

SVAMITVA
TERRAVANA

Homes for your mind, body, and soul

Begin anewwith Svamitva

With over three decades of experience, the Svamitva Group's focus lies in engineering trust and crafting satisfaction for our customers. Our ethos lies in trust, reliability, and quality, and it is the foundation for all our work. At Svamitva, we construct your dream home with **innovative and eco-friendly designs that redefine your way of living** — architecting holistic lifestyles that help you begin anew.





Nurture your wellness

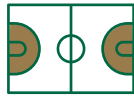
At Svamitva, we strive to help you slow down and put the emphasis back on your wellness. And that's how we conceived Svamitva Terravana. Built as an embodiment of holistic of wellness, this unique property features a lush green landscape that is designed to pamper and nurture your well-being. With Svamitva Terravana, you experience all the comforts of **luxury living and the benefits of a wellness-focused** lifestyle. This green slice of paradise is meant for those who wish to reclaim their purpose and escape the pressures of urban life.

A tranquil dwelling

Spanning 21 acres of land, Svamitva Terravana is built from the essence of nature and comprises villas and row villas. The entire property is linked through an intricate network of roads with an artfully designed landscape. Adorned with exotic plants and trees such as ylang-ylang and Cuban pink trumpet trees, this wellness estate is a treat for your senses and your well-being.



Badminton court



Flexi play court



Senior citizen zone



Cycling track



Outdoor gym



Organic farming



Bamboo trail



Reflexology park



Meditation decks



Amphitheater



Walking trail



Butterfly garden



Playzone



Putting green in Japanese theme



1. Access road
2. Entrance plaza in stone
3. Entrance pavilion
4. Driveway in Bitumen / Pavers
5. sculpture / Boulder placed over mounds at strategic location
6. Fabricated mounds along the boundary wall
7. Future expansion area
8. Ornate tree inserts at strategic locations
9. Existing bridge connect
10. Entry to the walking trail
11. Aroma garden
12. Reflective pool with geyser jet nozzles
13. Black bamboo trail
14. Display panels about wellness
15. Golf putting
16. Built-in seater built-in along reflexology
17. Water reflexology
18. Outdoor gym
19. Private garden
20. Landscape connect between villas
21. Villas
22. Connect to outdoor amenities
23. Meditation deck
24. Rope activities & zipline anchoring
25. Play lawn
26. Seaters cube in pexelated fashion
27. Amphitheatre
28. Stage
29. Bamboo trail
30. Naala
31. Pebble reflexology
32. Organic farming
33. Elder's plaza
34. Transformer yards
35. DG yard
36. Bio-diversity park
37. Outdoor training decks
38. Viewing deck
39. Labyrinth garden
40. Miyawaki forest
41. Connecting trail in stepping stones
42. Cycling track / Jogging track around the site
43. Driveway in bitumen
44. Future development area
45. Clubhouse
46. Granite plaza
47. Villa types
48. Badminton court
49. Flexi play court
50. Luxury villas

Master Plan



VILLA NO#09

9

VILLA

VILLA

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West Villa

Ground Floor
Built Up Area 2399 Sqft
Plot Area - 2067

Sl No.	AREA SIZE DIMENSIONS		
1	A	Porch	(11.74' x 17.82')
2	B	Living	(11.74' x 16.23')
3	C	Kitchen	(10.88' x 10.82')
4	D	Utility	(10.88' x 4.92')
5	E	Dining	(10.88' x 9.51')
6	F	Bed Room 1	(10.88' x 13.77')
7	G	Toilet 1	(7.28' x 5.90')
8	H	Outdoor Seating	(11'-4" x 11'-4")



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West Villa

First Floor

Sl No.	AREA SIZE DIMENSIONS		
1	A	Family Living	(11.74' x 12.62')
2	B	Bed Room 2	(10.88' x 15.74')
3	C	Toilet 2	(7.28' x 6.23')
4	D	Dresser 2	(11.74' x 5.41')
5	E	Bed Room 3	(10.88' x 12.79')
6	F	Toilet 3	(7.28' x 7.28')
7	G	Dresser 3	(7.28' x 4.92')



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East Villa

Ground Floor
Built Up Area 2414
Plot Area - 2067 SQFT

Sl No.	AREA SIZE DIMENSIONS		
1	A	Porch	(12.39' x 19.31')
2	B	Living	(11.74' x 17.05')
3	C	Kitchen	(10.33' x 10.88')
4	D	Utility	(10.88' x 4.92')
5	E	Dining	(10.82' x 10.88')
6	F	Bed Room 1	(10.88' x 13.77')
7	G	Toilet 1	(7.28' x 6.88')



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TERRAVANA

East Villa

First Floor

Sl No.	AREA SIZE DIMENSIONS		
1	A	Family Living	(11.74' x 14.43')
2	B	Bed Room 2	(10.88' x 13.77')
3	C	Toilet 2	(7.28' x 6.88')
4	D	Dresser 2	(7.28' x 4.75')
5	E	Bed Room 3	(10.88' x 12.95')
6	F	Toilet 3	(7.28' x 6.88')
7	G	Dresser 3	(4.92' x 11.74')





ROW VILLA

ROW VILLA

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West Row Villa

Ground Floor
Super Built Up Area 1686 Sqft

Sl No	AREA SIZE DIMENSIONS		
1	A	Porch	(13'-0" x 16'-8")
2	B	Living	(12.79' x 17.05')
3	C	Kitchen	(10.88' x 7.87')
4	D	Kitchen Garden	(11'-0" x 5'-0")
5	E	Dining	(10.88' x 8.52')
6	F	Bed Room 1	(10.88' x 11.80')
7	G	Toilet 1	(7.28' x 5.90')
8	H	Outdoor Seating	(13'-0" x 8'-6")



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West Row Villa

First Floor

Sl No	AREA SIZE DIMENSIONS		
1	A	TERRACE	(13'-0" x 9'-0")
2	B	Bed Room 2	(10.88' x 11.80')
3	C	Toilet 2	(7.28' x 5.90')
4	D	Bed Room 3	(10.88' x 10.49')
5	E	Toilet 3	(7.28' x 5.90')
6	F	Living	(12.79' x 8.20')

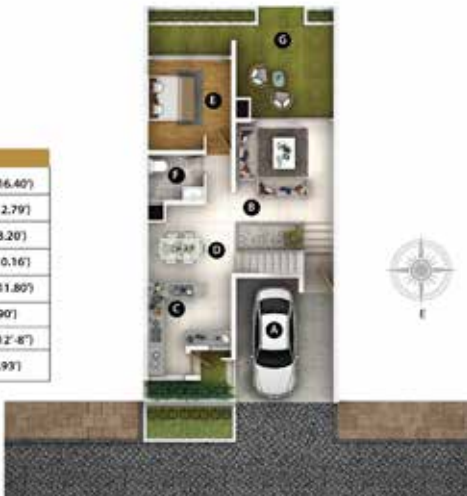


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East Row Villa

Ground Floor
Super Built Up Area 1686 Sqft

Sl No	AREA SIZE DIMENSIONS		
1	A	Porch	(12.79' x 16.40')
2	B	Living	(12.79' x 12.79')
3	C	Kitchen	(10.88' x 8.20')
4	D	Dining	(11.54' x 10.16')
5	E	Bed Room 1	(10.88' x 11.80')
6	F	Toilet 1	(7.28' x 5.90')
7	G	Outdoor Seating	(13'-0" x 12'-8")
8		Utility	(4.92' x 3.93')



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East Row Villa

First Floor

Sl No	AREA SIZE DIMENSIONS		
1	A	TERRACE	(13'-0" x 6'-0")
2	B	TERRACE1	(13'-0" x 8'-4")
3	C	Bed Room 2	(10' 88" x 12' 13")
4	D	Toilet 2	(7' 28" x 5' 90")
5	E	Bed Room 3	(10' 0" x 11' 0")
6	F	Toilet 3	(7' 28" x 5' 90")
7	G	Living	(12' 79" x 9' 51")



Built from the essence of nature

Each villa's construction is based on the five elements of nature, which ensures the eternal wellness of its occupants. The use of green materials ensures that the homes have an abundance of fresh oxygen. For instance, external and internal wall surfaces are built from mud plaster and rammed mud blocks, whereas lime plaster with organic paint is used for internal areas. Simultaneously, minimal enclosing walls and strategically placed skylights offer wide-open spaces. Kota stone flooring and Terracotta filler slabs with Terracotta pots form air pockets that ensure your home stays naturally cool.



Kanakapura Rd

PIPELINE ROAD

Entry

- LUXURY VILLAS PHASE II
- ROW VILLAS PHASE - I
- ROW VILLAS PHASE - II
- VILLAS PHASE II
- FUTURE DEVELOPMENT





CLUBHOUSE



Refine your lifestyle through Svamitva Terravana

Svamitva Terravana's clubhouse amenities are thoughtfully designed to foster your well-being. Our association with Jain Academy of Sporting Excellence also grants you access to their center's sporting facilities.

With architecture reminiscent of diverse Asian cultures, here's how Svamitva Terravana helps increase your vitality:



Gong room



Hot and cold plunge pool



Squash



Spa



Aqua gym



Gym



Yoga deck



Library lounge



Workplace wellness



Indoor games



Billiards



Guest room



Table tennis



Mini theater



Meditation room



Convenience store

Specifications

Structure

Seismic resistance (Zone II)
RCC structure

Block masonry and plastering

Rammed earth blocks tested for optimal strength
Lime and mud plastering for internal and external walls

Doors

Solid wood frame with flush shutter
Polished on both sides

Bathroom doors

Solid wood frame with flush shutter
Polished on one side, laminated on the other

Windows

Jindal aluminum section window frames with mosquito mesh

Flooring

Natural Kota stones in leather or lappato finish in the living, dining, and kitchen

Bedrooms and family room

Wooden flooring

Bathroom

Anti-skid ceramic tiles
Glazed tiles for wall dado up to 7 feet in height

Staircase and railing

Stainless steel handle with glass railing

External paint

Natural paint
Material composition: 95% lime and 5% metallic oxide color over mud-plastered wall

Internal paint

Pigmented natural paint
Clay lime shade - Absorbs carbon dioxide and produces oxygen

Kitchen and utility

Granite kitchen counter
Stainless steel sink with drainboard for kitchen and utility

Bathrooms

Granite counter with ceramic washbasin
CP and sanitary fitting: Grohe or equivalent water-efficient and green-rated fixtures

Skylights and filler slab

Two skylights
Covered top with toughened glass
Bottom lined with bison board having CNC cuttings
Inverted mud pots in concrete slab

Electrical

AC provision in all bedrooms and living room
Datapoint with TV points in living room
All switches and sockets from approved brands
100% power backup in clubhouse

Services

Hydropneumatic pressurized water supply
Solar power for all the villas

Where spirituality thrives



At Svamitva, we ensure that your pursuit of wellness is a convenient one. Situated in a peaceful location, Svamitva Terravana is nestled in Vaderahalli on Kanakapura Road. Metro stations, bus stops, hospitals, schools, malls, and colleges are all within

10Kms of the property. The area is also surrounded by spiritual hubs such as an Art of Living center and the Pyramid Valley International, leaving you wanting to rediscover your purpose.

Contact us for more information



Site Address:

Svमितva Terravana, Vaderahalli Village,
Kanakapura Main Road, Ravugodlu Cross,
Bangalore 560082

☎ **+91 88807 48748**

✉ **sales@svमितva.com**

🌐 **www.svमितva.com**

Svमितva Corporate Address:

#110/2, 1st Floor, Krishnappa Layout,
Lal Bagh Road, Bangalore 560027

INDIA

Bangalore | Bijapur | Gulbarga | Solapur | Pune

AUSTRALIA

Melbourne

RERA Number Phase 1: PRM/KA/RERA/1270/305/PR/201106/003693

RERA Number Phase 2: PRM/KA/RERA/1270/305/PR/160622/004995

RERA Number Phase 3: PRM/KA/RERA/1270/302/PR/140223/005716

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Embrace the wellness aspect of living
with Svमितva.



Svमितva Group Since 1980 | Operating Worldwide