

From
Bannerghatta road's
most loved boutique
developer


SURAKSHA
GROUP

RECONNECT
WITH THE TRANQUILITY
OF READING UNDER A
TREE. KINDLES MORE
JOY THAN A KINDLE.

PRESENTING

Suraksha Springs

— 2 & 3 BHKs in a boutique
earthy community, bang on Begur Road.

Powered by

FLOW

PRM/KA/RERA/1251/310/PR/180424/006787

An artistic illustration of a peaceful home courtyard. On the left, a house with a red-tiled roof and a dark wooden double door is visible. A small potted plant sits near the entrance. In the center, a round wooden table with four orange-cushioned chairs is set up on a stone-paved area. A small vase of pink flowers sits on the table. To the right, a massive, ancient-looking tree with thick, gnarled branches dominates the scene, casting a large shadow over the courtyard. A small lantern hangs from one of the tree's branches. In the background, another house with a red roof and a purple door is visible. The overall atmosphere is warm and nostalgic, with soft lighting and a rich color palette.

**MEMORIES.
NOW AT HOME. |**



Do you remember when families truly interacted within the community, beyond small talk?

Neighbours were integral parts of each other's lives, gathering to share stories and support one another. Community events were vibrant gatherings where bonds were strengthened, and children played freely in the safe embrace of their neighbourhood.

In today's digital age, let's cherish these memories and strive to recapture the genuine spirit of community interaction in our lives.

An illustration of two children playing outdoors. On the left, a young girl with dark hair, wearing a pink t-shirt and blue shorts, stands on a green lawn. On the right, a young boy with dark hair, wearing a white t-shirt, a pink vest, blue shorts, and pink sneakers, is running along a path marked with white chalk hopscotch. A large, thick-trunked tree stands in the background, casting a shadow over the scene. In the distance, there are houses with red roofs and green hills under a clear sky. The text "RECONNECT WITH THE GREAT OUTDOORS WHEN THE WORLD WAS YOUR PLAYGROUND." is written in bold, black, sans-serif capital letters, centered in the upper half of the image. A vertical line is positioned to the right of the text.

**RECONNECT
WITH THE GREAT
OUTDOORS WHEN
THE WORLD WAS
YOUR PLAYGROUND.**



PRESENTING
Suraksha Springs
— bang on Begur Road

**Earthy homes,
built around a courtyard.**

Discover the essence of community living.
Our Earthy Homes, centered around a
courtyard, foster connections and vibrant
events. Experience the tranquility and
warmth of home in every corner.



196-FAMILY COMMUNITY, CELEBRATING BOUTIQUE, LOW-RISE LIVING.



PRESENTING SURAKSHA GROUP'S NEWEST LANDMARK

Where nostalgia ——— meets community



Strategic Location

Located bang on Begur main road, opposite Prestige Song of South, close to 2 metro stations.



Sustainable, low-rise living

Boutique community of 196 families, next to a beautiful lake and a Pool overlooking the lake.



Splendid Lifestyle

0.5 acre of open spaces with 20+ amenities and an active rooftop amenities



Sustainable Homes

Homes built to complement the landscape, with a variety of edible trees and more.



On-time Delivery

A developer known to deliver before time. Get your home within 18 months.



SURAKSHA
GROUP

TURNING
DREAMS INTO
REALITY

From South Bengalurus's most cherished developer

20+
Residential and
Commercial projects

1200+
Happy customers

25+
Years of trust

1 Million sq. ft.
Of ongoing projects in
various stages of
development

3 Million sq. ft.
Of Projects in the
offering over the
next 5 Years!

BRAND ETHOS



RERA COMPLIANCE LEGACY

On-Time Delivery and
Complete Adherence to RERA
Regulations

UNDER PROMISE, OVER DELIVER

All projects completed
punctually or ahead of
schedule

SUSTAINED BY SELF FUNDING

All projects are funded
internally, without reliance
on external debt

OUR REVIEWS ON GOOGLE



SURAKSHA SILVER OAK

The apartment building's distinctive design guarantees individual privacy for each unit, eliminating shared walls. Located in a prime area, it stands as a testament to exceptional construction and careful planning.



SURAKSHA TRANQUIL GARDENS

This well-appointed apartment offers outstanding amenities. Situated on the bustling 80 ft. main road, it provides easy access to all amenities, including numerous supermarkets and hotels in the area.



SURAKSHA MARVELLA

Their apartment boasts a splendid infrastructure featuring a swimming pool, gym, sports room, children's play area, and a cozy party hall.



SURAKSHA LANDMARK

Nestled in one of Banerghatta Road's prime locations, this apartment enjoys proximity to essential amenities within a 0.5 km radius, including a post office, bus stop, temple, reputable school, shopping malls, and more.



HOMES WHERE COMFORT MEETS LEISURE BY THE WATER'S EDGE



**RECONNECT WITH
LUXURY & CONVENIENCE
AT THE HEART OF
SOUTH BENGALURU**



*DISCLAIMER: MAP NOT TO SCALE

A Perfect Blend of Tradition and Modernity in South Bengaluru's Epicenter



7 km from Infosys, Wipro, EY, Bosch, GENPACT, VM Ware, Siemens and BHEL



Entertainment within arm's reach- Meenakshi Mall, Vega City Mall, Decathlon & much more



Top institutions like GIBS, Christ University, IIMB & Chaitanya School in close Proximity.



Top Hospitals within 4kms radius
- Fortis, Apollo, Jayashree Hospital, Camry and Nano Hospital



3 Km from major connectivity hubs
- Bommanahalli Circle, NICE corridor, Bannerghatta main Rd. & Hosur main road.



3.5 Kms from Singasandra & 4 Kms from Kalena Agrahara metro station.

Just minutes away from everything you need!

SCHOOLS & COLLEGES

- Christ University - 10 mins
- Sai Chaitanya School - 10 mins
- Chrysalis High - 15 mins
- IIMB- 20 mins

HEALTHCARE

- Noble multispeciality - 5 mins
- Fortis - 10 mins
- Apollo - 15 mins

SOCIAL INFRA

- Meenakshi mall - 12 mins
- Decathlon - 12 mins
- Vega city mall - 20 mins
- Gopalan mall - 25 mins

METRO PROXIMITY

- Hulimavu metro - 12 mins
- Bommanahalli metro - 19 mins
- IIMB metro - 20 mins



COMMUNITY-CENTRIC COURTYARD SPACE FOR GATHERINGS.



CULTURED
AROUND THE
CULTURAL YOU

KEYSTONES CRAFTING PERSONALIZED EXPERIENCES

Located on Begur Road, our project redefines community living. Through thoughtful design, we create functional yet thematic open spaces, enriching residents' lives with personalized experiences.

ECOLOGY

Our landscape, alive with foliage colors, invites birds and butterflies. With a diverse palette of native plants, we nurture biodiversity and cultural significance, creating a vibrant sanctuary.



HEALTH & WELLNESS

A harmonious blend of fruit-bearing trees like Jamun and Jackfruit, alongside nectar-rich plants such as Hibiscus and Lilies, and medicinal herbs like Ashwagandha and Brahmi, creates a diverse ecosystem. Our landscape nurtures both culinary delights and natural remedies, enriching the environment and the community alike.



CULTURE

Central celebration hubs for large gatherings, with surrounding pockets of leisure including parks and play courts, ensure vibrant community engagement.

An illustration of three children jumping over a low, light-colored stone wall. The children are seen from behind, with their arms outstretched in a joyful leap. The child on the left wears a white t-shirt and grey pants. The child in the middle wears a light yellow t-shirt and dark blue pants. The child on the right wears a teal t-shirt and brown pants. They are jumping into a vast, teal-colored landscape that resembles a field or a body of water under a bright sky. The overall mood is one of freedom and childhood joy.

WHERE
CHILDHOOD
JOY COMES
ALIVE AGAIN



SPLASH & PLAY ZONE

Fitness trail • Butterfly garden • Medicinal plant trail • Sit-out deck
Swimming pool • Gym • Indoor games room • Movie screening area
| Sand pit • Cricket zone • Badminton zone • Basketball court •
Elder's park



A lush, sunlit landscape featuring a traditional building with a red-tiled roof and a covered entrance. The scene is dominated by large, mature trees, including a prominent acacia-like tree on the right. The foreground shows a stone-paved path and a low concrete wall. In the background, misty mountains rise under a soft sky. The overall atmosphere is peaceful and harmonious with nature.

WHERE SERENITY
MEETS NATURE'S
BEAUTY



MOTHER NATURE ZONE

Entrance plaza • Parking • Flowering tree avenue • Specimen tree court • Rain garden • Trellis Gateway • Rock garden • Tropical Garden • Tot-lot • Stepped plaza • Herb garden • Outdoor event area



An illustration of three men enjoying a rooftop gathering at night. The man on the left, wearing a light blue button-down shirt, plays a yellow electric guitar. The man in the center, wearing a blue button-down shirt and a teal apron, plays a blue electric guitar. The man on the right, wearing a green t-shirt and a light green apron, is partially visible, also playing a guitar. In the foreground, a grill with a fire is cooking several skewers of food. A small fire is also visible in a metal container in the background. The scene is lit by warm string lights and the city skyline is visible in the distance.

RELIVE THE CHARM
OF OUTDOORS
UNDER THE SKY



STARRY NIGHTS ZONE

Jogging track • Sit outs • Barbeque zone • Movie Nights Zone •
Chit-chat area

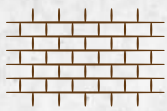


A photograph of a modern garden at dusk. Several large, mature trees with dense green foliage dominate the upper half of the frame. The ground is covered in grass, with several white, rectangular concrete planters containing white flowers. In the background, a white wall with vertical slats is visible. The overall atmosphere is serene and natural.

IN HARMONY
WITH MOTHER
EARTH

MOTHER NATURE ZONE

SUSTAINABLE FEATURES FOR A GREENER TOMORROW



Naturally Sourced Materials

Every material used in the construction process is nit-picked by us to ensure they are all locally sourced materials.



Low VOC Paints

Low Volatile Organic Compound (VOC) paints to enhance indoor air quality.



EV Charging

Electric vehicle charging stations to support residents with electric cars.



Native Plant Species

Native plant species in landscaping promote biodiversity and reduce water requirements.



Water Recycling & Reduction

Recycling stations throughout the community for residents to segregate waste.



Rainwater collection & Ground Recharge

Rainwater harvesting systems to collect and store rainwater for landscaping and non-potable uses.



Low Flow Fixtures

Low-flow faucets, showerheads, and toilets from Grohe/Duravit to minimize water consumption.



Grey Water System

Utilize greywater (wastewater from sinks, showers, and washing machines) for irrigation purposes after appropriate treatment.

An aerial view of a village with a giant tree. The tree is massive, with a thick trunk and a large, dense green canopy. It stands in the center of the village, surrounded by several traditional houses with thatched roofs. The houses are built on a hillside, and the village is surrounded by lush greenery. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The text "MASTERFULLY MADE FROM AN ERA OF MASTERPIECES." is overlaid on the image, with a vertical line to the left of the text.

MASTERFULLY
MADE FROM AN ERA
OF MASTERPIECES.

MASTER PLAN

2.17 ACRES OF TRANQUIL
LIVING FOR 196 FAMILIES

STARRY
NIGHT
ZONE

MOTHER
NATURE
ZONE

SPLASH
AND
PLAY
ZONE

LEGEND

- ① ARRIVAL PLAZA
- ② VISITOR PARKING
- ③ FLOWERING TREE AVENUE
- ④ SPECIMEN TREE COURT
- ⑤ RAIN GARDEN
- ⑥ TRELLIS GATEWAY
- ⑦ ROCK GARDEN
- ⑧ STEPS WITH TROPICAL GARDEN
- ⑨ BASKETBALL COURT
- ⑩ STEPPED PLAZA - WITH FOCAL TREE
- ⑪ HERB GARDEN
- ⑫ EVENT SPACE/SIT-OUTS
- ⑬ FITNESS TRAIL
- ⑭ BUTTERFLY GARDEN
- ⑮ MEDICINAL PLANT TRAIL
- ⑯ SIT OUT DECK
- ⑰ SWIMMING POOL
- ⑱ GYM
- ⑲ INDOOR GAMES ROOM
- ⑳ MOVIE SCREENING AREA
- ㉑ SAND PIT
- ㉒ KIDS PLAY AREA
- ㉓ BADMINTON COURT
- ㉔ TOT LOT
- ㉕ CRICKET PLAY
- ㉖ ELDER'S PARK
- ㉗ YOGA DECK/PARTY DECK
- ㉘ OPEN SIT-OUTS
- ㉙ MULTIPURPOSE SPACE/AV HALL









| SPECIFICATIONS

STRUCTURE

- Basement + Ground + 5 floors.
- RCC framed structure.
- Superstructure: Solid block masonry.
- No Common Walls.
- Internal & External walls: Cement Plastered.

FLOORING

- Living,Dining,Bedroom/Balconies / Utility / Kitchen / Bathrooms - Vitrified tiles.
- Master Bedroom - GreenLam or equivalent Laminated Wooden flooring.
- Lobby & Staircase area -Granite /Vitrified tiles.

GENERAL SERVICES

- RainWaterHarvesting ·Sewage treatment plant.
- Power backup for common area 1KV for Each flat.
- Intercom facility.
- 4 nos of lifts:Johnson/Schindler.
- Gas Bank for each flat.

WATER SUPPLY

- Water supply through bore well.
- Quality Pressure Tested Plumbing And Fully
- Concealed pipes and Cauvery water in the kitchen.

ELECTRICAL

- Concealed copper wiring with adequate light points of anchor make.

- Cable point in living & master bedroom.
- AC point provision in all bedrooms.

PAINTING

- Interior-2 coat Acrylic'Emulsion.
- Exterior-2 coats of Apex paint.
- Grills - Enamel paint.

SECURITY

- CCTV cameras in common areas and entrances.
- Security personnel round the clock.

DOORS & WINDOWS

- Main Door-Teak/Beach wood frame with Solid Flush -Both Side Teak Veneer.
- Internal doors - Engineered wood frame with Panelled Skin Doors / Laminated Honicel Core
- Window - 3 track UPVC Sliding window with glass panel and mosquito mesh.

KITCHEN

- Ceramic tiles 2 feet above the granite platform.
- Provision for water purifier & refrigerator.
- Provision for washing machine.utility.

BATHROOM FITTING

- False ceiling with Grid Panel.
- CPFittings:Grohe/AmericanStandard/Equivalent.
- Sanitary Fitting : Duravit/American Standard/Equivalent.
- Provision for Exhaust fan & Geyser



SURAKSHA
GROUP

PRESENTING
Suraksha Springs
— bang on Begur Road

Site Address: Sy. No. 25/2,3, Begur Main road, Begur Hobli, Off Bannerghatta Main Road, Bengaluru - 560071

Corporate Address: Suraksha Group, 36/52, 4th floor, 12th main road, 27th cross, Jayanagar 4th block, Bengaluru

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Flow

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CREDAI
BANGALORE

