



SIPANI
RITZY. POETIC. URBANE.

Luxurious Lifestyle awaits you at Koramangala

SIPANI CLASSE I



2, 3 & 4 BHK Lifestyle Apartments
WITH PENTHOUSE & PRIVATE GARDEN OPTIONS

1160 - 1795 sq.ft
8th Block, Koramangala

Area Statement

Units No.	Type	Description	SBUA (sft)	Garden (sft)
001	Type - 4	2 Bed + 2 Toilet	1235	-
002	Type - 1A	3 Bed + 3 Toilet + TER	1370	650
003	Type - 2A	2 Bed + 2 Toilet	1160	585
004	Type - 3	2 Bed + 2 Toilet	1165	170
005	Type - 3	2 Bed + 2 Toilet	1165	640



GROUND FLOOR

SPECIFICATIONS:

- High Quality vitrified tiles in the Living & Dining areas and wooden flooring in the Master Bedroom
- Main entrance made out of Burma Teak wood
- Designer Bathrooms with high-end German fittings
- UPVC window frames
- Piped gas connection
- High-end Schindler elevator
- 100% power backup – 5kVA per apartment
- Fully equipped GYM
- Swimming Pool
- Billiards Room
- Spacious Party Hall
- Indoor Games room

Area Statement

Units No.	Type	Description	SBUA (sft)
101	Type - 1	3 Bed + 2 Toilet	1445
102	Type - 1A	3 Bed + 3 Toilet	1370
103	Type - 2	3 Bed + 3 Toilet	1455
104	Type - 3	2 Bed + 2 Toilet	1165
105	Type - 3	2 Bed + 2 Toilet	1165



TYPICAL FLOOR FIRST
SECOND AND THIRD

Possession by April 2014

AMENITIES



Swimming Pool



Multipurpose Hall



Gymnasium



Indoor Games



Billiards Room



Health Club

Area Statement

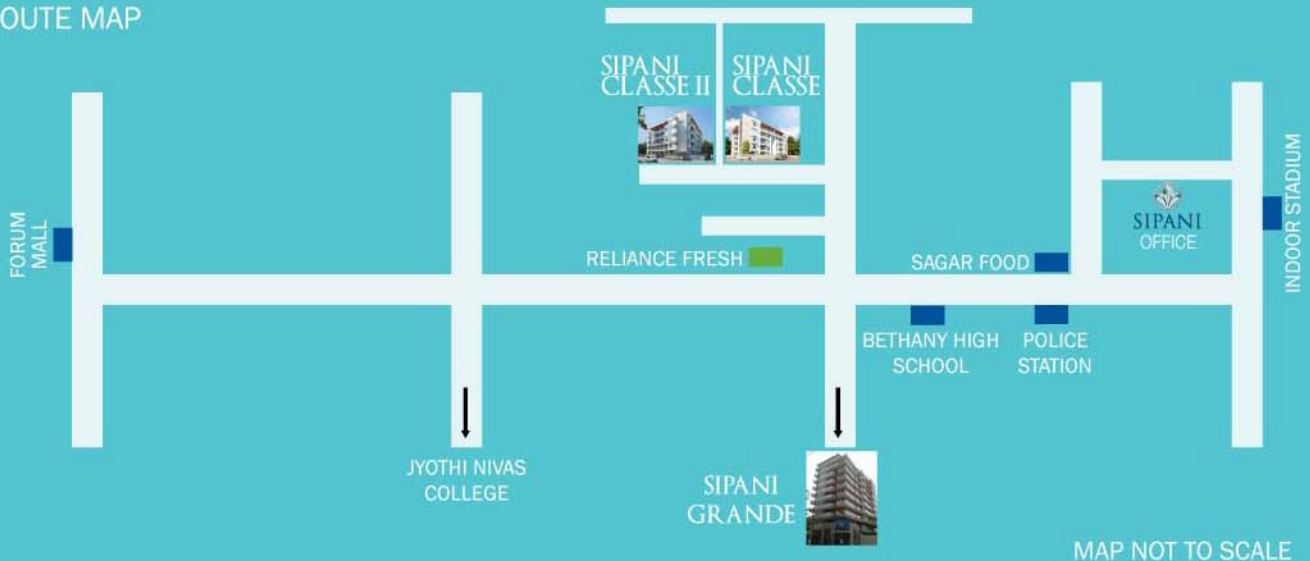
Units No.	Type	Description	SBUA (sft)	TERR (sft)
401	Type - 1PH	3 Bed + 2 Toilet + TER	1795	810
402	Type - 2PH	3 Bed + 3 Toilet + TER	1775	765
403	Type - 3PH	3 Bed + 3 Toilet	1785	960
404	Type - 4PH	2 Bed + 2 Toilet	1530	475
405	Type - 5PH	2 Bed + 2 Toilet	1475	755



FIFTH FLOOR

PENTHOUSE UPPER

ROUTE MAP



MAP NOT TO SCALE

SIPANI PROPERTIES PVT. LTD.

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