



 **LVS**
Paradise
Enjoy the high living

Welcome to a lifestyle that's second to none!



2 & 3 BHK LUXURY APARTMENTS | GROUND + 4 FLOORS
84 SPACIOUS UNITS | 1,200 SQ. FT. < 1,695 SQ. FT.

KITHAGANUR, TC PALYA, K R PURAM

A BEAUTIFUL PARADISE WITH A PERFECT BLEND OF NATURE AND BUILDINGS IN A STRATEGIC LOCATION.

LVS Paradise is Ground + 4 storeys apartment with limited number of houses that offers you both peace and luxury at the same time. Conceived by master architects, it is meticulously planned with an equitable distribution of amenities, open areas and greenery.

Located in Kithaganur, K. R. Puram, Bangalore, it is part of a rapidly growing locality. The apartment complex welcomes you with wide imposing entrance gate. True to its name, the residential complex boasts of a beautiful garden to de-stress and give you a much-needed break at the end of the day. With a unique combination of serenity and sophistication, LVS Paradise exceeds the highest expectations and promises a lifestyle that's truly beyond compare.



COME HOME TO LVS PARADISE

AVANTGARDE DESIGN, CONTEMPORARY FEEL,
MAKING THE MOST OF NATURAL LIGHT AND AIR.



LVS PARADISE AT A GLANCE

- 2 & 3 Bedrooms
- BDA approved with CC/OC
- RERA registered
- Ground +4 floors
- Spacious well-ventilated units
- Comprehensive quality
- Seismic-resistant structural design
- Rainwater harvesting
- Three side open units. No common walls
- Furnished club house
- Ground level car parking
- State-of-the-art multi-tier security system
- High-tech lift system
- Deluxe specifications
- Premier well connected location



At LVS Paradise, we have designed your home – your personal space with utmost care. Get ready to live a life replete with luxury. For starters, the Ground +4 Floor edifice is a signature creation by the renowned FWD Architects. You can choose from exquisite 2 and 3 BHK flats that are complete in all respects. Built to exacting standards, the accent is on privacy and a feeling of joy everywhere. There are no common walls in between homes and the design optimizes natural light and fresh air. Complementing your lifestyle, LVS Paradise offers state-of-the-art amenities like club house, large pool, indoor and outdoor games, residence lounge, senior citizen lounge and toddlers' play area.

Enjoy the elegance and thoughtfulness of design all over LVS Paradise. People-friendly planning has resulted in restricted vehicular movement and plenty of open spaces. An air of tranquility pervades and the eye for detail is unmistakable. Truly an enchanting destination for your dream home.

TYPICAL FLOOR PLAN



AREA STATEMENT

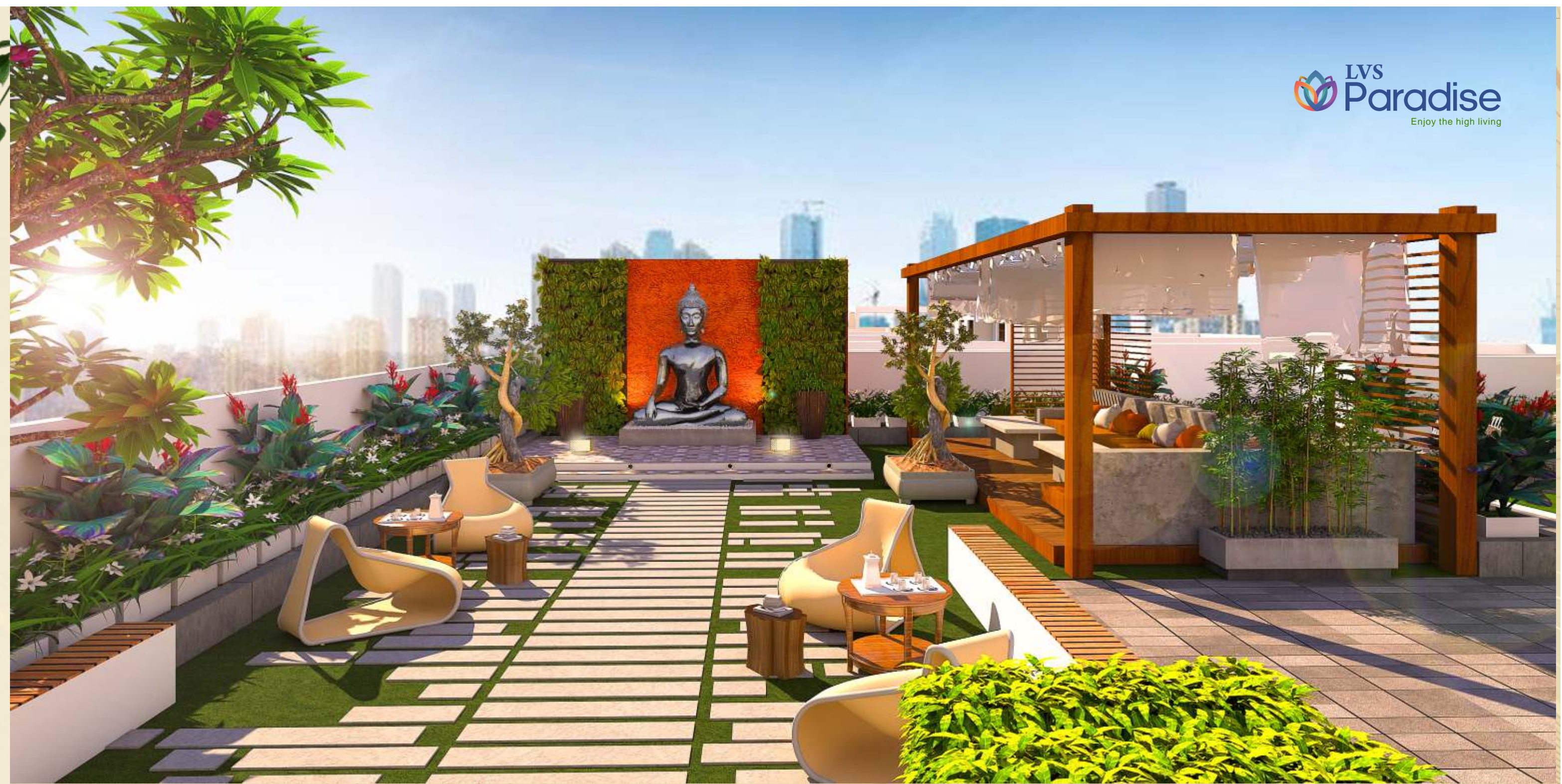
FLAT NO	TYPE	SBA (sq.ft.)
1	3 BHK	1695
2	3 BHK	1510
3	2 BHK	1255
4	2 BHK	1200
5	2 BHK	1200
6	2 BHK	1200
7	2 BHK	1315
8	2 BHK	1200
9	2 BHK	1200
10	3 BHK	1510
11	3 BHK	1695
12	3 BHK	1695
13	3 BHK	1510
14	2 BHK	1200
15	2 BHK	1200
16	2 BHK	1200
17	2 BHK	1305
18	2 BHK	1210
19	2 BHK	1210
20	3 BHK	1510
21	3 BHK	1695



3BHK
APARTMENT



2BHK
APARTMENT



CELEBRATE LIFE AT LVS PARADISE

A home at LVS Paradise implies life in the lap of luxury. Sharing the space with like-minded people who are discerning like you, it's an investment that's worthwhile. A lifetime of pure bliss and indulgence which you truly deserve. Peaceful walk or an exuberant jog, relaxing swim or sweating it out at the gym or indoor games or a get-together with your near and dear ones... celebrate life every day at LVS Paradise!

AMENITIES

CLUB HOUSE

- ▶ Swimming Pool
- ▶ Toddlers Pool
- ▶ Shower Areas
- ▶ Meeting Rooms/Multi-purpose Hall

IN DOOR GAMES

- ▶ Chess & Caroms
- ▶ Table Tennis

ENTERTAINMENT

- ▶ Function Hall
- ▶ Family Lounge Areas
- ▶ Interactive Plaza
- ▶ Senior Citizens Lounge
- ▶ Theme Park

LAND SCAPING

- ▶ Pedestrian Friendly Pathways
- ▶ Family Sit outs
- ▶ Lush Garden Areas

FITNESS

- ▶ Walking / Jogging Track
- ▶ Well-equipped Gym
- ▶ Meditation Plaza / Yoga Deck

KIDS

- ▶ Toddler Play Area
- ▶ Kids/Children's Play Area

ESSENTIALS

- ▶ Generator Back-up in Common Areas
- ▶ Adequate water Supply
- ▶ Back-up for all Apartments
- ▶ Rain Water Harvesting
- ▶ Ground Water Recharge
- ▶ STP – Recycled Water
- ▶ Waste Management System
- ▶ Adequate Water Supply

SECURITY

- ▶ CC Secured
- ▶ Security Cabin
- ▶ Gated Community
- ▶ Audio Communication for Guards Room



PROJECT SPECIFICATIONS

Structure

RCC Framed structure designed as per IS code using M20 Grade Concrete

Walls

External Walls with 6" solid concrete blocks and Internal Walls with 4" solid concrete blocks

Plastering

Double coat sponge finish for external walls and neeru finish for internal walls

Doors

Teak wood door frame for main door with attractive BST main door shutter. Finished with polish and paint, and all internal door frames are of salwood with skin door shutters

Windows

UPVC windows with safety grills

Flooring

Granite flooring for common areas, 2'x2' branded vitrified tiles inside flats

Toilets

Glazed ceramic tiles dadoing up to 7' height with Jaguar/Esse or equivalent continental CP fittings, Hindware / Parryware or equivalent Sanitary fittings

Kitchen

Granite counter platform with steel sink, glazed tiles dadoing up to 2' height above the granite platform.

Painting

Asian Premium Emulsion for Internal walls, Apex matt for External walls and enamel paints for wood and grills

Electrical

ISO standard Fire proof wiring with Anchor / Roman / Honeywell or equivalent switches

Water Supply

Resources from bore well and Rain water harvesting

Lift

8 Passenger Automatic Lifts at 2 Places

Power Back Up

Generator power back up for common area, lifts and water pump with 0.5 KVA Power backup for each flat

Work and Corporate

RMZ Infinity	: 7.0 Kms
ITPL on Whitefiled Road	: 8.0 Kms
Manyata Tech Park	: 10 Kms
Brigade Tech Park	: 8.0 Kms
Salarpuria GR Tech Park	: 8.0 Kms
Bagmane Tech Park	: 6.0 Kms

Railway Station & Airport

International Airport	: 26 Kms
K R Puram Railway Station	: 5.0 Kms
Baipanahalli Metro Station	: 8.0 Kms

Shopping Centres

Reliance Fresh	: 2.0 Kms
More Market	: 2.0 Kms
Vishal Mega Mart	: 3.0 Kms

Malls and Entertainment

Orion East	: 9.0 Kms
Park Square Mall	: 8.0 Kms
Phoenix Mall	: 6.0 Kms

Educations

Bachpan School	: 500 ms
Garden City College	: 1 Kms
Kreshtu Jayanthi College	: 1.5 Kms
New Baldwin Int. School	: 3.0 Kms
National Public School	: 4.0 Kms
Cambridge School	: 4.0 Kms
VIBGYOR School	: 4.0 Kms
Delhi Public School (East)	: 15.0 Kms

Hospitals

Koshy Hospital	: 4.0 Kms
Sai Baba Multispecialty Hospital	: 7.0 Kms
Vydehi Hospital	: 8.0 Kms
Chaitanya Health Park	: 10.0 Kms
Narayan Health City	: 7.0 Kms
East Point Hospital	: 2.5 Kms
Manipal Hospital	: 7.0 Kms





LVS Builders and Developers is one of the most admired real estate brand in Bangalore and is well accepted for its construction techniques, quality standards, reliability, dependability and honesty. With an immensely successful track record of over two decades, LVS Developers has been a pioneer in creating path-breaking infrastructure and has created some of the finest residential complexes combining the best of design, aesthetics, technology and architecture. The LVS Builders and Developers believe in developing and constructing aesthetically designed economically viable residential and commercial complexes of international quality. We believe our buildings should reflect engineering excellence with a view to providing complete customer satisfaction.

COMPLETED PROJECTS



LVS Heights Halehalli Village, Kithaghnur & Maragondanahalli Main Road, K R Puram, Bangalore



LVS Classic
Kithaganur, K R Puram, Bangalore



LVS Elegance
T C Palya Main Road, K R Puram, Bangalore



LVS Elite
T C Palya Main Road, K R Puram, Bangalore



LVS Lavender
Behind Manyata Tech Park, Tannisandra, Bangalore



LVS Excellency
T C Palya Main Road, K R Puram, Bangalore



LVS Gardenia (Phase I)
Halehalli Village, Kithaghnur & Maragondanahalli Main Road, K R Puram, Bangalore



LVS Gardenia (Phase 2)
Halehalli Village, Kithaghnur & Maragondanahalli Main Road, K R Puram, Bangalore

Builders & Developers



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SCAN QR Code



LOCATION MAP

**BDA
Approved**

Approved by
Major BANKS

**RERA
Registered**

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