SUYUG's

Saffron

A world of your kind





SUYUG is all about *u*

We craft spaces that blend sustainable design with thoughtful innovation, offering truly refined living experiences. It's not just about the houses we build; it's about the homes you create within them.

From elegant, luxurious high-rises to sprawling villas and independent plots, SUYUG offers homes for every type of homeowner. Because you deserve the home that fits your dreams.

A Name You Can Trust & A Legacy To Call Yours

10+ Combined years in real estate

1Mn Sq.ft. delivered

3.5 Mn Sq.ft. under development

5 Mn Sq.ft. to be launched



Introducing Saffron

Crafted For Comfort,

Designed For Elegance,

For You And Yours

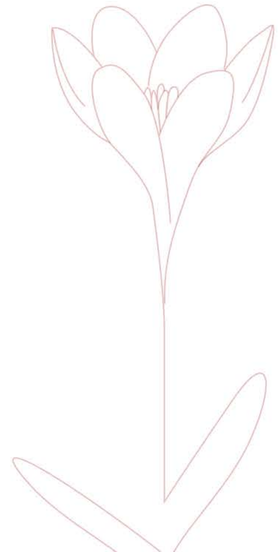




A Home That Matches *Your Rarity*

The idea of Saffron is inspired by the flower and spice of the same name. Saffron is the most expensive spice in the world, with a history that extends 3,500 years. That is the culture and luxury that Saffron homes evoke.

Each detail is molded with utmost care and precision to provide the most gorgeous living experiences. With just 110 units across 2.51 acres, these are spacious, ultra-exclusive homes that will match their remarkable owners.



A stone's throw away from the lively and buzzing Sompura Gate is Saffron, a world of its own. When you come home to Saffron, you come home to luxury and comfort delicately woven with peace and privacy. Soak in the quiet opulence of expansive homes, complete with private balconies. Stroll through the sprawling gardens, forever in bloom. Here, you'll always find ways to make every moment with your loved ones special, like a moonlit walk on the iconic skywalk or a night of culture at the amphitheatre. For you and yours, Saffron promises a life beyond dreams, made real.



Where Your Love
Blooms



A house is built with walls, a home is built with love. At Saffron, every moment with your loved ones is a celebration. Plan morning picnics at the park or take late night strolls on the Skywalk. Go for a late afternoon swim with the kids or connect them with nature at the butterfly park. Here, you get the perfect backdrop for the picture-perfect life you've always wished for.

Where Your Everyday Is
Extraordinary



The life you've dreamed of is a masterpiece that deserves the biggest canvas that exists. At Saffron, you have the boundless space you need to build the world you've imagined - and far beyond it. From expansive greens and gardens of the great outside or the echoing halls of your own home. Luxuriate in living like royalty with a life of zero compromise.

- 2.51 Acres
- 1 Tower
- B + G + 13 Floors
- 110 Flats

- 3 BHK Premium
  1896 sq. ft. & 1976 sq. ft.
- 3 BHK Grande
  2088 sq. ft.
- 4 BHK Luxury
  2543 sq. ft. & 2612 sq. ft.





Where You're The
Centre Of The Universe

Best renowned for its proximity to the best commercial centers and IT hubs, Sarjapur is the centre of futuristic innovation and fast-moving life. This thriving locale offers unparalleled access to top-tier schools, colourful social spots, exceptional medical facilities, and fanstastic connectivity thanks to the upcoming metro. Saffron will be your home at the heart of this bustling city, yet away from its natural chaos. Your personal slice of heaven, right here in Sarjapur.





Magnificent Spaces For Your *Larger Than Life Dreams*

77% Open Spaces

Largest 4BHKs In Sarjapur

Private Balconies And Terrace Gardens

Here, you build a home that truly reflects who you are. Here, you experience the openness that living a full life requires. Here, Saffron makes sure you always have space for more in life - both inside and outside your home.



Where You Live Sustainably,
With Splendour And Style

INDIAN GREEN BUILDING COUNCIL
indian green building council
IGBC
MEMBER

Zero Organic Waste To Landfill

Zero Natural Wood Used

Fully Solar Powered Amenities

Who says living grand can't be living green? Saffron's commitment to sustainability shines in every detail, reducing environmental impact and enhancing your quality of life.





Exquisite Comfort In
Each Second,
Yours To Indulge

Metro Connectivity

In the hubbub of Bengaluru's teeming crowd and traffic, the metro is a lifeline. Our residents' comfort and convenience ranks #1 for us, and hence, Saffron provides you with the ease of access to the Metro, a stone's throw away. Which is how Saffron takes care of you, both inside and outside of it.





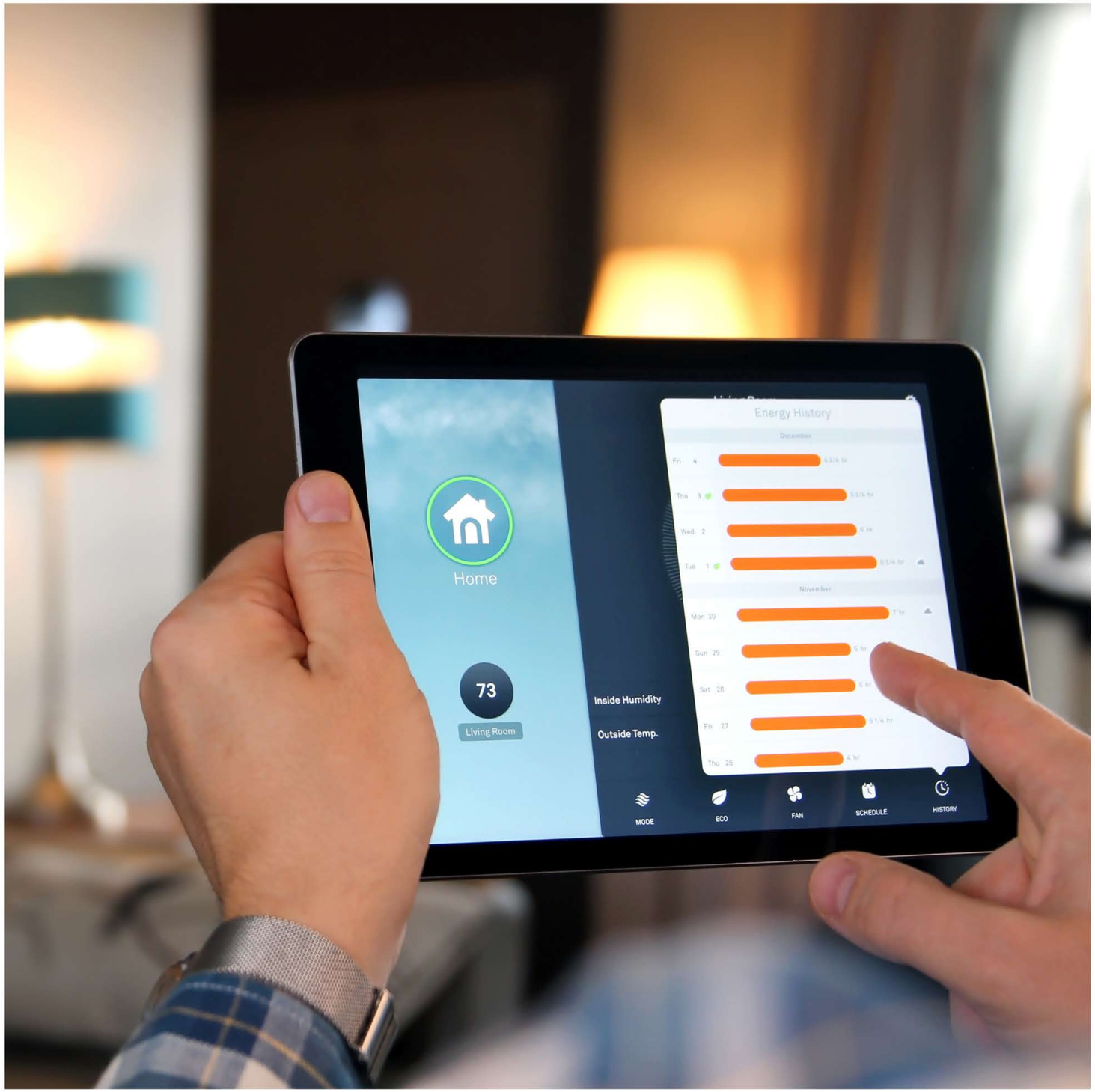
Club Pavilion

Step into Saffron's exclusive clubhouse spread across more than 40,000 sq.ft. and experience luxury and leisure intertwined. For a community of those who appreciate the finer things in life, crafted with the utmost attention to detail and comfort.

Take Walks
You'll Cherish Forever

The Saffron Skywalk is an icon in its own right. It charts a path surrounding the Saffron tower, with breathtaking views of the lush green landscape gardens. Relish the clear, early morning air or gaze at the starry night sky - the Skywalk makes every step a moment to remember.





Seamless Innovation *That Eases Your Life*

At Saffron, you can experience the true meaning of effortless living. These fully-enabled smart homes come with state-of-the-art technology that anticipates your needs through intuitive controls. With automation weaved into each aspect, from lighting to security to climate control, you have the freedom and peace to live a life without worry.

Designed To Be As
Extraordinary As You Are

A Day In Your Life At Saffron

Morning (5 AM To 7 AM)

- Sports
- Jogging
- Walking
- Gym
- Yoga

Day (7 AM To 12 PM)

- Commuters
- Cycling
- Elder People Gatherings
- Swimming

Noon (12 PM To 3 PM)

- Lunchbreak Gatherings
- Indoor Games
- Gardening
- Reading

Evening (3 PM To 7 PM)

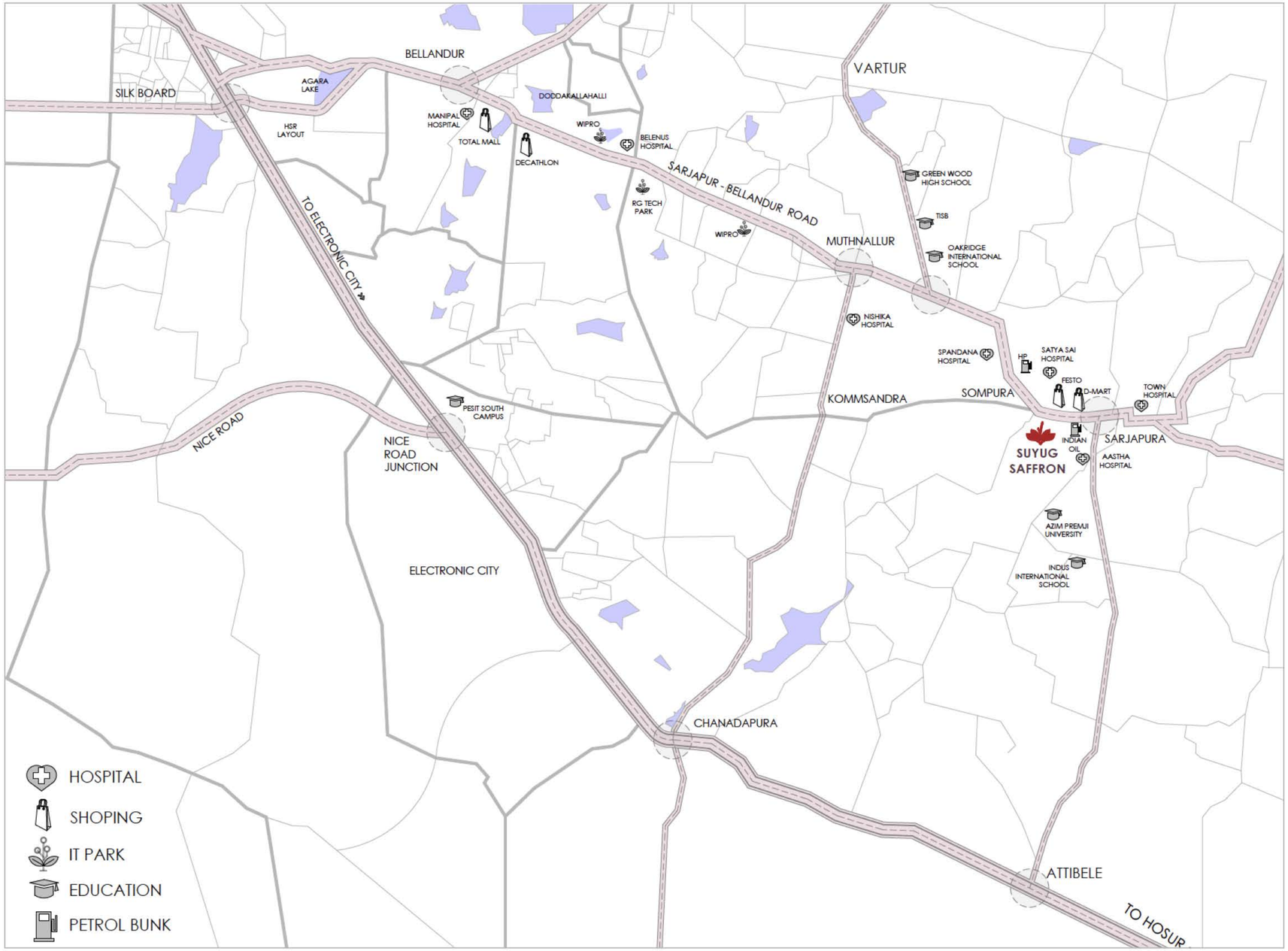
- Social Gatherings
- Cycling/ Jogging
- Kids Playing
- Walks/Pet Walks

Night (7 PM To 12 AM)

- Youngesters Small Talk
- Family Walks
- Stargazing
- Bonfire

Location Map

Saffron



D-MART
FESTO
HP — 1KM

2KM — SPANDANA HOSPITAL
SATYA SAI HOSPITAL
INDIAN OIL

TOWN HOSPITAL
AASTHA HOSPITAL — 3KM

5KM — AZIM PREMJI UNIVERSITY
OAKRIDGE INTERNATIONAL SCHOOL
TISB

NISHIKA HOSPITAL — 6KM

8-9 KM — GIG INTERNATIONAL SCHOOL
GREEN WOOD SCHOOL
INDUS INTERNATIONAL SCHOOL

WIPRO

BELENUS HOSPITAL — 10KM
DECATHLON

11 KM — RGA TECH PARK

TOTAL MALL — 14KM

15 KM — MANIPAL HOSPITAL

Master Plan





LEGENDS

01. ENTRY ARCH
02. ENTRY FEATURE
03. SPILL OUT SPACE
04. HERBAL GARDEN
05. BUTTERFLY GARDEN
06. AROMA GARDEN
07. MULTIPURPOSE COURT
08. JOGGING / CYCLING TRACK
12. PERGOLA SEATING
15. SAND PIT & ROCK CLIMBING
23. ELDER'S CORNER
26. BLOCK ENTRY
28. RAMP EXIT

LEGENDS

09. OUTDOOR GYM
10. ORGANIC GARDEN
11. WATER FEATURE WITH ROCK
13. KIDS PLAY AREA
14. TODDLER'S PARK
16. PARTY LAWN
17. OPEN AIR THEATRE
18. YOGA ZONE
19. CO-WORK SPACE
20. SKYWALK
21. TREE COURT
22. CAMPFIRE/BBQ WITH SEATER
24. PET PARK
25. RAMP ENTRY
27. MOUND WITH ROCK



Ground Floor

Tower Plans



First Floor

Tower Plans



Typical Floor

Tower Plans



3BHK - Unit Type 1

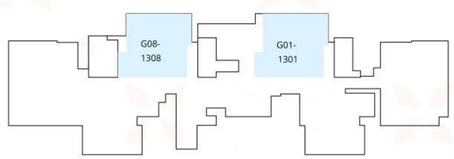
Ground - 13th floor

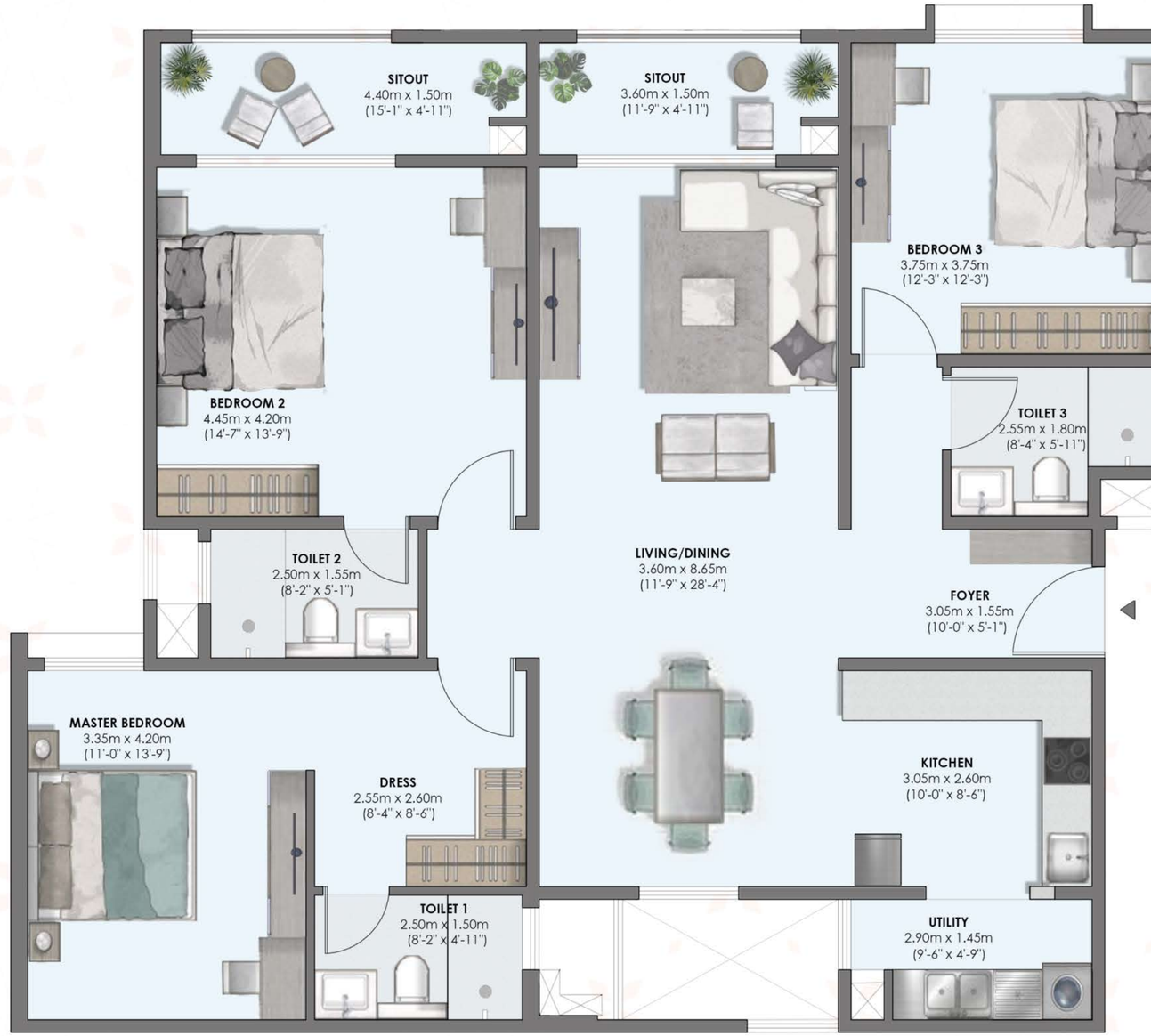
Balcony Area
123 sq.ft.

RERA Area
1321 sq.ft.

Super Built Up Area
2088 sq.ft.

Key Plan







3BHK - Unit Type 2

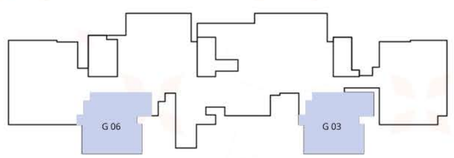
Ground floor

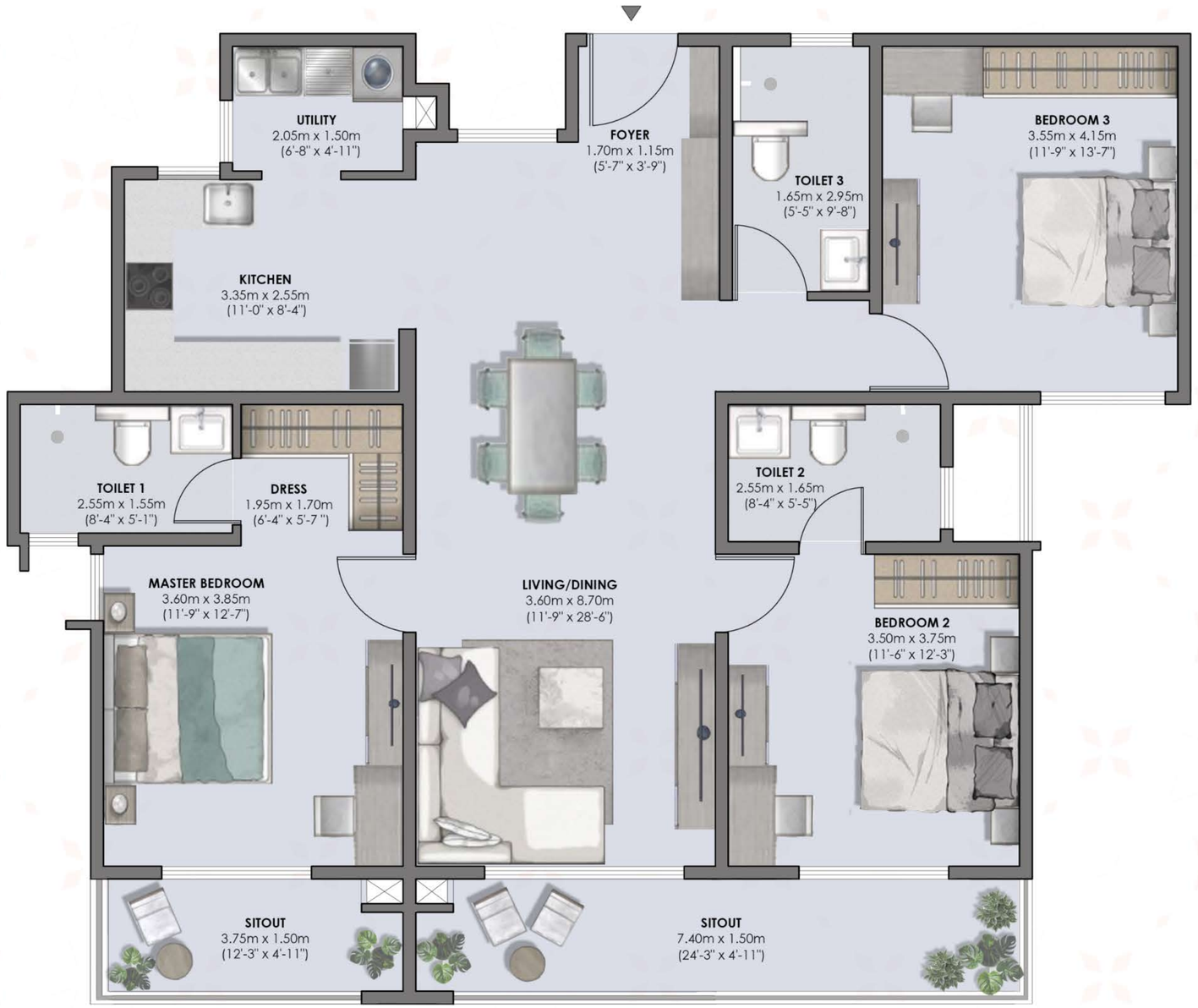
Balcony Area
175 sq.ft.

RERA Area
1188 sq.ft.

Super Built Up Area
1976 sq.ft.

Key Plan







3BHK - Unit Type 3

First floor

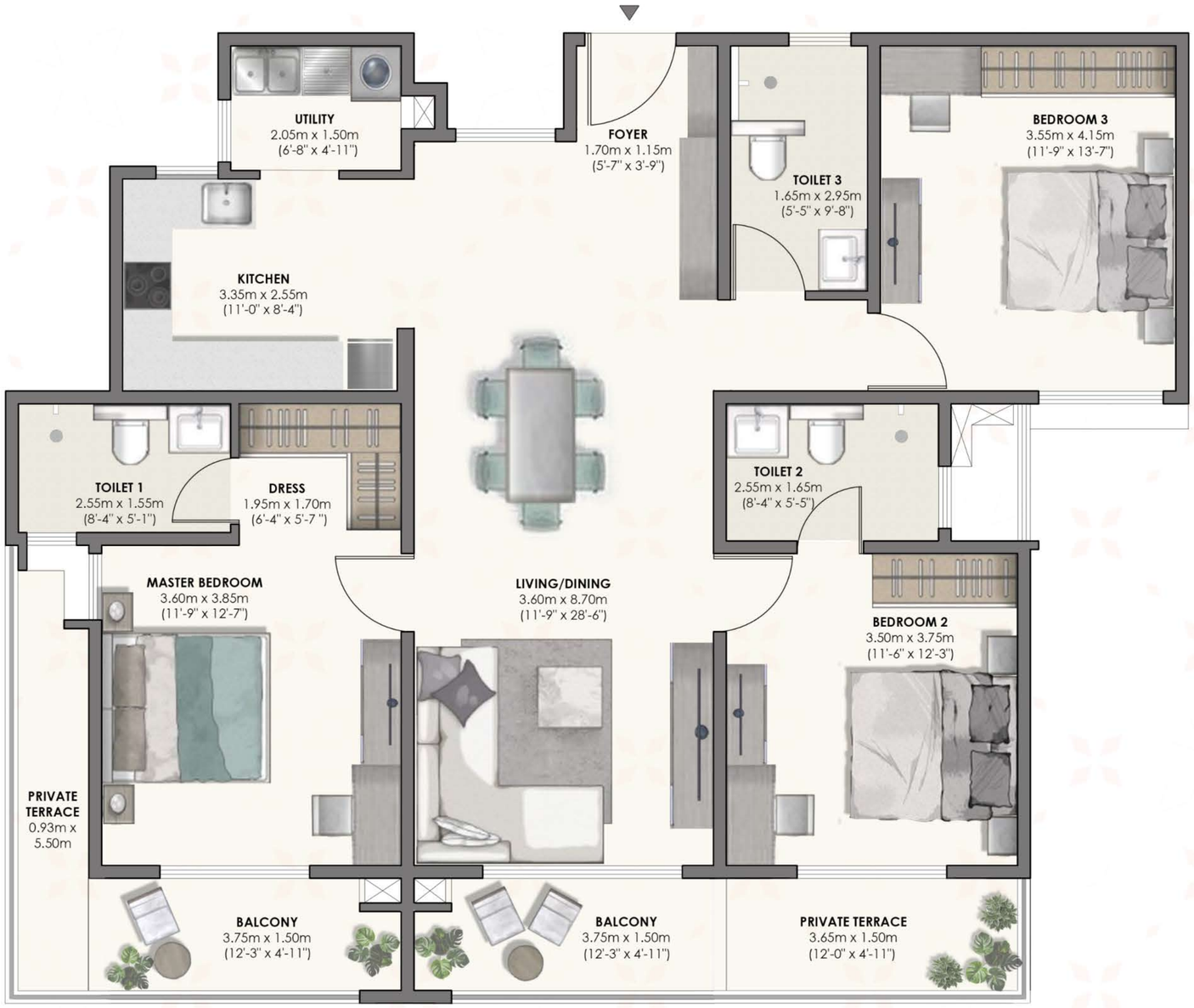
Balcony Area
116 sq.ft.

RERA Area
1188 sq.ft.

Super Built Up Area
1896 sq.ft.

Key Plan







3BHK - Unit Type 4

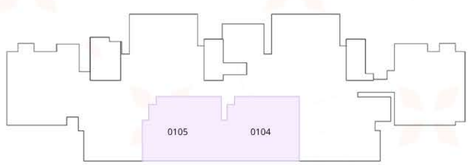
First floor

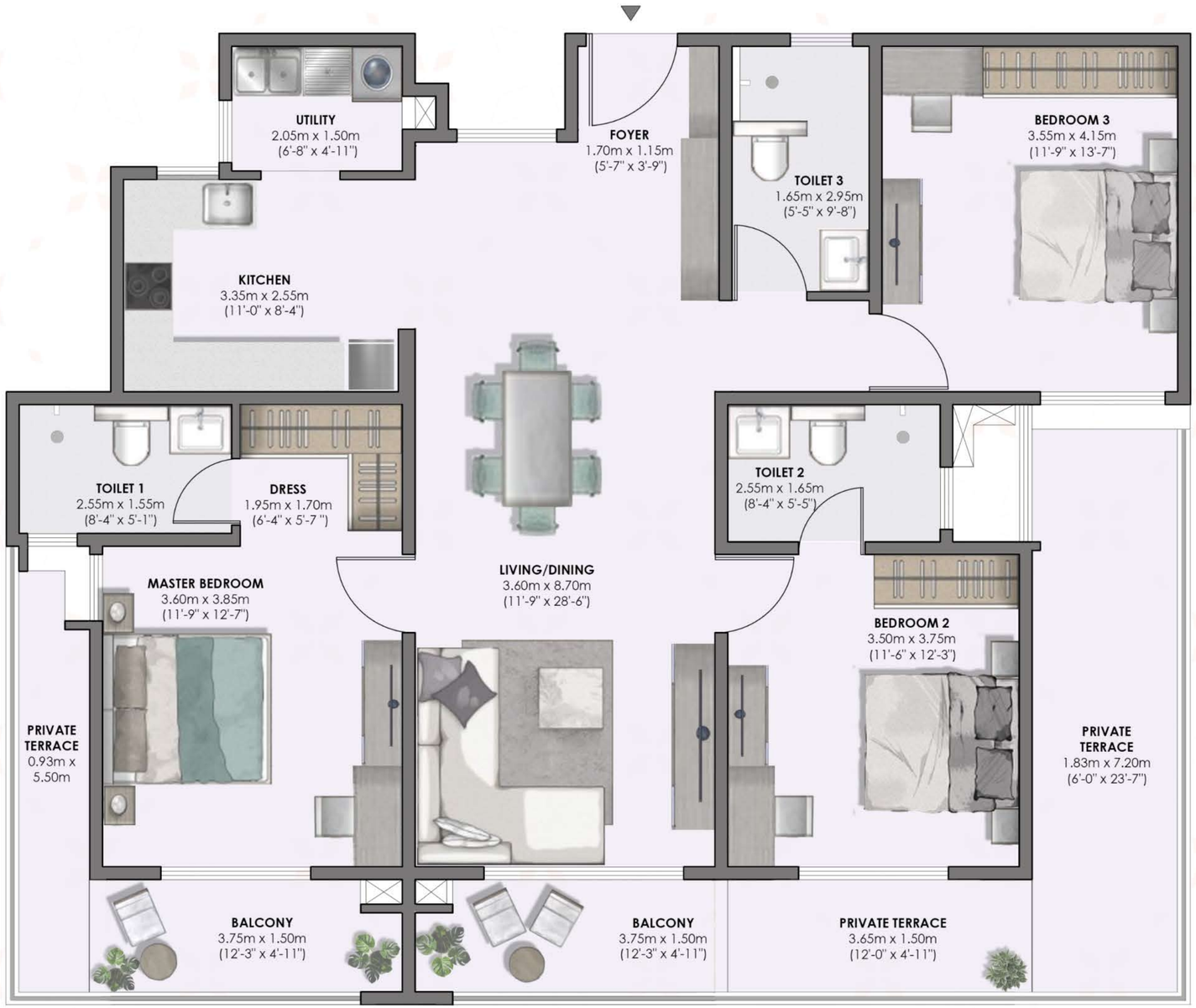
Balcony Area
116 sq.ft.

RERA Area
1188 sq.ft.

Super Built Up Area
1896 sq.ft.

Key Plan







3BHK - Unit Type 5

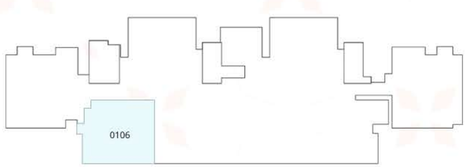
First floor

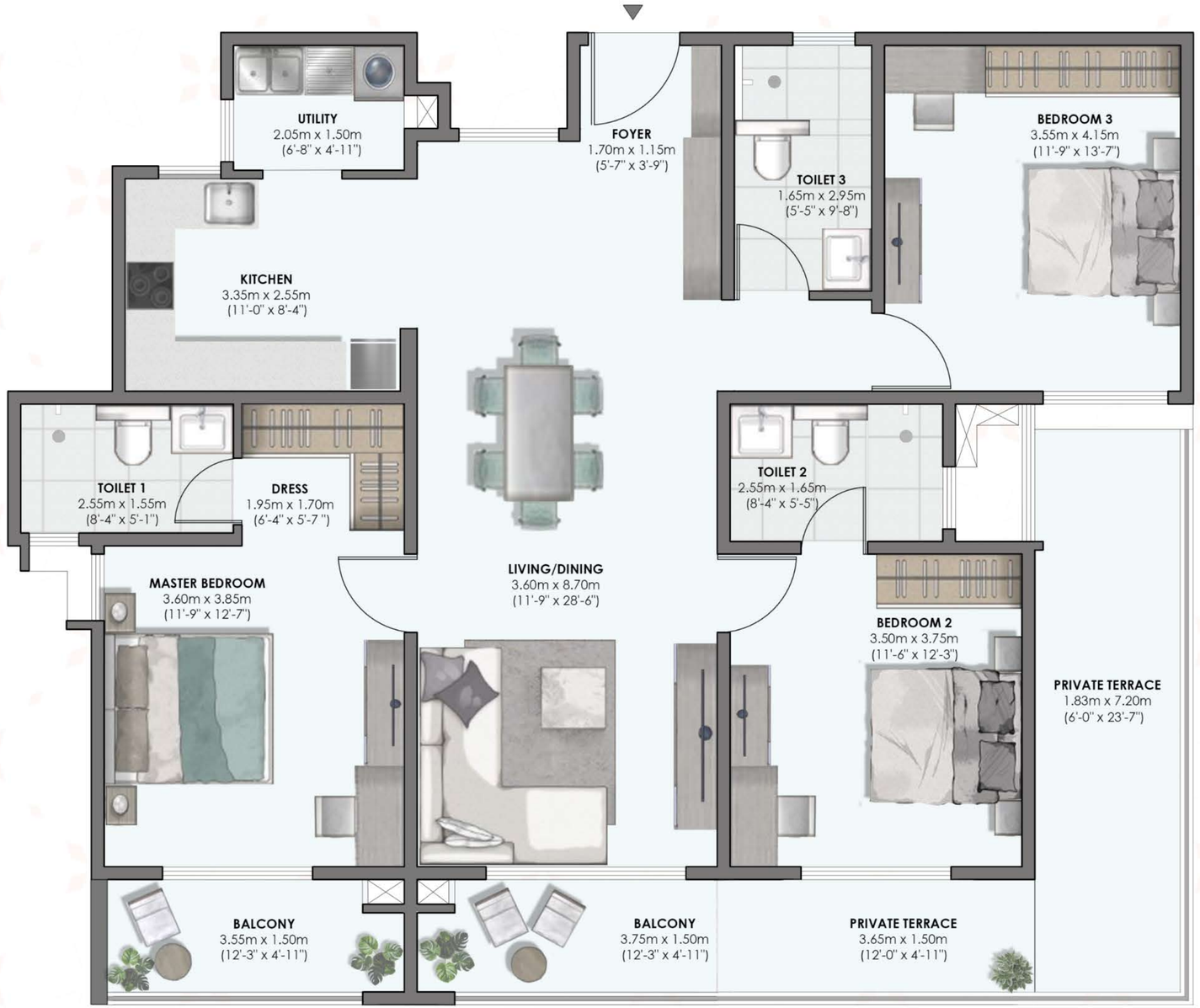
Balcony Area
116 sq.ft.

RERA Area
1188 sq.ft.

Super Built Up Area
1896 sq.ft.

Key Plan







3BHK - Unit Type 6

Second - 13th floor

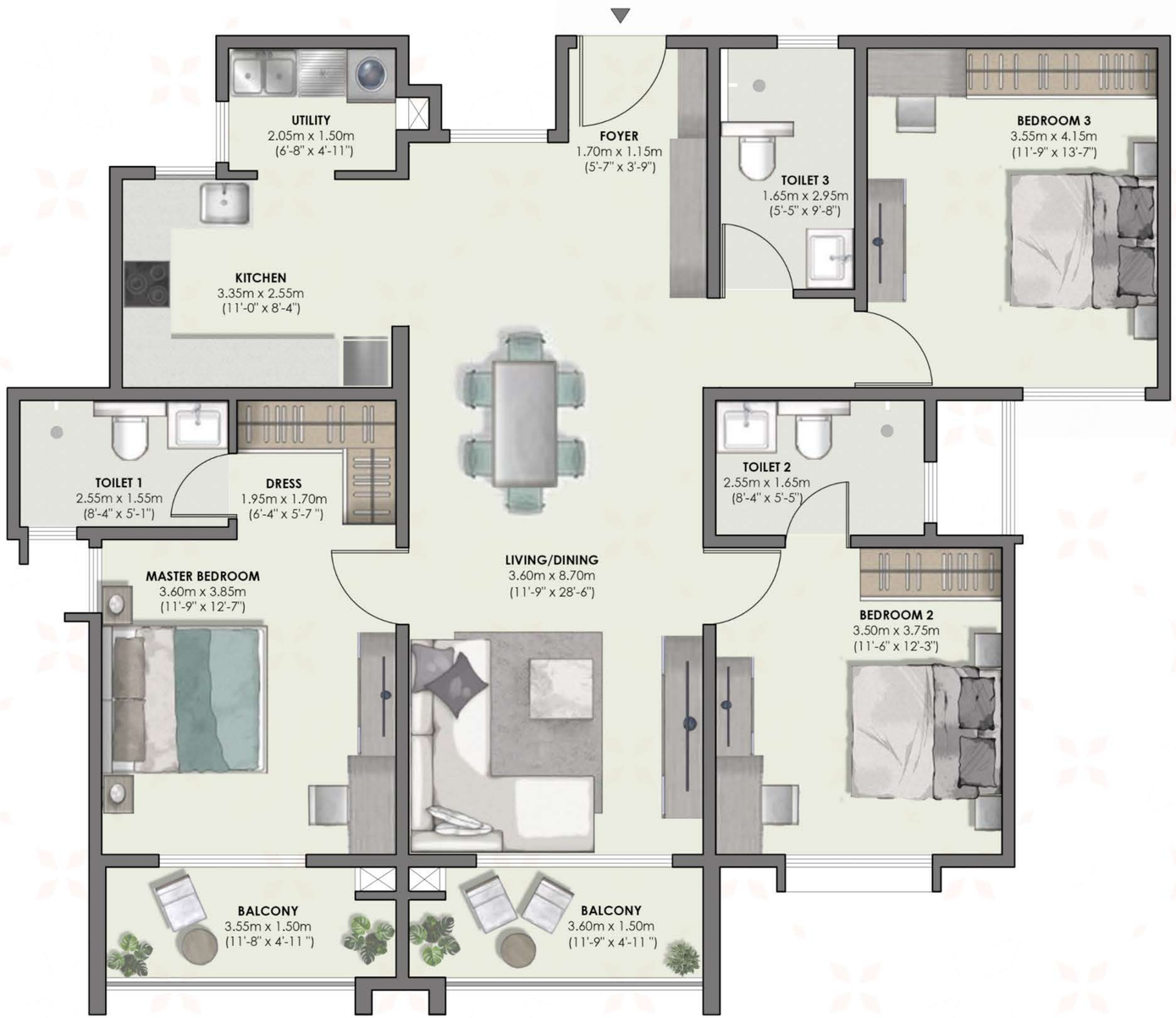
Balcony Area
111 sq.ft.

RERA Area
1188 sq.ft.

Super Built Up Area
1896 sq.ft.

Key Plan







4 BHK - Unit Type 1

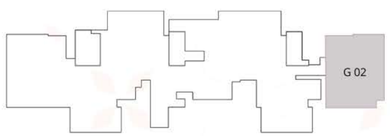
Ground floor

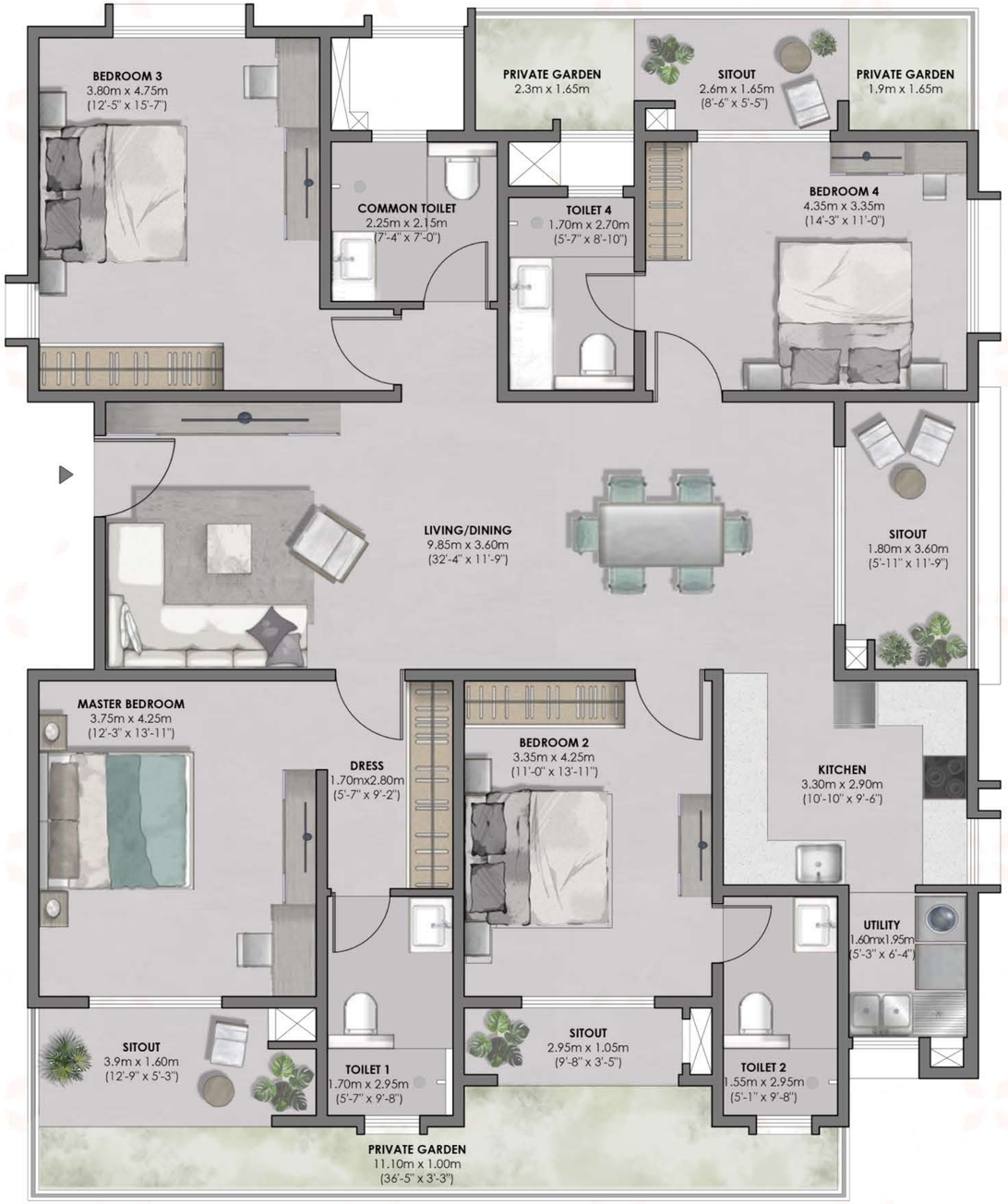
Balcony Area
205 sq.ft.

RERA Area
1548 sq.ft.

Super Built Up Area
2543 sq.ft.

Key Plan





4 BHK - Unit Type 2

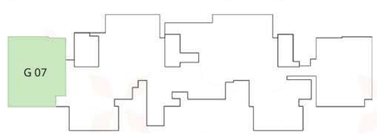
Ground floor

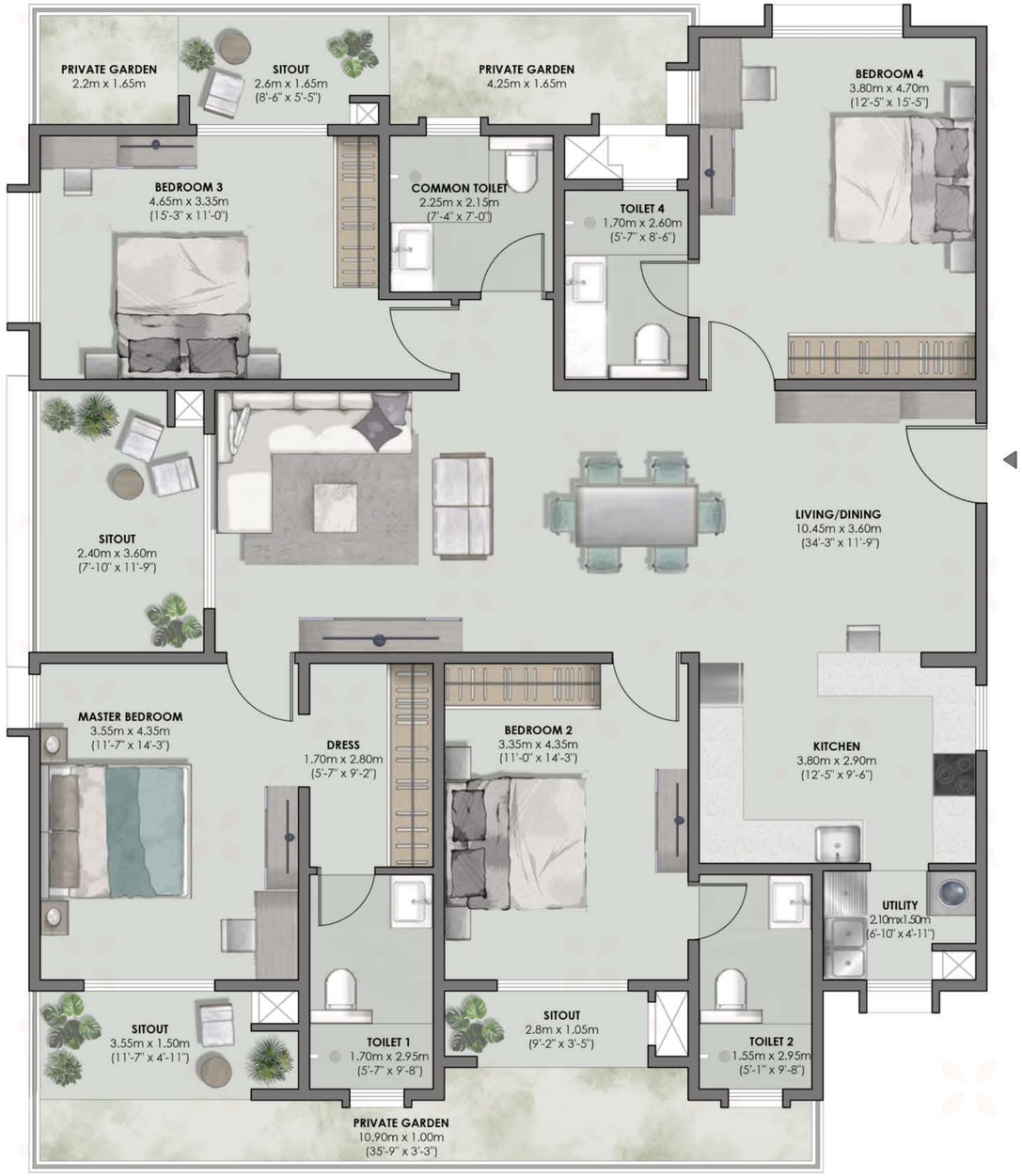
Balcony Area
217 sq.ft.

RERA Area
1593 sq.ft.

Super Built Up Area
2612 sq.ft.

Key Plan





4 BHK - Unit Type 3

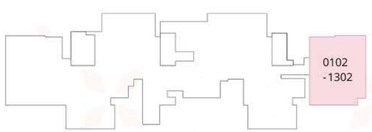
First - 13th floor

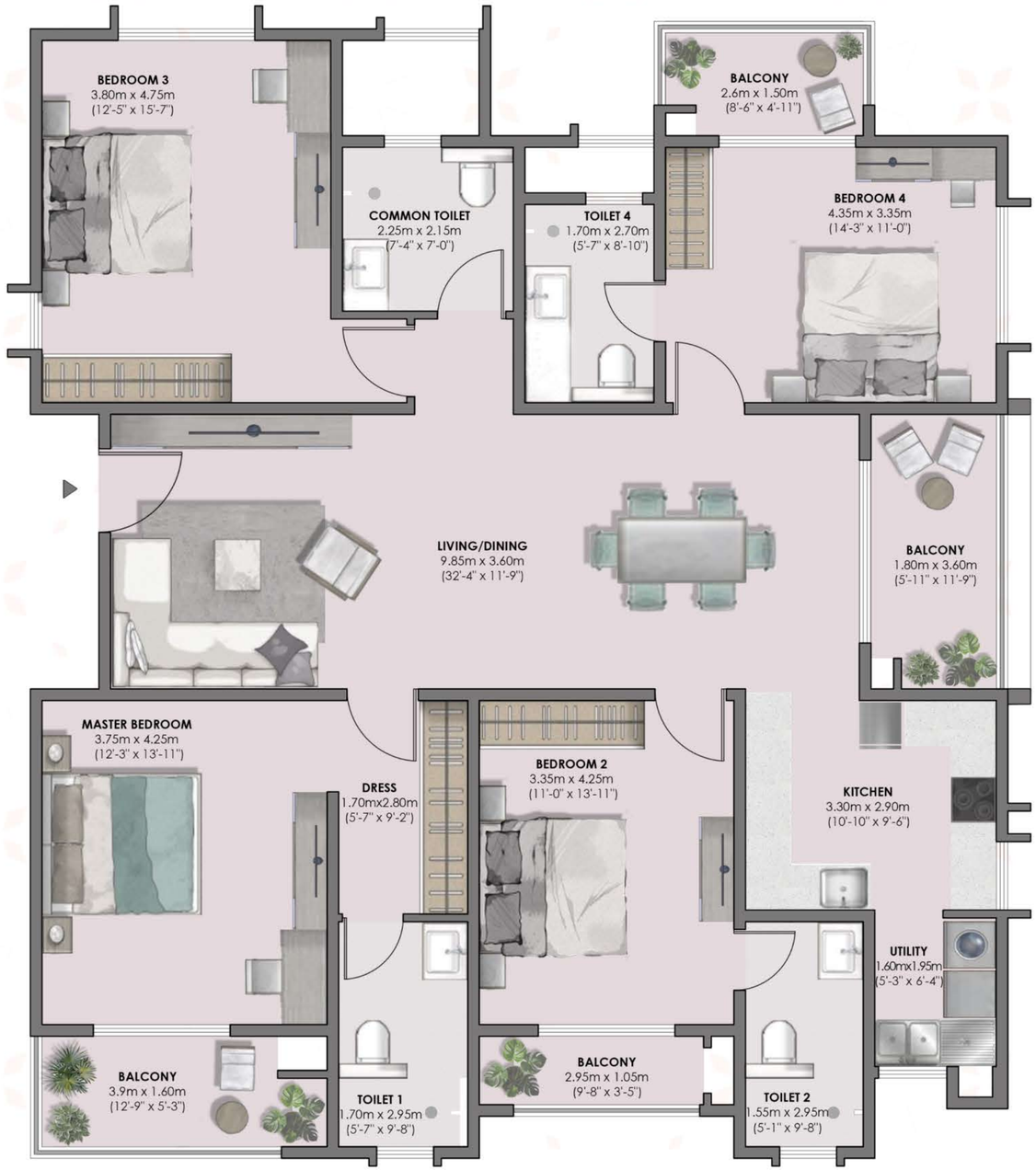
Balcony Area
200 sq.ft.

RERA Area
1548 sq.ft.

Super Built Up Area
2543 sq.ft.

Key Plan





4 BHK - Unit Type 4

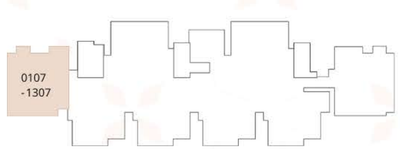
First - 13th floor

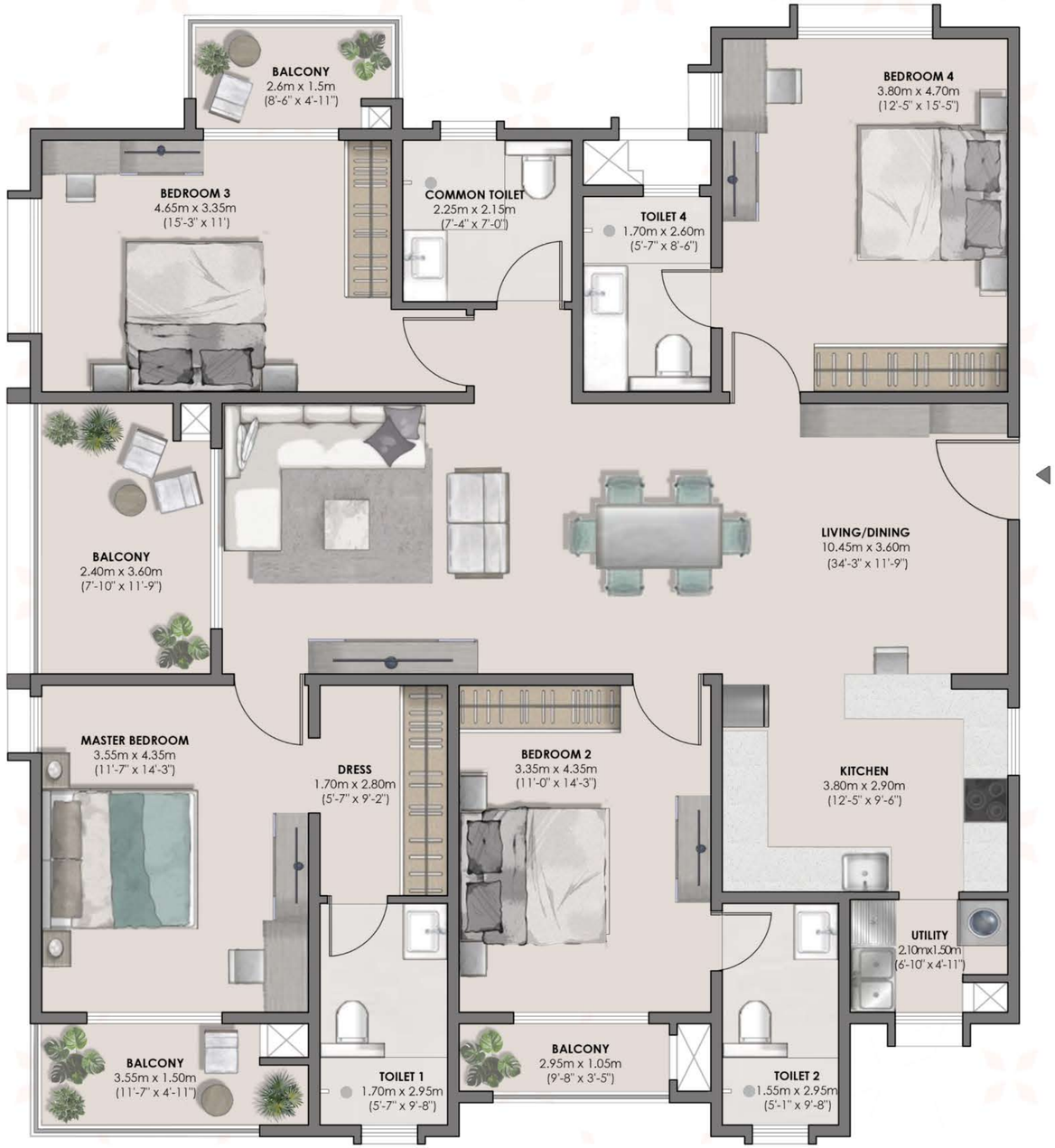
Balcony Area
213 sq.ft.

RERA Area
1593 sq.ft.

Super Built Up Area
2612 sq.ft.

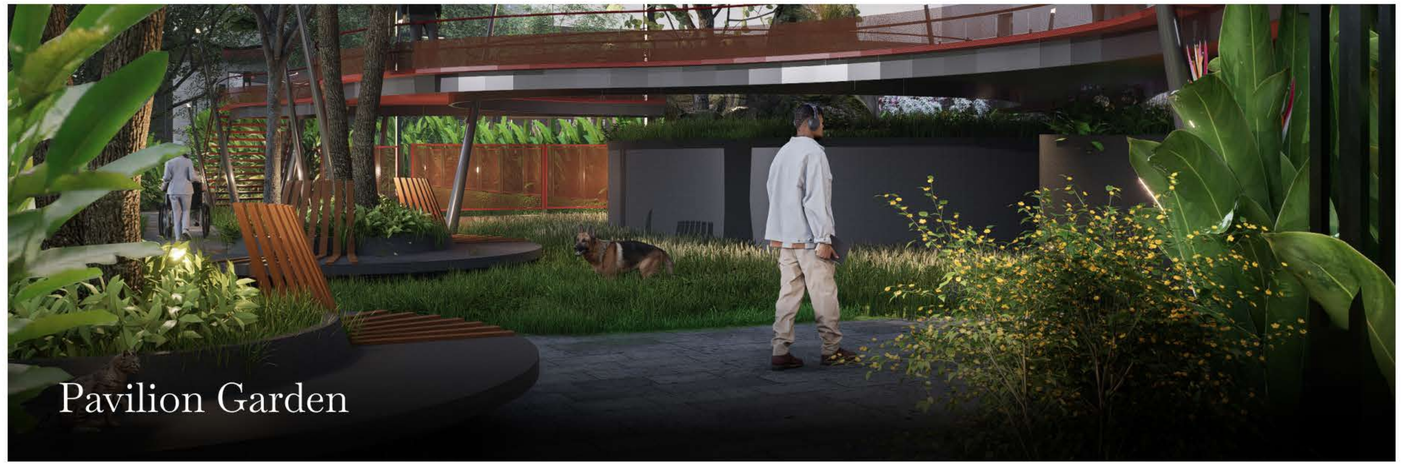
Key Plan





Outdoor Spaces





Pavilion Garden

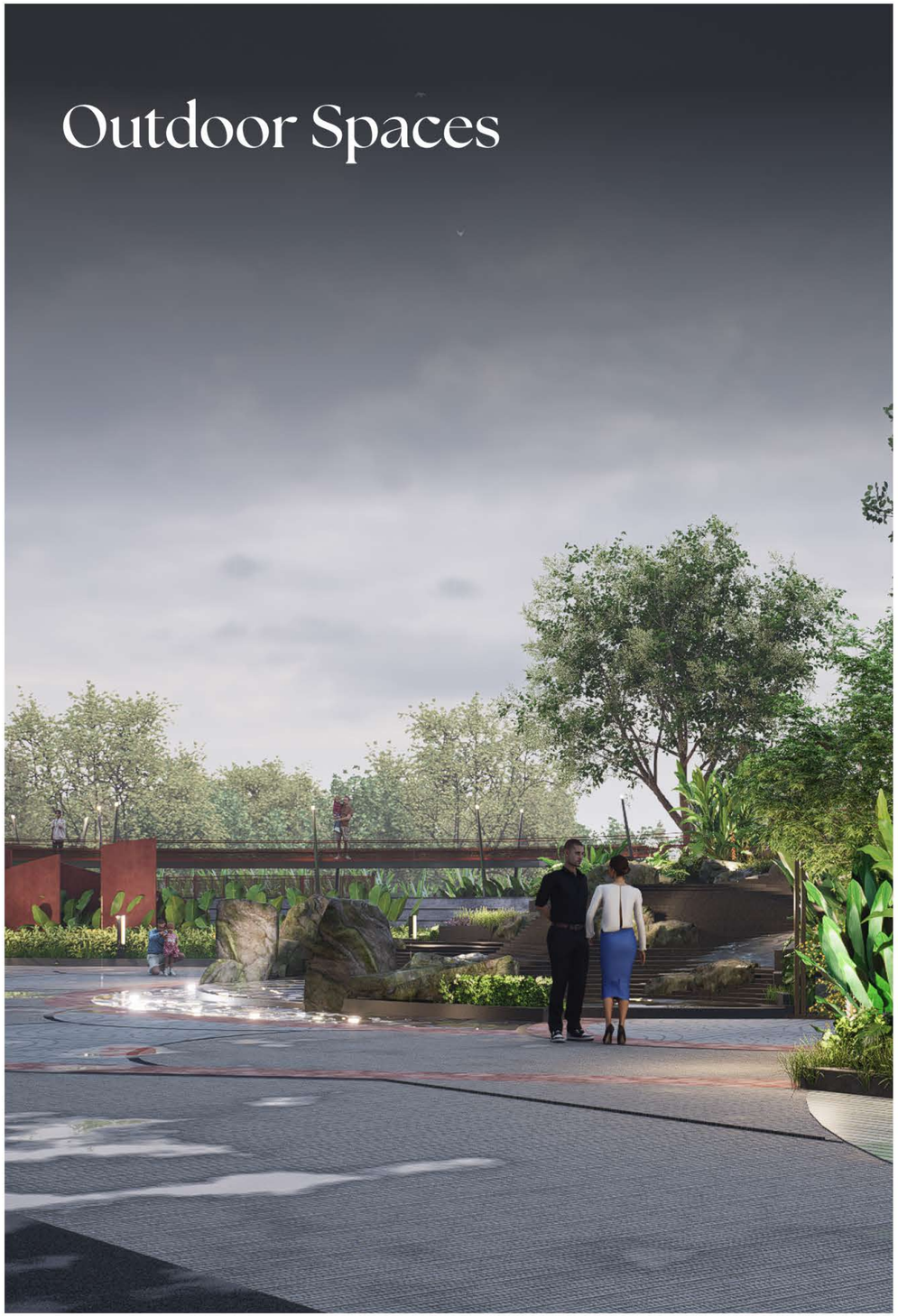


Butterfly Garden



Herbal Garden

Outdoor Spaces





Fruit Orchard

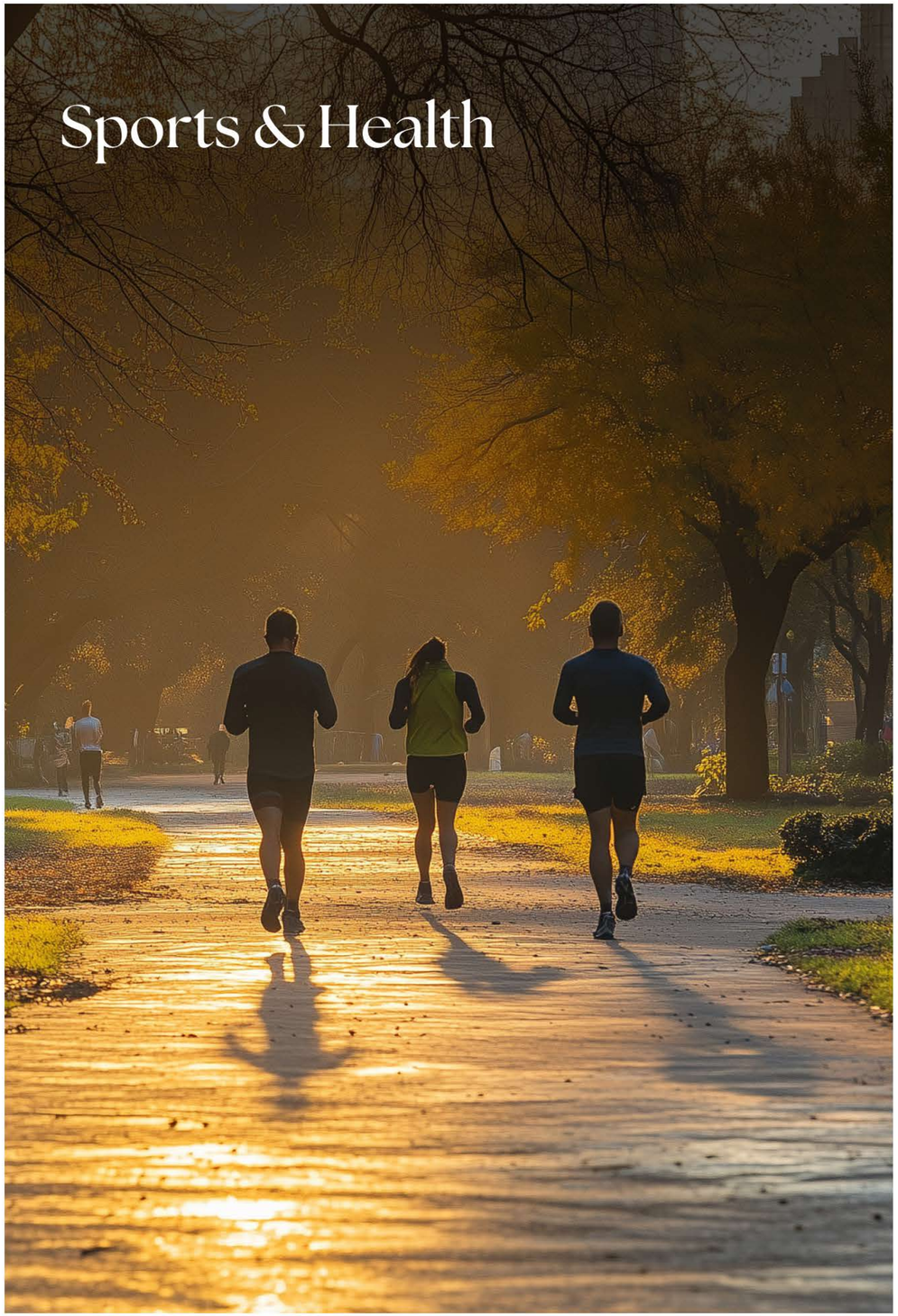


Aromatic Garden

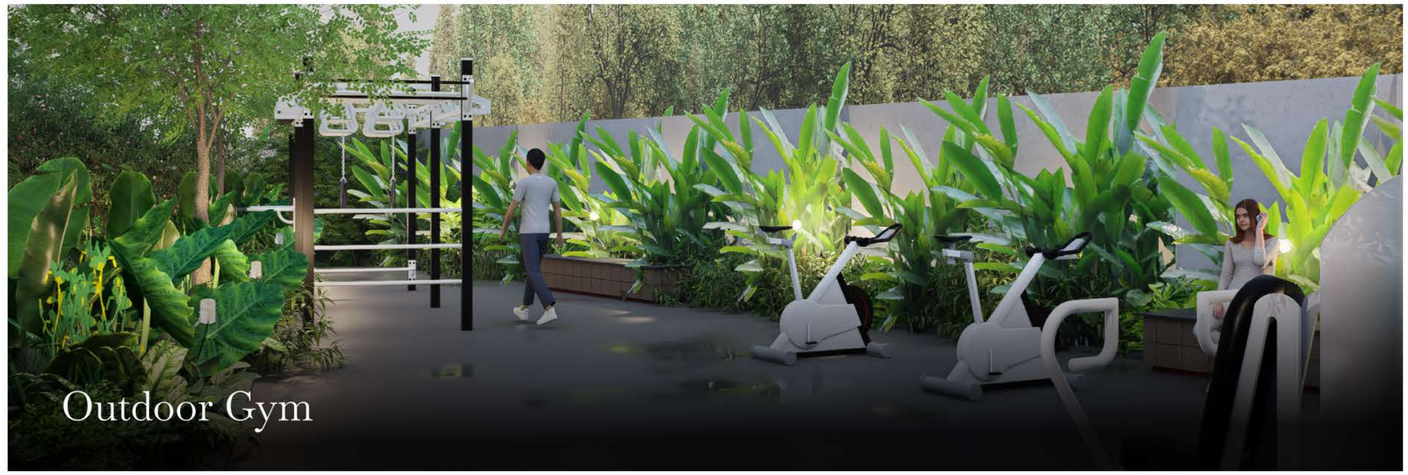


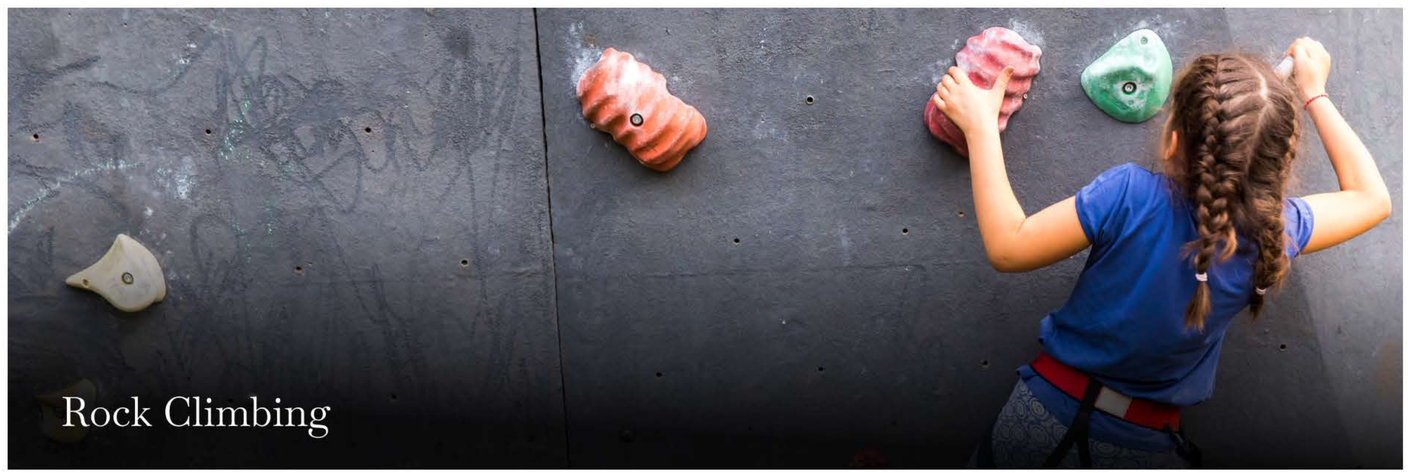
Landscaped areas with lawns, planter boxes,
and low-height trees

Sports & Health









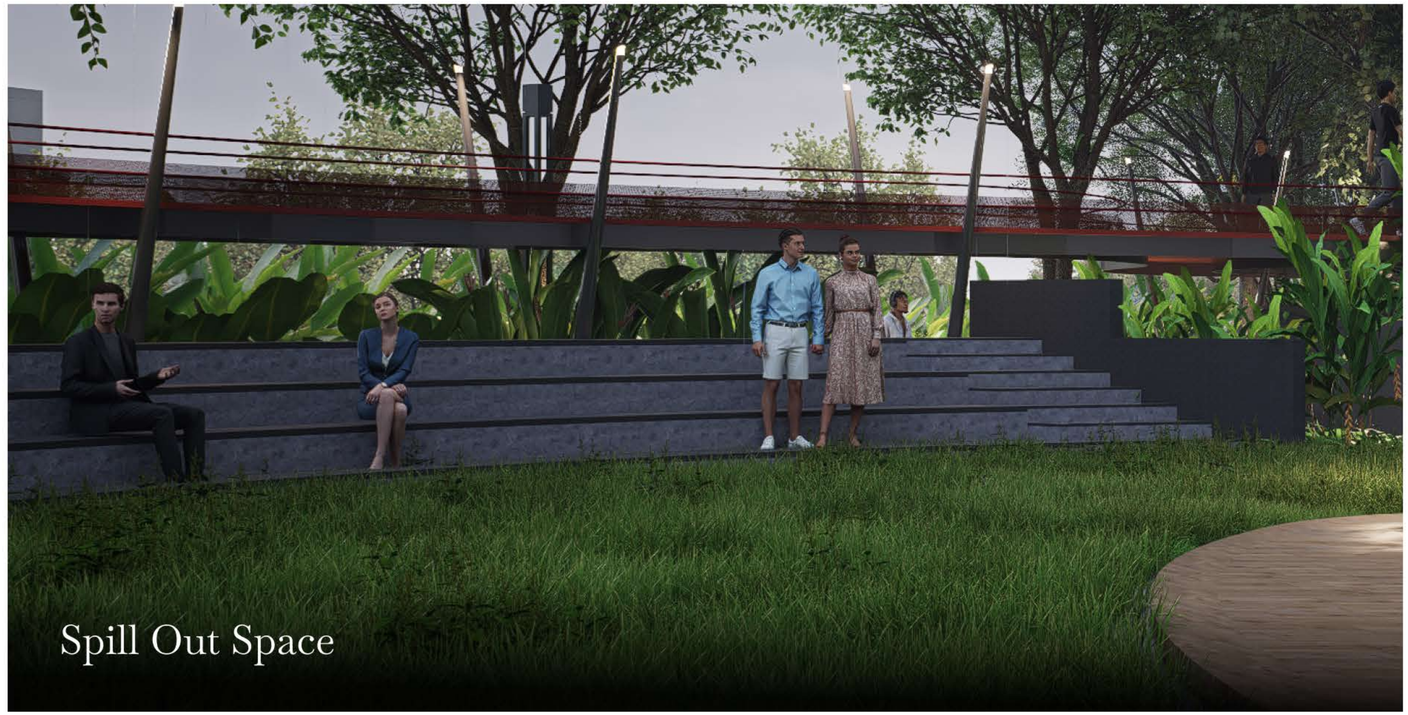

Sports & Health


Yoga Deck


Reflexology Park

Sports & Health





Spill Out Space



Sand Pit

Dedicated Spaces









Community Spaces

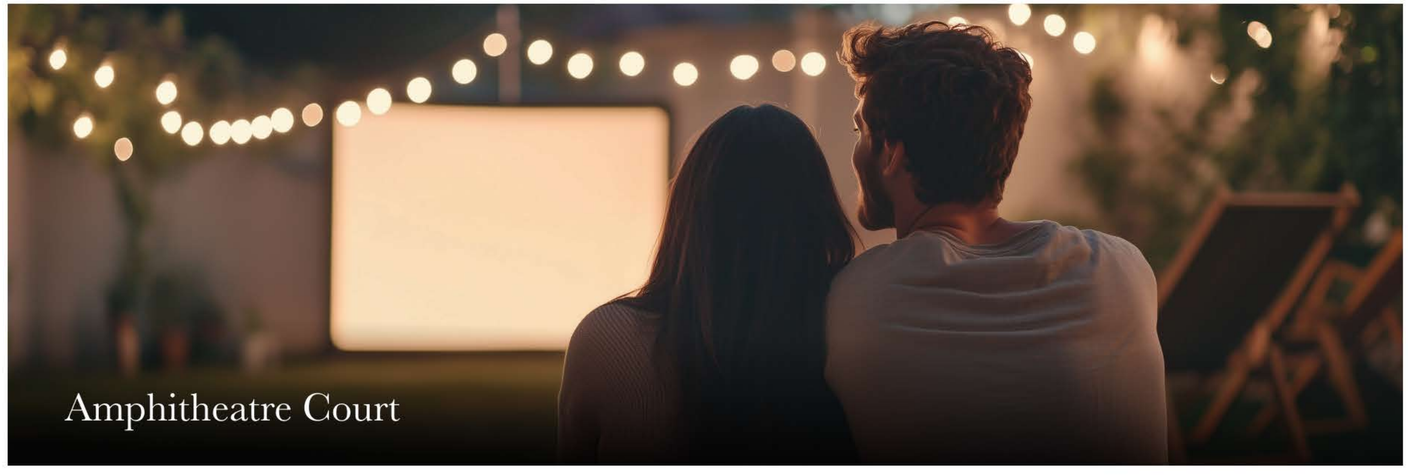




Skywalk



Star Gazing Deck

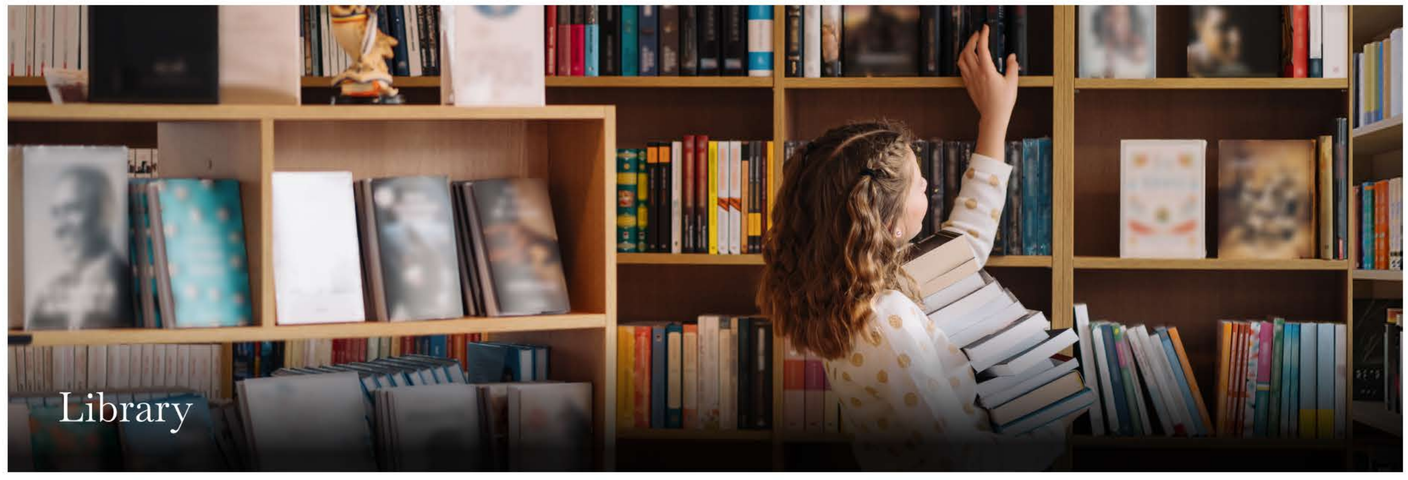


Amphitheatre Court

Community Spaces



Multi-Use Games Arena (MUGA) With Astroturf



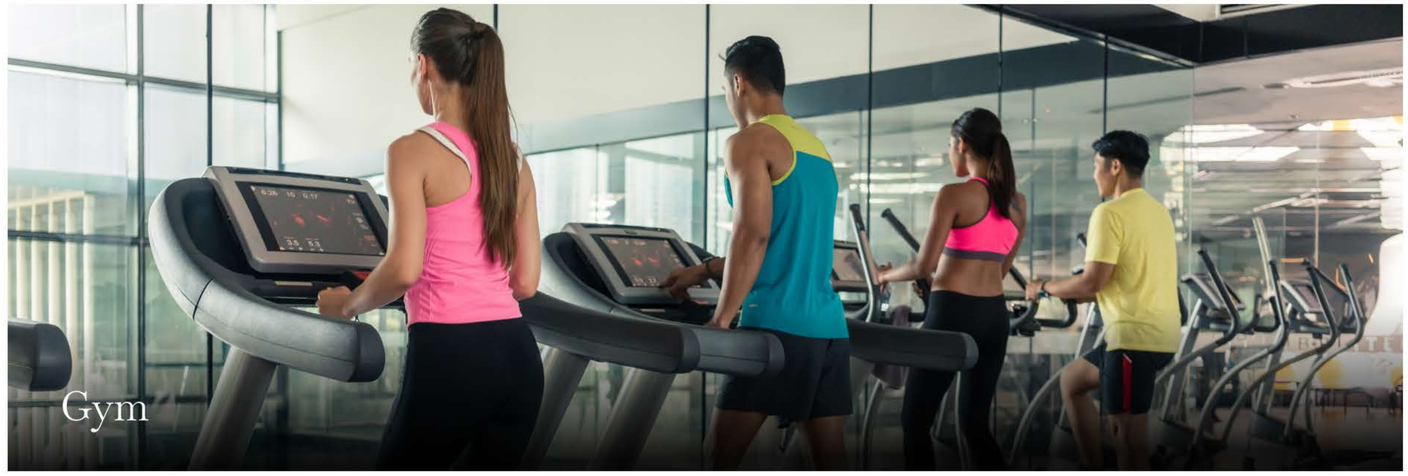
Library



Co-Work Space





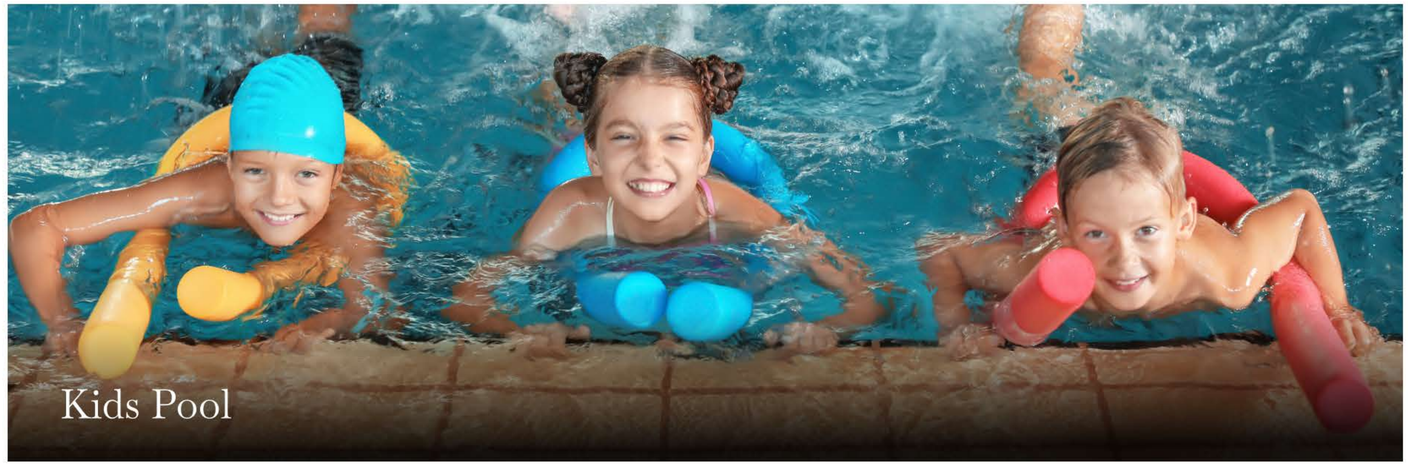




All common areas are senior citizen-friendly



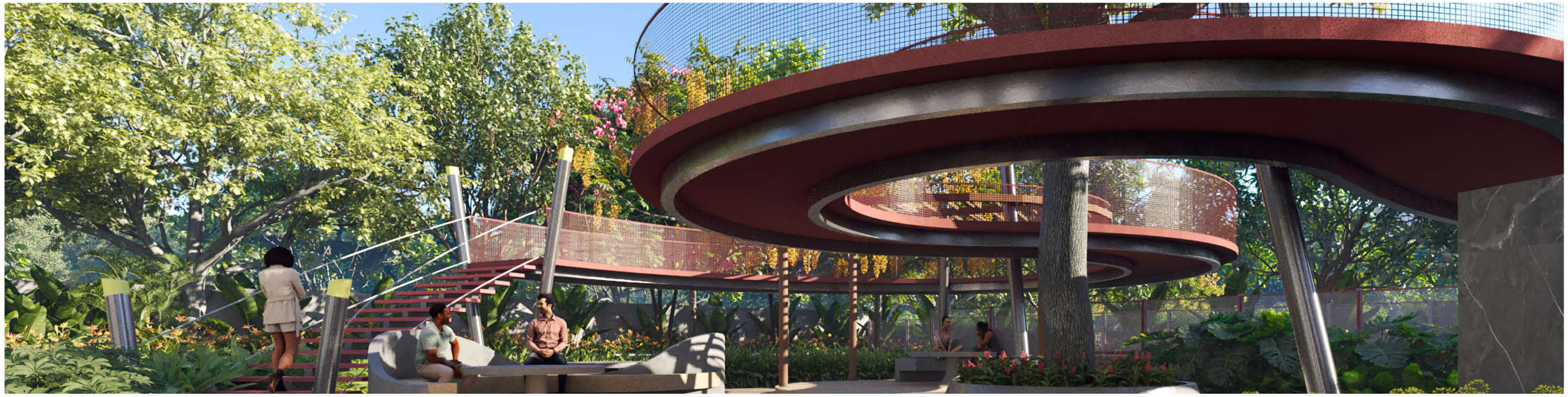
All common areas are senior citizen-friendly







Crafted To Perfection For
Your Infinite Pleasure



Wall finishing

- Internal walls: Smoothly finished with Gypsum plaster and acrylic emulsion paint (Asian Paints/equivalent).
- Bathroom: Reputed make of GVT/Ceramic tiles cladding with spacers up to false ceiling height.
- Kitchen: Provision for Modular Kitchen.

Painting

- External finishing: Two coats of exterior weather shield emulsion over one coat of primer paint of reputed brands with architectural features. Ultima/equivalent.
- Balcony/Terraces: External grade weatherproof paint.
- Enamel paint on all railings.

Plumbing

- Hans Grohe or equivalent make ISI Chrome plated fittings. Plumbing. provision for water inlet and drain provision for water purifier, sink, washing machine, and dishwasher.
- Ceramic sanitary fittings: TOTO or equivalent.
- Low flow aerated fixtures for potable water increased efficiency.
- Water pressure pump: Grundfos or equivalent for the top three floors.
- Solar water heaters for top three floor units.
- Pressure rating of the pipes: 6 bar. All internal pipes with CPVC and external with UPVC.
- AC outlet drain provision in the shaft.
- Smart water meters connected to toilets, Kitchen and Utility.

Waterproofing

- Waterproofing provided for all bathrooms, balconies, planter boxes, and utility area.
- PU membrane terrace waterproofing with Fosroc/ BASF/Pidilite with more than 500% elongation ratio and screed flooring above.
- Reflective paint on terrace over waterproofing.

Structure

- RCC framed structure with concrete block walls.



Grid Power And Backup Power

- EB power: 5 KW for 3BHK & 6 KW for 4BHK.
- DG power backup: 100% DG backup power. Cummins or equivalent of CPCB 4 that gives maximum power efficiency.
- Common areas: 100% backup for lighting, elevators, and utilities

Flooring

- Living room, kitchen, dining, and bedrooms: GVT large vitrified tiles with spacers.
- Bathroom, balcony, and utility: Antiskid ceramic tiles/ vitrified flooring with spacers.
- Granite threshold for the main door.

Windows

- All windows are 2 -1/2 track UPVC glazed sliding with EPDM gaskets, necessary hardware with mosquito mesh shutter. Glazing with toughened glass (Saint Gobain/ AIS). All windows designed as per wind load capacity.
- Large windows up to beam bottom enhancing air circulation and natural lighting.
- Windows fixed with MS grills for safety.

Electrical

- Concealed fire-rated copper wiring of reputed make (FRLS). Early smoke detection sensors.
- Power outlet (16 Amps) for air conditioners in all bedrooms and living room.
- Accessible ledges for AC outdoor units.
- Power outlets for geysers in all bathrooms.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, and water filter.
- Provision for water filter below the counter.
- Washing machine and dishwasher provision in the utility area.
- Individual BESCOM provided KWH meters.
- Miniature circuit breakers and Residual current circuit breaker for each distribution board of ISI reputed make.
- Modular switches of ISI reputed make (GM/Legrand or equivalent).
- Provision for smart switches for major points including curtain motors.
- TV points & USB ports in the living room and master bedrooms.
- Intercom line in the living room and master bedroom.
- Data point provision in the living room and all bedroom.
- Instant geyser provision in the kitchen (below counter).



Security

- Sophisticated round-the-clock security/surveillance system.
- Surveillance cameras at the main security, common areas, and building periphery.
- Peripheral security with boom barriers integrated with car reader.
- App-based panic alarm system.

Car Parking

- One covered car parking will be provided for every apartment. Extra car parking availability enabled.

Lobby

- Reception lobby with granite/marble wall and floor finish.
- Vitrified tile flooring in basement and upper floor lobby.
- Service staircase and service lobby in granite tiles in lower level.
- All lobby walls will be finished with textured paint and ceilings with distemper.

LPG / PNG

- Supply of LPG/PNG with piped GAIL gas system with gas meter.

Solid Waste Management

- Segregation at source.
- Organic waste converter. Reuse of manure for gardening.

Bathroom

- Senior citizens/specially abled friendly common bathroom.
- Sanitary fixtures: Wall-mounted EWC on a ledge wall, soft close seat cover (TOTO or equivalent).
- Telephonic shower and rain shower for master bed toilet (Green pro rated - Hans Grohe or equivalent).
- False ceiling: Grid false ceiling with PVC coated tiles and shadow channels.
- Granite countertop wash basin with hot and cold mixer in master bed toilet (Green pro rated).
- Exhaust fan provision.
- Geyser provision in all toilets.
- All toilets of the last two floors will have water from solar panels.

Doors

- Main door: Engineered wood with full jamb frames . Main door fitted with smart lock (Yale or equivalent). Full height large doors up to beam bottom.
- Internal doors: Engineered wood with laminate finish with reputed hardware(Dorma/ dorset or equivalent.
- Bathroom doors: Granite frame and full jambs. Shutters with WPC door with laminate on either side with reputed hardware.
- All hardware of ISI approved make - Stainless steel fittings.

Elevator

- Power-efficient V3F drive with gearless, high-speed elevator of reputed make (Kone/Mitsubishi/Johnson or equivalent). 13 pax duplex operated.
- Two-way communication system, automatic rescue device, floor annunciator, and CCTV enabled.
- Exterior granite cladding in the lobby face. SS finish and mirror cladding for interiors with grab bars and granite floor.
- Service/fire elevator - stretcher friendly (20 pax).

Fire Safety

- Fire alarm, public address system, automatic sprinklers, fire extinguishers, and wet risers as required in all common areas as per fire norms.
- Fire tank and pumps integrated with curtain system.
- Fire command center at the ground floor. Sprinklers and curtain system in the basement parking area.
- Sprinklers and smoke deductors in living, bedrooms and kitchen
- Wet risers on every floor.
- Fire tower & Emergency fire doors are 2 hours fire-rated.



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Corporate office: 19, B Hosahalli Road, Sompura gate,
Sarjapur Road,Bengaluru, Karnataka - 562125.

www.suyug.com

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