

A watercolor illustration of a floral wreath. It features a circular arrangement of green leaves and small pink flowers at the top. On the left side, there are larger, detailed blue and pink roses. The bottom right corner shows more green leaves and small pink flowers. The entire composition is set against a plain white background.

SLV Fedora

2 & 3 BHK LUXURY APARTMENTS

High life in the lap of nature



A PLACE TO LIVE YOUR DREAMS...

The best and most beautiful things in the world cannot be seen or touched, they must be felt. SLV Estate are the pioneers in the field of construction, and they bring the SLV Fedora project for the benefit of those who love serenity at Doddaballpur main road, Yelahanka, . Here, we have added a lot more space in to your life with quality and luxury living. SLV Fedora offers 55 luxurious 2 and 3 BHK apartments, with good amenities that ensure you to get to spend some quality time with your loved ones.



20

two bedroom
homes

35

three bedroom
homes

55

homes
total floor

1021 - 1456

sq ft in size option





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2 & 3 BHK LUXURY APARTMENTS





KEY PLAN

A location that defines the future of your story

The location of SLV Fedora is futuristic and promises tremendous development in the coming years, making it a ideal place to plot your own story.

Why Yelahanka-Doddaballapur Main Road?

Although North and East Bengaluru are heading towards saturation, there is still one area left which has borne witness to significant real-estate action-Yelahanka. Yelahanka is considered one of the fast developing neighbourhoods of Bengaluru since it offers easy connectivity to major IT cluster such as RMZ Tech Park, RMZ Galleria Mall, Wheel and Axle plant, Ramanashree California Resort and Outer Ring Road etc.

In addition to it, Yelahanka offers easy connectivity to Devanahalli International Airport, which has done the trick for the area in regard to accessibility.

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EVERY AMENITY IS ANOTHER OPPORTUNITY FOR BONDING amenities:

- ◆ Children's play area
- ◆ Gymnasium
- ◆ Jogging track
- ◆ Multipurpose hall
- ◆ CCTV Camera Surveillance
- ◆ Intercom facility
- ◆ Round The Clock Security
- ◆ Landscape Garden
- ◆ All round compound wall
- ◆ Water Softener
- ◆ Sewage treatment plant (STP)
- ◆ Rain water harvesting
- ◆ 6 Passenger capacity Two Lifts
- ◆ Generator Back-up
- ◆ Exclusive Covered Car Parking



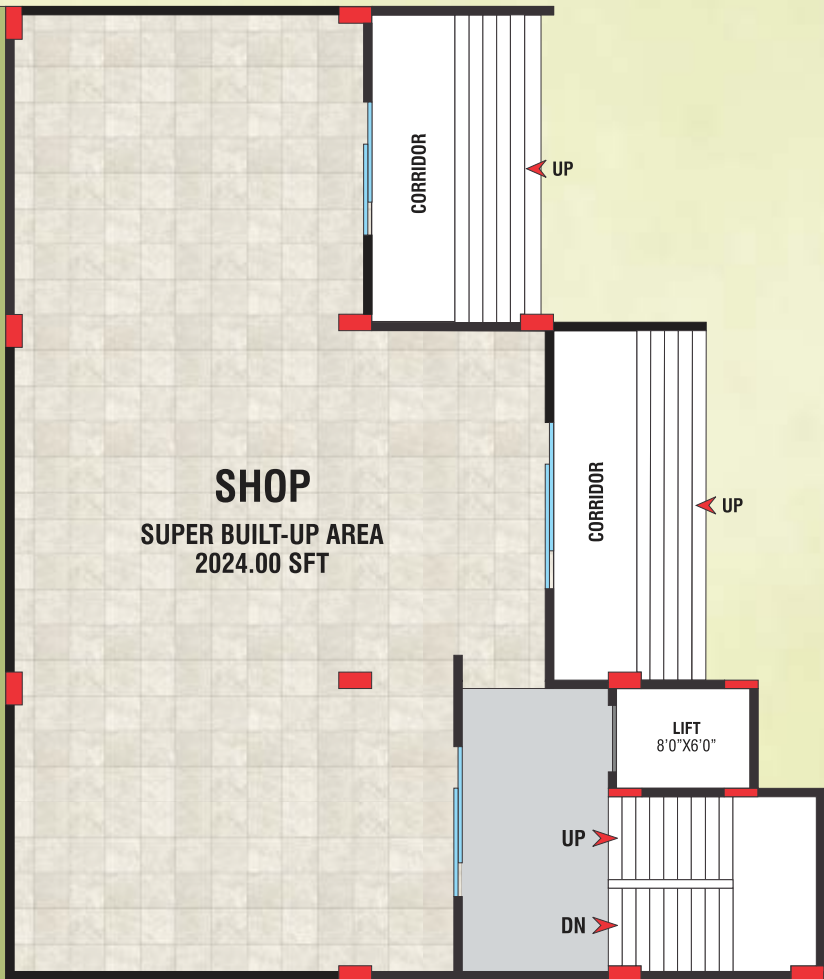
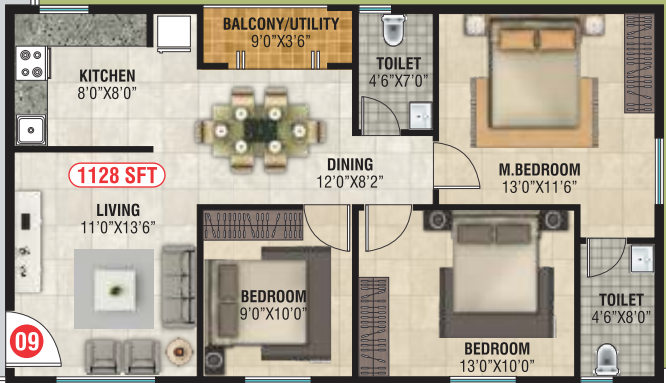
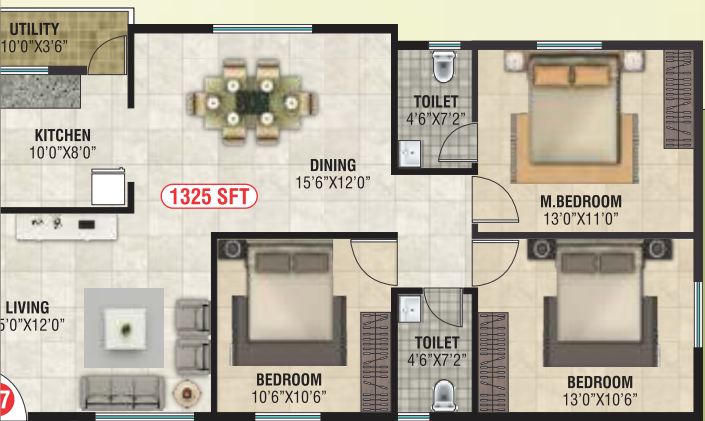


GROUND FLOOR PLAN

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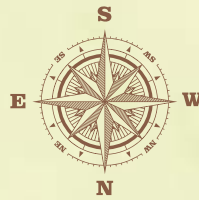
2 & 3 BHK LUXURY APARTMENTS

UNIT-#	SB-AREA	FACING	BHK
001	1039	W	2
002	1021	N	2
003	1236	N	3
004	1396	E	3
005	1320	N	3
006	1105	N	2
007	1325	N	3
008	1248	E	3
009	1128	E	3
010	1051	W	2
011	1285	E	3





1st, 2nd & 3rd FLOOR PLAN



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UNIT-#	SB-AREA	FACING	BHK
101, 201, 301 & 401	1092	W	2
102, 202, 302 & 402	1078	N	2
103, 203, 303 & 403	1360	N	3
104, 204, 304 & 404	1456	E	3
105, 205, 305 & 405	1394	N	3
106, 206, 306 & 406	1158	N	2
107, 207, 307 & 407	1395	N	3
108, 208, 308 & 408	1248	E	3
109, 209, 309 & 409	1204	E	3
110, 210, 310 & 410	1228	W	2
111, 211, 311 & 411	1354	E	3



UNIT # - 101, 201, 301 & 401
SBA-1092 SFT
WEST FACING - 2 BHK

A	LIVING	11'2"X14'0"	F	BEDROOM	11'6"X10'0"
B	DINING	12'10"X9'2"	G	TOILET	5'0"X8'2"
C	KITCHEN	7'6"X7'6"	H	BALCONY	10'0"X4'0"
D	M.BEDROOM	11'2"X13'0"	I	BAL/UTILITY	17'0"X4'0"
E	TOILET	5'0"X7'6"			

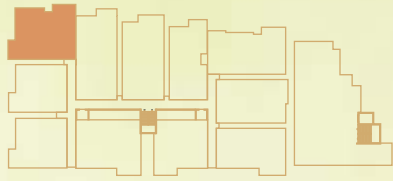
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UNIT # - 106, 206, 306 & 406
SBA-1158 SFT
NORTH FACING - 2 BHK

A	LIVING/DINING	10'6"X29'0"	E	BEDROOM	10'0"X13'0"
B	KITCHEN	10'6"X7'6"	F	TOILET	6'8"X6'0"
C	M.BEDROOM	10'0"X14'8"	G	BALCONY	10'0"X4'0"
D	TOILET	6'6"X6'0"	H	UTILITY	10'6"X4'0"





UNIT # - 103, 203, 303 & 403
SBA-1360 SFT
NORTH FACING - 3 BHK

A	LIVING	11'0"X14'6"	G	TOILET	7'0"X5'0"
B	DINING	8'8"X13'10"	H	BEDROOM	10'0"X10'2"
C	KITCHEN	7'0"X8'6"	I	BALCONY	13'0"X4'0"
D	M.BEDROOM	13'0"X11'6"	J	BALCONY	10'0"X4'0"
E	TOILET	4'6"X7'6"	K	BALCONY	8'8"X4'0"
F	BEDROOM	12'6"X10'2"	L	UTILITY	7'0"X4'0"



UNIT # - 109, 209, 309 & 409
SBA-1204 SFT
EAST FACING - 3 BHK

A	LIVING	11'0"X13'6"	F	BEDROOM	13'0"X10'0"
B	DINING	12'0"X8'2"	G	TOILET	4'6"X7'0"
C	KITCHEN	8'0"X8'0"	H	BEDROOM	9'0"X10'0"
D	M.BEDROOM	13'0"X11'6"	I	BALCONY	14'4"X4'0"
E	TOILET	4'6"X8'0"	J	BAL/UTILITY	9'0"X3'6"



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STRUCTURE:

RCC framed structure designed to IS code using M25/M20 grade designer concrete.



DOORS:

Main Door: Teak wood door frame with elegantly finished flush shutters,

Other Doors: Hard wood door frames with skin paneled doors.



ELECTRICAL:

Wiring concealed with fire resistant wires, Provision for split AC in master bedroom,

Adequate points for lights, fans & other plugs in bedrooms, toilets and kitchen with modular switches of reputed brand,

Provision for exhaust fans & geysers points in toilets and kitchen,

Plug points for chimney, water purifier, refrigerator & other kitchen appliances in kitchen,

TV points in living & master bedroom, Telephone point in living room,

Power back up for all lighting points, fans & TV points in each flat.



LIFT & LOBBY:

Entrance lobby finished with granite flooring
Two automatic lifts of reputed make and 6 passenger capacity.



WINDOW:

3 Track UPVC sliding windows with Mosquito mesh and M.S. safety grills.



EXTERNAL AND INTERNAL PAINT:

External wall:

One coat of primer, two coats of Apex paint,

All internal walls:

Emulsion paint with two coats of wall putty.



TOILET:

CP fittings of ISI mark, Concealed piping system for cold & hot water with provision for geysers,

Porcelain sanitary wares of reputed brand,

White WC of reputed brand.



FLOORING:

Living, bedroom, dining area and Kitchen Vitrified tiles,

Toilets - Anti skid tiles flooring with ceramic tiles dado upto 7' height.



KITCHEN:

Granite cooking platform with stainless steel sink, Dado upto 2' height, CP fitting of ISI mark.



WATER SUPPLY:

24 hours water supply.



The blissful calm of quiet niche,

A DESIRABLE NEIGHBOURHOOD

and effortless accessibility lend exclusively to the address

SLV Fedora is located in the proximity of IT friendly neighbourhood of the caliber of Yelahanka, the residents of SLV Fedora can truly experience the unparalleled quality of an international lifestyle with the best of RMZ Galleria and a host of other tech parks with leading corporate in the vicinity, it offers a walk-to-work ease that takes the stress out of everyday commute to office. after work life, an array of entertainment, shopping and lifestyle opportunities and gourmet dining options await you nearby. Its easy accessibility leads to a few minutes driveway to reputed Educational institutions, reliable Healthcare service and Yelahanka Railway stations or Bus stop too are within 10-15 minutes drive.



Educational Institutions



Columbia Asia Hospital



RMZ Galleria Mall



RMZ Tech Park



LOCATION ADVANTAGES

HOSPITALS

Aster CMI
Columbia Asia
Cytecure
Navachetana

MALLS

Galleria Mall
Vishal Mall
Big Bazaar
Heritage
Reliance Supermarket
Royalmart Supermarket
More Mega Mart

SCHOOL & COLLEGES

BMS IT College
Canadian International School
Vishwa Vidyapeeth
Ryan International School
Mallya Aditi International School
Nagarjuna Vidyanikethan
Nitite International School
Presidency School
Vidyashilp Academy
Chrysalis High
National Public School
VIBGYOR
Nitite Engineering College



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SLV ESTATES

Office address:

989, 1st Floor, 5th A cross, HRBR Layout,
Bangalore - 560 043

Site address:

49/2B3, Avalahalli Village,
BMS IT College (opposite) Yelahanka Hobli,
Bangalore - 560 049

Contact no.

+91 96203 00336 / 96200 40099

**E-mail : slvestates9@gmail.com
www.slvstructures.in**

RERA APPROVED NO.

PRM/KA/RERA/1251/472/PR/210212/003894



Architect
VIJAY ASSOCIATES
Architects, Engineers & Contractors
Mo: +91 98801 36126
Email: k.prem.naidu@gmail.com



Legal Advisor
SNN ASSOCIATES
P.NAGAMUNI REDDY, B Com., LL.B.,
Mobile no.: 98451 59840



Structural Engineers
Pralabhi Associates
Bangalore
Mobile: +91 98454 95353

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The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit
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