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South India's Fastest Growing Builder
More than 3.5 million sq.ft. delivered | More than 35 ongoing projects
SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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RERA Registration PR/KN/171213/002528

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SOWPARNIKA FLAMENCO

OLD FORT ROAD, SARJAPUR

Your Home with a Touch of Spanish Style

1, 2 & 3 BHK
Premium Homes



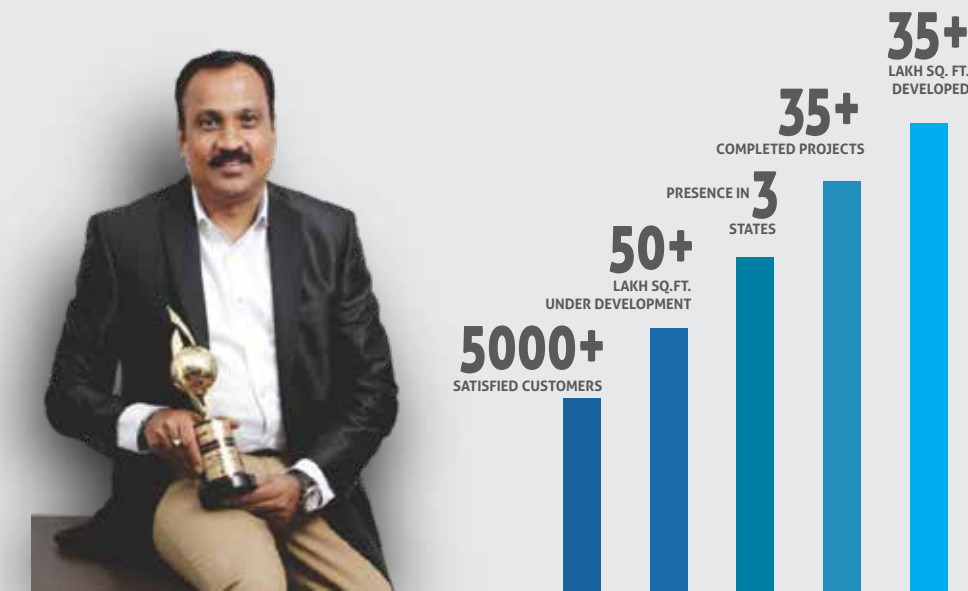
South India's Fastest Growing Developer of Premium Homes at Affordable Prices

Sowparnika Projects & Infrastructure Pvt. Ltd. • 35 Lakh sq.ft. Developed • 50 Lakh sq.ft. Under Development • Present Across Karnataka, Kerala & Tamil Nadu

A cosy home, all your own,
is now attainable!



OUR JOURNEY TOWARDS SUCCESS



BRAND RENOWNED FOR AFFORDABLE HOUSING

Affordable Housing Project Of The Year by Silicon India with LICHFL

Affordable Housing Company Of The Year by Brands Academy -
Real Estate Awards

Certificate of Excellence (Best emerging name in providing real
estate solutions) by Indian Achiever's Podium

Residential Property Of The Year (Sowparnika Swastika) by ET NOW

Popular Choice - Affordable Housing Of The Year by ET NOW

Affordable Housing Of The Year by NDTV Profit Real Estate Award

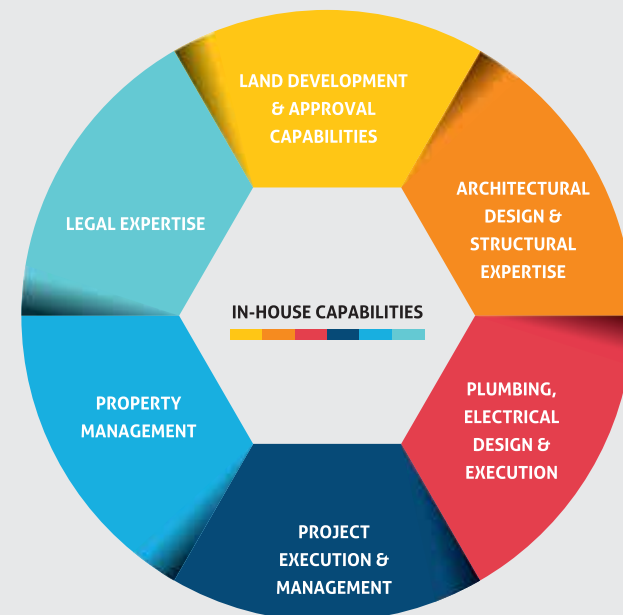
Construction excellence award 2016 by Junior Chamber
International Kottayam



ABOUT SOWPARNIKA

Since its inception in 2003, Sowparnika has been committed to Trust, Quality and Excellence, and these factors have translated into architectural marvels, spreading happiness to its consumers. The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as one of the leading property developers in South India, headquartered in Bengaluru with projects spread across Karnataka, Kerala and Tamil Nadu.

VALUE CREATION
TURNKEY DELIVERY - FROM DESIGN TO EXECUTION



Sowparnika Projects and Infrastructure Pvt Ltd., brings to you a touch of Spanish lifestyle with special attention to your every need.

A home, designed for your modern, fast paced world, close to your workplace with a touch of extra special 'care' that will make you want to be back home eagerly, everyday.



Spread Over 2 Acre 8 Guntas
 S + 4 Floors | 264 Units | Vaastu Compliant

Master Plan

Sowparnika Flamengo is thoughtfully planned to ensure you lead a comfortable and secure life. Special consideration has been given to the needs of children and the elderly. From beautifully landscaped courtyards and patios to a swimming pool and open air theatre, we have covered it all for your benefit. For the young and upwardly mobile working community, Flamengo offers various facilities like launderette, e-commerce collection point, electric car charging bays and much more.



SOWPARNIKA PROJECTS KERALA



Sowparnika Valle, Kottayam



Sowparnika Edifice, Thrissur



Sowparnika Natura, Thrissur



Sowparnika Atrium, Cochin



Sowparnika Sudarsanam, Guruvayoor



Sowparnika Elania, Changanassery



Sowparnika Vaishnavam, Trivandrum



Sowparnika Bhavani, Trivandrum



Sowparnika Seychelles, Trivandrum



Sowparnika Royal, Trivandrum



Sowparnika Grand Square, Trivandrum



Sowparnika Highlands, Trivandrum



Sowparnika Sandal Tower, Trivandrum



Sowparnika Navarathinam Pearl, Trivandrum



Sowparnika Travancore Heights, Changanassery



Sowparnika Canary, Changanassery



Sowparnika Shirdi, Trivandrum



Sowparnika Shirdi Phase-2, Trivandrum



Sowparnika City Crown, Trivandrum



Sowparnika River View Garden, Trivandrum



Sowparnika Regal, Trivandrum



Sowparnika Surya Kiran, Trivandrum



Sowparnika Promenade Square, Trivandrum

SOWPARNIKA PROJECTS KARNATAKA & TAMIL NADU



Sowparnika Tharamgini,
Bengaluru



Sowparnika The Columns,
Bengaluru



Sowparnika Purple Rose,
Bengaluru



Sowparnika Swastika-2,
Bengaluru



Sowparnika Sanvi-2,
Bengaluru



Sowparnika The LandMark,
Mysuru



Sowparnika Blue Bells,
Mysuru



Sowparnika Chandrakantha-1,
Bengaluru



Sowparnika Chandrakantha-2,
Bengaluru



Sowparnika Sanvi-1,
Bengaluru



Sowparnika Ananda,
Bengaluru



Sowparnika Sai Srishti,
Bengaluru



Sowparnika Swastika-1,
Bengaluru



Sowparnika Royale Splendour,
Mysuru



Sowparnika Sai Soukya,
Tirupur



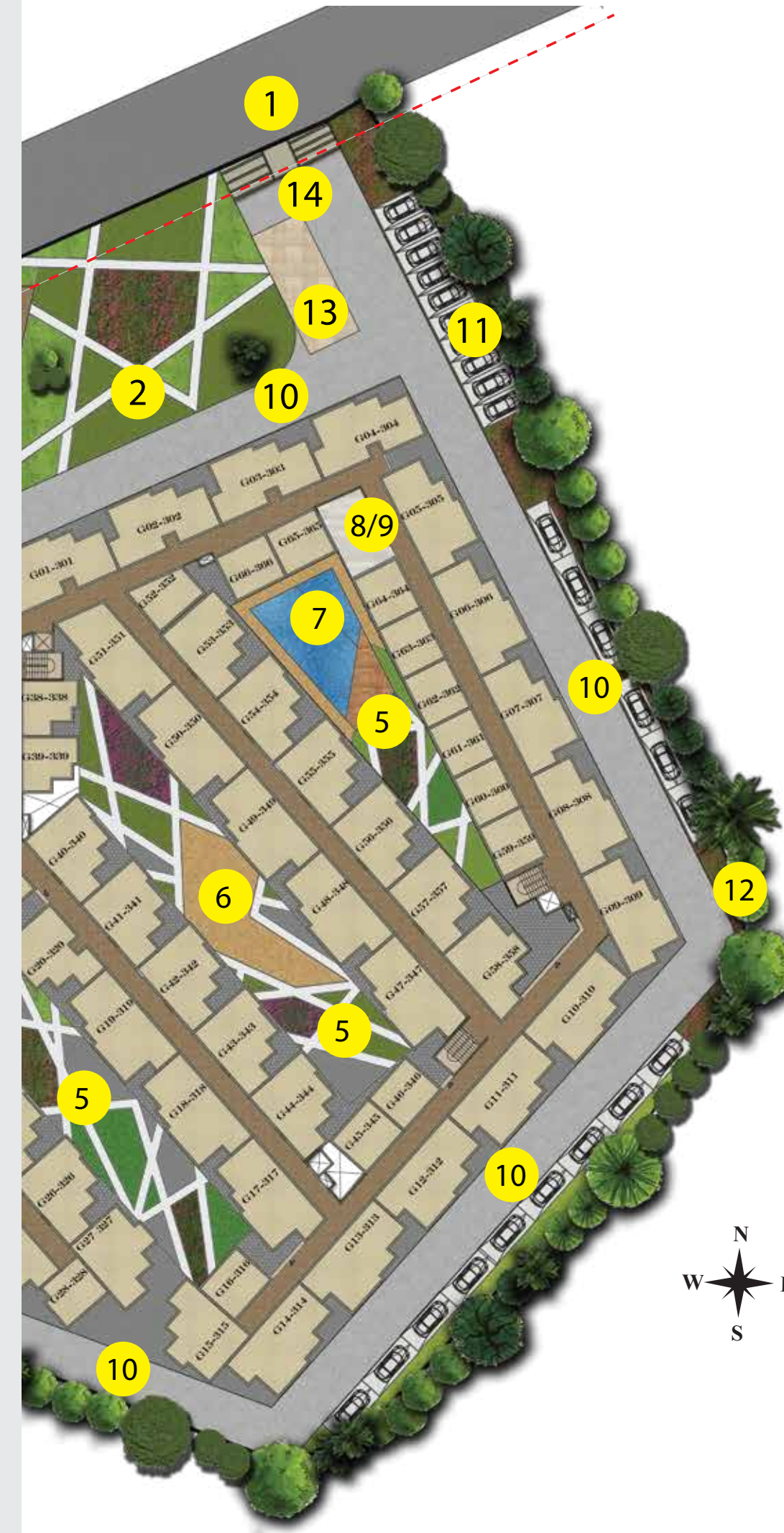
Sowparnika Skandagiri,
Coimbatore



Sowparnika Beetel,
Coimbatore



Sowparnika Grandeur,
Coimbatore



Legend

1. Entrance Gateway & Security Room
2. Land Reserved As Per Regulation
3. Road Widening Line
4. Transformer & DG Services
5. Paved Courtyards & Patios
6. Children's Play Area
7. Swimming Pool
8. Clubhouse
9. Laundry / Creche
10. Driveway
11. Surface Parking
12. Car Charging Bay
13. Convenience Store
14. Security & E-Commerce Collection Point



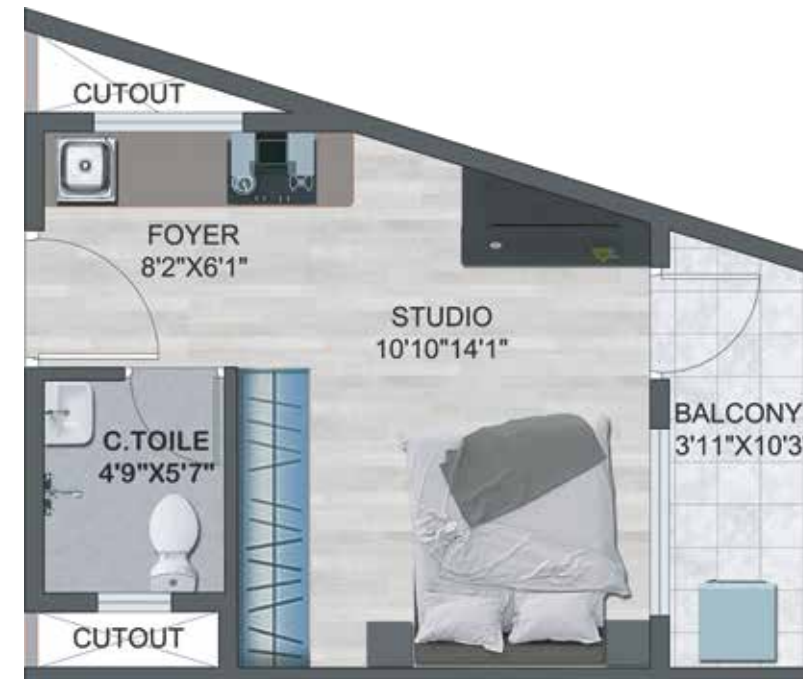
1BHK Unit Plans

TYPE - T21, T22 & T23 (1BHK)
 SALEABLE AREA - 450 Sq. Ft.



Studio Apartment

TYPE - T52 (STUDIO)
 SALEABLE AREA - 381 Sq. Ft.



1BHK Unit Plans



TYPE - T65, & T66
SALEABLE AREA - 425 Sq. Ft.



TYPE - T38, & T39 (1BHK)
SALEABLE AREA - 449 Sq. Ft.



Amenities

-  Clubhouse
-  Car Charging Bays
-  Sewer Treatment Plan (STP)
-  Indoor Games Room
-  Intercom to Apartment from Security Cabin through Service Provider
-  Lifts of Reputed Make
-  Children's Play Area
-  E-Commerce Collection Point
-  Transformer & DG Services
-  Landscaped Garden
-  Doctors Clinic
-  Covered / Surface Car Parking
-  24 Hrs. Power Backup for common area and 0.5 KVA for apartment through limiter switch
-  Shoe Shine Facility
-  Drivers/Servant toilet Facility
-  24/7 Round The Clock Security
-  Launderette
-  Rain Water Harvesting
-  Wi-Fi Enabled through service provider.
-  Convenience Store
-  Swimming Pool
-  Creche
-  Visitors Lounge
-  CCTV In Lobby

Swimming Pool



Convenience Store



1BHK Unit Plans

TYPE - T45, & T46 (1BHK)
SALEABLE AREA - 425 Sq. Ft.



TYPE - T59, T60, T61
T62, T63, T64 (1BHK)
SALEABLE AREA - 425 Sq. Ft.



1BHK Unit Plans

TYPE - T16 & T33
 SALEABLE AREA - 425 Sq. Ft.



TYPE - T28 (1BHK)
 SALEABLE AREA - 425 Sq. Ft.



Location Map



2BHK Unit Plans



TYPE - T20
SALEABLE AREA - 788 Sq. Ft.



TYPE - T15
SALEABLE AREA - 822 Sq. Ft.





2BHK Unit Plans

TYPE - T34
SALEABLE AREA - 765 Sq. Ft.



TYPE - T58
SALEABLE AREA - 777 Sq. Ft.



Proximity

EDUCATIONAL INSTITUTIONS

St. Philomina School	: 2 min
Indus International School	: 5 min
Global Indian International School	: 10 min
Greenwood High International School	: 10 min
Oakridge International School	: 10 min
The International School Bangalore	: 10 min
St. Patrick's Academy	: 20 min
International School of Management Excellence (ISME)	: 5 min
Ajim Premji University	: 3 min

HOSPITALS

Narayana Hrudayalaya	: 20 min
Spandana Hospital	: 5 min

MALLS

Market Square Mall	: 25 min
Forum Value Mall (Whitefield)	: 35 min

WORK PLACES & OTHER MAJOR PLACES

Proposed Infosys Campus	: 5 min
Decathlon Sports India	: 15 min
RGA Tech Park	: 15 min
Wipro Corporate office	: 20 min
Electronic City	: 20 min
Whitefield	: 30 min
Outer Ring Road (ORR)	: 35 min
RMZ Eco Space	: 35 min
Proposed Hosur Airport	: 35 min
Marthahalli	: 40 min
ITPL	: 45 min
KR Puram Rly Stn	: 1Hr
International Airport	: 1.5 Hr
Bangalore City Railway Station/Bus Station	: 1.5 Hr

A Touch of Spain and Excellent Planning

- Arcades.
This is an old architectural feature which originated in Spain. Arcades are sheltered pavements in the form of arches which give a subtle sense of symmetry along with simplicity.
- Ornamental Grill Work.
Finely crafted balconies, stair railings, gates, window grills and lanterns.
- Juliet Balconies
Balconies with grilled railings.
- Mediterranean Rooftops:
Roof tops give the homes a warm, earthy and rustic look. The Spanish rooftops are usually multi-level to create the interest factor.



2BHK Unit Plans

TYPE - T35
SALEABLE AREA - 747 Sq. Ft.



TYPE - T24, T25, T26, 27,
T40, T41, T42, T43, T44,
T53, T54, T55, T56, T57
SALEABLE AREA - 761 Sq. Ft.



3BHK Unit Plans

TYPE - T10, T11, T12, T13 & T14
 SALEABLE AREA - 922 Sq. Ft.



Typical Plan



Specifications

Structure

- R.C.C framed structure with concrete block masonry.

Flooring

- Kajaria / RAK / Cera or Equivalent make Vitrified tiles for Living, Dining & Bedroom.
- Laminated Wooden flooring for Master Bedroom.
- Kajaria / RAK / Cera or Equivalent make Anti skid Ceramic Tiles in Kitchen and Balcony.

Kitchen

- Granite top & Single Bowl Sink to be provided (only supply).
- Glazed Tiles above the counter to a height of 2 feet (Only supply).
- Provision for Chimney in Kitchen.
- Provision for Water Purifier.
- Washing Machine point.



3BHK Unit Plans

TYPE - T51
SALEABLE AREA - 996 Sq. Ft.



3BHK Unit Plans



TYPE - T47 (3BHK)
SALEABLE AREA - 977 Sq. Ft.



Specifications

Toilet

- Toto Sanitary Ware For WC and Wash basin. (or Equivalent reputed make)
- Jaquar Bathroom Fittings, Faucets , Shower Head with Diverter, Taps & C.P fittings. (or Equivalent reputed make)
- Provision for Geyser and Exhaust Fan in Toilets.
- Glazed Ceramic tiles for Daddoing up to 7 feet height.

Doors

- Main Door: Super Quality Hard Wood Frame and Shutter with melamine finish.
- Internal Doors : Hard wood frames with skin/flush shutters.
- FRP Doors for Toilets.
- Godrej Hardware. (or Equivalent reputed make)

Windows

- 3 Track UPVC Windows with Glazed Shutters and provision for Mosquito Mesh.

Electrical

- Modular Switches of Crabtree. (or Equivalent reputed make)
- Havells ELCB and MCB with independent KSEB Meter (or Equivalent reputed make)
- Finolex Good quality Concealed Copper Wiring. (or Equivalent reputed make)

Generator

- Generator back up for Elevator, Common Lighting, Water pumps & apartment through limiter switch (0.5KV).

Paint

- Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints Emulsion.
- External: 1 coat external primer & 2 coats of external paint (Asian Paints). (or Equivalent reputed make)

Elevator

- Schindler or Johnson Lifts. (or Equivalent reputed make)

Water Supply

- Bore well water supply / Municipal water supply if available.

Air Conditioning

- Provision for fixing AC in Master Bedroom.

3BHK Unit Plans

TYPE - T1, T2, T3 & T4
 SALEABLE AREA - 907 Sq. Ft.



3BHK Unit Plans

TYPE - T32
 SALEABLE AREA - 971 Sq. Ft.



3BHK Unit Plans



TYPE - T17
 SALEABLE AREA - 971 Sq. Ft.



3BHK Unit Plans



TYPE - T5, T6, T7, T8 & T9
 SALEABLE AREA - 922 Sq. Ft.



3BHK Unit Plans

TYPE - T18, T19, T29, T30, T31
T48, T49 & T50
SALEABLE AREA - 965 Sq. Ft.



3BHK Unit Plans

TYPE - 36, 37
SALEABLE AREA - 965 Sq. Ft.

