



# Homes with Bengaluru's largest open frontage space

Behind Wipro SEZ, Kodathi , Off Sarjapur Road



**80%  
OPEN  
SPACE.**

**3.5 ACRES  
OPEN SPACE  
AT THE FRONT**

**380 FEET  
ENTRANCE  
DRIVEWAY**

# A grand welcome with 3.5 acres of frontage.

A grand life begins with a grand entrance. Featuring Bengaluru's widest frontage, this landmark development offers more than just space; it offers stature. Designed for seamless flow and unmatched elegance, it sets the stage for a lifestyle that stands apart.





Tucked just off Sarjapur Road, yet away from its hustle, this 380-ft driveway leads you to a quieter, calmer life. With less noise and pollution, experience serene living without compromising on connectivity.

## 380 Feet Entrance Driveway

# Not just built but brilliantly designed.

Thoughtfully designed to enhance everyday living, this project blends smart planning with seamless spaces. From maximizing natural light to ensuring effortless movement, every detail is crafted for comfort, convenience, and a truly refined lifestyle.



No common walls



100% Vastu-compliant



9'6" Feet ceiling height



Wider corridors





1 min from **Wipro SEZ**

2 mins from the upcoming  
**Kodathi Gate Metro Station**

Easy connectivity to  
**ORR, Whitefield, ITPL,  
Varthur & Marathahalli**

Quick access to



Expansive 1 Acre Green Space



# From relaxation to recreation, we've got it all.

Step into a clubhouse that goes beyond the ordinary where fitness, relaxation, and social connections come together effortlessly. Whether you're breaking a sweat, unwinding in style, or catching up with friends, every space is designed to elevate your lifestyle.

-  Supermarket
-  Salon
-  Association room
-  Indoor games
-  Gym & health club
-  Multipurpose hall
-  Cafeteria
-  Party area
-  Guest rooms



### HOSPITALS

- Belenus Champion Hospital - 7 mins
- Sparsh Hospital - 8 mins
- Manipal Hospital - 17 mins
- Motherhood Hospital - 19 mins
- Cloudnine Hospital - 20 mins
- Sakra World Hospital - 24 mins

### SCHOOLS

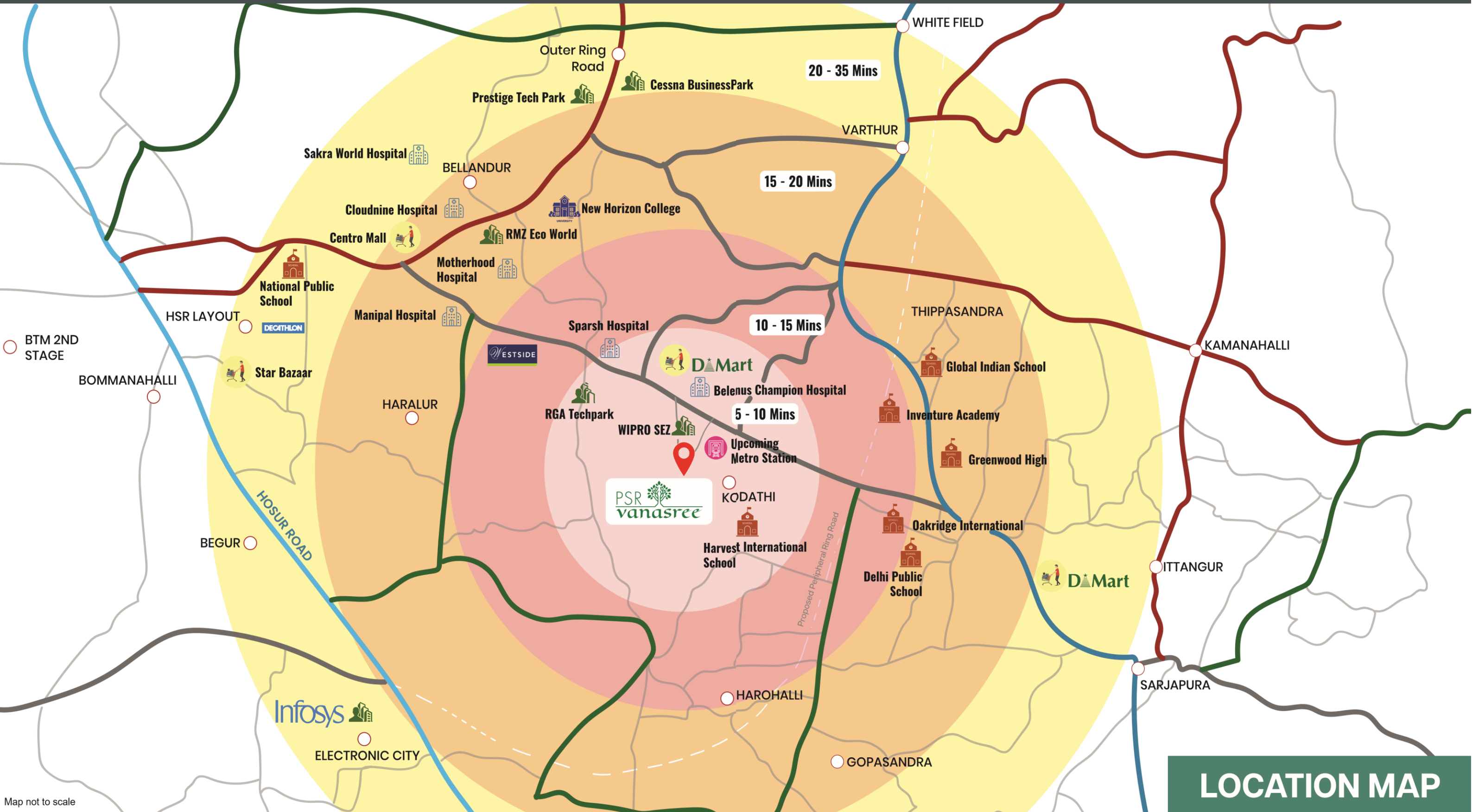
- Harvest International School - 2 mins
- Oakridge International - 14 mins
- Inventure Academy - 15 mins
- Global Indian School - 19 mins
- Greenwood High - 19 mins
- New Horizon College - 20 min

### TECH PARKS

- WIPRO SEZ - 5 mins
- RGA Techpark - 9 mins
- RMZ Eco World - 23 mins
- Cessna Business Park - 24 mins
- Prestige Tech Park - 25 mins

### SHOPPING

- West side - 10 mins
- Centro Mall - 20 mins
- D Mart - 20 mins
- Decathlon - 23 mins
- Star Bazaar - 25 mins



**LOCATION MAP**

Map not to scale

# FLOOR PLAN TOWER

## AREA STATEMENT TOWER - 1

Flat No	Facing	Type	SBA Area (sft.)
101	WEST	3BHK	1510
102	NORTH	2BHK	1225
103	WEST	2BHK	1225
104	WEST	2BHK	1225
105	NORTH	3BHK	1520
106	EAST	3BHK	1490
107	EAST	3BHK	1470
108	WEST	1BHK	725
109	WEST	1BHK	785
110	EAST	3BHK	1470
111	NORTH	2BHK	1285
112	EAST	2BHK	1235



# TOWER 2 FLOOR PLAN



Flat No	Facing	Type	SBA Area (SQ.FT.)
101	EAST	3BHK	1480
102	NORTH	2BHK	1165
103	EAST	3BHK	1440
104	EAST	3BHK	1450
105	WEST	2BHK	1220
106	NORTH	3BHK	1515
107	NORTH	3BHK	1565
108	EAST	2BHK	1175

# TOWER 3 FLOOR PLAN

Flat No	Facing	Type	SBA Area (SQ.FT.)
101	WEST	3BHK	1480
102	WEST	3BHK	1470
103	NORTH	2BHK	1265
104	NORTH	2BHK	1155
105	EAST	3BHK	1450
106	NORTH	3BHK	1570
107	EAST	2BHK	1280
108	EAST	2BHK	1235





# Specifications

## STRUCTURE:

- RCC framework structure.
- External walls with 6" solid blocks.
- Internal walls with 4" solid blocks.

## PAINTING:

- Interiors: Asian or equivalent acrylic emulsion.
- Exteriors: Emulsion paint.

## FLOORING:

- Vitrified tiles: 800mm x 800mm for living, dining, bedrooms and kitchen.
- Internal staircase, common areas will be provided with 600 x 600 vitrified tiles.
- 600 x 600 anti-skid vitrified tiles for balcony and utilities.

## TOILETS:

- Ceramic tiles dado Up to 7' height (Exxaro or Equivalent 600 x 600).
- Good quality sanitary ware Hindware/Equivalent.
- C.P. Fittings of Jaguar/Equivalent.

## KITCHEN:

- Raised cooking platform of 20mm thickness with Hassan Green/Black granite slab.
- Ceramic tiles dado up to 4' above the platform.

## ELECTRICAL & COMMUNICATION:

- Concealed electrical wiring with multi strand insulated copper wires.
- Circuit breakers for safety and secant points for power and lighting.
- Switches are of Anchor/Roma or equivalent.

## LIFT:

- Fully automatic lifts of 13 passenger's stretchers friendly of OTIS / equivalent make.

## POWER BACK-UP:

- 2BHK- 0.75 KW & 3BHK- 1KW (100% Power back up for common areas and all lifts.

## WATER:

- Borewell water through underground/overhead tanks of suitable capacity will be provided.

## DOORS:

- All frames are engineered wood frames with company moulded laminated doors.

## WINDOW:

- UPVC Windows sliding shutters with mosquito mesh.

## SECURITY:

- Round the clock security system with surveillance camera at the main gate.

## TELECOM / INTERNET / CABLE TV:

- Provision for internet & DTH



## Who are we?

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Founded in 2000, PSR Group has grown into one of Bangalore's premier real estate developers, delivering luxury homes in prime locations. With a portfolio of 5 million sq. ft. across residential, commercial, and institutional spaces, we are driven by innovation, excellence, and customer trust, creating exceptional living experiences and lasting relationships.

## Our Completed project



PSR Nandanam



PSR Krish Kamal



## SITE ADDRESS

### PSR VANASREE

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