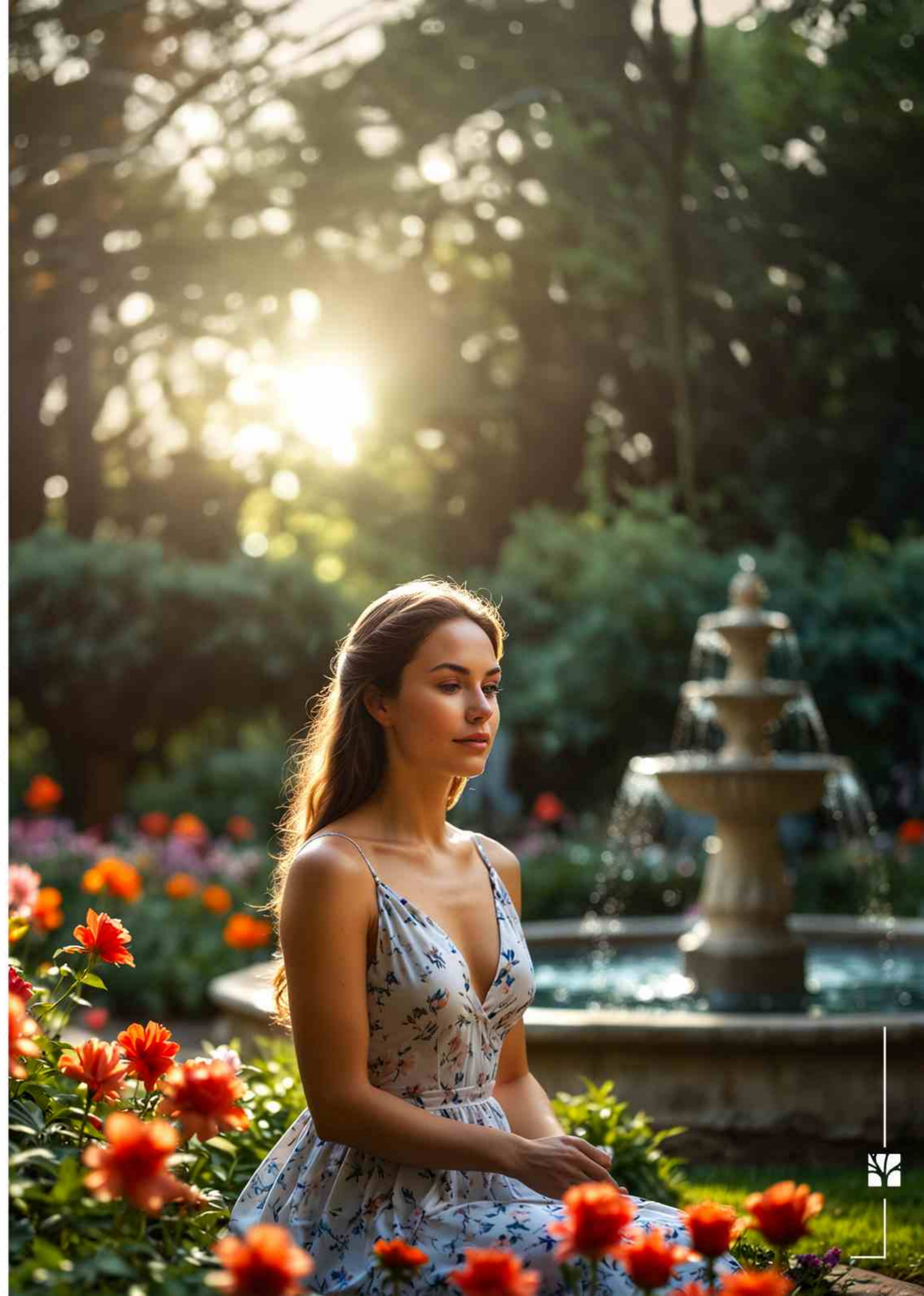




LORVEN
CASCADE GARDEN
LIVING REIMAGINED

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





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+



PRIME IN LOCATION, YET

Worlds

APART



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 NEIGHBOUROOD - | 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 HOSPITA - | 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



Cycle Bay



Pathway-Jogging/
Walking



Pool
Lounge



Poolside
Pavilion



Aqua
Bridge



Gym



Half
Basketball Court



Volleyball/Tennis Court



Cricket Practice Pitch



Skating Rink



Indoor
Games



Main
Pool



Toddlers
Play Area



Floor
Games



Kid's
Pool



Revitalize

TRAIN HARDER



Spa/Saloon



Aerobics/Yoga
Space



Floral Garden



Reflexology
Pathway



Meditation
Pavilion



Yoga Deck/
Platform



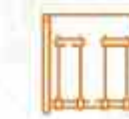
Pavilion
With Seating



Elder's Chit-Chat
Zone



Vegetable
Garden



Swing Park



Waterbody With
Sculptures



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

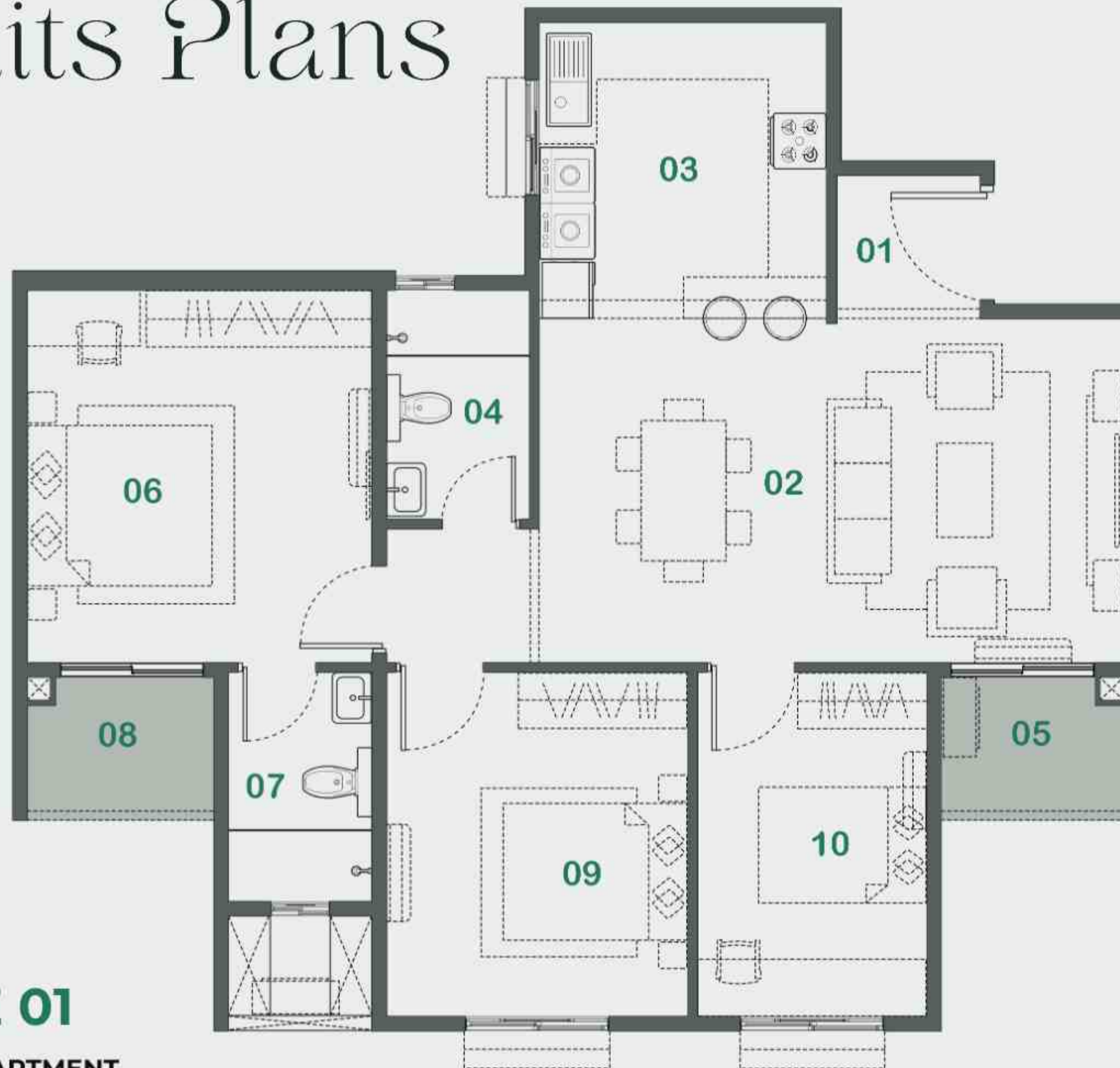
Bliss



Master Plan



Units Plans



- 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"

TYPE 01

3 BHK APARTMENT

SUPER BUILT-UP AREA

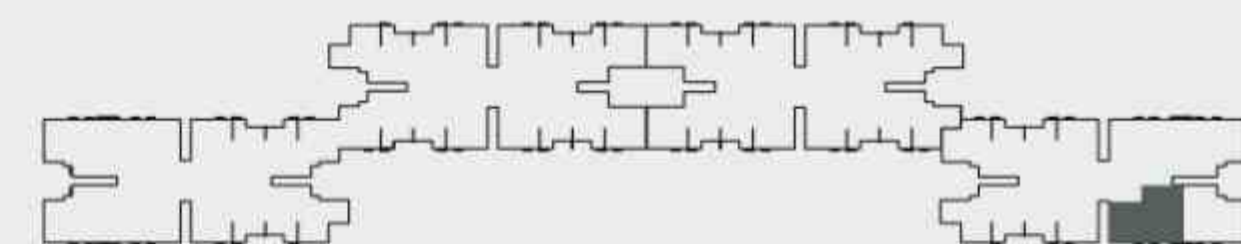
1325 Sq.ft.

RERA CARPET AREA

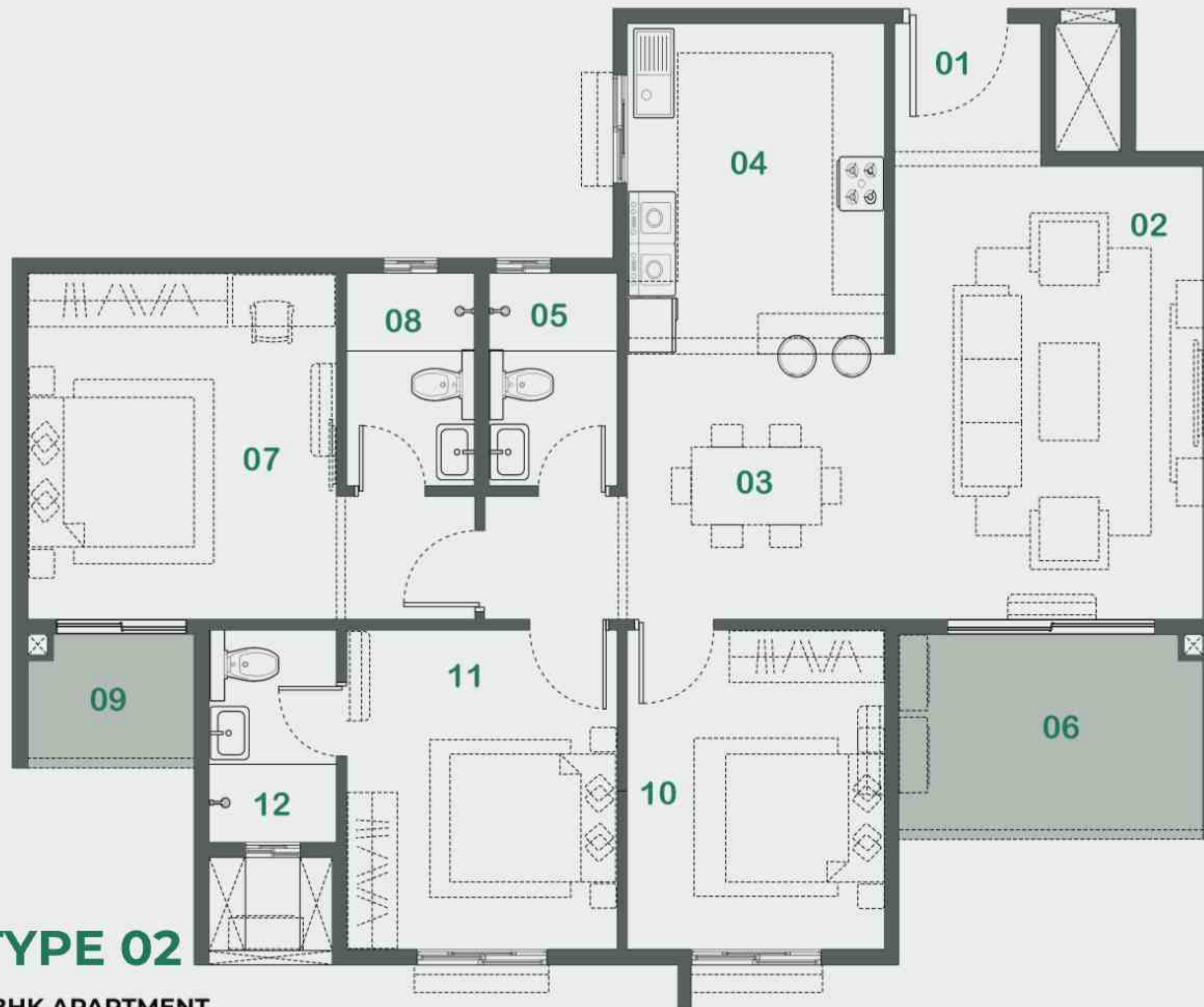
884.41 Sq.ft.

BALCONY AREA

63 Sq.ft.



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"

TYPE 02

3 BHK APARTMENT

SUPER BUILT-UP AREA

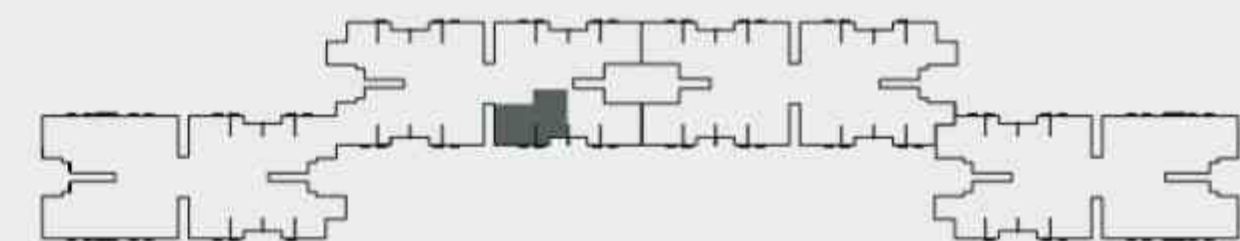
1645 Sq.ft.

RERA CARPET AREA

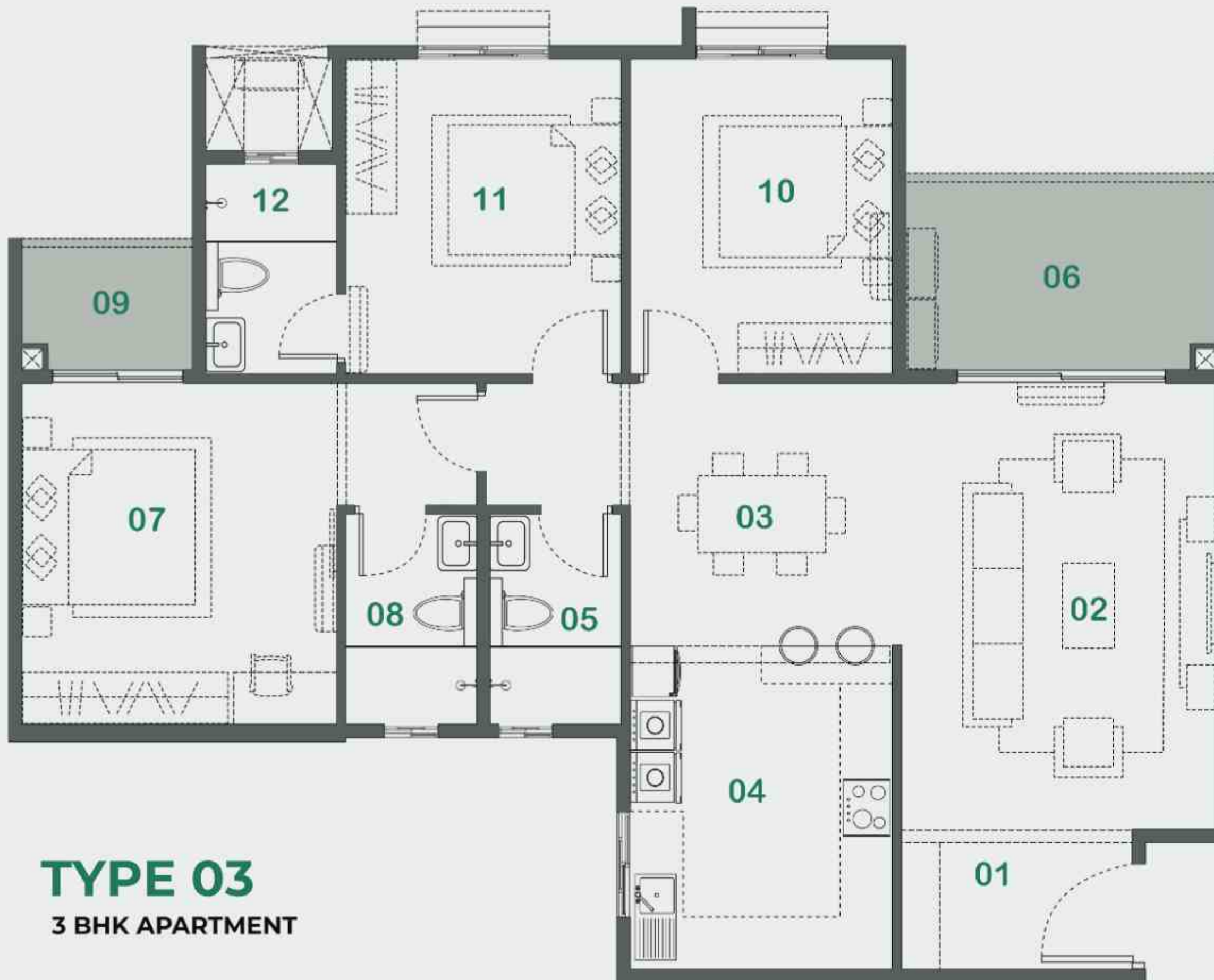
1068.26 Sq.ft.

BALCONY AREA

120.02 Sq.ft.



Key Plan



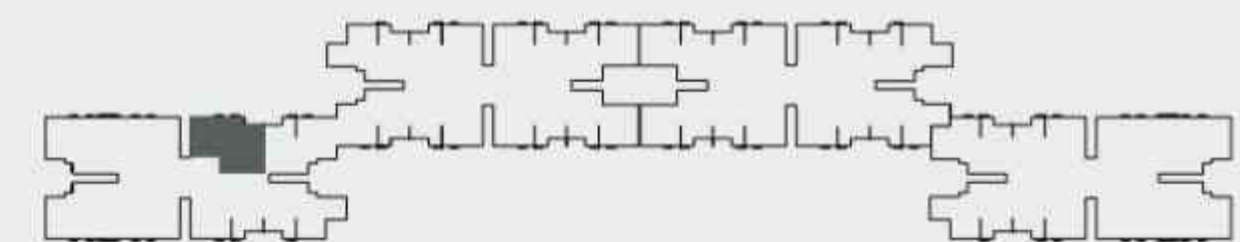
- 01 Foyer** 8' 8" x 4' 8"
- 02 Living** 12' 0" x 17' 0"
- 03 Dining** 10' 3" x 10' 0"
- 04 Kitchen** 10' 0" x 12' 3"
- 05 Common Toilet** 5' 0" x 8' 0"
- 06 Balcony** 11' 8" x 7' 5"
- 07 Master Bedroom** 12' 0" x 13' 0"
- 08 Attached Toilet** 5' 0" x 8' 0"
- 09 Attached Balcony** 6' 5" x 5' 0"
- 10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

TYPE 03
3 BHK APARTMENT

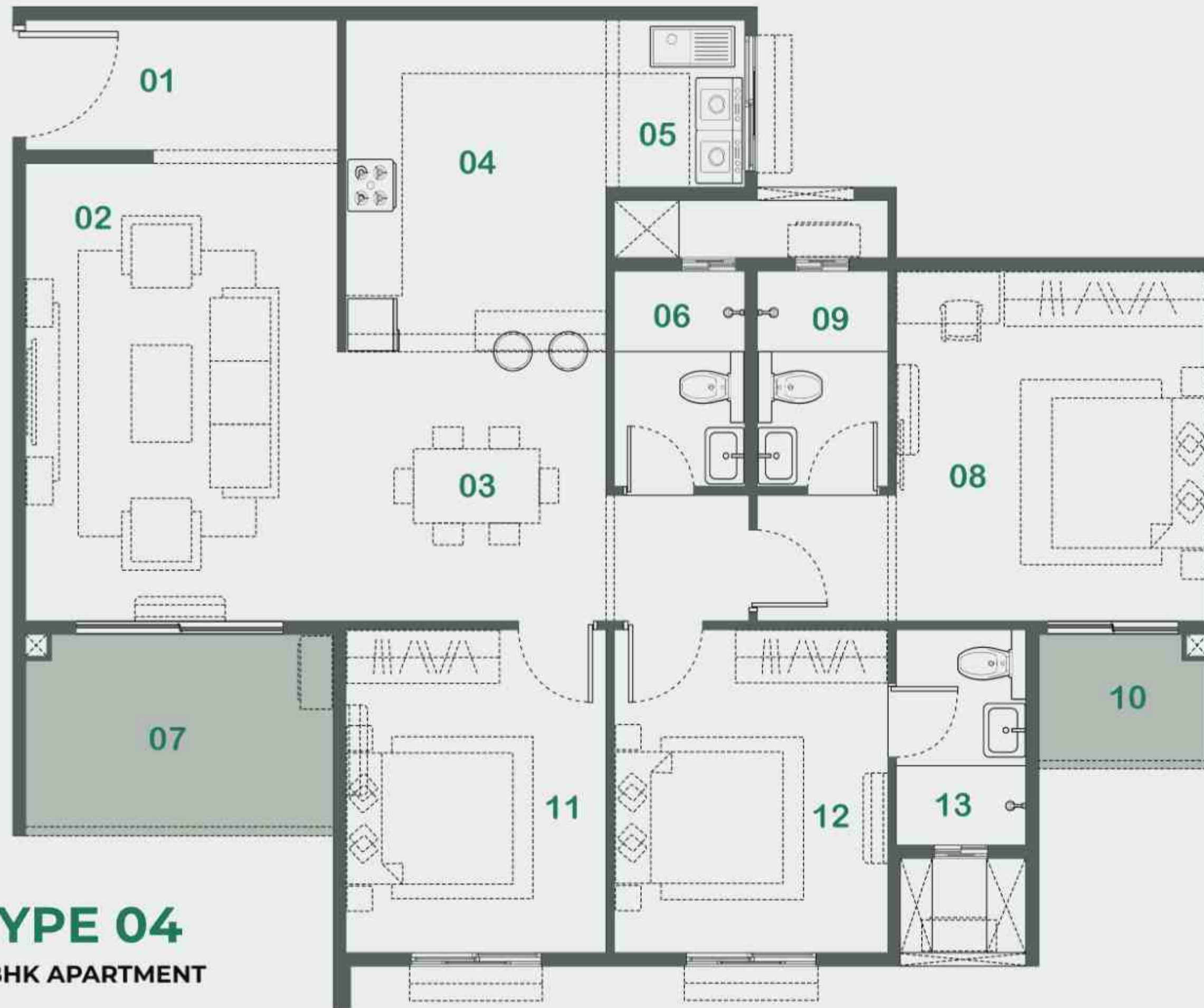
SUPER BUILT-UP AREA
1665 Sq.ft.

RERA CARPET AREA
1084.88 Sq.ft.

BALCONY AREA
120.02 Sq.ft.



Key Plan



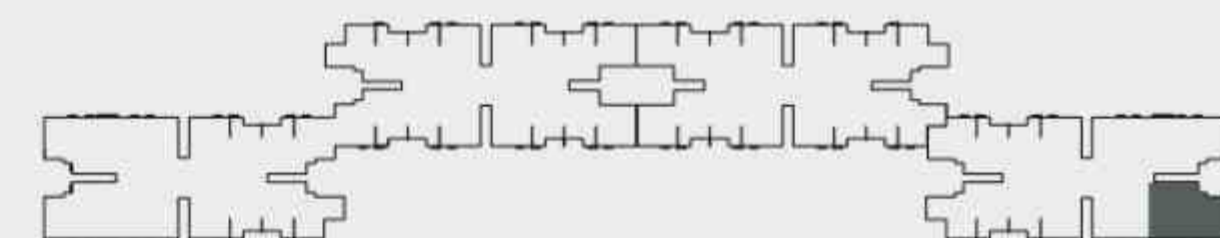
- 01 Foyer** 4' 8" x 12' 0"
- 02 Living** 17' 0" x 12' 0"
- 03 Dining** 10' 0" x 10' 3"
- 04 Kitchen** 10' 3" x 12' 3"
- 05 Utility** 6' 2" x 5' 0"
- 06 Common Toilet** 8' 0" x 5' 0"
- 07 Balcony** 7' 5" x 11' 8"
- 08 Master Bedroom** 13' 0" x 12' 0"
- 09 Attached Toilet** 8' 0" x 5' 0"
- 10 Attached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

TYPE 04
3 BHK APARTMENT

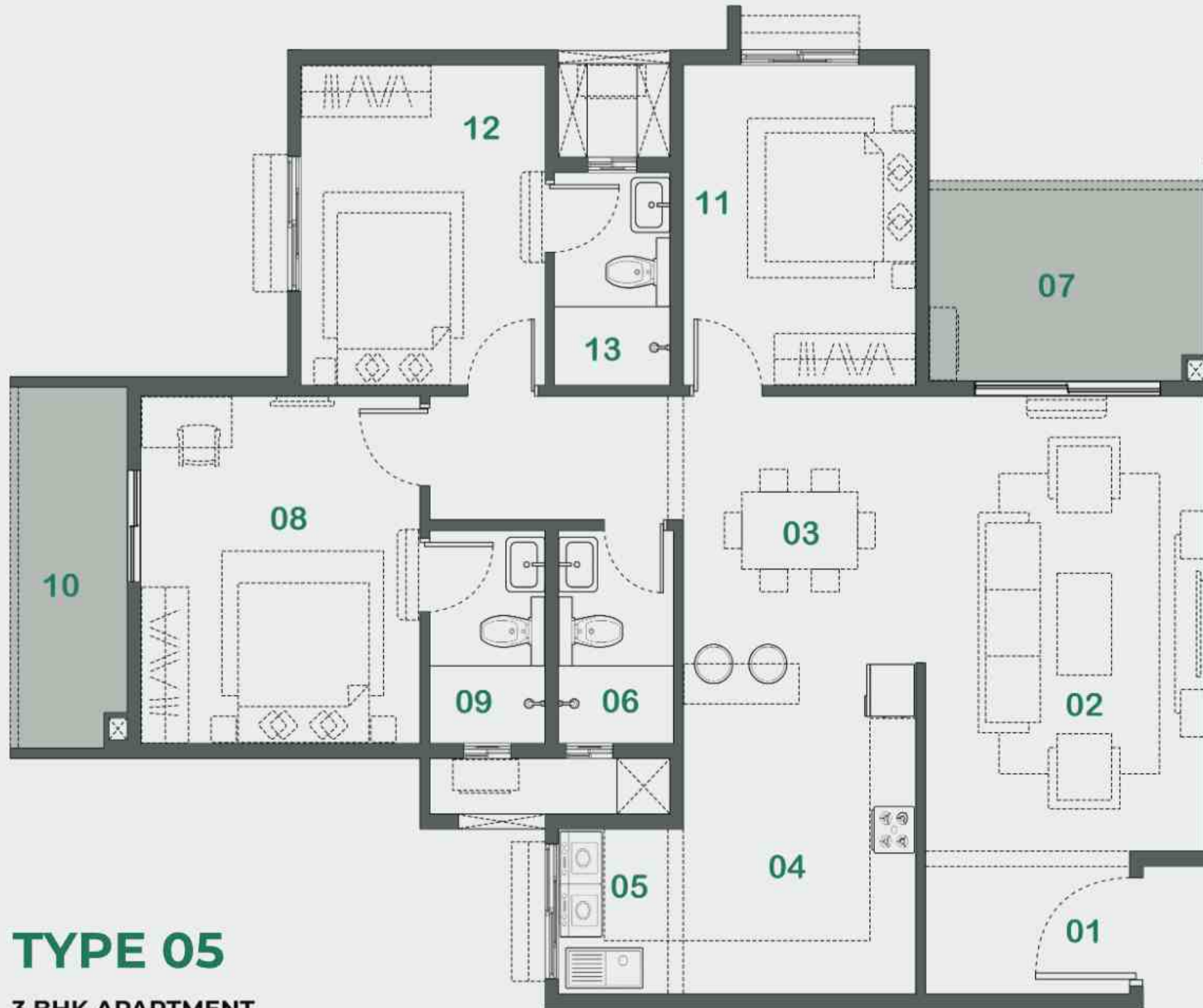
SUPER BUILT-UP AREA
1740 Sq.ft.

RERA CARPET AREA
1135.09 Sq.ft.

BALCONY AREA
120.02 Sq.ft.



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 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"

TYPE 05

3 BHK APARTMENT

SUPER BUILT-UP AREA

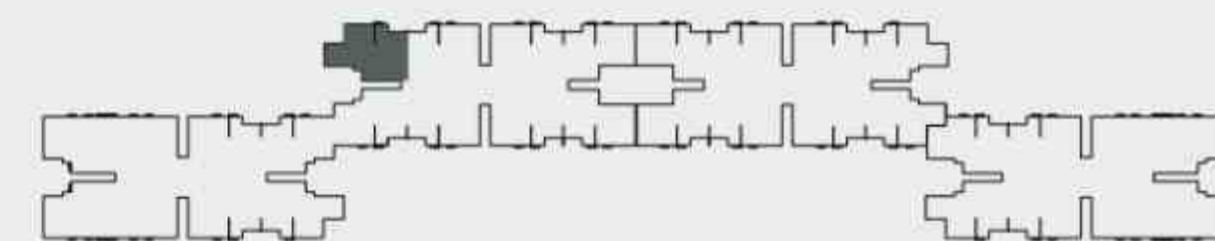
1785 Sq.ft.

RERA CARPET AREA

1118.08 Sq.ft.

BALCONY AREA

90.49 Sq.ft.



Key Plan

THE
Gallery



ARTIST IMPRESSION



ARTIST IMPRESSION

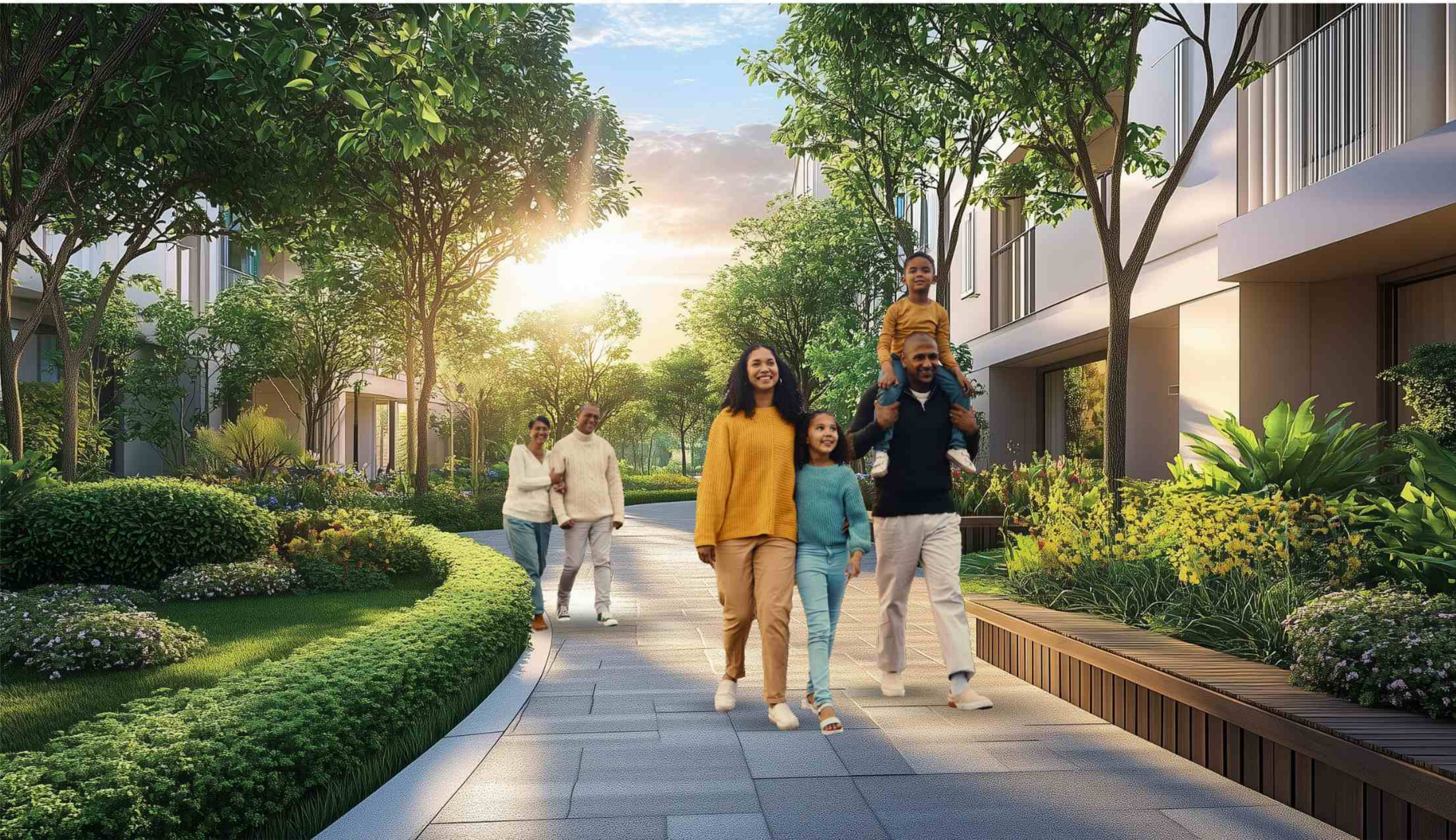


ARTIST IMPRESSION



ARTIST IMPRESSION

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



PMC CONSULTANT | VERMILLION



INTERIOR ARCHITECTS | STUDIO K26



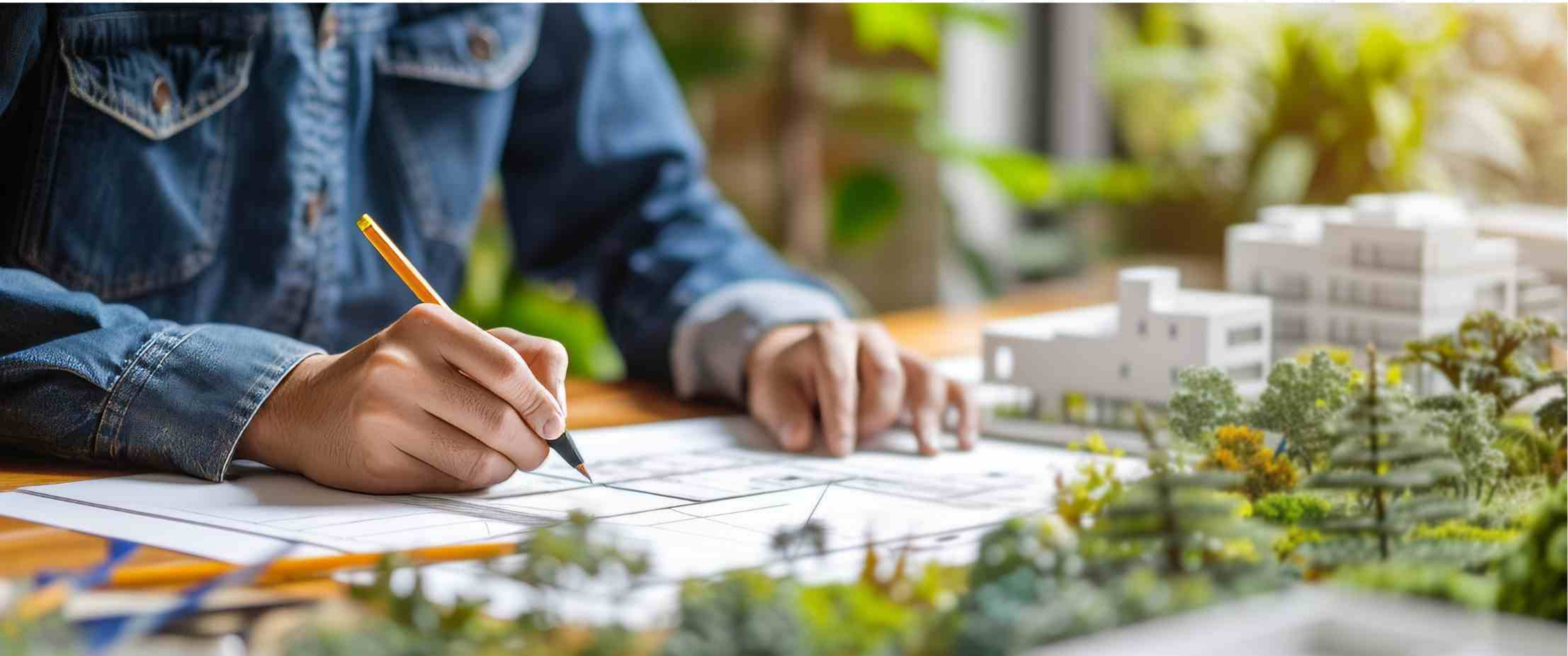
LANDSCAPE ARCHITECTS | DHRUVA ASSOCIATES



STRUCTURAL ENGINEERING | MANOHAR CONSULTANTS



MEP CONSULTANTS | ALPHA & EXCEL DESIGN





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 deal 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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