



SOWPARNIKA  
Delivering Happiness

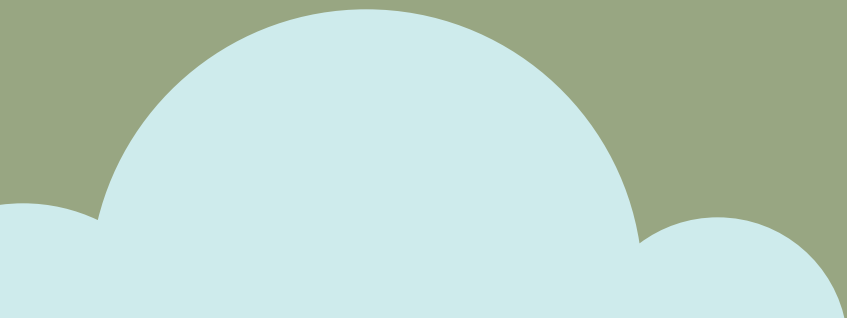


OLIVIA NEST

Experience  
the true  
comfort of  
**a nest**



Here at Olivia Nest we build homes to fulfill your dreams. Windows for the morning sun, doors to welcome friends, and places to warm your world.















OLIVIA NEST

# OLIVIA NEST

Located on the National Highway, Olivia nest is easily accessible to all the major IT hubs and top Educational Schools of Bangalore. Fresh air and serene atmosphere add to the favour of your royal stay and you would love to come back home finding no excuses.

## Spread over 2 Acres

Basement + Stilt + Ground + 8 Floors

177 units



Airport  
30 KM



Railway  
02 KM



School  
500 M



Hospital  
500 M



Bank  
200 M



# MASTER PLAN

Total no of units  
**211 No.s.**

Total no of floors  
**1 Basement + Stilt + Ground + 8 Typical Floors.**

Total saleable area  
**225695.78 Sq.ft**

Site area  
**8093.60 Sq.m (2 acres)**










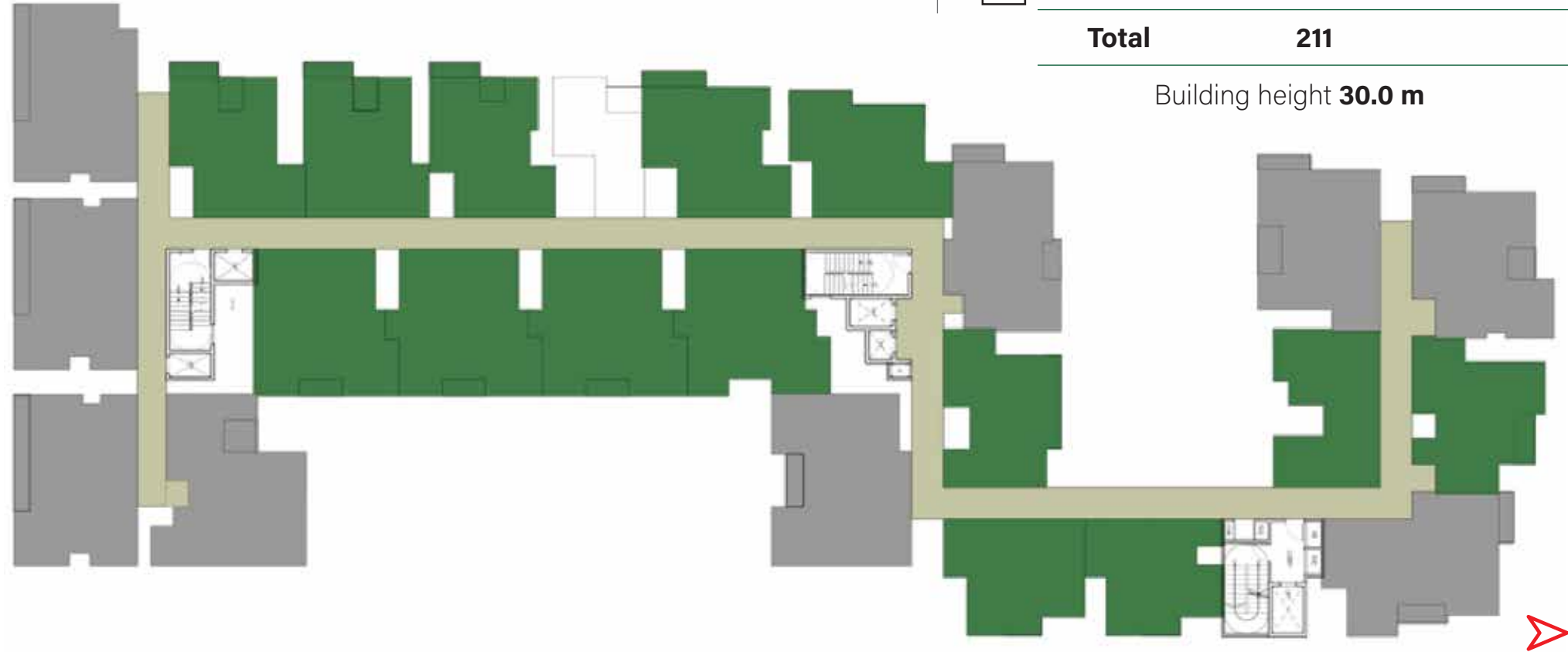
OLIVIA NEST

# KEY PLAN

Each home in Olivia Nest is thoughtfully conceptualized to offer the best of urban designs that nurture a sense of belonging. A happy amalgamation of comfort and functionality for everyone in the family, even the walls seem to join in your celebration of life.

	Types of Unit	Total Units	Area (Sq ft)
	3 BHK	78	1130-1371
	2 BHK	124	818-1203
	1 BHK	9	574
	<b>Total</b>	<b>211</b>	

Building height **30.0 m**



# 3 REASONS TO INVEST

- Fast-developing locality with good road connectivity to key IT clusters like Marathahalli, Whitefield and Electronic City.
- Well-connected through ORR, Hosur Road and SH-35. Close to schools, colleges, hospitals, markets, malls and restaurants in near vicinity.
- Spacious homes at attractive cost effective price with Good rental value & high resale value tomorrow.







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# LOCATION ADVANTAGES

Sarjapur is an ideal location with connectivity to key IT cluster areas like Marathahalli, Whitefield and Electronic City. Sarjapur Road is connected to other major roads of the city such as ORR, Hosur Road and SH-35.



# BEST ACCESS

OLIVIA NEST is strategically located, on the National Highway with Proposed STRR passing close by, giving convenient accessibility to all the major IT hubs of Bangalore. Best Schools of Bangalore are located at convenient distances from Olivia Nest. Fresh air and serene atmosphere add to the flavour of your royal stay and you would love to come back home finding no excuses.



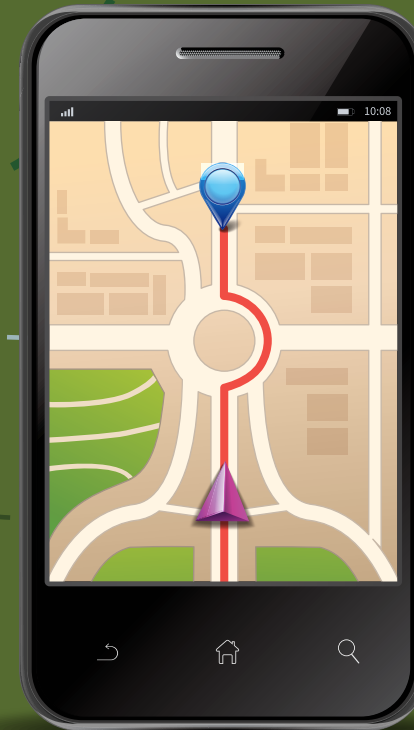




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# STAY CONNECTED

Sarjapur Road enjoys presence of several schools, hospitals, retail stores, eateries, multiplex, banks, etc. Key infrastructure includes Columbia Asia Hospital, St. Peter's School, Market Square Mall. Colleges and institutes situated in the areas alongside and nearby to Sarjapur Road include Krupanidhi College of Pharmacy, National Institute of Fashion Technology and St. John's Medical College.



# A SMART MOVE!

Purchasing a three-bedroom apartment unit in the rapidly growing South-East Bangalore is a very wise decision. Home-owners can take advantage of Olivia Nest apartment's initial and pre-launch offers to purchase units at reduced prices. First time home buyers can research and select the unit that best fits their wants and specifications from a variety of plans offered by Olivia Nest. Due to the rising demand for real estate in the area, investors can generate significant revenues by purchasing apartments in South-East Bangalore.









# MASTER PLAN WITH TYPICAL FLOOR PLAN





OLIVIA NEST



# AMENITIES

1



Main entry portal

2



Road widening area  
(temp. park)

3



5% land for STRR  
(temp. children play area)

4



Terrace garden for senior citizen

5



Fire driveway 6 meter wide

6



Ramp

7



Multipurpose hall

8



Swimming pool

9



Gym

10



Indoor games

11



Transformer yard

12



Exit from basement

13



Children's Play Area

14



Visitors Lounge

15



Recreation Area

16



24 Hrs. Power backup for  
common area and 0.5 KVA for  
apartments through limiter switch

17



Intercom to Apartment from  
Security Cabin through  
service provider

18



Sewage treatment plan (STP)

19



CCTV in lobby

20

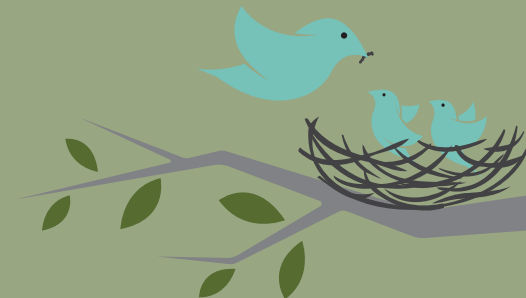


Covered car parking

21



Rain water harvesting





# AMENITIES PLAN

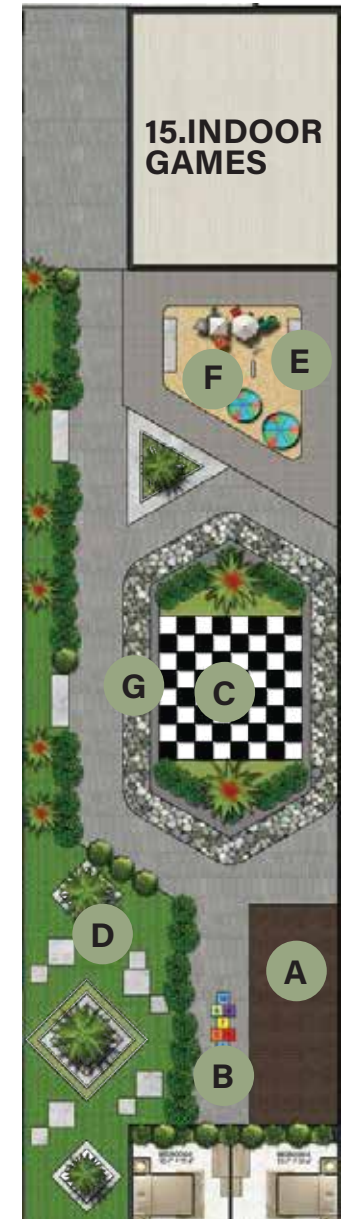


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## 13.TERRACE GARDEN

- A YOGA & MEDITATION
- B HOPSCOTCH COURT
- C GIANT'S CHESS PARK
- D LANDSCAPE PLAZA
- E ELDER'S PLAZA
- F TODLER'S PLAY
- G REFLEXOLOGY PATHWA





## Enjoy **HOME GYM**



The entire project gives one a rare sense of completeness. Right from the time you are greeted by the clubhouse packed with a wide range of unique features and amenities, well equipped gym, jogging trail to the panoramic views of the pool and expansive landscapes. Olivia Nest has been designed to create a relaxed urban living experience that exemplifies tranquility of nature and an active lifestyle.











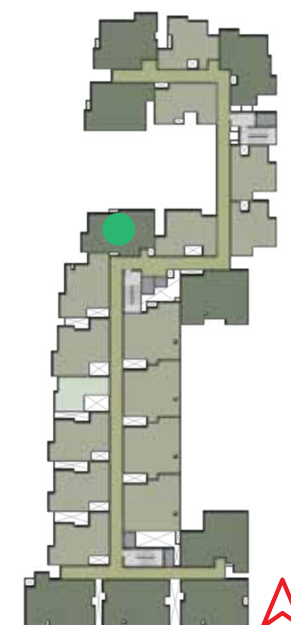


## 3 BHK -TYPE-A

Want to feel refreshed? Enjoy the fresh air & scenic view while having your meals. Wondering about finding such places? olivia nest's east-facing 3BHK flat is the best choice







Towards  
**East Facing**

Floors  
**1st - 8th floor**

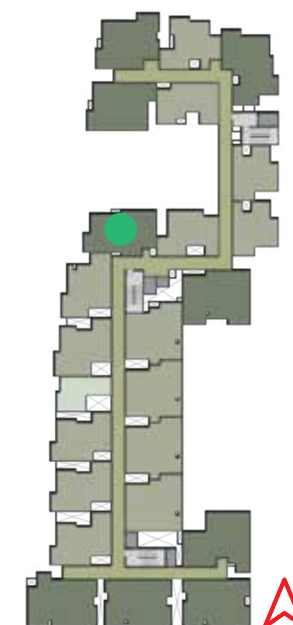
Saleable Area  
**1130 SQ FT**

## 3 BHK -TYPE-A 1

Want to feel refreshed? Enjoy the fresh air & scenic view while having your meals. Wondering about finding such places? olivia nest's east-facing 3BHK flat is the best choice







Towards  
**East Facing**

Floors  
**1st - 8th floor**

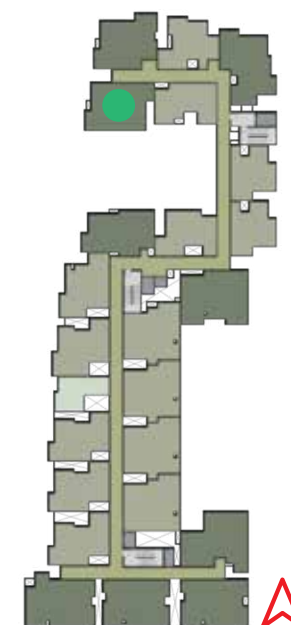
Saleable Area  
**1130 SQ FT**

## 3 BHK -TYPE-B

Do you believe in vastu? With kitchen in the Agni moola and master bedroom in the Kubera moola, this 3BHK north facing apartment won't be a problem for you







Towards  
**North Facing**

Floors  
**1st - 8th floor**

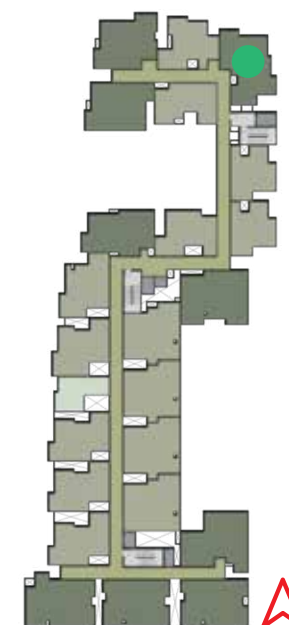
Saleable Area  
**1154 SQ FT**

## 3 BHK -TYPE-C

Do you believe in vastu? With kitchen in the Agni moola and master bedroom in the Kubera moola, this 3BHK north facing apartment won't be a problem for you







Towards  
**West Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**1244 SQ FT**

## 3 BHK -TYPE-D

Isn't it cool to have connected balconies? Larger scenery, fresher air and greater relaxation; if you think the same, buy our 1259 sq.ft spacious 3bhk flat







Towards  
**North Facing**

Floors  
**Ground - 8th floor**

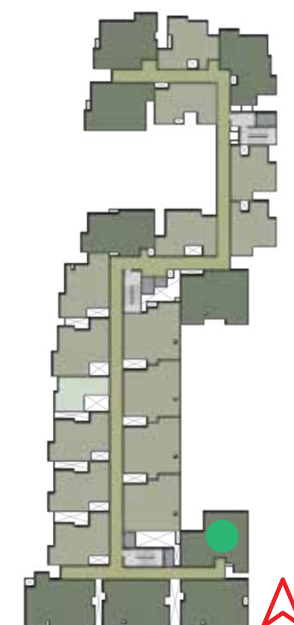
Saleable Area  
**1259 SQ FT**

## 3 BHK -TYPE-E

Want your family members to stay close yet get their space?  
An apartment with adjacent rooms is the most suitable option.  
Olivia nest offers east facing 3bhk flats to satisfy it's customer demand







Towards  
**East Facing**

Floors  
**Ground - 8th floor**

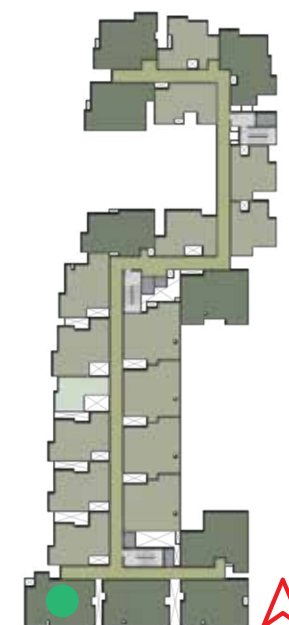
Saleable Area  
**1265 SQ FT**

## 3 BHK -TYPE-F

If you love spending time in the kitchen, an open and spacious kitchen should be your ideal choice. Our super spacious north facing 3BHK apartment shall give you no reason to rethink your decision and satisfy your desires.







Towards  
**North Facing**

Floors  
**Ground - 8th floor**

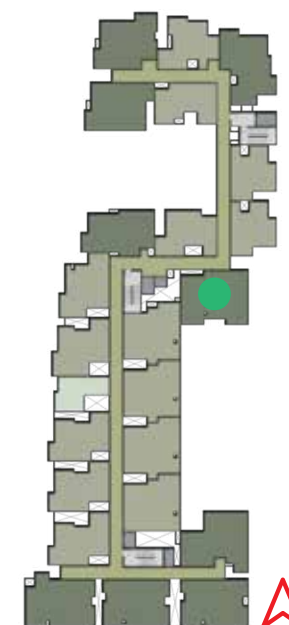
Saleable Area  
**1335 SQ FT**

## 3 BHK -TYPE-G

Shower time... your time. Maximize your enjoyment and comfort at every moment by choosing this extravagant 3BHK apartment which offers you with lavish bathrooms.







Towards  
**North Facing**

Floors  
**1st - 8th floor**

Saleable Area  
**1371 SQ FT**







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## 2 BHK -TYPE-A

Are your kids requesting a big living room to play in? Give your child the space and freedom they desire with our 818-square-foot two-bedroom apartments. These west-facing apartments provide all the necessary amenities.







Towards  
**West Facing**

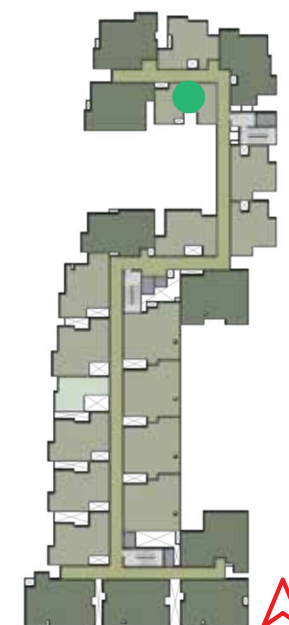
Floors  
**Ground - 8th floor**

Saleable Area  
**818 SQ FT**

## 2 BHK -TYPE-B

East facing apartments with balconies which are a bliss! With attached bath for your master bedroom these 893 sq.ft.





Towards  
**East Facing**

Floors  
**1st - 8th floor**

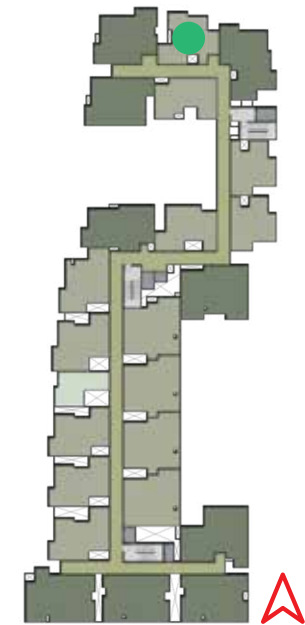
Saleable Area  
**893 SQ FT**



## 2 BHK -TYPE-C

Another east facing 2BHK house which will help you build your sweet home at 910 Sq.ft. These unique 2BHK homes are something worth looking for





Towards  
**East Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**910 SQ FT**

## 2 BHK -TYPE-D

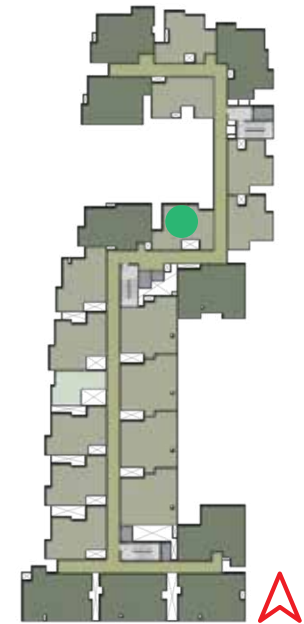
Oh well these 2 BHK is ideal for a family of four. Spread over 911 sqft, east facing apartments are only available from the 1<sup>st</sup> to 8<sup>th</sup> floors. Try them and experience luxury in a nutshell







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Towards  
**East Facing**

Floors  
**1st - 8th floor**

Saleable Area  
**911 SQ FT**

## 2 BHK -TYPE-E

Well built, East facing 2BHK at every floor is a beauty by itself. 2 of these that you can find in every floor is spread over 926 sqft and can be something that a family of six is looking for.





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Towards  
**East Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**926 SQ FT**



## 2 BHK -TYPE-E 1

Well built, East facing 2BHK at every floor is a beauty by itself. 2 of these that you can find in every floor is spread over 926 sqft and can be something that a family of six is looking for.





OLIVIA NEST



Towards  
**East Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**926 SQ FT**

## 2 BHK -TYPE-F

East facing just under 1000 sqft these 948 sqft apartments can be budget friendly and spacious too. Walk-in to these 2BHK and we bet you can't resist yourself from owning one.







OLIVIA NEST



Towards  
**East Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**948 SQ FT**

## 2 BHK -TYPE-G

You can now experience your 2BHK dream apartment with various different Vastus and balconies. Get the experience of luxury in a nutshell along with a budget friendly plan. These apartments are the perfect option.





OLIVIA NEST



Towards  
**East Facing**

Floors  
**Ground - 8th floor**

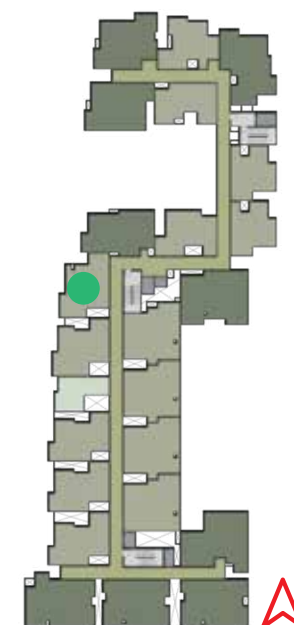
Saleable Area  
**1004 SQ FT**



## 2 BHK -TYPE-H

This 2BHK stands out with two huge balconies one attached to the bedroom and one to the living room. Spacious 1010 sqft East facing 2BHK available on every floor.





Towards  
**East Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**1010 SQ FT**

## 2 BHK -TYPE-J

West facing 2BHK with 1189 Sqft is more in dimesions as it is with luxury and amenities, get ready to be amazed.







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Towards  
**West Facing**

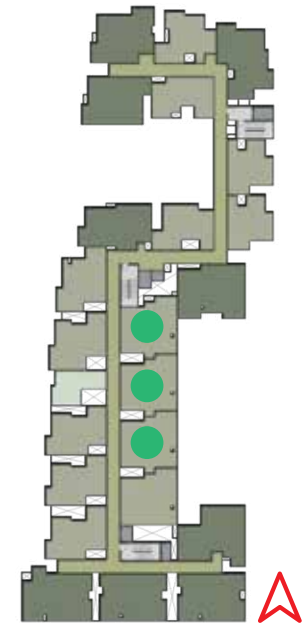
Floors  
**Ground - 8th floor**

Saleable Area  
**1189 SQ FT**

## 2 BHK -TYPE-K

These 2BHK are one of its kind with spacious room and well lit living and dining area. Spread over 1203 Sqft is an ideal 2BHK for a family of four/six. All of these apartments are facing west.





Towards  
**West Facing**

Floors  
**Ground - 8th floor**

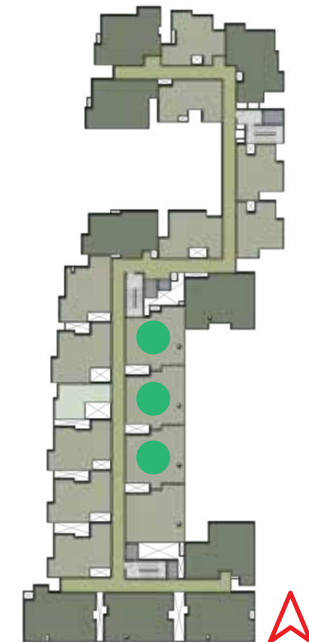
Saleable Area  
**1203 SQ FT**



## 2 BHK -TYPE-K 1

These 2BHK are one of its kind with spacious room and well lit living and dining area. Spread over 1203 Sqft is an ideal 2BHK for a family of four/six. All of these apartments are facing west.





Towards  
**West Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**1203 SQ FT**



# ARIAL NIGHT VIEW







OLIVIA NEST



OLIVIA NEST



# 1 BHK -TYPE-A

Want to live independently but still have a cozy and homely vibes at your place? A proper 1BHK house is perfect for you. Pick olivia nest apartments to make you feel at home.





Towards  
**East Facing**

Floors  
**Ground - 8th floor**

Saleable Area  
**574 SQ FT**



# SPECIFICATIONS

## Structure

RCC framed structure with concrete block masonry.

## Flooring

Living, Dining, Kitchen & Bedrooms- Vitrified tiles – Reputed Make.  
Toilet flooring - Anti skid Ceramic tiles – Reputed Make.  
Toilet dadoing up to 7 feet- ceramic glazed tiles – Reputed Make  
Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles – Reputed Makee (only supply)  
Balcony - Anti skid Ceramic tiles – Reputed Make.  
Common Area- Anti skid Ceramic tiles.

## Kitchen

Granite top & single bowl stainless steel sink of Reputed make.  
Provision for Chimney in kitchen  
Provision for Water purifier

## Toilet

Sanitary fittings - Reputed make - EWC,wash basin.  
CP fittings - Reputed make – Shower spout, Diverter, Shower head, health faucet.  
Provision for geyser and Exhaust fan in toilets.

## Door

Main Door - Reputed make-Super steel frame & Dual door  
Internal doors - Steel door of Reputed make  
Toilet doors - FRP doors  
Balcony doors –UPVC glazed shutter with mosquito mesh  
Fire rated steel doors for fire exit

## Windows

UPVC windows with glazed shutters and mosquito mesh

## Electrical

Modular switches of Schneider or Equivalent make  
Good quality concealed copper wiring of approved make  
Provision for Washing Machine point

## Power Backup

100 % power back up for common areas.  
0.5 KW power backup for each flat through limiter switch for 1 BHK through limiter switch (0.2KW)

## Paint

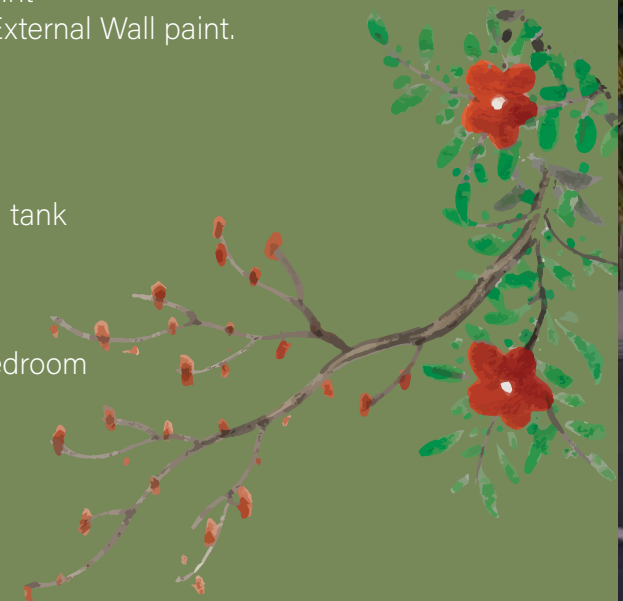
Internal : Royal Acrylic Emulsion paint  
External : Weather Proof Superior External Wall paint.

## Water supply

Common Bore well with Over head tank

## Air conditioning

Provision for fixing AC in Master Bedroom







# OTHER SOWPARNIKA PROJECTS AROUND US









# Key Differentiators

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360° approach, in house expertise, and guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.

# Value Creation

We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



NDTV Profit Real Estate Award



Junior Chamber International Kottayam



Best Launch - Ashiyana



Kerala Financial Corporation Trivandrum



ET Now



ET Now



Best Emerging Real Estate Project Sowparnika Projects



Entrepreneur of the Year - Real Estate



Excellence in Emerging Real Estate Brand



# An exciting Experience Awaits You!

Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

## Our other Projects

### TRIVANDRUM

Seychelles	:	Behind CET, Sreekaryam
Navarathinam Pearl	:	Thrikannapuram, Near Papanamcode
Bhavani	:	Thycaud
Yara	:	Near Techno Park, Thrippadapuram
Signature Tower	:	Near Loyola School, Sreekariyam
ISTA	:	Ulloor

THRISSUR	:	Edifice in Koorkkanchery, Natura in Puranattukara
KOCHI	:	Atrium in Edappally
KOZHIKODE	:	Jazzmyna in Kunnamangalam

### BANGALORE

The Columns	:	Whitefield, Bangalore
Ashiyana	:	Whitefield , Bangalore
Pragati	:	Ittangur, Sarjapur, Bangalore
Pranathi	:	Kumbalagodu, Mysore Road, Bangalore
Unnathi	:	Attibele, Bangalore







**SOWPARNIKA**

Delivering Happiness



**OLIVIA NEST**

Sowparnika Olivia Nest  
New Sy no. 121/5 & 121/1, Thindlu Village,  
Sarjapur Hobli, Anekal Taluk, Bangalore.

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