

SYLVAN GREENS

MYSORE

Premium Plots and Luxury Villas





When life spreads,
open spaces are transformed
into stargazing spaces.

Find the life you've always wanted by building your dream home in
one of our premium plots or by choosing one of our luxury villas.





When life spreads,
green areas are transformed
into tree climbing areas.

Watch your children play and grow in the lush outdoors, by
giving them a home with over 1.25 acres of green spaces.





When life spreads,
neighbourhoods are transformed
into inspiring communities.

Be a part of an exclusive community of like-minded
families that cherish similar beliefs and values.



Bengaluru, the capital and the commercial hub of Karnataka is a short distance away from Mysore.



Popular hill stations like Ooty and Coorg are just a 3 hour drive away from Mysore.



Mysore is a cultural hub with several heritage landmarks like the Mysore Palace, Lalitha Mahal, Rajendra Vilas and several other such structures found all over the city.



Several wildlife sanctuaries are easily accessible from Mysore for an adventurous and action packed weekend getaway.

LIFE SPREADS IN MYSORE

The second cleanest city in India, Mysore is a secret haven that is untouched by the urban chaos of Bengaluru. With many of South India's most prominent holiday spots being a short drive away, not only is it ideally located, but it is also expected to see considerable infrastructural growth in the next few years.



Your Sylvan Greens home is located amidst 1.25 acres of green spaces.

THE FUTURE SPREADS AT SYLVAN GREENS

Buying a home at Sylvan Greens is advantageous in multiple ways.

As a Home

Unlike the rapidly developing Bengaluru, Mysore still has a tight grip over its old world charm. Combined with the glorious weather the city is known for, it is the ideal place to settle down.

As an Investment

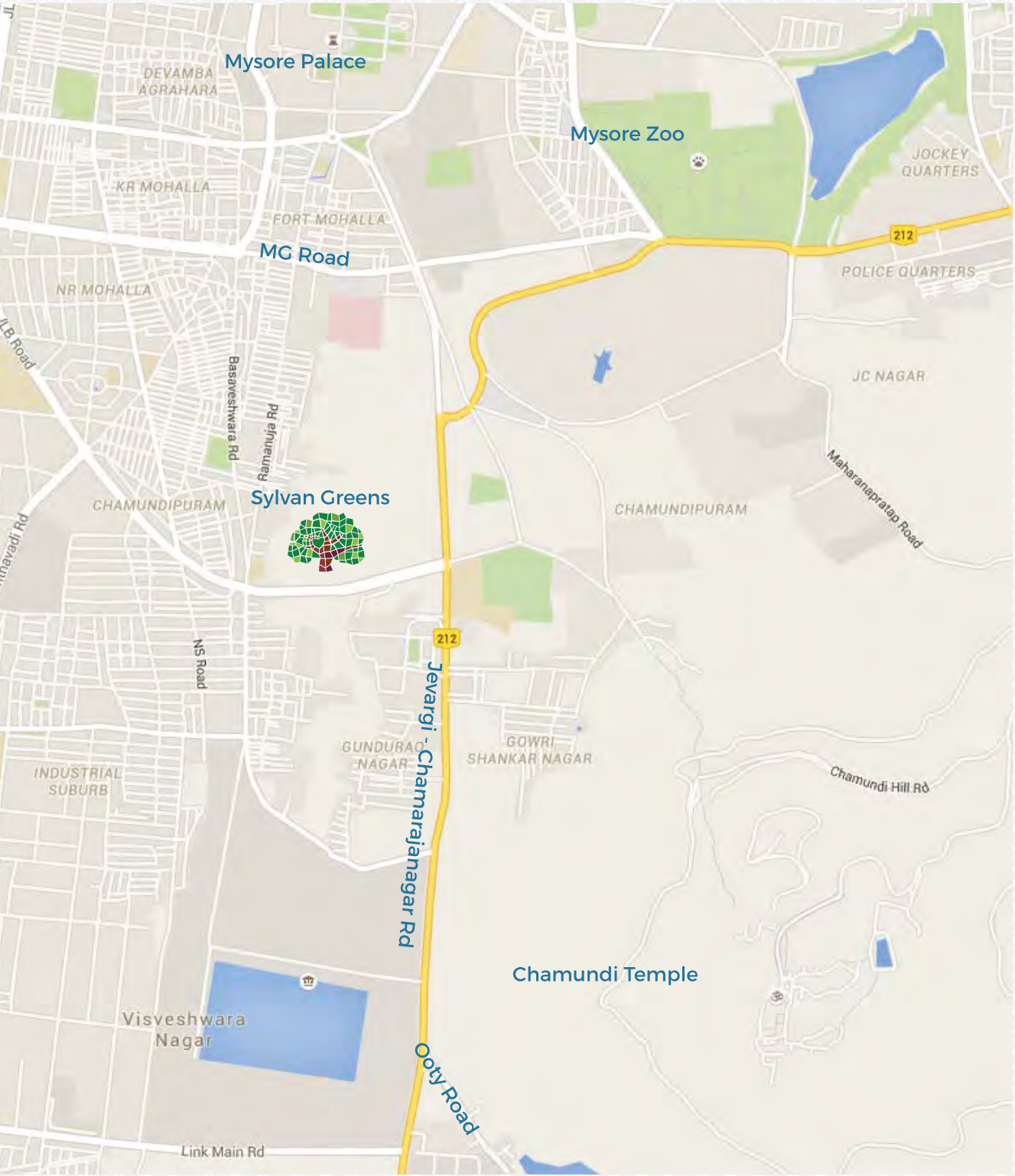
Mysore is calm, but it's also growing. Several prominent companies such as Infosys have already established themselves firmly here and with the city preparing itself for more business entrants across industries, land prices in Mysore can only skyrocket.

As a Holiday Home

Apart from being a great place to live in, Sylvan Greens' location and beautiful surroundings make it the ideal place to be a holiday home. Given below are some of the places that are just a short drive away from Sylvan Greens, Mysore.

Bengaluru: 146 km | **Ooty: 126 km** | **Coorg: 107 km** | **Wayanad: 131 km** | **Bandipur: 80 km**

LOCATION MAP



The iconic sanctuaries of Mudumalai and Bandipur are a short drive away.



WHERE IS SYLVAN GREENS?

Spread over **8.36 acres**, Sylvan Greens is located right off Mysore’s iconic JLB road, a short distance from the Mysore Palace. The surrounding environment of Sylvan Greens is dotted with various cultural and historical landmarks. With the railway station only 10 minutes away and the airport only a 25 minute drive away, your Sylvan Greens home is located centrally in the city of Mysore.

Sylvan Greens’ location in Mysore is ideal, with a hospital and an abundance of shopping areas in the vicinity. Some notable establishments nearby are:

- | | | |
|---|---|--|
| HOSPITALS
JSS HOSPITAL | SHOPPING
MALL OF MYSORE
DAILY VEGETABLE MARKET
SIDDALINGESHWARA STORE | ASHRAMS/TEMPLES
SRI GANAPATHY TEMPLE
SACHCHIDANANDA ASHRAMA
SRI DATTA VENKATESWARA TEMPLE
SREE BASAVAGNANA MANDIRA
SRI DATHARAM TEMPLE |
| RESTAURANTS
KAMAT MADHUVAN
SRI GANESH DARSHINI | BANKS
CANARA BANK
KARNATAKA BANK | |
| EDUCATIONAL INSTITUTIONS
JSS COLLEGE OF ARTS,
COMMERCE AND SCIENCE | | |

MASTER PLAN OF SYLVAN GREENS



EAST FACING

PLOT No.	40ft x 60ft		30ft x 40ft			Odd-sized	
	10	56	24	30	44	65	74
	11	57	25	31	45	66	75
	12	58	26	40	46	67	76
	13	59	27	41	47	68	77
	14		28	42		69	78
	15		29	43		73	

WEST FACING

PLOT No.	40ft x 60ft		30ft x 40ft			Odd-sized	
	02	82	16	34	52	01	
	03		17	35	53	79	
	04		18	36	54		
	05		19	37	55		
	06		20	38	60		
	07		21	39	61		
	08		22	48	62		
	09		23	49	63		
	80		32	50	64		
	81		33	51			

NORTH FACING

PLOT No.	40ft x 60ft					Odd-sized	
	83	85	87	90		70	72
	84	86	89			71	

SOUTH FACING

PLOT No.						Odd-sized	
						91	93
						92	



BIRD'S EYE VIEW



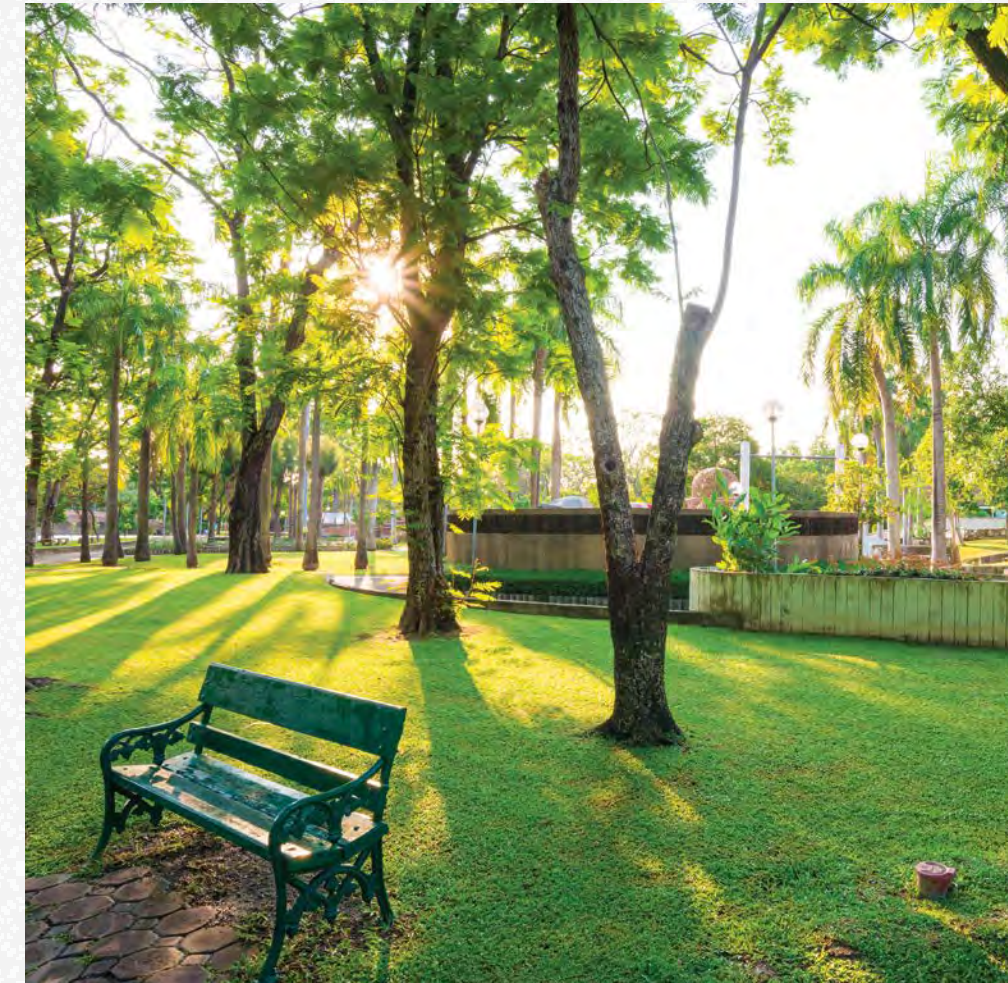
HOW LIFE SPREADS AT SYLVAN GREENS

At Sylvan Greens, we are committed to providing residents with an environment that not only allows them to explore and indulge in the things they love, but also encourages them to do so.



SAFE AND SECURE AREA

We take the safety of our residents very seriously. With limited points of entry that are closely monitored by trained security personnel and CCTV cameras placed at strategic points, we have done our best to ensure optimum safety in our premises.



A LUSH ENVIRONMENT

We have planted numerous trees all over the campus making the area a green zone, which will make the air that our residents breathe relatively cleaner than the air outside. The greenery is also easy on the eyes and calms the mind.



PLENTY OF COMPANIONS

Sylvan Greens is a close-knit community of like-minded people. This means that the entire family need not look very far if they are looking to socialize. Since we already have the safety aspect taken care of, parents need not worry about how late their children stay out...unless of course, they have homework to do!



EASY ACCESS TO THE CITY

Despite Sylvan Greens' tranquil surroundings, it is located close to the city and all it has to offer, but just not too close. Enjoy the serenity of country living, with the city and its conveniences just 10 minutes away.



FAMILY HOLIDAYS

With Ooty and Coorg only a few hours away, you will never have to think twice before taking a quick weekend vacation. The distances are not much, so there is no question of the kids having to miss school on Monday.



OUTDOOR GYM

We have created an outdoor gym exclusively for the residents of Sylvan Greens. Get in shape by running on the treadmill or choose to increase your core strength over a range of different ground exercises under the watchful eye of a trainer. The choice is yours!



FUN ZONE

In the concrete jungle that we are living in today, outdoor spaces for children to play in are extremely hard to find. At Sylvan Greens, we have ensured that we have ample space for kids to play in. At the fun zone, while the children play, parents can take a stroll along the path built around the play area.



CULTURALLY SIGNIFICANT AREA

Sylvan Greens is situated in an area rich in the culture of the land. The famed Mysore Palace and the iconic Chamundeshwari Temple are just a short distance away. There are several ashrams and other religious institutions at a short distance from the project.



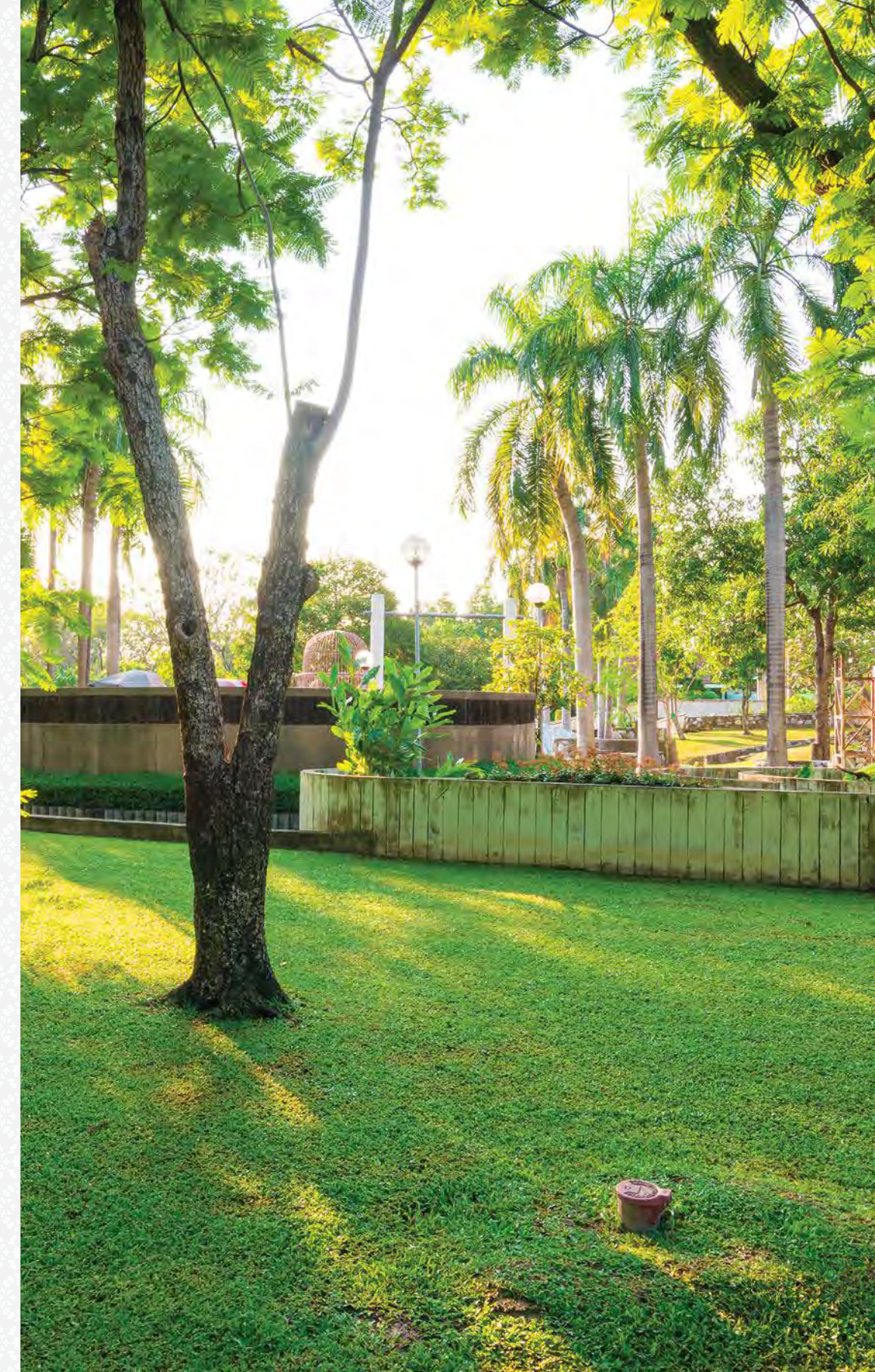
MULTI-PURPOSE HALL

Whether it is a surprise birthday party for your spouse or a simple get-together or even a Diwali party, the multi-purpose hall at Sylvan Greens serves any need comfortably. Airy, spacious and perfectly located, we think that this hall will be the venue for the formation of bonds that last for a lifetime.



COMMUNITY BARBECUE AREA

Who doesn't like a barbecue party? A beautiful Sunday afternoon spent with friends, family and some divine food serves as a wonderful stress buster.



BUY A PLOT

At Sylvan Greens, the plots are spacious, well designed and well planned. Buyers can choose to build a home* that is completely specific to the needs of their family. One can build a separate games area for the kids, or a prayer area for the parents or even just a gazebo in the garden to enjoy a cup of tea in. The decision is yours.

*ALL EAST-FACING PLOTS ARE RESERVED FOR VILLA CONSTRUCTION ONLY



Actual site photograph of Sylvan Greens, Mysore.

OR BUY A VILLA

At ARD, we are in the practice of building homes and not just structures. Villas at Sylvan Greens are smartly designed, well priced, beautifully crafted, airy and spacious, Residents will have complete privacy in their villas. No more nosy neighbours peeking in continuously, no more mid-party requests to turn the music off.

Our villas also come with a number of open spaces. From balconies to wide terraces, residents will be exposed to plenty of fresh air and sunshine constantly.



An East Facing 40x60 Villa.

Why invest in a plot?



Build your dream home



Plenty of space for all your hobbies



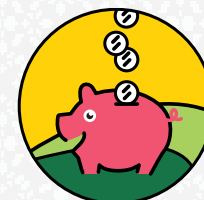
Live in a community of like-minded people



Construct a home that caters to your specific needs



Green spaces for your kids to play and grow in

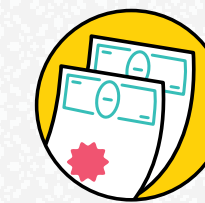


Watch your land value increase steadily in the rapidly growing Mysore market

Why live in a Villa?



Complete privacy for your entire family



You own the title deeds to your property



You can entertain guests without worrying about disturbing the neighbours



Open terrace spaces



Plenty of space for pets to play and have fun in



Plenty of storage space



VILLAS AT SYLVAN GREENS

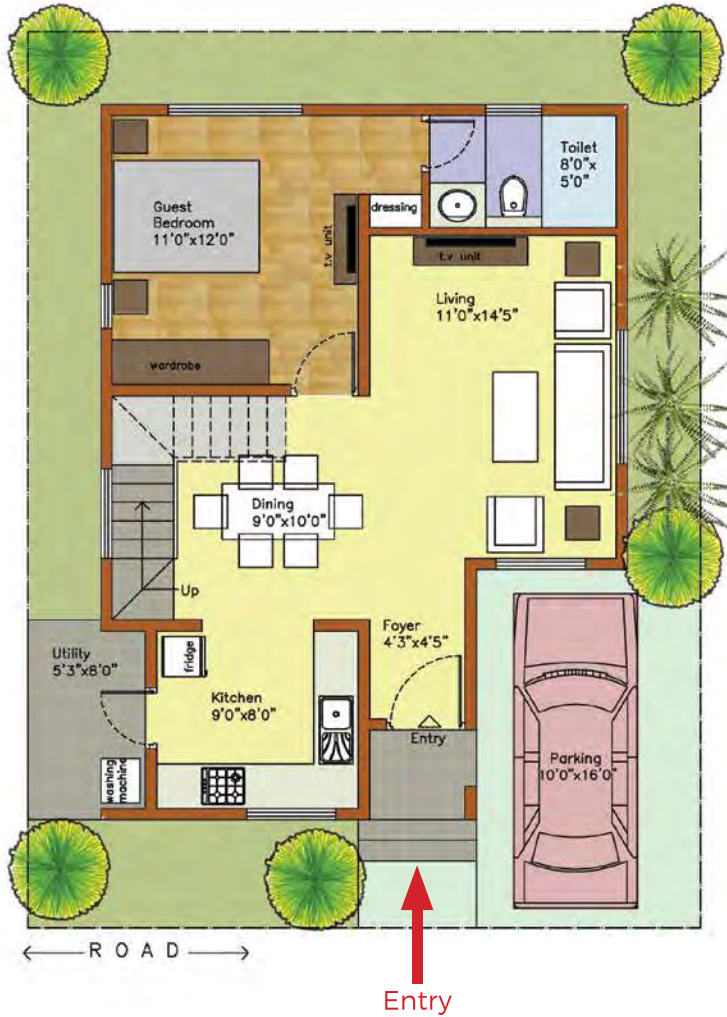
Our villas are a product of smart design and are built to maximize the utilization of space. Homes here have been planned in such a way that they exist in harmony with nature, making sure that your environment is one of peace, quiet and lush greenery.

An East Facing 40x60 Villa.



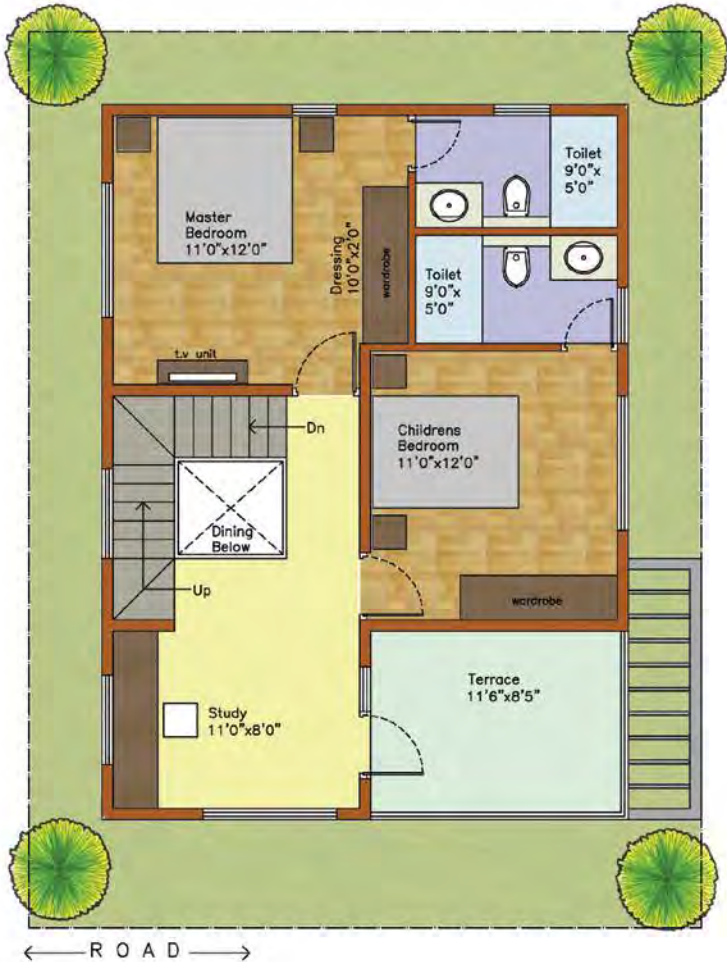
East Facing 30ft x 40ft

GROUND FLOOR PLAN



East Facing 30ft x 40ft

FIRST FLOOR PLAN

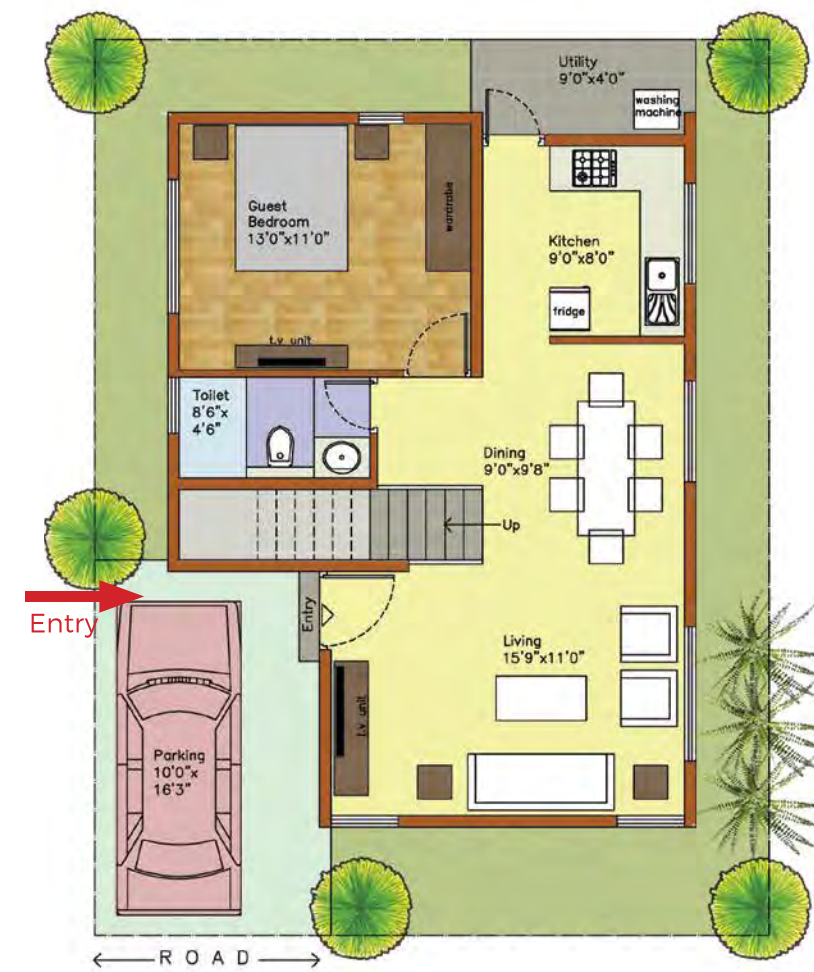


1703 sft



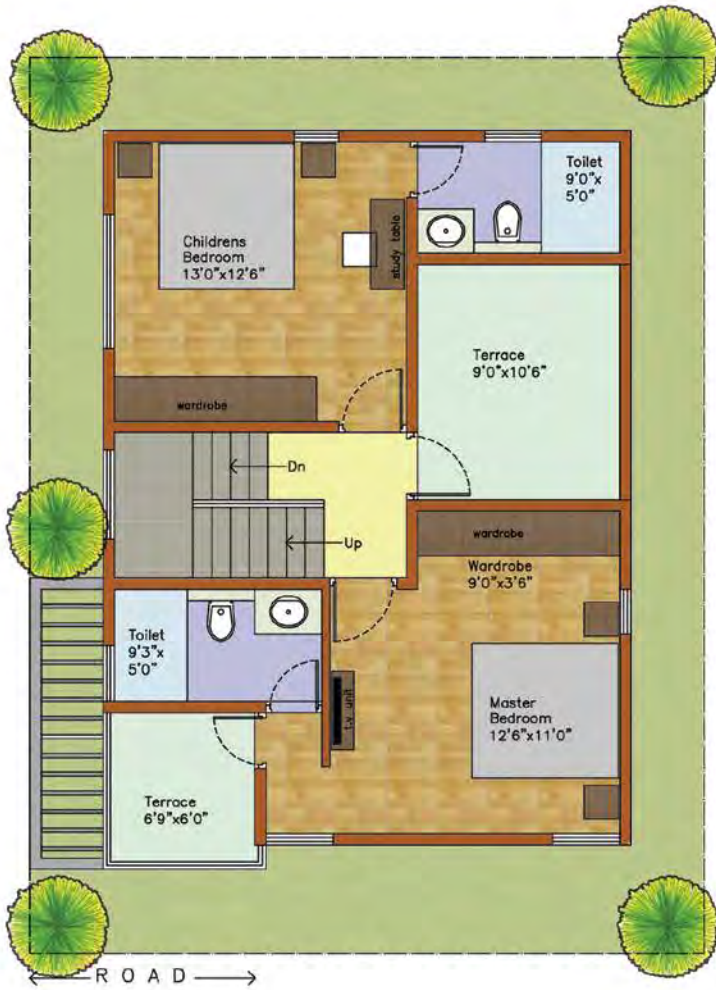
West Facing 30ft x 40ft

GROUND FLOOR PLAN



West Facing 30ft x 40ft

FIRST FLOOR PLAN



1703 sft

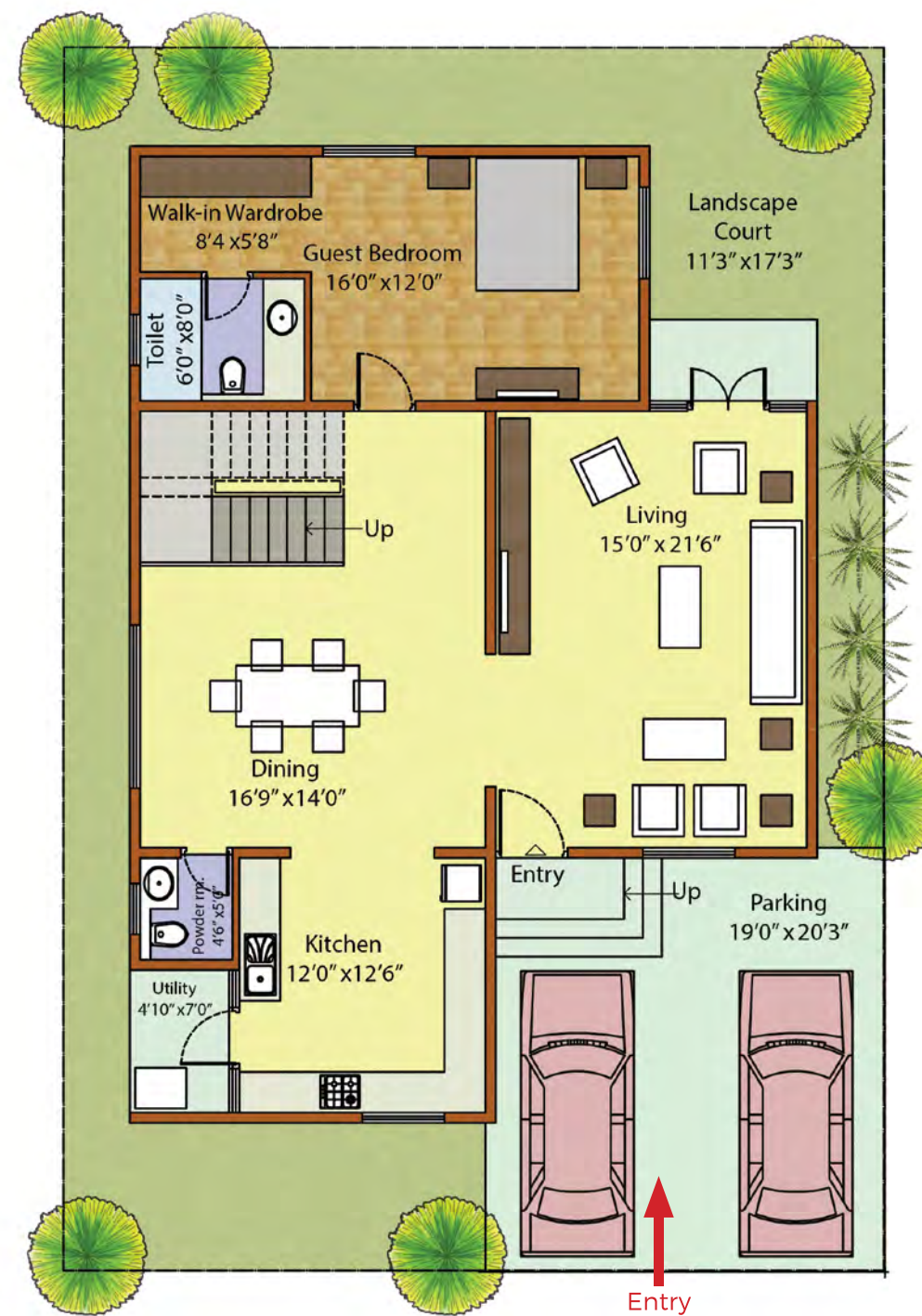


Not to scale.



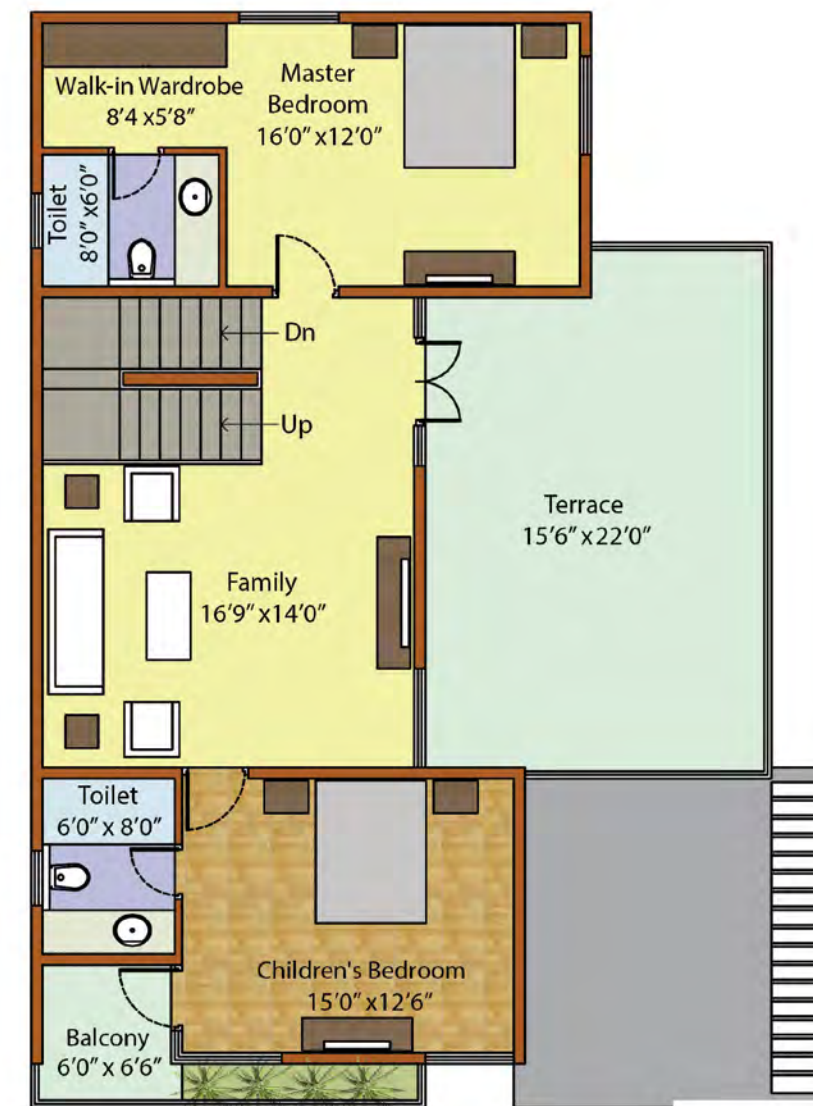
East Facing 40ft x 60ft

GROUND FLOOR PLAN



East Facing 40ft x 60ft

FIRST FLOOR PLAN



2932 sft

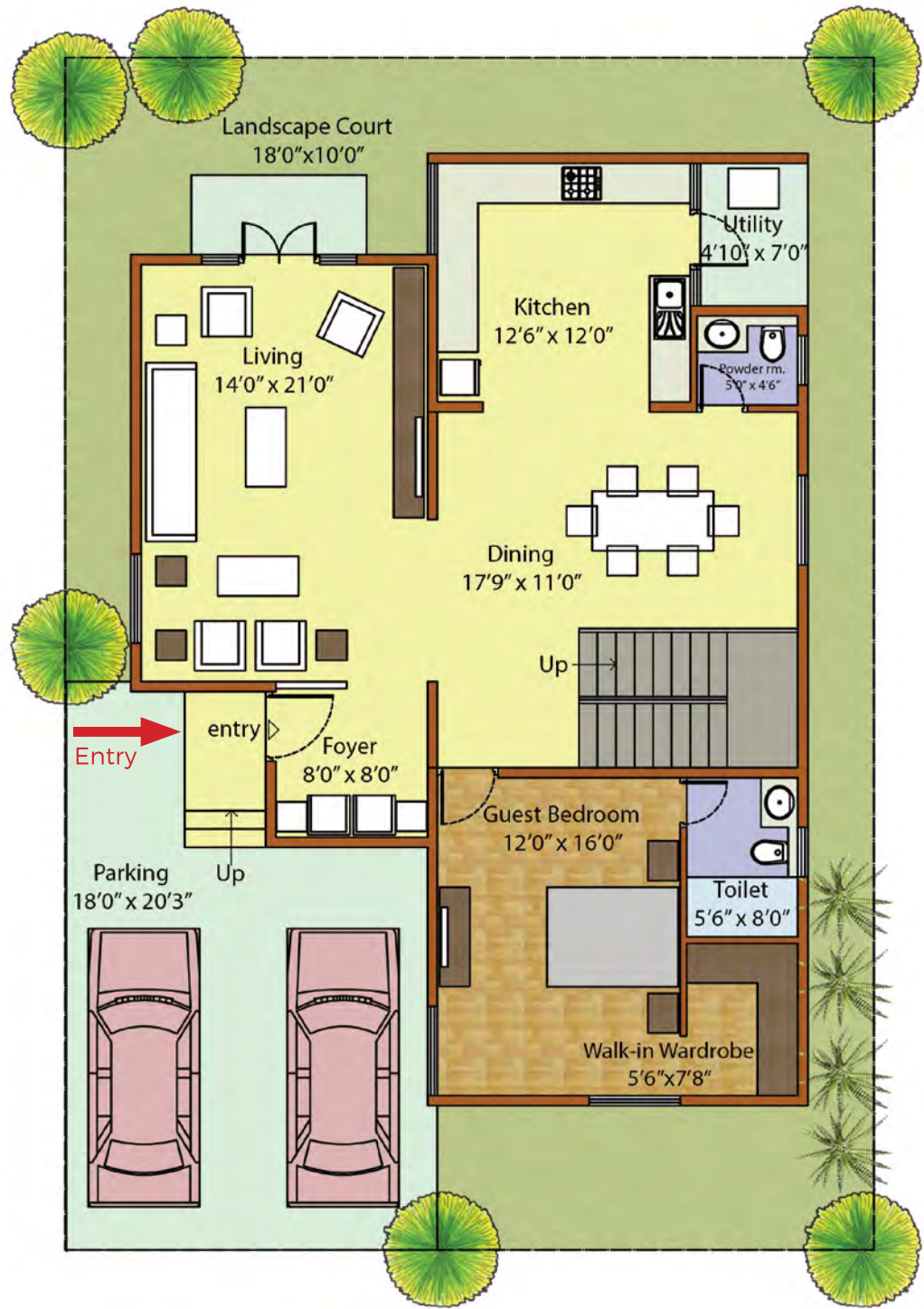


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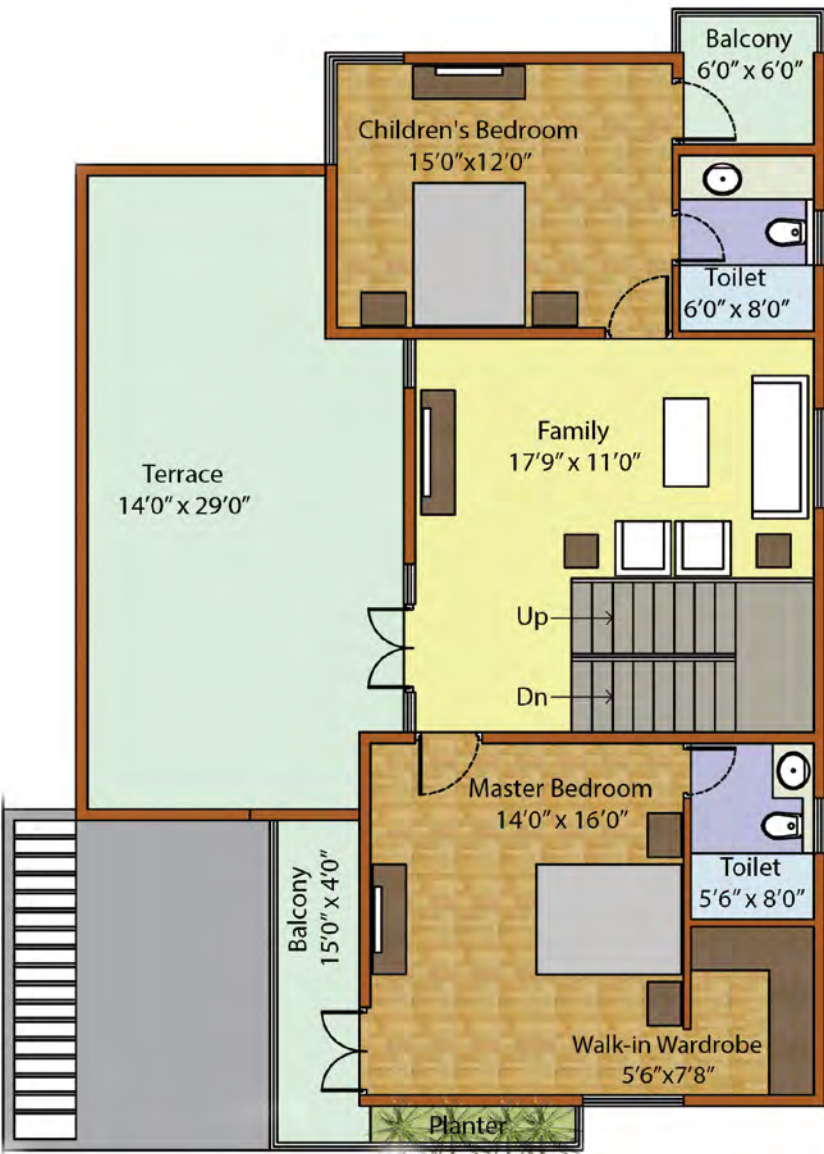
West Facing 40ft x 60ft

GROUND FLOOR PLAN



West Facing 40ft x 60ft

FIRST FLOOR PLAN



2856 sft



Not to scale.

SPECIFICATIONS

➤ STRUCTURE

RCC frame structure with 9" external walls and 4" internal walls with clay / cement blocks

➤ VILLAS - FLOORING

Vitrified tiles

Living, Dining, Family, Foyer, Balconies

Wooden Laminated flooring

Master Bedroom

Anti-skid ceramic tiles

Bathrooms

Ceramic tiles

6' dado in shower areas of bathrooms

➤ KITCHEN

Provision will be made for modular kitchen, water purifier point, refrigerator point, microwave point

➤ BATHROOMS

CP fittings, sanitary fittings & accessories of Hindware or equivalent make

➤ DOORS & WINDOWS

Main door to the house will be made of a teakwood frame with a designer shutter

➤ BEDROOM DOORS

Hardwood frame with painted flush shutter

➤ BATHROOM DOORS

Hardwood frame with one side OST and another side OSF finish

➤ BALCONY DOOR

UPVC / Aluminium with 2 ½ track bug screen

➤ WINDOWS

UPVC / Anodized Aluminium with bug screen and safety grill

➤ PAINTING & FINISHES

Exteriors

Ace paints

Internal ceilings

Oil-bound distemper

Internal walls

Emulsion paints

➤ AIR-CONDITIONING

Provision for split air-conditioning duct and socket in living areas and bedrooms

➤ POWER SUPPLY

Underground armoured cabling. Power supply for 2-bedroom villa is 3KV and for 3-bedroom villa will be 5KV. Anchor / Roma make switches for villas. Wiring will be provided for backup power

➤ WATER SUPPLY

Bore water supply provided through overhead tanks and provision will be made for a separate line for drinking water

➤ DRAINAGE

Underground drainage system with STP plant



Master Bedroom has laminated wooden flooring.

ABOUT ARD ESTATES

ARD Estates prides itself in building long lasting relationships based on mutual trust and respect. For over 18 years, we have successfully built residential and commercial buildings that offer the best of comfort, security and utility, while being a close friend to the environment.

Headquartered in Hyderabad, we have completed projects in various areas of Hyderabad, Secundrabad and Mysore. We credit our success to our firm resolve towards delivering the best product and experience for the customer. Backed by a team of passionate experts and our determination to do development the right way, we pride ourselves in our sensitive, transparent, flexible and modern outlook that we believe, will help us shape the world for the better.



BUILT WITH HEART

Development is a beautiful process and in a world that is constantly criticized for becoming overly insensitive, we believe in doing things with sincerity. By diligently examining every aspect of every project, we ensure that there is no room for compromise. For us, it's about giving our customers much more than what they pay for.

We combine our expertise in construction with our love for building and by partnering with some of the best people in the industry, we guarantee that our projects do not just offer the best in quality, but are also harmonious with the environment. At ARD Estates, our projects are **Built with Heart.**



1.1 Lakh Square Feet Commercial Space.
Off Hi-tech City, Hyderabad.

COMPLETED PROJECTS

We are careful to commit to what we can deliver. Our aim is not to have the maximum number of buildings constructed; it is to have the maximum number of happy and satisfied customers.

Our guiding principles are:

- Complete the project exactly on time
- Pay close attention to minute detail
- Do not harm the environment in any way at all
- Provide superior quality structures to our clients

Some of our completed projects include ARD Mystic Hills (Hyderabad), ARD Sylvan Greens (Secunderabad), ARD Patel Enclave (Hyderabad), and ARD Royal Gardens (Kergalli).



Sylvan Greens, Yaprak, Secunderabad.
Total area: 1.5 Lakh Square Feet.



Mystic Hills, Off Hi-tech City, Hyderabad.
Total area: 3.5 Lakh Square Feet. 112 Villas.

Disclaimer:

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To book a plot or to plan a visit;
Call: Prem Chandra - 09972622695, Sunder - 08746053698
Rahul - 09642624444. Landline: 0821 2488988
Email: sylvangreens.sales@ardestates.com
www.ardestates.com