

A reputation for innovation, quality and trust

S & S Properties has broadened the horizon of the Bangalore real estate industry through its architectural creations since past 11 years. S & S Properties has grown from strength to strength having successfully completed more than 10 projects within a short span of time.

We have till date developed all our projects in North and East Bangalore, in close proximity of the International Airport along with state-of-the-art health care options and educational institutions matching international levels. Our projects Sree Sai Nest, Vajrakaya Blossoms, Raksha Enclave, JMD Homes, Shri Hari Samrudhi, Sri Sai Samruddhi, Sri Sai Aerocity and Sri Sai Green Phase II located in and around, Rajanakunte, Yelahanka and K R Puram stand testimony to our commitment to deliver impeccable living standards through quality, creativity and integrity.

Our vision is to enable customers to buy their dream plot at an affordable price. Our emphasis on ethics and transparency has enabled us to gain the trust of our clients and maintain mutually beneficial relationships with them.

Completed and ongoing projects



KVM Apartments @ KR Puram

www.ssproperties.net

A Premium Residential Project from

S & S Properties
Builders & Developers

AB GARDENIA

Gardenia
Villa Plots with Best Amenities.

15 acres @ North Bangalore Close to KIAL, Next to Club Cabana



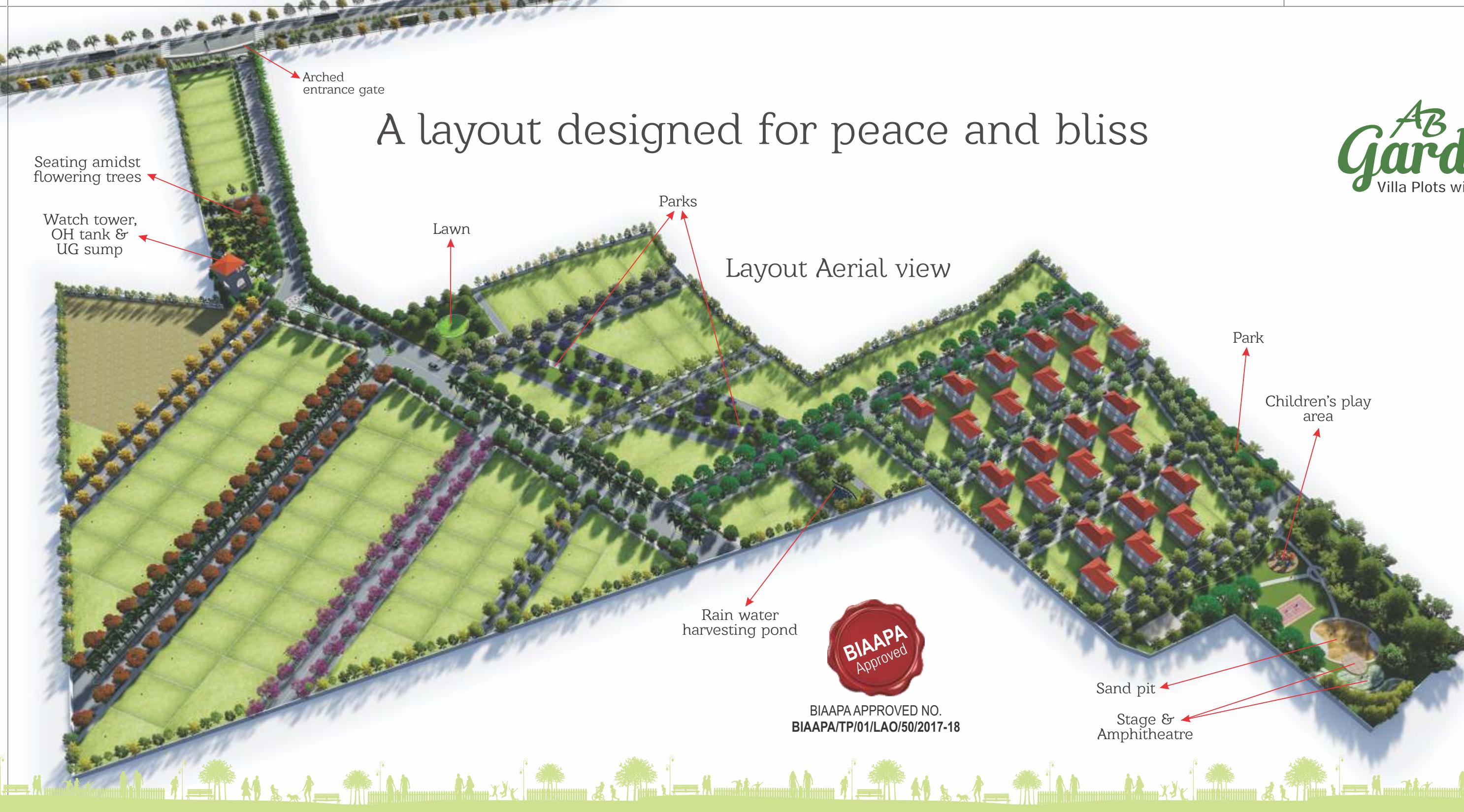
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Disclaimer: This brochure is purely conceptual and does not constitute a legal document.
Images, plans, drawings, renderings, amenities and features mentioned herein are only indicative of the kind of development proposed.



AB Gardenia, located off the NH7, near the Kempegowda International Airport, is a sprawling residential layout of 15 acres, with 153 plots of varying dimensions. Eminent neighbours like the Hollywood Town, Swiss Town and Jade Garden add an elite appeal. AB Gardenia is an epitome of smart planning, wonderful amenities and perfect execution. For those who value the magnificence of nature and the wonderful gifts it bestows on us, AB Gardenia is a green haven ! Once you are inside the layout, you are in your own tranquil world far from the noise and pollution of the city. Comegift yourself a fulfilling life !



The enviable location of AB Gardenia, close to Devanahalli makes it an uncompromising layout to live in. Given that Devanahalli has emerged as the epicentre of growth in North Bangalore, there is excellent road connectivity and immense infrastructure boom in the vicinity. The zone has attracted major SEZs, hardware parks, top MNCs, high end retail and international brands. Reputed international schools and colleges are also nearby. The proposed Devanahalli Business Park, International Technology Investment Region (ITIR) and a host of other developments have made this region one of the most sought after locations for residential development.



Central greens surrounded by luxury residences

Your children can enjoy life's pleasures without a care and you can breathe in clean, crisp air as you take a walk or jog amidst lush green trees at AB Gardenia, which is also dotted with 6 beautifully landscaped parks.



Beautiful tree lined boulevards.



One address, many choices.

Artistic rendering of a Day Entrance view



A range of facilities in lush green settings.

Modern conveniences are a plenty. One can access all the facilities and amenities available and experience a feeling of luxury in this impeccably planned development.



Calm, senior citizens zone.



First time in Bangalore !!
Unique trees for each
individual road & park.

Stoned entrance driveway.
250 feet of separate stoned driveway and pathway at the entrance for smooth vehicular

and pedestrian movement.

Top notch expertise in the botanical zone has enabled us to create an inspiring environment for healthy living. We have planted exotic trees in a planned pattern, which is a refreshing sight. Each road has the same trees giving it an aesthetic look. These trees also augment the quality of air and the oxygen levels. Also, the benefits of making the layout extremely eco-friendly are aplenty.

ROAD 2
TREE -TABEBUIA ARGENTEA
SHRUB- CLERODENDRON INERMIS

ROAD 3
TREE -GULMOHAR
SHRUB- DURANTA SPECIOSA
ALM - ROYAL PALMS IN THE
MEDIAN

ROAD 4
TREE -MURRAYA EXOTICA
SHRUB- BAUHINIA PUAPUAGA

ROAD 5
TREE -CASSIA FISTULA
SHRUB- HEMILIA PETENS

ROAD 6
TREE -DURANTA GOLDEN
SHRUB- ALSTONIA SCHOLARIS

ROAD 7
TREE -LAGERSTROEMIA THORELLI
SHRUB- PSEUDERANTHEMUM

ROAD 8
TREE -CHAMPIKA
SHRUB- TABERNAEMONTANA

ROAD 9
TREE -PONGAMIA PINNATA
SHRUB- PLUMBAGO CAPENSIS

ROAD 10
TREE -LAGERSTROEMIA
SHRUB- LEUCOPHYLLUM

ROAD 11
TREE -BEGONIA MEGAPOTAMICA
SHRUB-PHYLLANTHUS NIVOSUS

ROAD 12
TREE -CASSIA FISTULA
SHRUB- HEMILIA PETENS

ROAD 13
TREE - PONGAMIA PINNATA
SHRUB- PLUMBAGO CAPENSIS

ROAD 14
TREE -LAGERSTROEMIA
SHRUB- LEUCOPHYLLUM



Layout Plan



BIAAPA APPROVED NO.
BIAAPA/TP/01/LAO/50/2017_18

INDEX		
SIZE	COLOUR	TOTAL
9.00M X 12.00M		40
9.14M X 15.24M		08
12.19M X 18.29M		38
ODD SITES*		67
GRAND TOTAL		153

FACILITIES

- ❖ Amphitheatre.
 - ❖ Sand Pit.
 - ❖ Stage.
 - ❖ Badminton.
 - ❖ Lawn.
 - ❖ Yoga / Meditation.
 - ❖ Park.
 - ❖ Yellow Bamboo [to retain the water]
 - ❖ Stone Pitching
 - ❖ Rain water harvesting pond.
 - ❖ Overflow channel from SWD.
 - ❖ Overhead tank and U.G. sump.
 - ❖ Royal Palm with hedge below.
 - ❖ Pathway over storm water drain.
 - ❖ Flowering trees.
 - ❖ Seating.
 - ❖ Water body with fountain.
 - ❖ Designer paving.



Rain water harvesting pond.

Water is the essence of life. Rain water is a blessing on Earth. The level of ground water can be raised through rain water harvesting. We need to conserve water for our future well being.

Well-planned infrastructure
for an upbeat lifestyle

Unique watching tower.

Get a bird's eye view of the lush greenery...so rare in concrete jungles of contemporary times.



Central water body.

A soothing sight with beautiful paving around. A welcoming spot to spend a thoughtful moment with the calming effect of water.



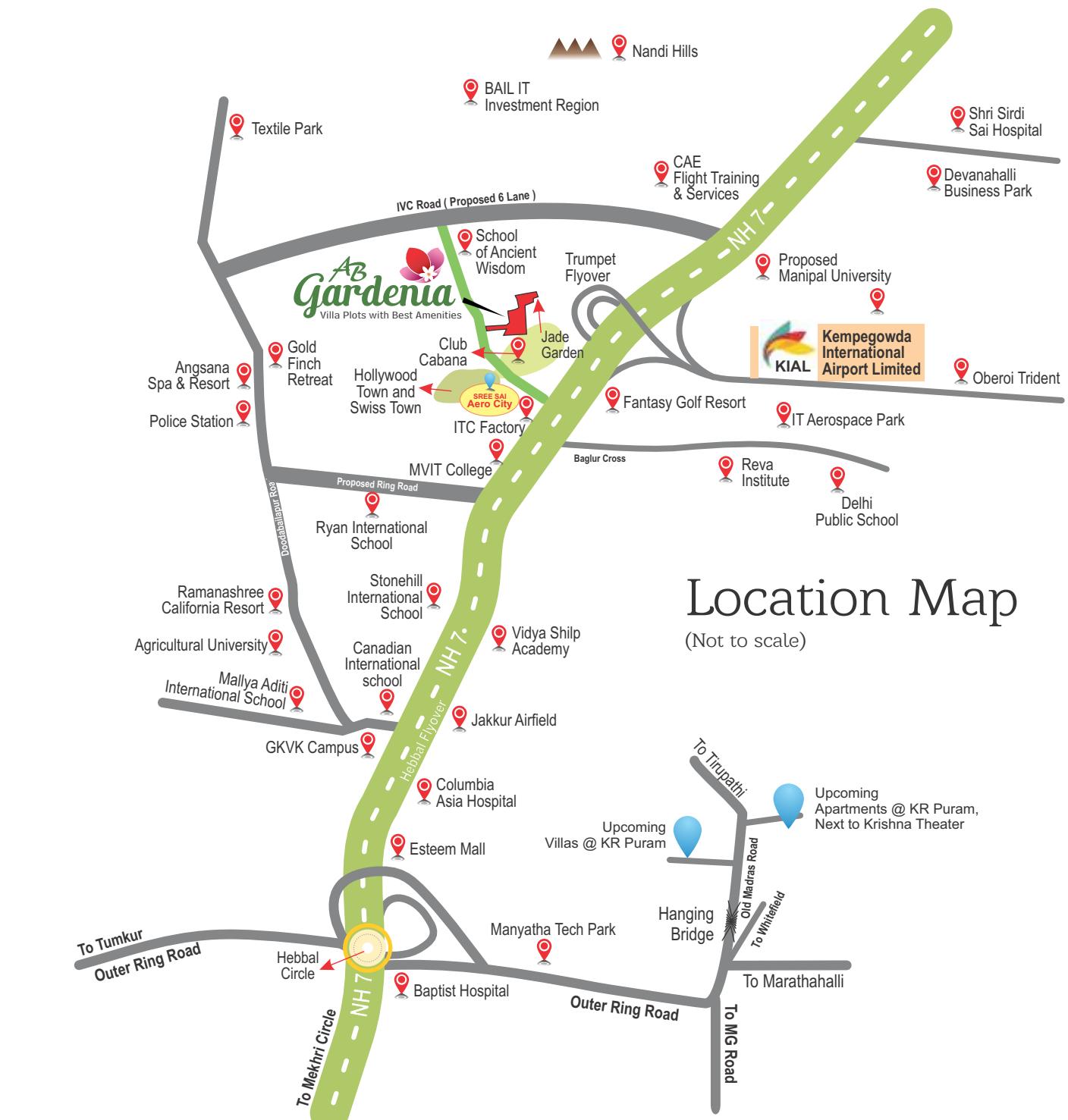
Wide junction inside.

Forget traffic woes. They are a thing of the past as you enjoy driving on the wide internal roads criss crossing at beautiful junctions.



Awesome children's play area.

Relive your childhood watching your children frolic without a care in the world in the safe play area.



PROXIMITY

WORK PLACES

HOSPITALS

- Shri Shirdi Sai Hospital
- Columbia Asia Hospital
- Saiya Sai Hospital
- Mother Teresa Hospital
- AKASH Hospital
- IT Tech Park
- Aero SEZ, Financial City & Hardware Park
- Devanahalli Business Park
- Textile Park
- ITC Factory
- Aerospace Park

OTHERS

- Kempegowda International Airport
- Amada
- Brigade Sports Arena
- Nandi Hills
- CAE
- Jakkur Airfield
- NH - 7
- Jain Temple

SCHOOLS

- School of Ancient Wisdom
- Ryan International School
- Delhi Public School
- Stonehill International School
- Canadian International School
- Mallya Aditi International School

RESORTS

- Signature Club Resort
- Angasana Spa & Resort
- Gold Finch Retreat
- Fantasy Golf Resort
- Ramana Shree California Resort

COLLEGES

- MVIT College
- Reva Institute
- Agricultural University
- GKV Campus
- Vidya Shilp Academy