

GOVIANU  
WELCOME TO YOUR NEW WORLD



# GOVIANU GRACE GARDEN



[www.govianu.com](http://www.govianu.com)





## Profile

GOVIANU WEALTH MANAGEMENT PRIVATE LIMITED has emerged as one of the most respected general contracting firms in the area of commercial and private constructions. We have already proven our ability to take on large, complex projects and complete them on time, on budget, and at the highest levels of quality.

Our success is driven by more than building some of the most advanced facilities for our corporate, institutional, residential and government clients. More and more of our clients are turning to us for our distinctive ability to implement innovative project management techniques and to serve as a reliable provider of knowledge-driven solutions for their complex construction projects.

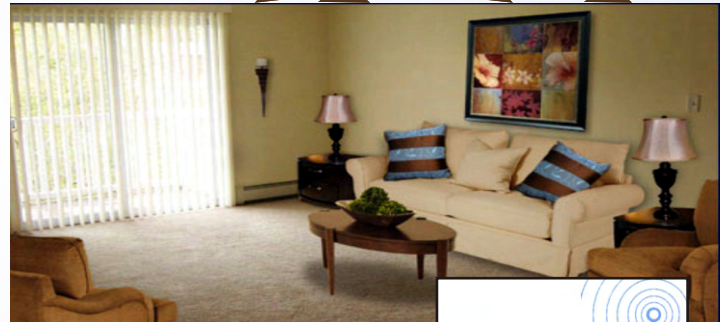
**GOVIANU GRACE GARDEN** is a project of GOVIANU WEALTH MANAGEMENT PRIVATE LIMITED. It provides a beautiful view with a newly constructed 8 Luxurious Apartments, Located at Heart of the Bengaluru City. It is situated at an ideal place, away from the noise and pollution of the city.





# Construction Specifications

- ★ Fully Furnished Ready to Move Flats
- ★ Ready to move and Vaastu Planned
- ★ Kitchen, Utility, Washing, Pantry
- ★ 24x7 Water and Electric Power Supply
- ★ Living Room with Dining Space
- ★ Spacious Balcony, Terrace and Sitouts
- ★ Telephone & Intercom Ready
- ★ Car Parking Facility
- ★ Rain Water Harvesting
- ★ 24x7 Security
- ★ Super Built-up Area: 3500 Sq. ft (Unit - 1)  
3500 Sq. ft (Unit - 2)
- ★ 4 Floors + 1 Floor (Ground, First, Second, Third and Fourth Floors)
- ★ Party Hall at Top Floor
- ★ 3 Bed Rooms (Master Bedroom + Two Rooms)
- ★ Home CCTV Surveillance System
- ★ Emergency Solar Lighting Backup Facility
- ★ Underground Cabling System
- ★ Ready Underground Drainage System



## Key Features & Amenities

Govianu Grace Garden, along with built-in amenities invites you to a host of recreational facilities.

**Key Features** - Fully utilized Built-up Area, Calm Layout with in the city limit, Well Connected with City Busses and Other transportation Facility, Solar Street Lamps, Surrounded with lush Greenish Environment, Mini-mart inside the Layout and many more...



## Main features of this project....

- Just 8 apartments in all
- Provision for 2 cars parking per unit
- Premium specifications and high-end finishes
- Maid's room with separate entrance
- Spacious balconies • Party area • Indoor games
- Integrated Building Monitoring
- Security system • Fire alarms









# GOVIANU

## GRACE GARDEN

### BENSON TOWN BENGALURU

TYPICAL FLOOR PLANS  
SECOND & THIRD

## UNIT - 2

Super Built-up Area  
**3500 Sq.ft.**

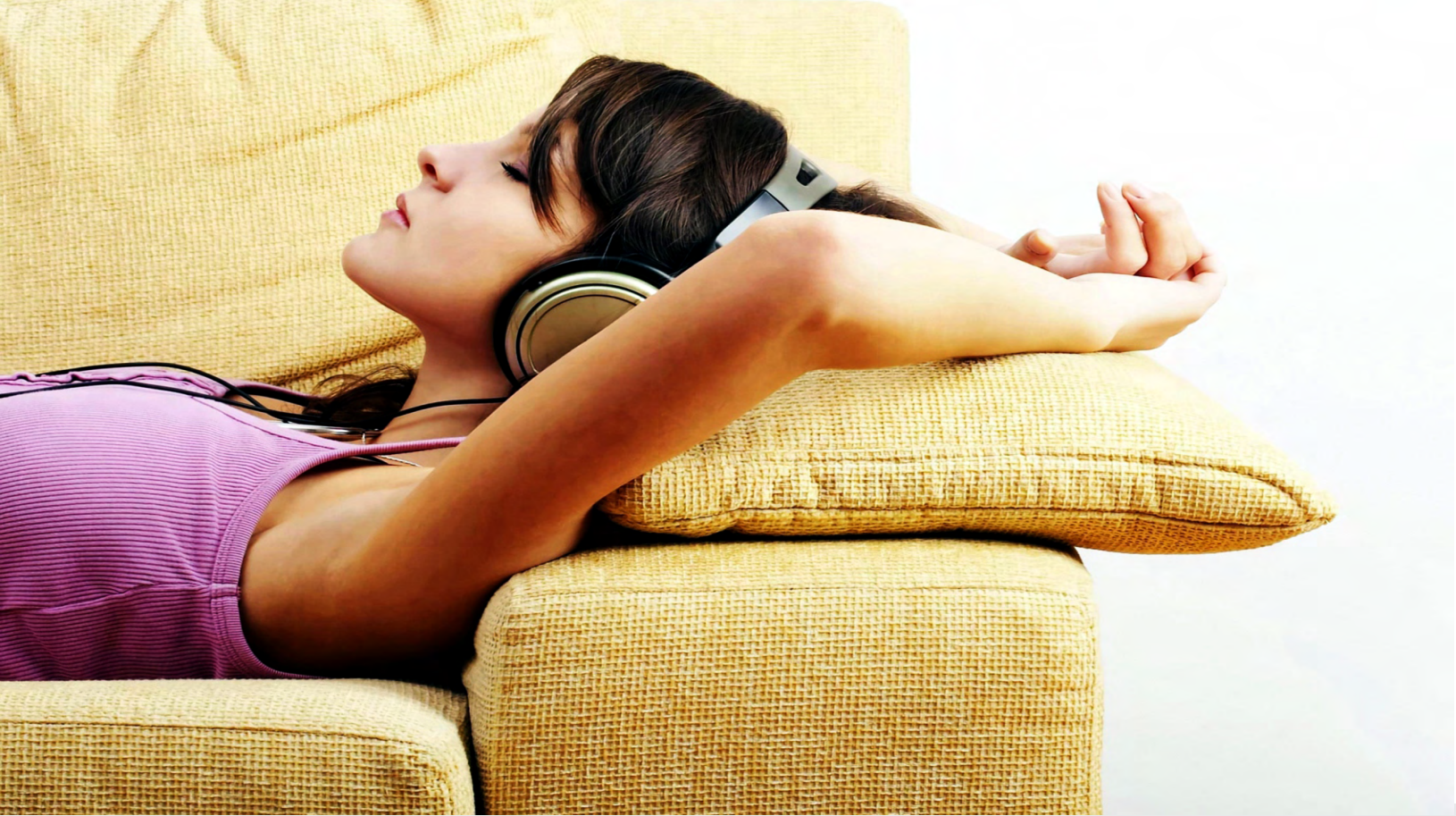






Route Map - How to Reach?





## Neighbourhood at Glance

- ★ **Nearest Railway Station:** Bengaluru Cantonment Station - 0.5 KM
- ★ **Nearest Bus Station:** Kempegowda Bus Station (KSRTC / BMTC) - 2.5 KM
- ★ **Distance to Majestic / Bengaluru Central Railway Station:** 6.5 KM
- ★ **Nearest Airport:** Bengaluru International Airport - 20 KM
- ★ **Nearest Police Station:** Jayamahar Extension Police Station - 2 KM
- ★ **Nearest Hospitals:** Baptist Hospital & Apollo Hospital - 0.5 KM
- ★ **Nearest Amusement Place:** Snow World - 1.5 KM
- ★ **Nearest Tourist Attraction:** Bangalore Palace - 1.5 KM (Main Gate)
- ★ **Nearest Stadium:** Bengaluru Chinnaswamy Cricket Stadium - 2.5 KM
- ★ **Nearest University:** Bengaluru University (Central College) - 4 KM
- ★ **Nearest Picnic Spot:** Cubbon Park - 4 KM
- ★ **Nearest Hill Station:** Nandi Hills - 54 KM
- ★ **Nearest Engineering College:** UVCE - 5 KM
- ★ **Nearest Medical College:** KIMS - 8 KM



**Note:** This brochure is purely a conceptual presentation and not a legal offering.  
The promoters reserve the rights to make change in elevation, specification and plans as deemed fit.



**Because peaceful life  
is more valuable than money....**



# GOVIANU GRACE GARDEN



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