

# VIVANSAA BAALSAM

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R E D E F I N I N G   C L A S S

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1, 2 & 3 BHK APARTMENTS  
& 4 BHK ROW VILLAS

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SARJAPUR - ATTIBELE ROAD, BANGALORE

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# VIVANSAA BAALSAM

REDEFINING CLASS

**135 UNITS**  
1,2 & 3 BHK APARTMENTS

**9 UNITS**  
4 BHK ROW VILLAS

**21 UNITS**  
LAVISH PENTHOUSES

Using unconventional design ingenuity and techniques, Baalsam is optimized by applying smart design concepts and technology to use maximum open space, natural ventilation; maximum security and surveillance.





## DESIGNED FOR GREEN

Green – is the way of life at Baalsam. From project conception to design, all the way to implementation and maintenance, we have eco-friendly thinking.

Vivansaa Baalsam is certified Green Homes by The Indian Green Building Council (IGBC). This means, Baalsam is designed and built to give you a healthy and sustainable living space that is friendly to nature and its resources, and are also cost effective.



**WORK IN  
PROGRESS**

Baalsam is built to optimize space and design with desirable splendor and ease. You are surrounded by peripheral landscape with free flowing spaces, organized structure and scintillating club house in the heart of the dwelling.



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Baalsam is many things and one among them is, resident centric. When we say, well-thought and planned – we mean for every one of you. Baalsam let's you grow in the midst of like-minded community, live the luxury life as you go, and play, just the way you always wanted.

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## WITH US AT BAALSAM





# THE BEST IN AMENITIES

At Baalsam, amenities are built for impeccable comfort and exuberant life; To nurture you, rejuvenate you and relax you.



- MAIN ENTRANCE PLAZA WITH PAVEMENT
- DRIVEWAYS IN CONCRETE OR TAR
- CLUBHOUSE WITH RECEPTION AND WAITING LOUNGE
- GYMNASIUM WITH CHANGE ROOM & TOILET
- AIR CONDITIONED MULTIPURPOSE HALL
- BANQUET HALL WITH FACILITIES
- LANDSCAPED LUSH GREEN GARDEN
- SENIOR CITIZEN SEATING AREA
- SUNSET VIEWING DECK SEATING
- ALCOVE ON TOP TERRACE
- CHILDREN'S PLAY AREA
- CRICKET NET FOR PRACTICE
- SKATING RINK
- MULTIPURPOSE COURT (BADMINTON, TENNIS, BASKET BALL)
- INDOOR GAMES (CAROM, POOL TABLE, TABLE TENNIS, CHESS)
- HALF BASKET BALL COURT
- SWIMMING POOL WITH SHOWER & CHANGE ROOM
- YOGA CENTER
- POWER BACKUP FOR COMMON AREAS AND ALL APARTMENTS
- INTERCOM - FLAT TO FLAT & FLAT TO SECURITY
- ROUND CLOCK SECURITY
- LETTER BOX FOR EACH FLAT IN STILT FLOOR
- SERVANTS & DRIVERS RESTROOMS
- PERIPHERAL PLANTING
- CCTV MONITORED COMMON AREAS
- RAIN WATER HARVESTING
- UNDER GROUND WATER STORAGE
- SEWAGE TREATMENT PLANT
- GATED COMMUNITY
- WELL-DESIGNED INTERNAL ROADS
- COVER CAR PARKING AND VISITOR CAR PARKING

PROJECT BY

**VIVANSAA**  
BRIDGING DREAMS WITH REALTY  
VIVANSAA INFRATECH PVT. LTD.

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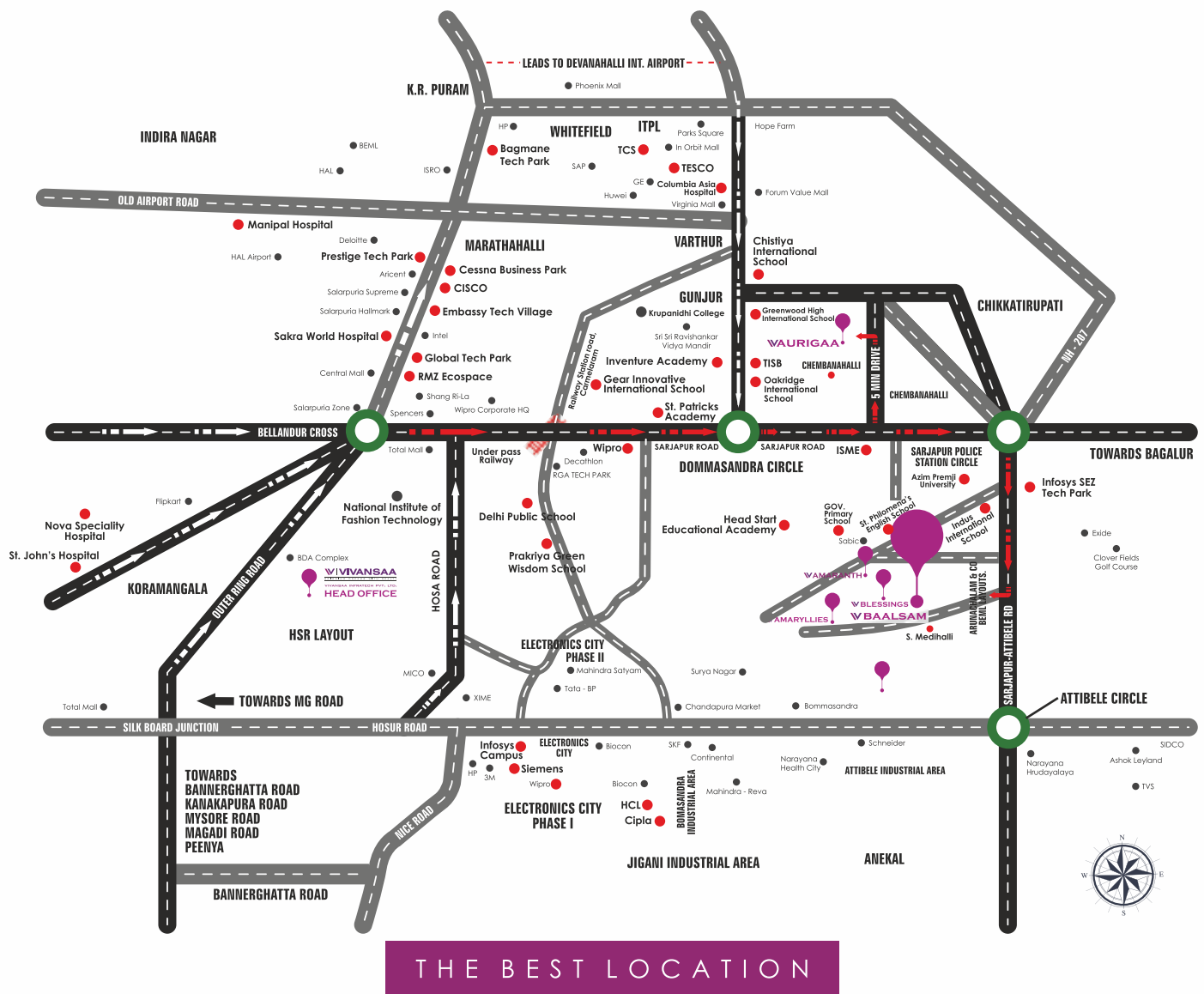
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**PUNE :** #205, Suratwala Mark Palazzo, Hinjewadi, Pune - 411057, Ph : +91 20 6527 0667



**CREDAI**  
PUNE METRO







At Sarjapur, commute to the best education institutes and entertainment outlets in matter of minutes. Cut down your travelling time and live life to the fullest. Here, shopping for the best brands and partying in the happening place comes easy.

#### SCHOOL

- Prakriya Green Wisdom School : 20 min
- Christiya Intl. School : 30 min
- NIFT : 30 min
- XIME : 20 min
- Sabic : 10 min
- Government Primary School : 10 min

#### ITPARK

- Wipro Corporate HQ : 30 min
- Electronic City Phase-1 & Phase-2 : 20 min
- Ecospace : 40 min
- Intel : 40 min
- Prestige Tech Park : 45 min
- Infosys SEZ Tech Park : 15 min
- Infosys Campus : 30 min
- Manyata Tech Park : 50 min
- Salarpura Supreme : 40 min
- Vrindavan Tech Park : 35 min
- Cesna Business Park : 45 min
- Bagmane Tech Park : 55 min
- Wipro Corporate Office : 30 min
- Wipro SEZ : 30 min

#### HOSPITAL

- VIMS Hospital : 60 min
- Yashomati Hospital : 50 min
- Manipal Hospital : 60 min

#### RESIDENTIAL

- Whitefield : 35 min
- Marathahalli : 30 min
- Koramangala : 40 min
- HSR Layout : 30 min
- Gunjar : 15 min
- Sarjapur : 10 min
- Silk Board Junction : 35 min
- Bellandur : 25 min
- Attibele : 10 min
- Hosur : 20 min
- Chikkatirupathi : 30 min

#### SPORTS CLUB

- Clover Fields Golf Course : 15 min
- SPT Sports Academy : 20 min
- Decathlon Sport Center : 25 min

#### SHOPPING MALL

- Parks Square : 60 min
- Vision Cinema : 45 min
- Meenakshi Mall : 60 min

#### AIRPORT

- HAL Airport : 50 min
- Intl. Airport : 90 min

#### RAILWAY

- Railway Station : 25 min