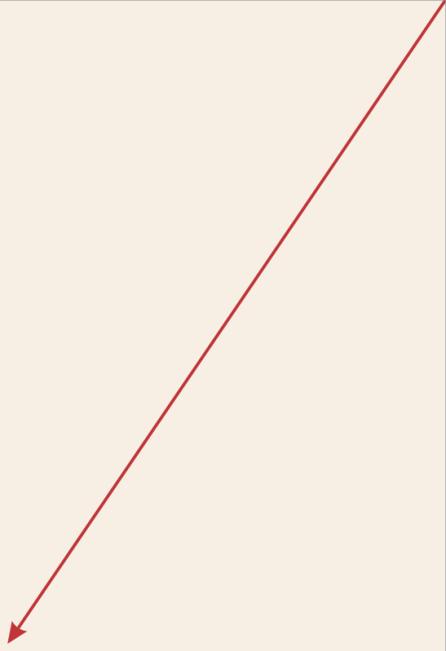


AN ODE TO OPULENCE

SAMRACANA  
**Swasthi**  
Blissful Homes between Exit 2 and 3





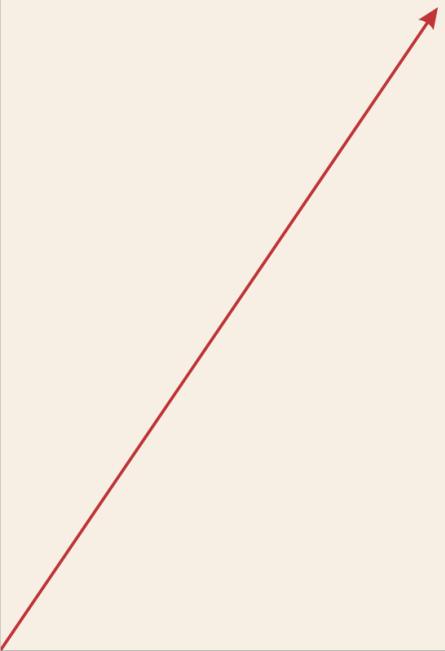
SAMRACANA  
**Swasthi**

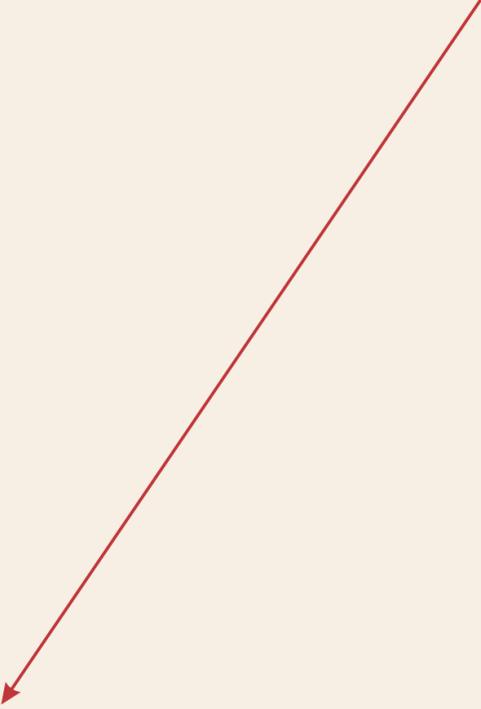
## The stories of fine living

Home is where you feel joyful.  
Home is where you feel blessed.  
Home is where you feel belonged.  
Home is where you truly feel yourself.

Live life in a home that has everything you ever desired.  
A home that entertains you, moves you and connects you, to you and your life.

**Live life @ Samracana Swasthi,  
located between ORR Exit 2 and 3.**

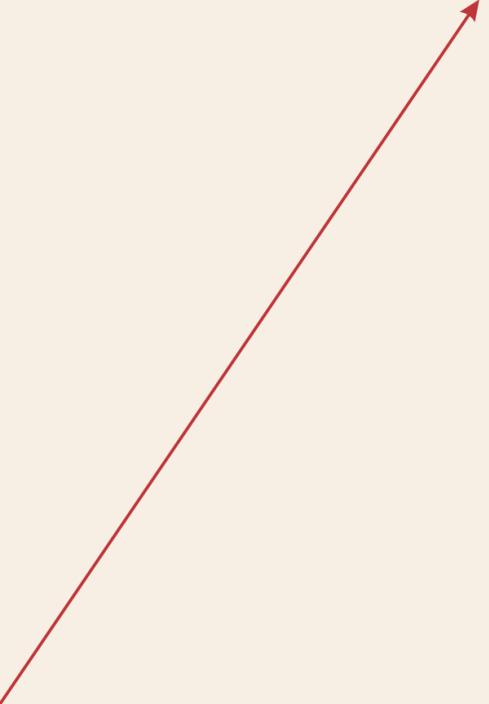




SAMRACANA  
**Swasthi**

## An Ode to Opulence

Embrace opulence, indulge in luxury, and let your life narrate a tale of sophistication with your home at Swasthi. The 2&3 BHK high-rise apartments are a testament to the art of blending luxury and warmth, transforming your home into a haven of style and serenity.



AERIAL VIEW



MASTER PLAN



LEGEND

- 1. Entry / Exit
- 2. Reflexology with Railing
- 3. Seating Plaza
- 4. Entry Feature Mound with Sculpture
- 5. Yoga/Meditation Lawn
- 6. Stage with Feature Wall
- 7. Seating with Pergola Above
- 8. Party Lawn
- 9. Shrub Plantation
- 10. Kids Play Area
- 11. Planter with Seating
- 12. Mound with Dense Plantation
- 13. Turret
- 14. Cricket Practice Net
- 15. Mound Garden
- 16. Outdoor Gym
- 17. Seating
- 18. Natural Trail
- 19. Boundary Plantation
- 20. Micro Forest
- 21. Grass Pavers
- 22. Palm Plantation
- 23. 1.5 Mtrs. Wide Jogging Track
- 24. Skating Rink
- 25. Half Basketball Court

SAMRACANA  
**Swathi**





Blocks

**3**

Floors

**17**

Units

**323**

Clubhouse

**18,000** Sft.

Types

**2 & 3** BHK

2 BHK Sizes

**1250 - 1270** Sft.

3 BHK Sizes

**1850 - 2000** Sft.

SAMRACANA  
**Swasthi**

OVERVIEW



ENTRANCE  
GATE



Home is  
where you feel invited

Step into the enchanting world of Swasthi, where serenity takes centre stage and luxury knows no bounds. The grand entrance, designed to elevate the journey, makes it hassle-free while the water feature adds an element of serenity to the community.

LANDSCAPED



## Home is where you feel natural

Feel at home in the great outdoors, thoughtfully designed for those seeking a tranquil escape. Manicured lawns and a plethora of lush green spaces make it the perfect spot to soak up the tranquility and spend downtime.

SEATING  
SPACES



## Home is where you feel tranquil

Enjoy designated seating spaces in the open, airy outdoors where you can unwind and recharge. Catch up with friends, unwind with a good book or simply enjoy a moment of solitude in the serene surroundings.



CHILDREN'S  
PLAY AREA



## Home is where you feel playful

Keep your kids engaged, entertained and learning in a safe and stimulating environment. Making it a fun-filled childhood, the dedicated play area has everything to let them play, learn and explore the world around them.

HALF  
BASKETBALL  
COURT



## Home is where you feel tranquil

Enjoy designated seating spaces in the open, airy outdoors where you can unwind and recharge. Catch up with friends, unwind with a good book or simply enjoy a moment of solitude in the serene surroundings.

LIVING  
AREA



## Home is where you feel cocooned

Step into a home that resonates with style, sophistication and comfort. Epitomizing timeless luxury and unmatched elegance, every living space here conveys an essence of opulence and turns your home into a sanctuary of sophistication.



Drawing Room



MASTER  
BEDROOM

## Home is where you feel energized

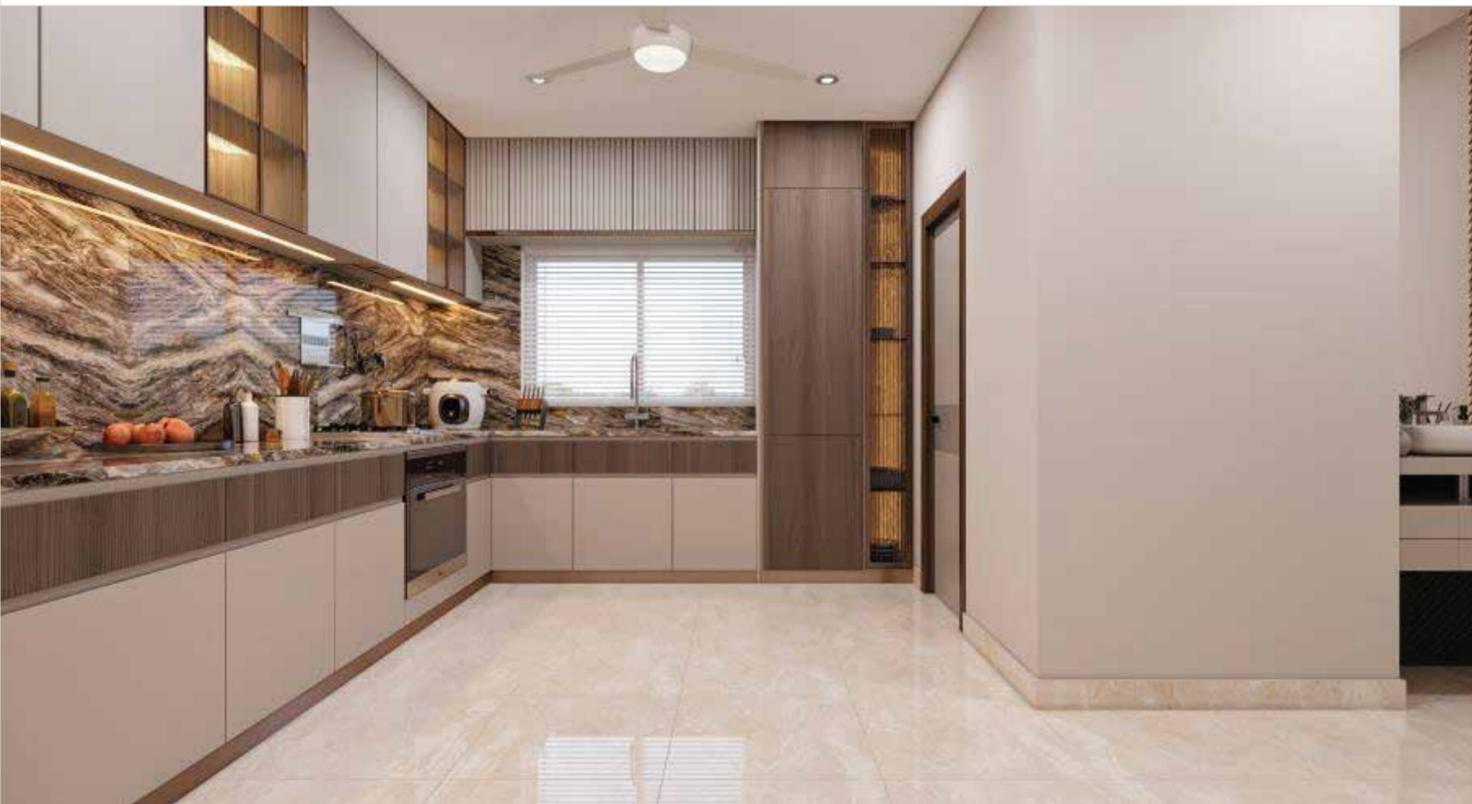
Maintain a healthy and fit lifestyle with a range of activities that suit your interests. Indulge in thrilling sports including cricket, basketball and skating, sharing your passion and expertise with enthusiasts of all ages.



Children Bedroom



Guest Bedroom



TOWER - A  
Typical Floor Plan



3 BHK-E-1850 Sft.

3 BHK-W-2000 Sft.



3 BHK-E-1850 Sft.

3 BHK-W-1850 Sft.

3 BHK-N-1850 Sft.

# Home is where you feel savoured

Get together and make lasting memories around the table with aesthetic and comfortable cooking & dining spaces. The tastefully designed spaces seamlessly combine sophistication and coziness making every dining moment with friends and family a celebration of taste .

# TOWER - B

## Typical Floor Plan



3 BHK-E-1850 Sft.



2 BHK-W-1250 Sft.



2 BHK-E-1250 Sft.



3 BHK-W-2000 Sft.



3 BHK-E-1850 Sft.



2 BHK-W-1270 Sft.



2 BHK-W-1270 Sft.



3 BHK-W-1850 Sft.



# TOWER - C

## Typical Floor Plan



SAMRACANA  
**Swasthi**

18,000 Sft. CLUBHOUSE



## Home is where you feel indulged

Embrace a world of indulgence where luxury, comfort, and style converge. The clubhouse's opulent design seamlessly fuses modern elegance with a touch of natural charm, creating an ambiance that is both inviting and awe-inspiring.

### CLUBHOUSE AMENITIES

- Reception Lobby
- Banquet Hall
- Dining Hall
- Guest Rooms
- Senior Citizens Hall
- Multipurpose Hall
- Indoor Games Room
- Gym
- Swimming Pool with Deck on Terrace



Reception

## Home is where you feel received

Discover a stylish and exclusive space in the clubhouse that is perfect for relaxation, and socializing. Offering a surprising ambiance, the reception provides families and friends a warm welcome and a cool respite.



Gym

## Home is where you feel powerful

Begin your fitness journey or personalize your workout in an inspiring fitness centre in the community. Lift your fitness levels, achieve your health goals and improve your overall well-being without leaving your home.



MULTIPURPOSE  
HALL

Home is where you feel tranquil

Enjoy designated seating spaces in the open, airy outdoors where you can unwind and recharge. Catch up with friends, unwind with a good book or simply enjoy a moment of solitude in the serene surroundings.

BANQUET  
HALL



Home is where you create memories

Give your big day a special touch with a space that's perfect for celebrations. Whether you're looking to celebrate a special occasion like a birthday party, a pre-wedding ceremony, a wedding reception or simply seek a memorable experience, the banquet hall is the perfect choice for a day of blissful escape.

GUEST  
BEDROOM



Home is where you feel welcomed

Go that extra mile to make your guests stay more comfortable with a perfect get-away. With a sense of relaxed sophistication, the dedicated guest suites in the community make sure your guests stay happy and content during the stay.

SWIMMING  
POOL



## Home is where you feel renewed

Experience an oasis of serenity that instantly transports you into a state of tranquility. Creating a serene and relaxed atmosphere, the swimming pool in the clubhouse is your ticket to ultimate relaxation after a long work day.

# SPECIFICATIONS



## STRUCTURE

R.C.C framed structure to with stand wind & Seismic Loads, Super Structure: Concrete Blocks for all external & Internal walls.



## FLOORING

Living, Dining, all Bedrooms & Kitchen: 600 X 600 MM Size Double charged vitrified tiles of reputed make.

Balconies, Utility: Anti-Skid Vitrified Tiles of Reputed Make.

Bathrooms: Acid-resistance, Anti-skid Vitrified Tiles of Reputed Make.

Corridors: Vitrified tiles of Reputed Make

Staircase: Tandur/Kota Stone/Granite



## WALL FINISHES

Internal Walls: Smooth Putty finish with 2 coats of premium acrylic paint of Reputed Make over a coat of primer.

External Walls: Textured finish and two coats of exterior Emulsion paint of Reputed Make.



## TILE CLADDING

Bathrooms: Glazed/Matt Finish Ceramics tiles dado up to 7 feet height.

Utility Area: Ceramic Tile Dado up to 3 feet height.



## UTILITY / WASH AREA

Provision for washing Machine, Dish washer and wet area for washing Utensils



## DOORS

Main Door: Engineered Teak Wood frame, Teak veneered flush shutters with reputed hardware.

Internal Doors: Engineered Hard Wood frame & Laminate Shutter and Hardware of Reputed Make.

French Doors: UPVC Door Frames with Float Glass panelled sliding shutters with provision for Mosquito mesh track.



Windows: UPVC Window Glazing system with sliding panels with provision for mosquito mesh track.

Utility Doors: UPVC Door frames of reputed profile sections with combination of tinted float glass with louvers.



## BATHROOMS

Premium Quality CP and Sanitary ware of Grohe, American Standard, Jaguar or equivalent

Provision for geysers in all bathrooms.

Metered water supply to all flats.



## ELECTRICAL

Power outlet for air-conditioners in living and bedrooms.

Power outlet for geysers in all bathrooms, power plug for hob, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer/grinder in kitchen, washing machines/dishwasher in utility area.

Three-Phase supply for each unit with individual meters.

Miniature circuit Breakers (MCB) for each distribution board of reputed make.

Modular switches of reputed make.



## TELECOM, INTERNET, CABLE TV

Provision in Living and Bedrooms



## GENERATOR

100% D.G back up with Acoustic enclosure except AC & Geyser, Oven, Microwave.



## PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided.

Parking signage and equipment installed at required places to ease traffic.

EV charging provision at designated area.



## SECURITY

Sophisticated round-the-clock security/ surveillance systems.

Surveillance cameras at the main security, main entrance lobby, entry for basement & ramp.

Panic button and intercom facility in the lifts connected to the security room.



## LIFTS

High speed automatic elevators of Kone, Otis, Johnson or equivalent make as per traffic consultant's recommendation.

1 service elevator for each block of Kone, Otis, Johnson or equivalent make.



## WTP & STP

Treated water will be made available through an exclusive water-softening plant.

STP of adequate capacity, treated sewage water will be used for landscaping and flushing purposes.

STP treated water through a hydro-pneumatic system for even-pressure supply to all floors for flushing purpose.

Rainwater harvesting and percolation pits will be at regular intervals for recharging ground water levels.



## FIRE & SAFETY

Fire hydrant system in all floors and basements. Fire alarm and public address system in all floors and basement.



LOCATION



**SAMRACANA Swasthi**  
SITE

- Abutting ORR Service Road
- The Gaudium School < 1 Min
- Samashti Intl. School < 5 Mins
- Kondakal SEZ < 5 Mins
- Candiidus Intl. School < 5 Mins
- Kokapet SEZ < 15 Mins
- Financial District < 20 Mins

## Home is where you feel connected

Feel connected to life, both personal and professional, with a home that is located in the best of neighborhoods. Swasthi by Samracana Projects is perfectly placed at Kardanor, near Kollur ORR exit, between exits 2 & 3, inviting you to experience a unique blend of comfort and convenience.



Narayana IIT Academy



The Gaudium School



Outer Ring Road



ICICI



Microsoft



Amazon



## Building Futures, Enriching Lives.

At Samracana Projects LLP, we believe in making dreams come true by creating spaces that are innovative, resilient and unique to their individual needs. Specializing in the development of residential villas and apartments, we are committed to creating highly crafted spaces that set the benchmark for modern living. Challenging the conventional, fostering connections and cultivating a culture of design, we enable a well lived life through our homes. What makes Samracana stand out from our peers is how we place our customer at the forefront of everything we do.

Exclusive Marketing Partner  
**ceyone**<sup>®</sup>  
 Agent RERA No.: A02200002211

### PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



MEP



PMC



LANDSCAPING



NEW MEDIA



## OUR OTHER ONGOING PROJECT



A Sanctuary of Opulence

Near ORR Exit 2

Acres: 17 | No of villas: 140 | Type: G+2 | Built up areas of villas: 5000 to 6000 Sft.

Disclaimer: Whilst every reasonable care has been taken in preparing this brochure, the developer and its agent(s) cannot be held responsible for any inaccuracies and omissions. All statements are believed to be correct but shall not be regarded as statements or representations of facts. Visual representation including models, drawings, illustrations, photographs, art renderings are artistic impressions only and not be regarded as representation of facts. Floor areas and other measurements are approximations only and are subject to final survey. All information, plans and specifications are current at the time of print and are subject to changes as may be required or approved by the developer and / or the relevant authorities and cannot form part of contract.

*A Project by*



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**SAMRACANA PROJECTS LLP.**

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