



909

L a v e l l e

9/1 Residency Road

Information Memorandum

Presenting Skav 909, a landmark commercial destination on Lavelle Road, the lifeline of Bangalore's Central Business District. 400 car parks spread over six different levels. Home to stellar brands and companies from around the world. 2,80,000 sft of exceptional passion, contemporary architecture, outstanding safety integrated with world-class features & technology.







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THE OPPORTUNITY

Located in Bangalore CBD, Skav 909 is well connected to public transport, restaurants & bars, retail landmarks and all the benefits and amenities offered by being in the heart of the CBD.

With frontage on both Lavelle Road and Richmond Road, footfalls for retail is unparalleled in Bangalore. Spaces in the CBD are rarely made available due to high demand and lack of availability.

The intention to provide space only to renowned brands will make Skav 909 a premium retail destination.

The office space in Skav 909 will be made available to some of the best companies in the world. The address combined with designer architecture and features makes for a new landmark in the CBD.



SKAV 909 HIGHLIGHTS



HIGH RATIO OF BUILT-UP AREA TO CAR PARKING

3 basements with 2 levels each, for a total of 6 different levels containing 400 car parks to reduce traffic congestions and ensure hassle-free parking for all visitors and occupants



DOUBLE GLAZED GLASS CLADDING THE ENTIRE BUILDING.

Reduces energy costs, insulates sound pollution and gives the building a modern and formidable look.



13 METER SETBACK ALL AROUND THE BUILDING.

To give you a comparison, Lavelle road is only 9 meters.



SPECTACULAR RETAIL SPACE.

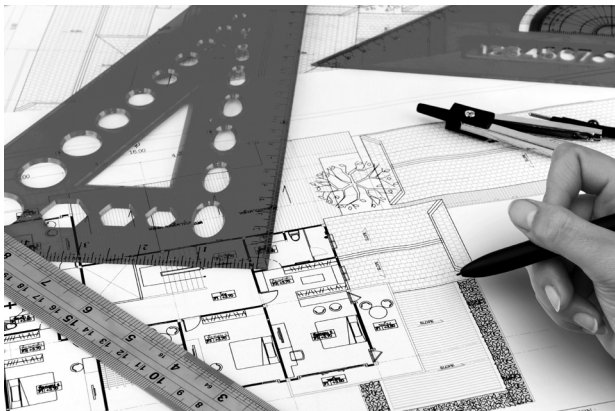
Almost 350 feet of frontage on Lavelle road and Richmond road for incredible footfalls.



SCHINDLER ELEVATORS



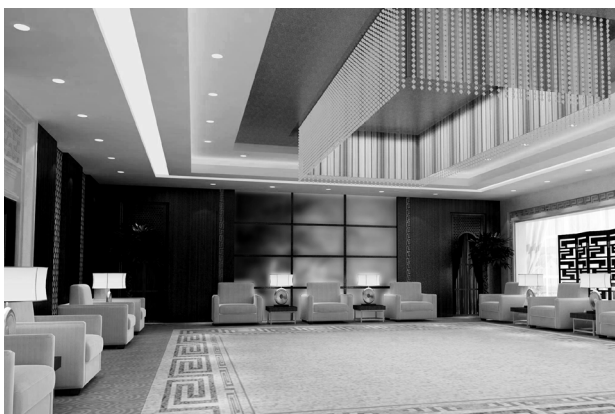
100% POWER BACKUP



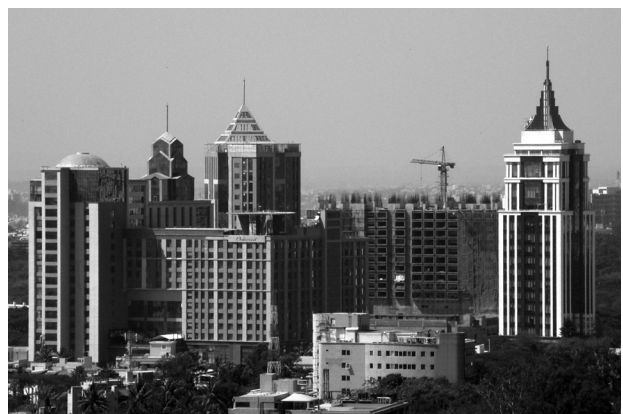
VAASTU COMPLIANT DESIGN



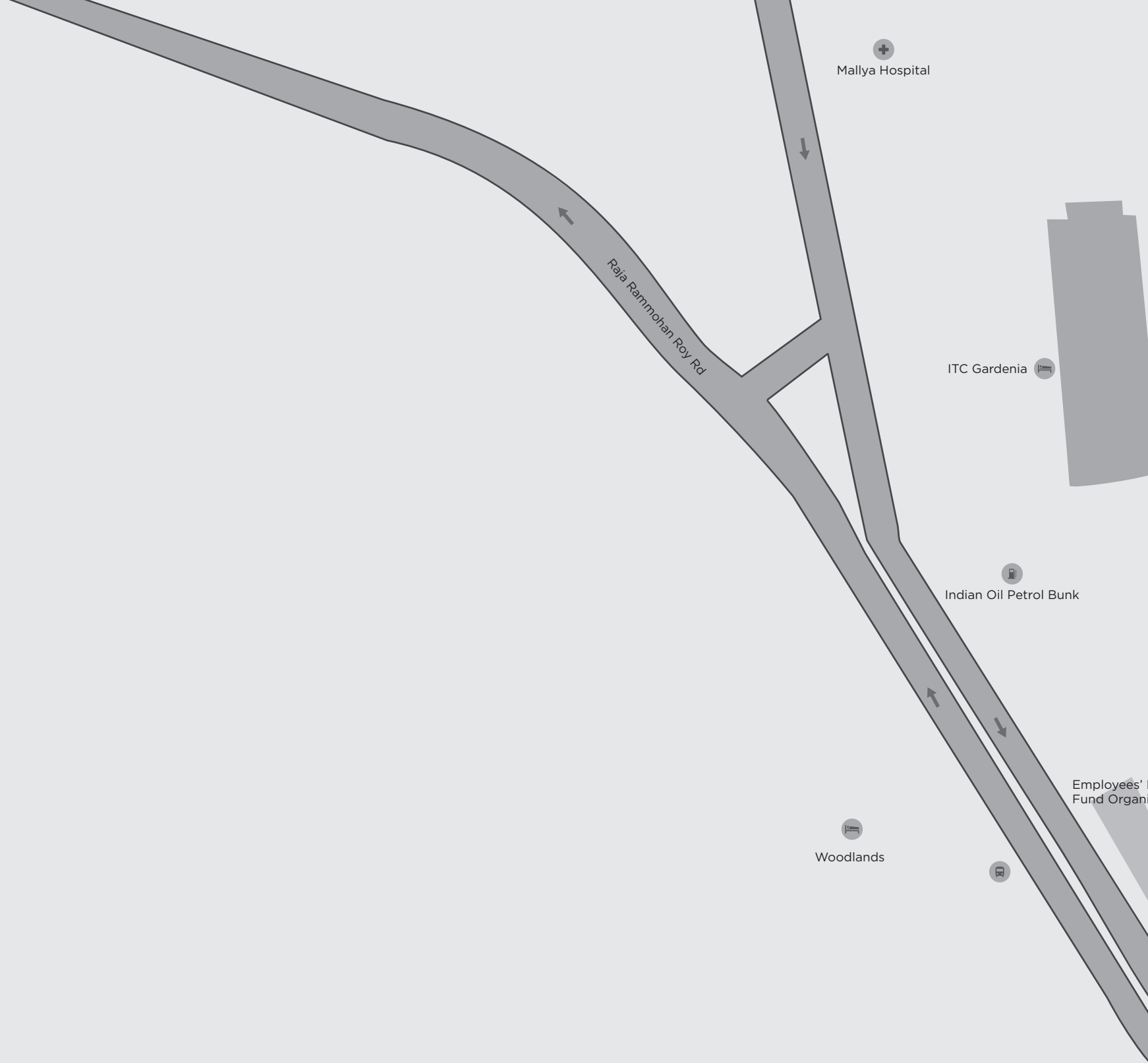
LUXURIOUS LANDSCAPING



5-STAR LOBBIES



STUNNING VIEWS OF
CENTRAL BANGALORE FROM
EVERY WINDOW



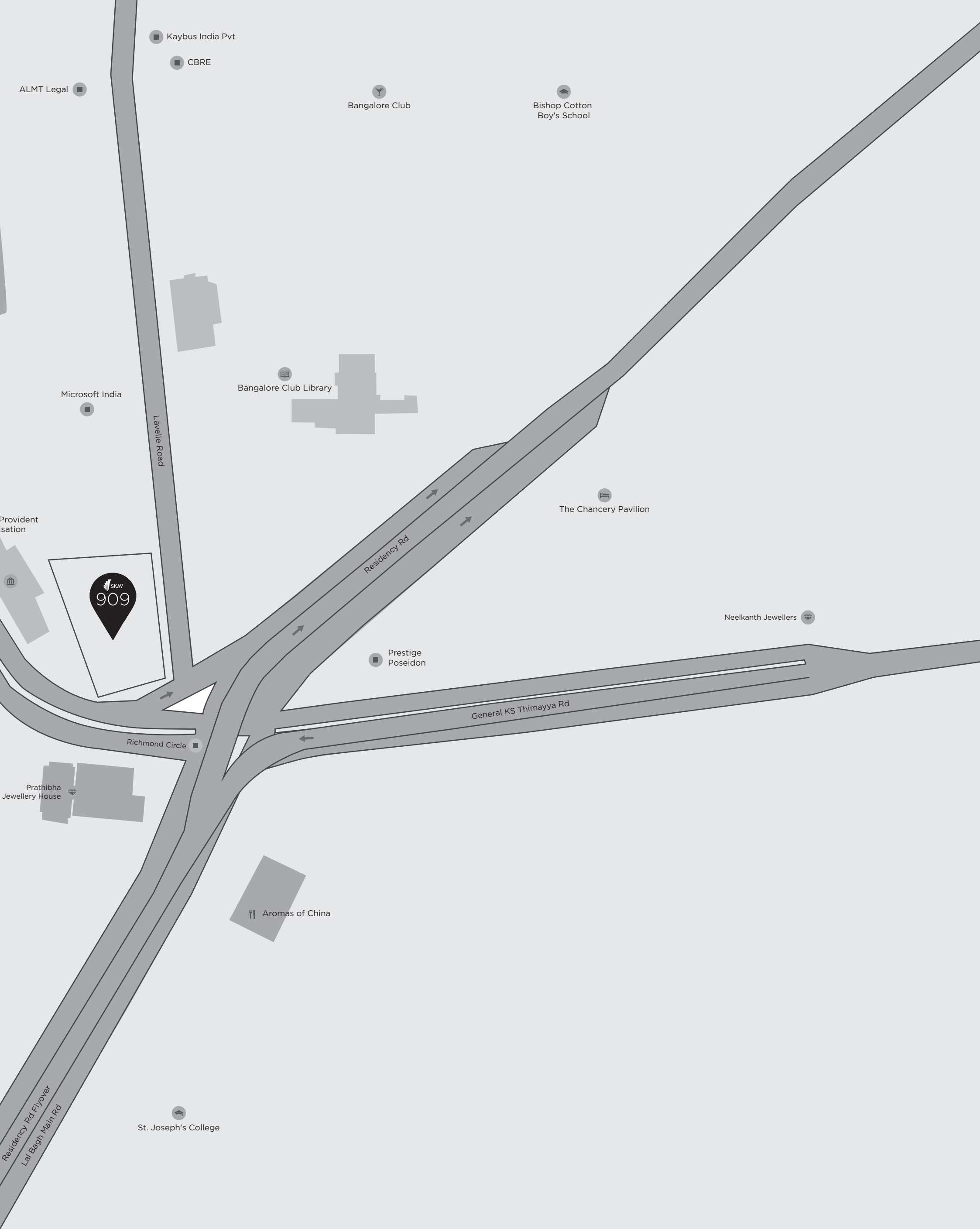
THE LOCATION

Lavelle Road is an important connection between MG Road Square and Richmond Circle. Named after Micheal Lavelle, an Irish soldier who made his fortune in the Kolar Gold Mines, the tree-lined road is home to Bangalore's best restaurants and retail brands, as well as some of the most high profile companies.

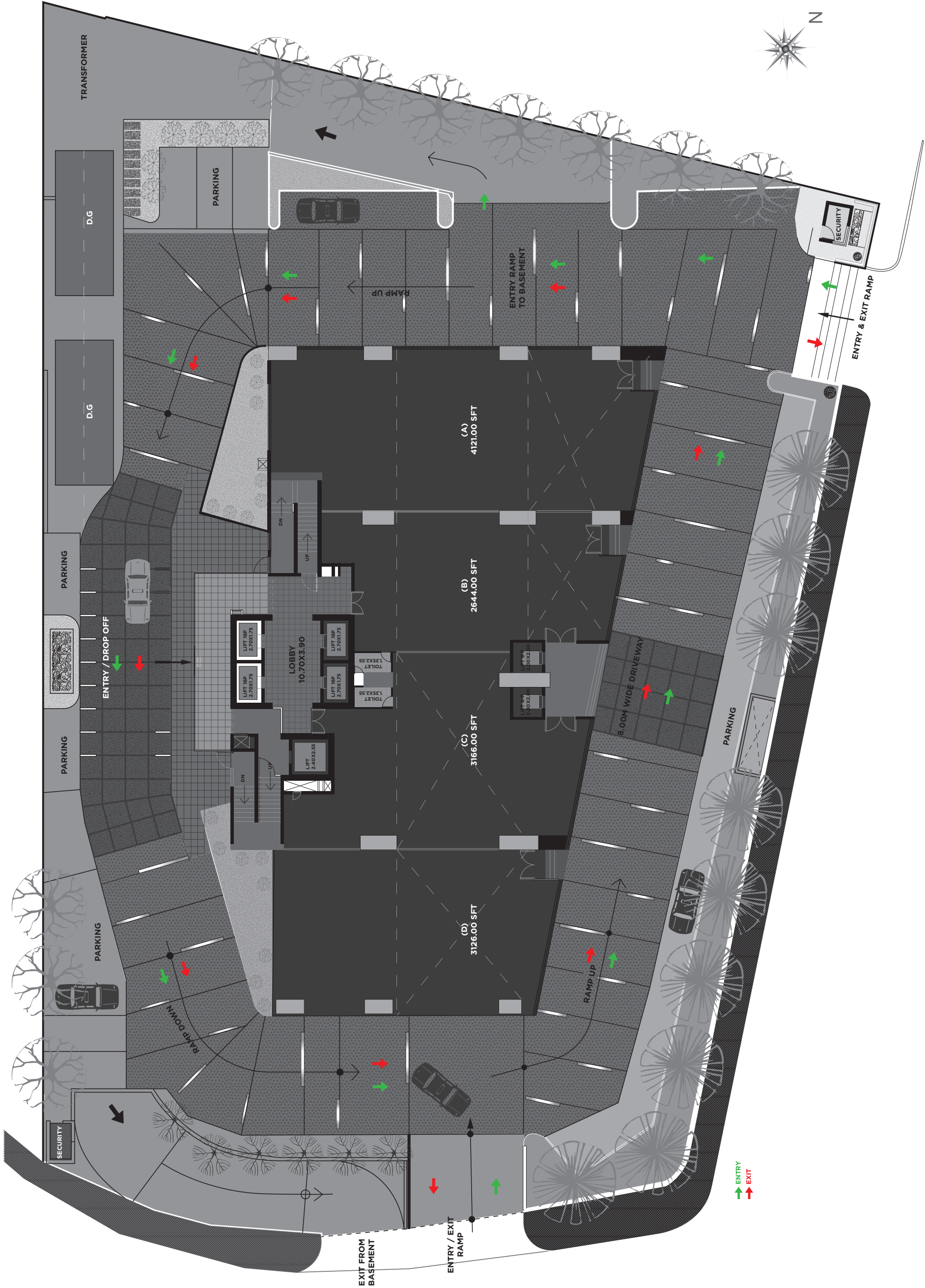
Porsche and Harley Davidson operate exclusive showrooms on Lavelle Road. Upmarket restaurants & bars such as Smokehouse Deli, Sunnys, Bierre

Club and Fishermans Wharf attract a delightful mix of urban Bangaloreans and visitors. Many of the city's well-to-do also reside in luxury apartment complexes and villas on Lavelle Road.

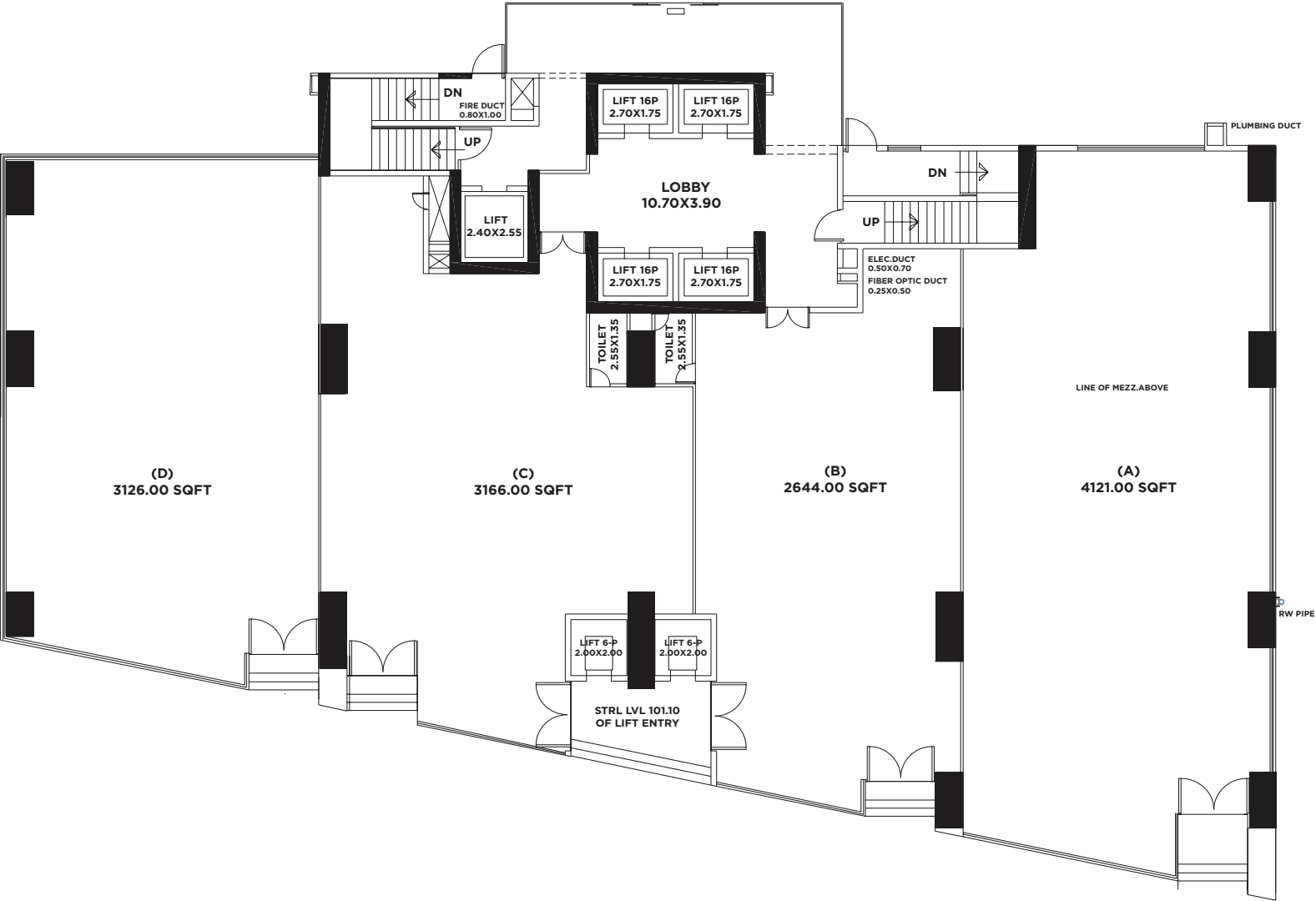
Congestion on Lavelle Road is surprisingly low at all times thanks to the connecting M.G Road and Richmond Road taking in the brunt of the traffic. This makes it ideal for shoppers and office goers and is a major reason why top brands have chosen Lavelle Road.



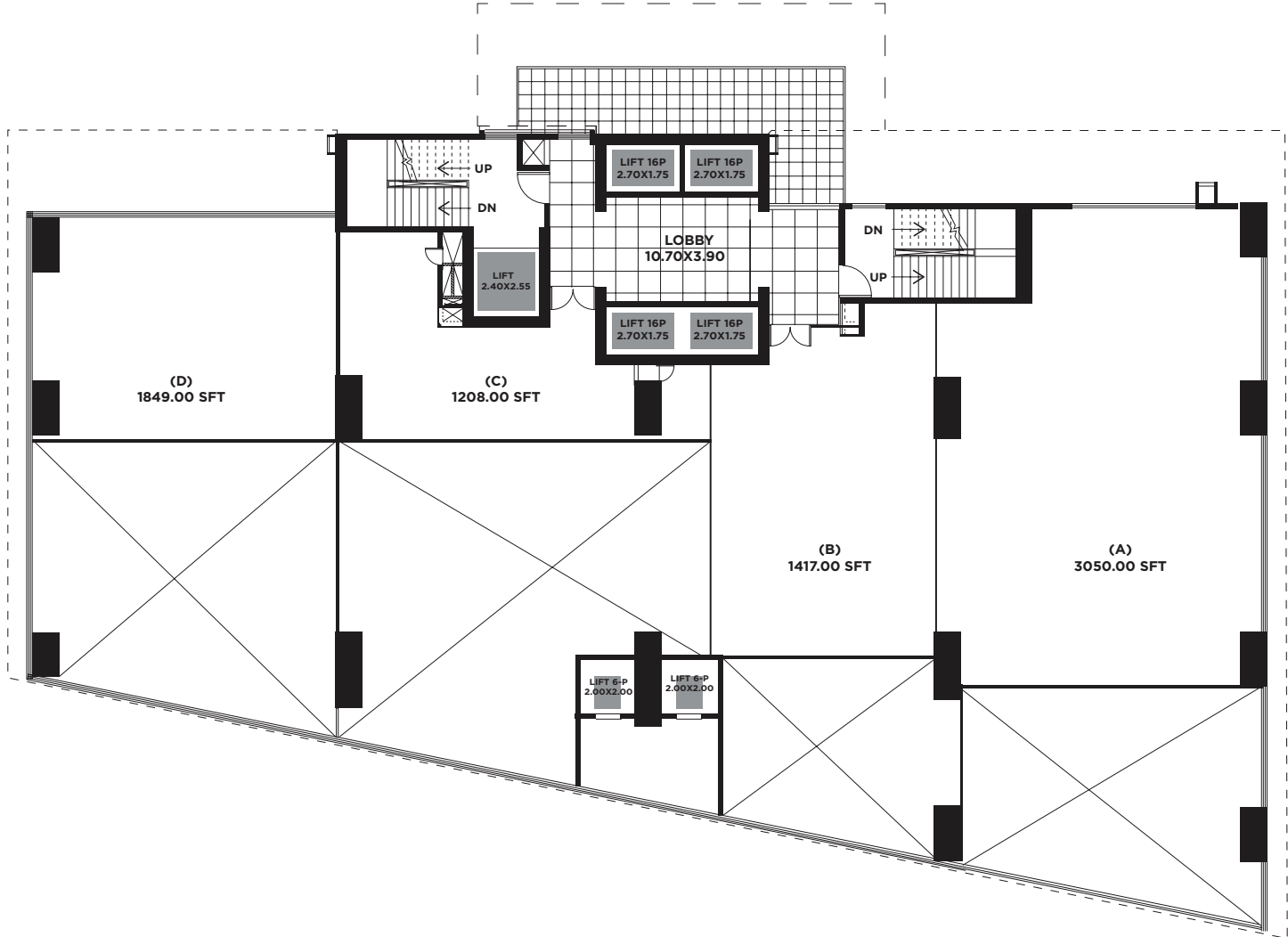
GROUND FLOOR PLAN



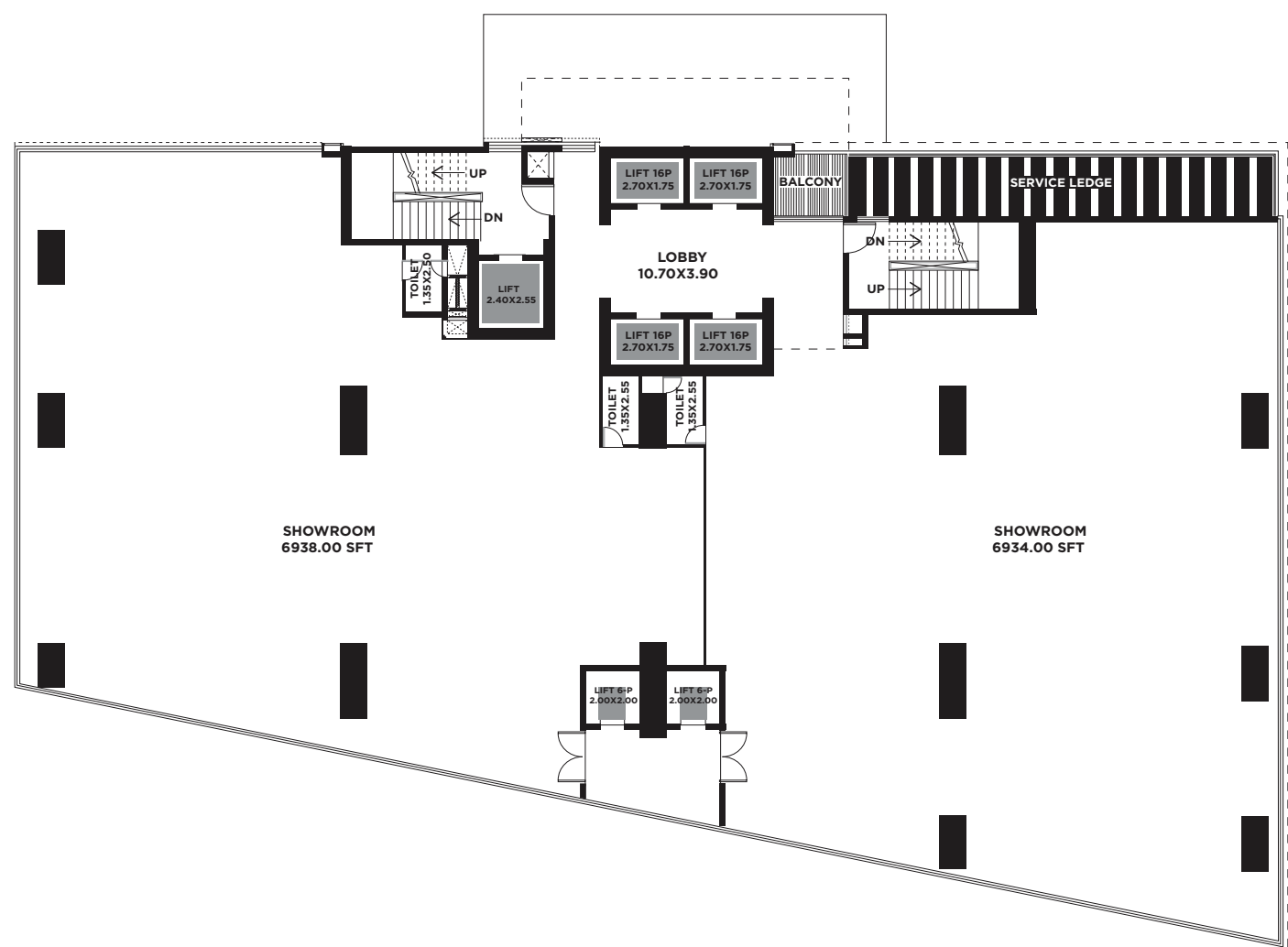
GROUND FLOOR PLAN



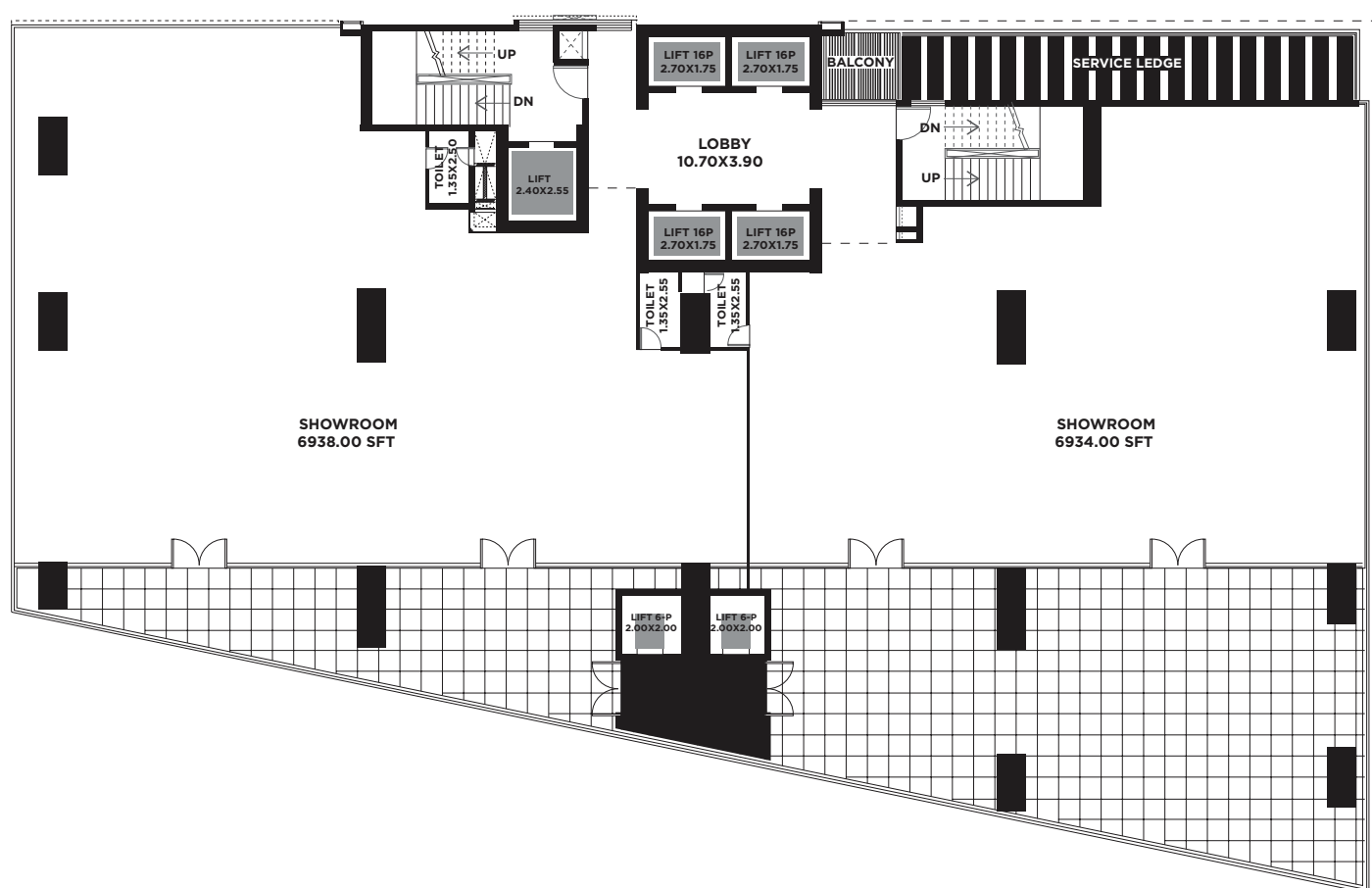
MEZZANINE FLOOR PLAN



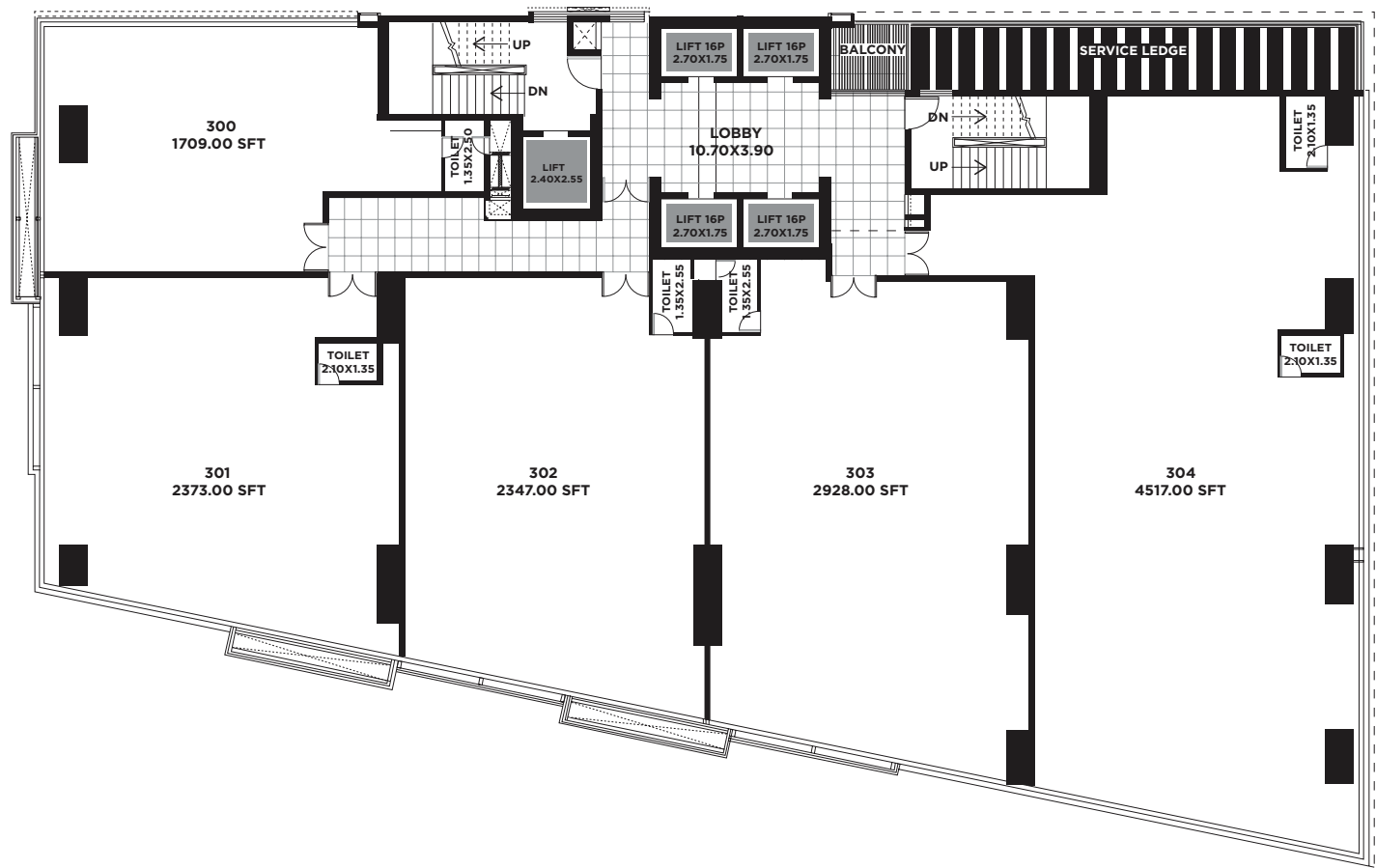
FIRST FLOOR PLAN



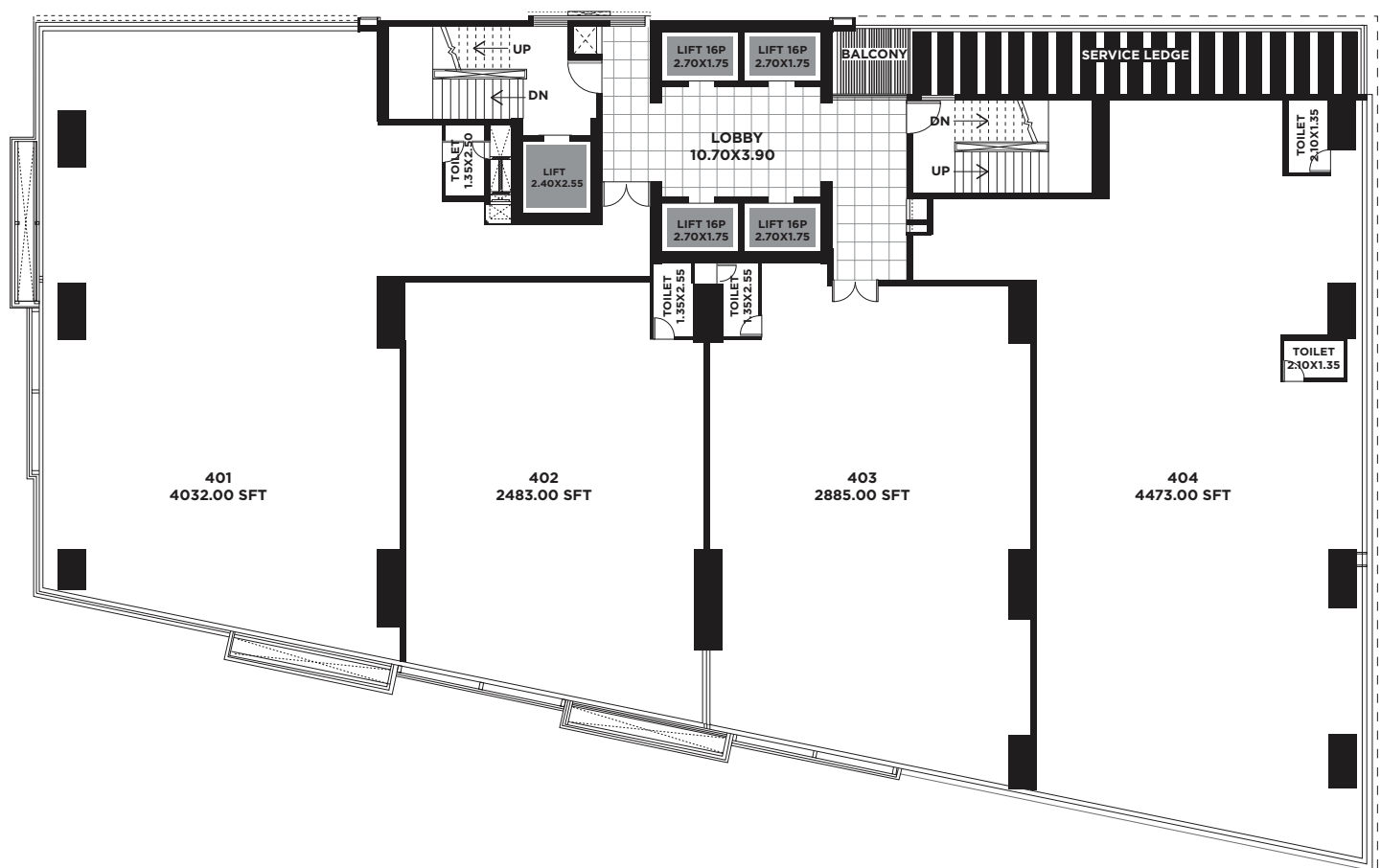
SECOND FLOOR PLAN



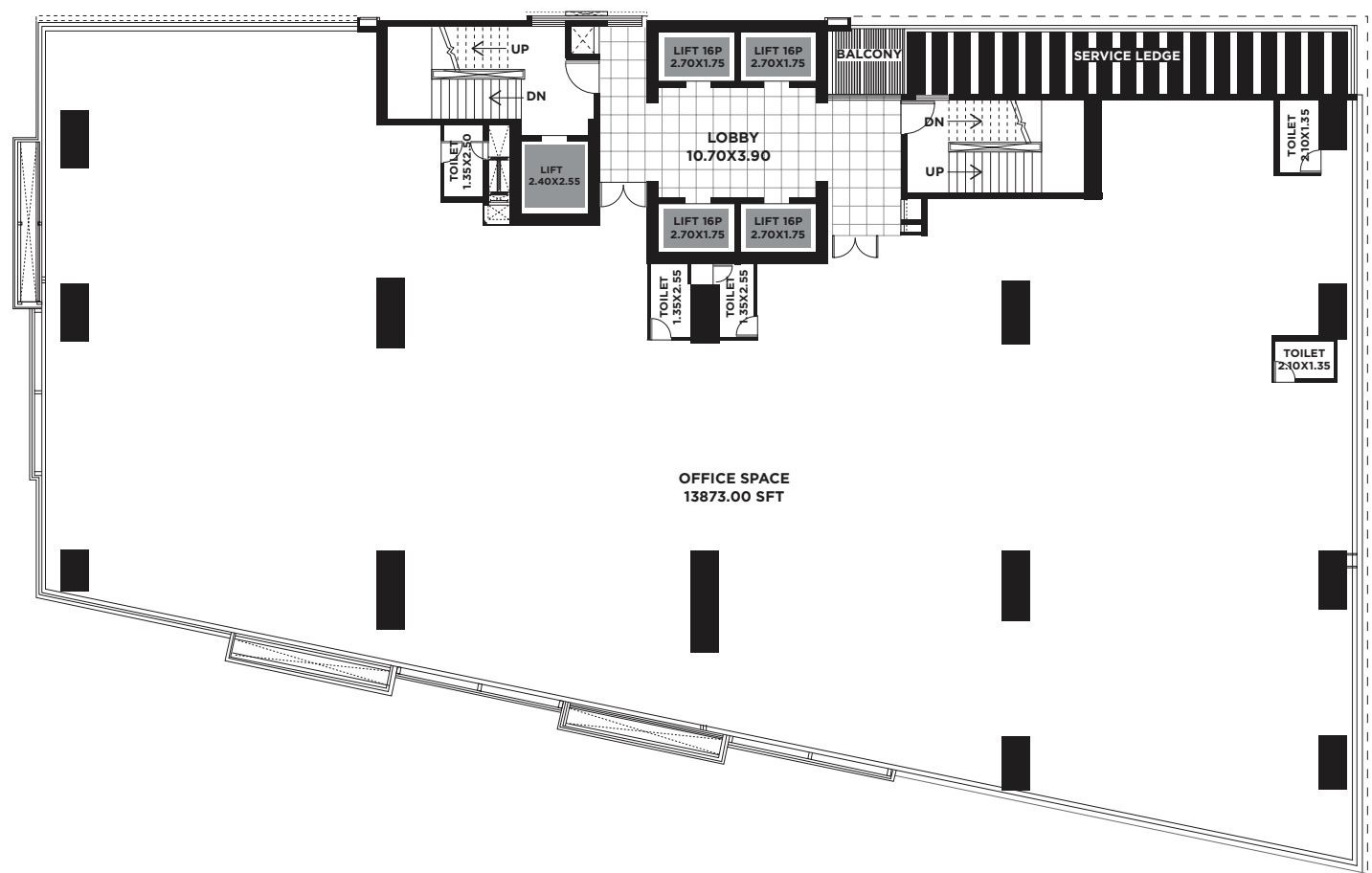
THIRD FLOOR PLAN



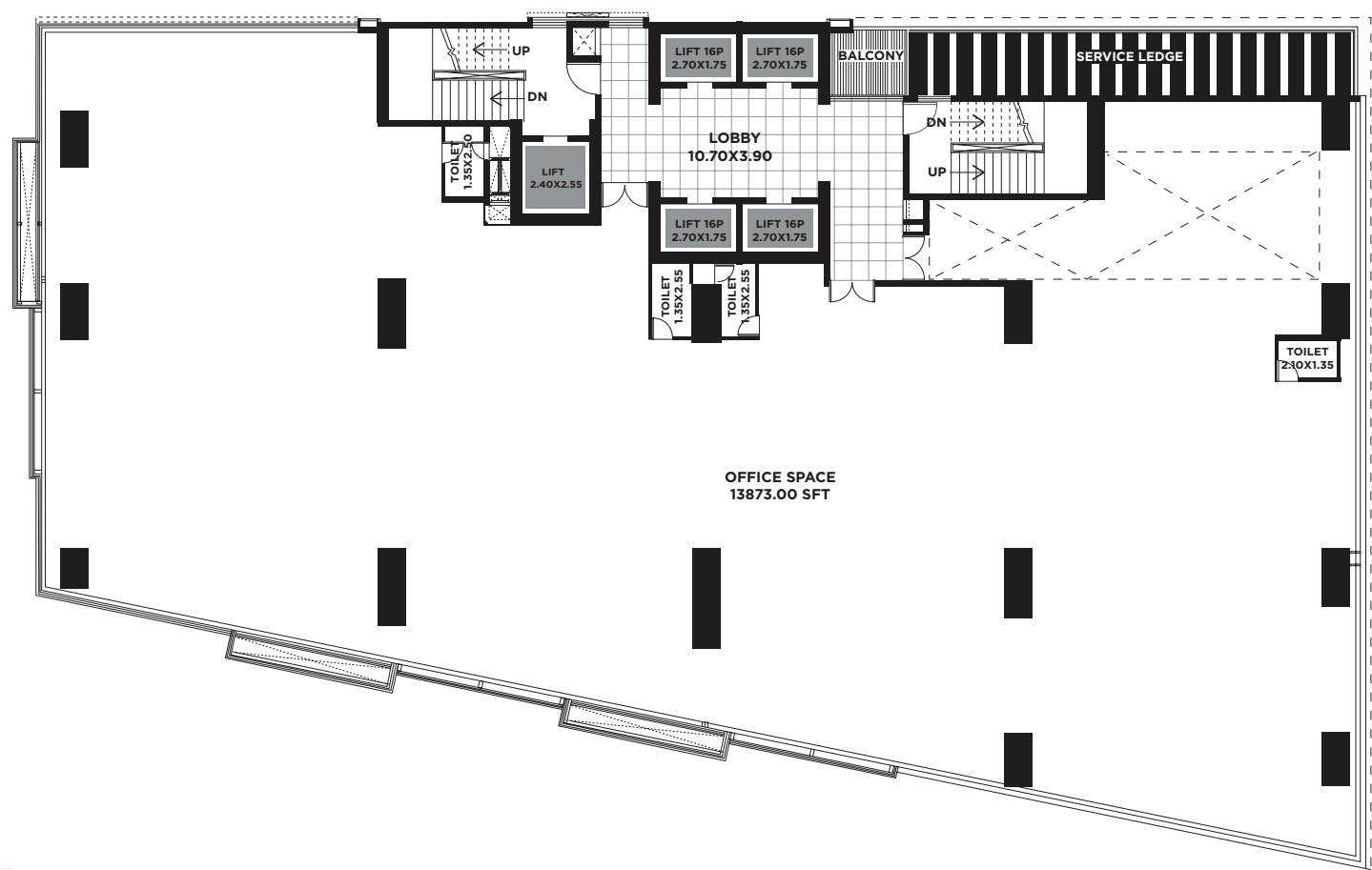
FOURTH FLOOR PLAN



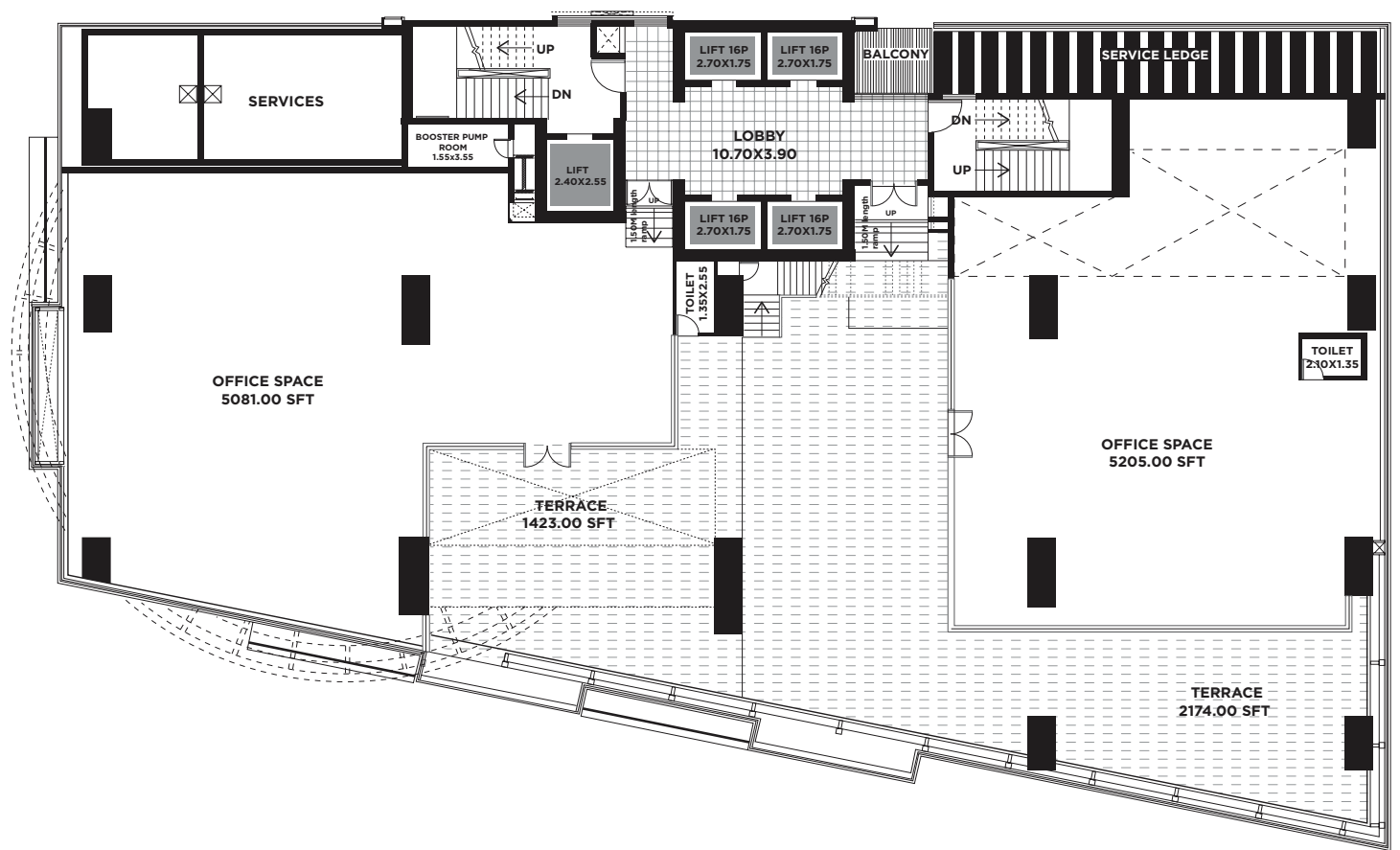
FIFTH TO SEVENTEENTH FLOOR (TYPICAL FLOOR PLAN)



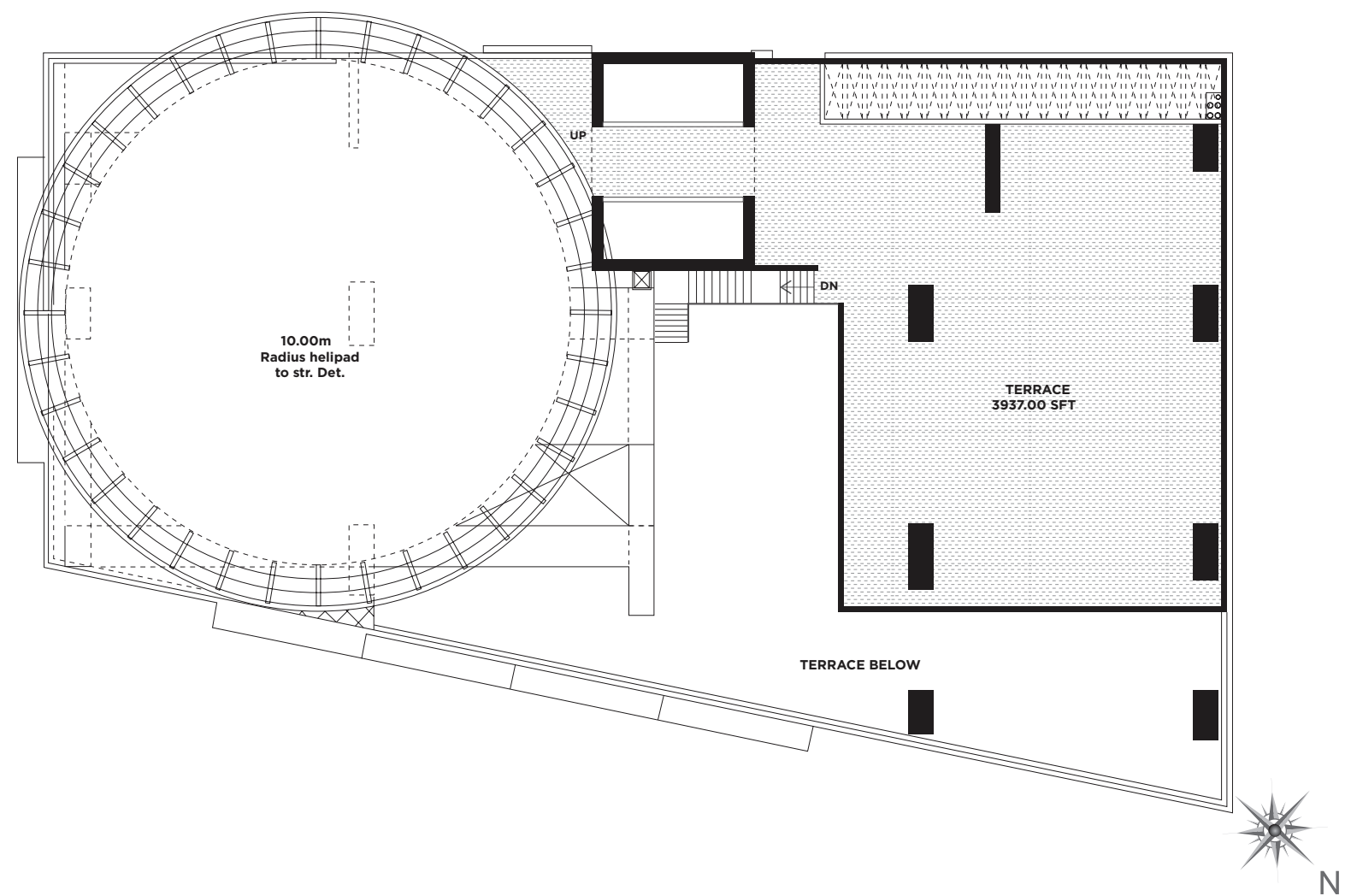
EIGHTEENTH FLOOR PLAN

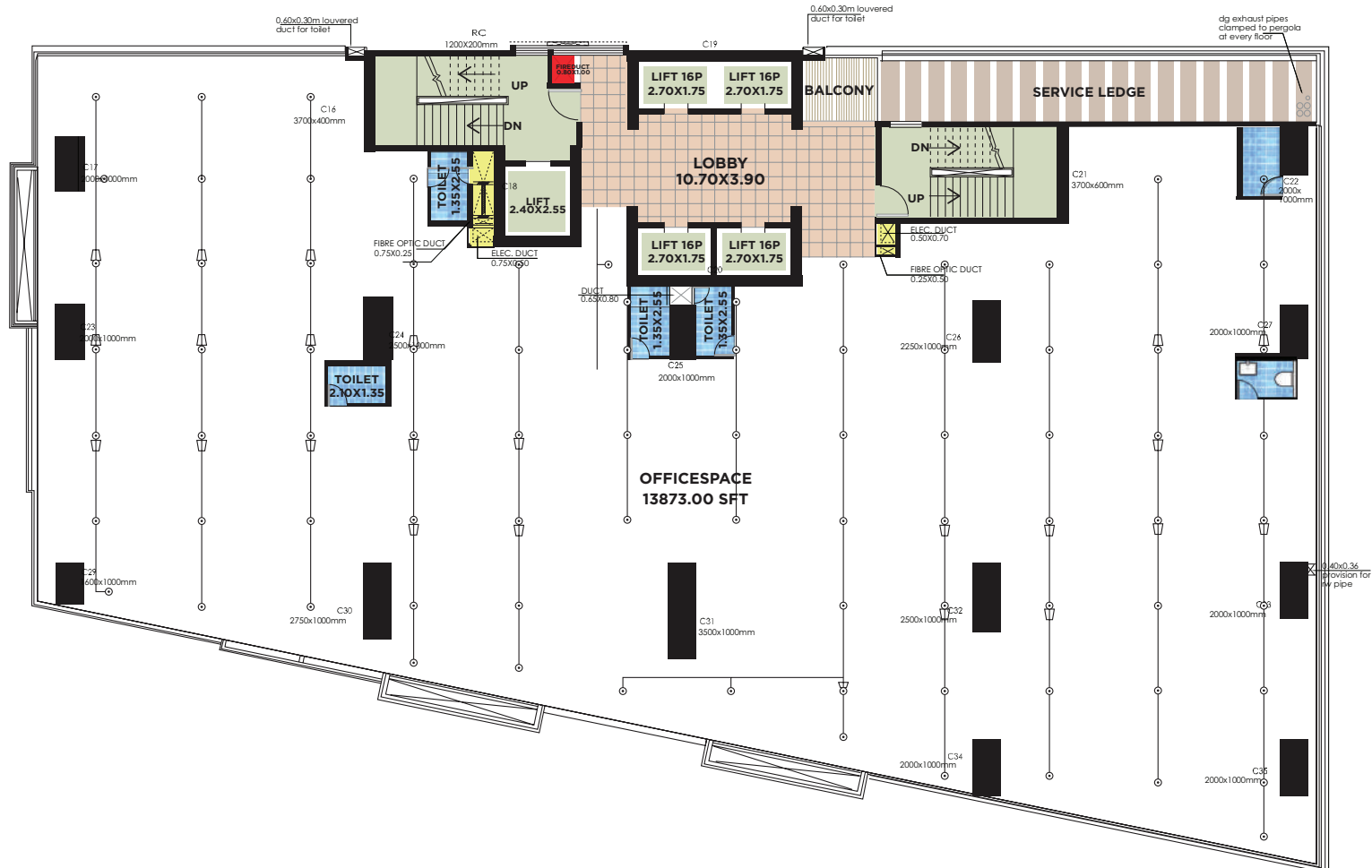


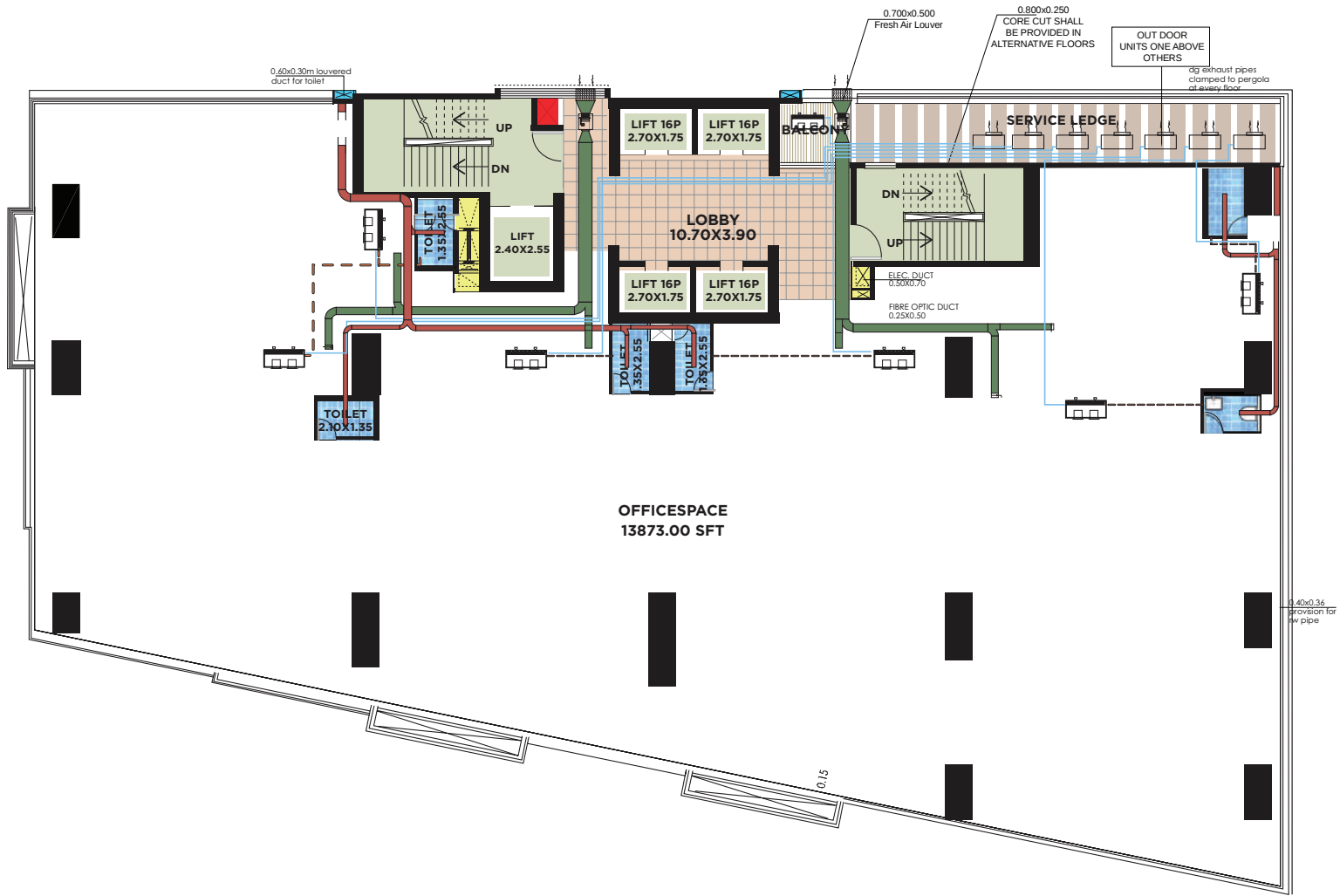
NINETEENTH FLOOR PLAN



TWENTIETH FLOOR PLAN





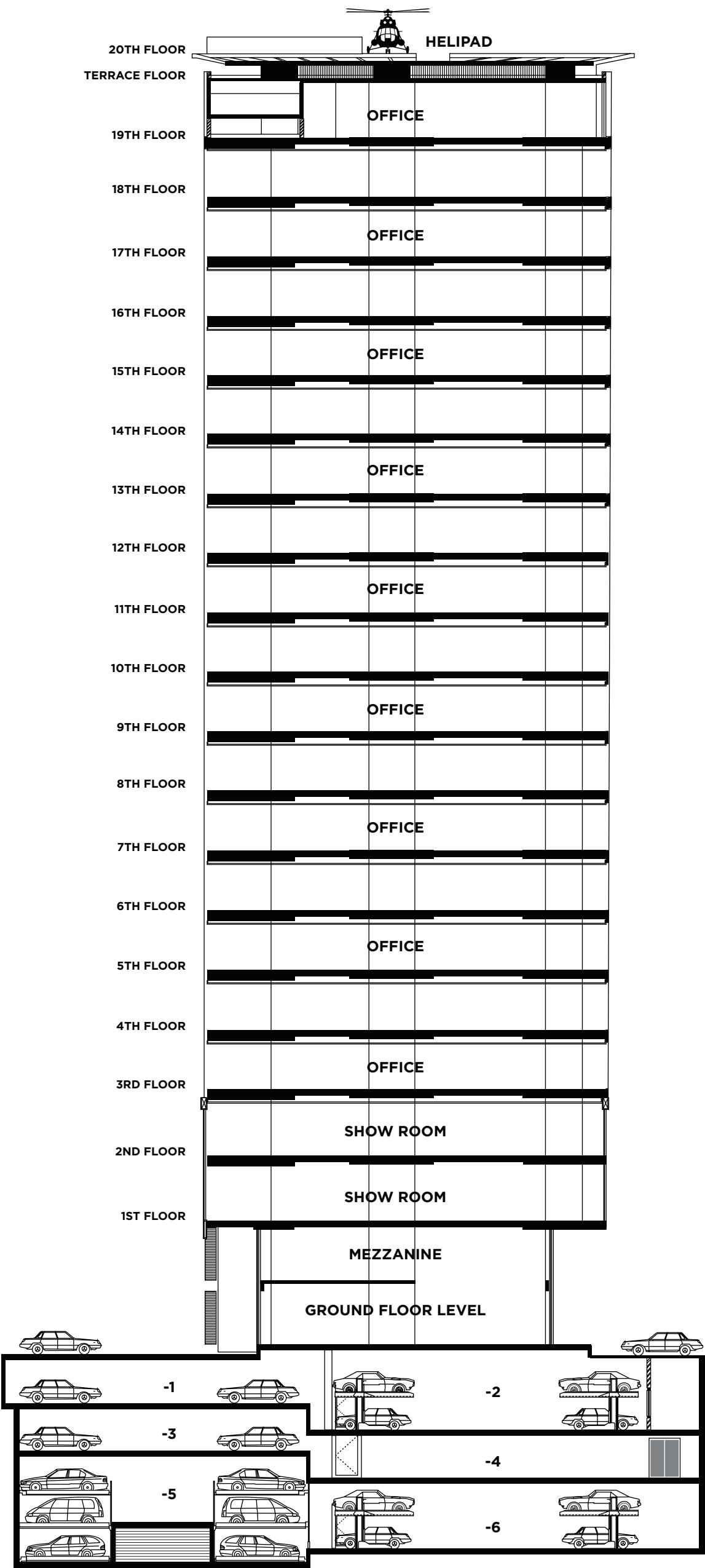


	TOILET DUCT
	FIRE DUCT
	ELECTRICAL DUCT
	FRESH AIR DUCT

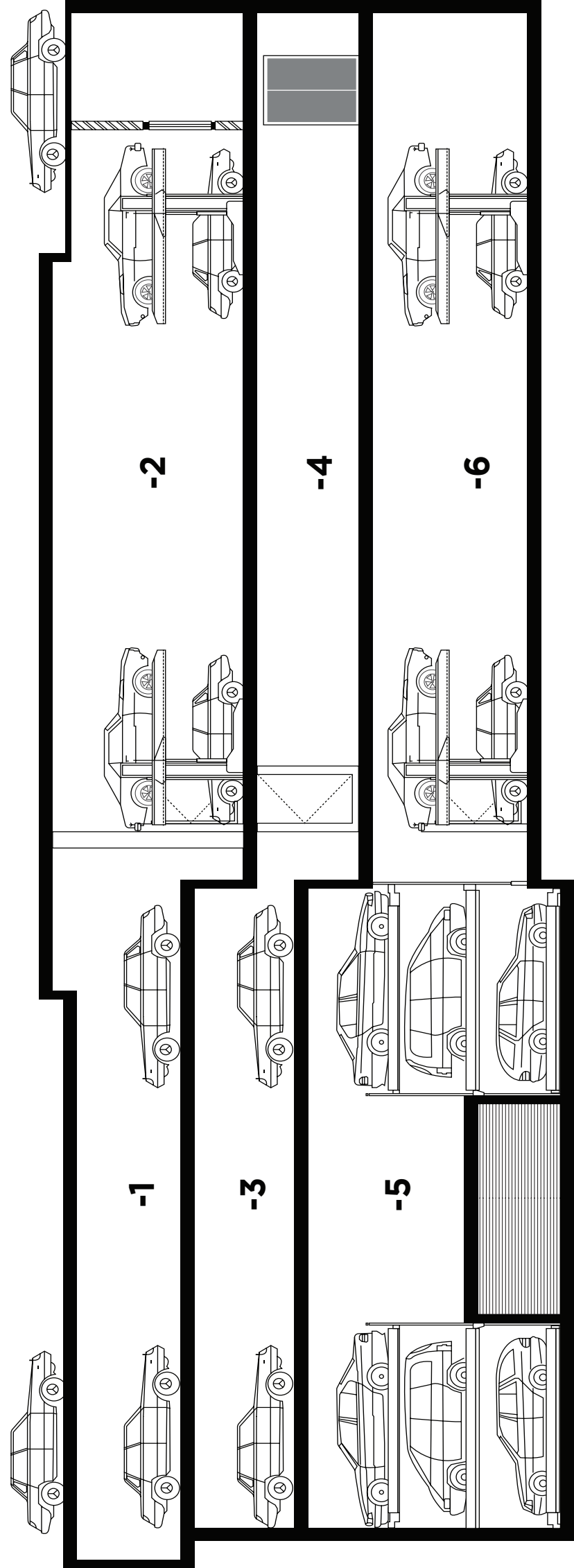
	CEILING SUSPENDED UNIT
	OUT DOOR UNIT
	FRESH AIR DUCT
	EXHAUST AIR DUCT
	RECTANGULAR INLINE FRESH/EXHAUST AIR FAN
	REFRIGERANT PIPES
	CONDENSATE DRAIN PIPE



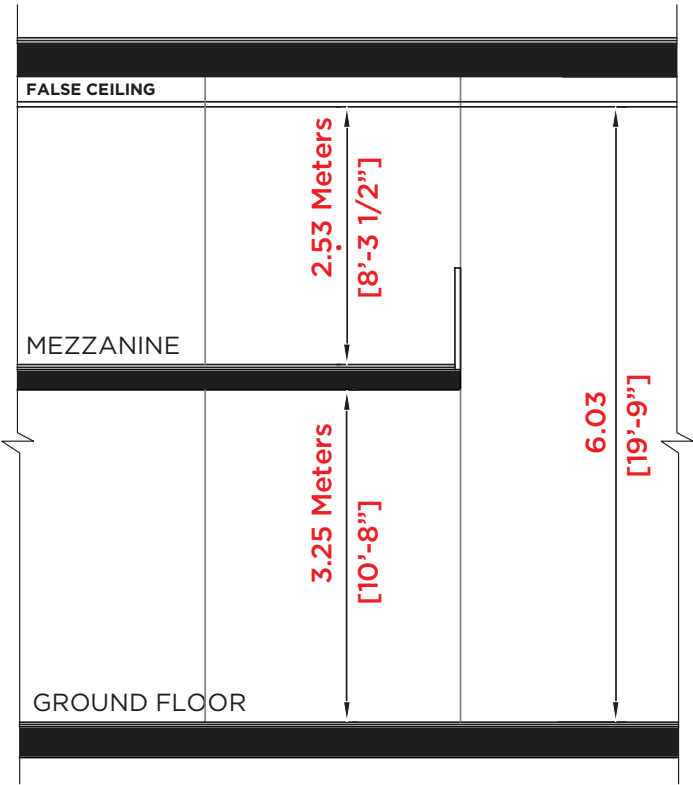
SCHEMATIC SECTION



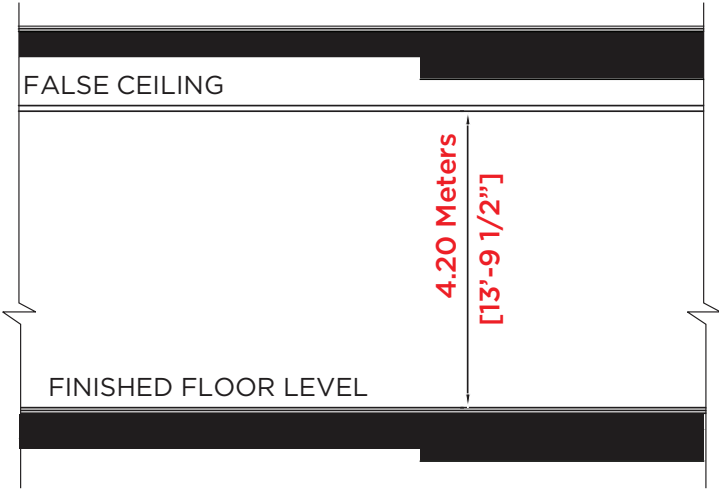
BASEMENT FLOOR PLAN



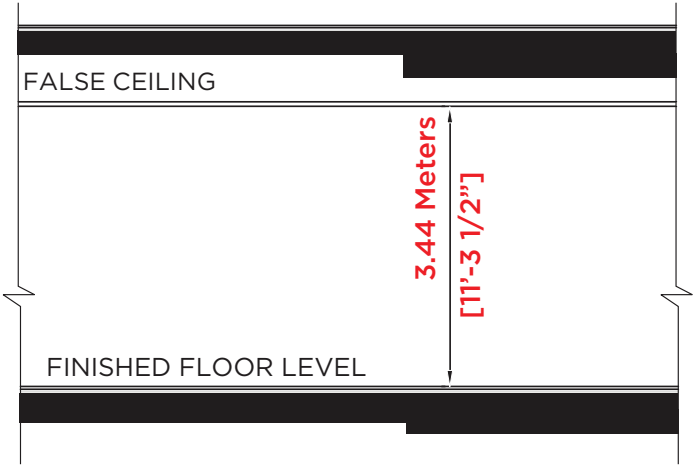
HEIGHTS



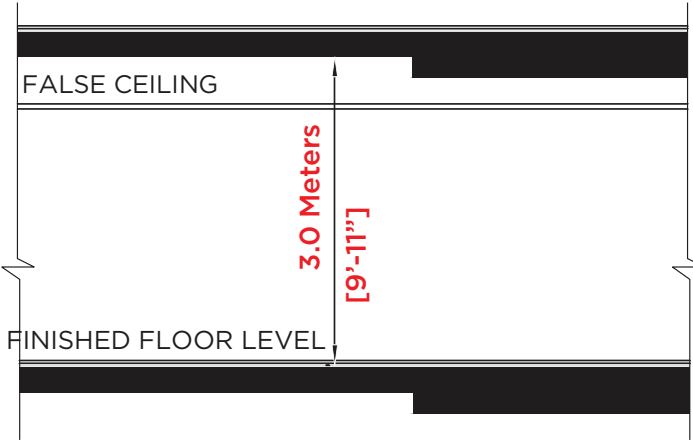
GROUND & MEZZANINE FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD-NINETEENTH FLOOR

False ceiling of 0.30m (1 foot) incorporates the AC ducting. Flooring finish of 50mm (2 inches) has been accounted for. Heights indicated are free of false ceiling and flooring finish.

WHO WE ARE

At Skav, the passion to create inspiring spaces drives all our endeavours.

Endeavours that translate into homes that personify gracious living, offices in which you would love to work, and retail spaces that exemplify shopping experiences.

Our uncompromising commitment to quality is not just limited to designing and creating great spaces. Be it luxury homes that resonate with your lifestyle or the attention to smaller details in office and retail spaces, at Skav, the focus is on the overall experience.

We have carved a niche for ourselves in the space of construction services through a perfect combination of innovative and ethical practices. Above all, a unified vision amongst the promoters of Skav and the years of experience we bring to the table in this ever evolving field, will work to your advantage.

While we know that we are all about building exquisite living and commercial spaces, deep inside, we firmly believe that we are in the business of building long-term relationships.

OTHER PROJECTS



AURA
Indiranagar
10,000 sqft



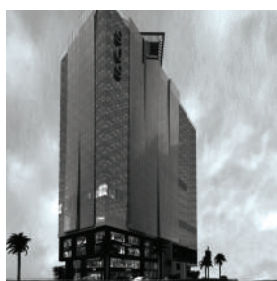
AUDEL
Cambridge Road
30,000 sqft



BLANCA
Sadashivanagar
12,500 sqft



MEKHRI RITZ
Cunningham Road
22,000 sqft



909 LAVELLE
Residency Road
2,80,000 sqft



ASHIRWAD
Mahalakshmi Layout
16,000 sqft



AHUJA LAGUNA
Gangadhar, Chetty Road
35,000 sqft



AKASA
Davis Road
27,000 sqft



ONYX CENTRE
Museum Road
32,000 sqft



AASTHA
Mahalakshmi Puram
1,50,000 sqft



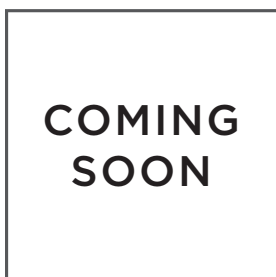
ZIVA
Kumarakrupa Road
20,000 sqft



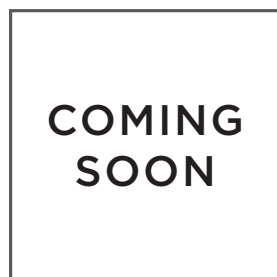
SAPPHIRE
RMV 2nd Stage
12,000 sqft



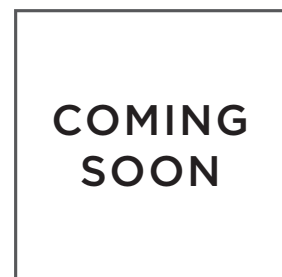
OHANA
Old Madras Road
5,75,000 sqft



LILLY POND
Hebbal lake



LIFE
Devanahalli Road
7,00,000 sqft



AXIS
Hosur Road
2,00,000 sqft

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