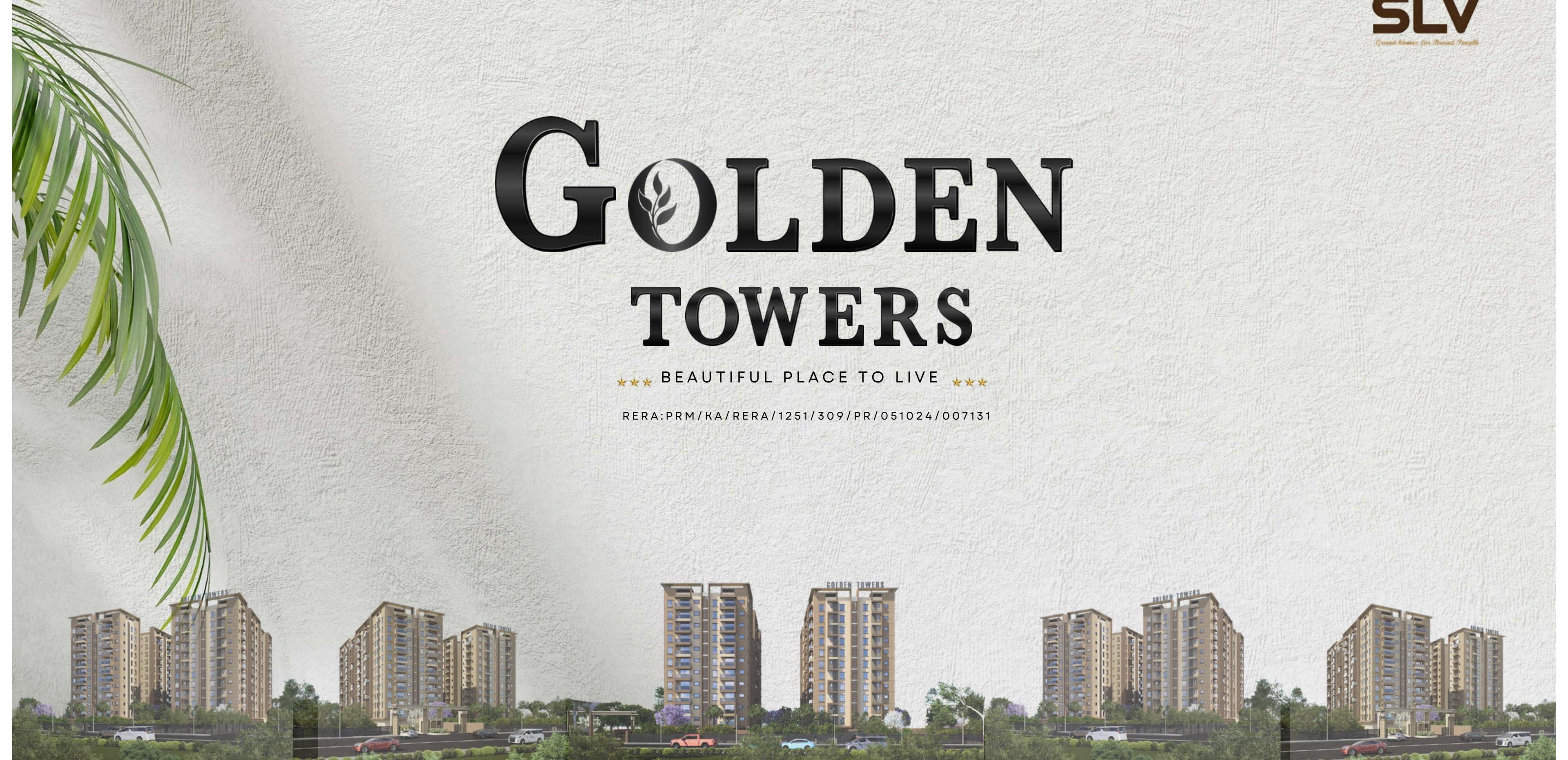


# GOLDEN TOWERS

★★★ BEAUTIFUL PLACE TO LIVE ★★★

RERA:PRM/KA/RERA/1251/309/PR/051024/007131





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THE NEW STANDARDE IN  
SPACIOUS LEAVING

---



**“GET SET  
FOR JOY-FILLED MOMENTS,  
SHINE ON.**

Welcome to The Golden Towers.  
Where freedom of space and freedom of a  
delightful home will be all around you.  
Start the journey to moment that  
will turn into a cauldron of joy and  
jubilation. Those are moments that will  
shine on in the album of life, forever.

GOLDEN TOWERS



# GOLDEN TOWERS

BEAUTIFUL PLACE TO LIVE



**“ABOUT  
NS BROTHERS SLV DEVELOPERS ”**

About NS Brothers SLV

At NS Brothers SLV, we are a trusted name in the construction industry, with over 20 years of experience delivering high-quality, reliable, and efficient construction services. Our team of dedicated professionals is skilled in a variety of construction disciplines, ensuring that every project, big or small, is completed with precision and excellence, we've built a reputation for providing tailored solutions to meet the specific needs of our clients.

With decades of experience under our belt, we understand the intricacies of the construction process. We combine time-tested methods with modern techniques, ensuring our projects are delivered on time, within budget, and exceed the expectations of those we work with. We are committed to creating spaces that stand the test of time and meet the evolving needs of our clients.

As a family-owned and operated business, we pride ourselves on our strong values of integrity, professionalism, and commitment to quality. We value the relationships we build with our clients, and every project is a testament to our dedication to providing the best in the industry. When you choose NS Brothers SLV, you're choosing a partner who will be with you every step of the way, delivering exceptional results every time.

WHEN A NEW  
**LIFESTYLE'S**  
CALLING,  
**SHINE ON**



# Master Plan

## LEGENDS

- 1. Entry/Exit With Security Cabin
- 2. Arrival Court
- 3. Bus Walting Area With Shelter
- 4. Visitor's Parking
- 5. Pedestrian Pathway (2M Wide)
- 6. Driveway
- 7. Building Drop-Off
- 8. Surface Parking
- 9. Pet Park With Mound
- 10. Paw Walk With Gravel Bed
- 11. Paw Walk with Gravel Bed
- 12. Main Pool
- 13. Kids Pool
- 14. Shade Structure W/Deck
- 15. Pool Deck
- 16. Water Feature
- 17. Tree Court With Informal Seating
- 18. Skate Plaza
- 19. Celebration Street With Frp Planting
- 20. Floor Games



## 40+ GRAND AMENITIES

- 21. Hopscotch
- 22. Bicycle Parking
- 23. Informal Seating Area
- 24. Herb Garden
- 25. Reflexology Pathway
- 26. Therapeutic Garden
- 27. Gym
- 28. Tree Plaza
- 29. Elder's Court With Shade Structure & Feature Wall
- 30. Multipurpose Lawn With Stage
- 31. Cricket Ground
- 31. Stepped Seating
- 33. Mini Soccer With Box Cricket
- 34. Badminton Court
- 35. Basketball Practice Court
- 36. Rock Climbing Wall
- 37. Children's Play Area
- 38. Sand Pit
- 39. Trampoline
- 40. Garden

Flat No.	Type	Facing	Total Saleable Area (Sft)
1	3	West	150
2	BHK	West	0
3	2	West	125
4	BHK	West	0
5	2	East	145
6	BHK	East	0
7	3	East	104
8	BHK	East	0
9	3	East	150
10	BHK	East	0
11	3	East	150
			0

# TYPICAL FLOOR PLAN

## BLOCK-B

### WHERE SPACES BREATHE WONDERS SHINE

Every square foot of your home at GoldenTowers is thoughtfully designed to inspire. Experience the luxury of spacious living in well-planned flats that offer room for comfort, creativity, and beyond. Embrace a lifestyle full of possibilities and let your home shine as a perfect blend of design and functionality.



3 BHK 1500 SFT



2 BHK 1250 SFT.



2 BHK 1450 SFT.



3 BHK 1450 SFT.



2 BHK 1040 SFT.



3 BHK 1500 SFT.



2 BHK 1040 SFT.



2 BHK 1450 SFT.



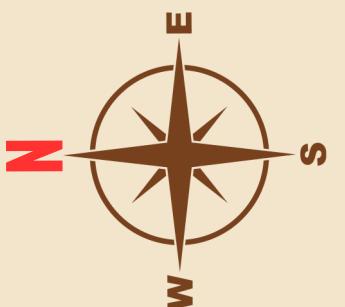
3 BHK 1450 SFT.



2 BHK 1040 SFT.



3 BHK 1500 SFT.





## BLOCK B

# **GOLDEN TOWERS**

BEAUTIFUL PLACE TO LIVE 

**WEST-FACING 1500 SFT**

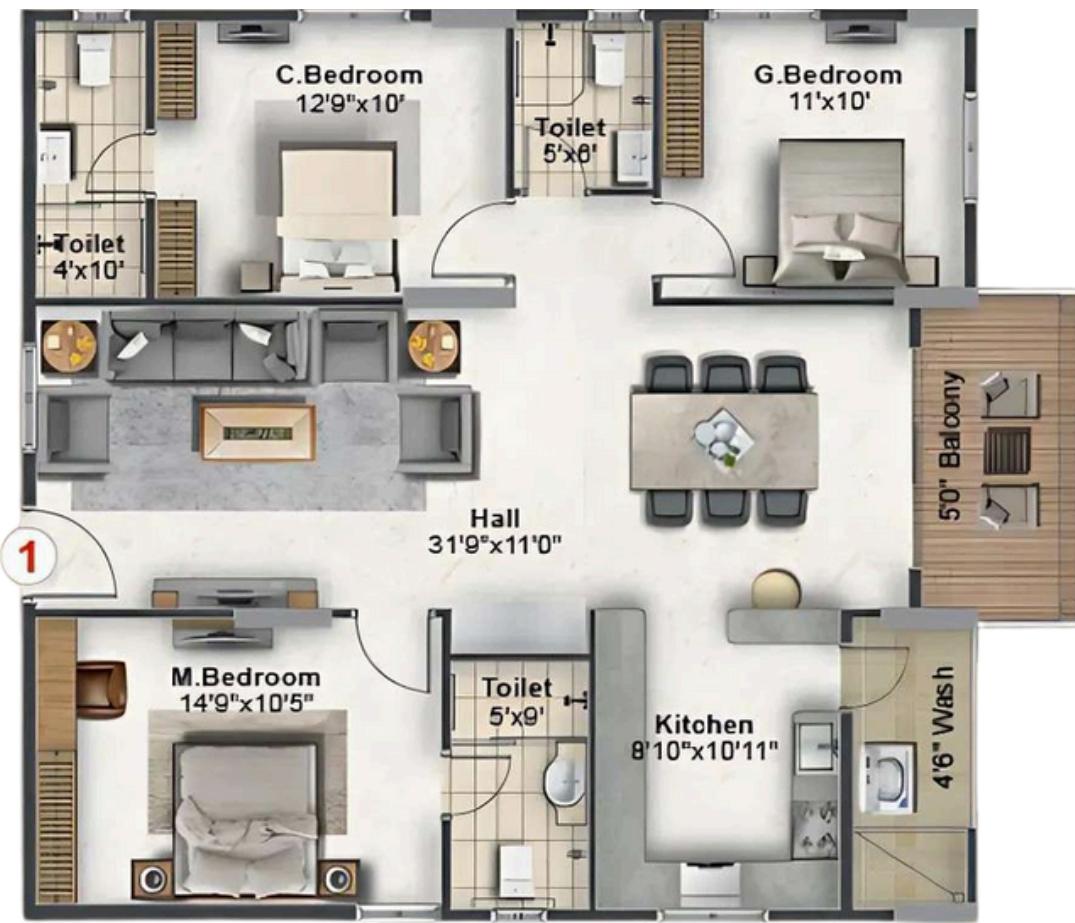
## UNIT 1

WEST-FACING 1250 SFT

## UNIT 2

# **3 BHK 1500 SFT**

**3 BHK 1250 SFT.**



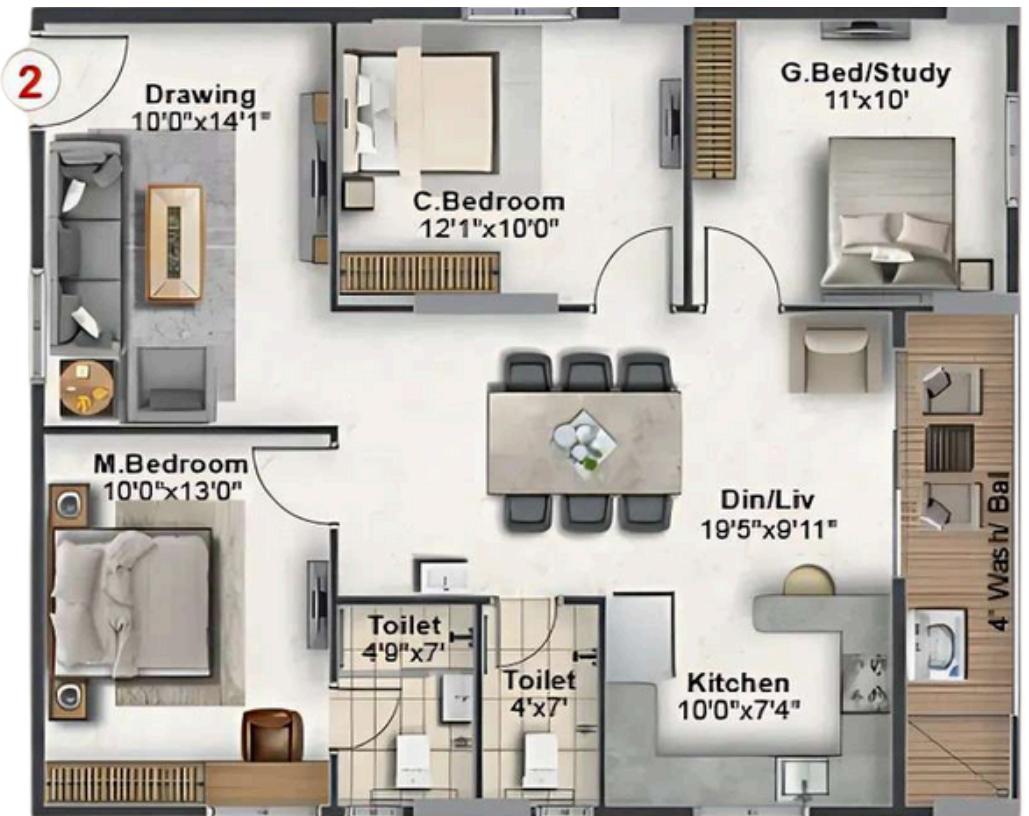
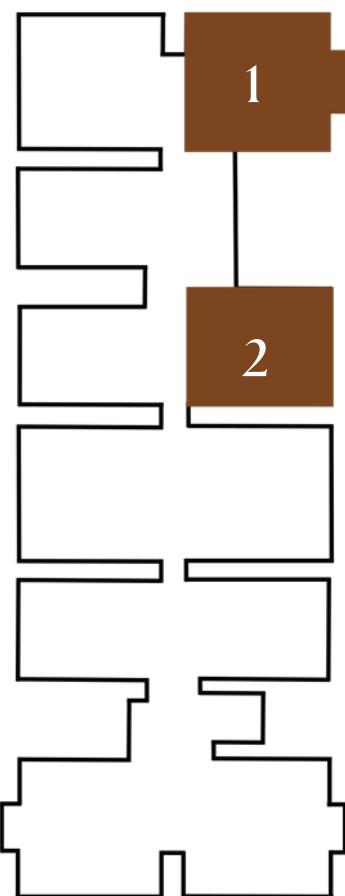
# FLOOR PLAN

# WEST-FACING - FLATNO.1

## 3 BHK 1500 SFT



## KEY PLAN



# FLOOR PLAN

## **WEST-FACING - FLATNO.2 3 BHK 1250 SFT**



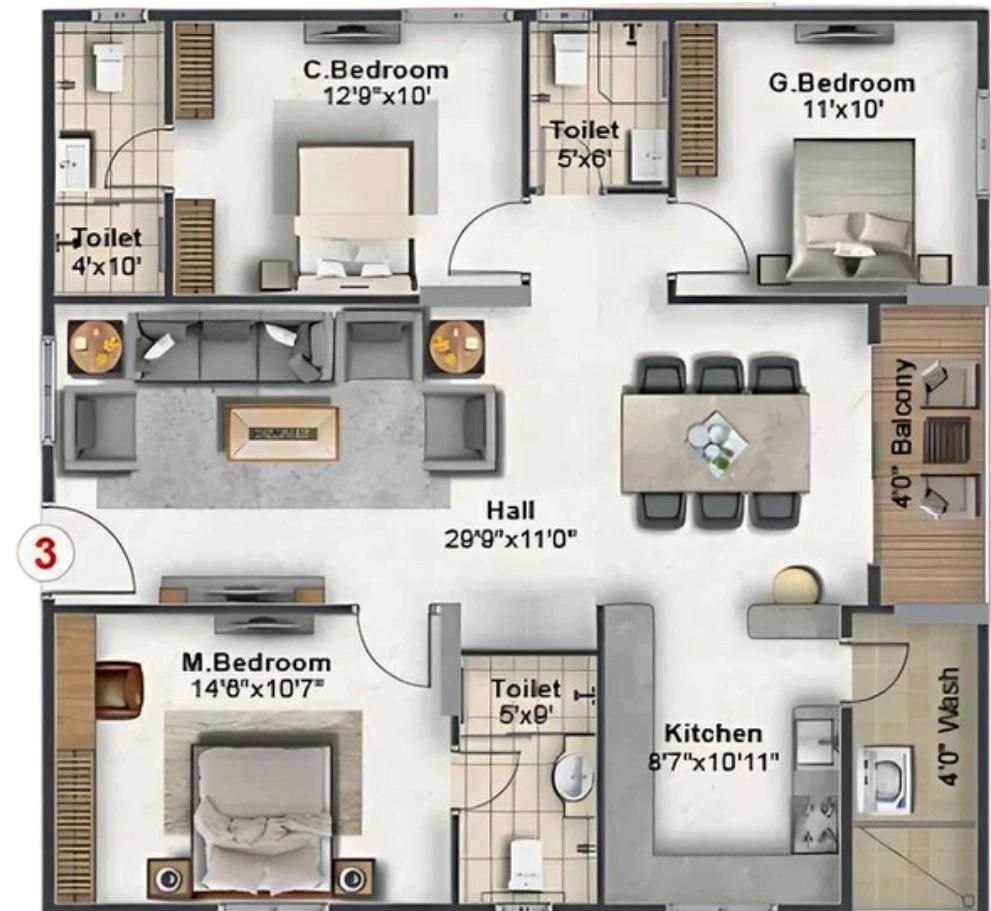


**GOLDEN  
TOWERS**  
BEAUTIFUL PLACE TO LIVE

**BLOCK B**

WEST-FACING 1450 SFT  
**UNIT 3**

**3 BHK 1450 SFT.**

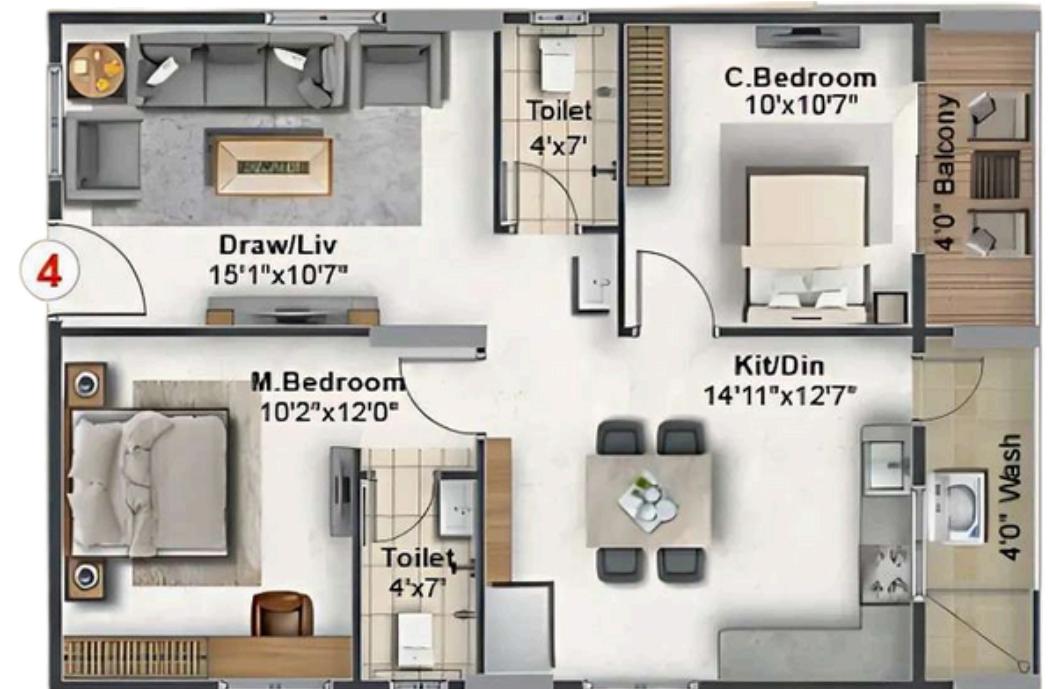
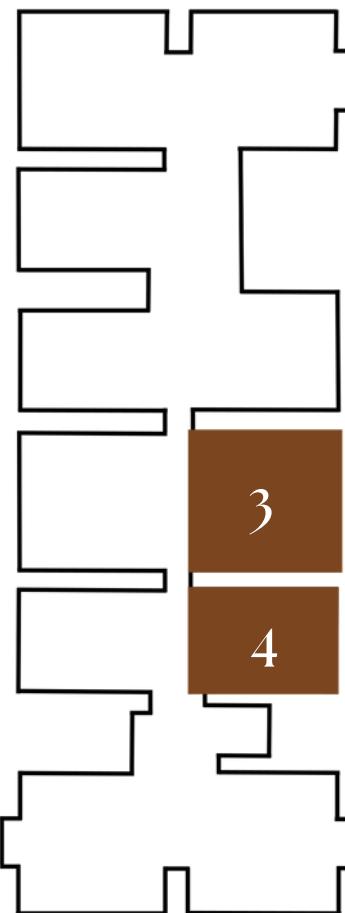


**FLOOR PLAN**  
WEST-FACING - FLAT NO. 3  
3 BHK 1450 SFT.



WEST-FACING 1040 SFT  
**UNIT 4**

**2 BHK 1040 SFT.**



**FLOOR PLAN**  
WEST-FACING - FLAT NO. 4  
2 BHK 1040 SFT.





WEST-FACING 1500 SFT  
UNIT 5

**3 BHK 1500 SFT.**



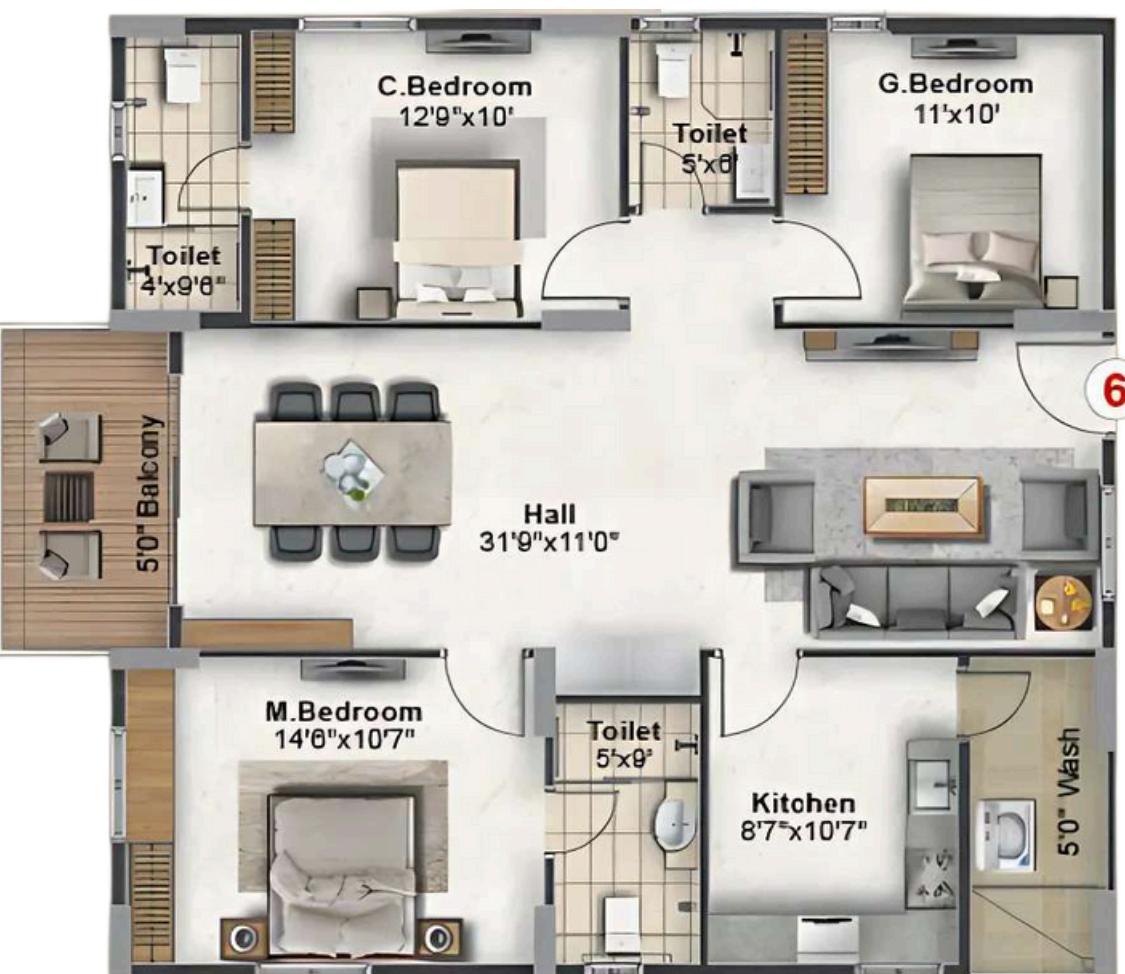
**FLOOR PLAN**

WEST-FACING - FLAT NO. 5  
3 BHK 1500 SFT.



WEST-FACING 1500 SFT  
UNIT 6

**3 BHK 1500 SFT.**



**FLOOR PLAN**

WEST-FACING - FLAT NO. 6  
3 BHK 1500 SFT.





**GOLDEN  
TOWERS**  
BEAUTIFUL PLACE TO LIVE

EAST-FACING 1040 SFT

UNIT 7

**2 BHK 1040 SFT.**



**FLOOR PLAN**  
WEST-FACING - FLAT NO. 7  
2 BHK 1040 SFT

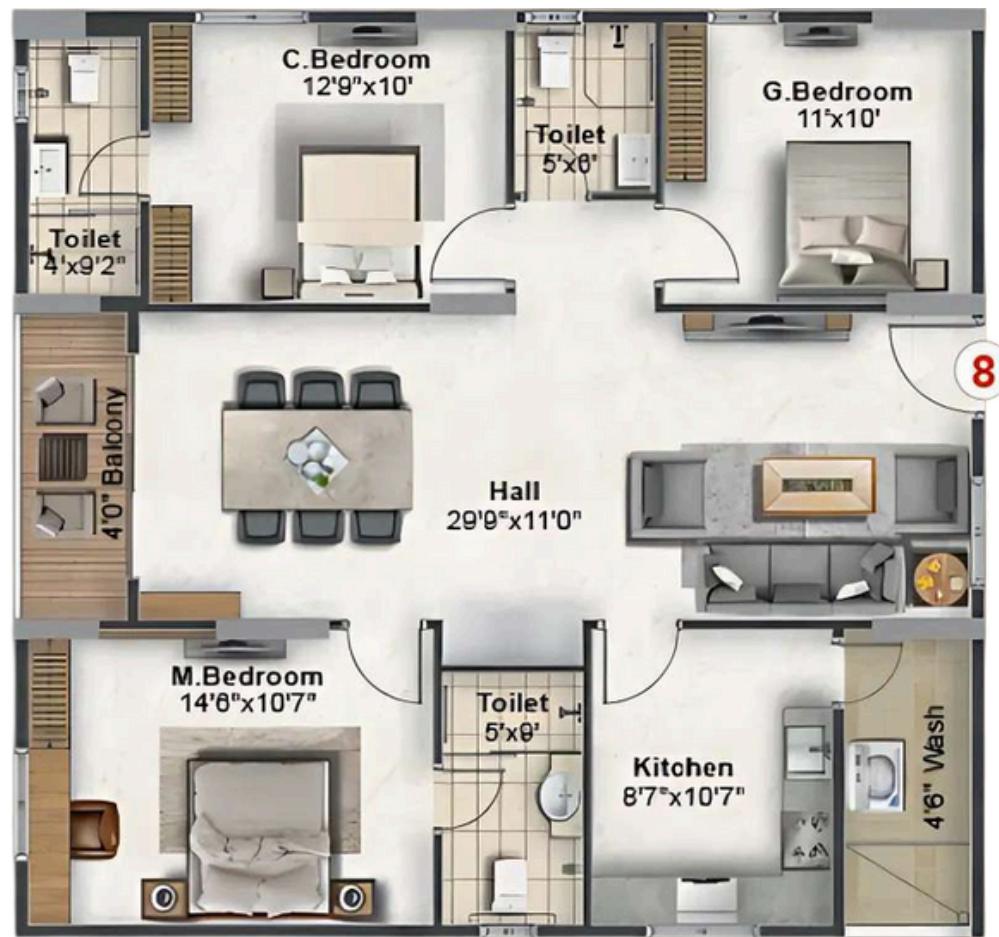
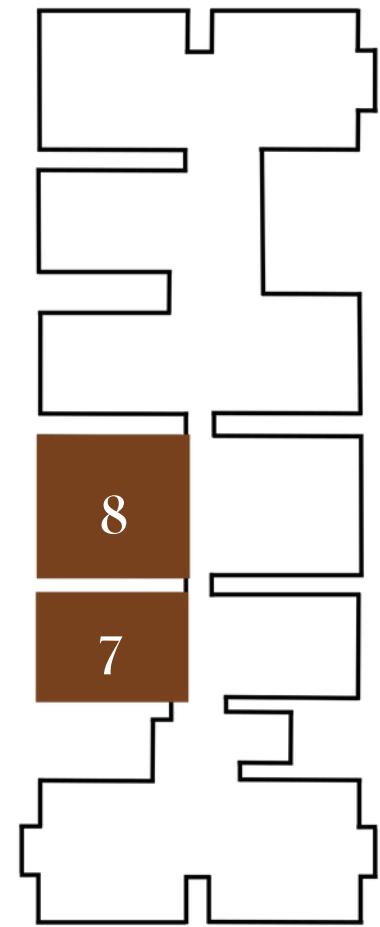


EAST-FACING 1450 SFT

UNIT 8

**3 BHK 1450 SFT.**

KEY PLAN



**FLOOR PLAN**  
WEST-FACING - FLAT NO. 8  
3 BHK 1450 SFT

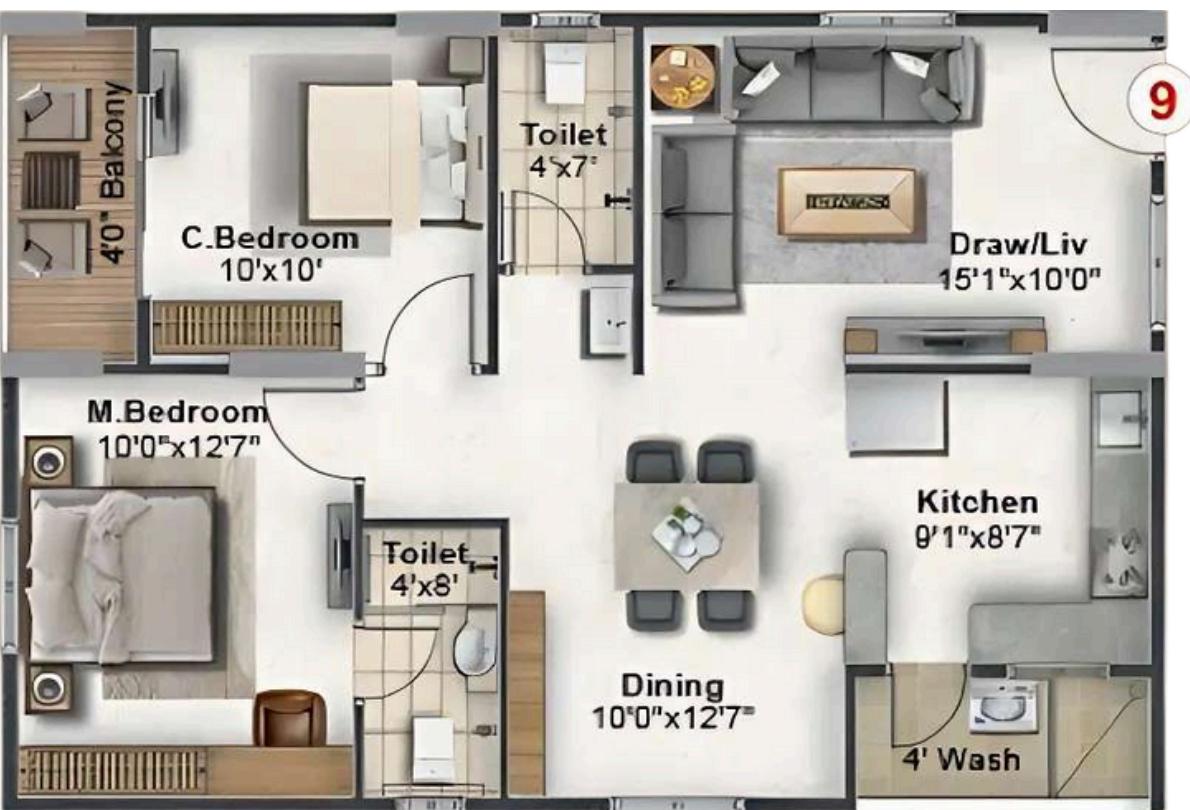




GOLDEN  
TOWERS  
BEAUTIFUL PLACE TO LIVE

EAST-FACING 1040 SFT  
UNIT 9 & 10

2 BHK 1040 SFT.

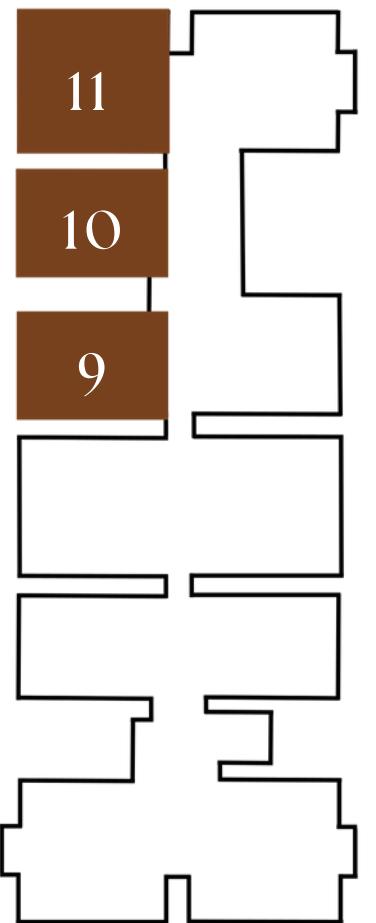


FLOOR PLAN

WEST-FACING - FLAT NO. 9,10  
2 BHK 1040 SFT.

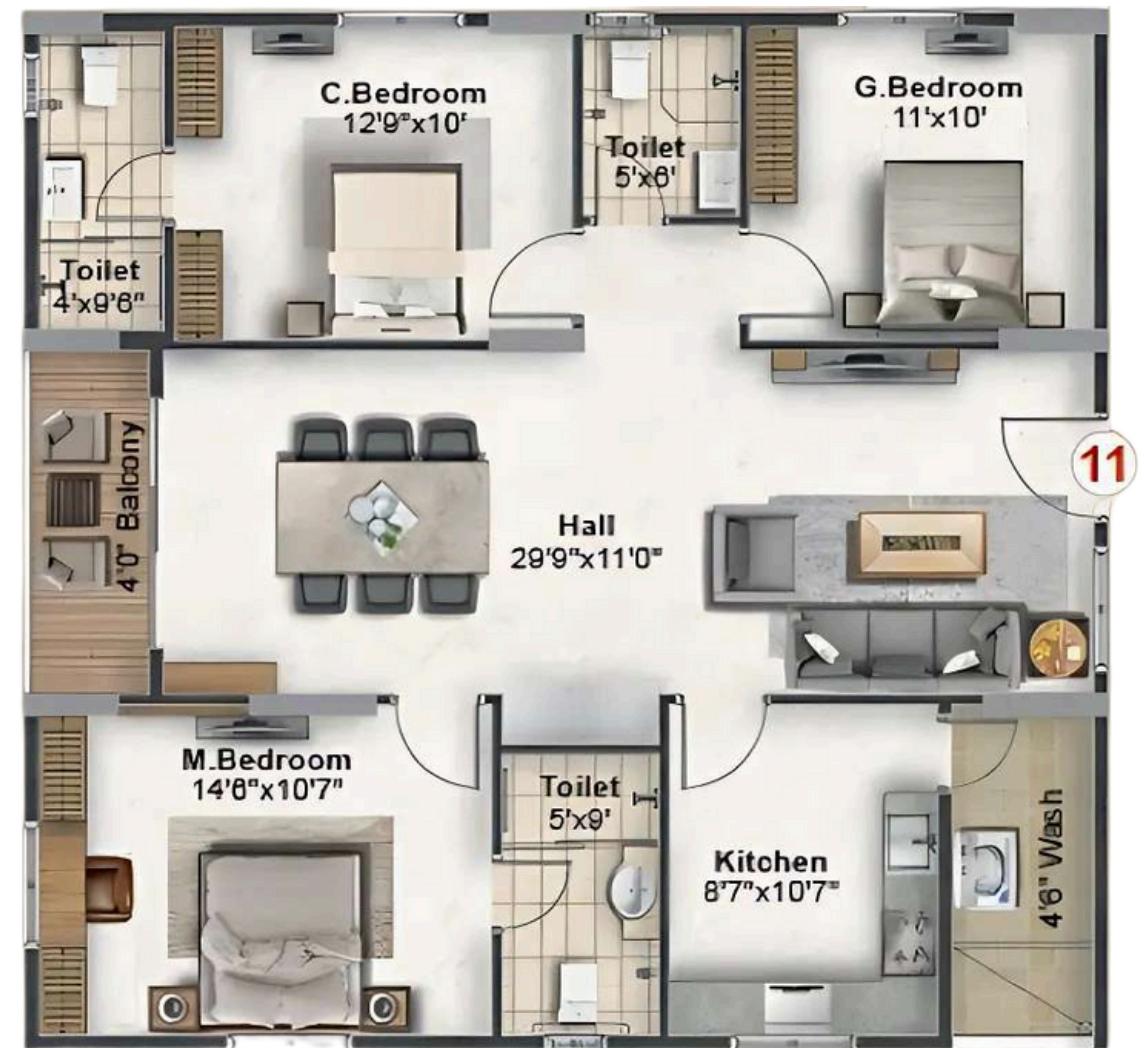


KEY PLAN



EAST-FACING 1450 SFT  
UNIT 11

3 BHK 1450 SFT.



FLOOR PLAN

WEST-FACING - FLAT NO. 6  
3 BHK 1450 SFT.





A project by



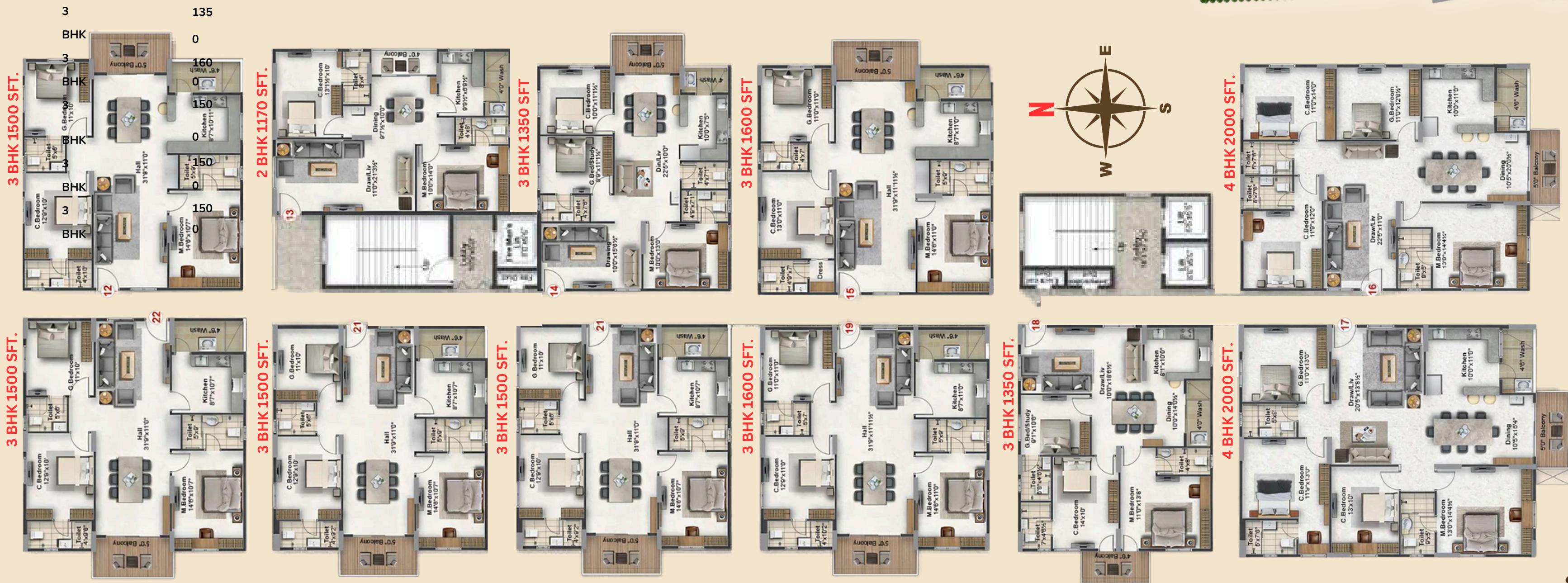
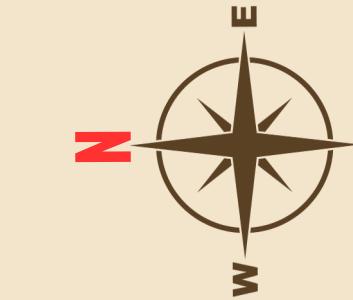
Flat No.	Type	Facing	Total Saleable Area (Sft)
12	3	West	150
13	BHK	West	0
14	2	West	107
15	BHK	West	0
16	3	East	135
17	BHK	East	0
18	3	East	160
19	BHK	East	0
20	4	East	200
21	BHK	East	0
22	4	East	200
			0

# TYPICAL FLOOR PLAN

## BLOCK-A

LIVE RELAXED IN COMPLETE PRIVACY, SHINE ON.

We have ensured that privacy always comes first when it comes to the thoughtfully- designed apartments at Golden Towers. Your home here will be an individual, standalone unit - as it offers complete seclusion without any shared walls with its neighbouring house. Live peaceful, undisturbed, and in a space crafted just for you.





# BLOCK A

**GOLDEN  
TOWERS**  
BEAUTIFUL PLACE TO LIVE

WEST-FACING 1500 SFT  
UNIT 12

**3 BHK 1500 SFT.**

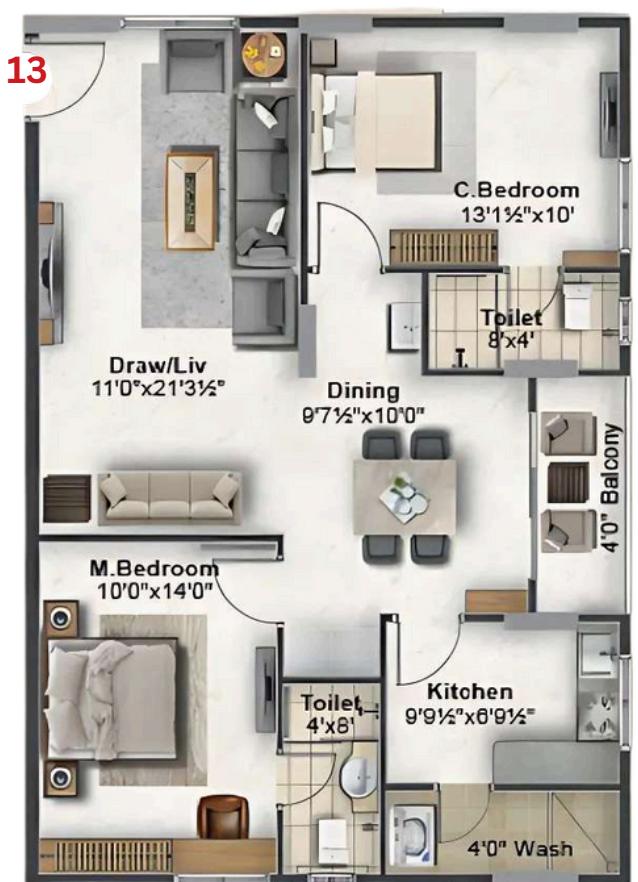


**FLOOR PLAN**  
WEST-FACING - FLAT NO.12  
2 BHK 1040 SFT.



WEST-FACING 1170 SFT  
UNIT 13

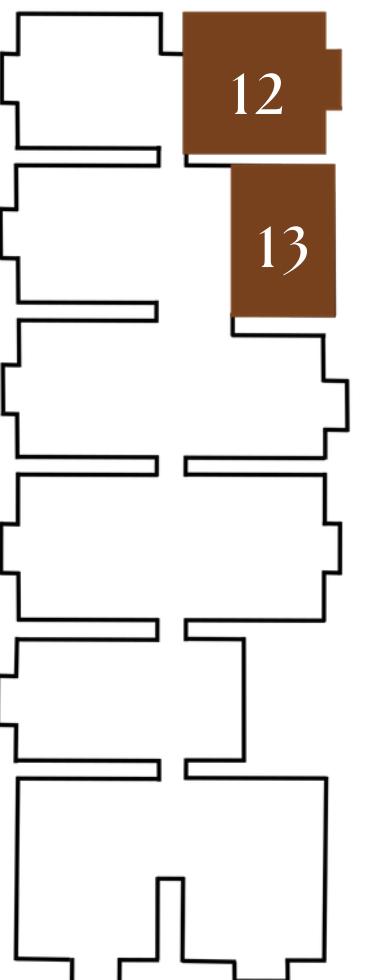
**2 BHK 1170 SFT.**



**FLOOR PLAN**  
WEST-FACING - FLAT NO.13  
2 BHK 1170 SFT.



KEY PLAN



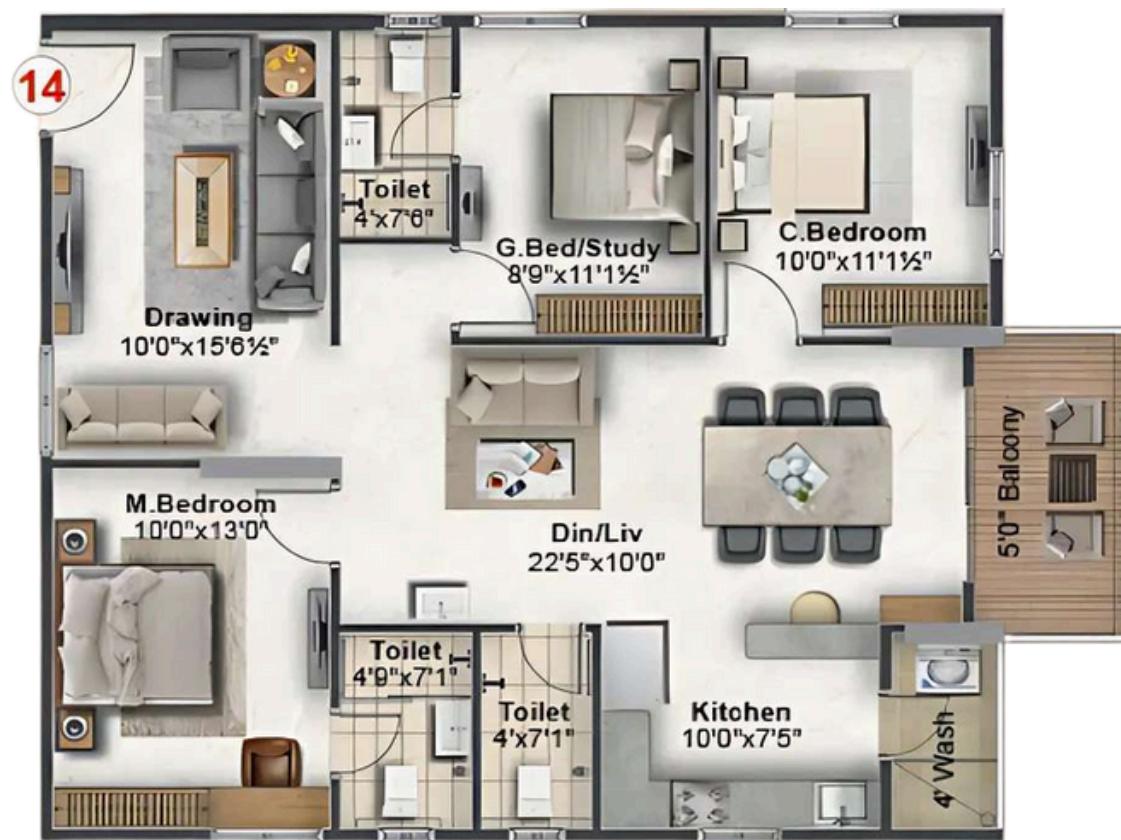


**GOLDEN  
TOWERS**  
BEAUTIFUL PLACE TO LIVE

**BLOCK A**

WEST-FACING 1350 SFT  
**UNIT 14**

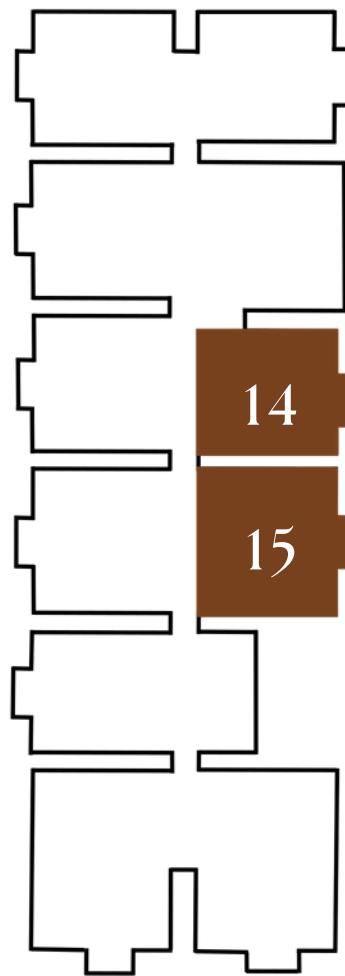
**3 BHK 1350 SFT**



**FLOOR PLAN**  
WEST-FACING - FLAT NO. 14  
3 BHK 1350 SFT



KEY PLAN



WEST-FACING 1600 SFT  
**UNIT 15**

**3 BHK 1600 SFT**



**FLOOR PLAN**  
WEST-FACING - FLAT NO. 15  
3 BHK 1600 SFT





# BLOCK A



WEST-FACING 2000 SFT

## UNIT 16

4 BHK 2000 SFT.

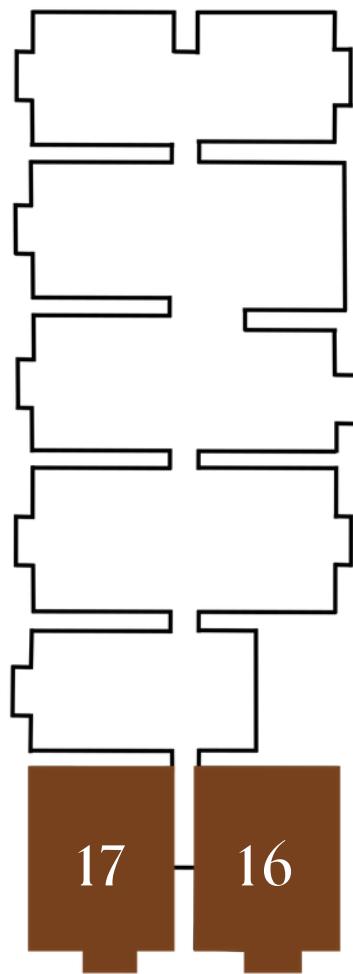


## FLOOR PLAN

WEST-FACING - FLAT NO.16  
4 BHK 2000 SFT.



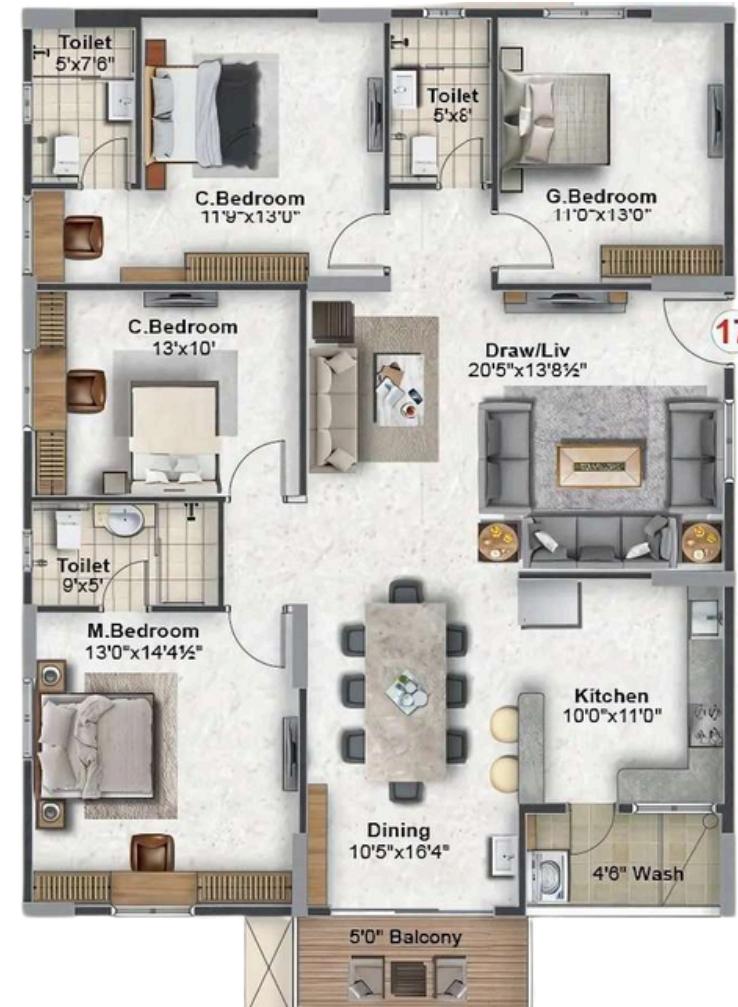
## KEY PLAN



WEST-FACING 2000 SFT

## UNIT 17

4 BHK 2000 SFT.



## FLOOR PLAN

EAST-FACING - FLAT NO.17  
4 BHK 2000 SFT.





**GOLDEN  
TOWERS**  
BEAUTIFUL PLACE TO LIVE

EAST-FACING 1350 SFT  
UNIT 18

**3 BHK 1350 SFT.**



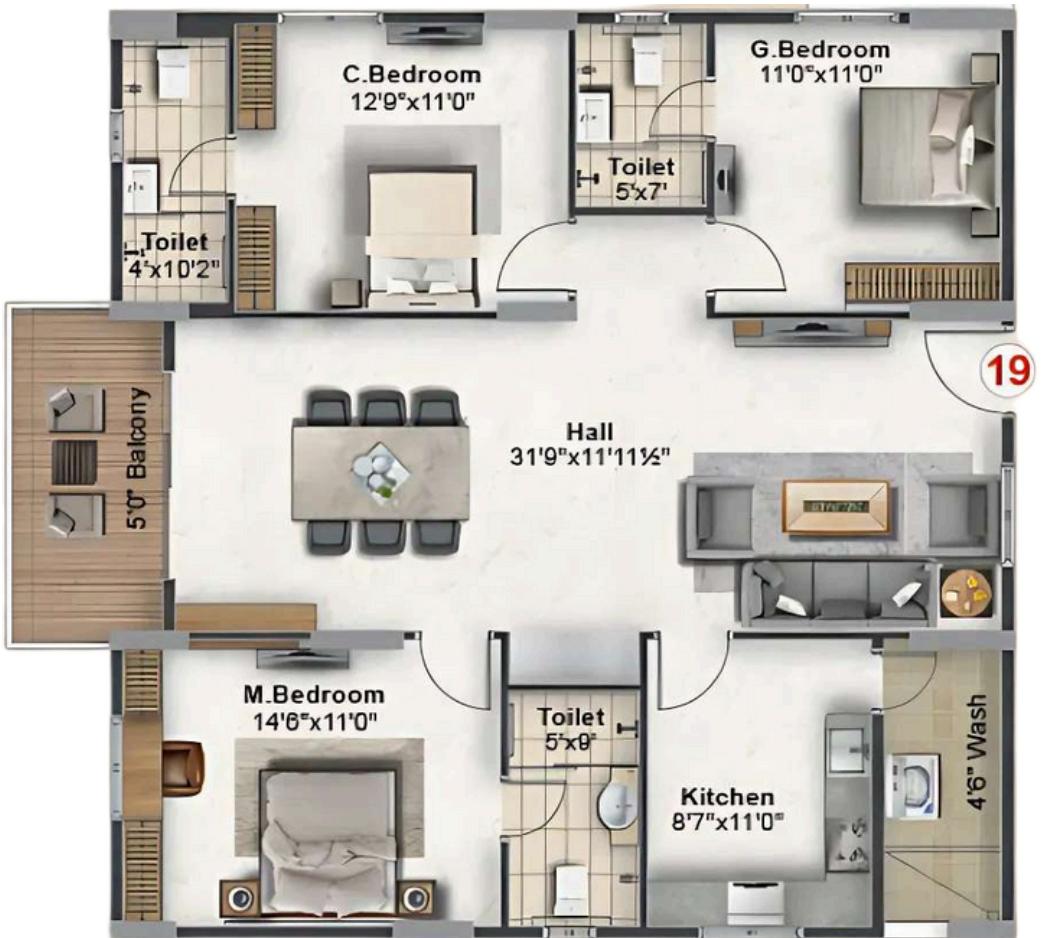
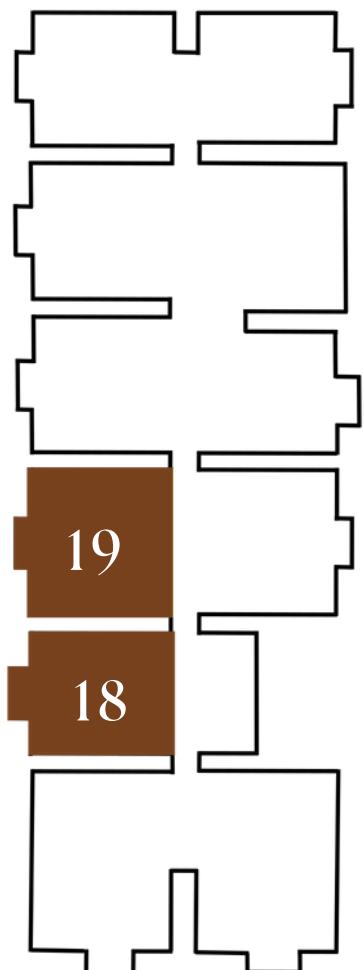
**FLOOR PLAN**  
EAST-FACING - FLAT NO.18  
3 BHK 1350 SFT.



EAST-FACING 1600 SFT  
UNIT 19

**3 BHK 1600 SFT.**

KEY PLAN



**FLOOR PLAN**  
EAST-FACING - FLAT NO.19  
3 BHK 1600 SFT.





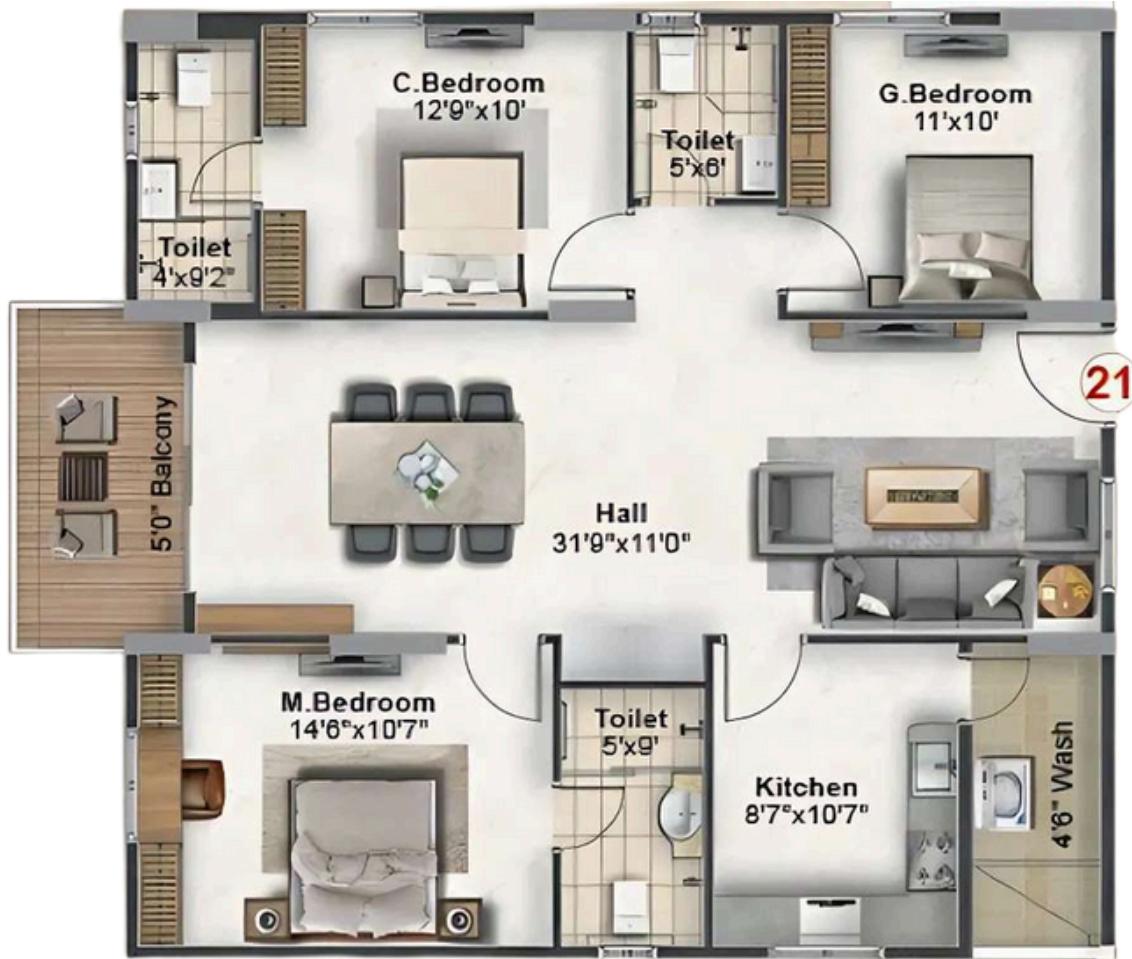
## BLOCK A

# **GOLDEN TOWERS**

**TOWERS**  
BEAUTIFUL PLACE TO LIVE

**EAST-FACING 1350 SFT  
UNIT 20 & 21**

# 3 BHK 1500 SFT.



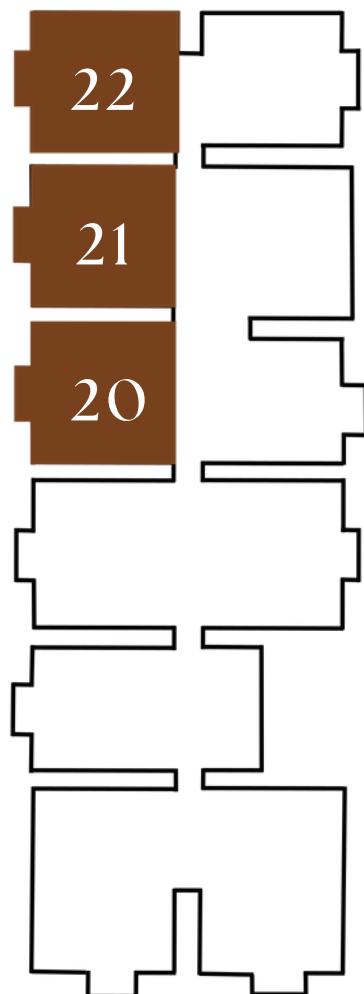
# FLOOR PLAN

# EAST-FACING - FLAT NO. 20, 21

## 3 BHK 1500 SFT.

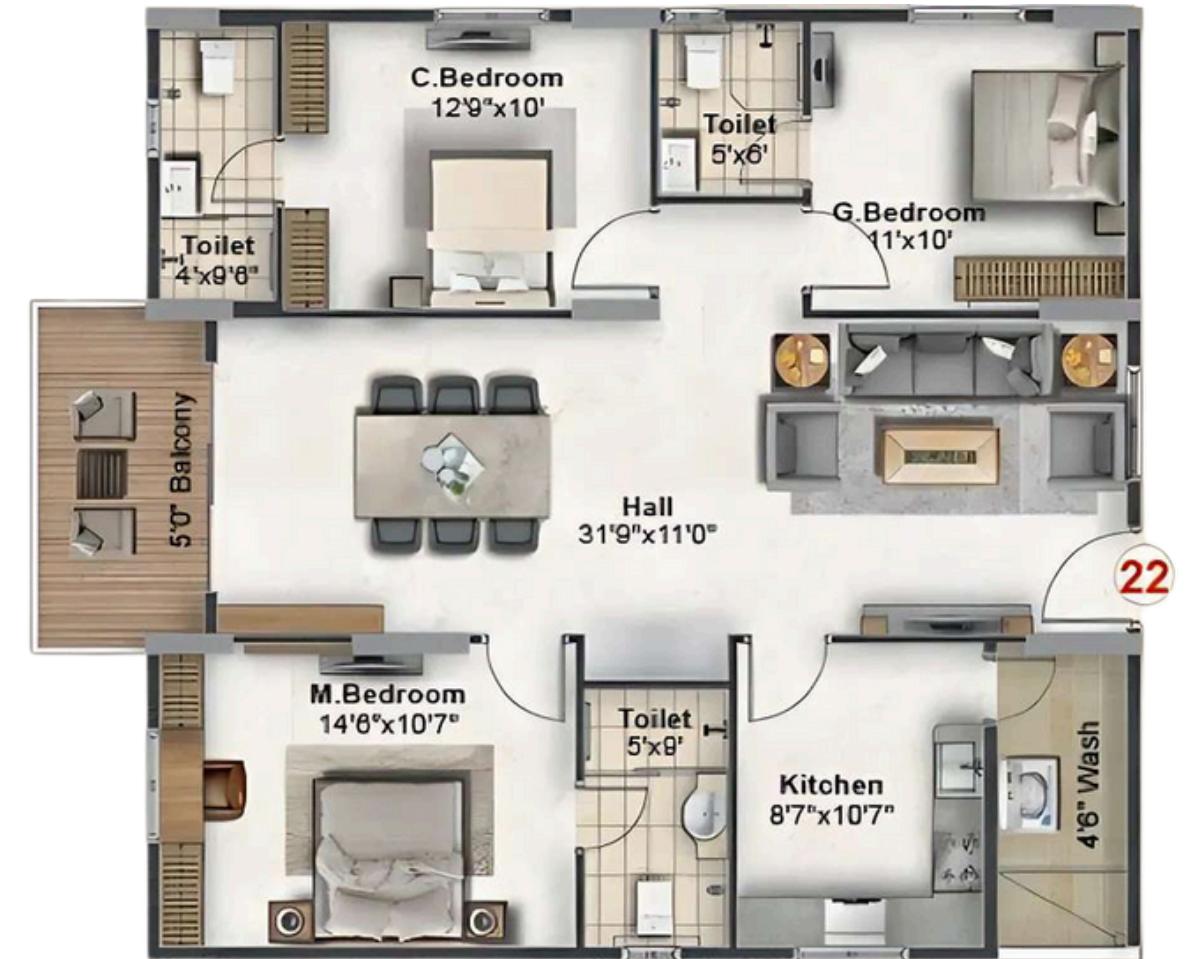


## KEY PLAN



**EAST-FACING 1600 SFT  
UNIT 22**

# **3 BHK 1500 SFT.**



# FLOOR PLAN

## EAST-FACING - FLAT NO. 22 3 BHK 1500 SFT.





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WHERE COMFORT MEETS  
ELEGANCE IN EVERY SPACE.

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# Children Play Area

A safe and vibrant space designed for endless fun, where kids can play, explore, and create joyful memories in a secure environment.





# AMINITYES GRAND ENTRY AND EXIT

- Gated Entry with 24/7 Security
- Separate Entry & Exit Points for Efficient Traffic Flow
- Boom Barriers & RFID Access for Residents
- Visitor Management System for Added Security
- Well-Lit Driveways & Pedestrian-Friendly Access



A project by



## Prime Location Where Convenience Meets Luxury

SLV Golden Towers boasts an unbeatable location in one of the city's most vibrant and upscale neighborhoods. Positioned in a thriving commercial hub, it offers seamless connectivity to key business districts, making it an ideal choice for professionals and families alike. Enjoy the convenience of world-class educational institutions, top-tier healthcare facilities, luxurious hotels, and fine dining restaurants—all within close proximity. With easy access to entertainment hotspots and lifestyle attractions, SLV Golden Towers ensures a premium living experience where every necessity and indulgence is just moments away.

### HOSPITALS

- Aster CMI
- Columbia Asia
- Cytec Care
- Navachetana

### MALLS

- Galleria Mall
- Mall of Asia

### SHOPPING

- Big Bazaar
- Heritage
- Relience Supermarket
- Royalmart Supermarket
- More Mega Mart

### SCHOOL & COLLEGES

- BMSIT College
- Canadian International School
- Vishwa Vidyapeeth
- Ryan International School
- Mallya Aditi International School
- Nagarjuna Vidyanikethan
- Nitte International School
- Presidency School
- Vidyashilp Academy
- Chrysais High
- National Public School
- VIBGYOR



### IT PARKS

- Manyata Embassy Business Park
- Bagmane Sierra Business District
- North Gate Business Park - Phase 1 & 2
- Sattva Horizon
- Embassy Business Hub
- CapitaLand IT Park

### Jakkur Aerodrome (for microlight flying)

## GOLDEN TOWERS



Kogilu cross

Yelahanka Railway Station

RMZ Galleria Mall

KODIGEHALLI

Motherhood Hospital

Brigade Opus

Aster CMI Hospital

Manipal Hospital

DEVINAGAR

Hebbal Flyover

Phoenix Mall Of Asia

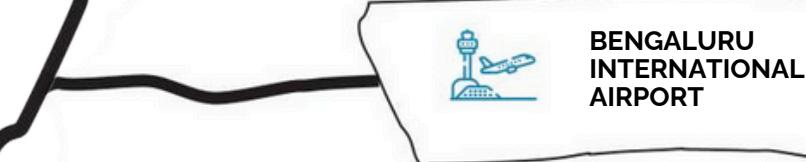
Kirloskar Tech Park

Presidency School

Nagavara Lake

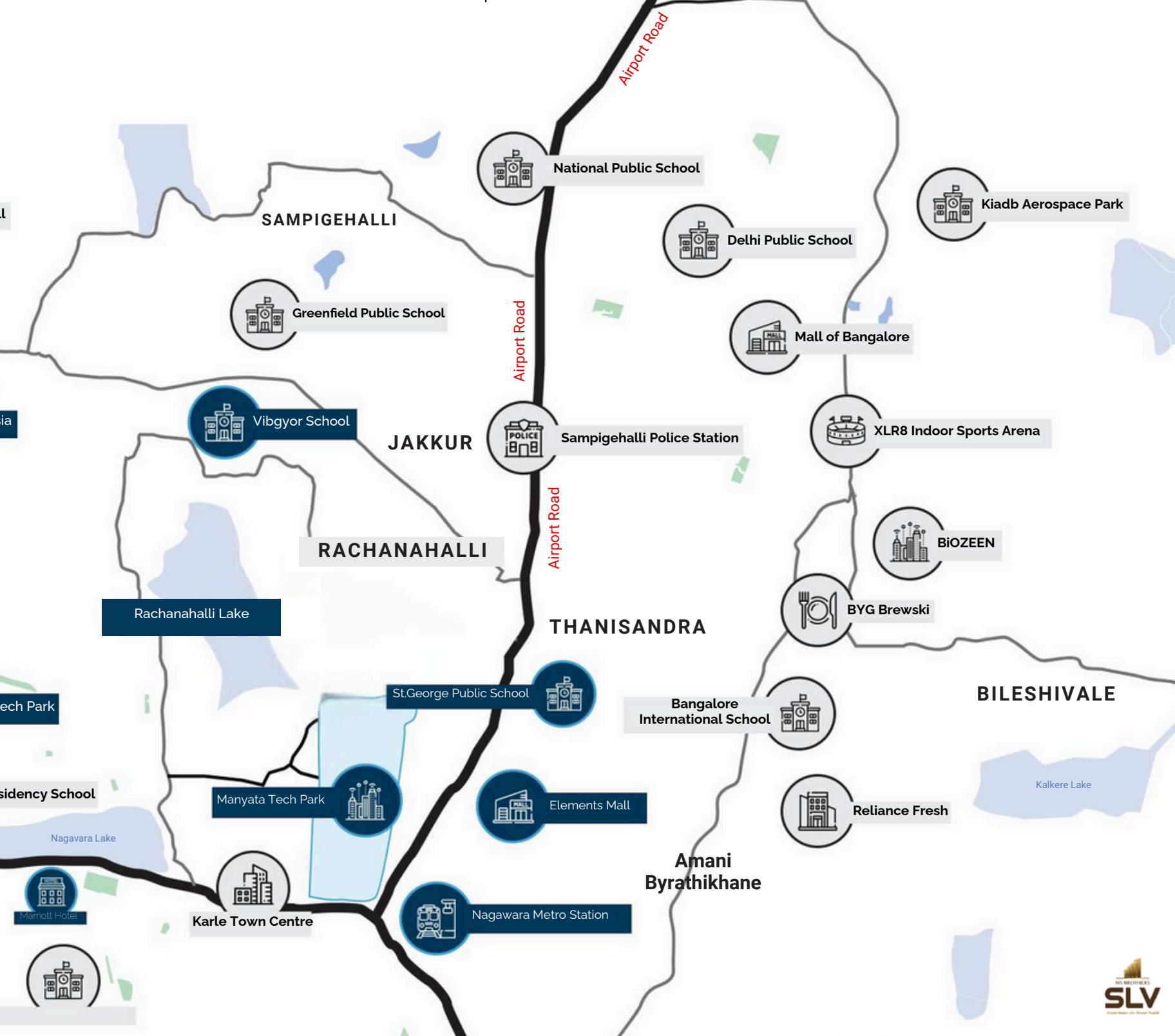
Marriott Hotel

Karle Town Centre



BENGALURU  
INTERNATIONAL  
AIRPORT

## Location Map





## Swimming Pool

Enjoy aluxurious main pool for relaxation andfitness, while the kids' pool offers a safe and fun space for little swimmers to splash and play.





## OUTDOOR GYM

Enjoy a full-body workout in the open air with eco-friendly fitness equipment. Boost strength, flexibility, and wellness—right in your community!

- Workout in Nature – Breathe fresh air while staying active
- Full-Body Exercise – Strength, cardio, and flexibility in one space
- Modern Equipment – Pull-up bars, leg press, elliptical & more
- Community Fitness – Stay motivated with group workouts
- Eco-Friendly – No electricity, just pure energy!



A project by

**SLV**  
Grand Homes for Grand People



STEP INTO A WORLD OF  
SPACIOUS LIVING.

## BOX CRICKET & BASKET BALL





## Multipurpose Lawn – A Space for All Activities

- Relax & Rejuvenate – Perfect for yoga, picnics, and gatherings
- ⚽ Play & Sports – Ideal for football, badminton, and outdoor games
- 💜 Events & Functions – Host celebrations and social gatherings
- 🏠 Green & Serene – Enhances community living with natural beauty

## Hopscotch – Fun & Fitness for Kids

- ⚙️ Engaging Play – Classic game for endless fun
- 🛑 Active Learning – Improves balance, coordination & agility
- 🏠 Safe & Colorful – Designed for joyful outdoor experiences
- Community Bonding – Brings kids together for social play



## Visitors Parking Area Bus Waiting Area

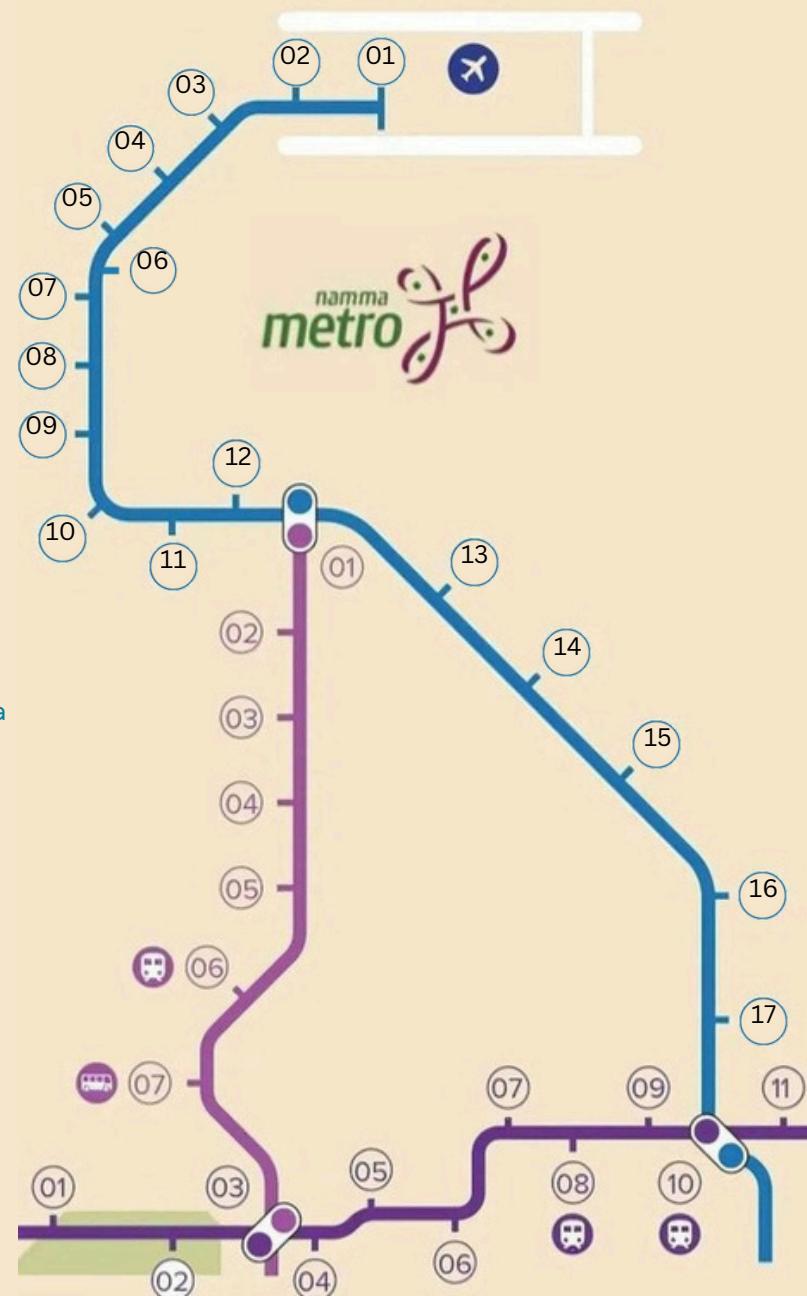
A well-sheltered bus waiting area ensures comfort and convenience, while a spacious visitors' parking provides hassle-free and secure access for your guests.



# PROJECT SPECIFICATION

# METRO LINE

<b>STRUCTURE</b> RCC-framed structure. <b>BRICKWORK &amp; PLASTERING</b> External Walls: With 9" thick AAC blocks and double-coat cement plastering with sponge finish. Internal Walls: With 4" thick AAC blocks and single-coat cement plastering with sponge finish.	<b>FLOORING</b> 2x4 vitrified tile flooring for hall, bedrooms, dining and kitchen with rustic ceramic tiles in balconies and anti-skid tiles in toilets.
<b>KITCHEN</b> No platform or dado will be provided. Provision for municipal water and treated water. Provision for RO system, exhaust fan and chimney.	<b>ELECTRICAL</b> Wires: Fire-retardant copper wires of Polycab/V-Guard or equivalent make. Switches: Modular switches and Sockets of Legrand/Schneider or equivalent make. Power Plugs: For AC in all bedrooms, living, For TV in Drawing, Living and Master Bedroom with provision for cable/dish TV. For geyser in all bathrooms. For chimney, refrigerator, microwave oven, mixer/grinder in kitchen. For washing machine in utility. Three-phase supply for each flat. Legrand/Schneider make distribution board with MCBs in all flats. Power Backup: 100% generator backup.
<b>PAINTING</b> External: Texture/Putty finish with 2 coats of exterior emulsion paint of Asian/Berger or equivalent make, over a coat of primer. Internal: Smooth lippam finish with 2 coats of premium emulsion paint of Asian/Berger or equivalent make, over a coat of primer.	<b>BATHROOMS</b> Sanitary: Kohler/Cera or equivalent reputed make wash basin and wall hung EWC with concealed Alush tank. Faucets: Kohler/Cera or equivalent reputed make. Provision for geysers in all bathrooms.
<b>DOORS</b> All doors are of engineered wood frames with designer veneer Ash shutters, finished with melamine polish and fitted with reputed make hardware.	<b>COMMUNICATION:</b> Intercom facility to all units connecting security and neighborhood. Provision for Internet connection and telephone point in living room.
<b>WINDOWS</b> Windows: UPVC sliding shutters with mosquito mesh and designer MS painted grills	<b>GENERAL</b> Hydro-Pneumatic System for even pressure water supply at all floors. Sewage Treatment Plant of adequate capacity.
<b>TILE CLADDING</b> Bathrooms: 600 x 600 mm size GVT tile dado of up to 7 height. Utilities: 300 x 600 mm size glazed ceramic tile dado up to 3" height	<b>NOTE</b> 1) Registration Charges, GST or any other taxes applicable as per government norms to be borne by customers only. 2) Corpus fund and maintenance charges shall be payable at the time of Registration. 3) User charges for Amenities, DG power, Water, LPG shall be payable on monthly basis after handing over the project in addition to general maintenance charges.
<b>UTILITY</b> Provision for washing machine, one tap in wet area for washing utensils.	



01. Nagawara

02. Kadugondanahalli

03. Venkateshapura

04. Tannery Road

05. Pottery Town

06. Cantonment

07. Shivajinagar

01. Dr. B.R. Ambedkar Vidhana Soudha

02. Cubbon Park

03. Mahatma Gandhi Road

04. Trinity Circle

05. Halasuru

06. Indiranagar

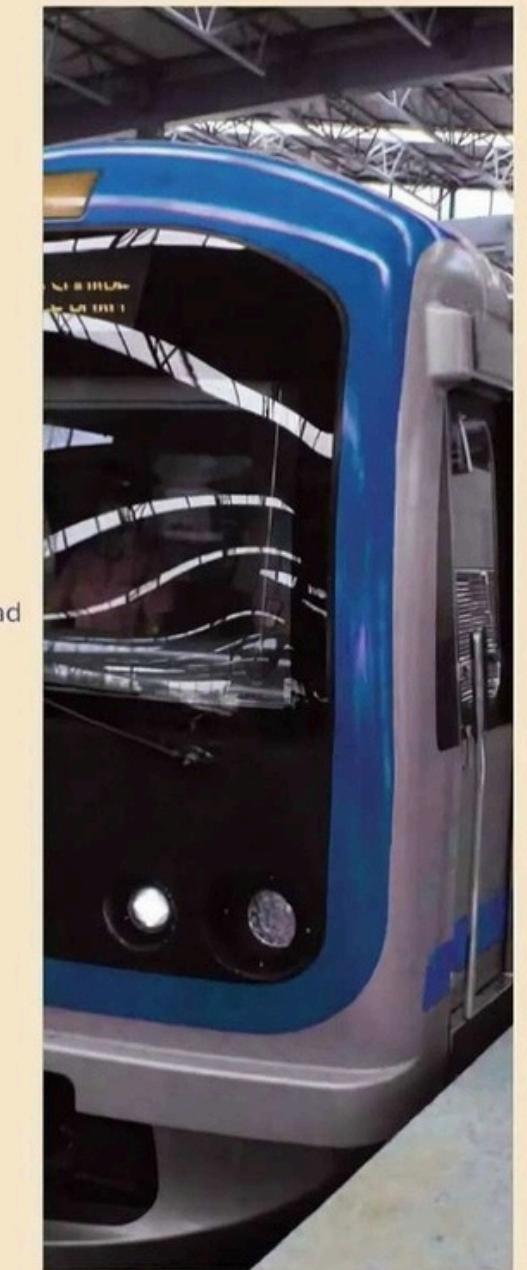
07. Swami Vivekananda Road

08. Baiyyappanahalli

09. Benniganahalli

10. Krishnaraja Puram

11. Mahadevapura



# GOLDEN TOWERS

★★★ BEAUTIFUL PLACE TO LIVE ★★★

46, DOWN BAZAAR RD, KOGILU CROSS, VENKATALA VILLAGE, GANDHI  
NAGAR, YELAHANKA, BENGALURU, KARNATAKA 560064

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