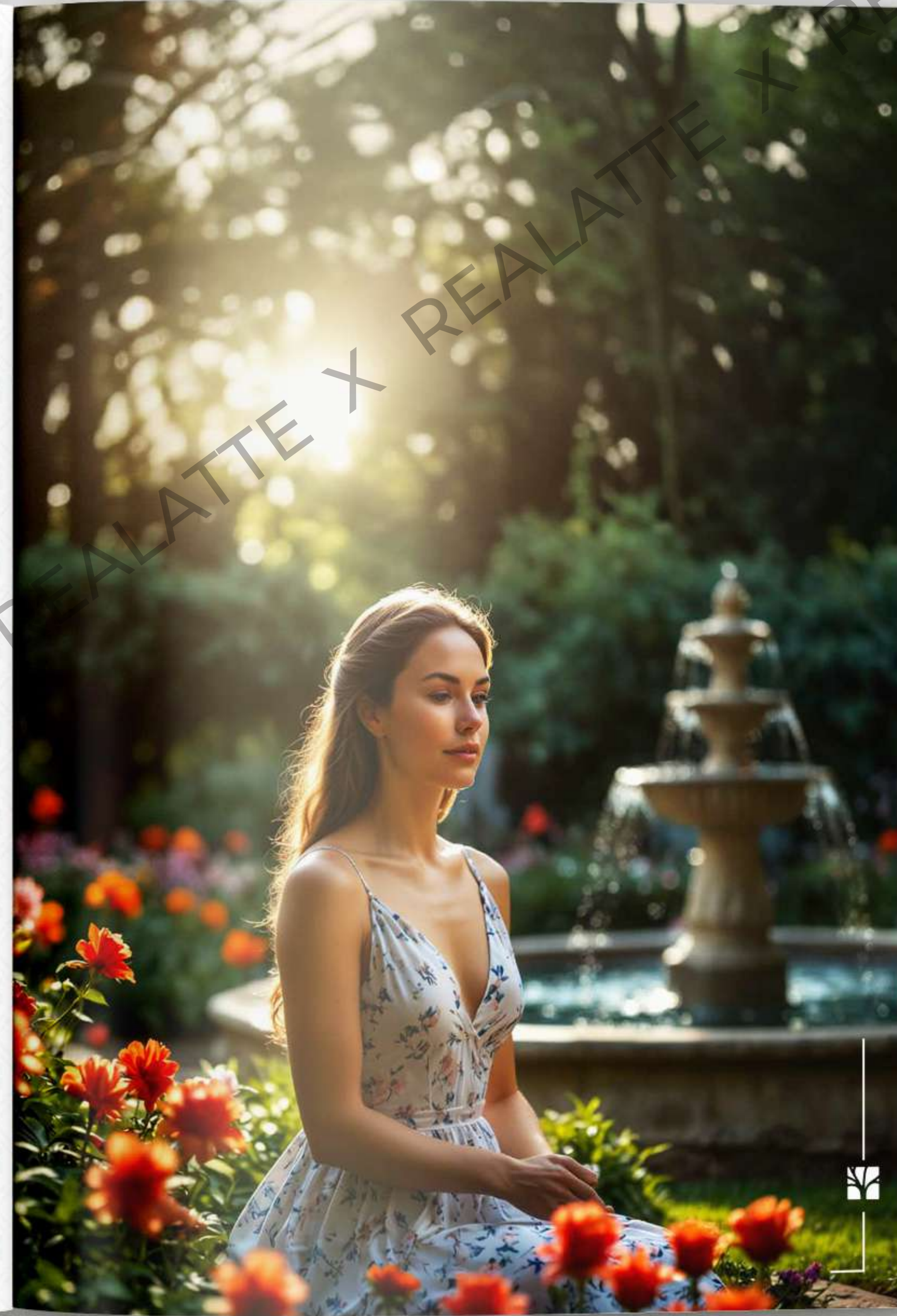






# Dreams Find Home

In the heart of the city, discover a serene escape where nature's whispers echo in every rustle and chirp. A place where lush gardens cradle your dreams, and luxury and tranquility stand in perfect harmony. Here, amidst green spaces that never end, your heart finds the home it's been longing for.



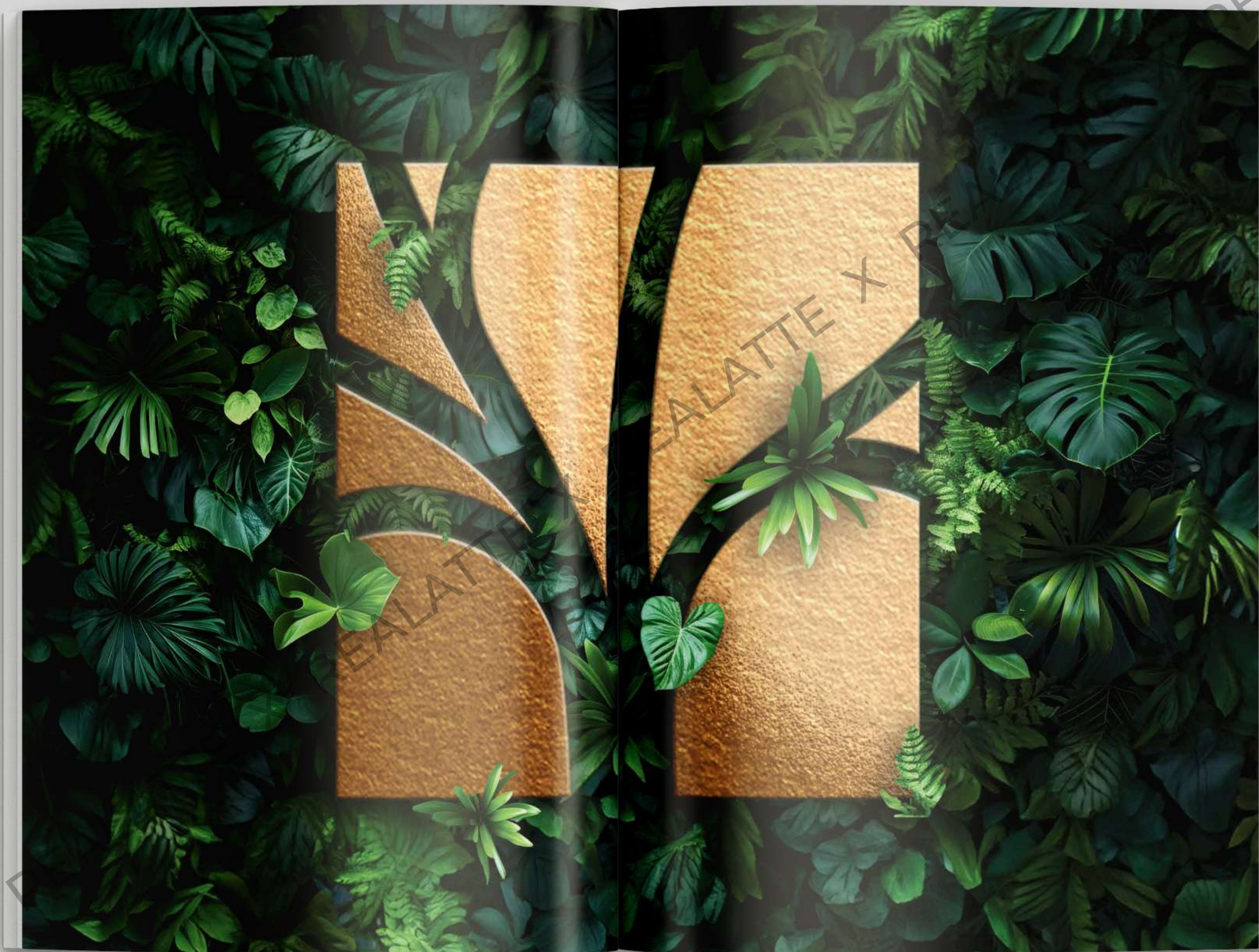




## City's soul, Nature's Embrace

Here, it's like the city took a deep breath. Where urban vibes meet a quiet, leafy corner. You're still close to everything, but wrapped in a calm that feels worlds away. A space where nature's rhythm sets the tone, and you just... belong







Welcome to a  
New Level of Living

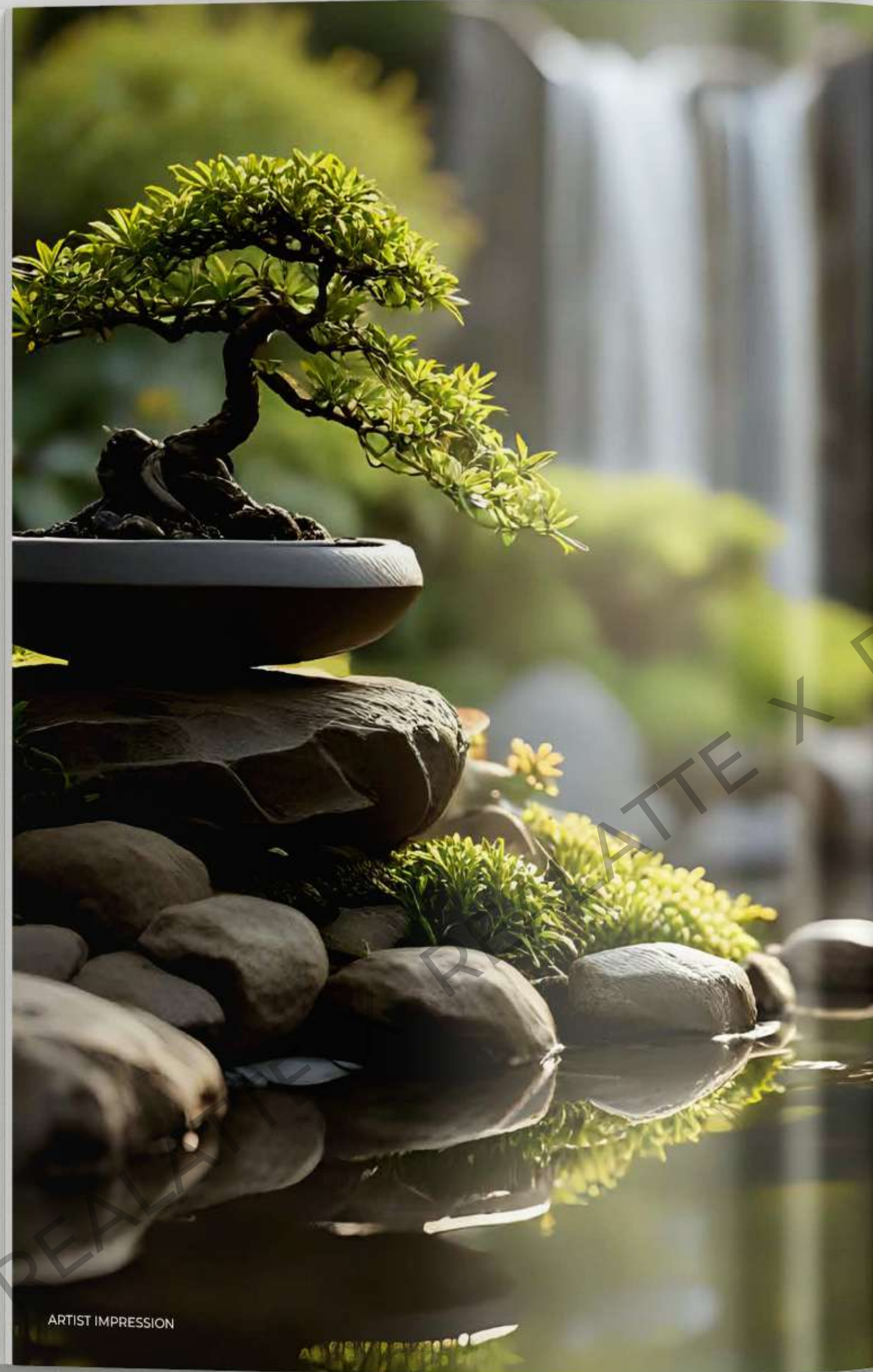


LORVEN  
CASCADE GARDEN



ARTIST IMPRESSION





ARTIST IMPRESSION

## Blessed with Nature

Step into the future of luxury living with Lorven Cascade Garden in Whitefield, Bangalore. Spanning 4.3 acres, this masterpiece features 312 exquisite 3 BHK residences across 10 floors, all nestled within lush, verdant expanses. Here, every moment is a blend of opulence and serenity, where your lifestyle is elevated and your dreams take root. Embrace unparalleled elegance and discover a new standard of living at Cascade Garden.



# Crafting the Vision

## Uninterrupted Views

The thoughtfully positioned towers of Lorven Cascade Garden are designed to capture panoramic views of the lush surroundings. This unique layout ensures that every home enjoys uninterrupted connections to nature, making the outdoors a constant presence in daily life.

## Strategically Placed Amenities

With community well-being at its core, Lorven Cascade Garden ensures a seamless flow of activities. Amenities have been intuitively placed to foster interactions, offering residents easy access to spaces for recreation, relaxation, and community engagement.

## Lush Green Curtain

A verdant landscape frames the project, creating a natural "green curtain" that blends the outdoors with modern living. These thoughtfully curated greens enhance privacy while fostering a serene environment, transforming the community into a tranquil urban retreat.

“EVERY DETAIL IS A CELEBRATION OF SERENE LIVING, OFFERING A PERFECT BALANCE OF COMFORT AND EXPLORATION.”





**SAFEGUARDING THE FUTURE  
WITH A**

*Water-Conscious Community*

SITE AREA  
**4.3 Acres**

NUMBER OF TOWERS  
**4**

NUMBER OF UNITS  
**312**

UNIT TYPOLOGY  
**3BHK**

AMENITIES  
**40+**





DISCOVER THE

# Grace OF EASE

## ◆ Educational Institutions

- |                                 |         |
|---------------------------------|---------|
| 1. WHITEFIELD GLOBAL SCHOOL -   | 1.5 KMS |
| 2. MVJ COLLEGE OF ENGINEERING - | 1.8 KMS |
| 3. GREENWOOD HIGH PRE-SCHOOL -  | 2.5 KMS |
| 4. NATIONAL PUBLIC SCHOOL -     | 5.8 KMS |
| 5. DELHI PUBLIC SCHOOL -        | 6.3 KMS |

## ◆ Entertainment

- |                          |         |
|--------------------------|---------|
| 1. NEXUS NEIGHBOURHOOD - | 3.2 KMS |
| 2. PARK SQUARE MALL -    | 3.9 KMS |
| 3. NEXUS SHANTINIKETAN - | 4.7 KMS |
| 4. INORBIT MALL -        | 5.1 KMS |
| 5. PHOENIX MARKETCITY -  | 8.2 KMS |

## ◆ Hospitals & Health Care

- |                              |         |
|------------------------------|---------|
| 1. SRI SATHYA SAI HOSPITAL - | 2.2 KMS |
| 2. MANIPAL HOSPITAL -        | 3.5 KMS |
| 3. ASTER HOSPITAL -          | 4.4 KMS |
| 4. VYDEHI HOSPITAL -         | 5.6 KMS |
| 5. KAUVERY HOSPITAL -        | 7.0 KMS |

## ◆ IT HUBS

- |                              |         |
|------------------------------|---------|
| 1. SUMADHURA CAPITAL TOWER - | 2.5 KMS |
| 2. GR TECH PARK -            | 3.5 KMS |
| 3. BRIGADE TECH PARK -       | 4.4 KMS |
| 4. ITPL -                    | 5.6 KMS |
| 5. SIGMA TECH PARK -         | 4.2 KMS |





LARGE *Balconies* WITH  
**UNINTERRUPTED  
VIEWS**

WITNESS MAGIC UNFOLD AT THE **TRUE WHITEFIELD**





# Amenities

THE FINER THINGS IN LIFE





PLAY

# Hard, TRAIN HARDER



Open Gym



Pool Lounge



Cycle Bay



Poolside Pavilion



Pathway Jogging/  
Walking



Aqua Bridge



Gym



Indoor Games



Half Basketball Court



Main Pool



Volleyball/Tennis Court



Toddlers Play Area



Cricket Practice Pitch



Floor Games



Skating Rink



Kid's Pool



# Revitalize

TRAIN HARDER



Spa/Saloon



Reflexology Pathway



Aerobics/Yoga Space



Meditation Pavilion



Floral Garden



Yoga Deck/ Platform



Pavilion With Seating



Swing Park



Elder's Chit-Chat Zone



Waterbody With Sculptures



Vegetable Garden



Facility Monitoring Room



HAVE  
**Fun** & GET CONNECTED



Co-Working Zone



Vending  
Machine Zone



Mini  
Home Theater



Entrance  
Plaza



Library



E-Parking / Visitor's  
Car Parking



Board Games &  
Foosball Room



Open Air  
Amphitheater



Multipurpose/  
Party Hall



Gazebo



Creche



Pet Park



Signature Atrium



THE *Perfect* EXCUSE TO  
**MEET & GREET**  
75% LUSH GREEN OPEN SPACES





LAYOUT OF  
**Bliss**





# Master Plan





# Units Plans



## A206

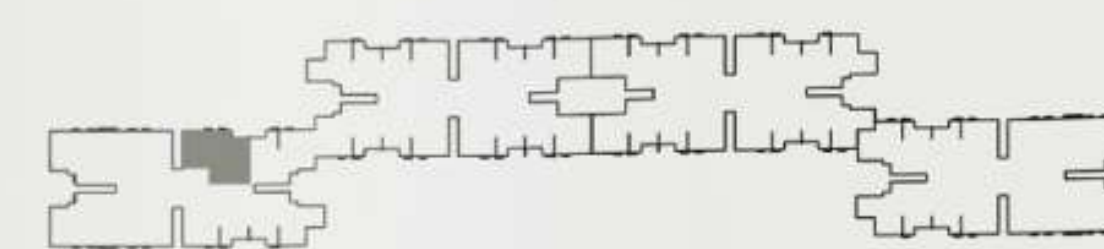
3 BHK APARTMENT

**SUPER BUILT-UP AREA**  
1665 Sq.ft.

**RERA CARPET AREA**  
1084.88 Sq.ft.

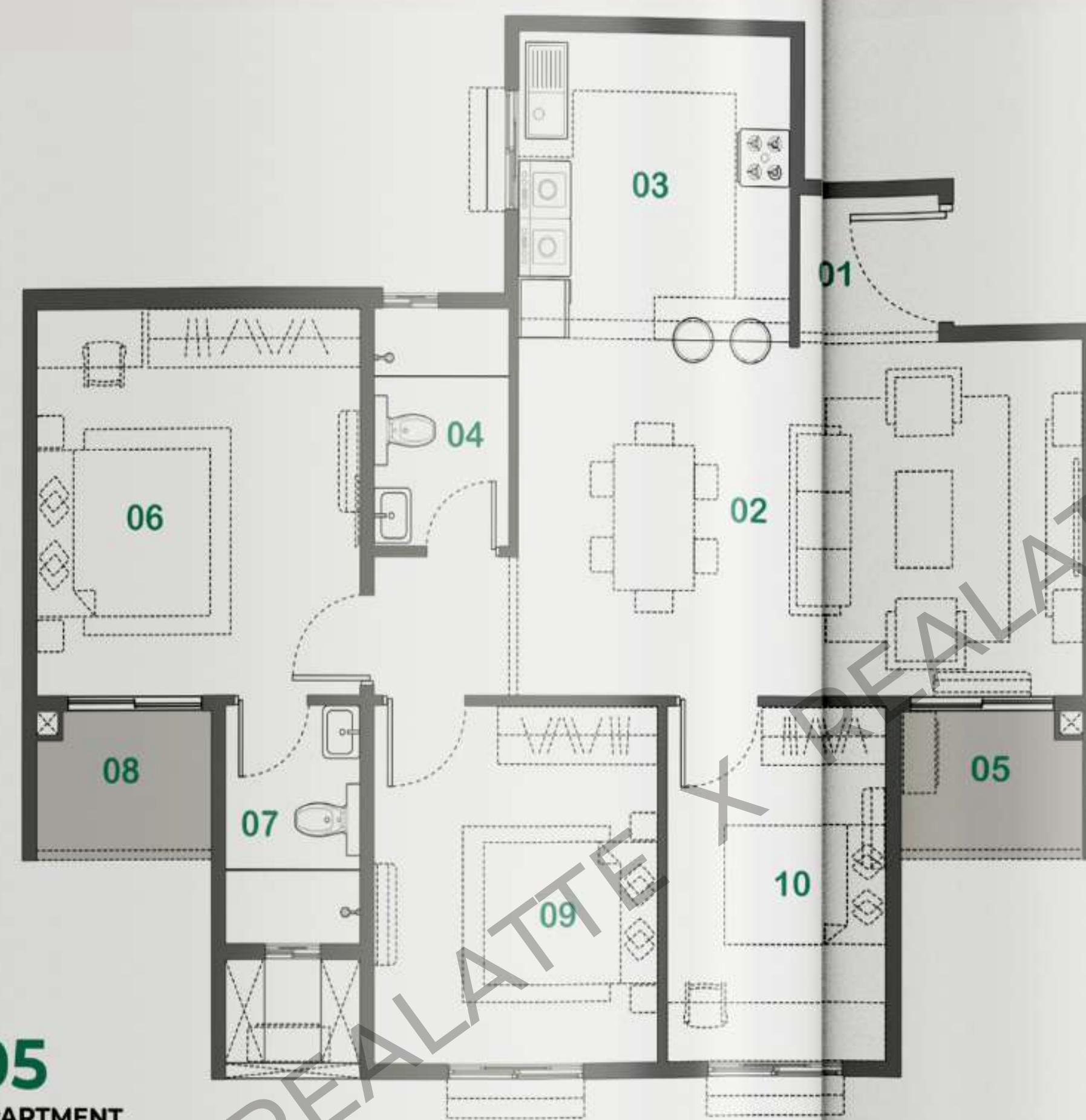
**BALCONY AREA**  
120.02 Sq.ft.

- 01 Foyer 8' 8" x 4' 8"
- 02 Living 12' 0" x 17' 0"
- 03 Dining 10' 3" x 10' 0"
- 04 Kitchen 10' 0" x 12' 3"
- 05 Common Toilet 5' 0" x 8' 0"
- 06 Balcony 11' 8" x 7' 5"
- 07 Master Bedroom 12' 0" x 13' 0"
- 08 Attached Toilet 5' 0" x 8' 0"
- 09 Attached Balcony 6' 5" x 5' 0"
- 10 Bedroom 1 10' 0" x 12' 0"
- 11 Bedroom 2 10' 5" x 12' 0"
- 12 Attached Toilet 5' 0" x 8' 0"



Key Plan





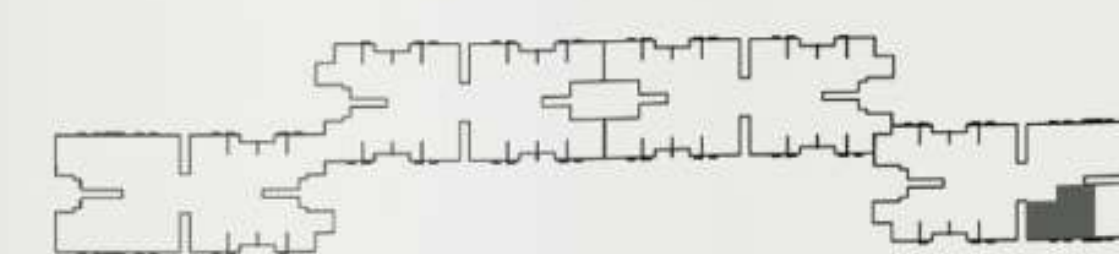
- 01 Foyer 5' 0" x 5' 0"
- 02 Living/Dining 20' 3" x 12' 0"
- 03 Kitchen 10' 0" x 10' 3"
- 04 Common Toilet 5' 0" x 8' 0"
- 05 Balcony 6' 3" x 5' 0"
- 06 Master Bedroom 12' 0" x 13' 0"
- 07 Attached Toilet 5' 0" x 8' 0"
- 08 Attached Balcony 6' 5" x 5' 0"
- 09 Bedroom 1 10' 5" x 12' 0"
- 10 Study/Bedroom 8' 0" x 12' 0"

**D205**  
3 BHK APARTMENT

**SUPER BUILT-UP AREA**  
1325 Sq.ft.

**RERA CARPET AREA**  
884.41 Sq.ft.

**BALCONY AREA**  
63 Sq.ft.



Key Plan





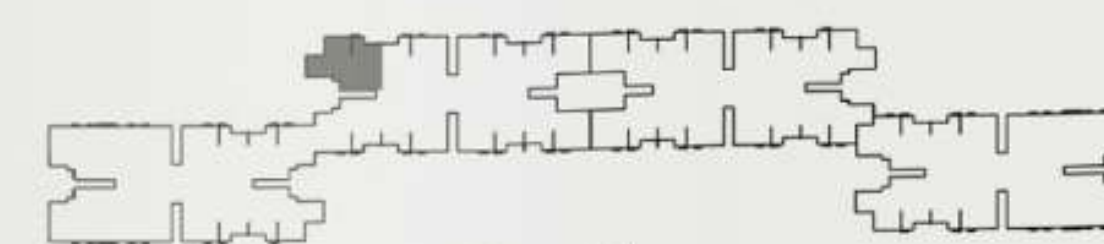
**B202**  
3 BHK APARTMENT

**SUPER BUILT-UP AREA**  
1785 Sq.ft.

**RERA CARPET AREA**  
1118.08 Sq.ft.

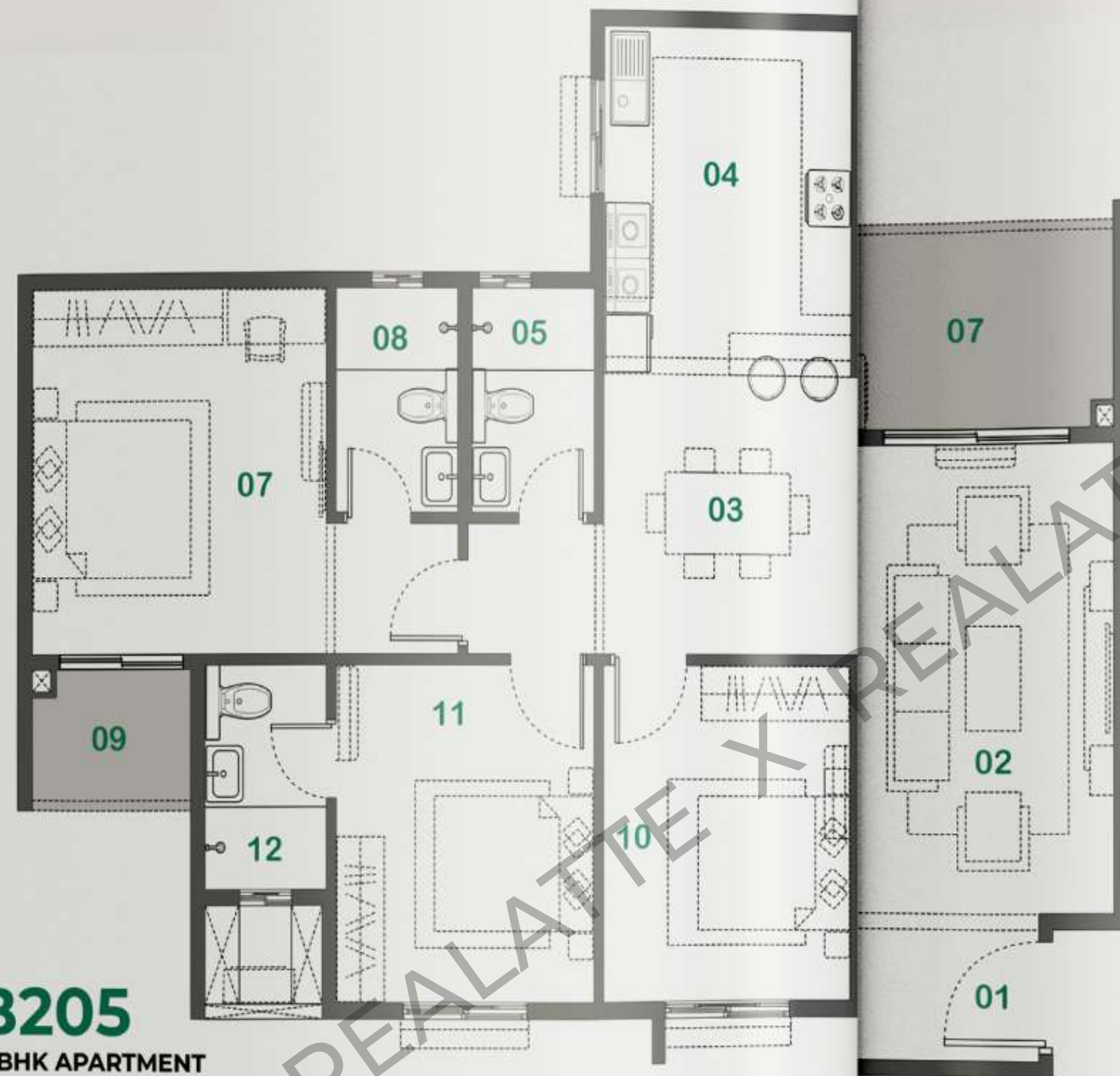
**BALCONY AREA**  
90.49 Sq.ft.

- 01 Foyer 4' 8" x 8' 8"
- 02 Living 17' 0" x 12' 0"
- 03 Dining 10' 0" x 10' 3"
- 04 Kitchen 12' 3" x 15' 3"
- 05 Utility 6' 2" x 5' 0"
- 06 Common Toilet 8' 0" x 5' 0"
- 07 Balcony 6' 0" x 11' 8"
- 08 Master Bedroom 13' 0" x 12' 0"
- 09 Attached Toilet 8' 0" x 5' 0"
- 10 Attached Balcony 14' 1" x 5' 0"
- 11 Bedroom 1 12' 0" x 10' 0"
- 12 Bedroom 2 12' 0" x 10' 4"
- 13 Attached Toilet 8' 0" x 5' 0"



Key Plan





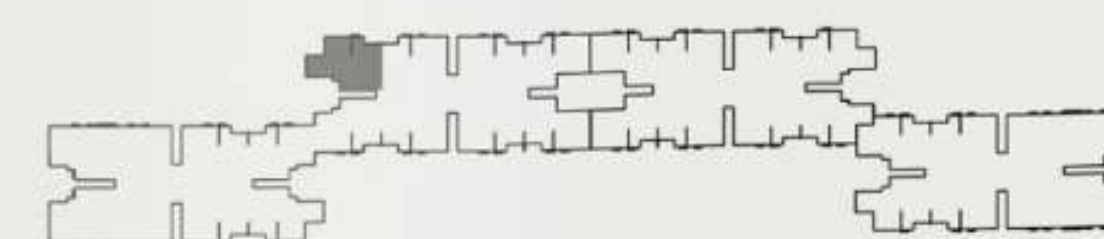
**B205**  
3 BHK APARTMENT

**SUPER BUILT-UP AREA**  
1645 Sq.ft.

**RERA CARPET AREA**  
1068.26 Sq.ft.

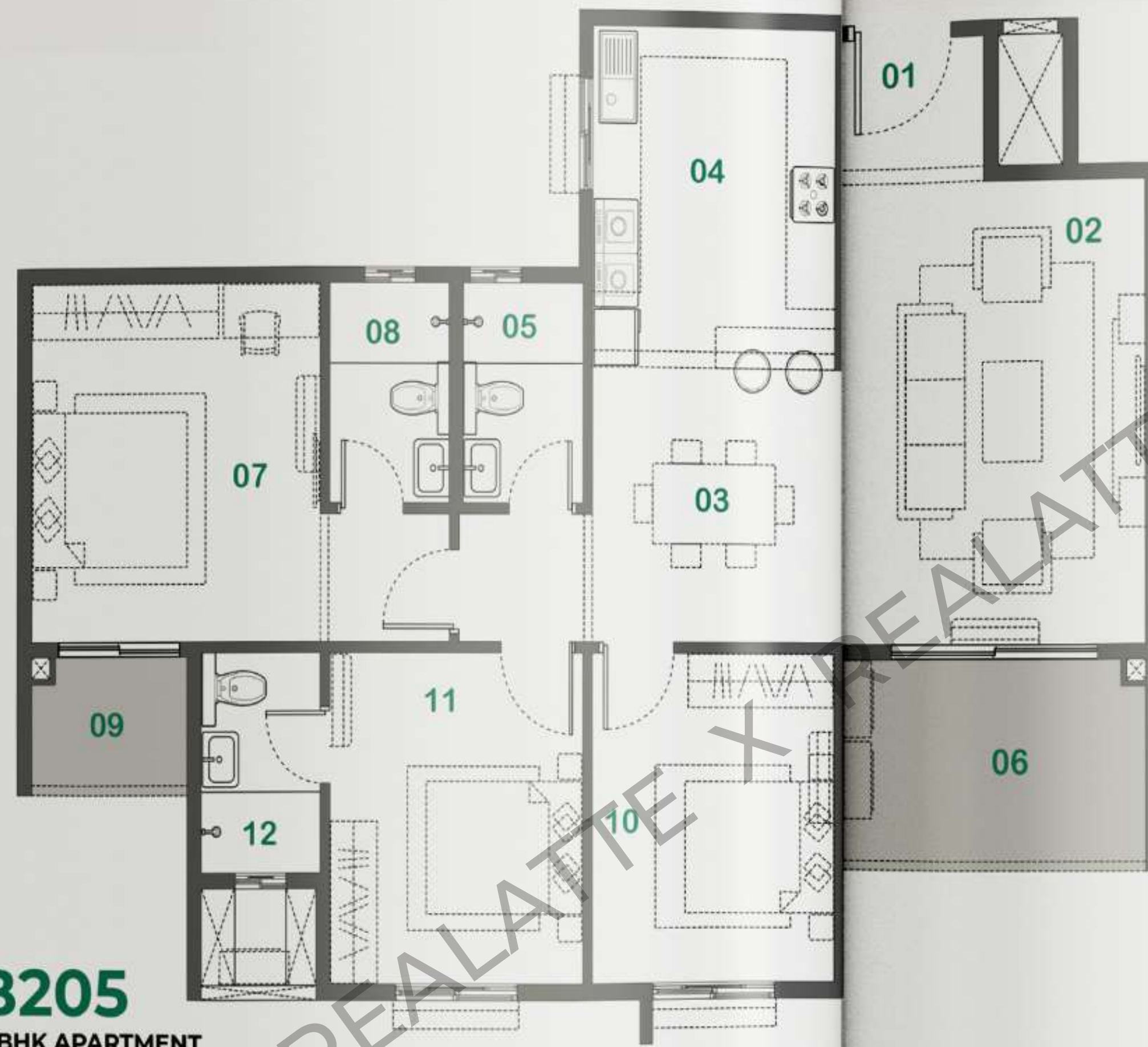
**BALCONY AREA**  
120.02 Sq.ft.

- 01 Foyer 4' 8" x 8' 8"
- 02 Living 17' 0" x 12' 0"
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- 05 Utility 6' 2" x 5' 0"
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- 10 Attached Balcony 14' 1" x 5' 0"
- 11 Bedroom 1 12' 0" x 10' 0"
- 12 Bedroom 2 12' 0" x 10' 4"
- 13 Attached Toilet 8' 0" x 5' 0"



Key Plan





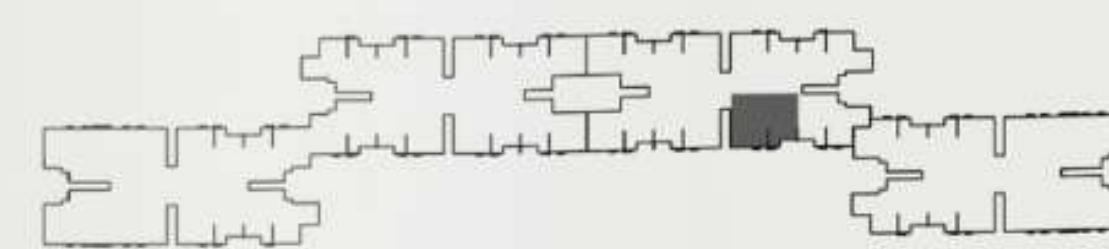
- 01 Foyer 4' 8" x 8' 8"
- 02 Living 17' 0" x 12' 0"
- 03 Dining 10' 0" x 10' 3"
- 04 Kitchen 12' 3" x 10' 0"
- 05 Common Toilet 8' 0" x 5' 0"
- 06 Balcony 7' 4" x 11' 8"
- 07 Master Bedroom 13' 0" x 12' 0"
- 08 Attached Toilet 8' 0" x 5' 0"
- 09 Attached Balcony 5' 0" x 6' 5"
- 10 Bedroom 1 12' 0" x 10' 0"
- 11 Bedroom 2 12' 0" x 10' 4"
- 12 Attached Toilet 8' 0" x 5' 0"

**B205**  
3 BHK APARTMENT

**SUPER BUILT-UP AREA**  
1645 Sq.ft.

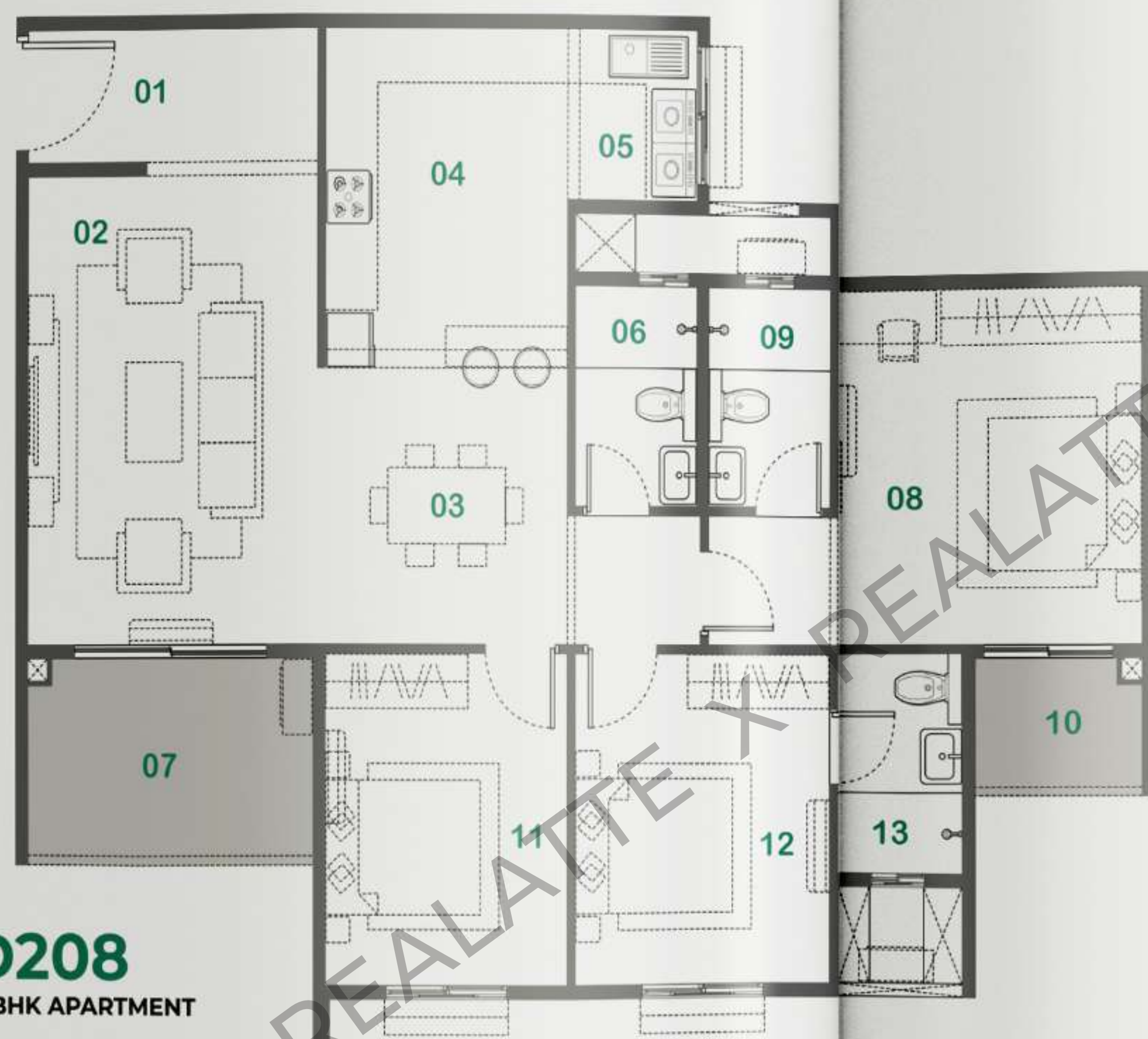
**RERA CARPET AREA**  
1068.26 Sq.ft.

**BALCONY AREA**  
120.02 Sq.ft.



Key Plan





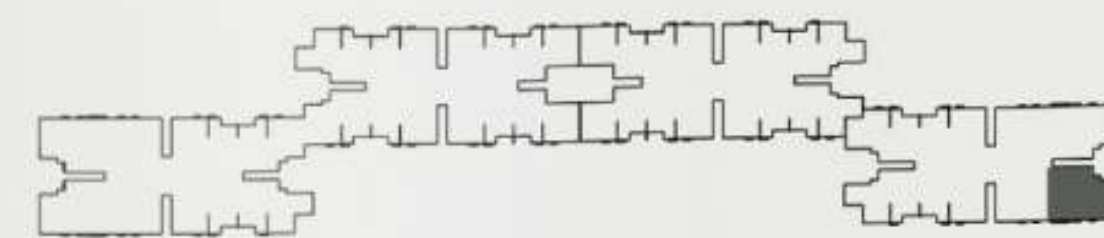
**D208**  
3 BHK APARTMENT

**SUPER BUILT-UP AREA**  
1740 Sq.ft.

**RERA CARPET AREA**  
1135.09 Sq.ft.

**BALCONY AREA**  
120.02 Sq.ft.

- 01 Foyer 4' 8" x 12' 0"
- 02 Living 17' 0" x 12' 0"
- 03 Dining 10' 0" x 10' 3"
- 04 Kitchen 10' 3" x 12' 3"
- 05 Utility 6' 2" x 5' 0"
- 06 Common Toilet 8' 0" x 5' 0"
- 07 Balcony 7' 5" x 11' 8"
- 08 Master Bedroom 13' 0" x 12' 0"
- 09 Attached Toilet 8' 0" x 5' 0"
- 10 Attached Balcony 6' 5" x 5' 0"
- 11 Bedroom 1 12' 0" x 10' 0"
- 12 Bedroom 2 12' 0" x 10' 4"
- 13 Attached Toilet 8' 0" x 5' 0"



Key Plan











**2 CAR PARKS WITH EACH UNIT AND**  
*Pedestrian Friendly Driveways*





# THE Final DETAILS

## Structure

- SEISMIC ZONE II COMPLIANT RCC FRAMED STRUCTURE, RCC RETAINING WALLS AND CONCRETE SOLID BLOCK MASONRY FOR WALLS.

## Door & Windows

- MAIN DOOR: SOLID WOOD FRAME AND FLUSH SHUTTER WITH VENEER & POLISH (THICK SHUTTER HAVING VENEER ON BOTH SURFACE WITH SOLID BOARD CORE MATERIAL WITH ALL ROUND WOOD LIPPING, WITH BOTTOM THRESHOLD)

- BEDROOM & BATHROOM DOORS: SOLID WOOD FRAME AND FLUSH SHUTTER WITH LAMINATE FINISH (THICK SHUTTER MADE OF SOLID PARTICLE BOARD CORE WITH INTERNAL TIMBER FRAME FACED WITH FINISH LAMINATE ON BOTH SIDE HAVING WOOD EDGE LIPPING ALL AROUND, WITHOUT BOTTOM THRESHOLD.)

- HARDWARE: BRUSHED FINISHED STAINLESS STEEL HARDWARE FOR ALL DOORS OF REPUTED MAKE. WINDOWS: UPVC WINDOWS WITH PROVISION FOR MOSQUITO NET.

- VENTILATORS: UPVC FRAMES WITH TRANSLUCENT GLASS, WITH PROVISION FOR EXHAUST FAN. MAKE: MAIN DOOR - DIGITAL SMART LOCK - YALE, HAFELE OR EQUIVALENT.

## Flooring

- LOBBIES: LARGE SIZE FORMAT OF 80 CM X 80 CM OR ANY OTHER SUITABLE SIZE VITRIFIED TILE FLOORING.

- FOYER, LIVING, DINING, KITCHEN & BEDROOMS: LARGE SIZE FORMAT OF 80 CM X 80 CM OR ANY OTHER SUITABLE SIZE.

- TOILETS & BALCONY WITH ANTI SKID CERAMIC TILE FLOORING.

## Paint

- EXTERNAL: TEXTURED/SMOOTH FINISH WITH TWO COATS OF WEATHER RESISTANT EXTERIOR EMULSION PAINTS.

- INTERNAL: 5 COAT SYSTEM - 2 COAT OF SMOOTH PUTTY FINISH WITH 1 COAT OF PRIMER AND TWO COATS OF ACRYLIC EMULSION PAINT FOR WALLS. MAKE: ASIAN PAINTS, BERGER, DULUX OR EQUIVALENT.

## Kitchen & Utility

- ELECTRICAL & PLUMBING POINTS: PROVISION FOR NECESSARY INSTALLATIONS.

- WATER PURIFIER: DEDICATED SPACE IN THE KITCHEN.

- UTILITY AREA: PROVISION FOR WASHING MACHINE, INSTANT GEYSER, AND DISHWASHER.

- KITCHEN DADOING: SUITABLE SIZE CERAMIC TILES UP TO 2 FEET.

- UTILITY DADOING: SUITABLE SIZE CERAMIC TILES UP TO 2 FEET.

## Bathroom

- GRANITE COUNTER WITH CERAMIC WASH BASIN.

- SANITARY FIXTURES:

- CHROME-PLATED FITTINGS:

- DADOING: SUITABLE SIZE CERAMIC TILES UP TO THE FALSE CEILING.

- FALSE CEILING: INCLUDED. MAKE: SANITARY WARE & FITTINGS - JAGUAR, KOHLER OR EQUIVALENT.

## Railings

- BALCONY: MS RAILINGS WITH ENAMEL PAINT FINISH

- STAIRCASE: MS RAILINGS WITH ENAMEL PAINT FINISH



## Electrical

- **CONCEALED PVC CONDUITS WITH COPPER WIRING AND BRANDED MODULAR SWITCHES.**
- **COMMON AREA:** 100% BACKUP FOR LIGHTING AND LIFTS.
- **BESCOM POWER:** 5 KW FOR 3 BHK UNITS.
- **DG BACKUP:** 1 KW FOR 3 BHK UNITS.
- **TV POINTS:** PROVISION IN THE LIVING ROOM, MASTER BEDROOM, AND BEDROOM 2.
- **FIRE-RESISTANT ELECTRICAL WIRES.**
- **MINIATURE CIRCUIT BREAKER (MCB):** ONE FOR EACH ROOM, PROVIDED AT THE MAIN DISTRIBUTION BOX IN EACH APARTMENT.
- **TELEPHONE POINTS:** PROVISION IN THE LIVING ROOM AND MASTER BEDROOM.
- **ETHERNET POINTS:** PROVISION IN THE LIVING ROOM AND ALL BEDROOMS.
- **SPLIT A/C POWER POINTS:** POWER SOCKETS INSTALLED IN THE LIVING ROOM AND ALL BEDROOMS. MAKE: WIRE- BRANDED. MODULAR SWITCHES- BRANDED.

## Plumbing

- **WATER METERS:** SEPARATE METERS FOR EACH APARTMENT TO MONITOR WATER USAGE.
- **WATER TREATMENT PLANT (WTP):** SOFTENER WITH ADVANCED TREATMENT FOR SUPERIOR QUALITY.
- **SEWAGE TREATMENT PLANT:** SBR METHOD FOR TREATMENT WITH ADEQUATELY SIZED AS PER REGULATIONS, WITH TREATED WATER UTILIZED FOR LANDSCAPING AND FLUSHING.
- **DRAINAGE/SEWAGE:** SWR/PVC PIPES AND FITTINGS.
- **WATER SUPPLY:** CPVC OR UPVC PIPES AND FITTINGS (INTERNAL AND EXTERNAL).

## Services

- **ORGANIC WASTE CONVERTER:** AN EFFICIENT SYSTEM FOR MANAGING AND RECYCLING ORGANIC WASTE.
- **GAS BANK:** RETICULATED GAS PIPE NETWORK TO EACH KITCHEN WITH INDIVIDUAL METRES FOR GAS CONSUMPTION IN EACH APARTMENT.

## Services

- **RAINWATER HARVESTING:** SYSTEMS IN PLACE TO COLLECT AND UTILISE RAINWATER.
- **RAINWATER RECHARGE WELLS:** DEDICATED WELLS FOR REPLENISHING GROUNDWATER LEVELS.
- **SOLAR WATER HEATER:** PROVIDED ONLY FOR THE LAST FLOOR UNITS.

## Car Parking

- **COVERED PARKING:** TWO LEVELS WITH ENTRY/EXIT RAMPS AND CLEAR SIGNAGE.
- **FLOORING:** CEMENT CONCRETE WITH A POWER-TROWELED SMOOTH FINISH FOR ENHANCED DRIVING COMFORT.

## Elevators

- **ELEVATORS PER WING:** ONE ELEVATOR FOR 8 PASSENGERS, ONE FOR 10 PASSENGERS AND ONE FOR 13 PASSENGERS. IN TOTAL 3 ELEVATOR PER WING. MAKE: KONE, JOHNSON, OTIS OR EQUIVALENT.

## Landscaping

- **PROFESSIONALLY DESIGNED SOFTSCAPE AND HARDSCAPE:** CAREFULLY CURATED LANDSCAPING AND PAVING ACCORDING TO DESIGN SPECIFICATIONS.
- **EXTERNAL LIGHTING:** INTEGRATED LIGHTING SOLUTIONS AS PER DESIGN TO ENHANCE AESTHETICS AND FUNCTIONALITY.



## Professional Team

THE SCALE AND QUALITY OF CASCADE GARDEN REQUIRES EXCEPTIONAL EXPERTISE. THIS COMMUNITY IS BEING THOUGHTFULLY DESIGNED AND DEVELOPED BY TOP CONSULTANTS WHO ARE DISTINGUISHED LEADERS IN THEIR RESPECTIVE FIELDS.

ARCHITECTS | DESIGN DESK



LANDSCAPE ARCHITECTS | DHRUVA ASSOCIATES



PMC CONSULTANT | VERMILLION



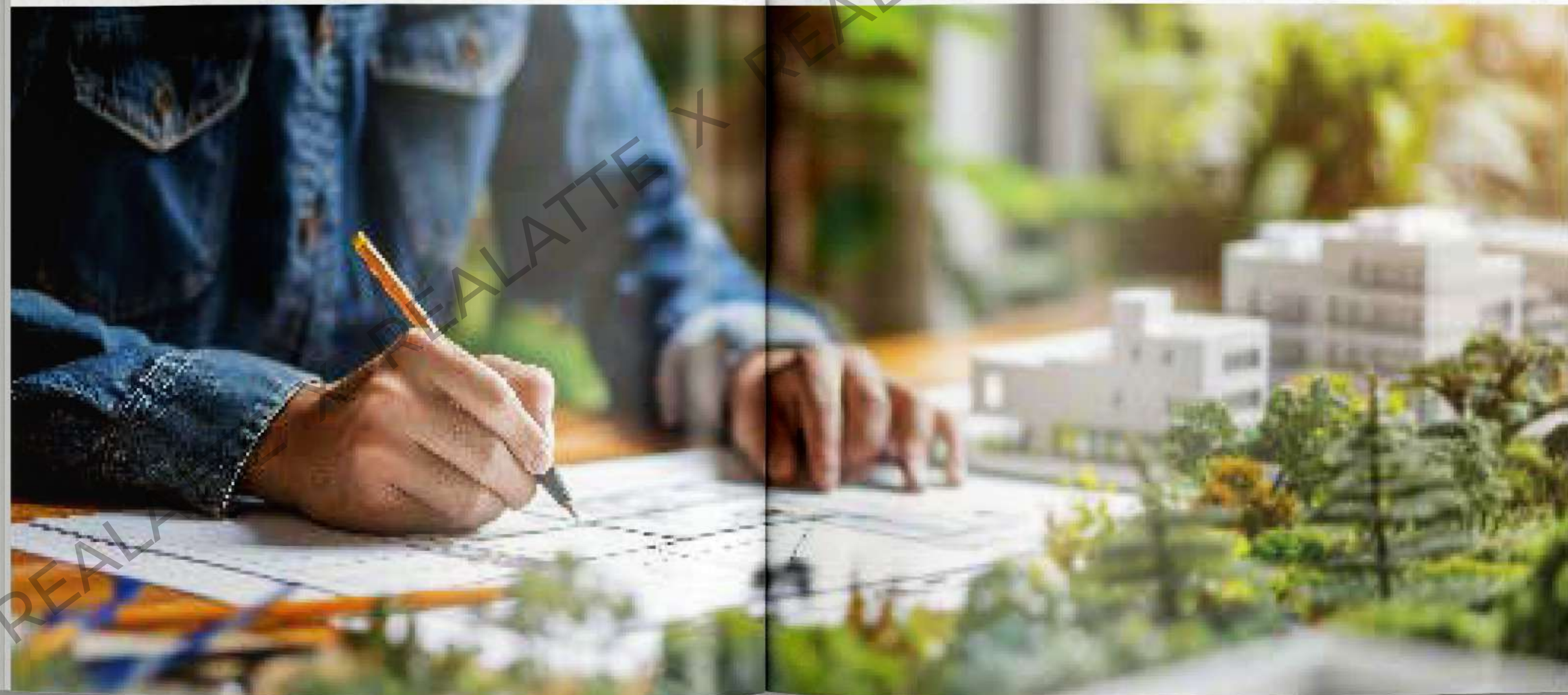
INTERIOR ARCHITECTS | STUDIO K26



STRUCTURAL ENGINEERING | MANOHAR CONSULTANTS



MEP CONSULTANTS | XYZ







Artist Impression

## A pledge to stand out

DELIVERING EXCELLENCE  
EVERY TIME

Lorven Ventures delivers high quality residential projects  
and fulfils the promise of  
"Living Reimagined".  
Approved by leading banks and financial institutions.

**Disclaimer**

This brochure is a conceptual presentation of the project and is not a real offering. The promoters reserve the right to make changes in design elevation, plans, sizes, facilities and specifications as deemed fit.





**LORVEN VENTURES**

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RERA | PRR/K.A./RERA/253/446/PR/21224/201732

**LORVEN  
CASCADE GARDEN**  
LIVING REIMAGINED