

AN EXCLUSIVE PROJECT BY:



RERA Approved: PRM/KA/RERA/1251/446/PR/191024/007155

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SAKURA BLOSSOM

Exclusive 2 & 3 BHK Abodes



EMBRACE SERENITY, BLOOM IN LUXURY



Transforming Bengaluru's Real Estate Market through Each Project

In the bustling real estate landscape of Bengaluru, one name that stands out for its commitment to delivering opulent living experiences at affordable prices is the **Sri Sai Chaitanya Group**.

Vision and Approach:

Sri Sai Chaitanya Group prides itself on its unwavering vision to create spaces that not only meet the highest standards of luxury but also align with the financial expectations of modern home seekers. Our approach is rooted in the belief that everyone deserves to experience the joys of luxurious living without breaking the bank. This philosophy sets us apart in an industry that often associates luxury with exorbitant price tags.

Affordable Luxury:

What sets the Sri Sai Chaitanya Group apart is its ability to blend affordability with luxury seamlessly. Our projects are designed to reflect modern aesthetics, incorporate cutting-edge technology, and provide a range of amenities that elevate the living experience.

Quality Craftsmanship:

At the core of Sri Sai Chaitanya Group's offerings is an unwavering commitment to quality craftsmanship. Our projects stand as testimonials of meticulous attention to detail, top-notch materials, and the expertise of skilled architects and engineers. We leave no stone unturned in ensuring that every aspect of the project is designed and executed with the highest level of precision.

Strategic Locations:

We handpick our properties at strategically located prime areas of Bengaluru, ensuring that residents enjoy not only luxurious interiors but also convenient access to essential services, entertainment hubs, educational institutions, and transportation networks. This combination of a premium location and value-driven pricing contributes to the overall appeal of our projects.

Customer-Centric Approach:

We place paramount importance on customer satisfaction. From the moment prospective buyer interacts with our team to the time they receive the keys to their dream home, our dedicated team ensures a seamless and hassle-free experience. Open communication, transparency, and a commitment to addressing customer concerns are our focus areas.

Community Building:

Beyond constructing brick and mortar, Sri Sai Chaitanya Group endeavors to build vibrant communities. Our projects are designed to foster a sense of belonging among residents, offering spaces for social interaction, recreation, and relaxation. This emphasis on community living contributes to the overall well-being and happiness of the residents.

Unlock doors to your dream home at Sakura Blossom by Sri Sai Chaitanya Group now!





Presenting Sakura Blossom - Exclusive 2 & 3 BHK
Residences at Prime Location for a Select Few!



1-Acre Luxurious Community



Cheemasandra, Bengaluru



2 & 3 BHK Spacious Units



S+G+3 Building Structure



56 Exclusive Apartments



BDA & RERA Approved



100% VASTU-COMPLIANT FLOOR PLANS



BEDROOM SIZES LARGER THAN VILLAS



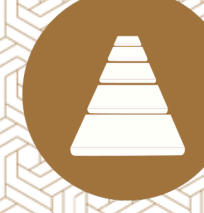
NO COMMON WALLS FOR COMPLETE PRIVACY



10-FEET CEILING HEIGHT IN ALL HOMES



100% POWER BACKUP IN ALL APARTMENTS



PRIVATE PATHWAYS FOR EXCLUSIVE LIVING



Bloom in an Extraordinary Lifestyle

Indulge in a life of convenience with our state-of-the-art amenities and comfort zones that make Sakura Blossom unique. From the well-equipped fitness center to the serene terrace deck areas, each amenity is designed to enrich your lifestyle.

Another factor that makes Sakura Blossom's lifestyle extraordinary is the exclusivity of just 56 apartments situated at a prime location. This ensures that you live in an environment where each day is a memory in making.



40+ Modern lifestyle amenities for comfort and convenience



Lush-green landscaping and garden areas across the project



Beautiful Gazebo Sitting Spaces and silent zones on the terrace



Thoughtfully designed masterplan offering ample open space



No common walls for ventilation, natural light and privacy



Exclusive zones for kids, youth and elders offering harmony





Perfect Location for a Perfect Living

The residences at Sakura Blossom are beautifully tucked away from the madness of the city; yet, they are close to every need you wish attended to. Strategically located in Cheemasandra, the project is in close proximity to world-class social infrastructure. This is a blooming location offering the best options in retail and commercial developments to schools, office hubs, hospitals, colleges, and world-class recreational facilities. Sakura Blossom is strategically located near Budigere Cross, next to the multi-lane highway developed by the National Highway Authority of India (NHAI) and is one of Bengaluru's most rapidly developing locations. With IT parks located at a close distance, you have easy access to a plethora of opportunities for social and professional growth. Shopping malls and supermarkets here feature all the national and international brands. With hospitals located 5 minutes away, all your healthcare worries will be taken care of. For your explorations of the world outside you will find Baiyappanahalli Metro Station with the proposed extension of the metro to the International Airport.



Workplaces

Brigade Signature Towers - 5 kms
RMZ Infinity - 13.5 kms
International Tech Park (ITPL) - 13.8 kms
KIADB Aerospace SEZ (Bagalur) - 16 kms



Educational Institutes

Narayana PU College (Cheemasandra) - 1.5 kms
New Baldwin International School - 2.3 kms
NPS Old Madras Road (Upcoming) - 3 kms
NPS KR Puram (Upcoming) - 3 kms
Narayana e-Techno School (Mandur) - 3.2 kms
East Point Institutions - 3.4 kms
Prerana International School Budigere - 4.2 kms
Shri Ram Global School, Budigere - 4.2 kms
Jain Heritage School - 6.5 kms



Food & Restaurant

Lemon Leaf -1.5 kms
Naivedya, Pure Veg- 1.5 kms
Swachh Ahaara -1.6 kms
Kera Desham - 1.5 kms
Mayura Bakery - 1.5 kms
Kanti Sweets-1.5 kms
New Udupi Gardens - 5.5 kms



Movies & Sports

PVR Orion Uptown Mall -4 kms
INOX Seegahalli -7 kms
KINO Cinemas -8 kms
Decathlon Old Madras Road -2 kms
Gopalan Sports Academy - 3 kms



Lakes

Cheemasandra Lake - 1.5 kms
Avalahalli Lake - 2.5 kms
Hoskote Lake - 7 kms



Transportation

Airport Road - 0.5 kms
Whitefield (Kadugodi) Metro - 9 kms
Whitefield Railway Station - 9 kms
KR Puram Railway Station - 8.5 kms
Kempegowda Intl. Airport - 18 kms



Healthcare

Manipal Clinics Budigere Cross - 1.5 kms
Geetha Hospital - Multispecialty Hospital - 2.8 kms
East Point Hospital - 3.5 kms
Sathya Sai Orthopedic Hospital - 5.5 kms
Manipal Hospital Whitefield - 12 kms

LOCATION MAP

NOT TO SCALE





No Common Walls for much needed privacy, security, ventilation & natural lighting





Opening Doors to the Sakura Blossom Lifestyle with 40+ Modern Amenities



CONVENIENCE		LEISURE	
	Silent Sitout Zones on Terrace		Activity Room for Painting/ Creativity
	Terrace Lounge & Reading Area		Indoor Gaming Room with Snack Bar
	Open Area Park & Party Area		Pool Table
	Mini Convenience & Medical Store		Table Tennis
	In-House Laundry Shop		Foosball Table
	Smart Lighting in Common Areas		Carrom & Chess
HEALTH & FITNESS			Swimming Pool
	Outdoor Open Gymnasium		Toddlers' Pool
	Well Equipped Indoor Gymnasium		Elders' Relaxing Area
	Peaceful Yoga & Meditation Area		Multipurpose Party Hall
	Dance/ Aerobics Studio	SAFETY & SECURITY	
	Jogging/ Strolling Tracks		24/7 Security with Entry/Exit Register
	Indoor & Outdoor Jungle Gyms		CCTV Surveillance for Common Areas
	Nature-Inspired Rooftop Seating		Fire Extinguishers in Corridors
	Kids' Play Area		Gas Leakage Sensors in Kitchen
	Reflexology Walking Path		Smart Locks for Main Doors by Yale
ESSENTIALS			
	24/7 Power Backup		Sewage Treatment Plant
	24/7 Water Supply		Rainwater Harvesting
	Water Softener Plant		2 Passenger Elevators
	Air Purifying Plants		Green Landscaping
	Covered Car Parking		



Beautiful Walking Pathway

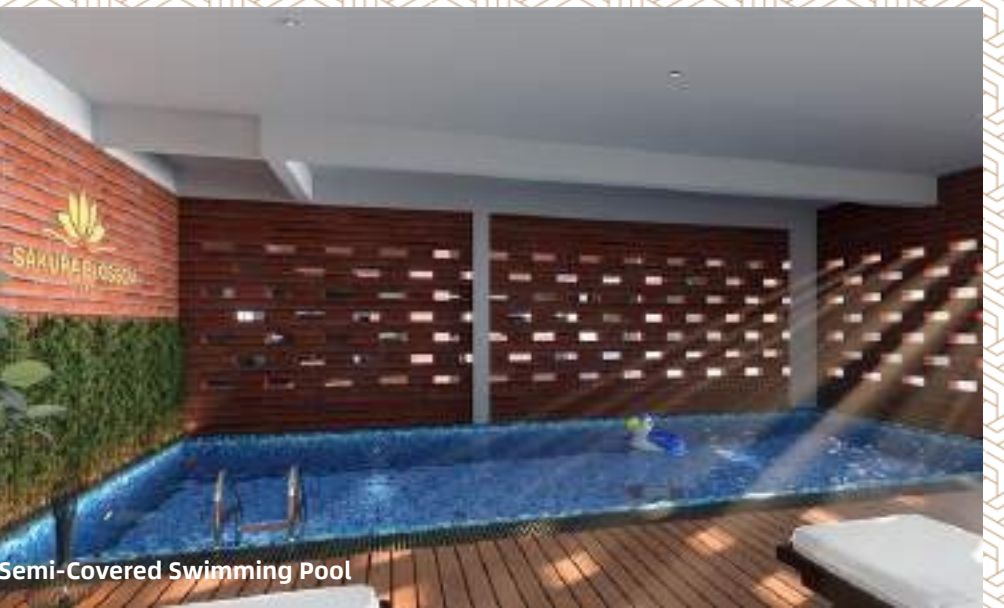
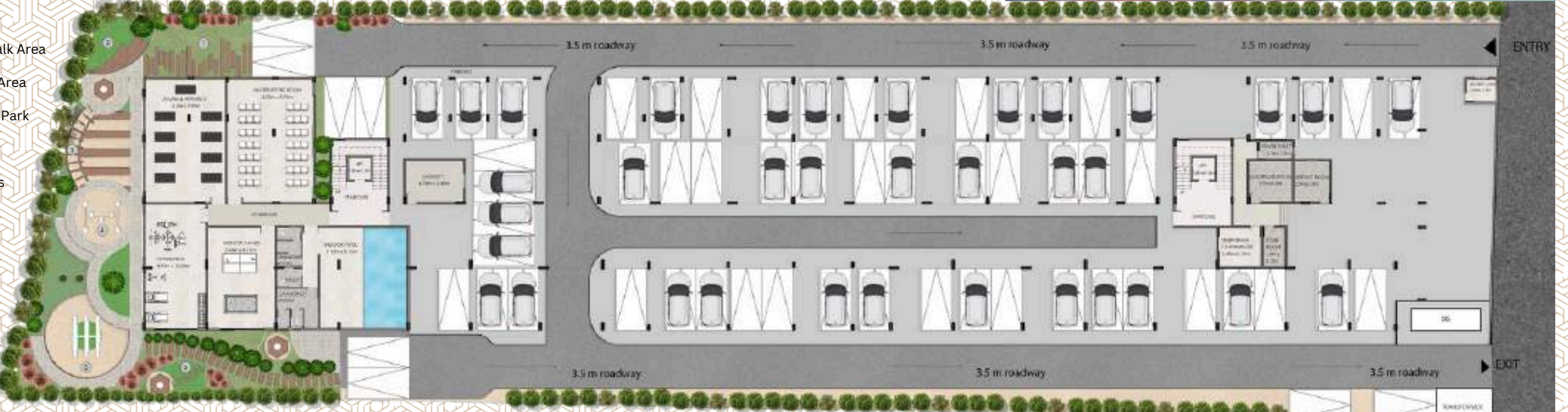


State-of-the-Art Gym



Kids' Play Area - Tot Lot

- 1 Acupressure Walk Area
- 2 Elders' Seating Area
- 3 Senior Citizen's Park
- 4 Kids' Play Area
- 5 Sand Pit for Kids
- 6 Flower Gardens



Semi-Covered Swimming Pool



Senior Citizen's Park



Indoor Games Room



Open-Air Amphitheatre and Zen Garden



Multipurpose Party Hall



Open Air Green Sitout Zones & Walking Tracks



Tranquil Yoga & Meditation Space



Safe and Fun Kids' Play Area



Elders' Sit-out Area

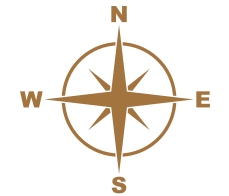


Open Air Park and Party Zone



Beautiful Landscaped Connecting Pathway

Layout Plan | Ground Floor



Area Statement

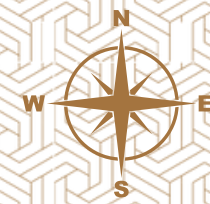
Unit Number	Carpet Area	Balcony Area	Built-Up Area	Saleable Area
A- 001, 101, 201, 301	1037	101	1257	1719
A- 002, 102, 202, 302	742	67	919	1257
A-003, 103, 203, 303	738	67	909	1243
A- 004, 104, 204,304	738	67	909	1243
A-005, 105, 205, 305	1037	101	1257	1719
A-006, 106, 206, 306	1037	101	1257	1719
A- 007, 107, 207, 307	742	128	975	1334
B-001, 101, 201, 301	1037	101	1257	1719
B-002, 102, 202, 302	742	67	914	1250
B-003, 103, 203, 303	738	67	909	1243
B-004, 104, 204,304	738	67	909	1243
B-005, 105, 205, 305	1037	101	1257	1719
B-006, 106, 206, 306	1042	211	1371	1876
B-007, 107, 207, 307	742	128	975	1334

Layout Plan | 1st, 2nd, 3rd Floor





Floor Plan - 2 BHK Elite
Units A-03, A-04, B-03, B-04



ENTRANCE NORTH-EAST	CA 738 SFT	BUA 909 SFT	SBUA 1243 SFT
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Salient Plan Features

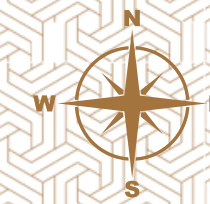
The 2 BHK at Sakura Blossom comes along with a plethora of goodness as you get a grand entrance with a dedicated foyer area.

The moment you enter your home, you're greeted with a spacious living and dining area to meet all your family's recreational requirements. All the spaces are well-planned to ensure you and your family have a peaceful and soothing stay experience.

- | | |
|------------------------------|------------------------------|
| • High Usable Internal Area | • Exemplary Wind Circulation |
| • Well Ventilated Apartment | • Spacious Kitchen Area |
| • Ample Open Spaces for | • Superb Natural Lighting |
| • Fully Vaastu Compliant | • King-Sized Master Bedroom |
| • Well-Thought Utility Space | • North-East Entrance Door |



Floor Plan - 2 BHK Luxe
Units A-07 and B-07



ENTRANCE NORTH-EAST	CA 742 SFT	BUA 975 SFT	SBUA 1334 SFT
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Salient Plan Features

This exclusive 2 BHK at Sakura Blossom offers a super-spacious & grand living experience with a meticulously designed floor plan.

The moment you enter your home, you're greeted with a spacious living and dining area to meet all your family's recreational requirements. To add to the joy of luxury living, there's a grand master bedroom with a connected, super-spacious balcony and separate utility area with kitchen.

- | | |
|-------------------------------|-----------------------------------|
| • High Usable Internal Area | • Exemplary Wind Circulation |
| • Well Ventilated Apartment | • Spacious Kitchen & Utility Area |
| • Balcony with Master Bedroom | • Superb Natural Lighting |
| • Fully Vaastu Compliant | • King-Sized Master Bedroom |
| • Dedicated Entrance Foyer | • North-East Entrance Door |



Floor Plan - 3 BHK Elite
Units A-01, A-05, A-06, B-01, B-05



ENTRANCE NORTH-EAST | CA 1037 SFT | BUA 1257 SFT | SBUA 1719 SFT



Salient Plan Features

- High Usable Internal Area
- Well Ventilated Apartment
- Two Spacious Balconies
- Fully Vaastu Compliant
- Long Private Entrance Area
- Exemplary Wind Circulation
- Spacious Kitchen & Utility Area
- Superb Natural Lighting
- Large Master Bedroom
- North-East Entrance Door

The 3 BHK home at Sakura Blossom offers a spacious & comfortable lifestyle owing to the beautifully designed floor plan. Right from the dedicated foyer entrance to a spacious living space, everything is well-planned to offer a King-Sized lifestyle to all the residents.

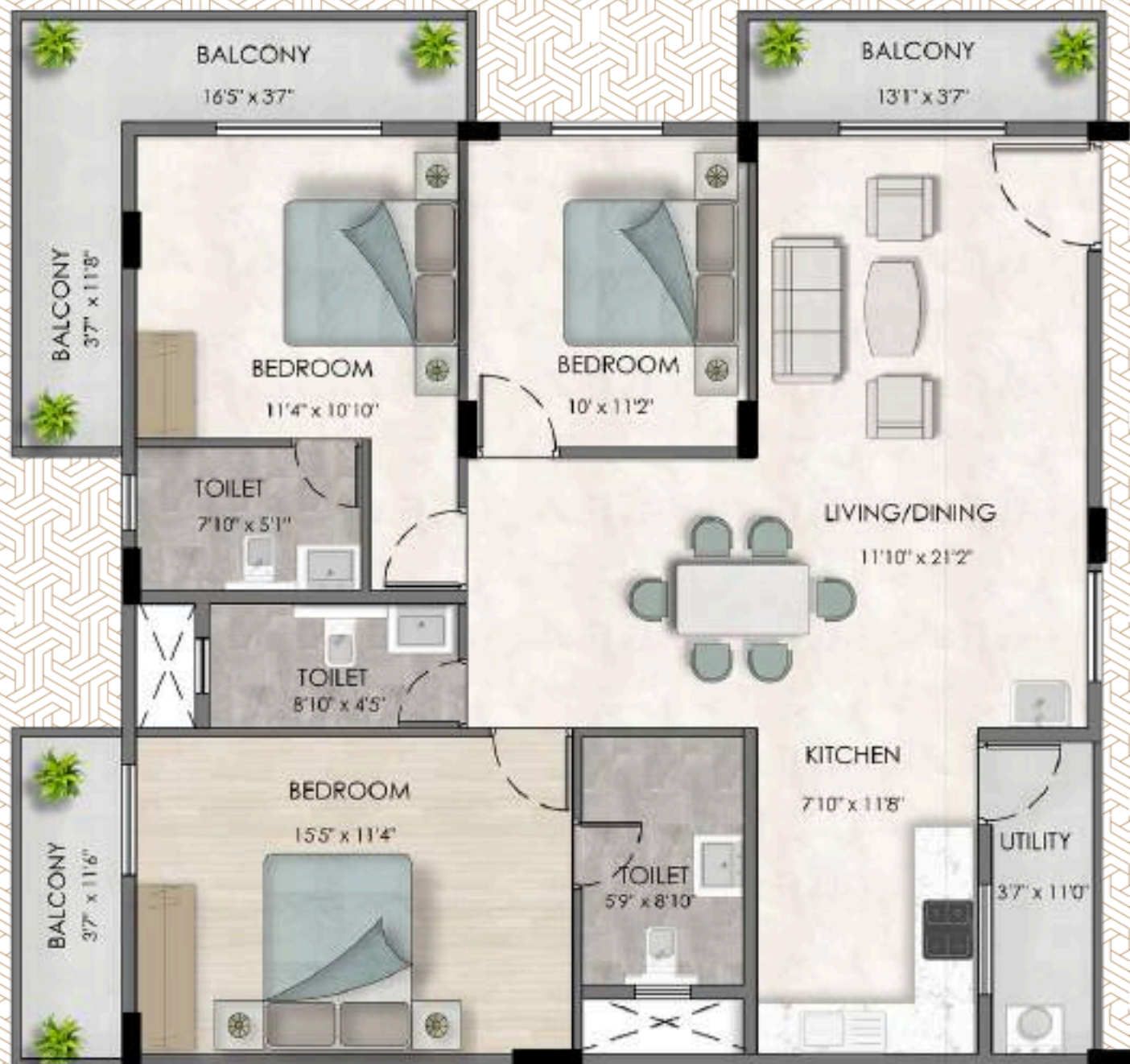
This home comes along with a view of the greens and a well-thought layout of all the internal areas to provide a grandeur living experience.



Floor Plan - 3 BHK Luxe
Unit B-06



ENTRANCE NORTH-EAST | CA 1042 SFT | BUA 1371 SFT | SBUA 1876 SFT



Salient Plan Features

- High Usable Internal Area
- Well Ventilated Apartment
- Provision for Bathtub
- Fully Vaastu Compliant
- Long Private Entrance Area
- Exemplary Wind Circulation
- Spacious Kitchen & Utility Area
- Superb Natural Lighting
- Large Master Bedroom
- Three Spacious Balconies

This premium 3 BHK home at Sakura Blossom offers the best-of-its-kind lifestyle. Right from the dedicated foyer entrance to a luxurious living space, you get the feeling of grandeur at each step. There are three large balconies & utility to add to comfort and convenience of the residents.

This plan comes along with a spacious living & dining area, open kitchen a spacious master bedroom, 3 balconies and well-planned layout.



Construction that Speaks for Itself

When considering the purchase of a new home or investment property, one of the most crucial factors that potential buyers should prioritize is construction quality. The construction quality of these exclusive homes goes beyond mere aesthetics, as it directly impacts the comfort, safety, and long-term value of the property. At Sakura Blossom, Sri Sai Chaitanya Group offers a perfect blend quality

of elegance and functionality through superior construction.

- ✓ Exceptional Construction
- ✓ High-Quality Materials
- ✓ Premium Fittings
- ✓ World Class Brands
- ✓ Attention to Detail
- ✓ Experienced Team



LIVING/ DINING
Flooring
Glazed Vitrified Flooring 4'x2' (Vitero)
Skirting
Matching flooring up to 4" height
Walls & Ceiling
Putty with Acrylic Emulsions (Asian Paints)



BEDROOMS
Flooring
Wooden Flooring in the Master Bedroom
Glazed Vitrified Tiles in Other Bedroom(s)
Walls & Ceiling
Putty with Acrylic Emulsions (Asian Paints)



DOORS & WINDOWS
Main Doors
Teak-wood frame with designer solid shutters laminated with veneer and polished (Elixir)
Bedroom Doors
Solid flush doors laminated with veneer and polished (Elixir)
Windows
High-Quality UPVC Windows (Venster)



KITCHEN
Flooring & Cooktop
Glazed decorative ceramic tile up to 2' above the cooktop
Granite Cooktop Slab
SINK
Premium Eurostone 611-86 Sink (Eurodomo)



BUILDING
Structure
RCC framed structure for seismic resistance
Walls
Solid blocks 6" External, 4 " Internal
Steel
FE 500/550 TMT Bars
Sub Structure Treatment
Anti-termite treatment under foundation & along external perimeter



BATHROOMS
Flooring & Walls
Anti-skid tiles and wall tiles up to the ceiling
EWG
Floor/Wall mounted with flush tank (Köhler)
Wash Basin & CP Fittings
Kohler



PLUMBING & HARDWARE
CP Fittings
Kohler in toilets, utility and kitchen
Water Supply
ASHIRVAD CPVC water & UPVC sewer lines
Hardware
Ironmongery & Smart Locks (YALE)
Glass Panels
5mm clear glass panels (Saint Gobain)



ELECTRICAL
Wiring
Copper wiring in PVC concealed conduits (Polycab)
Switches
(Honeywell or Anchor)
Elevators
High-speed elevators with power backup (KONE)

Few of the Global Brands Used



EXCLUSIVE PROVISIONS

- Provision of Electric Charging stations in stilt floor
- 3-Phase BESCOM Connection for Each Apartment
- Usable AC conduits in living/dining & bedrooms
- DG for Common Area, Lifts, and Apartments
- Intercom Connection to Security Cabin
- Required TV, Fibre Internet, and Telephone points provision in all apartments
- 24/7 CCTV Surveillance in Common Areas



Own a Home Offering Luxurious Lifestyle
at Superior Value for Money





Developer's Note

Dear Valued Homebuyer, It gives us immense pleasure to introduce you to our latest residential marvel - Sakura Blossom. We are thrilled to present this project that encapsulates our commitment to creating homes that offer both luxury and affordability. At Sri Sai Chaitanya Group, our core belief is to build not just structures, but the dreams and aspirations of our esteemed customers. With Sakura Blossom, we take this philosophy a step further and bring you a living space that offers a combination of serenity, charm, and modern living. Sakura Blossom is not just a residential apartment; it is a place where tranquility meets modernity. Nestled amidst lush greenery and adorned with blossoming cherry trees, this project is thoughtfully designed to be an oasis of peace amidst bustling city life. As a trusted name in the real estate industry, we understand that owning a home is a cherished dream for every individual and family. With Sakura Blossom, we strive to make that dream attainable for you at value-for-money prices. We have carefully considered every aspect of the project to ensure that you get the best without compromising on your budget. As you embark on this journey of finding your dream home, rest assured that our customer-centric approach team will be with you every step of the way. Our team of experienced professionals is dedicated to assisting you with any queries, providing seamless transactions, and making the entire process as smooth and transparent as possible. Thank you for considering Sri Sai Chaitanya as your trusted partner in your home-buying journey. We eagerly look forward to welcoming you to Sakura Blossom and being a part of your joyous memories. Warm Regards, **Sri Sai Chaitanya Group**

