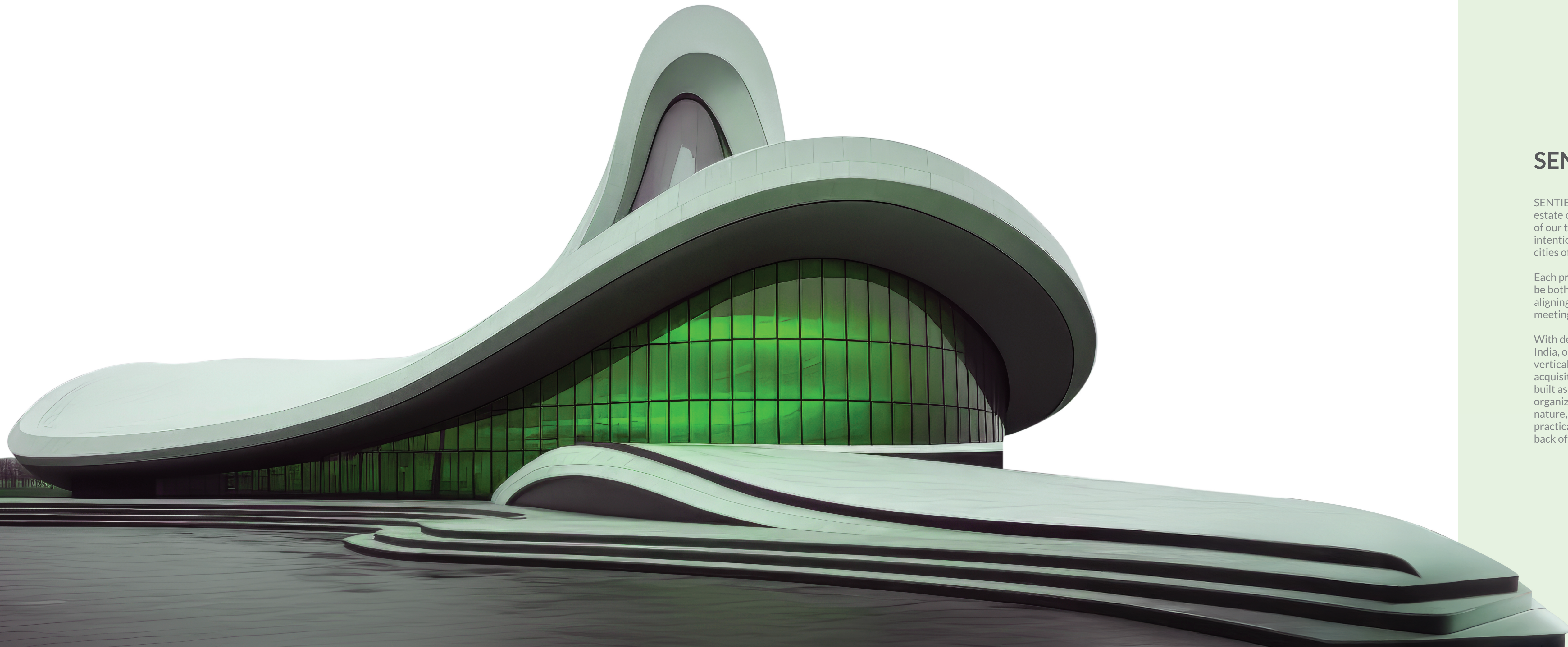




HEAVIE EDEN

by
SENTIENT



SENTIENT

SENTIENT was born to reimagine how real estate can rise to meet the evolving needs of our time. We aim to build sustainably, intentionally, and intelligently, shaping the cities of tomorrow.

Each project we undertake is designed to be both functional and future-ready, aligning with the earth's rhythm, while meeting modern needs.

With decades of experience across South India, our team has worked across every vertical of the industry. From land acquisition to construction, Sentient is built as a lean, agile, and resilient organization. Our philosophy is rooted in nature, guided by design, and backed by practical expertise. We know land, like the back of our hand.

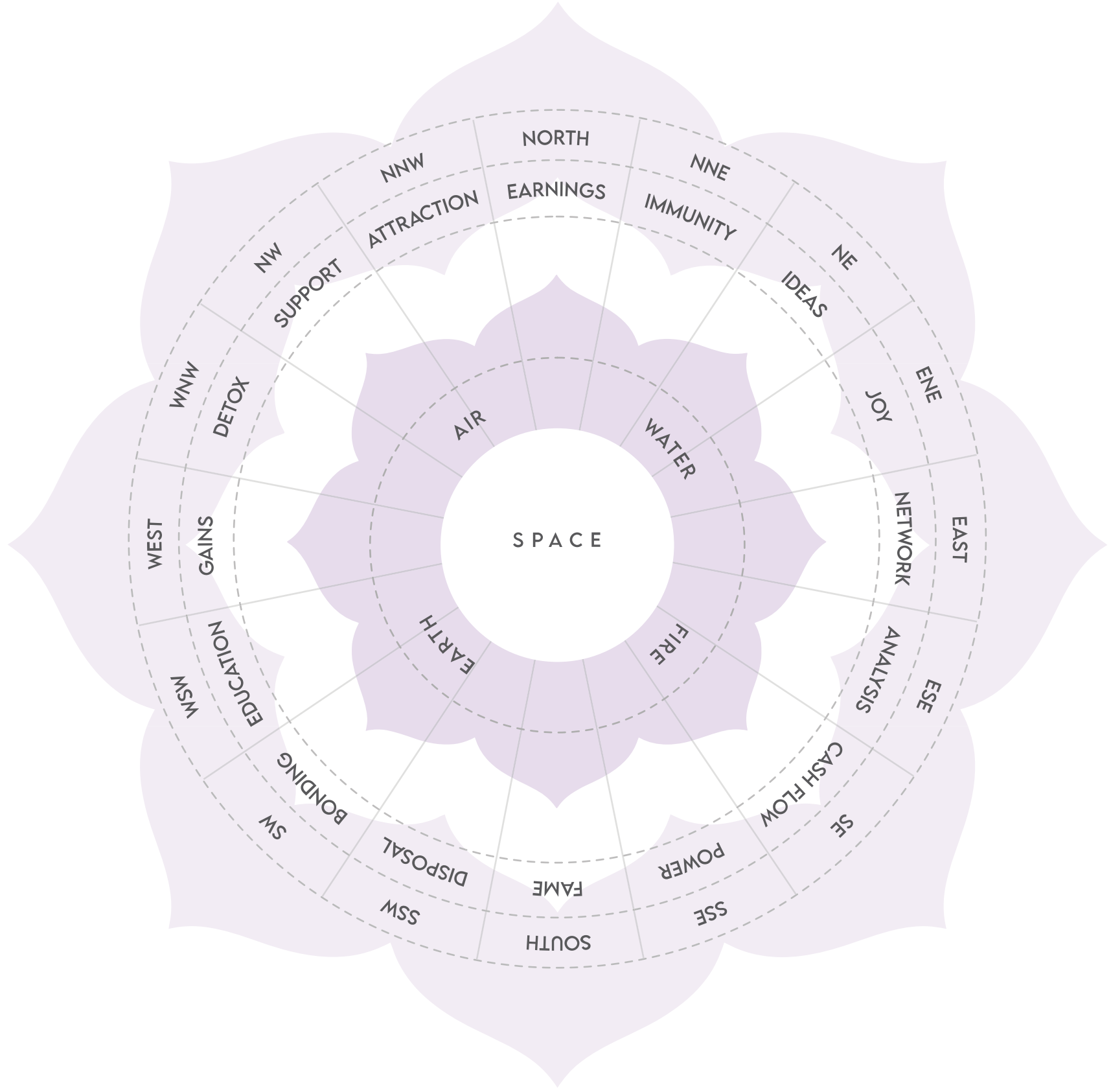


Boutique Homes for Balance, Breeze, Light

Heavie Eden by Sentient is a boutique IGBC certified 2BHK community, thoughtfully designed to offer balance, breezy interiors, and sustainable living.

With just 28 homes, Heavie Eden by Sentient ensures privacy, harmony, and attention to detail. From rooftop bonfires to Vaastu-aligned layouts, every element speaks of care, calm, and connection - an elevated experience crafted for your life's next chapter.

Vaastu to Balance the Five Elements



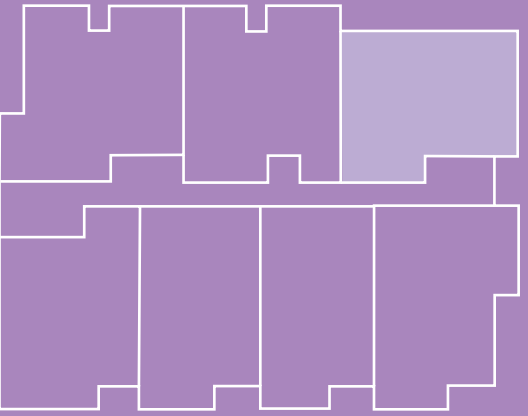
Spacious Living, Thoughtfully Planned



TYPICAL FLOOR PLAN - 2BHK

SERIES.....TYPE 1

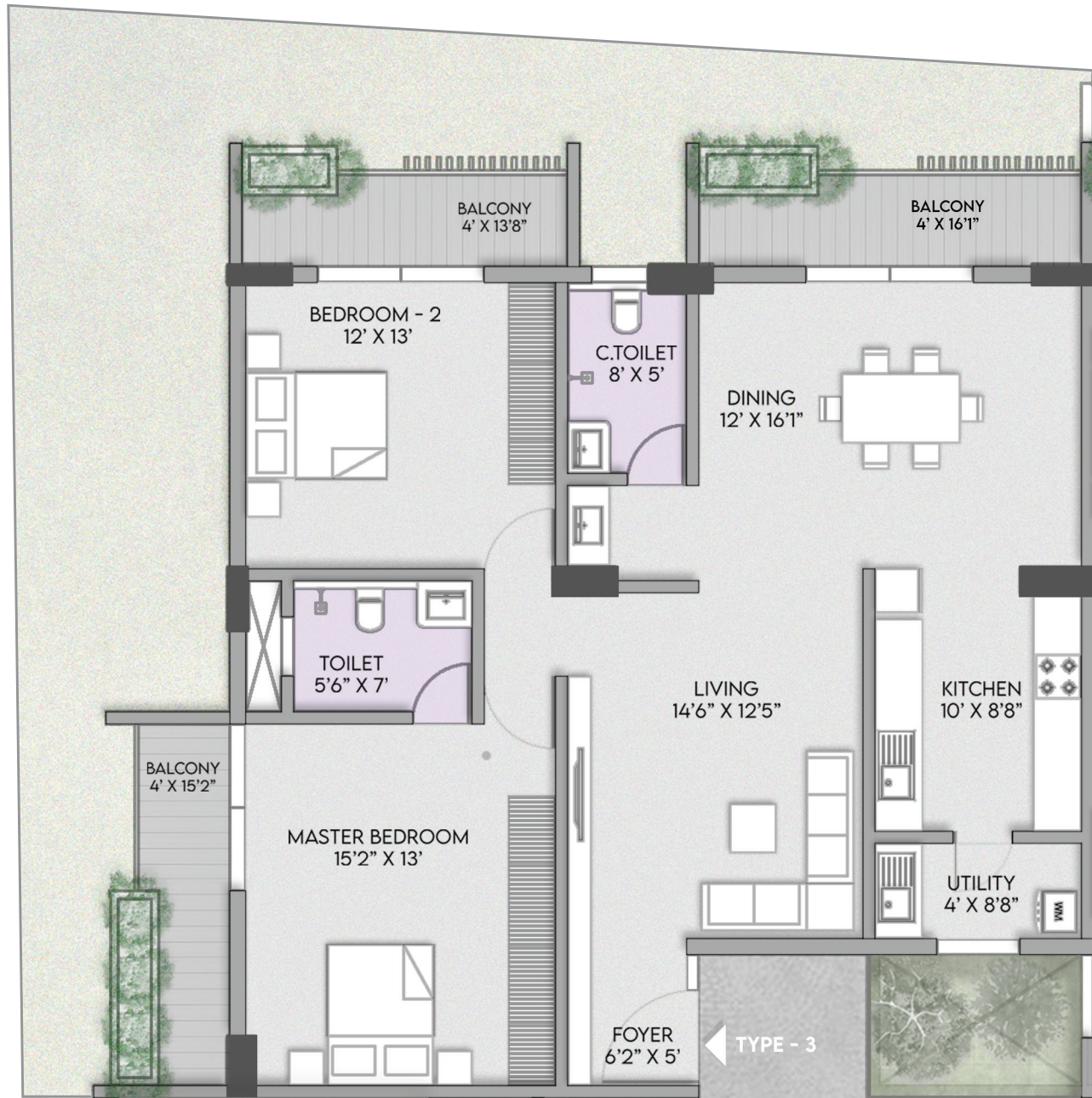
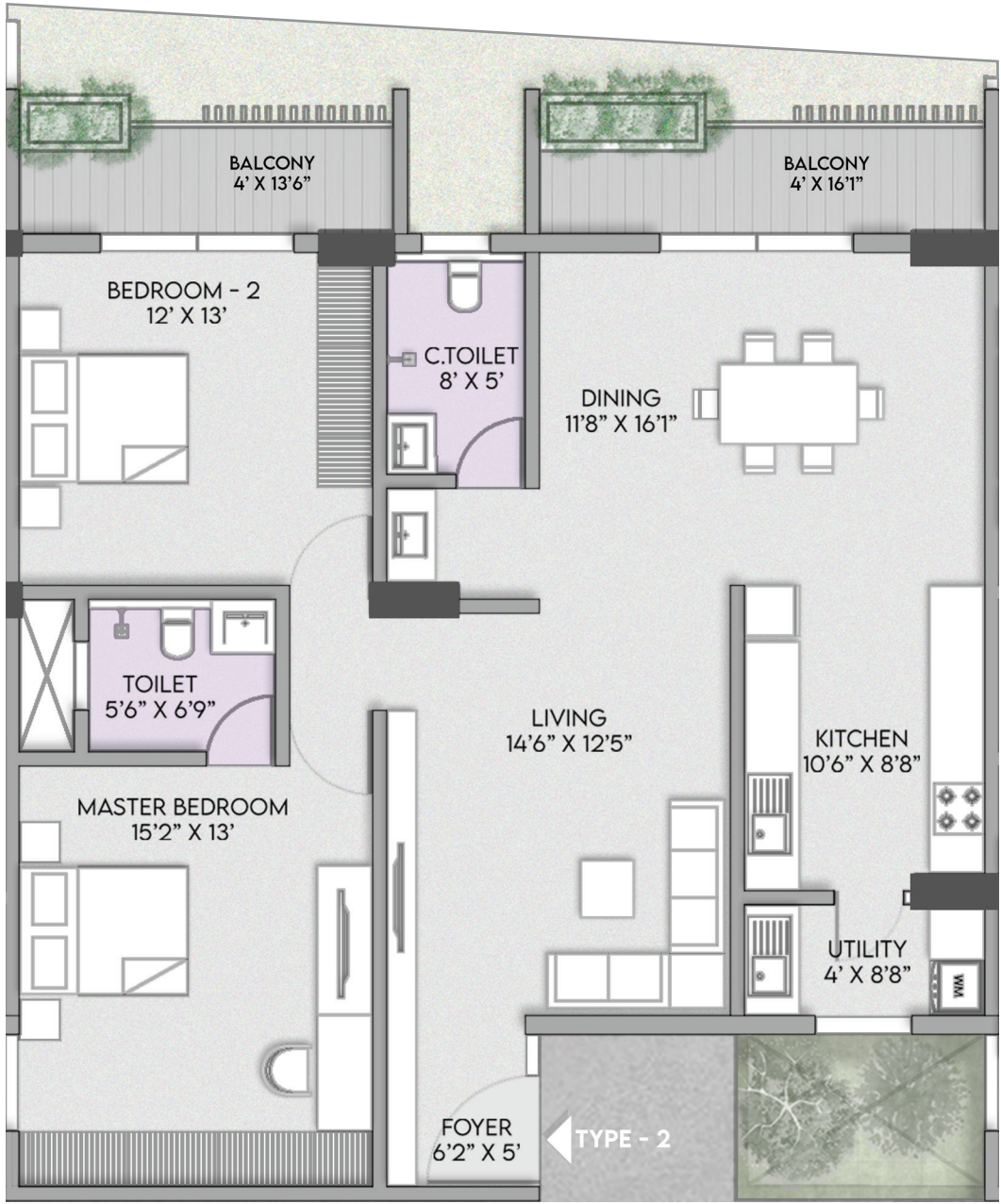
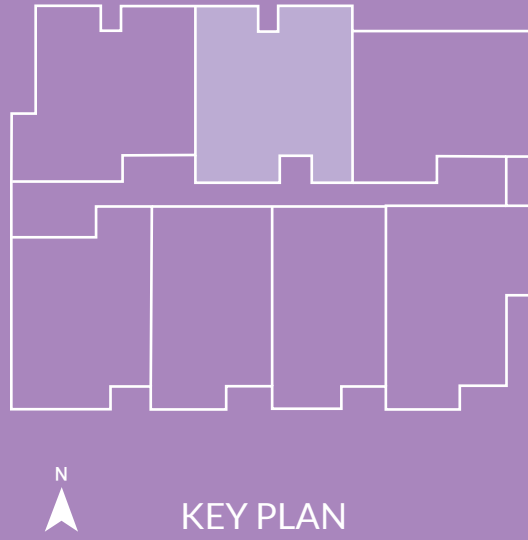
SBUA.....1524 SFT



KEY PLAN

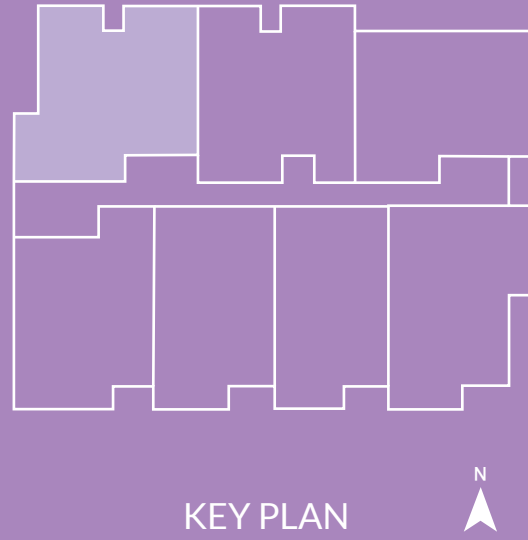
TYPICAL
FLOOR PLAN - 2BHK

SERIES.....TYPE 2
SBUA.....1542 SFT



TYPICAL
FLOOR PLAN - 2BHK

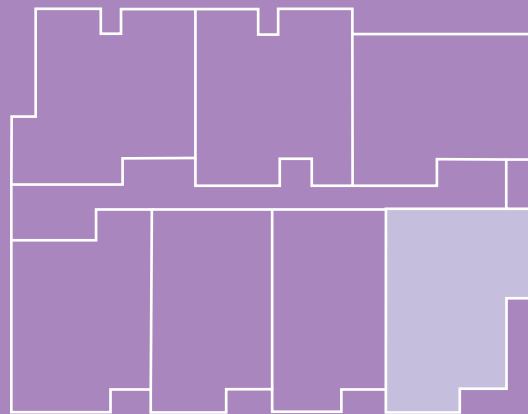
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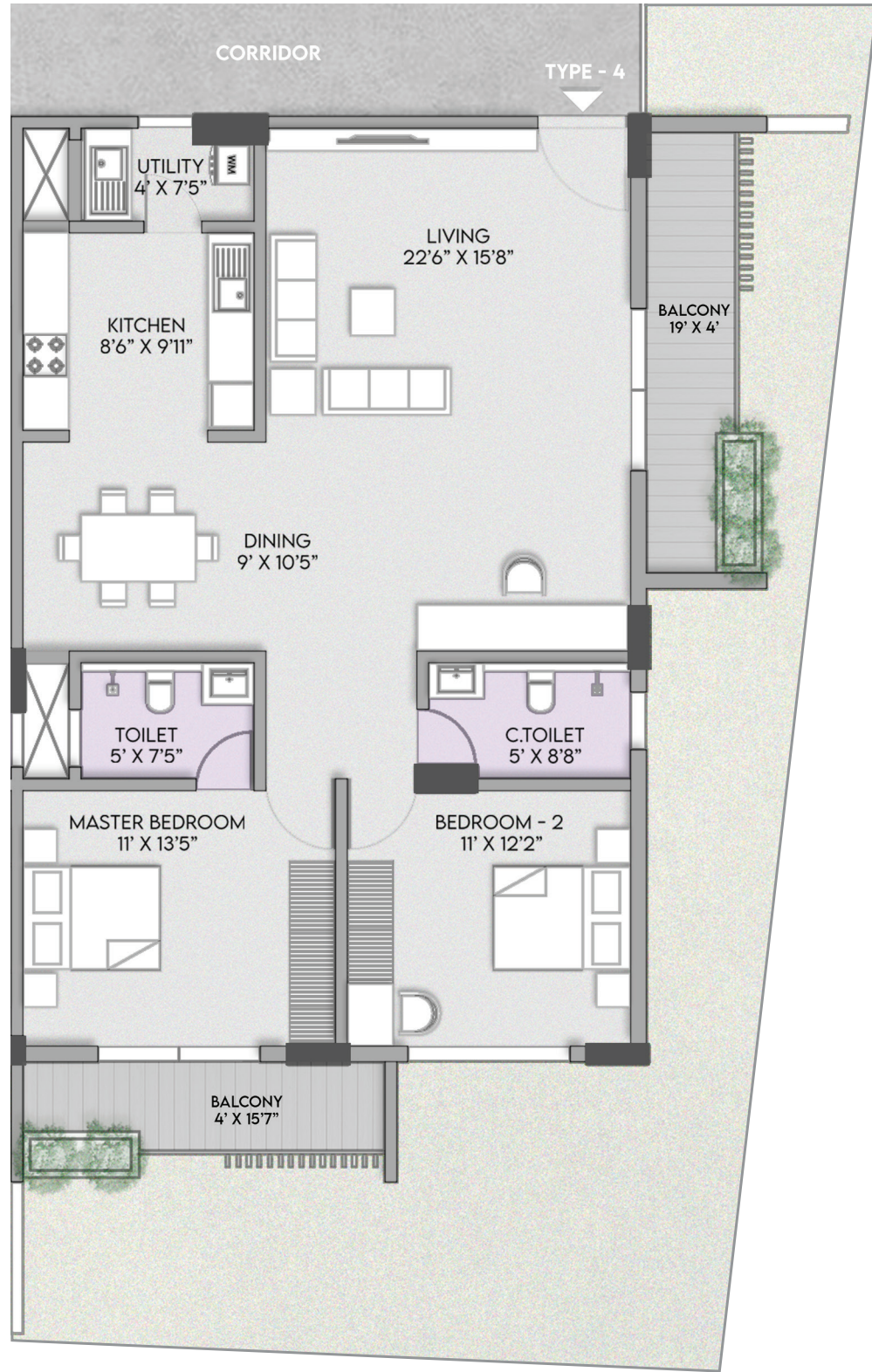
TYPICAL
FLOOR PLAN - 2BHK

SERIES.....TYPE 4

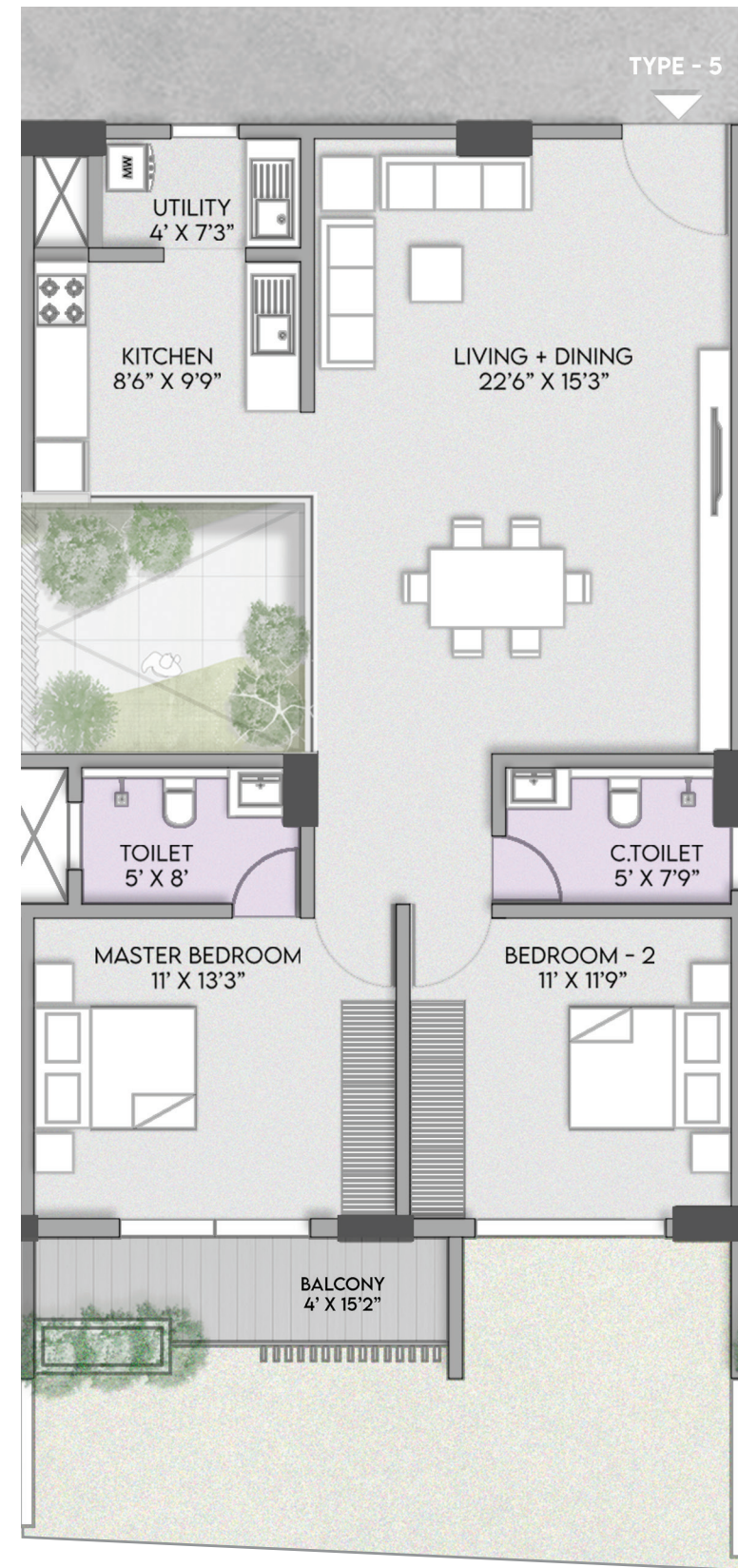
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KEY PLAN



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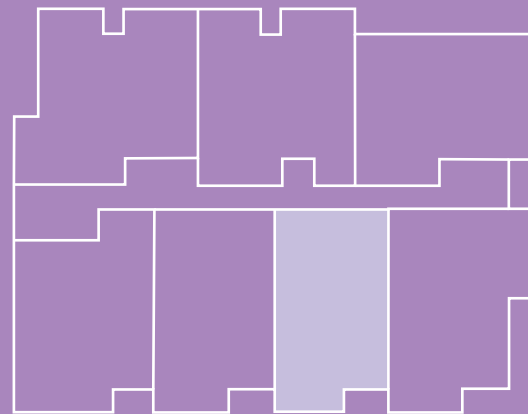
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TYPICAL
FLOOR PLAN - 2BHK

SERIES.....TYPE 5

SBUA.....1255 SFT

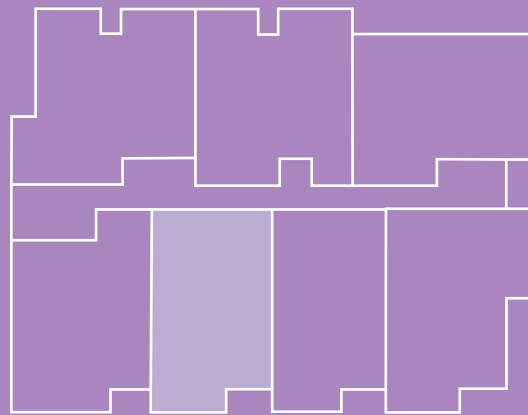


KEY PLAN

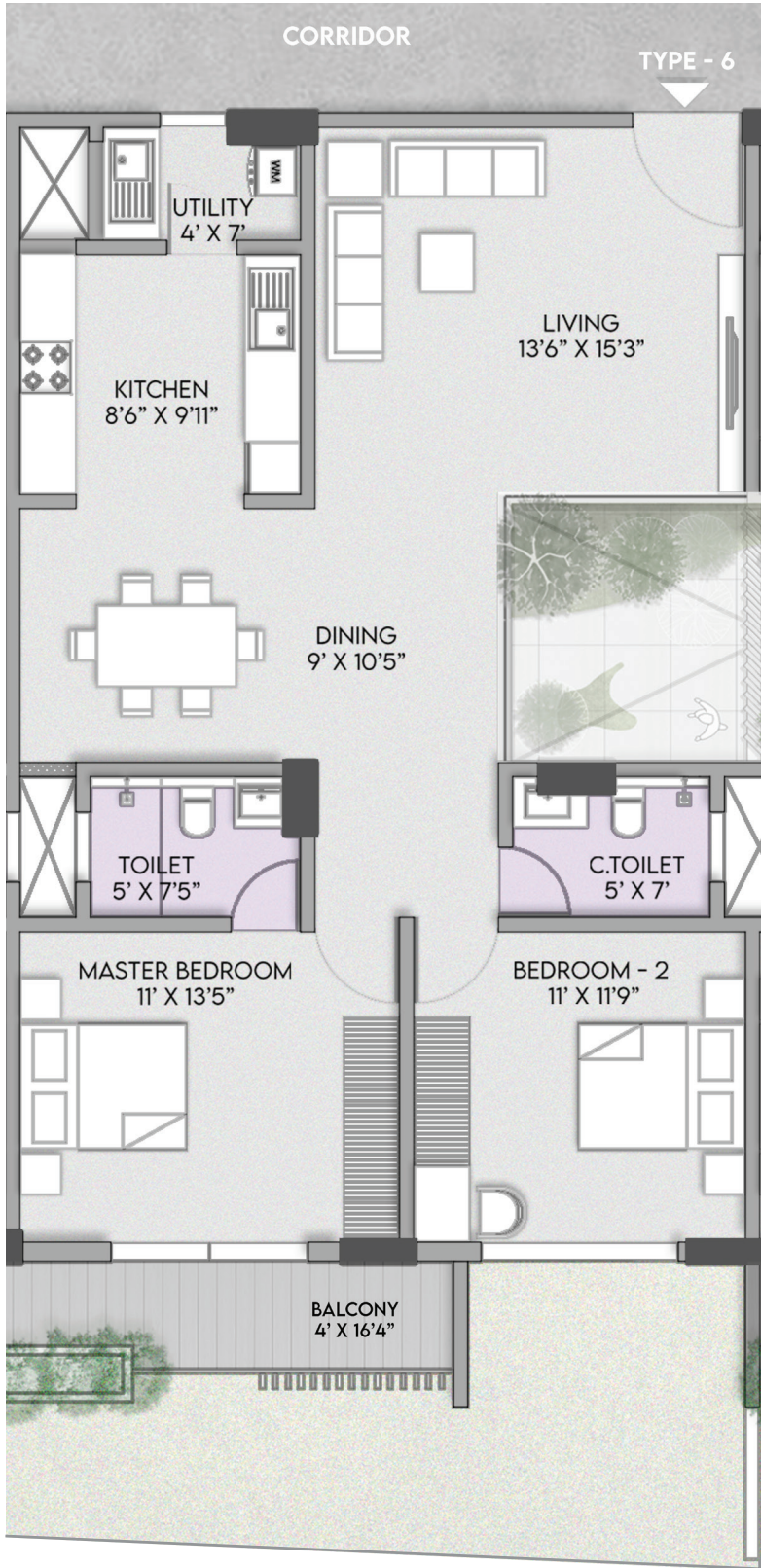
TYPICAL
FLOOR PLAN - 2BHK

SERIES.....TYPE 6

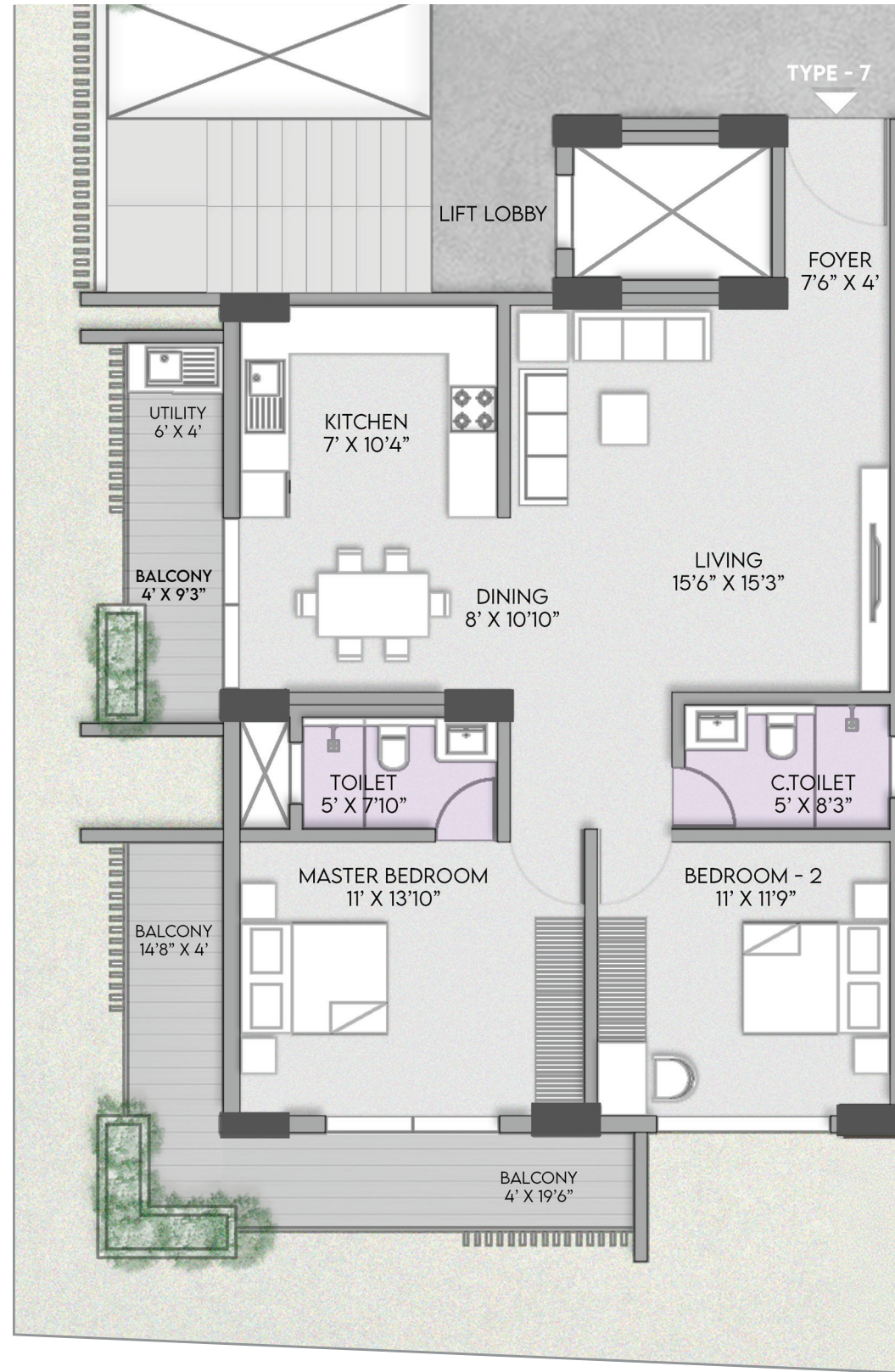
SBUA.....1279 SFT



KEY PLAN



N



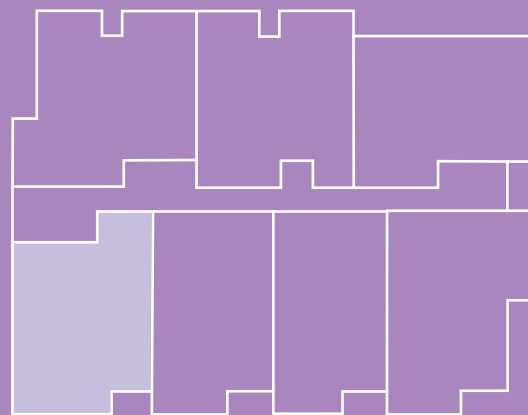
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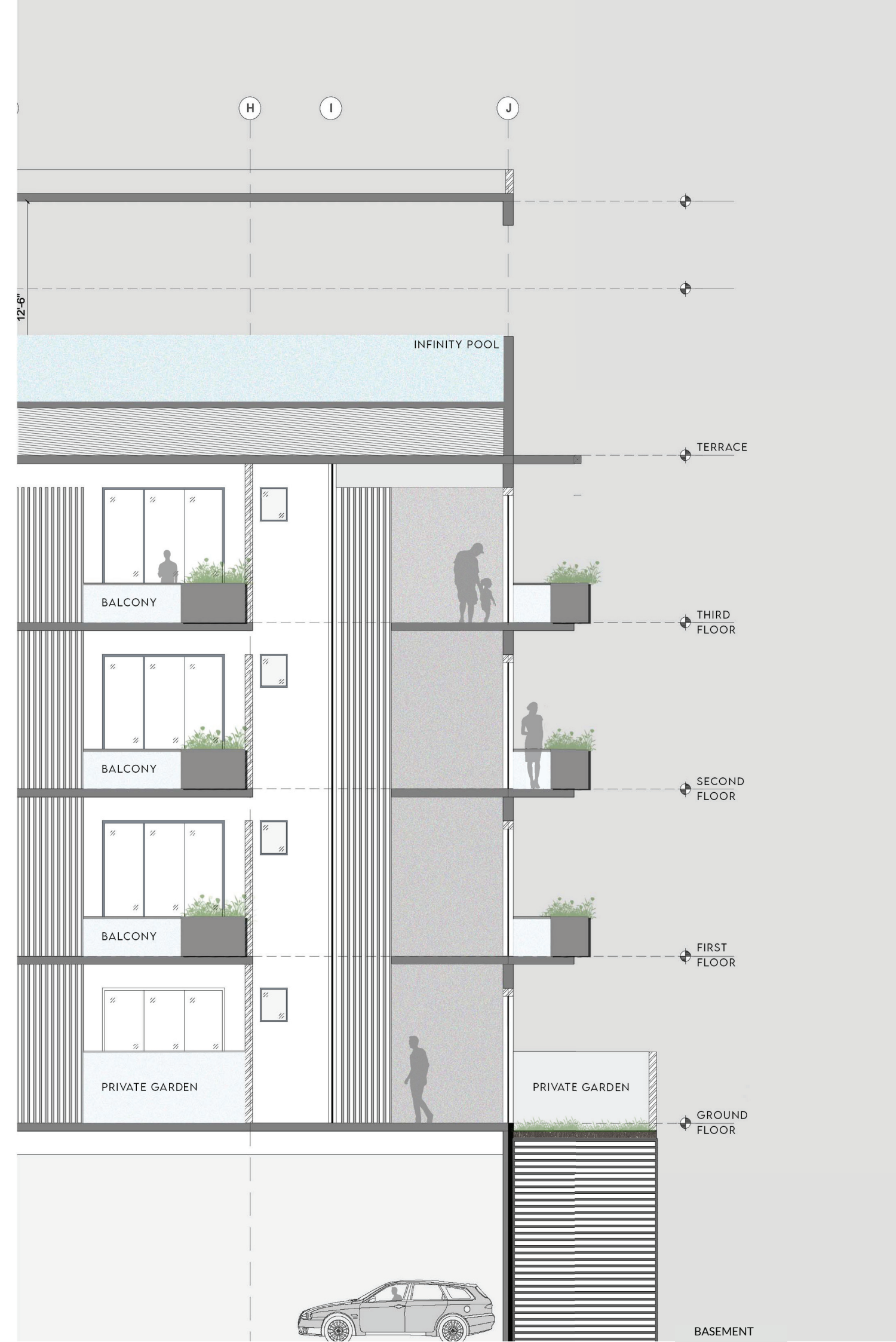
TYPICAL
FLOOR PLAN - 2BHK

SERIES.....TYPE 7

SBUA.....1413 SFT



KEY PLAN



What Sets Eden Apart

- **SPACIOUS RESIDENCES**
Large 2BHK homes with the openness and comfort typically found in 3BHK layouts.
- **PRIME LOCATION**
Located on the rapidly appreciating Sarjapur Road, Eden offers both excellent connectivity and investment potential.
- **GREEN LIVING**
IGBC-certified design that makes sustainable living feel effortless, every day.
- **EXCLUSIVE COURTYARD UNITS**
Select residences feature private courtyards, blending indoor comfort with outdoor serenity.
- **COMMUNITY-ORIENTED DESIGN**
Low-rise G+3 development fostering intimate community living.
- **SUPERIOR CONSTRUCTION QUALITY**
Built with meticulous attention to durability, safety, and long-term value.
- **PREMIUM FIXTURES**
Branded faucets and fittings that reflect both elegance and reliability.
- **ATTENTION TO DETAIL**
Meticulous detailing across design and execution, crafted with care and precision.
- **VAASTU COMPLIANCE**
Vaastu-aligned planning to support harmony, wellbeing, and positive energy flow.
- **SMART PARKING**
14-foot basement height to accommodate stacked parking efficiently.

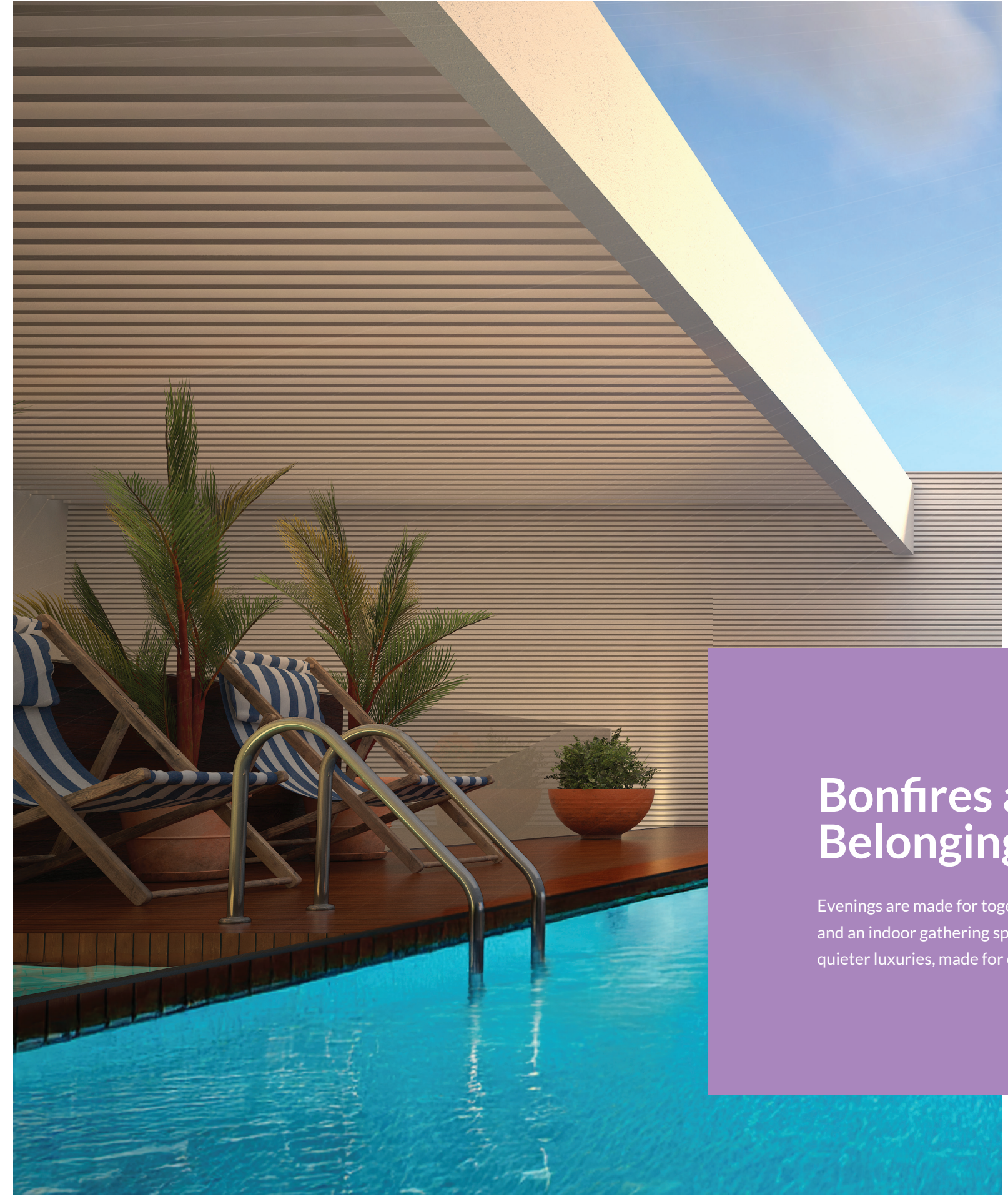


Live Large, Breathe Deep

Experience larger layouts 2BHK homes with the generous proportions of up to 1653 sqft. East and north-facing options invite optimal daylight for everyday comfort.

Quietly Elevated Design

In a low-density G+3 boutique community of 28 exclusive homes, every interior is meticulously designed. Wide windows, clean lines, and easy flow create spaces that feel quietly elevated.

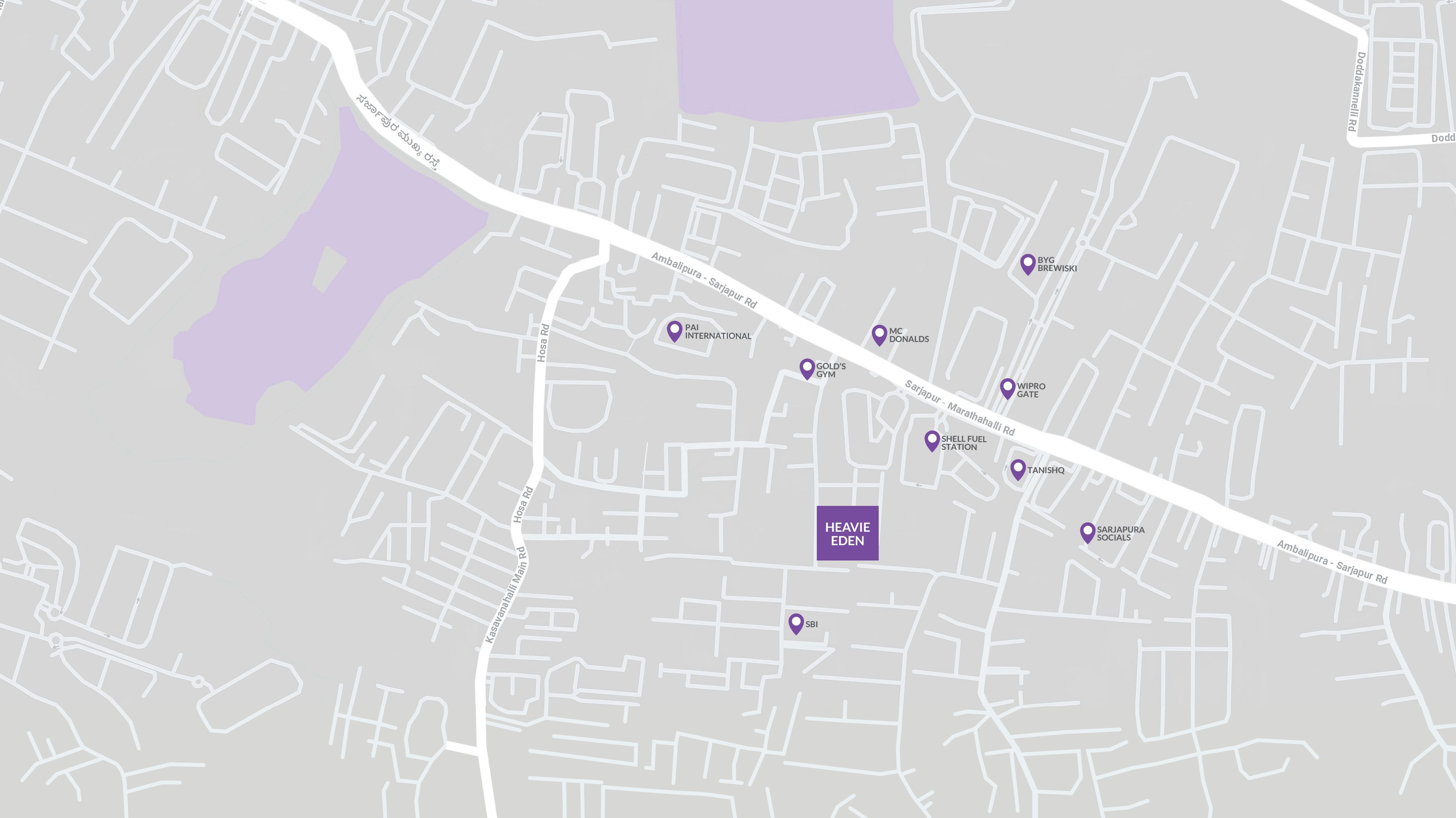


A Calmer Start to your Days

Step into open air, soft light, and spaces that let you slow down. From a private courtyard to the infinity pool, every amenity is shaped for a calm start to your day. Everyday wellbeing made effortless.

Bonfires and Belonging

Evenings are made for togetherness. A rooftop bonfire for slow nights, and an indoor gathering space for easy hosting. Eden's amenities are quieter luxuries, made for connection, comfort, and belonging.



Well-Connected, Quietly Placed

Schools

- 1 Orchids International school
- 2 The International school
- 3 Indus International school

Hospital

- 1 Manipal hospital
- 2 Cloud-nine hospital
- 3 Motherhood hospital

Restaurant

- 1 Barbeque nation
- 2 Byg brewiski
- 3 Sarjapur socials

Shopping

- 1 MK retail super market
- 2 D mart
- 3 Market square mall

College

- 1 Azim premji university
- 2 Christ university
- 3 St john's medical college

Office

- 1 Wipro limited
- 2 RGA tech park
- 3 Vaishnavi tech park

Connectivity?

- 1 Metro - blue line
- 2 Sarjapur bus stop
- 3 Bellandur bus stop

Activities

- 1 Play Arena
- 2 Loco Bear
- 3 Kidztopia

Project Specification

STRUCTURE

- Masonry8" solid blocks - external walls
6" solid blocks - internal walls

ELECTRICAL

- WiringPolycab
- Switches & switch platesNorysis
- Transformer capacity249 KV
- Individual units5 KV

BACKUP

- DG backupCommon areas, lift & internal light fixtures, sockets & fans.
excluding high power appliances

PLUMBING

- Sump tank capacit26,000 litres borewell
6,500 litres kaveri water
- Strom water tank15,000 litres
- Over head tank capacity36,600 litres borewell
9,500 litres kaveri water

INTERIOR FINISHES

- FlooringQutone - glouris grey (2'x4')
- Toilet flooringAnti skid - granity gris (2'x2')
- Balcony deckBaza anthracite (8"x4')
- Common areas such as corridorsGranite - kingfisher blu
- Main doorPyramid doors: 40 mm thick flush doors of 8' height & 4' width and a 2' ss tower bolt
door frame : burma border teak wooden frame
- Main door lockHafele digital smart lock - fingerprint, key, card access & pin
- Bedroom doorsPyramid doors: 40 mm thick flush doors of 8' height & 3' width
- Toilet doorsPyramid doors: 40 mm thick flush doors of 8' height & 2'6" width
- Door handlesYale door handles
- Windows / Sliding doorMoon & baker : 3 track powdercoated aluminium door with mosquito mesh & 6mm clear toughened glass
- Balcony railingsSqra : aluminium square handrail with 12mm toughened glass (saint gobain)
- Kitchen & utility - counter topGranite
- Kitchen sinkEurodomo sink
- Utility sinkEurodomo sink with drain
- Paint finishesExterior : asian paint - apex ultima
Interior : asian paint - premium emulsion
- Toilet wall claddingKajaria - onyx gris
- Toilet counter topGranite - steel grey
- Toilet ledge wallGranite - steel grey
- Toilet fixtures & faucetsKohler : wash basin, water closet, shower head, faucets, diverter,
handshower, towel rod, spout, brush holder, health faucet & flush

SUSTAINABILITY

- Sewage treatment plant18 KLDcapacityt



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