



# GOVIANU SWATHI

## SANJAY NAGAR



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## PROJECT HIGHLIGHTS

- NO OF FLOORS: 4 FLOORS
- NO OF FLATS: 8 FLATS
- 100% VASTU COMPLIANT
- LAVISH SIZE ROOMS
- TEAK WOOD MAIN DOORS
- 3 SIDES NO COMMON WALLS
- SPACIOUS BALCONIES, TERRACES AND SIT-OUTS
- PREMIUM MATERIALS AND HIGH-END FINISHES
- FASTER AND SMOOTHER LIFTS WITH SS INTERNAL PANELS AND TRIPLE CABLE SECURITY
- COVERED CAR PARK
- LED LIGHTING FIXTURES
- GROHE SANITARY FIXTURES
- SPACIOUS WARDROBES AND HIGH QUALITY HARDWARE

## AMENITIES



24X7 100% POWER BACKUP



LUSH GREEN ENVIRONMENT



24X7 CCTV SURVEILLANCE



ROUND THE CLOCK SECURITY



24X7 WATER SUPPLY  
CAUVERY AND BOREWELL



A wide-angle photograph of a modern, brightly lit interior space, likely a living or dining area. The floor is made of large, light-colored tiles. In the foreground, there is a dark grey sofa and a small coffee table. To the left, a white kitchen island with a wooden countertop and a small potted plant is visible. The background shows more of the interior, including a dining area with a table and chairs, and a hallway with wooden doors. The overall atmosphere is clean, modern, and spacious.

Govianu Wealth Management Private Limited has emerged as one of the most respected general contracting firms in the area of commercial and private construction. We have already proven our ability to take on large, complex projects and complete them on time, on budget and at the highest levels of quality.

Our success is driven by building some of our corporate, institutional, residential and government clientele. More and more of our clients are turning to us for our distinctive ability to implement innovative project management techniques and to serve as a reliable provider of knowledge-driven solutions for their complex construction projects.

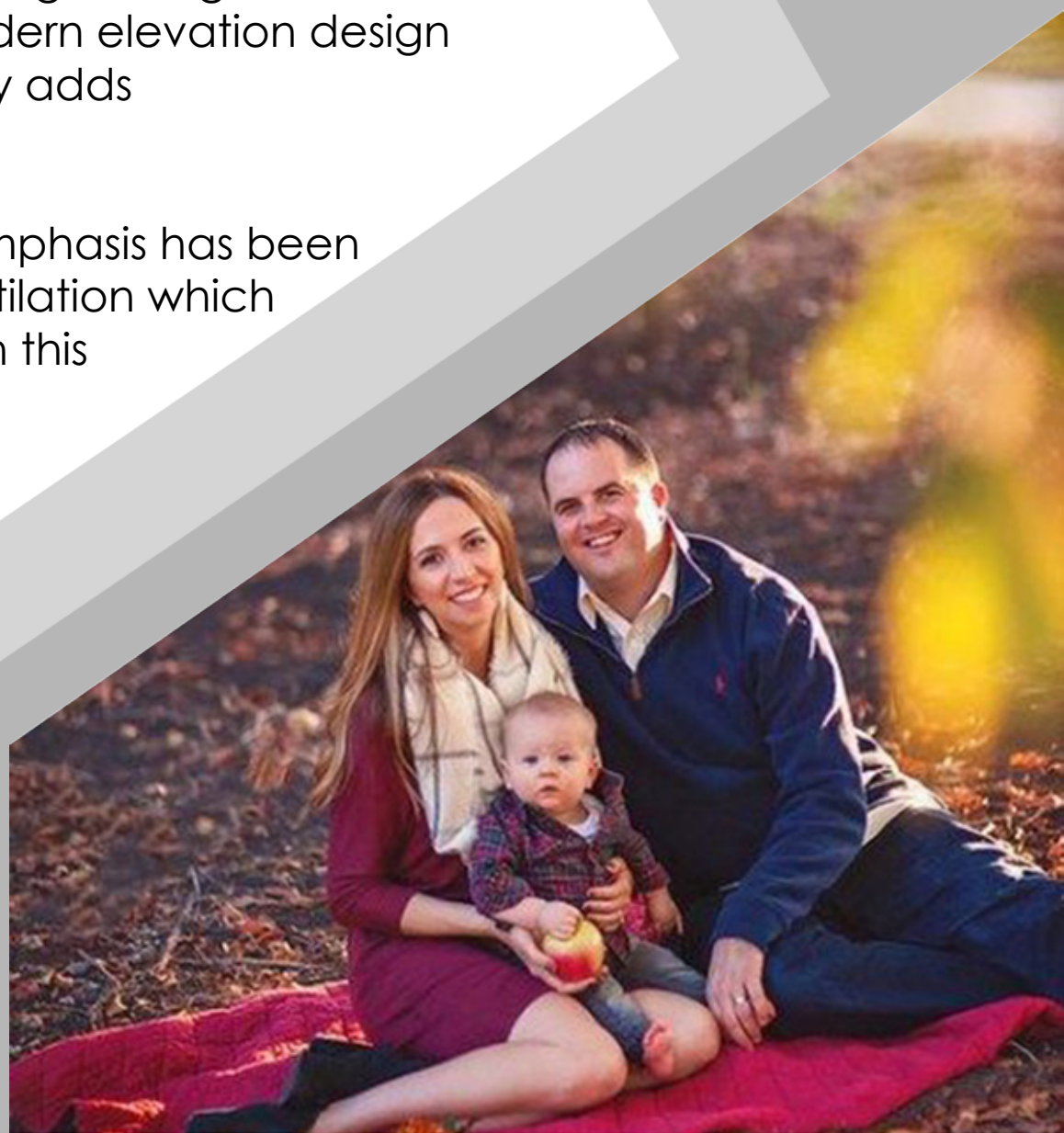
## GOVIANU SWATHI

GOVIANU welcomes you to luxury living in Sanjay Nagar, Bangalore through its project - 'GOVIANU SWATHI'. This project features spacious, naturally ventilated and exceptionally well designed 3 BHK homes. GOVIANU SWATHI offers the ultimate living experience in the heart of Bangalore.

GOVIANU SWATHI offers great aesthetic design along with the highest quality construction. The sleek, modern elevation design in a neighborhood surrounded by greenery adds to the charm of the building.

Project consists of parking + 4 floors and emphasis has been placed on maximum natural light and ventilation which is available in abundance to each unit. With this project we offer you modern lifestyle with lush green environment and clean air.

This project is an excellent investment in Bangalore.

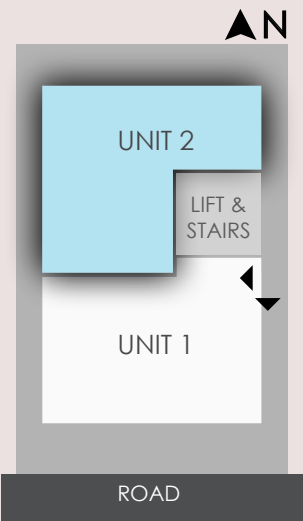




GROUND FLOOR  
UNIT 2 - 3 BHK



- 1 FOYER  
5'6" X 6'0"
- 2 LIVING  
11'0" X 15'3"
- 3 DINING  
13'4" X 11'3"
- 4 SIT-OUT  
11'0" X 3'6"
- 5 KITCHEN  
10'9" X 8'0"
- 6 UTILITY  
8'0" X 3'6"
- 7 C.TOILET  
7'8" X 5'0"
- 8 BEDROOM 3  
11'0" X 12'6"
- 9 BEDROOM 2  
13'3" X 11'9"
- 10 A.TOILET  
5'0" X 8'0"
- 11 SIT-OUT  
2'6" X 6'0"
- 12 BEDROOM 1  
13'3" X 12'6"
- 13 A.TOILET  
6'10" X 9'0"
- 14 SIT-OUT  
2'6" X 6'0"

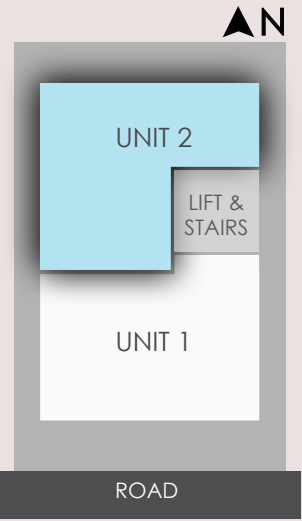




TYPICAL FLOOR  
UNIT 2 - 3 BHK



- 1 FOYER  
6'8" X 5'6"
- 2 LIVING & DINING  
24'6" X 12'9"
- 3 SITOUT  
2'6" X 8'0"
- 4 KITCHEN  
11'4" X 11'0"
- 5 UTILITY  
8'0" X 3'6"
- 6 C.TOILET  
5'0" X 8'0"
- 7 BEDROOM 3  
11'9" X 11'0"
- 8 SIT-OUT  
8'0" X 3'6"
- 9 BEDROOM 2  
11'9" X 12'6"
- 10 A.TOILET  
8'0" X 5'0"
- 11 BEDROOM 1  
14'0" X 12'6"
- 12 A.TOILET  
6'0" X 7'0"
- 13 SIT-OUT  
2'6" X 6'0"







#### TRANSPORT

Geddalahalli Bus Stop - 0.25 km  
Hebbala - 2.7 km  
Yashwanthpur Railway Station - 4 km  
Majestic Bus Stand - 8 km  
Kempegowda International Airport - 30 km



#### HEALTH CARE

Rajmahal Vilas Hospital - 1min  
Ramaiah Memoril Hospital - 6min  
Bangalore Baptist Hospital - 8min  
Aster CMI Hospital - 10min  
Columbia Asia Hospital - 12min



#### IT HUBS

Manyata Tech Park - 15min  
RMZ Latitude - 10min  
Brigade Magnum - 10min



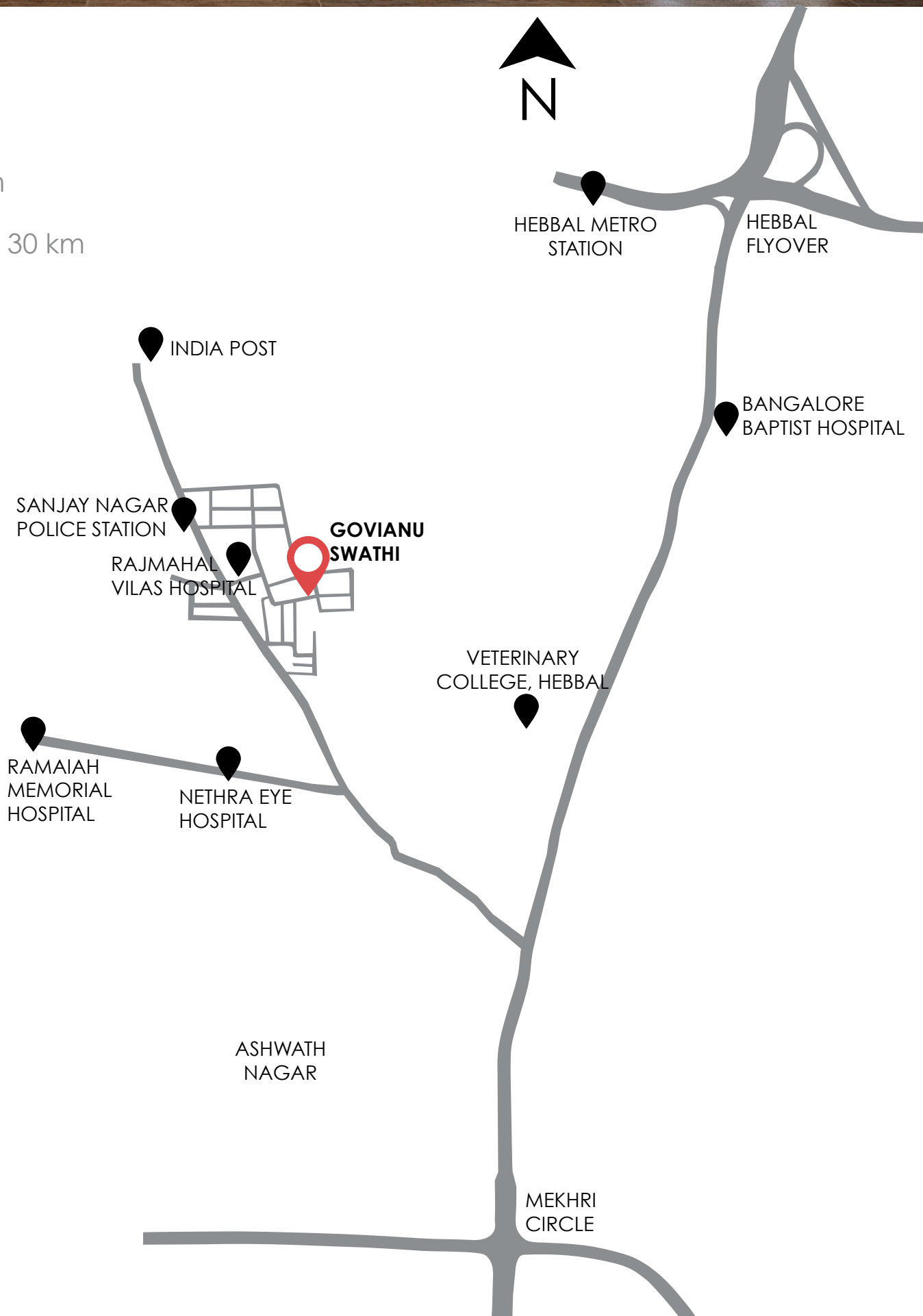
#### ACADEMIA

Florence English High School - 5min  
Akai Public School - 5min  
New Carmel English School - 10min



#### SHOPPING & ENTERTAINMENT

More Supermarket - 7min  
Esteem Mall - 12min  
City Centre - 10min  
Elements Mall - 20min  
Mantri Square Mall - 20min





## OUR PROJECTS

### GOVIANU PANTHEON DOLLARS COLONY



GOVIANU PANTHEON, situated very close Hebbal, is the epitome of high end living in a posh neighbourhood. These lavish modern flats, located in Dollars Colony, bring the ideal life to the heart of Bangalore. It is the best location to enjoy a luxurious and peaceful lifestyle with family in the busy city of Bangalore.

### GOVIANU GURIKAR LUXURIA MYSURU



GOVIANU GURIKAR LUXURIA features spacious naturally ventilated 2 & 3BHK apartments and offers a breathtaking backdrop of the Chamundi Hills in the distance while being located at the heart of Mysuru. With a great Roman aesthetic along with high quality construction, we offer modern living in a lush green environment. This project is an excellent asset in Mysuru.

### GOVIANU JODIDHAR ATLANTIS SAHAKARNAGAR



GOVIANU JODIDHAR ATLANTIS is a luxurious high rise apartment in the heart of Sahakarnagar, designed for a comfortable and modern lifestyle. All the flats are exposed to ample amount of light and ventilation, faster and smoother lifts connecting across floors and houses the best in class amenities within the campus. The property is just 100m away from the Bangalore - Hyderabad highway and is an ideal option for home seekers.

### GOVIANU MARGOSA MALLESHWARAM



GOVIANU MARGOSA, situated very close to Sankey Tank, has excellent connectivity with every facility within 1km vicinity. These spacious modern flats, located right on Margosa Road, bring the ideal life to the heart of Bangalore. Malleshwaram is the best location for real estate investment and to enjoy a good lifestyle with family.

### GOVIANU GRACE GARDEN BENSON TOWN



GOVIANU GRACE GARDEN consists of 9 luxurious flats, spacious and well-ventilated, located at the heart of Bangalore city, parallel to Miller's Road. An ideal place for those who want peace and silence with in the city, away from the noise and pollution as it is nested within a lush green environment.

### GOVIANU ACE GRAND YASHWANTHPUR



GOVIANU ACE GRAND is a great place to spend quality time with family. It has amazing connectivity with close by metro stations, railway station and every facility can be found within 1km vicinity. This lavish apartment in Yashwanthpur is an indulgence in the best.





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