliers add character.

2

Formal Dining Room - The natural light & view from the skylight cut out above the seating space lends remarkable ambience for dining. The automation features from the formal drawing room continue on to this distinctly charming dining space

that can accommodate a table of up to twelve persons for formal seating.

The floors are a combination of mosaic / marble, & are planned with standard dining table / carpet sizes in mind. The aesthetics of the interiors are further enhanced with a water feature in mosaic detailed with bird artwork & custom chandelier. The space under the staircase leading up to the terrace can be smartly turned into a bar / buffet counter. Tasteful french windows, lead into the balcony.

3

The informal place to relax, unwind, dine & enjoy digital media Family Lounge - Media ready room offering compatibility with the latest in advanced technologies, so you can seamlessly integrate your chosen equipment & enjoy sophisticated picture / sound quality in various digital formats. Glazed sliding screen to enlarge the space and make it one with the conservatory, & further with the formal dining & drawing spaces.

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Private parlours. Four Bedroom, Dress & Bathroom Units -

Each handsomely sized bedroom features conveniently located switch panels for lighting & other home automation solutions, unique flooring design for each room, balcony access that allows planters for privacy through greenery, & ample in-room storage in neatly aligned / smart cabinetry. Each open-plan dress / bath's materials & fittings were carefully selected for a distinct look, while the layout maximises cupboard & circulation space.

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Hallway - The long corridor with motion sensor lights, smartly separates visitor areas in front for privacy. The cavities in the passage have been neatly turned into deep closets, for more running feet of storage than most store rooms.

9

Terrace Access - The staircase from within the penthouse truly makes the terrace an integral part of the home, & makes frequent access to the gym, terrace garden, pool & fireplace deck, both convenient & private.

the canvas



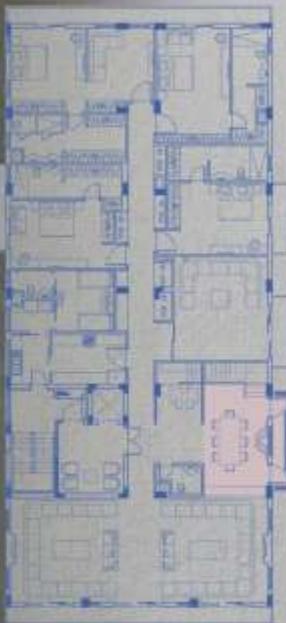
Classical, timeless decor



the formal drawing



the formal dining

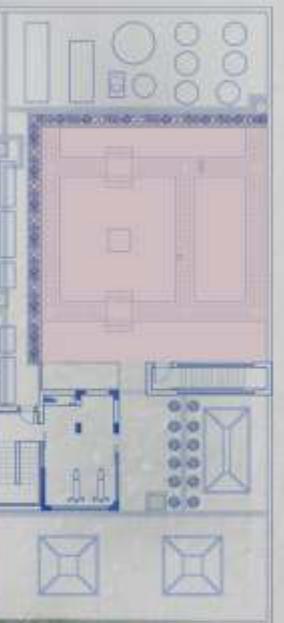


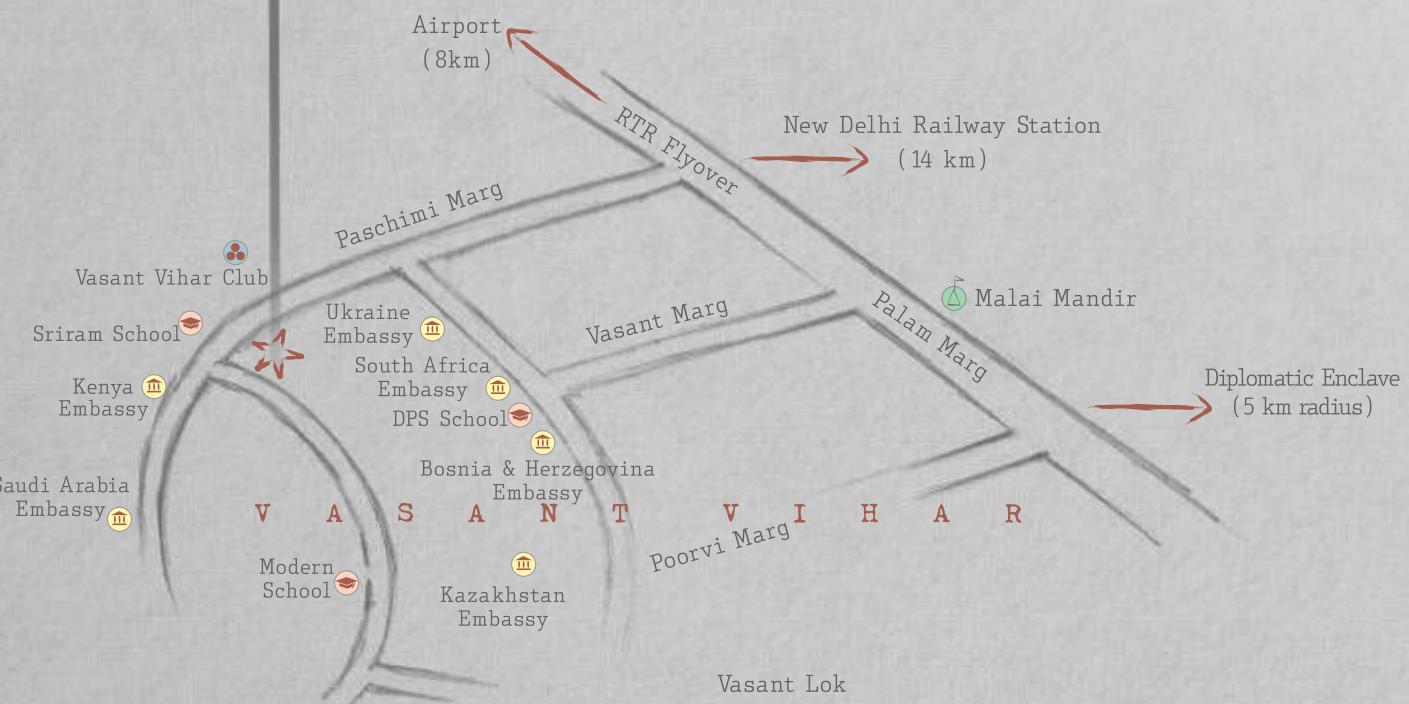
the media lounge



The Terrace

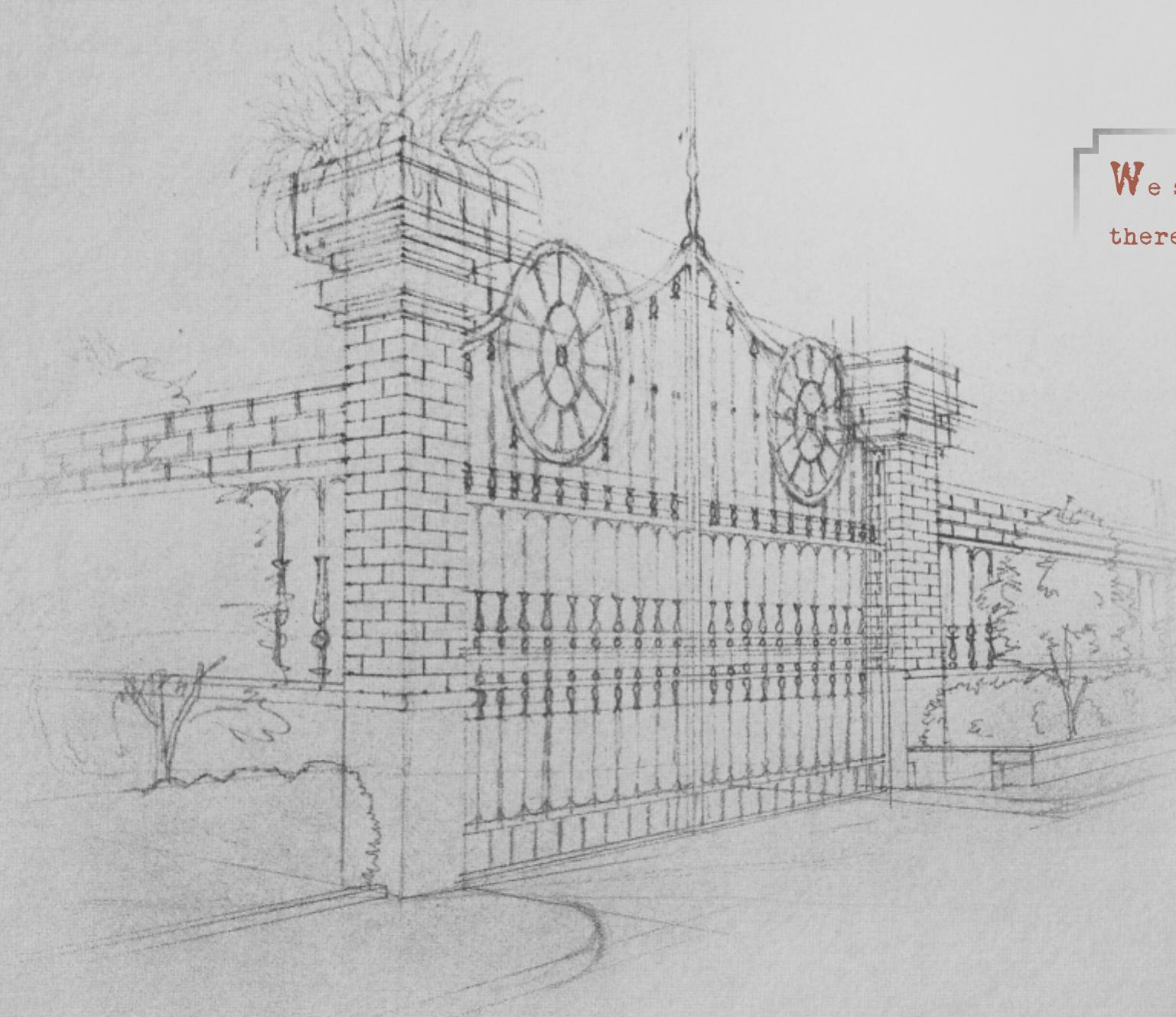






Location Map

Notes



We shape our buildings;
thereafter they shape us

-Winston Churchill