



Homes that live in you PRM/KA/RERA/1251/308/PR/181122/002156 RERA Registered

SHRIRAM 107 SOUTHEAST 15 MINS FROM E-CITY PHASE 2



ADJUST #NOMORE, JUST THE RIGHT OPPORTUNITY - AWAITS! -



Tea time is fun when clubbed with awesome balcony views.



Riding to office becomes joyous when its right around the corner!



Reading time is extra special when on a hammock.



Family hangouts becomes a ritual when you are not restricted by space.



Party is extra fun when you don't need to travel for it.

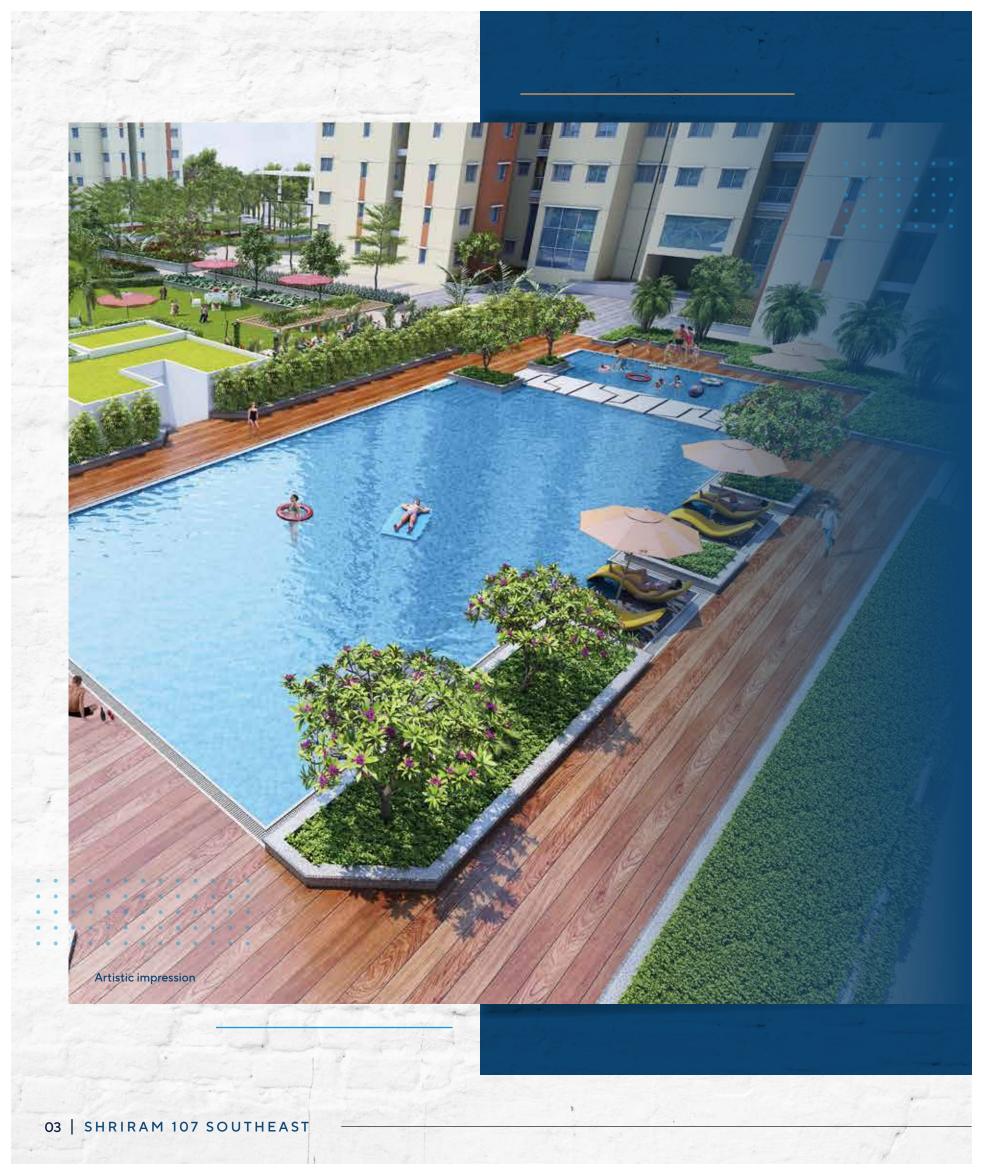


Investment becomes ideal when you invest small & earn big!

SO GET READY FOR A UNBEATABLE LIFE

NOW AT **107 SOUTHEAST.**





- UNBEATABLE -LIVING EXPERIENCE





LIFESTYLE UNBEATABLE



DESIGNS UNBEATABLE



SHRIRAM 107 SOUTHEAST | 04



- A VIBRANT LIFESTYLE NOW - PACKAGED JUST RIGHT!



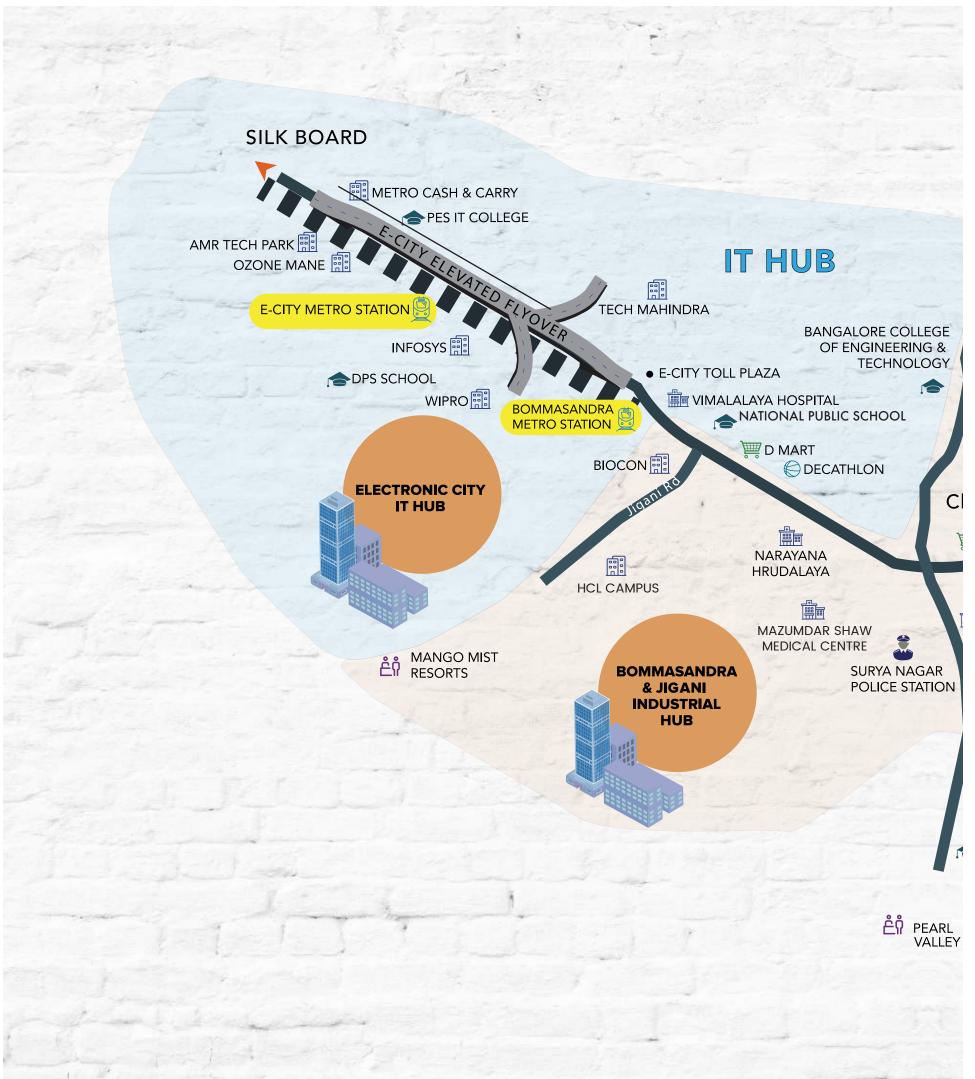
Seamless connectivity & great convenience at your doorstep!



A 19-acre community life with ample open spaces.



40+ World - Class amenities to complement a smart living experience.



LOCATION MAP



- A VIBRANT LIFESTYLE NOW - PACKAGED JUST RIGHT!



Hub to major tech giants at Electronic City like Wipro, TCS, etc. Also corporates like TVS motors, Ashok Leyland, etc.



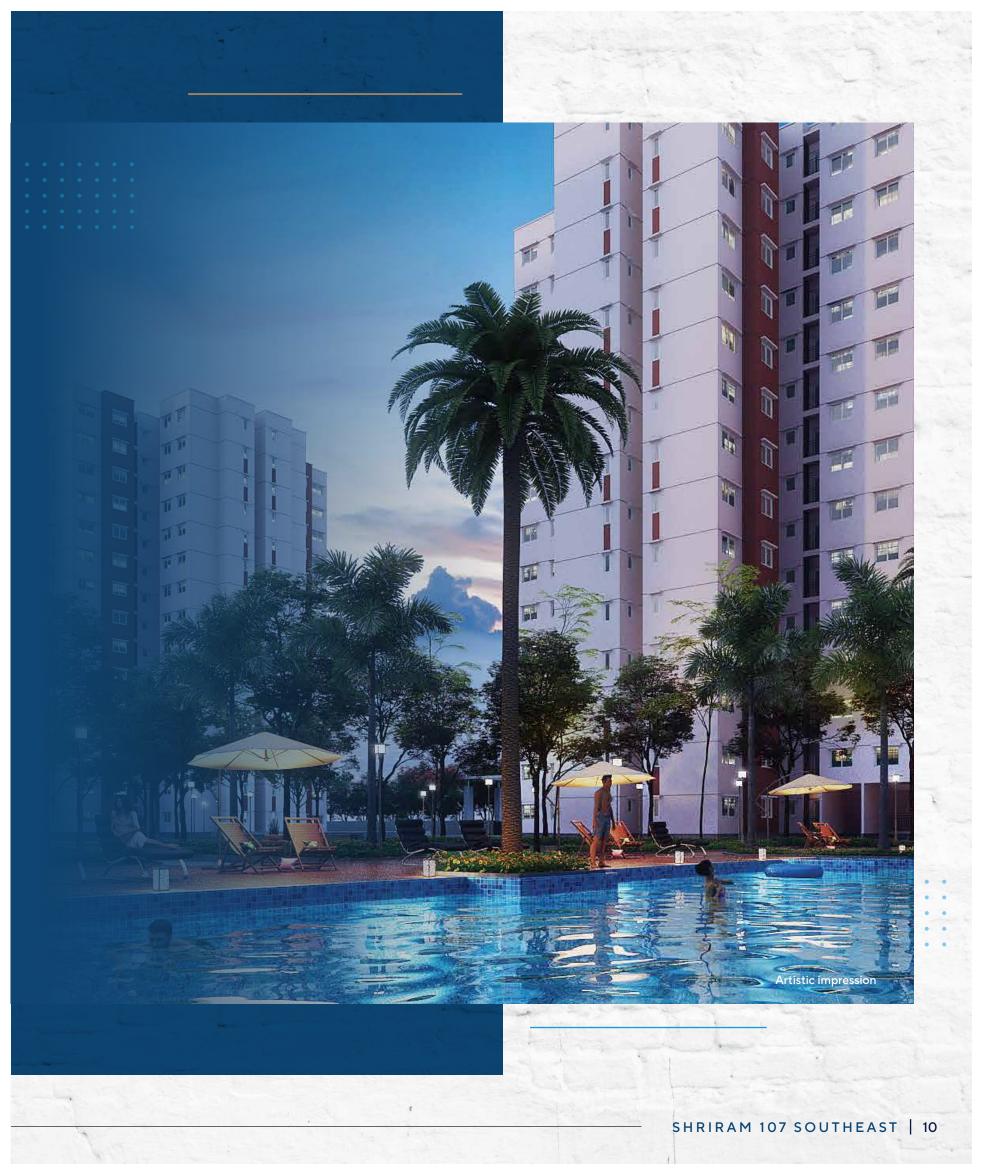
Well connected by upcoming metro to industrial areas like Bommasandra and Jigani.

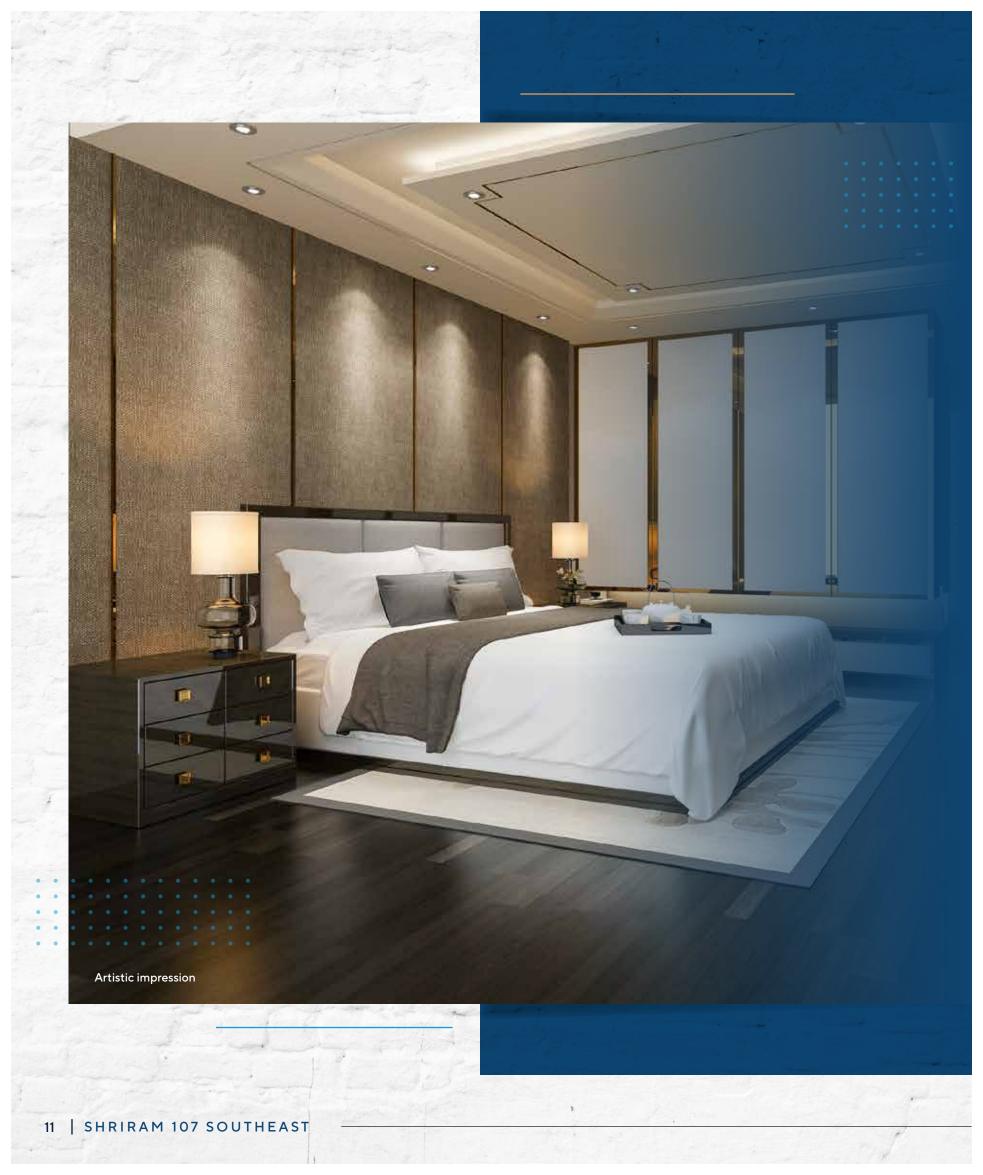


Well-developed road network with Hosur road, NICE road, Sarjapur road, etc.



Upcoming social infrastructure like PRR, STRR and proposed metro Neo.





- EVERYTHING -YOU NEED AND MORE



EDUCATIONAL INSTITUTIONS

Alliance University 📉 PES University 📐 IFIM 📐

NPS XIME B School

DPS



HOSPITALS

Narayana Hrudayalaya 🔌 Vimalaya Hospital Oxford Medical College and Hospital

- UNBEATABLE LIFESTYLE



19 acres of a secure gated community with 78% open spaces



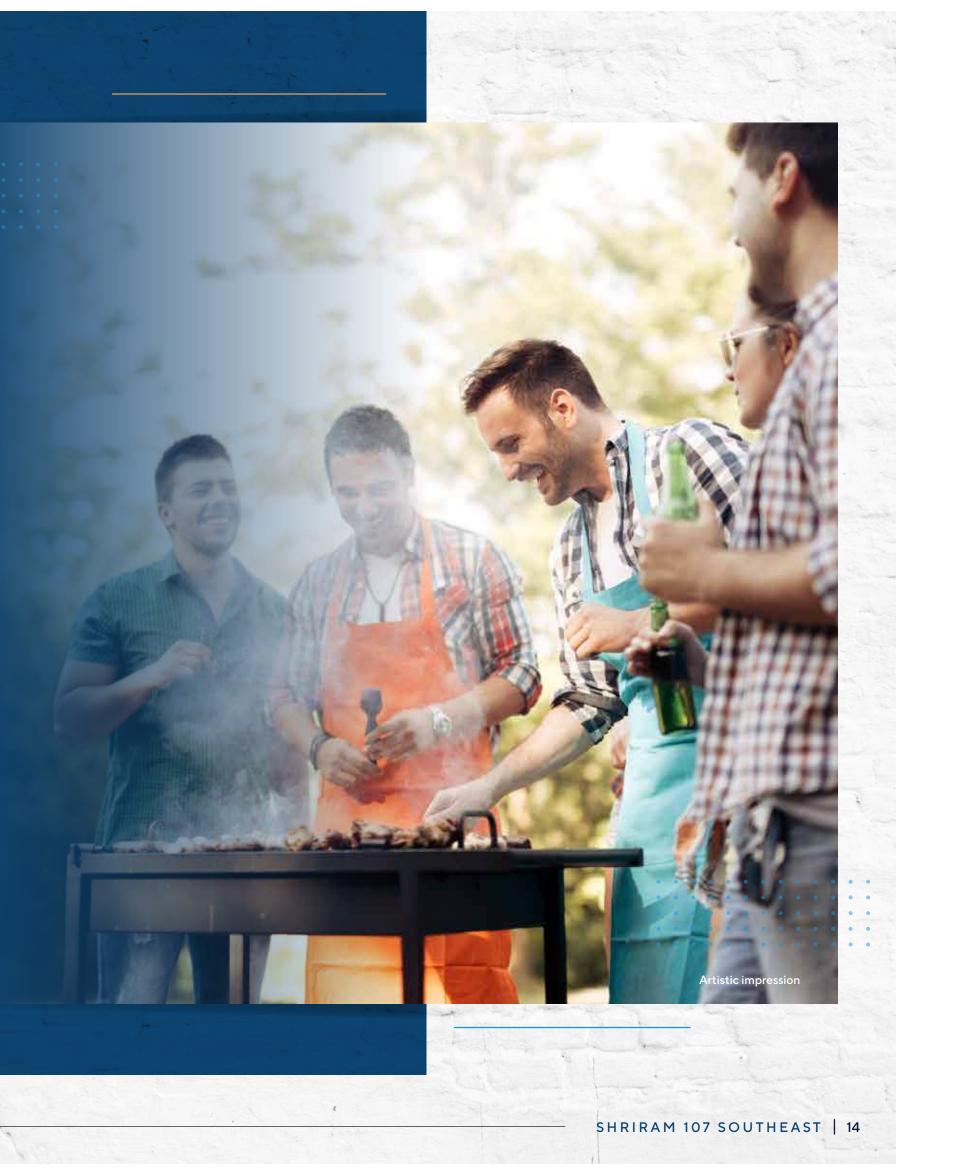
A sprawling 18,000 sq.ft. clubhouse



40+ World - Class amenities to choose from



MIVAN technology supported construction



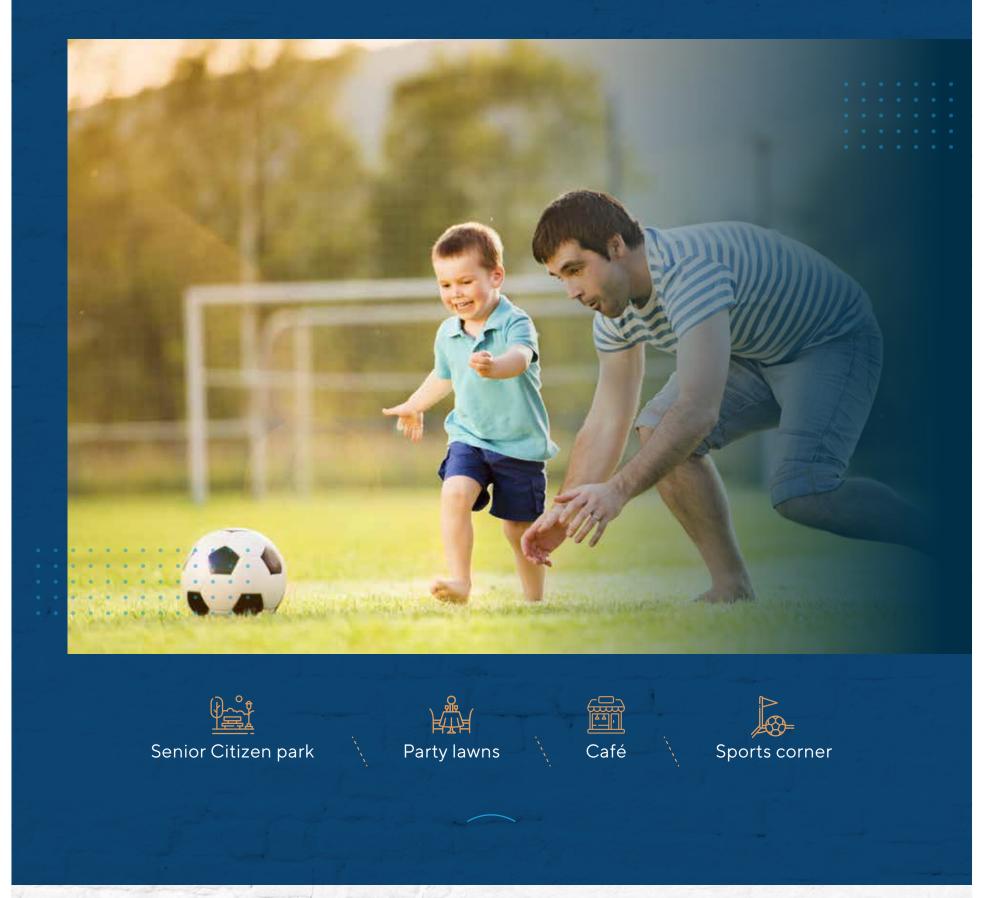
CONVENIENCE UNBEATABLE



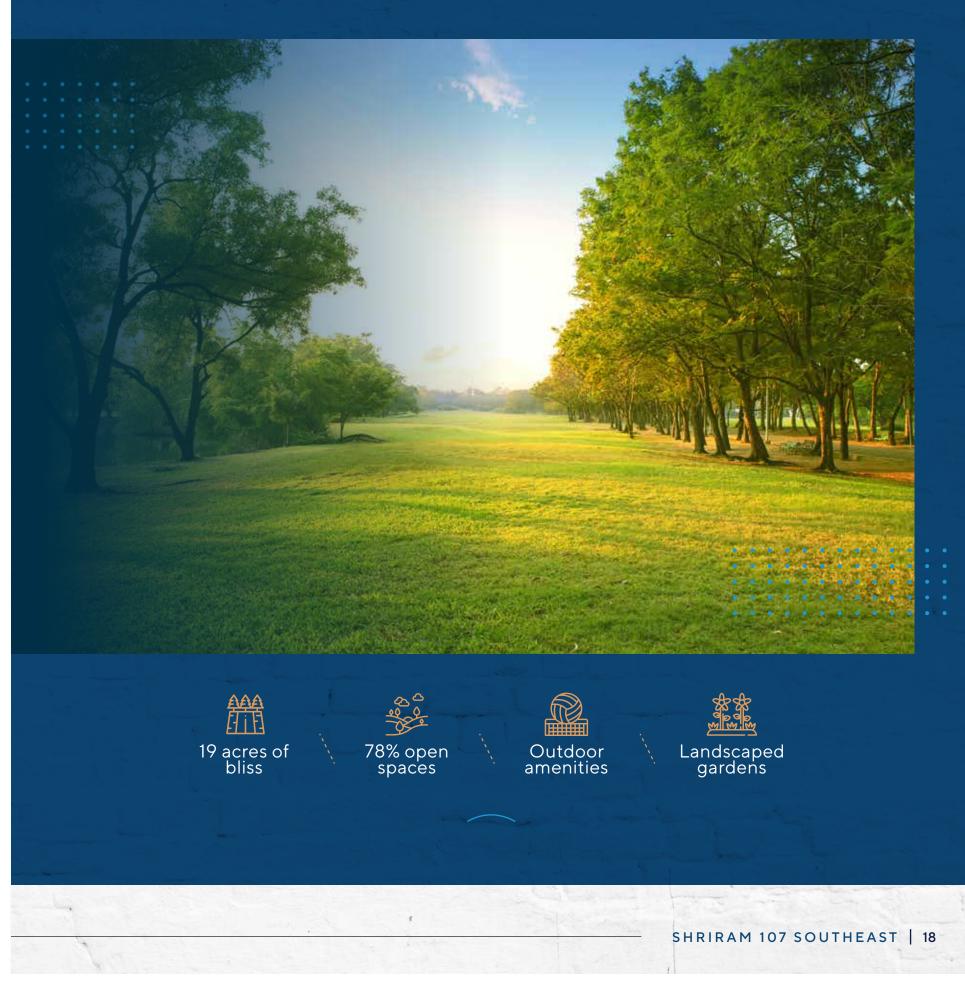
- PLAY -UNLIMITED

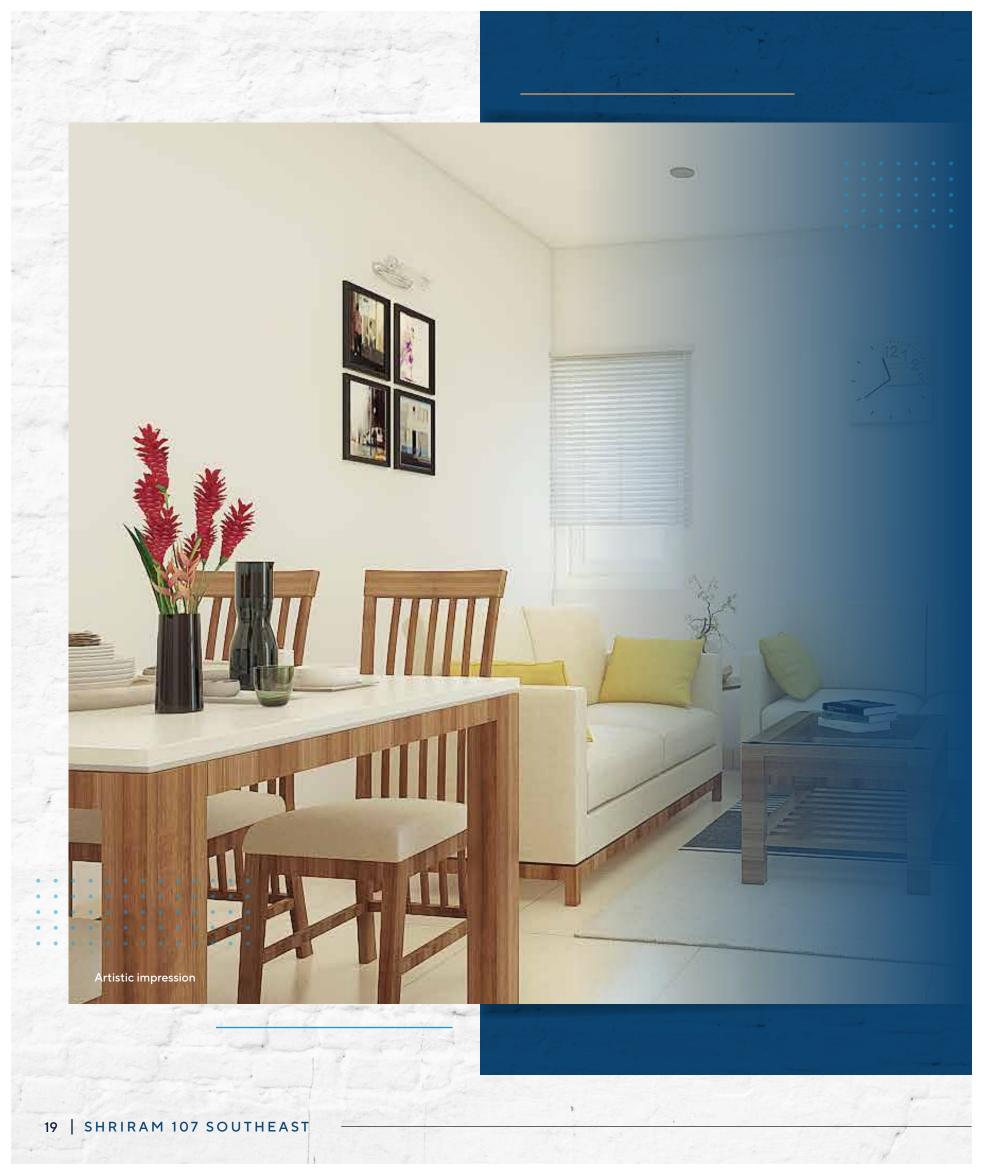


- RECREATION - UNHINDERED



- NATURE - UNCONSTRAINED





AWE-INSPIRING DESIGNS

Maximum space utilization.

Crafted to accommodate all your needs.

No south facing units.

Spacious & ventilated living room.

Spacious for a large king-sized bed, wardrobe, TV cabinet and more. Fall in love with your kitchen with an attached open dining area.

Roomy 2nd & 3rd bedrooms.

Maximum carpet area ensured in every room.

Balcony with a view.

- UNMISSABLE - OPPORTUNITY



Trusted brand



Upgraded lifestyle



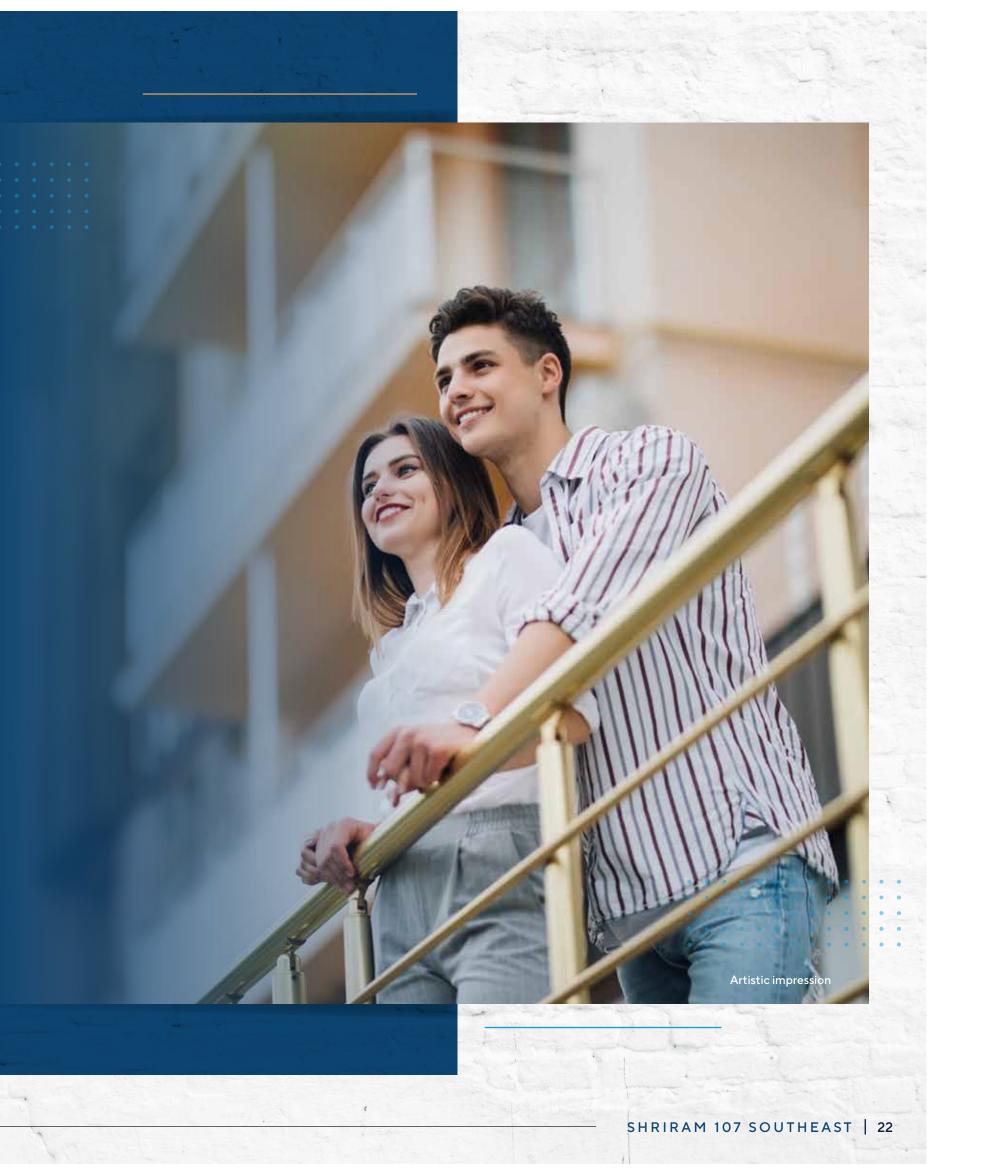
Seamless connectivity



ldeal Investment



Upcoming social infrastructure



- SPECIFICATIONS



SMART, YET GREEN HOMES

The infrastructure has been designed to maximize safety & convenience

Good water supply. A water softening plant included if required. Sewage treatment plant of adequate capacity has been provided. Rain water harvesting facility to prevent surface runoffs and efficient use of rain water. Organic waste converter of adequate capacity will be provided.



UTILITY WITH COMFORT

Elegant lobbies with vitrified tile flooring in all towers.

High quality lifts from a reputed brand with 100% DG power backup. 100% DG power backup for lighting in the common areas.



THOUGHTFULLY DESIGNED HOMES

Smartly designed with best of the specifications. MIVAN technology ensures great quality, good finishing & timely completion. Highly durable engineered wooden laminated doors.

UPVC window with sliding doors. UPVC windows are durable and easy to maintain. Kitchen will have 30mm granite counter with SS sink. Superior quality tile dado for easy maintenance up to 2'0" height.



PREMIUM FIXTURES

Large tiles in the foyer, kitchen, dining/living and bedrooms making them visually appealing and easy to maintain.

> Modular type switches/sockets.

Toilets are fitted with premium brands of sanitary fittings, and CP fittings.

Anti-skid tile flooring in the bathroom to ensure safety and prevent accidents.

MASTER PLAN

19 ACRES OF A VIBRANT GATED COMMUNITY WITH **78% OPEN SPACES**

MASTER PLAN

B

LEGEND:

- 1. 12.5 M APPROACH ROAD HAVING DESIGNATED
- PATHWAY WITH AVENUE PLANTING
- 2. MAIN ENTRANCE WITH SECURITY CABIN
- 3. ENTRANCE FEATURE WATER BODY WITH PEDESTRAIN PATHWAY AND DENSE PLANTING
- 4. TRANSITION PLAZA
- 5. HAMMOCK GARDEN
- 6. PLAY AREA
- 7. AMPHITHEATER
- 8. OUTDOOR PICNIC AREA
- 9. PARTY LAWN
- 10. KIDS POOL
- 11. SWIMMING POOL WITH CABANA
- 12. OUT DOOR CHANGE BOOM
- 13. DROP OFF PLAZA
- 14. CLUB HOUSE PLAZA 15. FIRE DRIVEWAY
- 16. ELDER'S PARK
- 17. GIANT CHESS PARK
- 18. SAND VOLLEY BALL
- 19. PRACTICE BASKET BALL COURT WITH SEATING AREA
- 20. SURFACE CAR PARKING
- 21. TREE COURT PLAZA WITH SEATING
- 22. FUTURE PHASE 1 ENTRY/ EXIT
- 23. SKATING RINK AND CLUB HOUSE SPILL OVER SPACE
- 24. ENTRANCE PLAZA WITH INFORMAL SEATING
- 25. CHILDRENS PLAY AREA 26. MINI FOOTBALL FIELD
- 27. LAWN WITH SEATING
- 28. PET PARK
- 29. DESIGNATED PEDESTRAIN
- PATHWAY & BICYLE TRACK

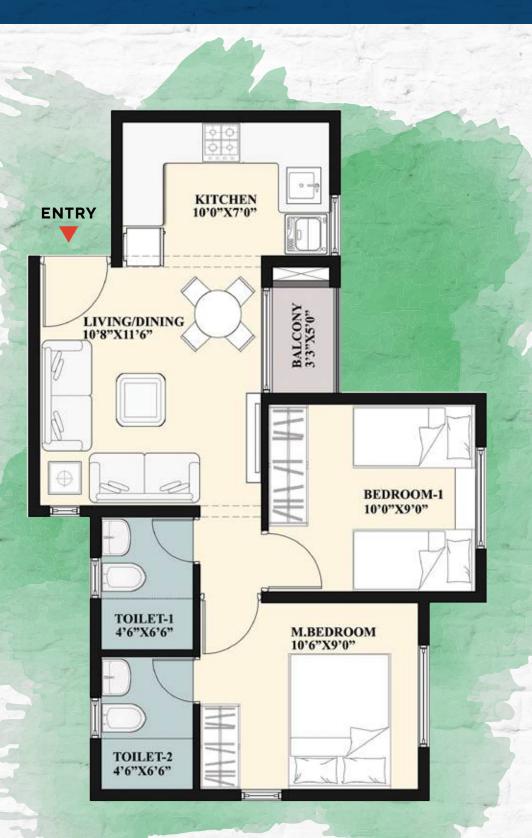
- 30, MEDITATION AND YOGA DECK
- 31. OUTDOOR EXERCISE STATION
- 32. PEDESTRAIN CROSSING WITH ART WORK
- 33. MULTIPURPOSE LAWN
- 34. TREE COURT
- 35. CRICKET PRACTICE PITCH
- 35. CHICKET PRACTICE PITCH
 36. LAKE SIDE GARDEN WITH SEATING
 37. SUNKEN SKATE BOARD AREA WITH LOCAL ART
 38. AMPHTHEATRE WITH LAKE VIEW AS BACKDROP WITH STAGGERED TREES
 39. BUTTERFLY GARDEN TRAIL LEADING TO TEMPLE AND VISTA POINT
 40. HERE GARDEN
 41. BOUNDARY PLANTATION
 42. HORETTCH COUNT

- 42. HOPSCTCH COURT
- 43. SNAKE & LADDER COURT

SERVICE STATION:

- A. ORGANIC WASTE CONVERTER (AT UPPER BASEMENT LEVEL) B. TRANSFORMER YARD
- C. 0G
- D. STP (AT LOWER BASEMENT LEVEL)
- OTHERS :
- AA. STRR BB. COP ROAD TREATED LIKE AN URBAN

2 BEDROOM TYPE 1 UNIT PLAN



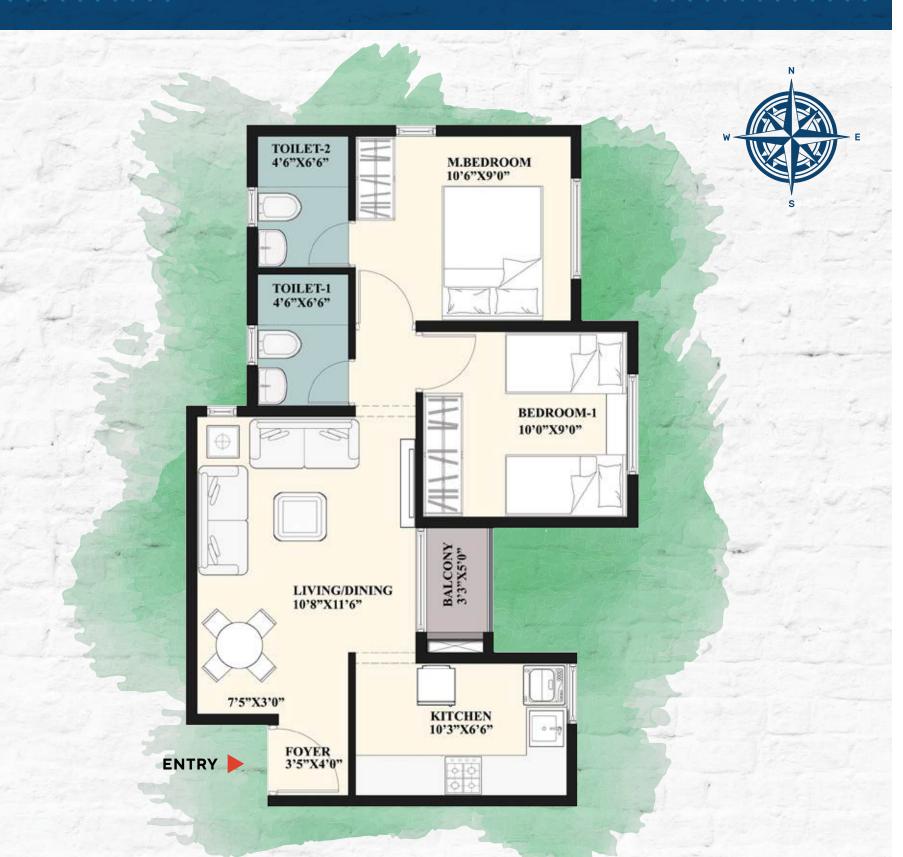
RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT) BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT) 1m2= 10.76391 Sq,ft STANDARD CONVERSION

2 BEDROOM TYPE 1A UNIT PLAN



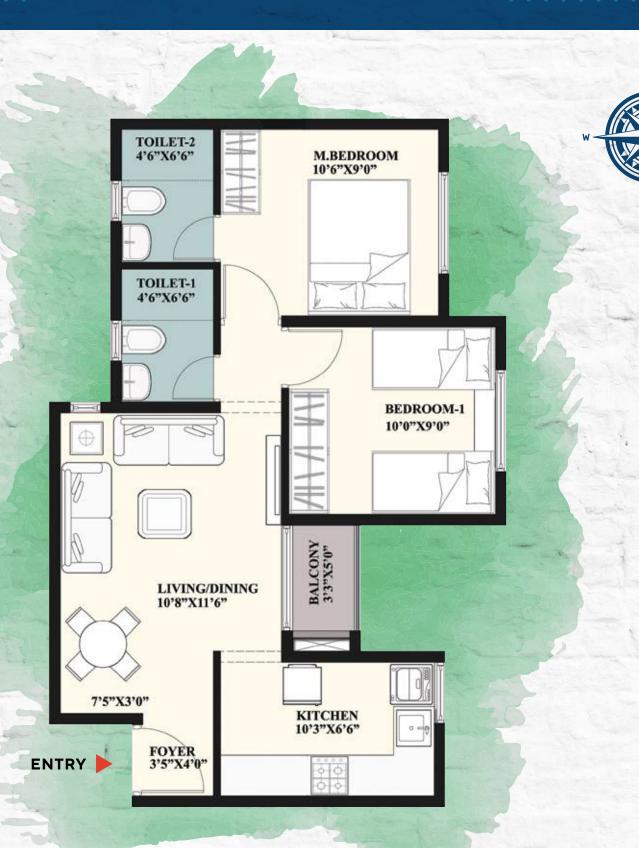
RERA CARPET AREA : 42.755 SQ.M (460.214 SQ.FT) BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT) 1m2= 10.76391 Sq,ft STANDARD CONVERSION

2 BEDROOM TYPE 2 UNIT PLAN



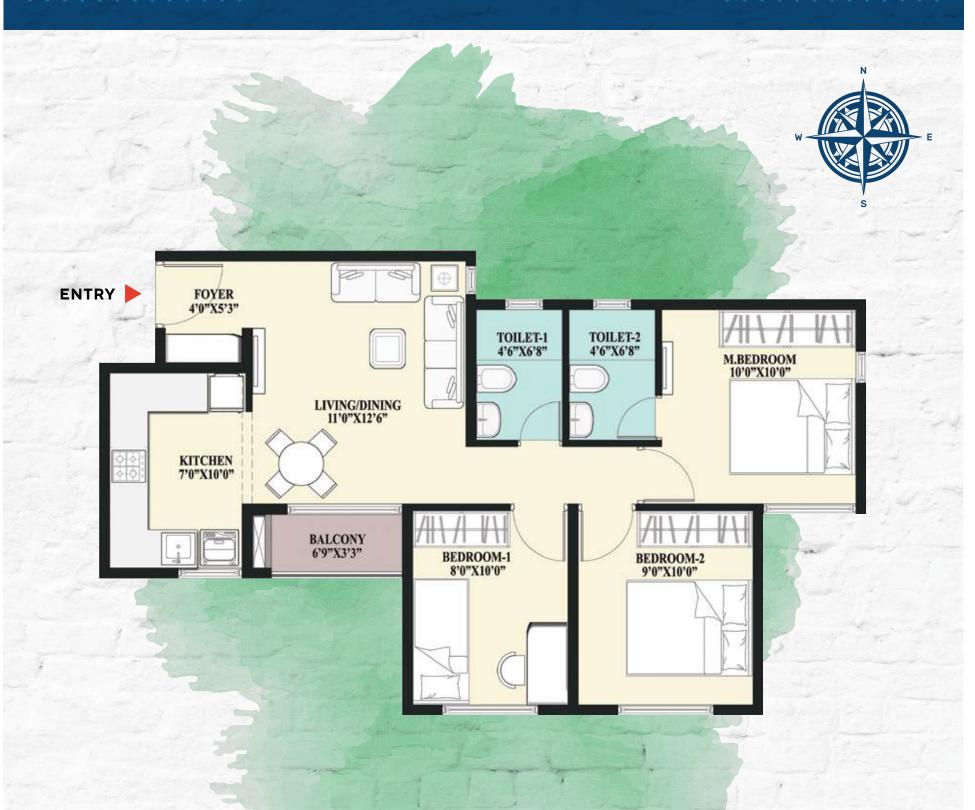
RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT) BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT) 1m2= 10.76391 Sq,ft STANDARD CONVERSION

2 BEDROOM TYPE 2A UNIT PLAN



RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT) BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT) 1m2= 10.76391 Sq,ft STANDARD CONVERSION

3 BEDROOM TYPE 3 UNIT PLAN

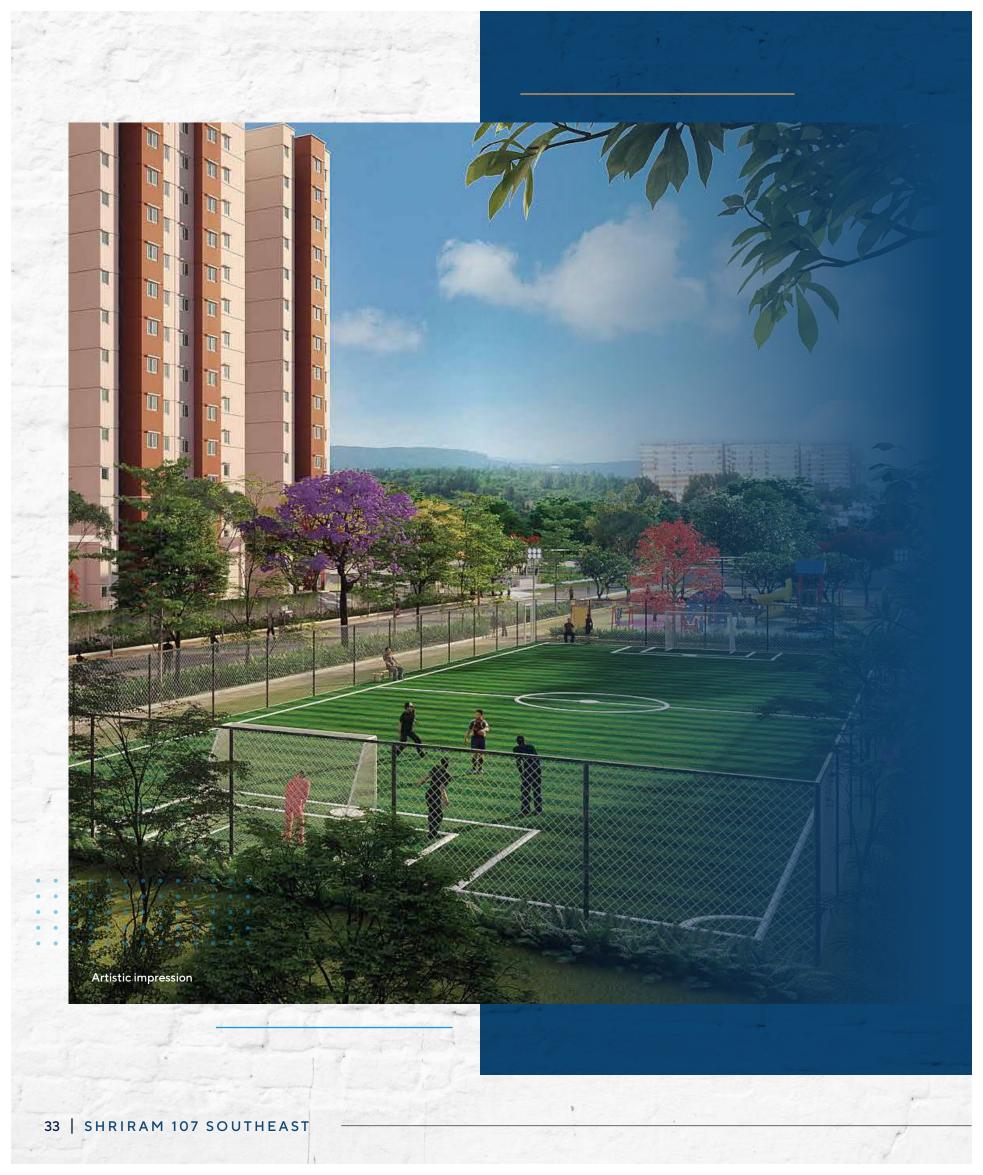


RERA CARPET AREA : 56.977 SQ.M (613.295 SQ.FT) BALCONY AREA : 2.045 SQ.M (22.012 SQ.FT) 1m2= 10.76391 Sq,ft STANDARD CONVERSION

3 BEDROOM TYPE 3A UNIT PLAN



RERA CARPET AREA : 56.977 SQ.M (613.295 SQ.FT) BALCONY AREA : 2.045 SQ.M (22.012 SQ.FT) 1m2= 10.76391 Sq,ft STANDARD CONVERSION



THE SEAL OF TRUST!





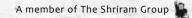
BRAND NEW IDENTITY. SAME OLD TRUST.







PRESENCE IN 6 CITIES





15 MINS FROM E-CITY PHASE 2

91364 74355

www.shriramproperties.com/107southeast

This project is financed by STATE BANK OF INDIA

www.rera.karnataka.gov.in | *T&C Apply.