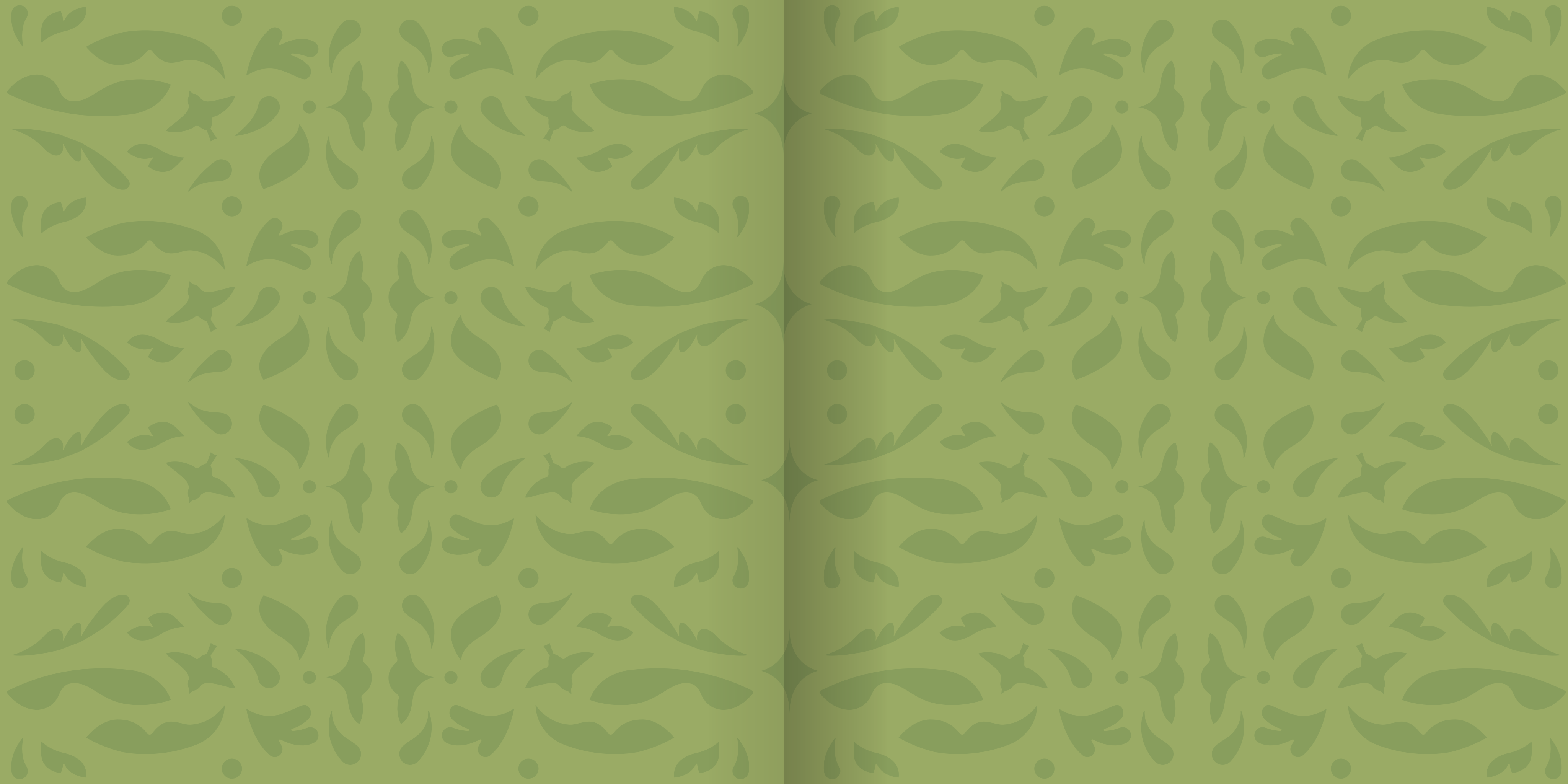


Designed for Life.



LivingTree®





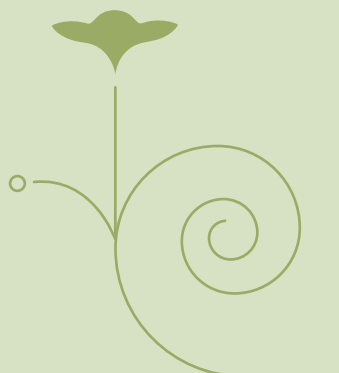


Welcome to LivingTree

by Kalyani Developers.

LivingTree is designed to create memorable experiences at every turn and every corner. It's designed to create interactions and to cherish privacy. It's designed to meet every single need of your family today and for generations to come.

LivingTree is designed for life.



LivingTree in a breeze.



The KIADB Advantage

- 15 Mins to International Airport
- Fully-planned Gov't Ecosystem
- Close to Shell Technology Centre, Boeing, Airbus, Amazon, Wipro, etc
- 100% Legal Transparency
- Close to Upcoming Landmarks, such as the Aerospace Park, ITes, etc



Thoughtful Design

- 20 Acres of Open Spaces
- Complimentary Juliet Balconies
- Extra Large Spacious Floor Plans
- No Common Walls with 3 Sides Open
- Vastu Compliant



Double Everything

- Two Clubhouses Ensure Easy Accessibility + Availability
- Double the Balconies for Every Unit
- Two Swimming Pools within the Property
- Most Outdoor Amenities are Repeated on North & South of Project



Flowing Roots Masterplan

- Landscaping and Masterplan Inspired by Flowing Roots
- Encourages Exploration, Interaction and Privacy
- Promotes Sustainability
- Exclusive Spaces for Mental and Physical Health



Location

The LivingTree location is part of an interconnected system where all your essentials and all your favourite hangouts are within reach. The masterplanned KIADB community allows quick access via the secondary Airport Road, the main Airport Road and the peripheral Ring Road, avoiding traffic snarls, wherever you want to go in Bengaluru.

Tech Parks / Work Spaces

- Wipro Aerospace
- Manyata Tech Park
- Karle Town Centre SEZ
- L&T Tech Park
- Kirloskar Business Park
- Shell Technology Centre
- Boeing
- Foxconn
- Thyssenkrupp
- Financial City
- Brigade Magnum

Shopping / Malls

- Mall of Asia
- Esteem Mall
- Elements Mall
- Bhartiya Mall
- Galleria Mall
- Lulu Value Mart

Schools and Colleges

- Reva University
- CRM University
- Delhi Public School
- National Public School
- Greenfield Int School
- Canadian Int School
- Chrysalis School
- Presidency College
- Presidency University
- Presidency School

Hospitals

- Aster Hospital
- Columbia Asia
- Regal Hospital

Others

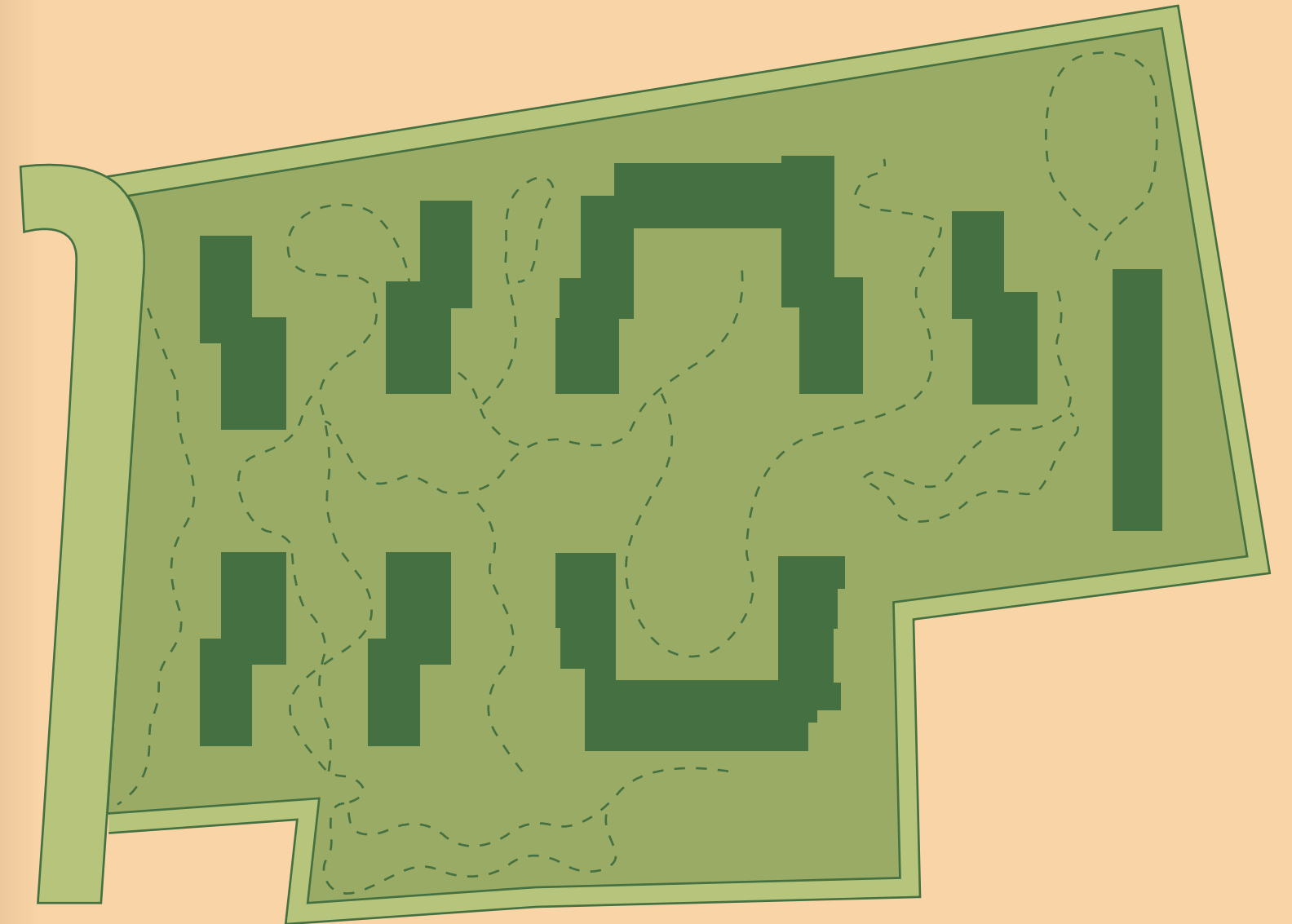
- Bangalore International Airport
- Byg Brewski
- Decathlon
- Hebbal Flyover





Designed to break the Grid.

Inspired by the root network of trees, organic pathways meander from each building, interconnecting movement and accessibility and encouraging residents to break free from the mundane pattern of their daily routines. The flowing design allows people to explore and engage with the landscape, promoting interaction, reducing stress and instilling calm.





Master Plan



Master Plan

Dynamic in character yet elegantly well-planned, just like nature. There is a delicate nuance to this master plan that intertwines the luxury of modernity and greenery every step of the way, for everyone.



Designed for all living things.

Nature's playground, filled with happy growls and playful leaps. Your furry friend's favourite place, after your lap. Dedicated spaces and open areas for your pets ensure they have access to nature and daily exercise.



Pet Park



Native Trees
(Birds)



Flowing Roots
Masterplan





Designed for four generations.

LivingTree embraces all. Amenities designed to take care of you at every stage. Truly designed for a lifetime.

Amenities for Babies

- Play Lawn with Mound
- Arts & Crafts Zone
- Picnic Lawn
- Children's Play Area

Amenities for Adults

- Outdoor Gym
- Multiple Turfs
- Squash Court
- Amphitheater with Stage

Amenities for Kids

- Kids Pool
- Giant Chess
- Archery
- Adventure Park

Amenities for Elders

- Pedestrian Path
- Yoga Zone
- Multiple Gardens



Designed to breathe.

Spanning across 20 acres with bigger and more open homes, LivingTree keeps your senses attuned to nature.

- ✧ 20 Acres
- ✧ Extra Large Floor Plans
- ✧ Increased Floor to Ceiling Height
- ✧ Juliet Balconies for Most Units

Unit Plans

Vastu Compliant unit plans thoughtfully designed to ensure maximum indoor and outdoor spaces.

1 BHK - 576 SFT

onwards

2 BHK - 1041 SFT

onwards

2.5 BHK - 1135 SFT

onwards

3 BHK - 1316 SFT

onwards

Type	Saleable Area (SFT)	Carpet Area (SFT)	Balcony & Utility Area (SFT)
1BHK East	576	322	84.71
1BHK West	579	322	84.71
2BHK East	1041	636	131.11
2BHK West	1054	647	127.55
2BHK + Study East	1135	637	166.20
2BHK + Study West	1143	649	166.52
2BHK West with JB	1054	647	127.55
3BHK Smart East	1316	860	106.99
3BHK Smart West	1314	865	101.40
3BHK Smart West with JB	1314	865	101.40
3BHK Optimal East	1639	1067	136.16
3BHK Optimal West	1637	1072	129.71
3BHK Optimal West with JB	1637	1072	129.71
3BHK Luxe East	1927	1300	155.22
3BHK Luxe West	1927	1300	155.22





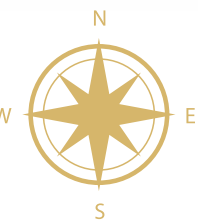
1 BHK East

Saleable Area: **576 SFT**
Carpet Area: **322 SFT**
Balcony & Utility Area: **84.71 SFT**



1 BHK West

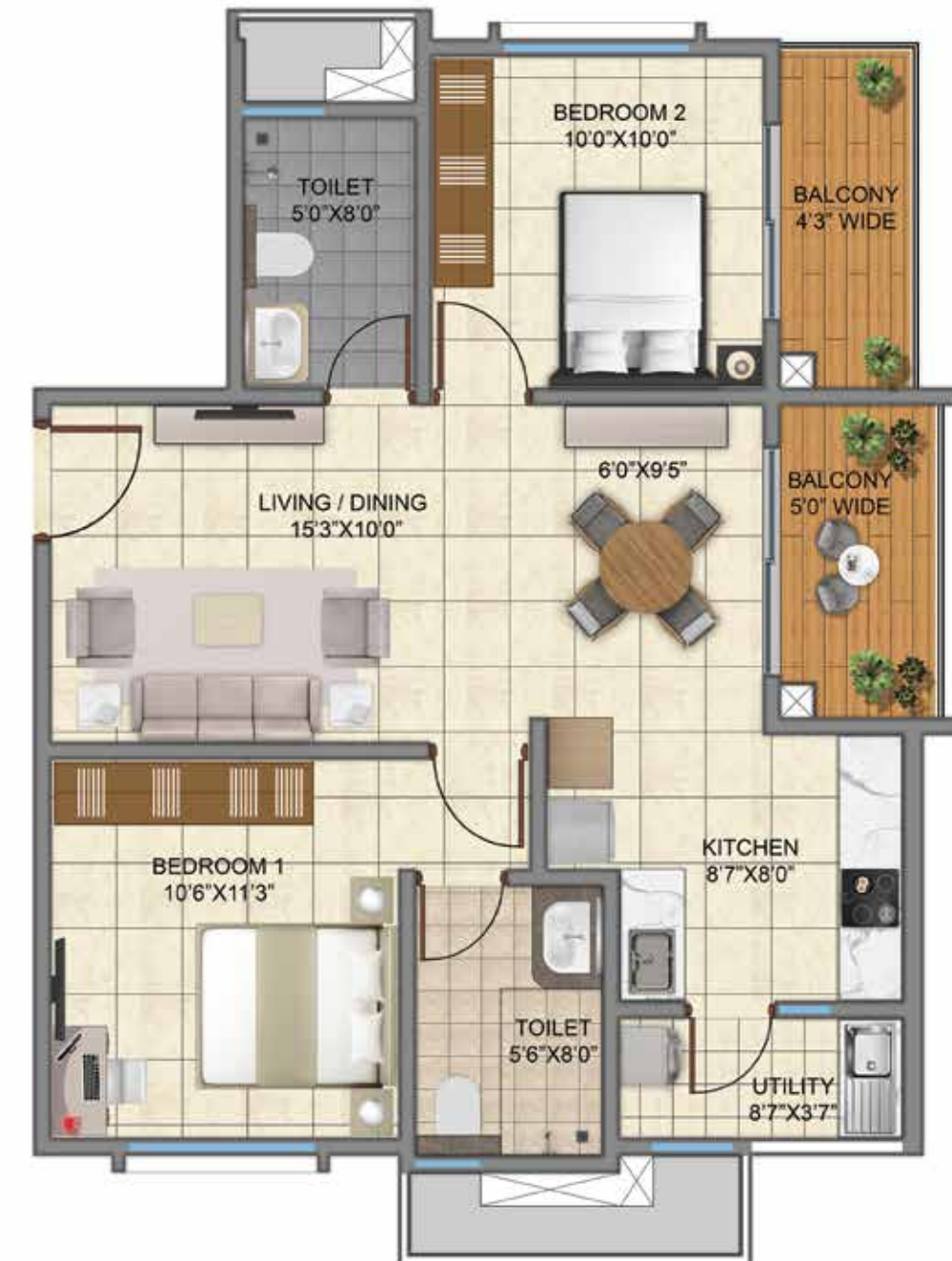
Saleable Area: **579 SFT**
Carpet Area: **322 SFT**
Balcony & Utility Area: **84.71 SFT**





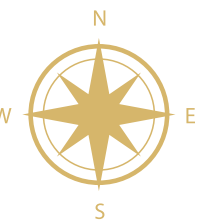
2 BHK East

Saleable Area Area: **1041 SFT**
Carpet Area: **636 SFT**
Balcony & Utility Area: **131.11 SFT**



2 BHK West

Saleable Area: **1054 SFT**
Carpet Area: **647 SFT**
Balcony & Utility Area: **127.55 SFT**





2 BHK + Study East

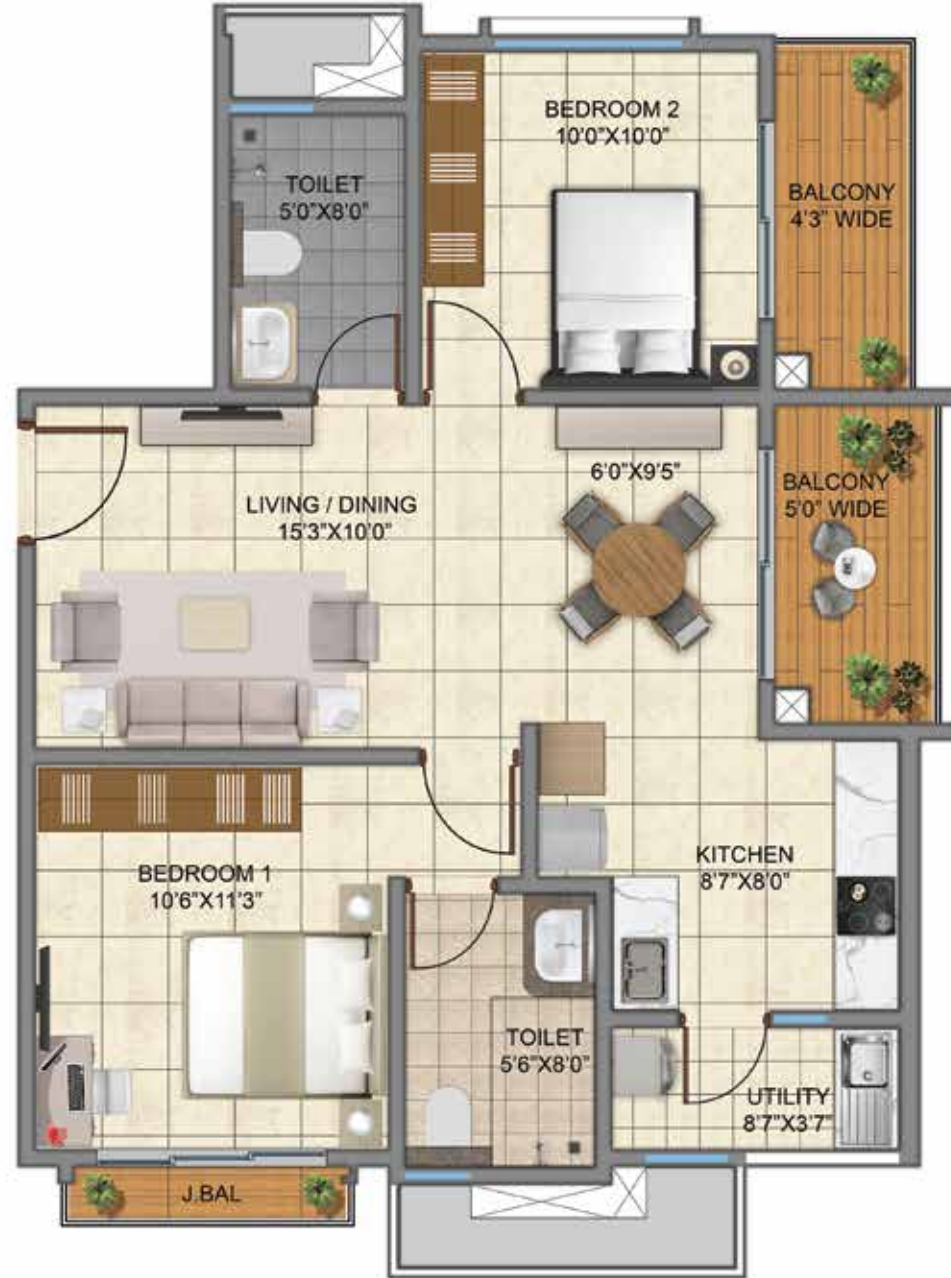
Saleable Area: **1135 SFT**
 Carpet Area: **637 SFT**
 Balcony & Utility Area: **166.20 SFT**



2 BHK + Study West

Saleable Area: **1143 SFT**
 Carpet Area: **649 SFT**
 Balcony & Utility Area: **166.52 SFT**





2 BHK + West with JB

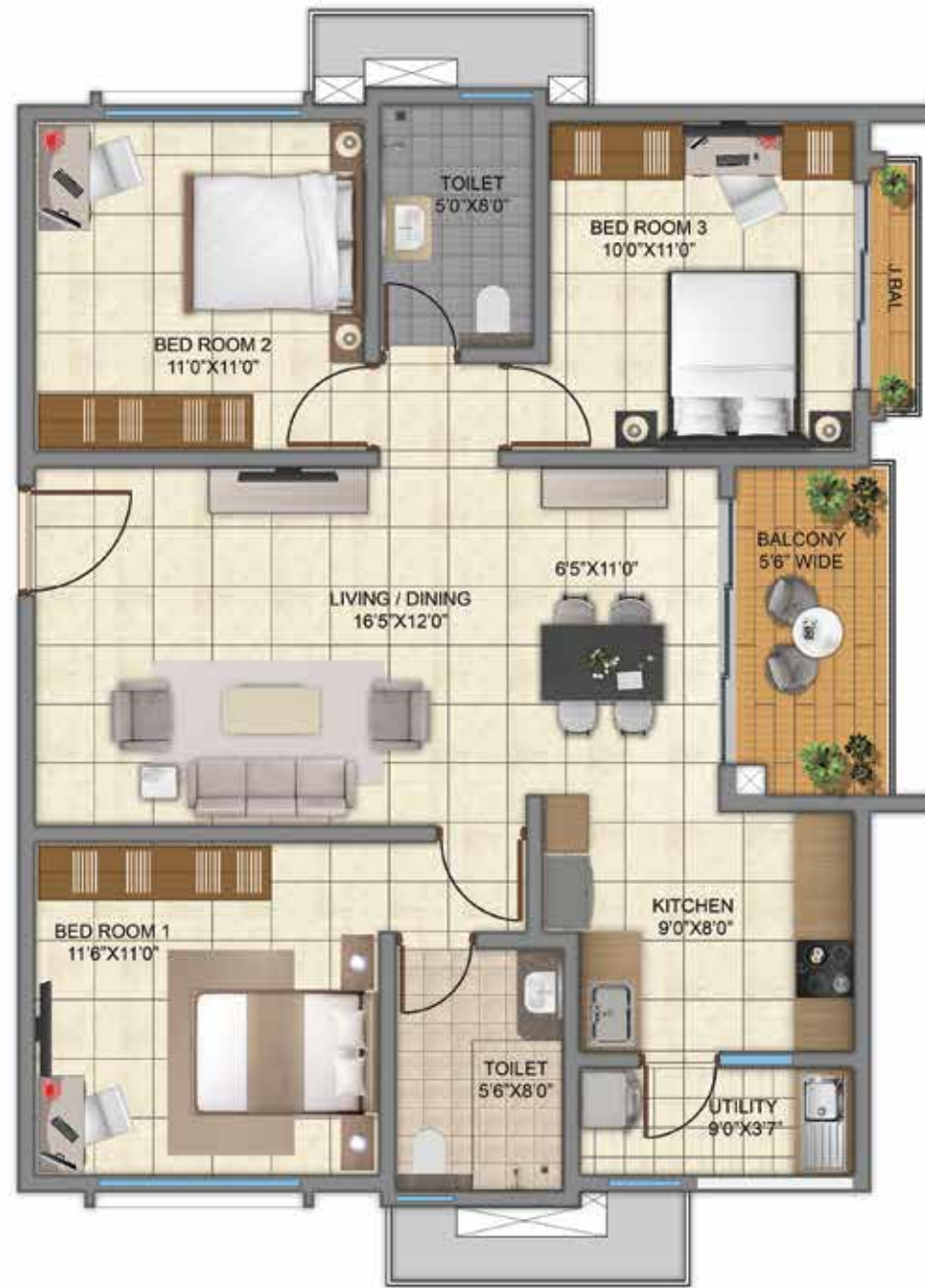
Saleable Area: **1054 SFT**
 Carpet Area: **647 SFT**
 Balcony & Utility Area: **127.55 SFT**



3 BHK Smart East

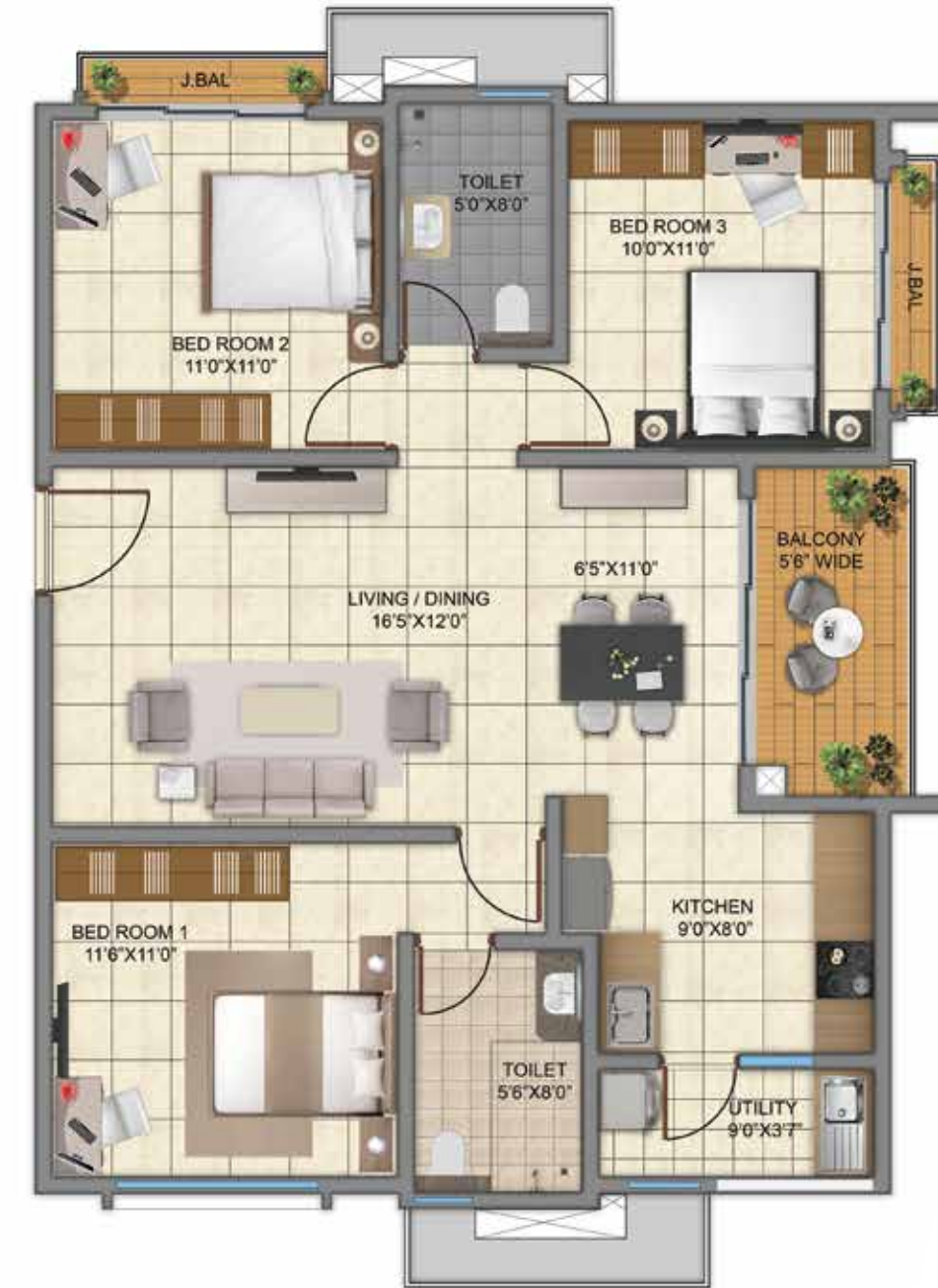
Saleable Area: **1316 SFT**
 Carpet Area: **860 SFT**
 Balcony & Utility Area: **106.99 SFT**





3 BHK Smart West

Saleable Area: **1314 SFT**
 Carpet Area: **865 SFT**
 Balcony & Utility Area: **101.40 SFT**



3 BHK Smart West with JB

Saleable Area: **1314 SFT**
 Carpet Area: **865 SFT**
 Balcony & Utility Area: **101.40 SFT**





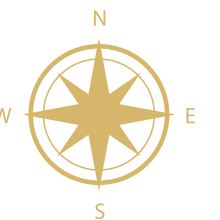
3 BHK Optimal East

Saleable Area: **1639 SFT**
 Carpet Area: **1067 SFT**
 Balcony & Utility Area: **136.16 SFT**



3 BHK Optimal West

Saleable Area: **1637 SFT**
 Carpet Area: **1072 SFT**
 Balcony & Utility Area: **129.71 SFT**





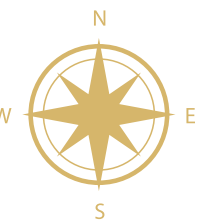
3 BHK Optimal West with JB

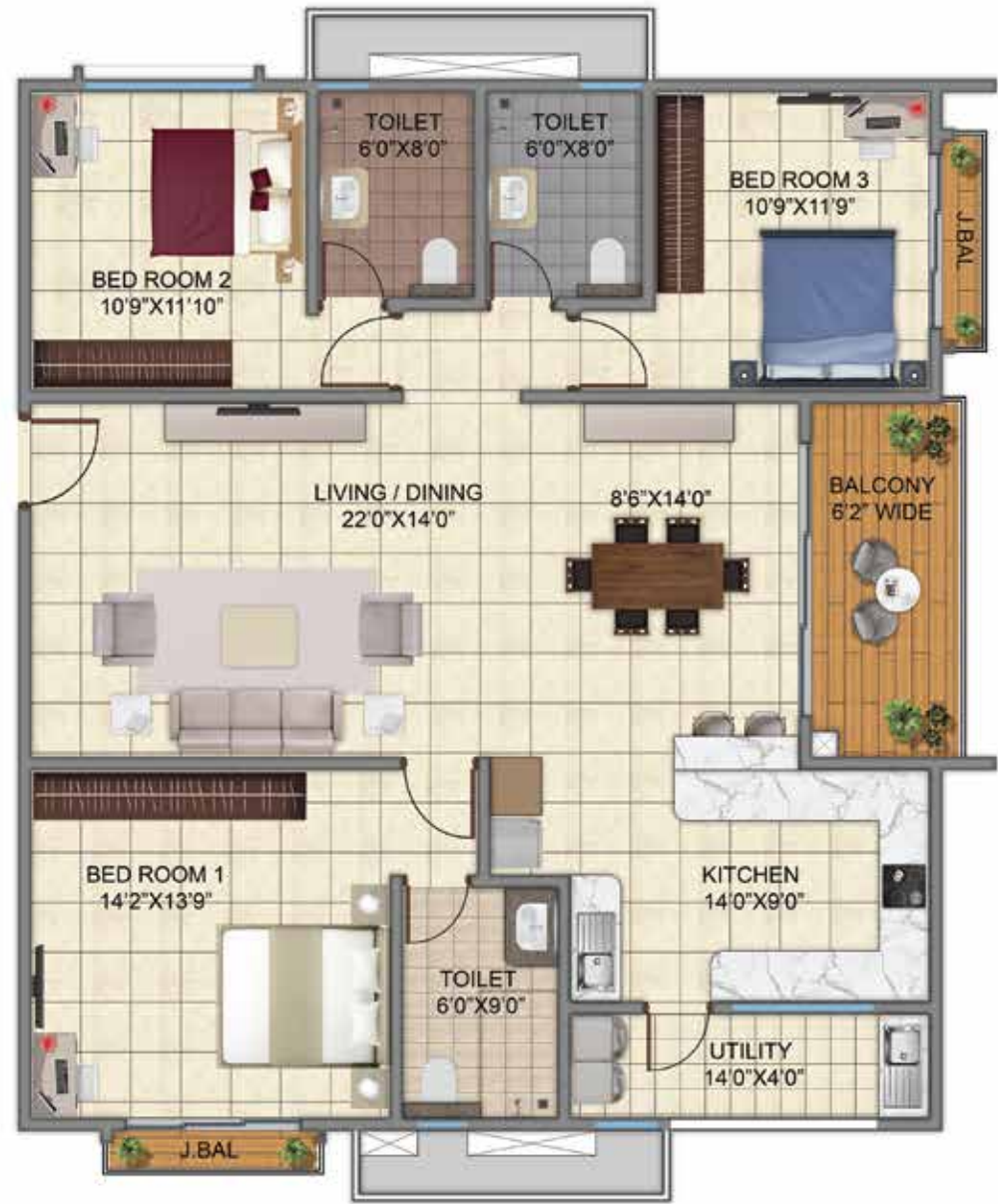
Saleable Area: **1637 SFT**
 Carpet Area: **1072 SFT**
 Balcony & Utility Area: **129.71 SFT**



3 BHK Luxe East

Saleable Area: **1927 SFT**
 Carpet Area: **1300 SFT**
 Balcony & Utility Area: **155.22 SFT**





3 BHK Luxe West

Saleable Area: **1927 SFT**
Carpet Area: **1300 SFT**
Balcony & Utility Area: **155.22 SFT**



Designed to preserve nature.

From simple acts of encouraging native tree growth to ensuring sustainable energy sources, LivingTree's commitment to preserving nature is multi-dimensional.

- ♣ Multiple Gardens
- ♣ Native Flora
- ♣ Pollution Filtration
- ♣ Natural Canopy
- ♣ Sustainable Energy
- ♣ EV Charging



Designed to break the ice.

Seemingly accidental encounters that lead to lifelong connections.
It's all in the design.

Plazas

Community
Spaces

Gardens





Designed to engage.

60+ diverse amenities spread across LivingTree, creating an exciting space to be in.

- 🍏 Like-Minded Community
- 🍏 Tech-Enabled Community Events/Sports/Celebrations
- 🍏 Event Areas
- 🍏 Gardens & Plazas
- 🍏 60+ Amenities

Designed to keep you young.

Cricket, swimming, volleyball, chess, football, bicycle tracks - these sports amenities are just the tip of the iceberg. There's an adventure at every corner at LivingTree.

- ✦ Indoor & Outdoor Health Amenities
- ✦ All Sports Options Available

- ✦ Main Amenities Repeated to Ensure Availability





Designed to create value.

A legacy of pushing the boundaries and providing true value comprehensively with visionary and inclusive leadership, management and team.

- ▲ Long-Term Sustainable Solutions
- ▲ Close to 25+ Fortune 100 Companies
- ▲ Kalyani Legacy
- ▲ Premium Specifications
- ▲ Well-Planned KIADB Layout

Specifications

STRUCTURE

- RCC Structure.
- Cement Blocks for walls wherever needed.

LOBBY

- Ground floor – Flooring and dado upto 900mm with Polished Granite.
- Basement and all upper floors - Flooring in vitrified tiles, lift architrave with Polished Granite, walls with combination of texture & emulsion paint and ceiling with emulsion paint.
- Service staircase and service lobby –Granite / Vitrified Tiles for floor, combination of texture and emulsion paint for walls and ceiling with emulsion paint.

LIFTS

- Lifts of suitable size and capacity will be provided in all buildings.

APARTMENT FLOORING

- Vitrified tiles in the living, dining & all bedrooms.
- Vitrified tiles in the Balcony.

KITCHEN & UTILITY

- Vitrified tiles flooring for Kitchen.
- Polished Granite slabs for counters.
- Glazed tile dado for 600mm above the designated Granite counter length.
- Water filter point provision in kitchen.
- Ceramic tiles for flooring & glazed tile dado for utility.
- Single bowl quartz sink with CP Tap in Kitchen and Stainless Steel sink with CP Tap in Utility.

TOILETS

- Ceramic tiles for flooring with glazed tiles on walls up to false ceiling.
- All toilets with counter top wash basins.
- Wall mounted EWC with concealed cistern and chrome plated fittings.
- Single lever tap and shower mixer.
- Geysers provided in all toilets. All toilets of the last two floors will have hot water from solar panels and Geyser for MBR Toilet.
- Suspended pipelines in all toilets concealed within the PVC strip false ceiling.
- Exhaust fan provision for all toilets.

DOORS

- Main Doors and Internal room doors – 8’0” high opening engineered wooden frame and engineered veneer flush shutter with iron mongery.
- Toilet Doors - 7’0” high opening engineered wooden frame, laminated flush shutter with iron mongeries.

EXTERNAL DOORS AND WINDOWS

- Aluminium / UPVC frames and sliding shutters with clear glass for all external doors.
- 3 track UPVC framed sliding windows with clear glass and provision only for mosquito mesh shutters.
- Partly panelled & partly glazed / fully panelled UPVC framed doors for kitchen utility and service ducts.
- MS designer grill, enamel painted for Ground floor apartments only.

PAINTING

- External walls with cement / texture paint.
- Internal walls and ceiling in emulsion Paint.
- All railings in enamel paint.

ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches.
- Power outlets and light points provided in all rooms.
- 3 KW power will be provided for 1 bed units.
- 4 KW power will be provided for 2 and 2 bed with study units.
- 6 KW power will be provided for 3 bed units.
- TV points provided in the living and bedrooms.
- Telephone points provided in living room only.
- Data points provided in living, study and bedrooms.
- Split AC provisions in living and all bed rooms.

SECURITY SYSTEM

- Security cabins at all entrances and exits having CCTV coverage.
- CCTV coverage at all building entrances / exit points.

DG POWER

- DG Power back up will be provided for all common services, club house and amenities.
- 100% backup for units at a cost.

The Team.



Kalyani Developers

With 30 years of experience in infrastructure development, automobiles, green energy and sports, Kalyani Developers has a diversified portfolio that highlights innovation, dedication and professionalism in every step of the way. Kalyani Tech Parks are a testament to not just construction quality and features but also the five star maintenance and management of the facilities. Kalyani's foray into residential real-estate is backed by strong in-house capabilities and a dedicated team ensuring quality, speed and customer service is at the forefront.

Architect



Landscaping



Structural and MEP Consultants



Construction





LivingTree by Kalyani Developers

RERA NO: PRM/KA/RERA/1251/309/PR/260924/007084

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Bannerghatta Road Anthappa Layout, Dollars Colony, Panduranga Nagar,
Bengaluru, Karnataka 560076

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