



Nava

143, Infantry Rd, Shivaji Nagar, Bengaluru, Karnataka 560001

Information Memorandum



Unveiling the newest addition to Bangalore's Central Business District.

Welcome to Infantry by SKAV.

Our most recently built retail and commercial development is the epitome of modern elegance in commercial real estate. It stands as a true architectural masterpiece, boasting a blend of contemporary design and timeless beauty. With an array of features designed for your convenience, it redefines the workplace experience, making every day not only easy but also exceptionally comfortable.

In the epicenter of the city's corporate landscape and with about 32,000 sqft of built up space, the structure has been designed with your utmost convenience in mind. This state of the art facility, adorned with the finest European facade stone, is the perfect environment for you and your team to find inspiration, thrive, and relax. This development is the ultimate destination for a harmonious blend of productivity and well-being.





Index

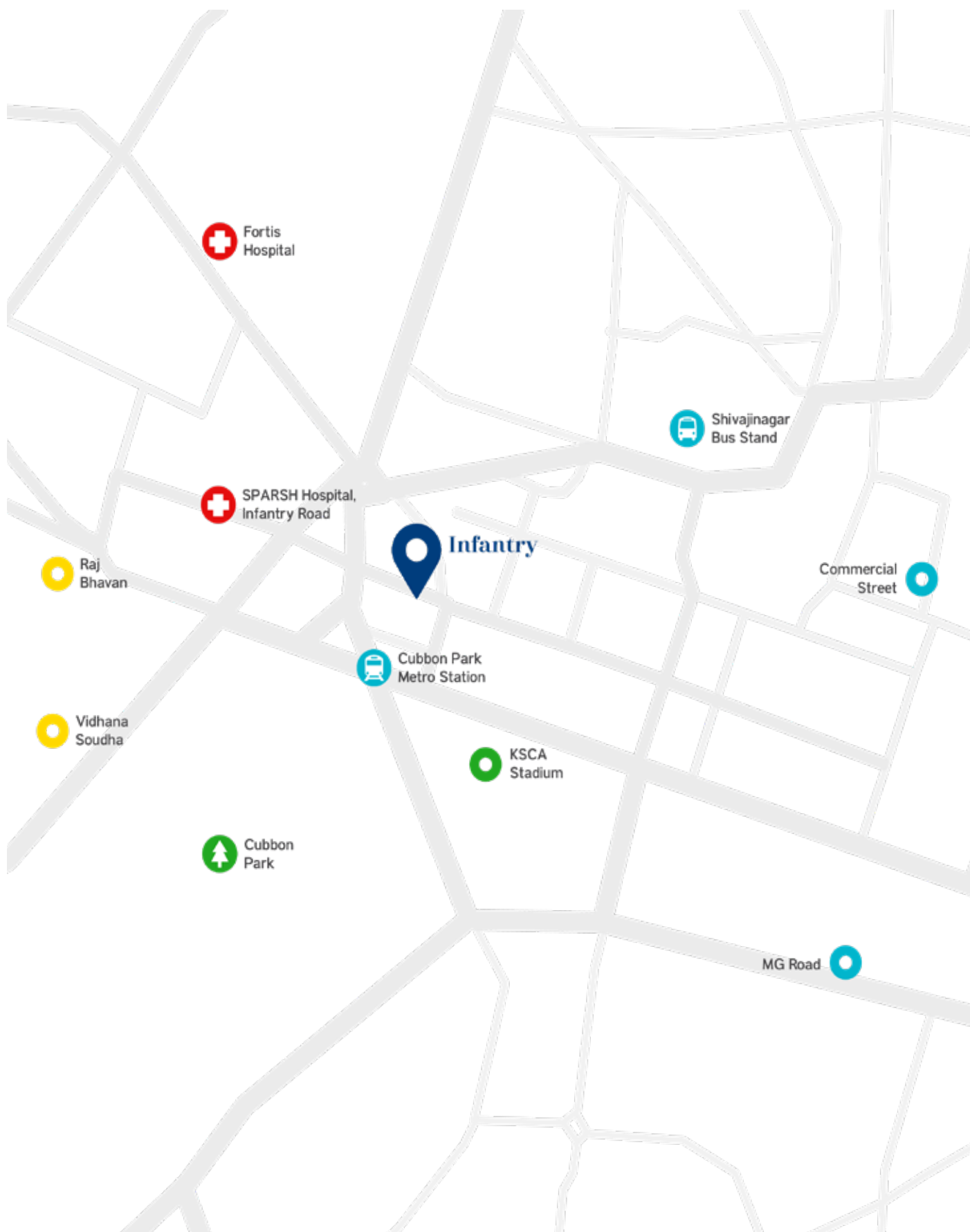
2		Introduction
7-8		Location
9		Highlights
10		Proximity
11		Area Statement
12		Technical Details
13-16		Floor Plans
17		Section Plan
18		Heights
19		Who we are
20-21		Other Projects



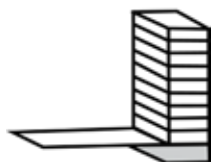
Location

Nestled at the heart and centre of the city on bustling Infantry Road, the project is a strategic hub that connects to Bangalore's major landmarks and vibrant neighbourhoods easily.

Being located 500 metres away from the Cubbon Park Metro Station and neighbouring the Vidhana Soudha, while also having access to a rich tapestry of residential and entertainment options; this is the perfect address for business and leisure.



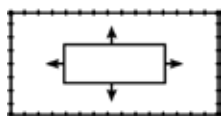
Highlights



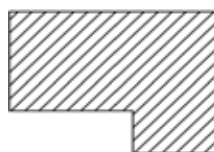
*Basement + Ground
+ 3 Upper Floors*



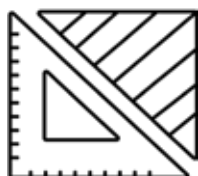
*Vasthu-compliant
design*



*Floor Plate Efficiency:
73-75% of built-up
area for the entire floor*



*Saleable area:
32,735 sqft*

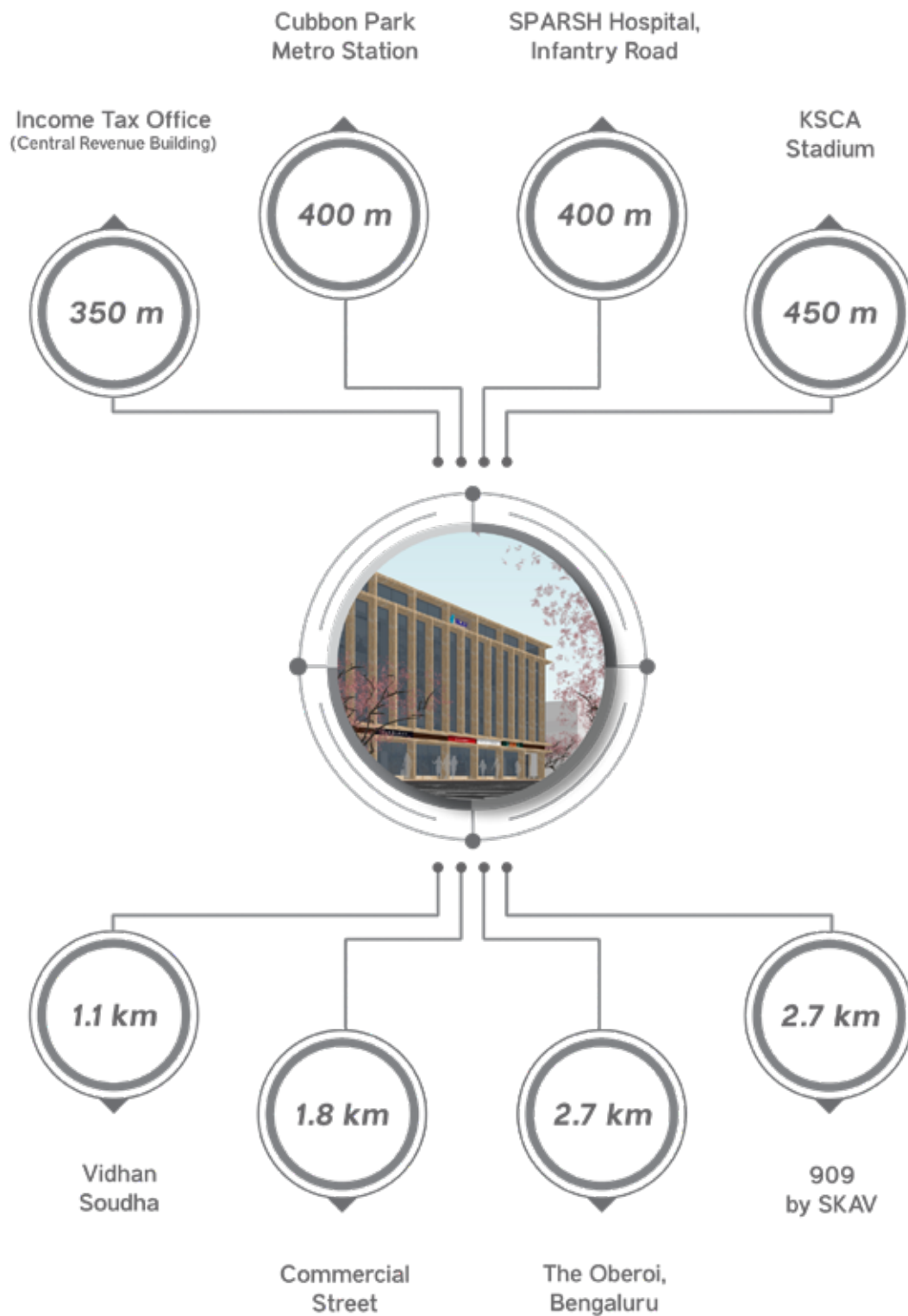


*Plot Size:
Approx. 12,000 sqft*



*Car Park:
About 33 car
parks available*

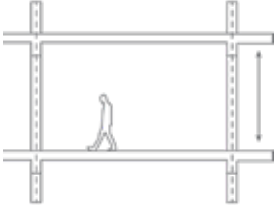
The Proximity



Floor-wise Area Statement

		Saleable Area (sqm)	Saleable Area (sqft)
1.	GF	695	7483
2.	1st Floor	781.91	8417
3.	2nd Floor	781.91	8417
4.	3rd Floor	781.91	8417
Total		3041	32735

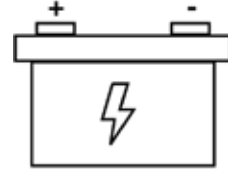
Technical Details



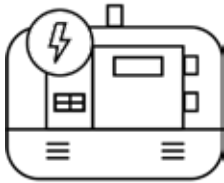
Heights
Floor to floor height 2.70 m



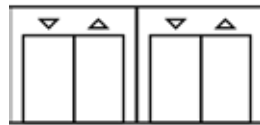
Slab load
L.L. 400 kg/sqm



Electrical
100% Power Backup
Power available: 1 KVA/130 sqft



Generators
100% Backup



Lifts
2 Passenger Lifts



MEP
Fire fighting system as per NBC norms

Water
BWSSB supply / Borewell available

Air Conditioning
Space for outdoor unit available

Materials



Glazing



RMC



Steel



Lift



Wires



Generators



Aluminum



Pipes



Stracker Car Park



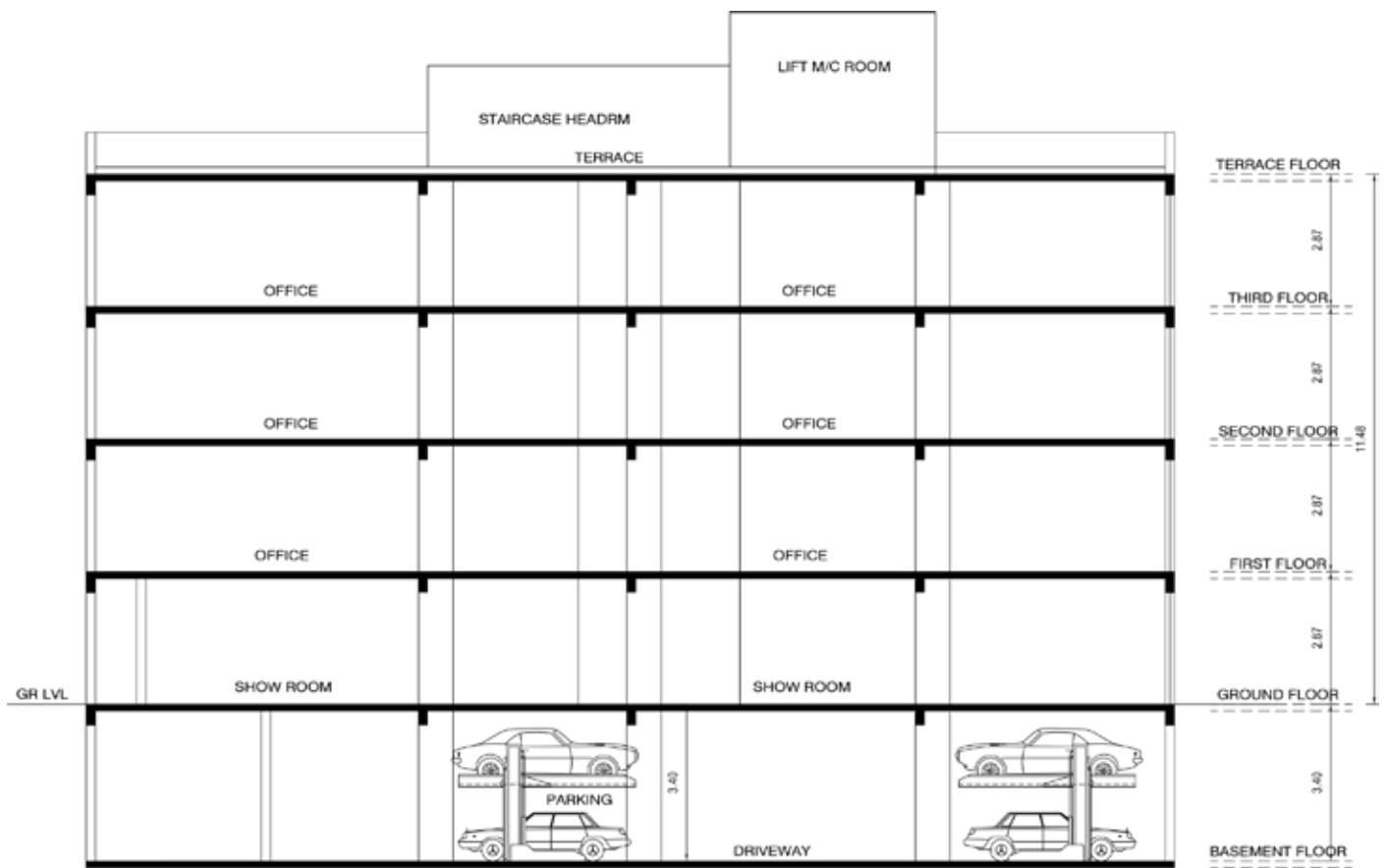
STP



POP Sheets

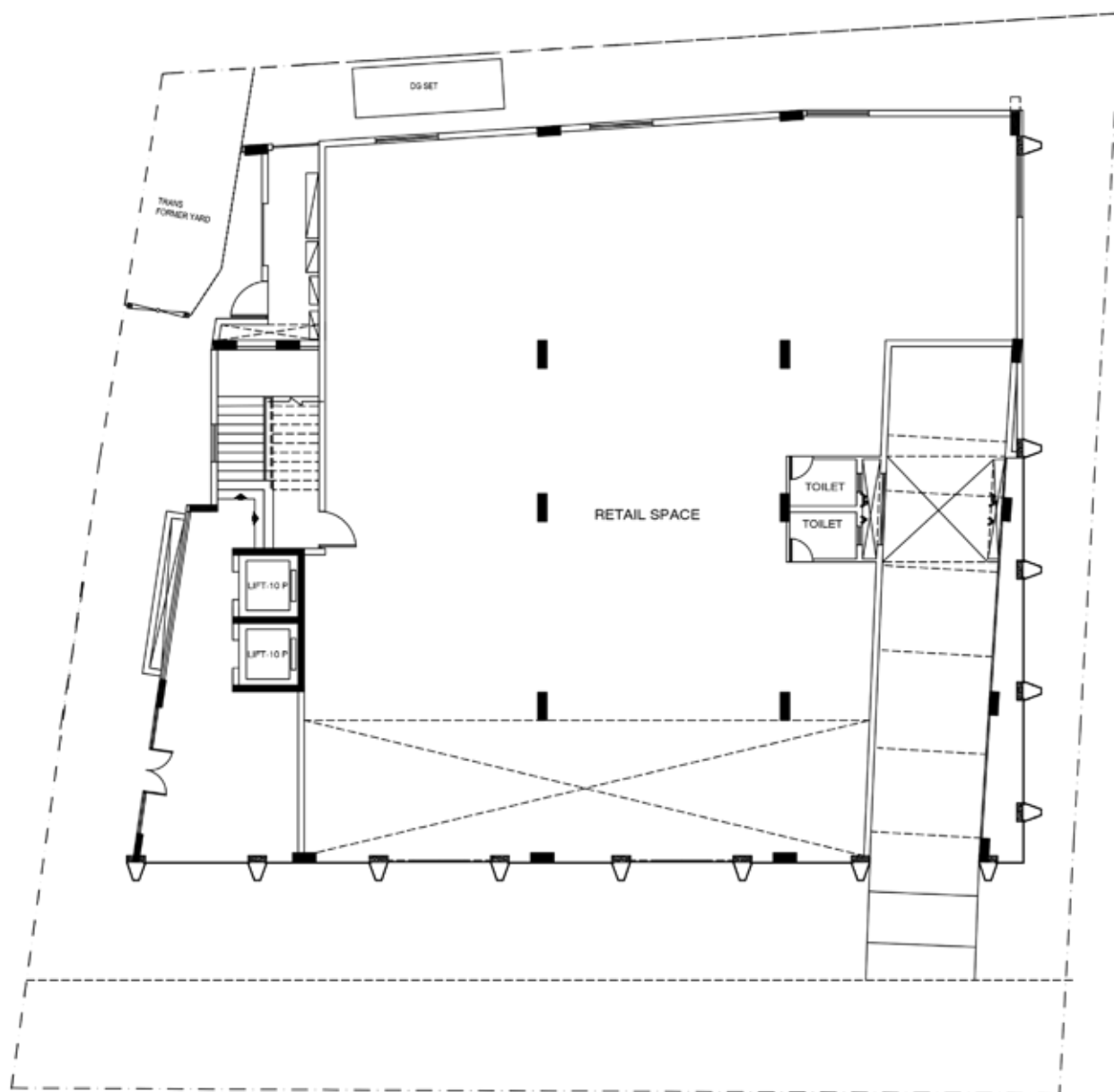


Paints

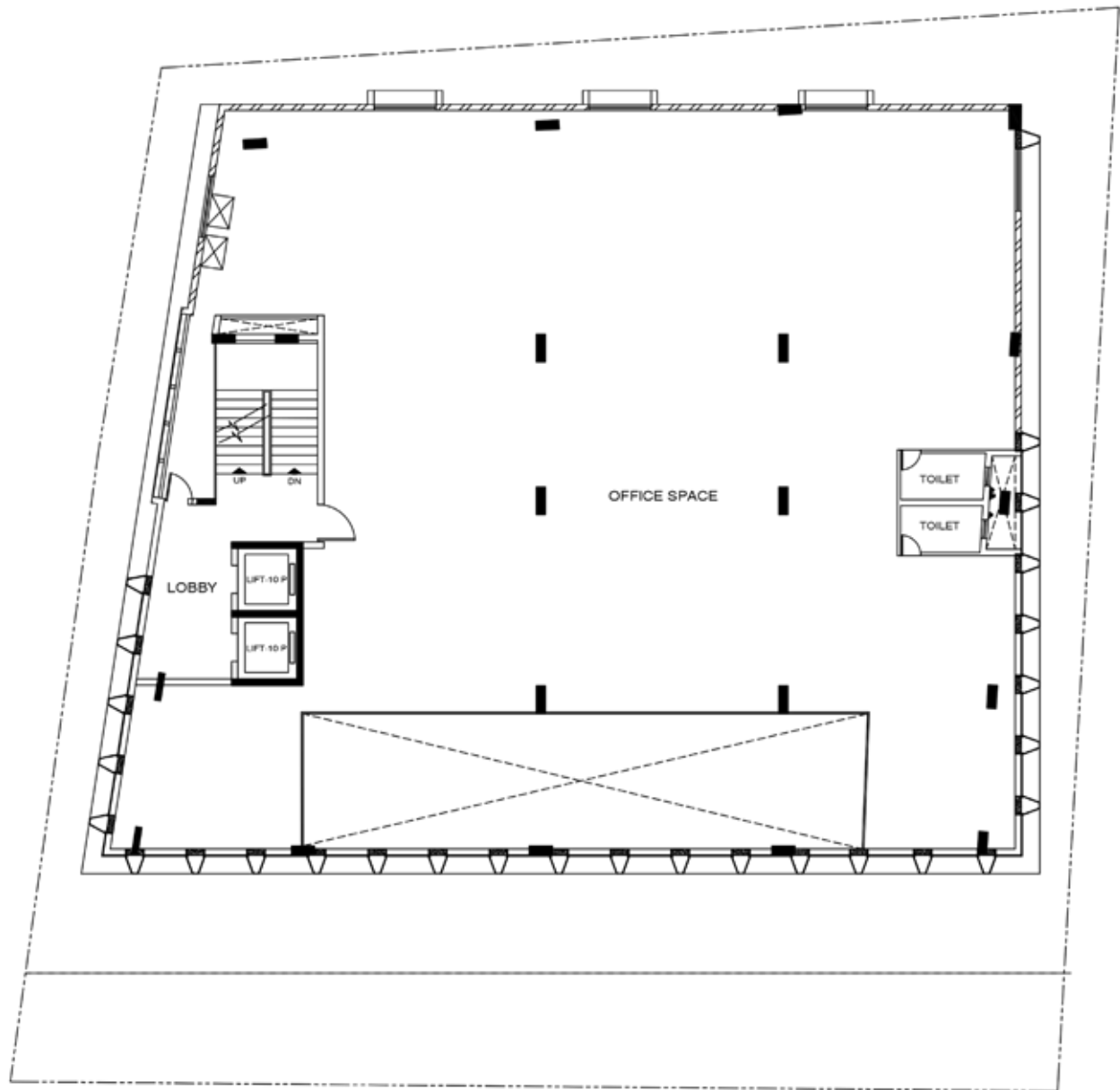


SECTION A-A

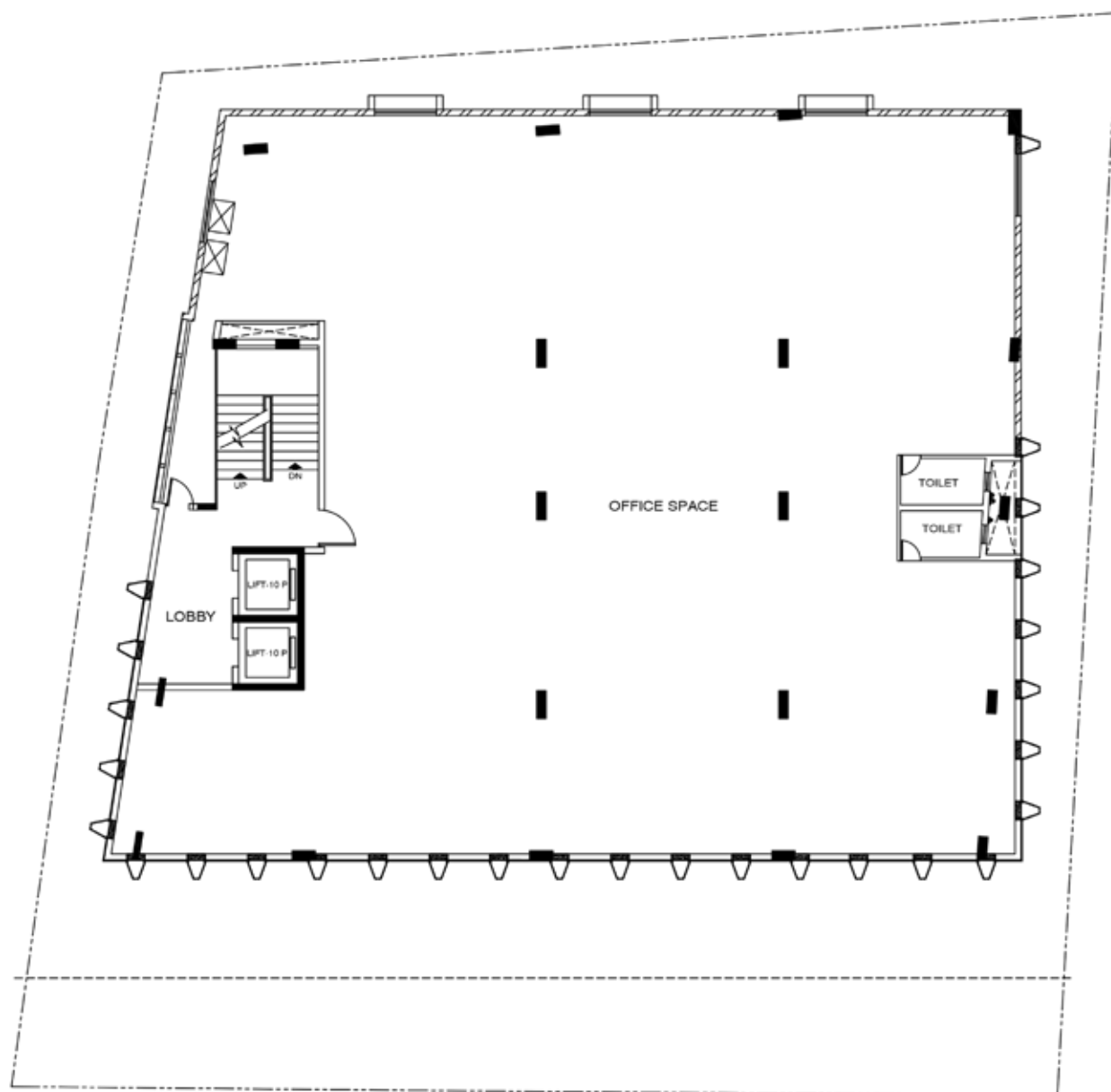
Section Plan



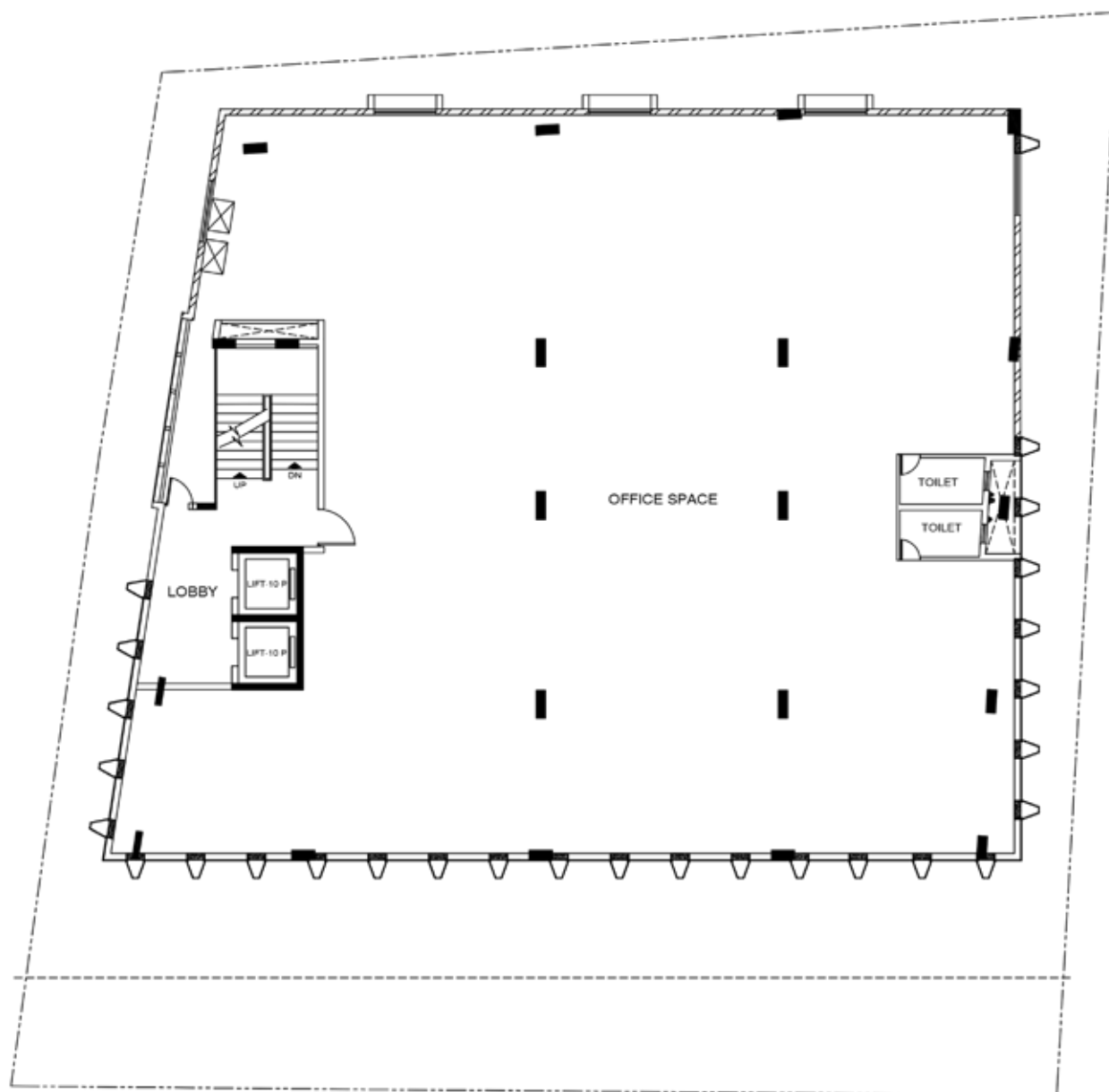
Ground Floor Plan



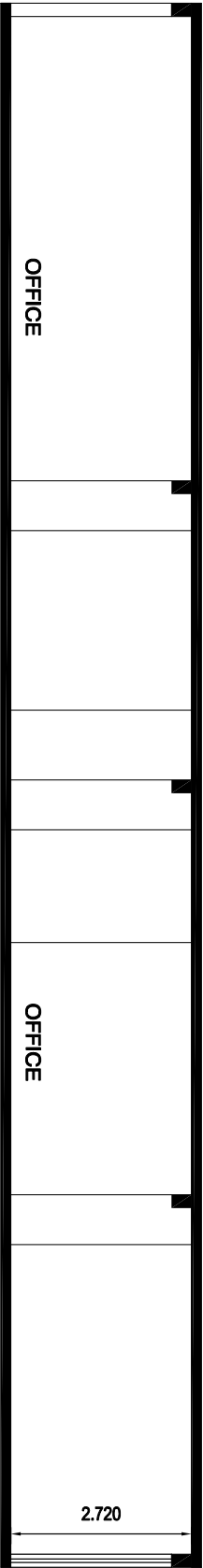
First Floor Plan



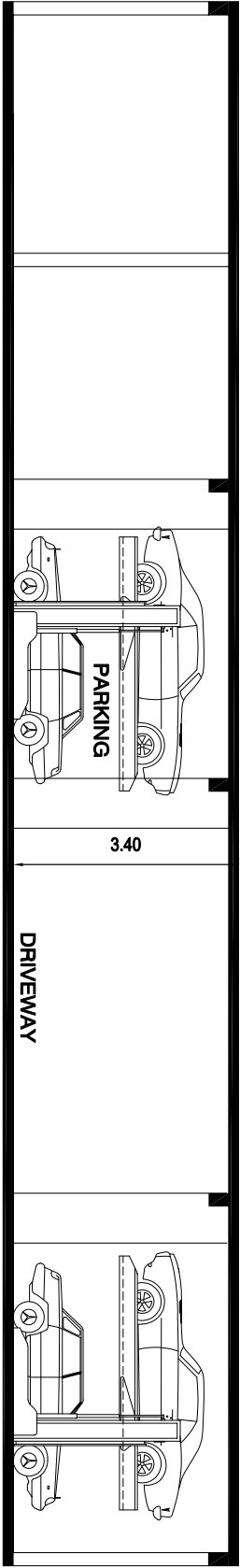
Second Floor Plan



Third Floor Plan



TYPICAL FLOOR



BASEMENT

Heights

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 service 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



Retail & Commercial

**909
Lavelle**



Retail & Commercial

**Rockline
Seethalakshmi**



Retail & Commercial

**Onyx
Centre**



Residential

Blanca



Residential

Bliss



Residential

Ashirwad



Residential

Palladio



Residential

Sapphire



Residential

Ohana



Resort Homes / Club

Life



Residential

Aastha



Residential

Akasa



Retail & Residential

Audel



Residential

Aura



Residential

**Mehkri
Ritz**



Commercial

**Silver
Cloud**



Retail & Commercial

Raha



Retail & Commercial

Axis



Residential

216 Orchids



Commercial

Inaya



Residential

Grande



Residential

Ansh



Residential & Commercial

Madhura

DISCLAIMER

The information contained in this brochure including all photographs, visuals, pictures, images, details, specifications, conceptual designs, dimensions, furniture, illustrations, fixtures, artifacts, amenities, facilities, etc., are strictly provided for representation purposes only and manifests the proposed development that may be undertaken by the company, and are subject to approval from the competent authorities . Distances given are approximate and sourced from Google Maps. This information should not to be considered literally and shall not constitute a legal offering or form a part of the standard contents of the agreement for sale of the apartment. The company reserves the right to change and/or modify the same at their sole discretion. All brand names trademarks & logos belong to their respective owners and are hereby acknowledged.



Site Address:

143, Infantry Rd, Shivaji Nagar,
Bengaluru, Karnataka 560001

Corporate Address:

No. 48, 3rd Floor,
Hitananda - II, Lavelle Road,
Bengaluru, Karnataka 560001

Phone: 0 80421 88999

www.skav.in