NS BROTHERS

SLV™

ISO 9001:2008 COMPANY

*Grand homes for Brand People*

SLV™

ISO 9001:2008 COMPANY

# GOLDEN TOWERS

★★★ BEAUTIFUL PLACE TO LIVE ★★★

RERA:PRM/KA/RERA/1251/309/PR/051024/007131








THE NEW STANDARDS IN
SPACIOUS LIVING

# GET SET

## FORJOY-FILLED MOMENTS, SHINE ON.

Welcome to The Golden Towers.
Where freedom of space and freedom of a delightful home will be all around you. Start the journey to moment that will turn into a cauldron of joy and jubilation. Those are moments that will shine on in the album of life, forever.

GOLDEN TOWERS

BLOCKS 2

SLV™ GOLDEN TOWERS

ISO 9001:2008 COMPANY

BEAUTIFUL PLACE TO LIVE




# ABOUT

## NS BROTHERS SLV DEVELOPERS

About NS Brothers SLV

At NS Brothers SLV, we are a trusted name in the construction industry, with over 20 years of experience delivering high-quality, reliable, and efficient construction services. Our team of dedicated professionals is skilled in a variety of construction disciplines, ensuring that every project, big or small, is completed with precision and excellence, we've built a reputation for providing tailored solutions to meet the specific needs of our clients.

With decades of experience under our belt, we understand the intricacies of the construction process. We combine time-tested methods with modern techniques, ensuring our projects are delivered on time, within budget, and exceed the expectations of those we work with. We are committed to creating spaces that stand the test of time and meet the evolving needs of our clients.

As a family-owned and operated business, we pride ourselves on our strong values of integrity, professionalism, and commitment to quality. We value the relationships we build with our clients, and every project is a testament to our dedication to providing the best in the industry. When you choose NS Brothers SLV, you're choosing a partner who will be with you every step of the way, delivering exceptional results every time.

NS BROTHERS SLV

WHEN A NEW

# LIFESTYLE'S

CALLING,

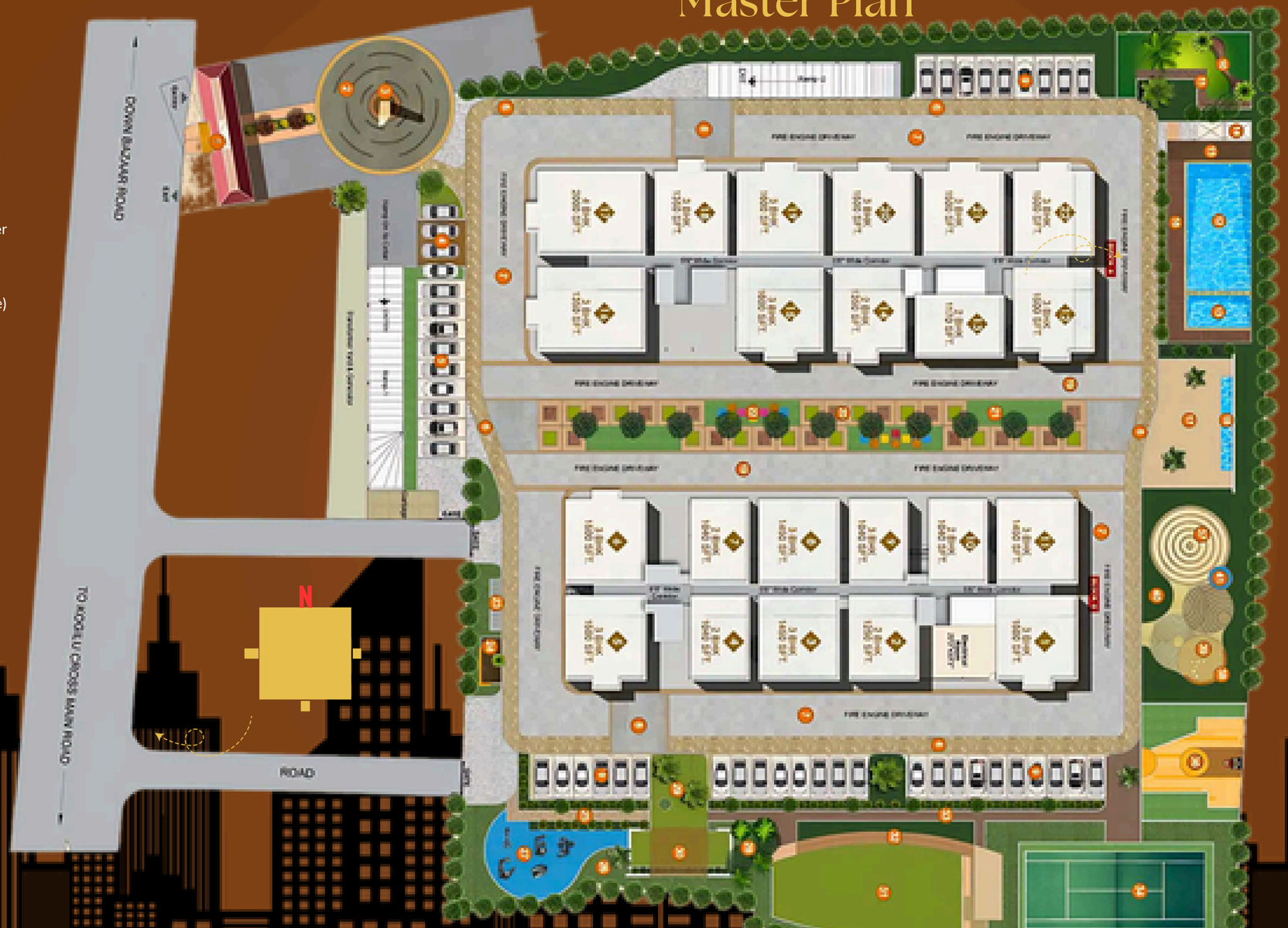
# SHINE ON



# Master Plan

## LEGENDS

1. Entry/Exit With Security Cabin
2. Arrival Court
3. Bus Waiting Area With Shelter
4. Visitor's Parking
5. Pedestrian Pathway (2M Wide)
6. Driveway
7. Building Drop-Off
8. Surface Parking
9. Pet Park With Mound
10. Paw Walk With Gravel Bed
11. Paw Walk with Gravel Bed
12. Main Pool
13. Kids Pool
14. Shade Structure W/Deck
15. Pool Deck
16. Water Feature
17. Tree Court With Informal Seating
18. Skate Plaza
19. Celebration Street With Frp Planting
20. Floor Games




## 40+ GRAND AMENITIES

21. Hopscotch
22. Bicycle Parking
23. Informal Seating Area
24. Herb Garden
25. Reflexology Pathway
26. Therapeutic Garden
27. Gym
28. Tree Plaza
29. Elder's Court With Shade Structure & Feature Wall
30. Multipurpose Lawn With Stage
31. Cricket Ground
31. Stepped Seating
33. Mini Soccer With Box Cricket
34. Badminton Court
35. Basketball Practice Court
36. Rock Climbing Wall
37. Children's Play Area
38. Sand Pit
39. Trampoline
40. Garden

A project by
NS BROTHERS
SLV

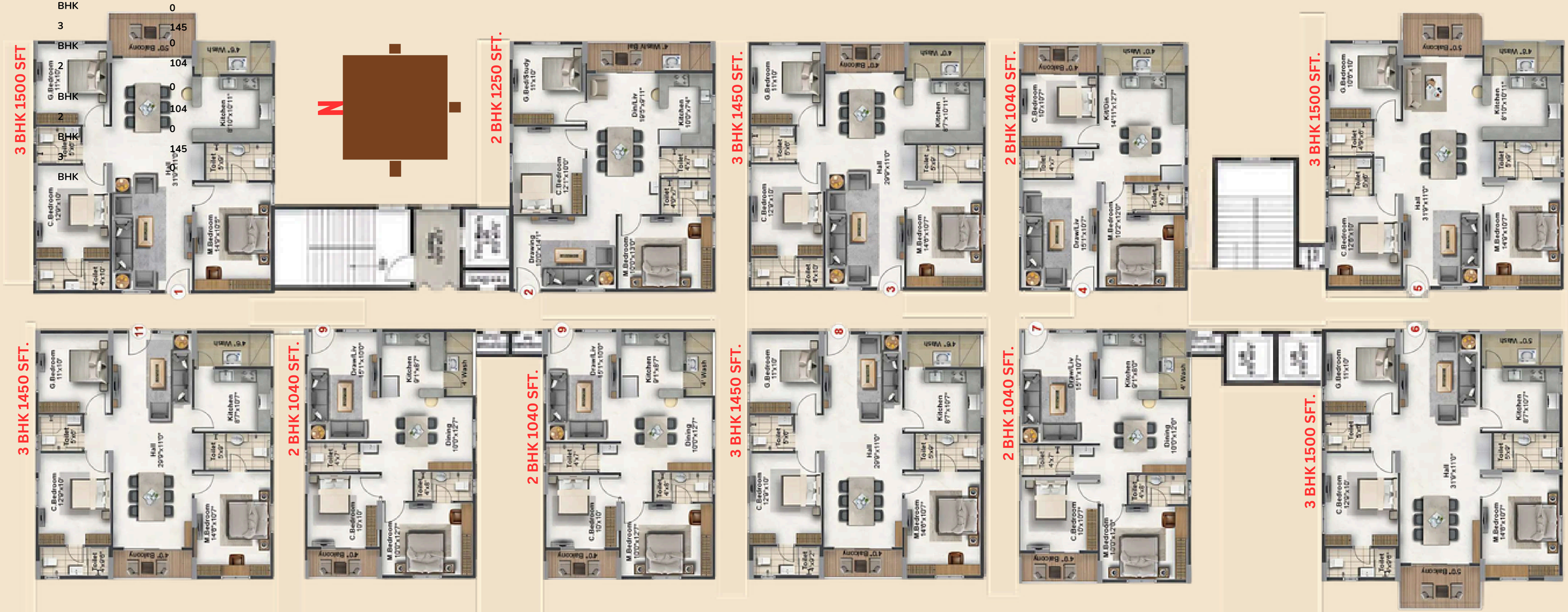
| Flat No. | Type | Facing | Total Saleable Area (Sft) |
|---|---|---|---|
| 1 | 3 BHK | West | 1500 |
| 2 | 2 BHK | West | 1250 |
| 3 | 3 BHK | West | 1450 |
| 4 | 2 BHK | West | 1040 |
| 5 | 2 BHK | East | 1450 |
| 6 | 3 BHK | East | 1500 |
| 7 | 3 BHK | East | 1040 |
| 8 | 3 BHK | East | 1450 |
| 9 | 2 BHK | East | 1040 |
| 10 | 3 BHK | East | 1500 |
| 11 | 3 BHK | East | 1450 |

# TYPICAL FLOOR PLAN
## BLOCK-B



### WHERE SPACES BREATHE WONDERS SHINE

Every square footofyour home at GoldenTowers is thoughtfullydesignedtoinspire. Experience the luxury of spacious living in well-planned flats that offer room for comfort, creativity, and beyond. Embrace a lifestyle full of possibilities and let your home shine as a perfect blend of design and functionality.



GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

BLOCK B

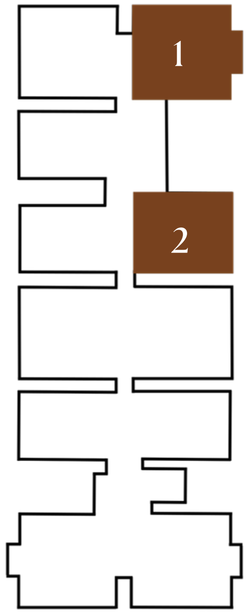
WEST-FACING 1500 SFT

## UNIT 1

### 3 BHK 1500 SFT



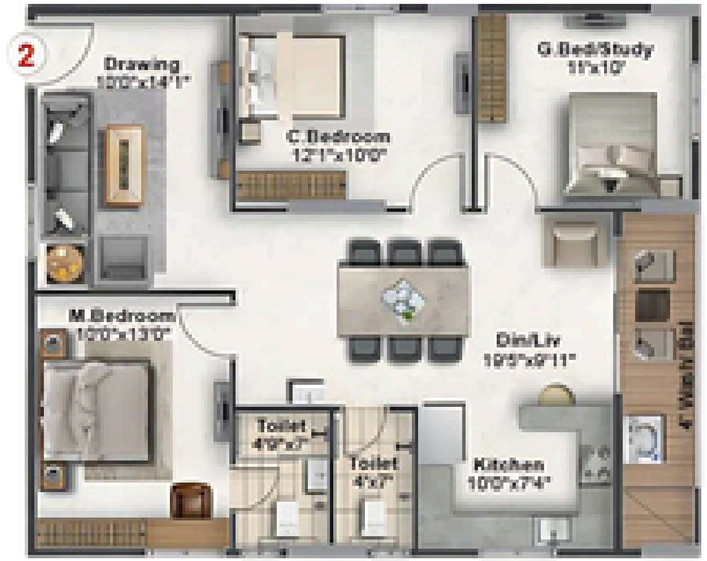

KEY PLAN




WEST-FACING 1250 SFT

## UNIT 2

### 3 BHK 1250 SFT.




### FLOOR PLAN

WEST-FACING - FLATNO.1
3 BHK 1500 SFT





### FLOOR PLAN

WEST-FACING - FLATNO.2
3BHK1250SFT





GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

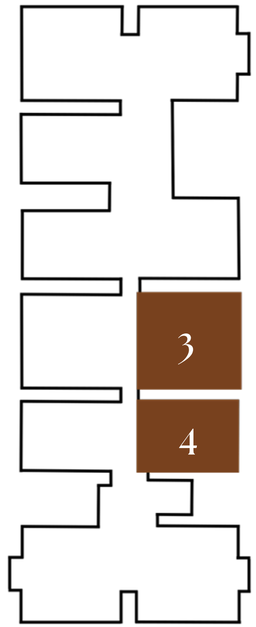
BLOCK B

WEST-FACING 1450 SFT

## UNIT 3

**3 BHK 1450 SFT.**




### FLOOR PLAN

WEST-FACING - FLAT NO. 3
3BHK1450SFT.

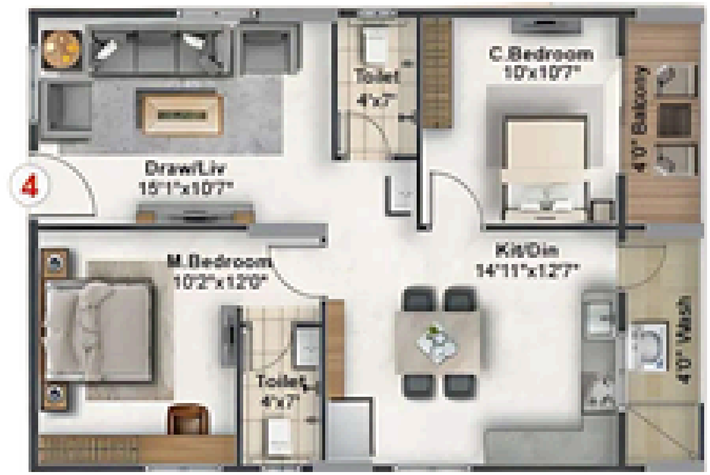




WEST-FACING 1040 SFT

## UNIT 4

**2 BHK 1040 SFT.**




### FLOOR PLAN

WEST-FACING - FLAT NO. 4
2 BHK 1040 SFT.





GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

BLOCK B

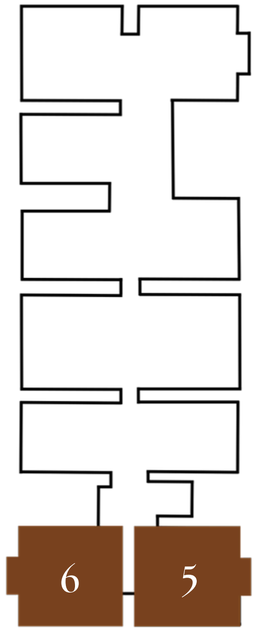
WEST-FACING 1500 SFT

## UNIT 5

**3 BHK 1500 SFT.**




KEY PLAN




WEST-FACING 1500 SFT

## UNIT 6

**3 BHK 1500 SFT.**




### FLOOR PLAN

WEST-FACING - FLAT NO. 5
3BHK1500SFT.





### FLOOR PLAN

WEST-FACING - FLAT NO. 6
3 BHK1500SFT.





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BLOCK B

EAST-FACING 1040 SFT

## UNIT 7

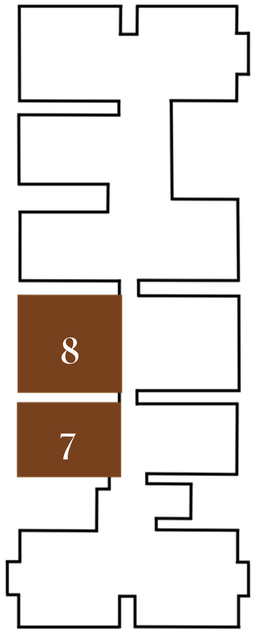
**2 BHK 1040 SFT.**




### FLOOR PLAN

WEST-FACING - FLAT NO. 7
2 BHK1040SFT

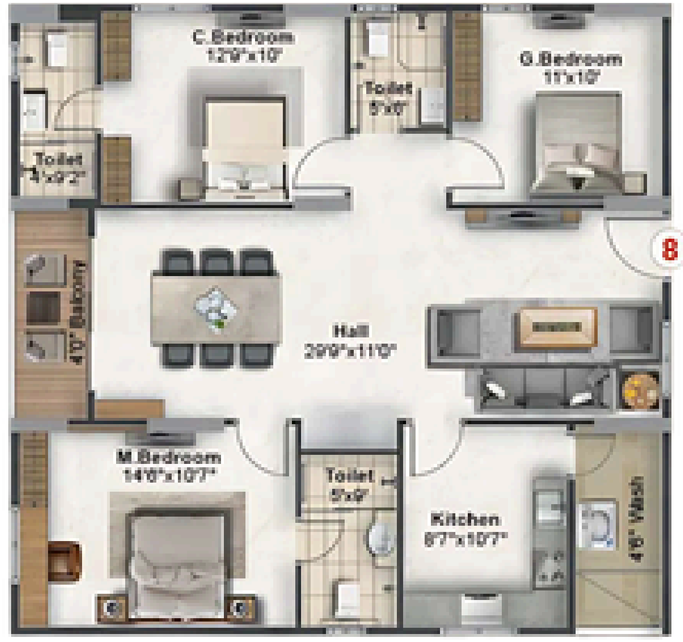
KEY PLAN




EAST-FACING 1450 SFT

## UNIT 8

**3 BHK 1450 SFT.**




### FLOOR PLAN

WEST-FACING - FLAT NO. 8
3 BHK 1450 SFT









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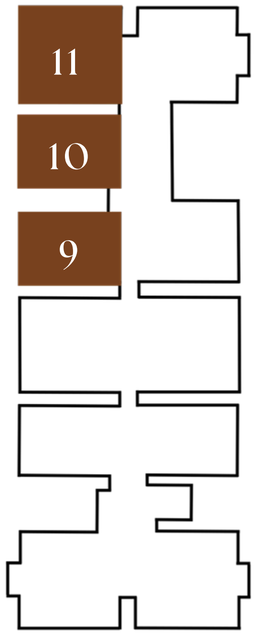
BLOCK B

EAST-FACING 1040 SFT
UNIT 9 & 10

## 2 BHK 1040 SFT.

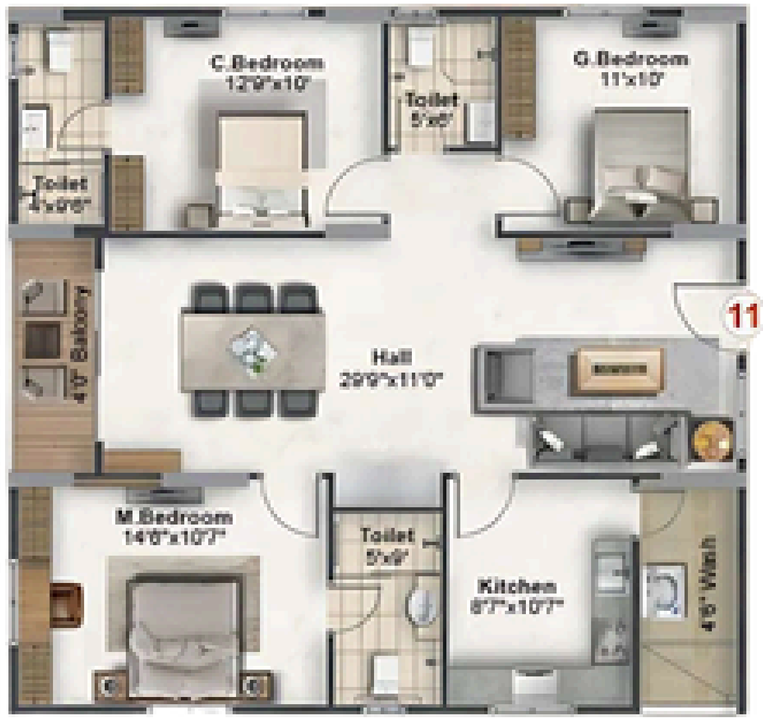



KEY PLAN




EAST-FACING 1450 SFT
UNIT 11

## 3 BHK 1450 SFT.




### FLOOR PLAN

WEST-FACING - FLAT NO. 9,10
2BHK1040SFT.





### FLOOR PLAN

WEST-FACING - FLAT NO. 6
3BHK1450SFT.








GOLDEN TOWERS



GOLDEN TOWERS
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A project by
NS BROTHERS
SLV
Grand Homes for Grand People

# TYPICAL FLOOR PLAN
## BLOCK-A

| Flat No. | Type | Facing | Total Saleable Area (Sft) |
|---|---|---|---|
| 12 | 3 BHK | West | 1500 |
| 13 | 3 BHK | West | 1500 |
| 14 | 2 BHK | West | 1170 |
| 15 | 3 BHK | West | 1350 |
| 16 17 | 3 BHK | East | 1500 |
| 18 19 | 3 BHK | East | 1600 |
| 20 | 3 BHK | East | 1500 |
| 21 | 4 BHK | East | 2000 |
| 22 | 3 BHK | East | 1500 |

LIVE RELAXED IN COMPLETE PRIVACY, SHINE ON.

We have ensured that privac yalwayscomes first when it comes to the thoughtfully- designedapartments at Golden Towers. Your home here will be an individual, standalone unit - as it offers complete seclusion without any shared walls with its neighbouring house. Live peaceful, undisturbed, and in a space crafted just for you





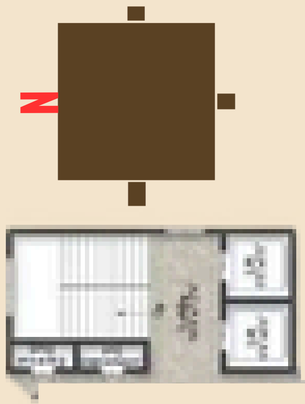

































GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

BLOCK A

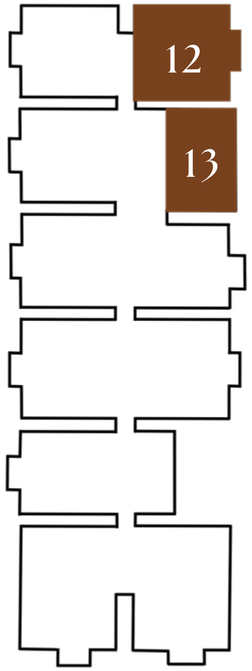
WEST-FACING 1500 SFT
# UNIT 12

## 3 BHK 1500 SFT.



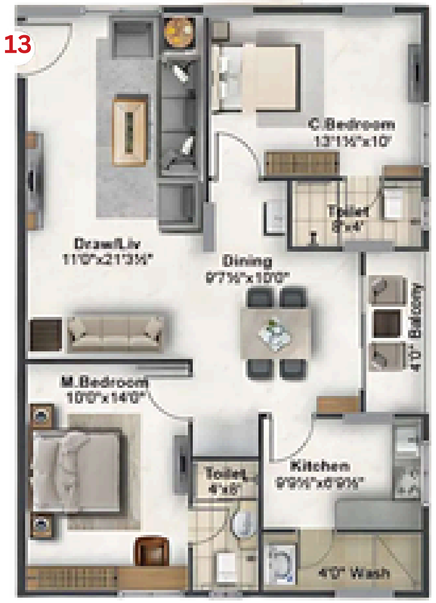

FLOOR PLAN
WEST-FACING - FLAT NO. 12
2 BHK 1040 SFT.

KEY PLAN




WEST-FACING 1170 SFT
# UNIT 13

## 2 BHK 1170 SFT.




FLOOR PLAN
WEST-FACING - FLAT NO. 13
2BHK1170SFT.









GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

BLOCK A

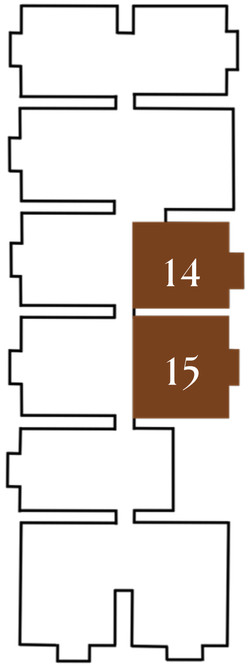
WEST-FACING 1350 SFT

## UNIT 14

### 3 BHK 1350 SFT




KEY PLAN




WEST-FACING 1600 SFT

## UNIT 15

### 3 BHK 1600 SFT




## FLOOR PLAN

WEST-FACING - FLAT NO. 14
3 BHK 1350 SFT

## FLOOR PLAN

WEST-FACING - FLAT NO. 15
3 BHK 1600 SFT









GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

BLOCK A

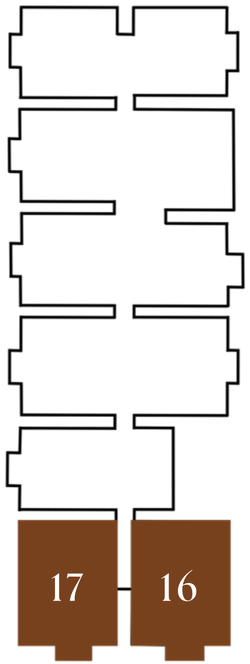
WEST-FACING 2000 SFT

# UNIT 16

**4 BHK 2000 SFT.**



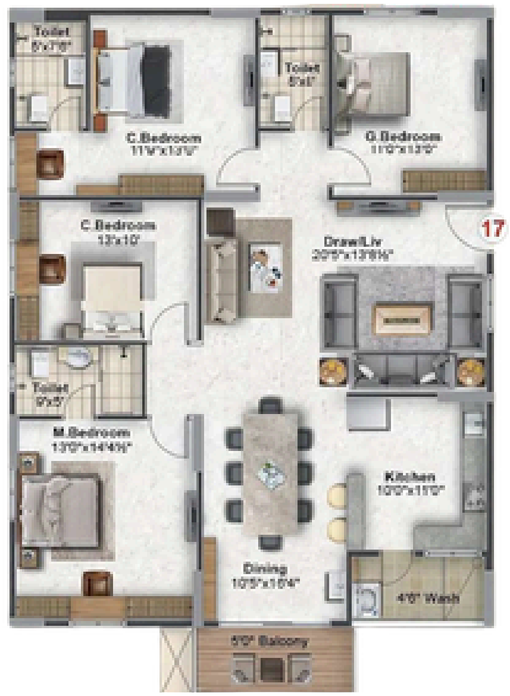

KEY PLAN




WEST-FACING 2000 SFT

# UNIT 17

**4 BHK 2000 SFT.**




## FLOOR PLAN

WEST-FACING - FLAT NO. 16
4 BHK2000SFT.





## FLOOR PLAN

EAST-FACING - FLAT NO. 17
4 BHK 2000 SFT.





GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

BLOCK A

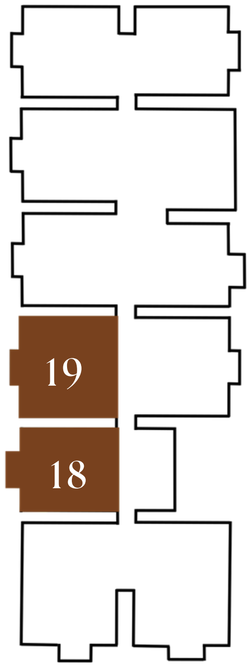
EAST-FACING 1350 SFT

## UNIT 18

**3 BHK 1350 SFT.**




KEY PLAN




EAST-FACING 1600 SFTT

## UNIT 19

**3 BHK 1600 SFT.**




### FLOOR PLAN

EAST-FACING - FLAT NO. 18
3 BHK 1350 SFT.





### FLOOR PLAN

EAST-FACING - FLAT NO. 19
3 BHK1600SFT.



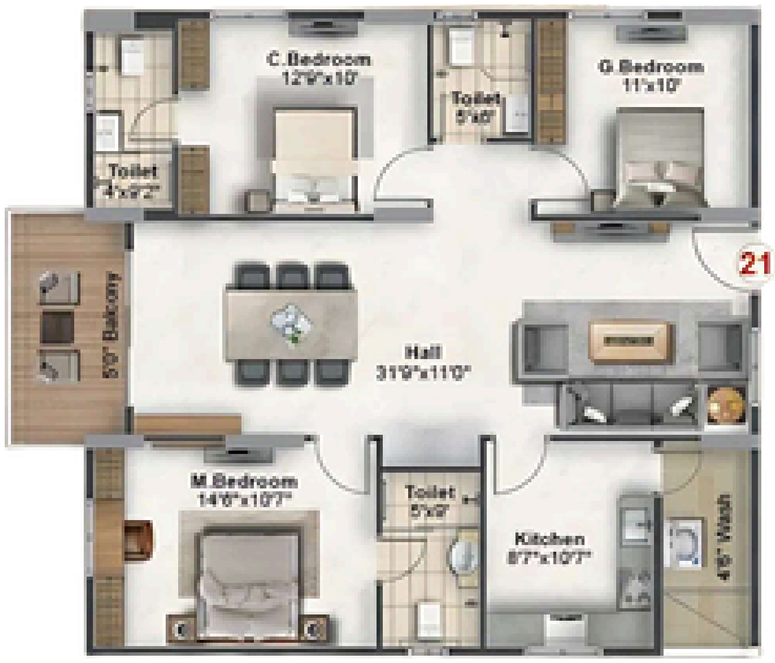


GOLDEN TOWERS
BEAUTIFUL PLACE TO LIVE

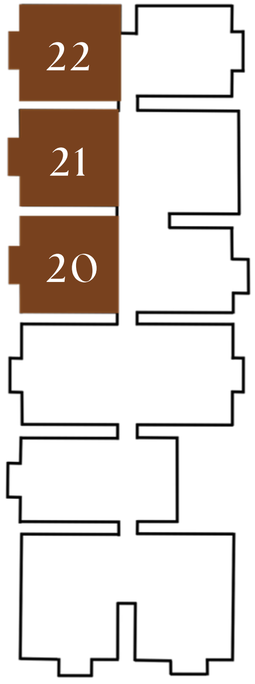
BLOCK A

EAST-FACING 1350 SFT
## UNIT 20 & 21

**3 BHK 1500 SFT.**

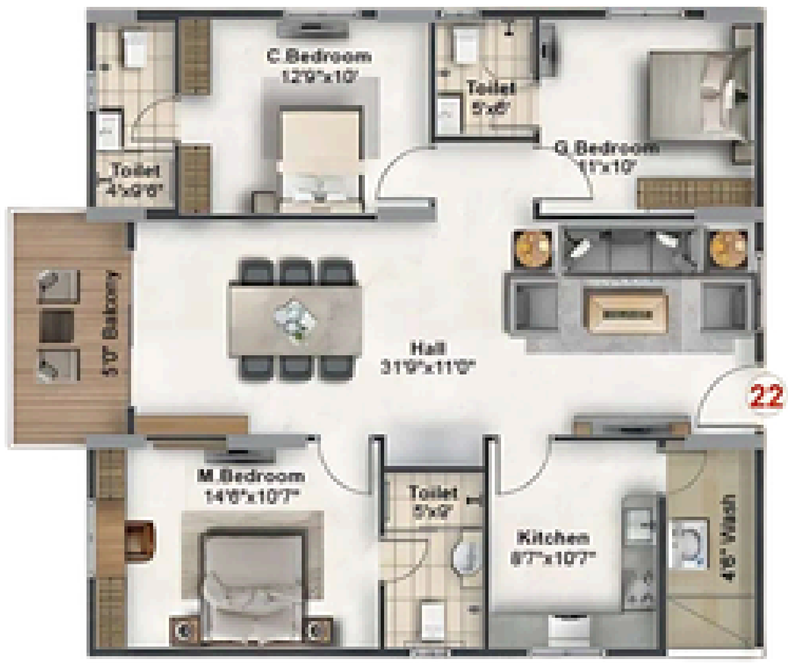



KEY PLAN




EAST-FACING 1600 SFTT
## UNIT 22

**3 BHK 1500 SFT.**




### FLOOR PLAN
EAST-FACING - FLAT NO. 20, 21
3 BHK 1500 SFT.





### FLOOR PLAN
EAST-FACING - FLAT NO. 22
3BHK1500SFT.





WHERE COMFORT MEETS
ELEGANCE IN EVERY SPACE.

# Children Play Area

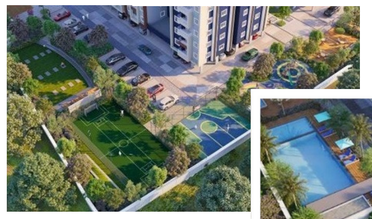
Asafe andvibrant space designedfor endless fun, where kids can play,explore,and create joyful memories in a secure environment.



AMINITYES GRAND

# ENTRY AND EXIT

- ✅Gated Entry with 24/7 Security
- ✅ Separate Entry & Exit Points for Efficient Traffic Flow
- ✅ Boom Barriers & RFID Access for Residents
- ✅ Visitor Management System for Added Security
- ✅ Well-Lit Driveways & Pedestrian-Friendly Access







Main Pool

Kids Pool

# Swimming Pool

Enjoy aluxurious main pool for relaxation andfitness, while thekids' pool offers a safe and fun space for little swimmers to splash and play.





# OUTDOOR GYM

Enjoyafull-bodyworkoutintheopenair with eco-friendly fitness equipment. Boost strength, flexibility, and wellness—right in your community!

- 🌿 Workout in Nature – Breathe fresh air while staying active
- 💪 Full-Body Exercise – Strength, cardio, and flexibility in one space
- 🏋️ Modern Equipment – Pull-up bars, leg press, elliptical & more
- 🏡 Community Fitness – Stay motivated with group workouts
- 🌍 Eco-Friendly – No electricity, just pure energy!








STEP INTO A WORLD OF
SPACIOUS LIVING.

# BOX CRICKET & BASKET BALL







## Multipurpose Lawn – A Space for All Activities 🌿

- Relax & Rejuvenate – Perfect for yoga, picnics, and gatherings
- ⚽ Play & Sports – Ideal for football, badminton, and outdoor games
- 🎭 Events & Functions – Host celebrations and social gatherings
- 🏡 Green & Serene – Enhances community living with natural beauty

## Hopscotch – Fun & Fitness for Kids

- 🎯 Engaging Play – Classic game for endless fun
- 🩰 Active Learning – Improves balance, coordination & agility
- 🏡 Safe & Colorful – Designed for joyful outdoor experiences
- Community Bonding – Brings kids together for social play

# Visitors Parking Area
# Bus Waiting Area

Awell-shelteredbus waitingareaensures comfortand convenience, while a spacious visitors' parking provides hassle-free and secure access for your guests.



# PROJECT SPECIFICATION

STRUCTURE

RCC-framed structure.

BRICKWORK & PLASTERING

External Walls:With9" thickAAC blocks and double-coat cement plastering with sponge finish.
Internal Walls: With 4" thick AAC blocks and single-coat cement plastering with sponge finish.

FLOORING

2x4vitrified tile flooring for hall bedrooms, dining and kitchen with rustic ceramic tiles in balconies and anti-skid tiles in toilets.

KITCHEN

No platform or dado will be provided
Provision for municipal water and treated water:
Provision for RO system, exhaust fan and chimney.

ELECTRICAL

Wires: Fire-retardant copper wires of Polycab/V-Guard or equivalent make. Switches: Modular switches and Sockets of Legrand/Schneider or equivalent make. Power Plugs: For AC in all bedrooms, living For TV in Drawing. Living and Master Bedroom with provision for cable/dish TV For geyser in all bathrooms For chimney, refrigerator, microwave oven, mixer/grinder in kitchen For washing machine in utility Three-phase supply for each fat. Legrand/Schneider make distribution board with MCBs in all Rats. Power Backup: 100% generator backup

For common areas.

PAINTING

External: Texture/ Putty finish with 2 coats of exterior emulsion paint of Asian/Berger or equivalent make, over a coat of primer
Internal: Smooth luppam finish with 2 coats of premium emulsion paint of Asian/Berger or equivalent make, over a coat of primer

BATHROOMS

Sanitary: Kohler/Cera or equivalent reputed make wash basin and wall hung EWC with concealed Alush tank.
Faucets: Kohler/Cera or equivalent reputed make.
Provision for geysers in all bathrooms.

DOORS

All doors are of engineered wood frames with designer veneer Aush shutters, finished with melamine polish and fitted with reputed make hardware.

COMMUNICATION:

Intercom facility toall units connecting security and neighborhood.
Provision for Internet connection and telephone point in living room.

GENERAL

Hydro-Pneumatic System for even pressure water supply at all Roors.
Sewage Treatment Plant of adequate capacity.

WINDOWS

Windows:UPVC sliding shutters with mosquito mesh and designer MS painted grills

SECURITY

Sophisticated round-the-clock security system.
Surveilance camerasatappropriate locations for monitoring

NOTE

1) Registration Charges, GST or any other taxes applicable as per government norms to be bome by customers only. 2) Corpus fund and maintenance charges shall be payable at the time of Registration 3) User charges for Amenities, DG power, Water LPG shall be payable on monthly basis after handing over the project in addition to general maintenance charges.

TILE CLADDING

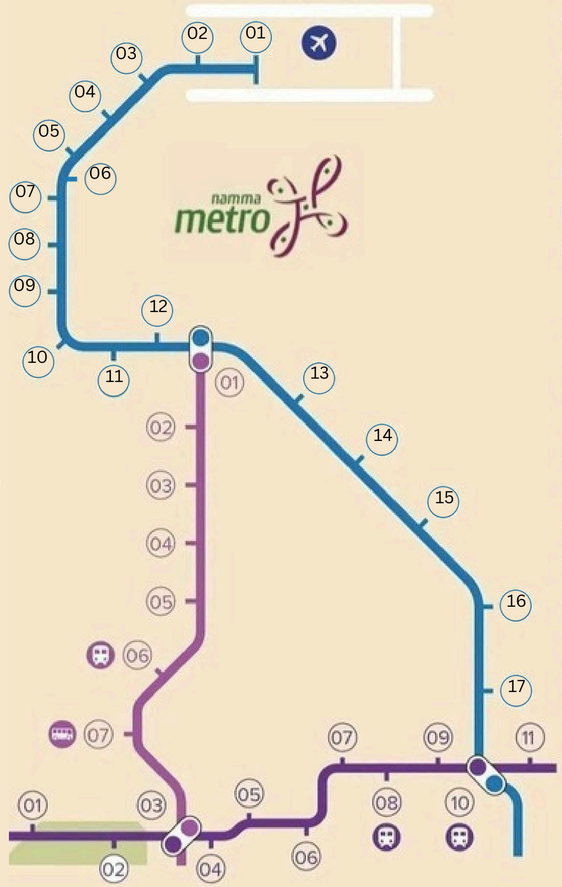
Bathrooms: 600 x 600 mm size GVT tile dado of up to 7 height.
Utilities: 300 x 600 mm size glazed ceramic tile dado up to 3" height

UTILITY

Provision for washing machine.
one tap in wet area for washing utensils.

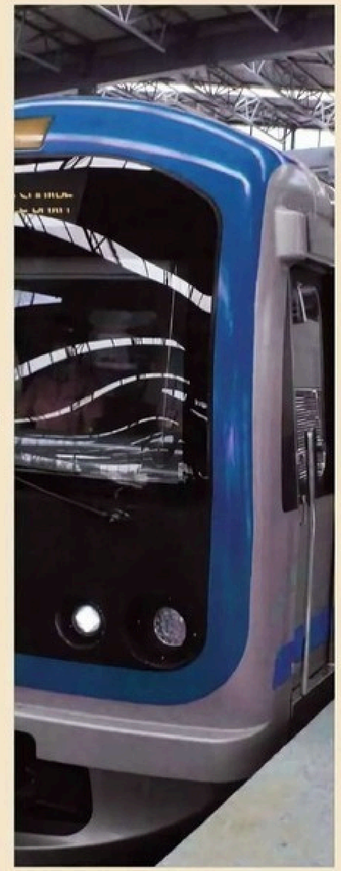
# METRO LINE

**01.** KIA Terminals
**02.** Airport City
**03.** Doddajala
**04.** Bettahalasuru
**05.** Bagalur Cross
**06.** Kogilu Cross
**07.** Yelahanka
**08.** Jakkur Cross
**09.** Kodigehalli
**10.** Hebbal
**11.** Kempapura
**12.** Veeranna Palya
**13.** HBR Layout
**14.** Kalyan Nagar
**15.** HRBR Layout
**16.** Horamavu
**17.** Kasturi Nagar




**01.** Nagawara
**02.** Kadugondanahlli
**03.** Venkateshapura
**04.** Tannery Road
**05.** Pottery Town
**06.** Cantonment
**07.** Shivajinagar

**01.** Dr. B.R. Ambedkar Vidhana Soudha
**02.** Cubbon Park
**03.** Mahatma Gandhi Road
**04.** Trinity Circle
**05.** Halasuru
**06.** Indiranagar
**07.** Swami Vivekananda Road
**08.** Baiyyappanahali
**09.** Benniganahalli
**10.** Krishnaraja Puram
**11.** Mahadevapura



# Prime Location
# Where Convenience Meets Luxury

**SLV Golden Towers boasts anunbeatable location in one ofthecity's most vibrant and upscale neighborhoods. Positioned in a thriving commercial hub, it offers seamless connectivity to key business districts, making it an ideal choice for professionals and families alike. Enjoy the convenience of world-class educational institutions, top-tier healthcare facilities, luxurious hotels, and fine dining restaurants—all within close proximity. With easy access to entertainment hotspots and lifestyle attractions, SLV Golden Towers ensures a premium living experience where every necessity and indulgence is just moments away.**

## HOSPITALS

- AsterCMI
- Columbia Asia
- Cytecare
- Navachetana

## MALLS

- Gelleria Mall
- Mall of Asia

## SHOPPING

- BigBazaar
- Heritage
- Relience Supermarket
- Royalmart Supermarket
- More Mega Mart

## IT PARKS

- Manyata Embassy Business Park
- Bagmane Sierra Business District
- North Gate Business Park - Phase 1 & 2
- Sattva Horizon
- Embassy Business Hub
- CapitaLand IT Park

- Jakkur Aerodrome (for microlight flying)

## SCHOOL & COLLEGES

- BMSIT College
- Canadian International School
- Vishwa Vidyapeeth
- Ryan international School
- Mallya Aditi International School
- Nagarjuna Vidyanikethan
- Nitte International School
- Presidency School
- Vidyashilp Academy
- Chrysais High
- National Public School
- VIBGYOR





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Grand homes for Brand People

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