

GOLDEN TOWERS

★★★ BEAUTIFUL PLACE TO LIVE ★★★

RERA:PRM/KA/RERA/1251/309/PR/051024/007131





THE NEW STANDARDE IN
SPACIOUS LEAVING



“GET SET
FORJOY-FILLED MOMENTS,
SHINE ON.”

Welcome to The Golden Towers.
Where freedom of space and freedom of a
delightful home will be all around you.
Start the journey to moment that
will turn into a cauldron of joy and
jubilation. Those are moments that will
shine on in the album of life, forever.

GOLDEN TOWERS

2
BLOCKS

GOLDEN TOWERS

★★★★ BEAUTIFUL PLACE TO LIVE ★★★★★



“ABOUT
NS BROTHERS SLV DEVELOPERS ”

About NS Brothers SLV

At NS Brothers SLV, we are a trusted name in the construction industry, with over 20 years of experience delivering high-quality, reliable, and efficient construction services. Our team of dedicated professionals is skilled in a variety of construction disciplines, ensuring that every project, big or small, is completed with precision and excellence, we've built a reputation for providing tailored solutions to meet the specific needs of our clients.

With decades of experience under our belt, we understand the intricacies of the construction process. We combine time-tested methods with modern techniques, ensuring our projects are delivered on time, within budget, and exceed the expectations of those we work with. We are committed to creating spaces that stand the test of time and meet the evolving needs of our clients.

As a family-owned and operated business, we pride ourselves on our strong values of integrity, professionalism, and commitment to quality. We value the relationships we build with our clients, and every project is a testament to our dedication to providing the best in the industry. When you choose NS Brothers SLV, you're choosing a partner who will be with you every step of the way, delivering exceptional results every time.

WHEN A NEW
LIFESTYLE'S
CALLING,
SHINE ON



SLV

SLV

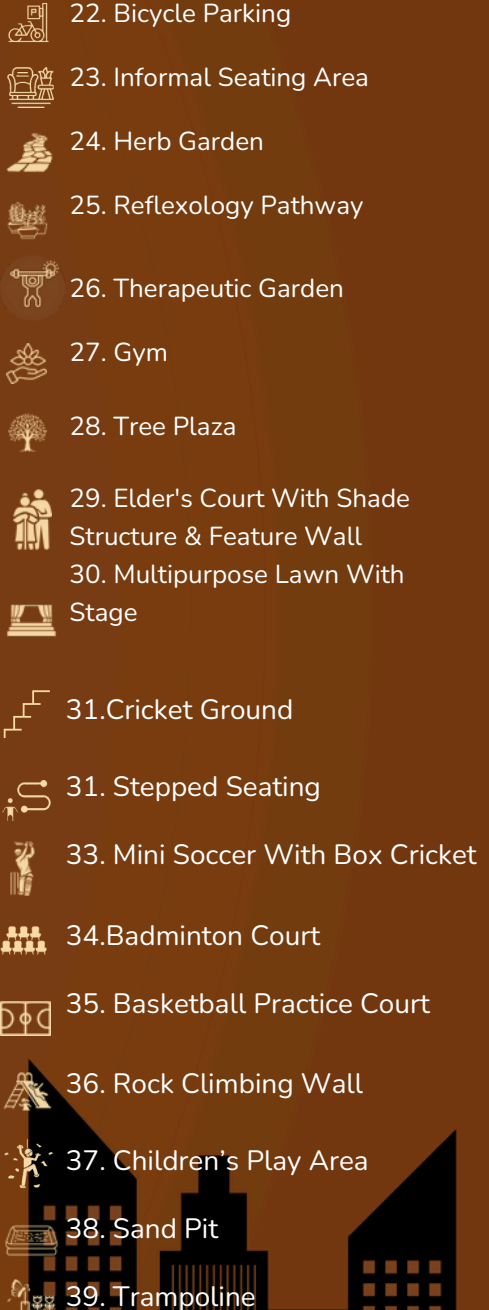
Master Plan

LEGENDS

1. Entry/Exit With Security Cabin
2. Arrival Court
3. Bus Walting Area With Shelter
4. Visitor's Parking
5. Pedestrian Pathway (2M Wide)
6. Driveway
7. Building Drop-Off
8. Surface Parking
9. Pet Park With Mound
10. Paw Walk With Gravel Bed
11. Paw Walk with Gravel Bed
12. Main Pool
13. Kids Pool
14. Shade Structure W/Deck
15. Pool Deck
16. Water Feature
17. Tree Court With Informal Seating
18. Skate Plaza
19. Celebration Street With Frp Planting
20. Floor Games



40+ GRAND AMENITIES

- 
21. Hopscotch
 22. Bicycle Parking
 23. Informal Seating Area
 24. Herb Garden
 25. Reflexology Pathway
 26. Therapeutic Garden
 27. Gym
 28. Tree Plaza
 29. Elder's Court With Shade Structure & Feature Wall
 30. Multipurpose Lawn With Stage
 31. Cricket Ground
 31. Stepped Seating
 33. Mini Soccer With Box Cricket
 34. Badminton Court
 35. Basketball Practice Court
 36. Rock Climbing Wall
 37. Children's Play Area
 38. Sand Pit
 39. Trampoline
 40. Garden

Flat No.	Type	Facing	Total Saleable Area (Sft)
1	3	West	150
2	BHK	West	0
3	2	West	125
4	BHK	West	0
5	2	West	145
6	BHK	East	0
7	3	East	104
8	BHK	East	0
9	3	East	150
10	BHK	East	0
11	3	East	150

TYPICAL FLOOR PLAN

BLOCK-B

WHERE SPACES BREATHE WONDERS SHINE

Every square foot of your home at Golden Towers is thoughtfully designed to inspire. Experience the luxury of spacious living in well-planned flats that offer room for comfort, creativity, and beyond. Embrace a lifestyle full of possibilities and let your home shine as a perfect blend of design and functionality.



3 BHK 1500 SFT.



2 BHK 1250 SFT.



3 BHK 1450 SFT.



2 BHK 1040 SFT.



3 BHK 1500 SFT.



3 BHK 1450 SFT.



2 BHK 1040 SFT.



2 BHK 1040 SFT.



3 BHK 1450 SFT.



2 BHK 1040 SFT.

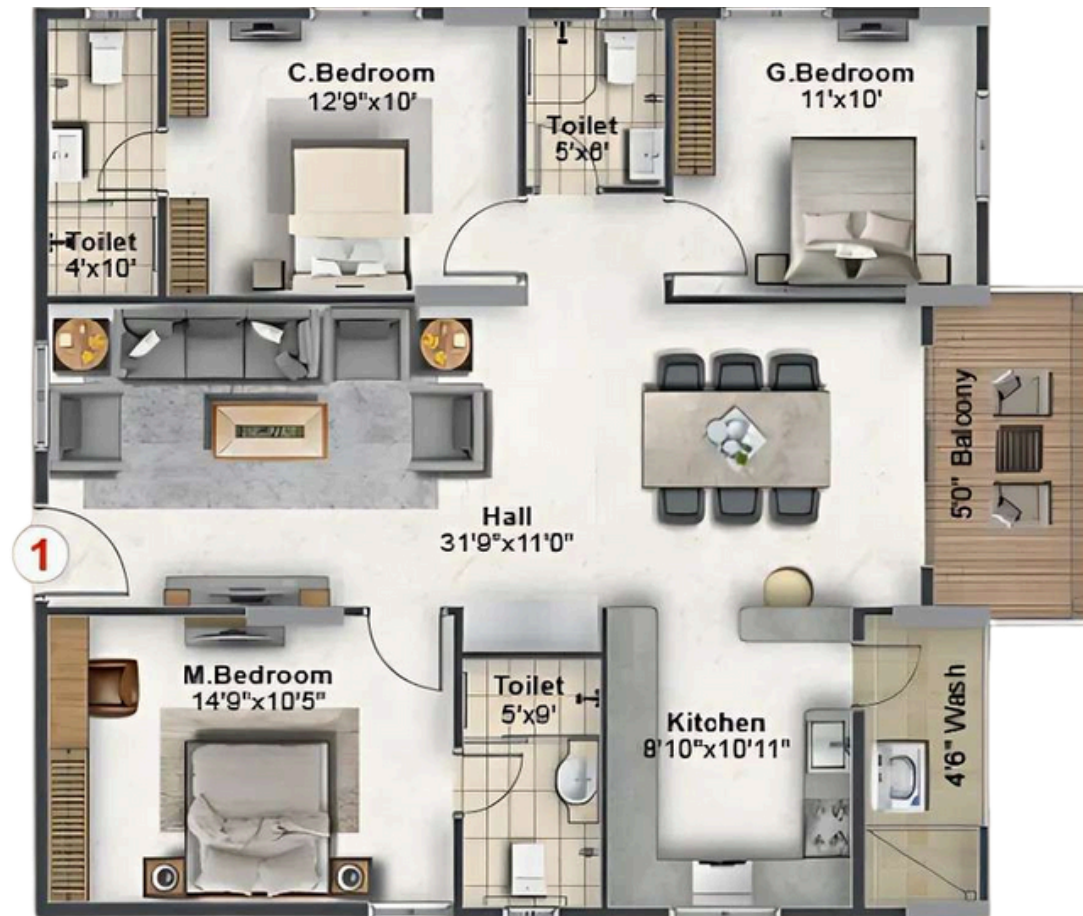


3 BHK 1500 SFT.



WEST-FACING 1500 SFT
UNIT 1

3 BHK 1500 SFT



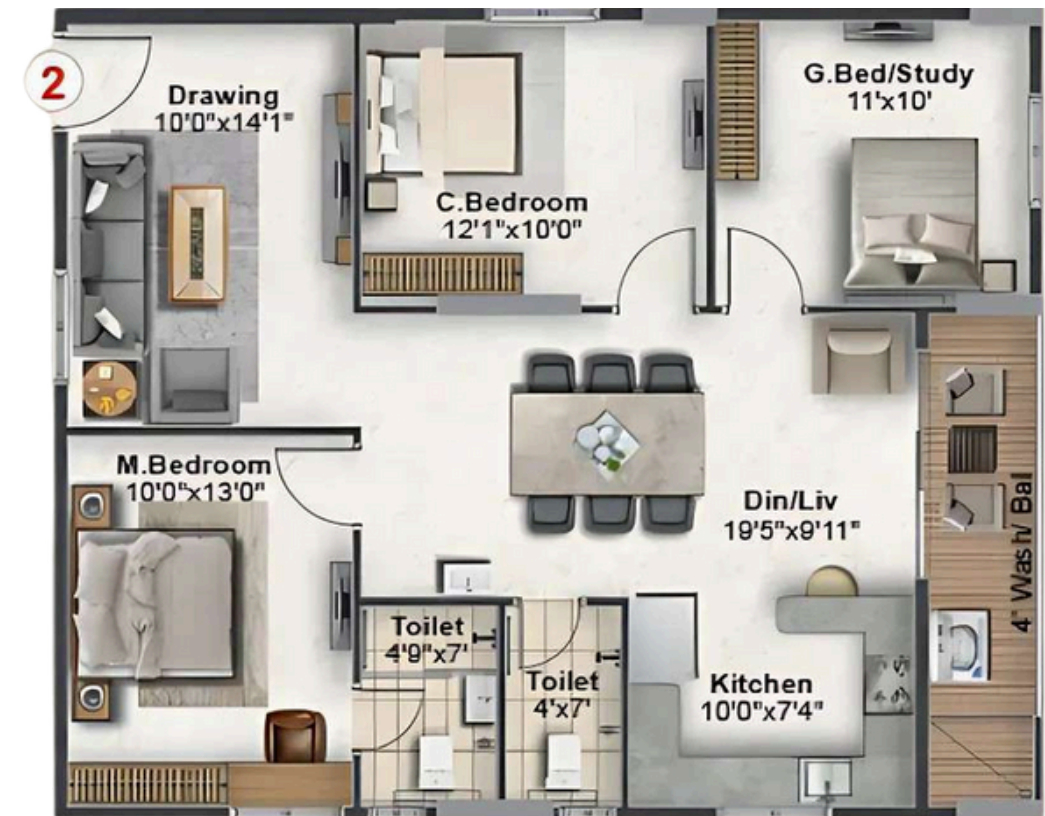
FLOOR PLAN

WEST-FACING - FLATNO.1
3 BHK 1500 SFT



WEST-FACING 1250 SFT
UNIT 2

3 BHK 1250 SFT.



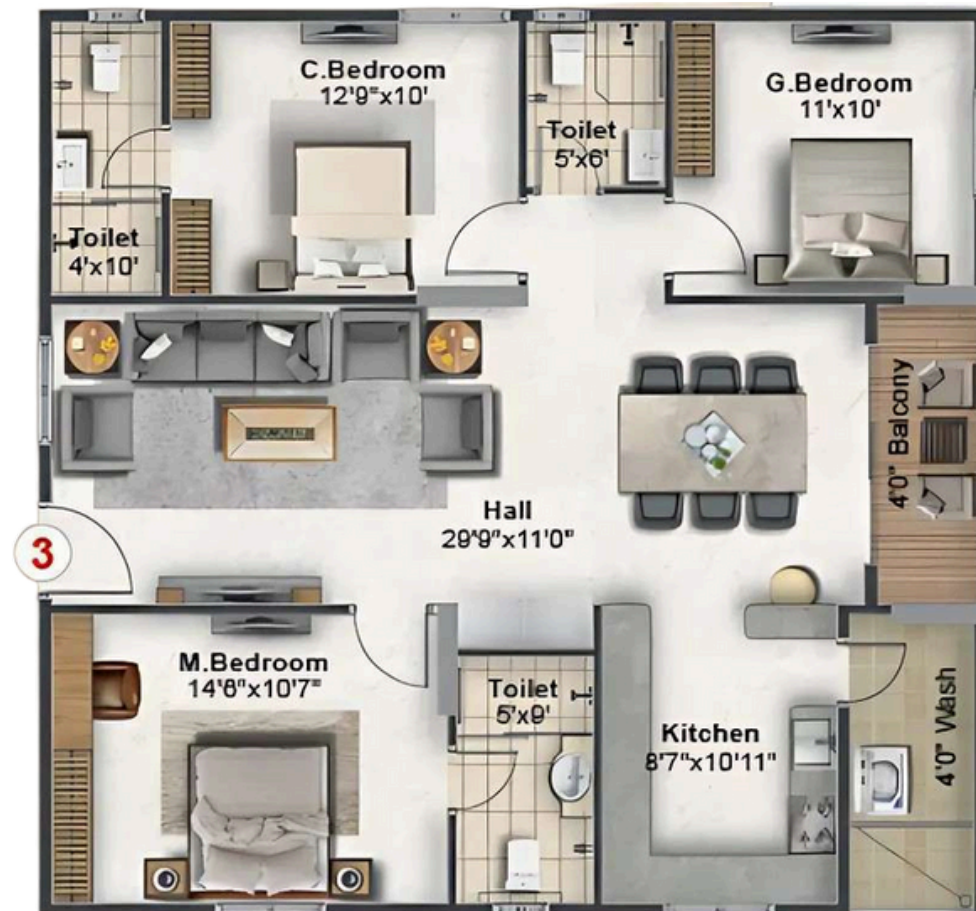
FLOOR PLAN

WEST-FACING - FLATNO.2
3 BHK 1250 SFT



WEST-FACING 1450 SFT
UNIT 3

3 BHK 1450 SFT.

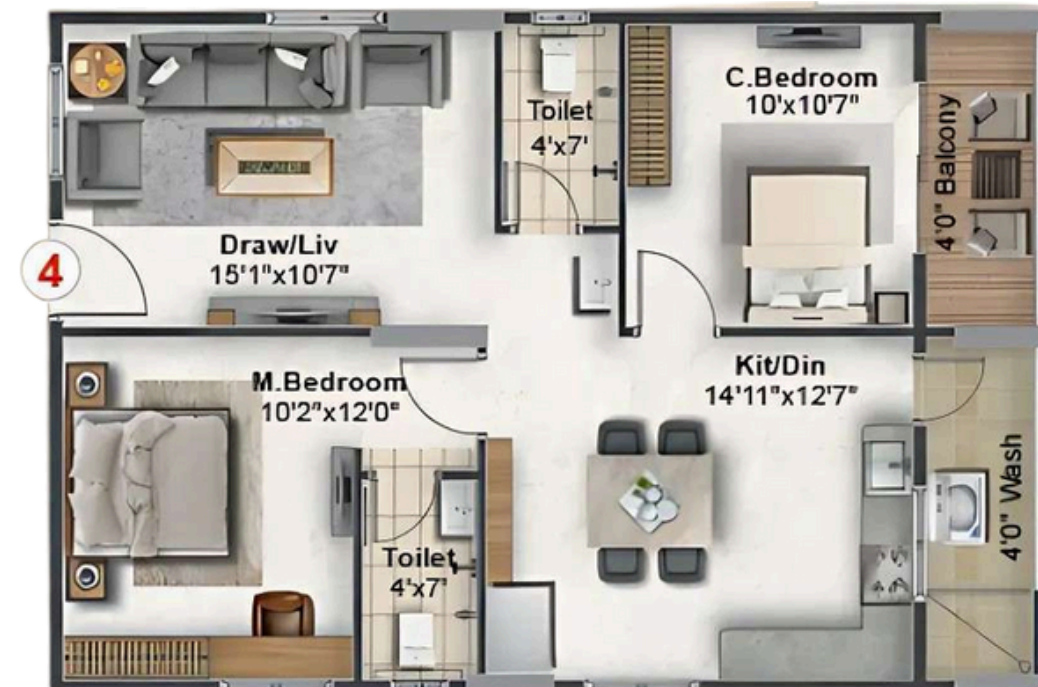


FLOOR PLAN
WEST-FACING - FLAT NO. 3
3 BHK 1450 SFT.



WEST-FACING 1040 SFT
UNIT 4

2 BHK 1040 SFT.

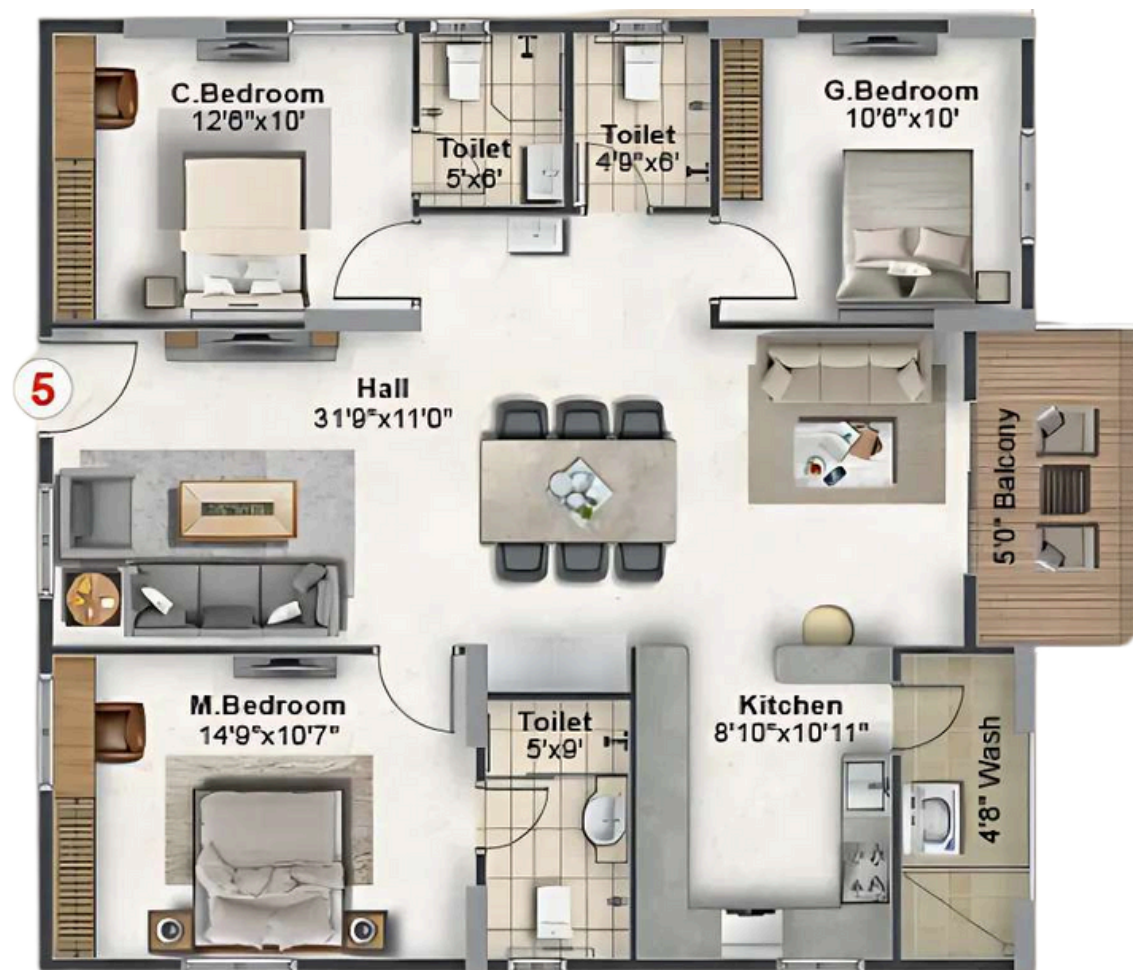


FLOOR PLAN
WEST-FACING - FLAT NO. 4
2 BHK 1040 SFT.



WEST-FACING 1500 SFT
UNIT 5

3 BHK 1500 SFT.

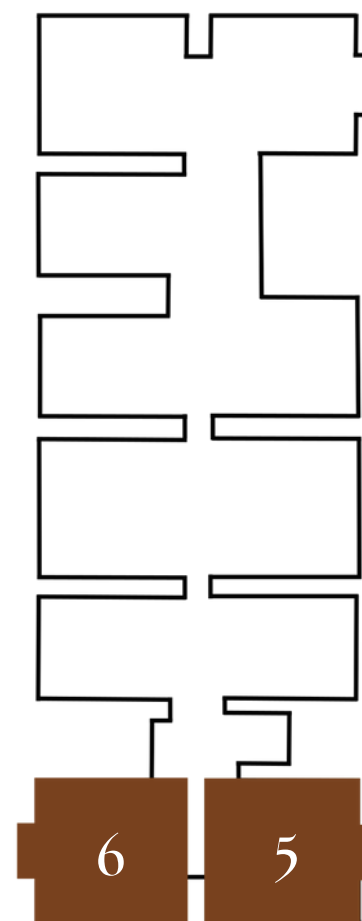


FLOOR PLAN

WEST-FACING - FLAT NO. 5
3 BHK 1500 SFT.

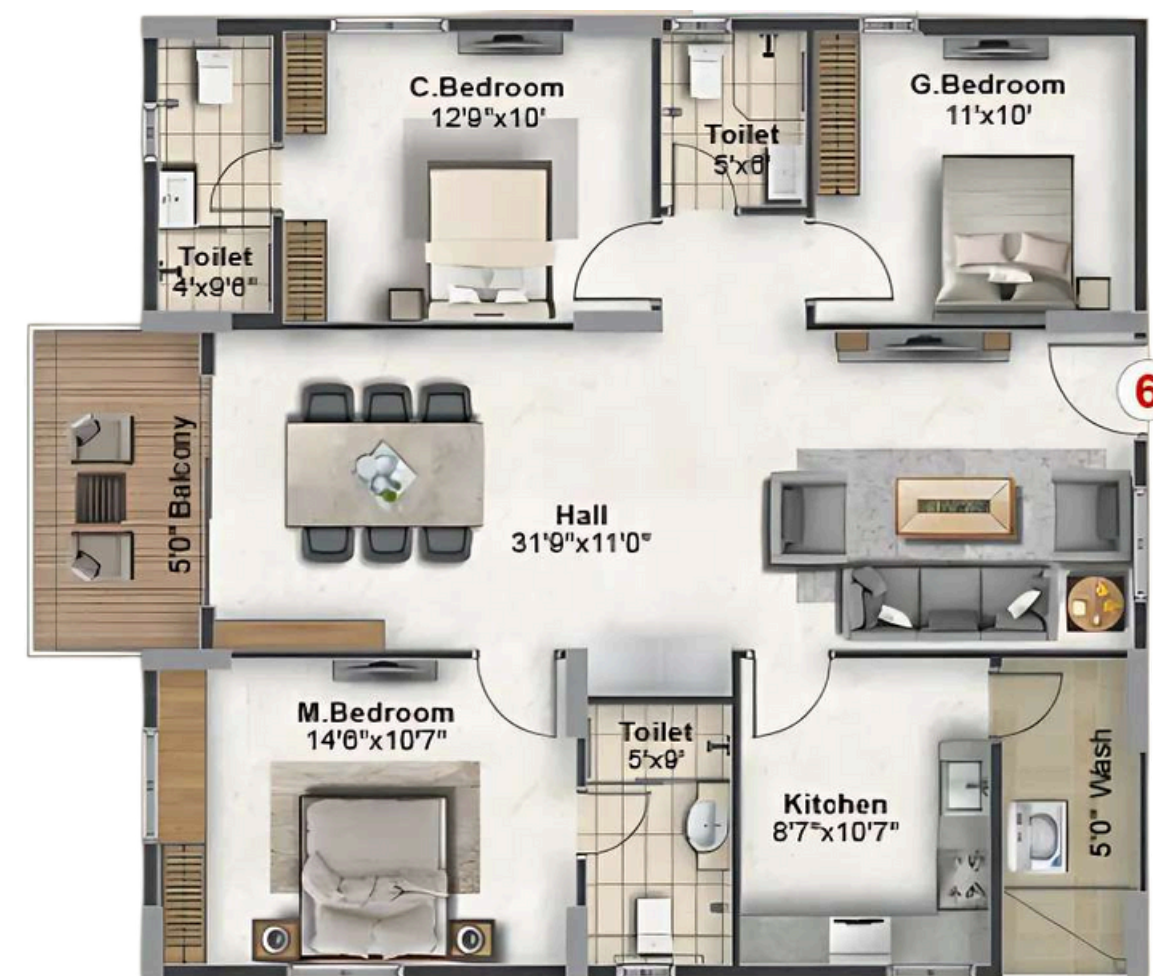


KEY PLAN



WEST-FACING 1500 SFT
UNIT 6

3 BHK 1500 SFT.



FLOOR PLAN

WEST-FACING - FLAT NO. 6
3 BHK 1500 SFT.



EAST-FACING 1040 SFT
UNIT 7

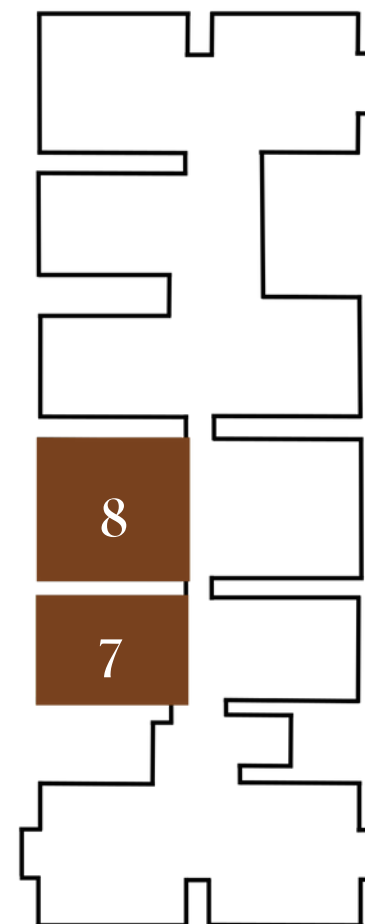
2 BHK 1040 SFT.



FLOOR PLAN
WEST-FACING - FLAT NO. 7
2 BHK 1040 SFT

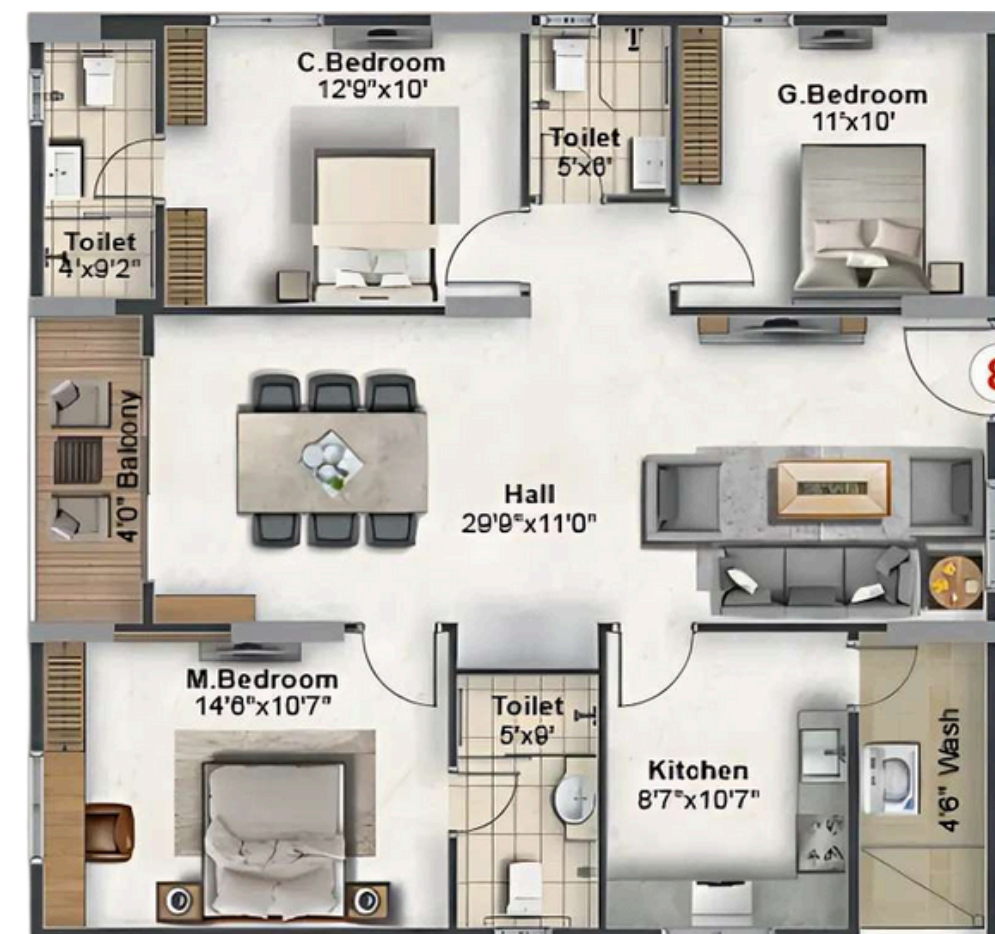


KEY PLAN



EAST-FACING 1450 SFT
UNIT 8

3 BHK 1450 SFT.

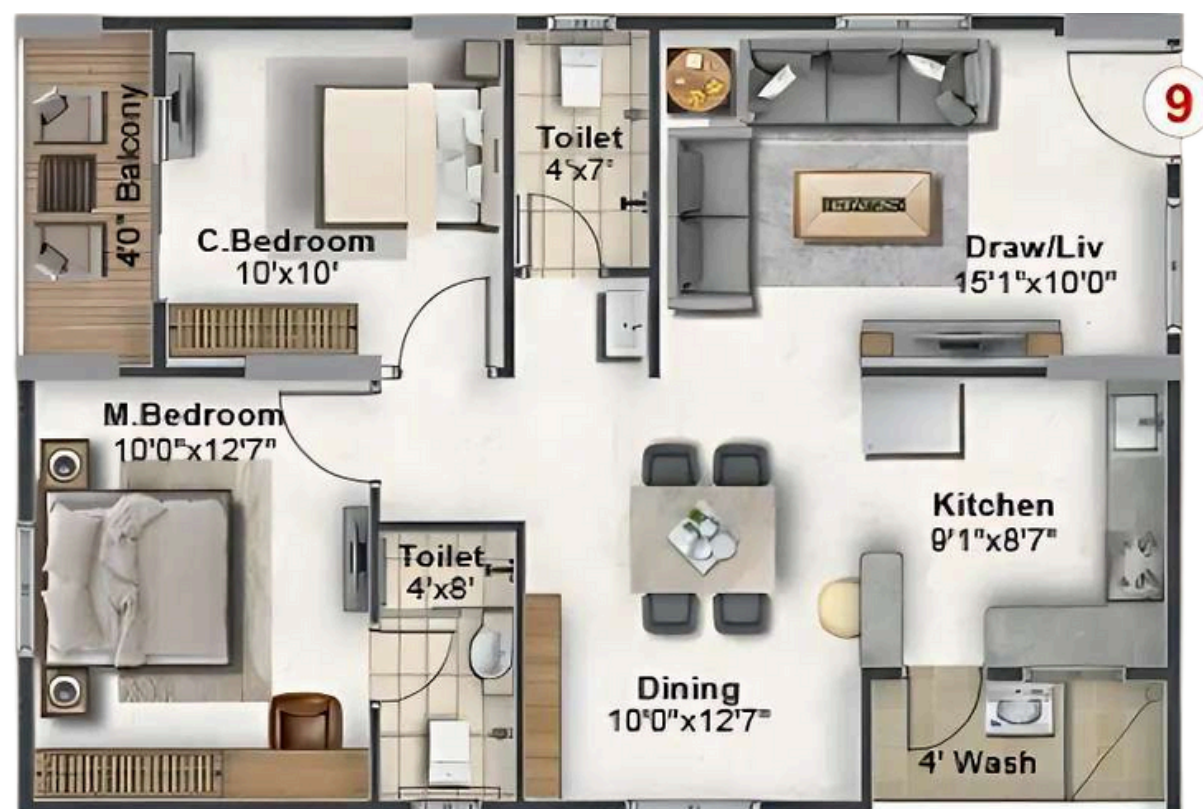


FLOOR PLAN
WEST-FACING - FLAT NO. 8
3 BHK 1450 SFT



EAST-FACING 1040 SFT
UNIT 9 & 10

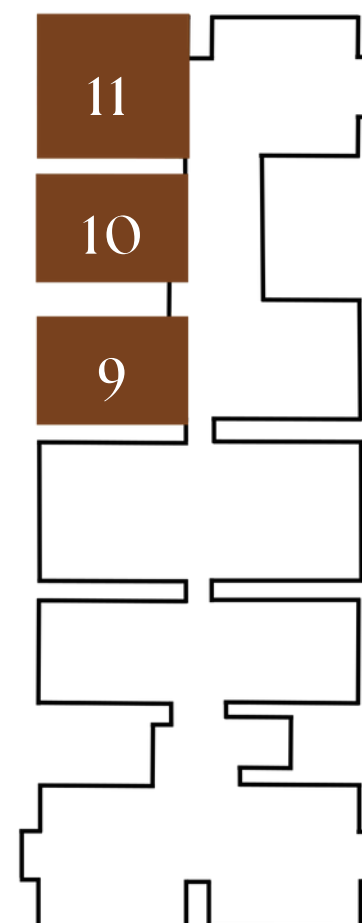
2 BHK 1040 SFT.



FLOOR PLAN
WEST-FACING - FLAT NO. 9,10
2 BHK 1040 SFT.

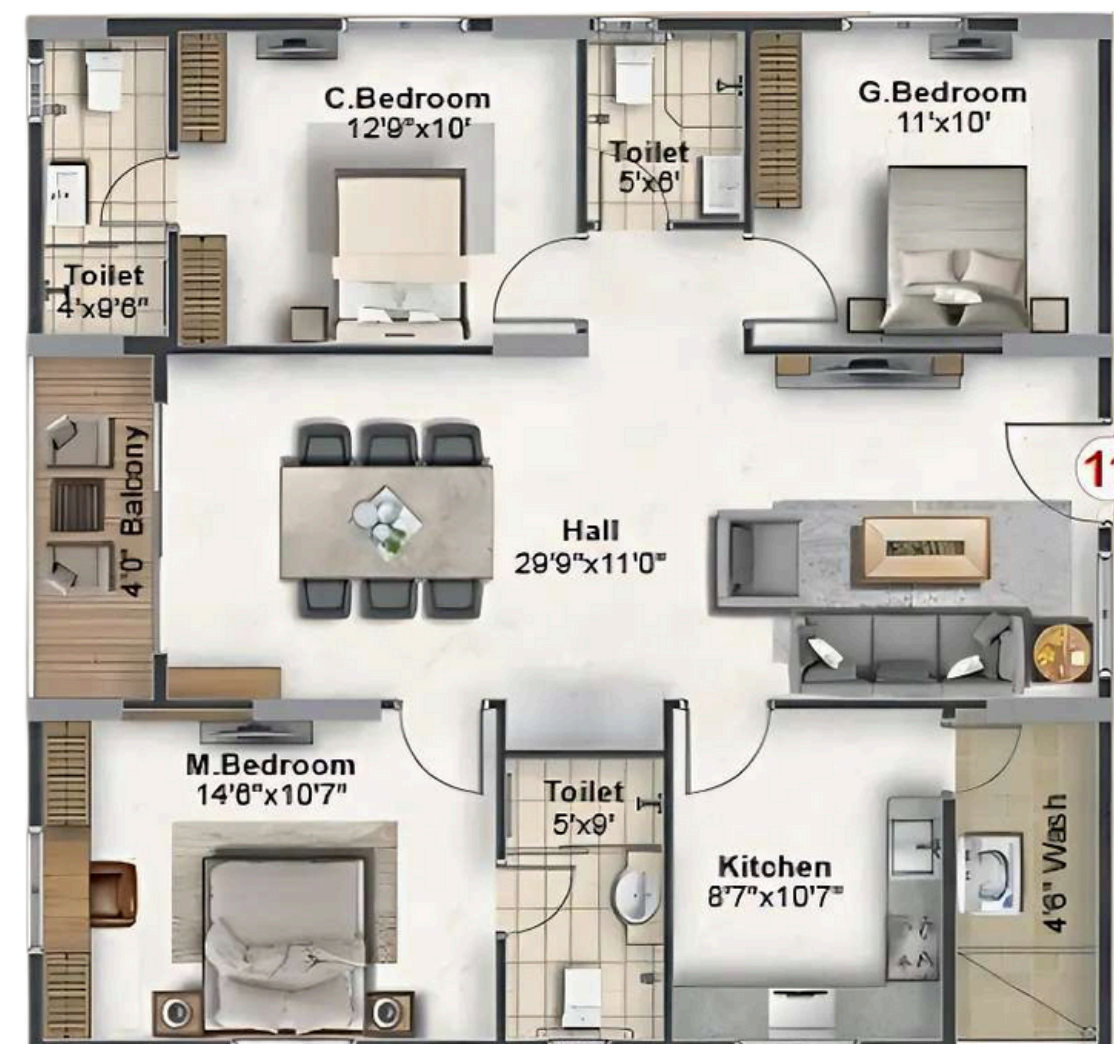


KEY PLAN



EAST-FACING 1450 SFT
UNIT 11

3 BHK 1450 SFT.



FLOOR PLAN
WEST-FACING - FLAT NO. 6
3 BHK 1450 SFT.





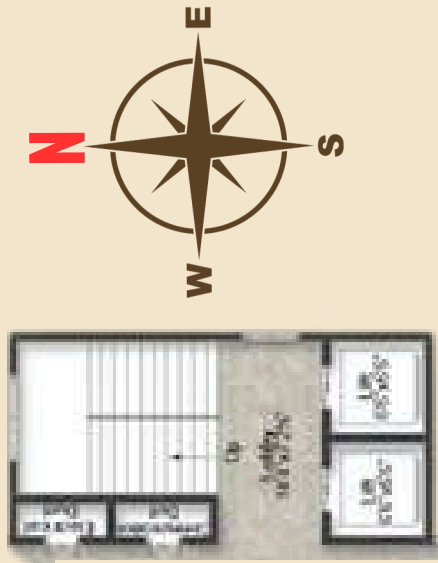
Flat No.	Type	Facing	Total Saleable Area (Sft)
12	3	West	150
13	BHK	West	0
14	2	West	107
15	BHK	West	0
16	3	East	135
18	BHK	East	0
20	3	East	160
	BHK	East	0
	4	East	200
21	BHK	East	0
22	4	East	200
	BHK		0

TYPICAL FLOOR PLAN

BLOCK-A

LIVE RELAXED IN COMPLETE PRIVACY, SHINE ON.

We have ensured that privacyalways comes first when it comes to the thoughtfully- designed apartments at Golden Towers. Your home here will be an individual, standalone unit - as it offers complete seclusion without any shared walls with its neighbouring house. Live peaceful, undisturbed, and in a space crafted just for you



WEST-FACING 1500 SFT
UNIT 12

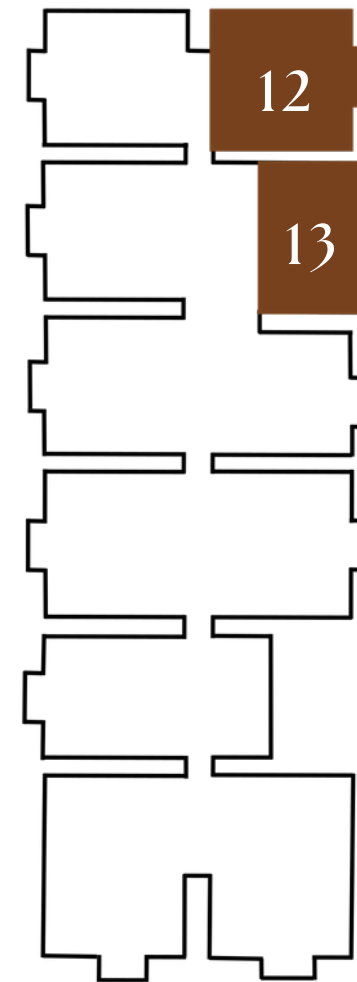
3 BHK 1500 SFT.



FLOOR PLAN
WEST-FACING - FLAT NO. 12
2 BHK 1040 SFT.

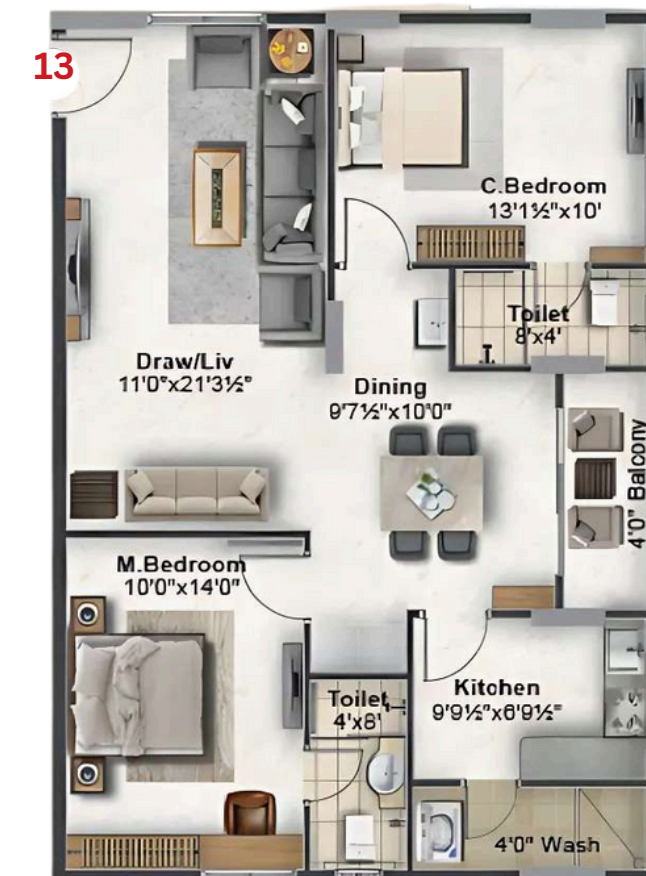


KEY PLAN



WEST-FACING 1170 SFT
UNIT 13

2 BHK 1170 SFT.



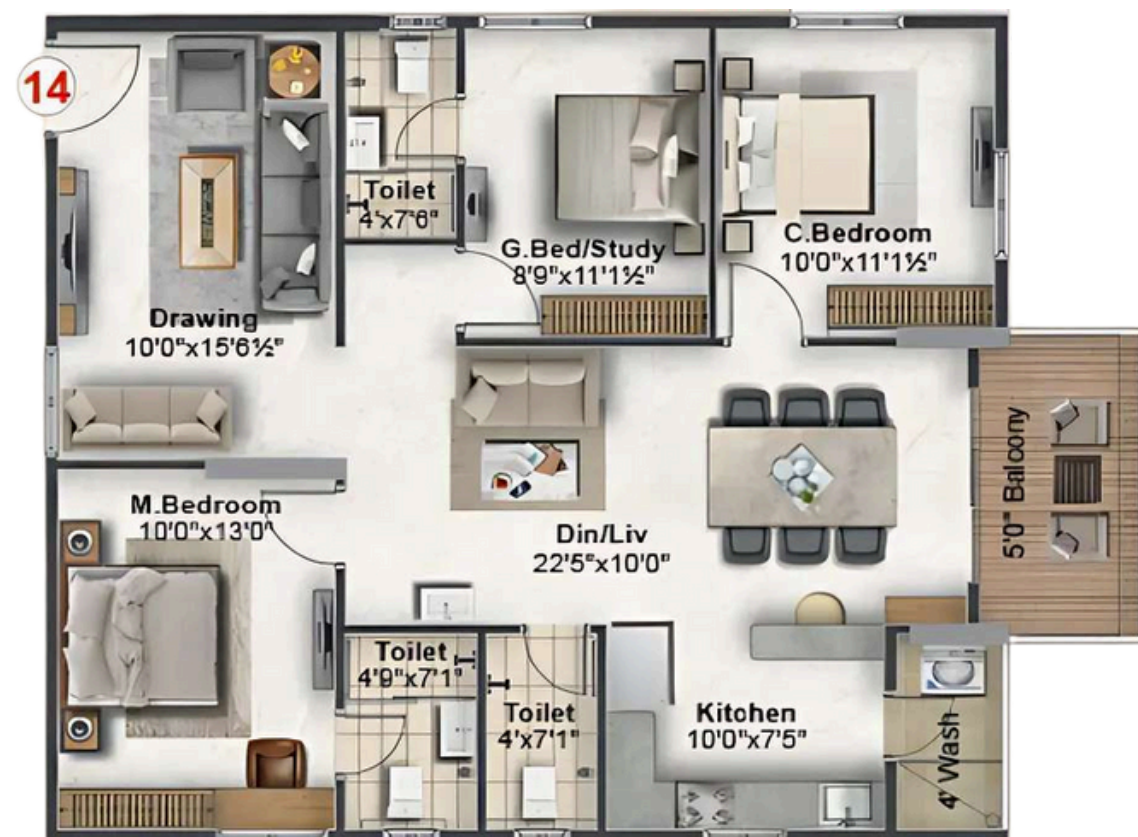
FLOOR PLAN
WEST-FACING - FLAT NO. 13
2 BHK 1170 SFT.



WEST-FACING 1350 SFT

UNIT 14

3 BHK 1350 SFT

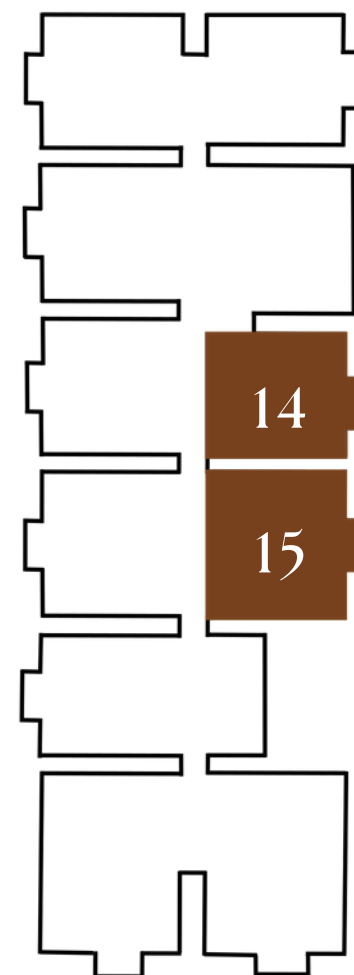


FLOOR PLAN

WEST-FACING - FLAT NO. 14
3 BHK 1350 SFT



KEY PLAN



WEST-FACING 1600 SFT

UNIT 15

3 BHK 1600 SFT



FLOOR PLAN

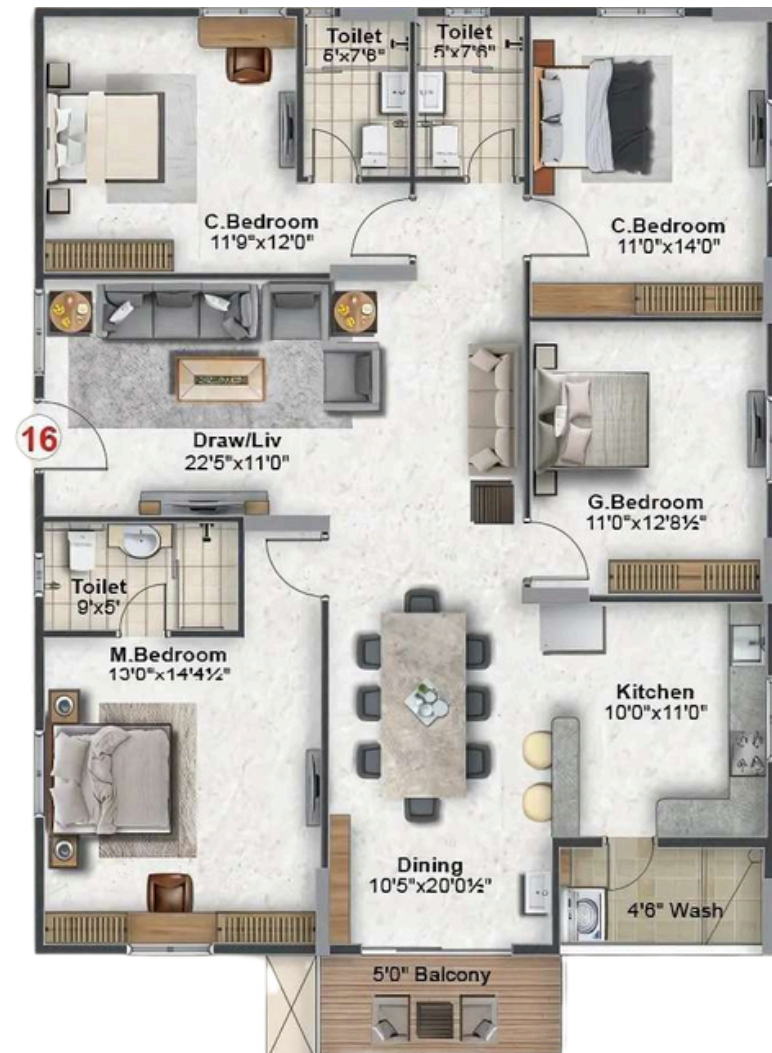
WEST-FACING - FLAT NO. 15
3 BHK 1600 SFT



WEST-FACING 2000 SFT

UNIT 16

4 BHK 2000 SFT.

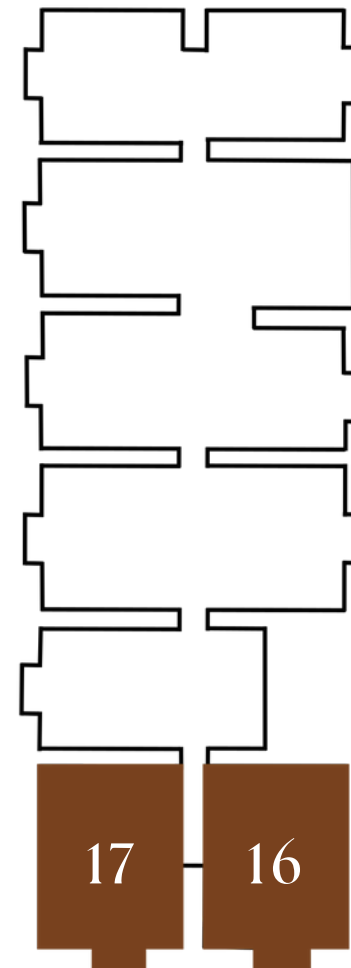


FLOOR PLAN

WEST-FACING - FLAT NO. 16
4 BHK 2000 SFT.



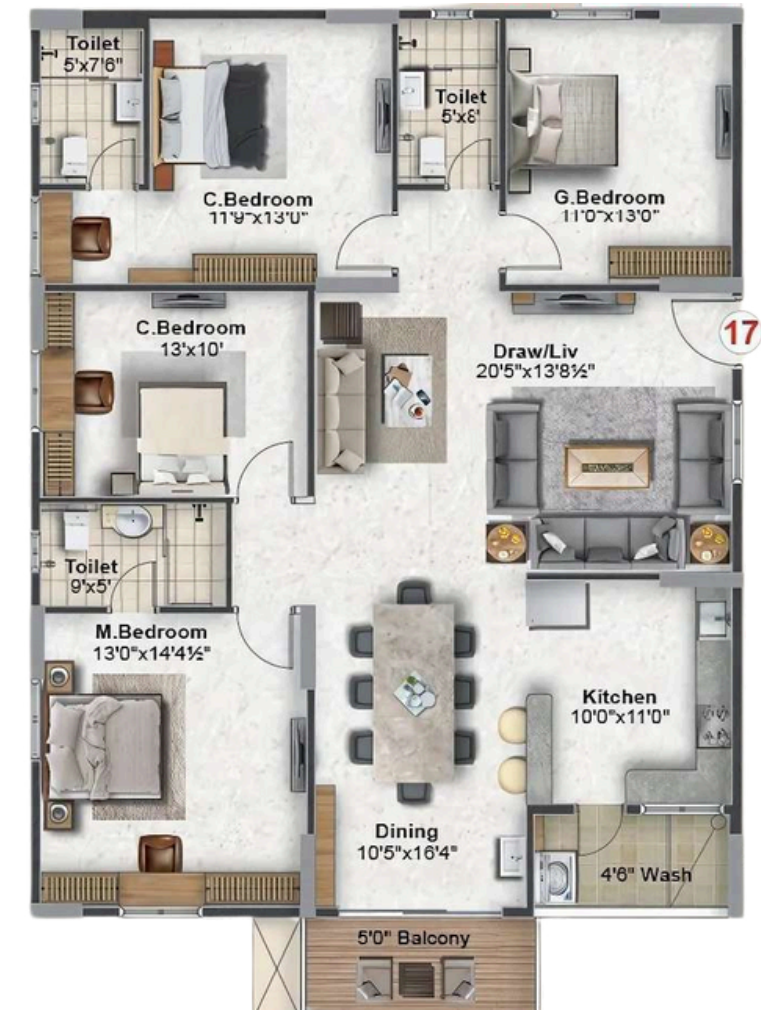
KEY PLAN



WEST-FACING 2000 SFT

UNIT 17

4 BHK 2000 SFT.



FLOOR PLAN

EAST-FACING - FLAT NO. 17
4 BHK 2000 SFT.



EAST-FACING 1350 SFT
UNIT 18

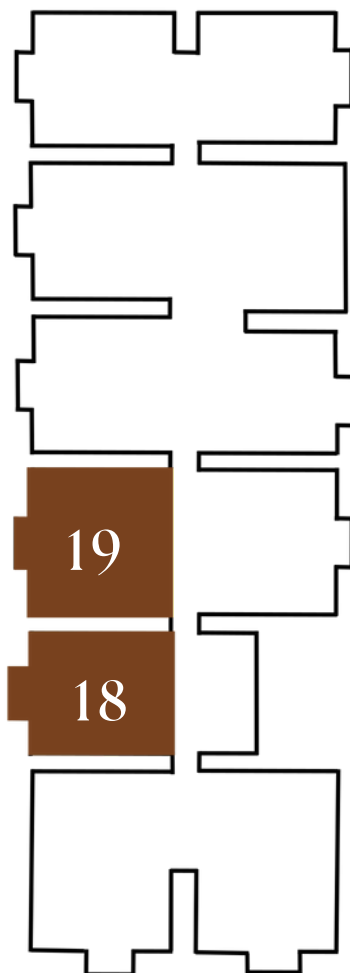
3 BHK 1350 SFT.



FLOOR PLAN
EAST-FACING - FLAT NO.18
3 BHK 1350 SFT.



KEY PLAN



EAST-FACING 1600 SFT
UNIT 19

3 BHK 1600 SFT.

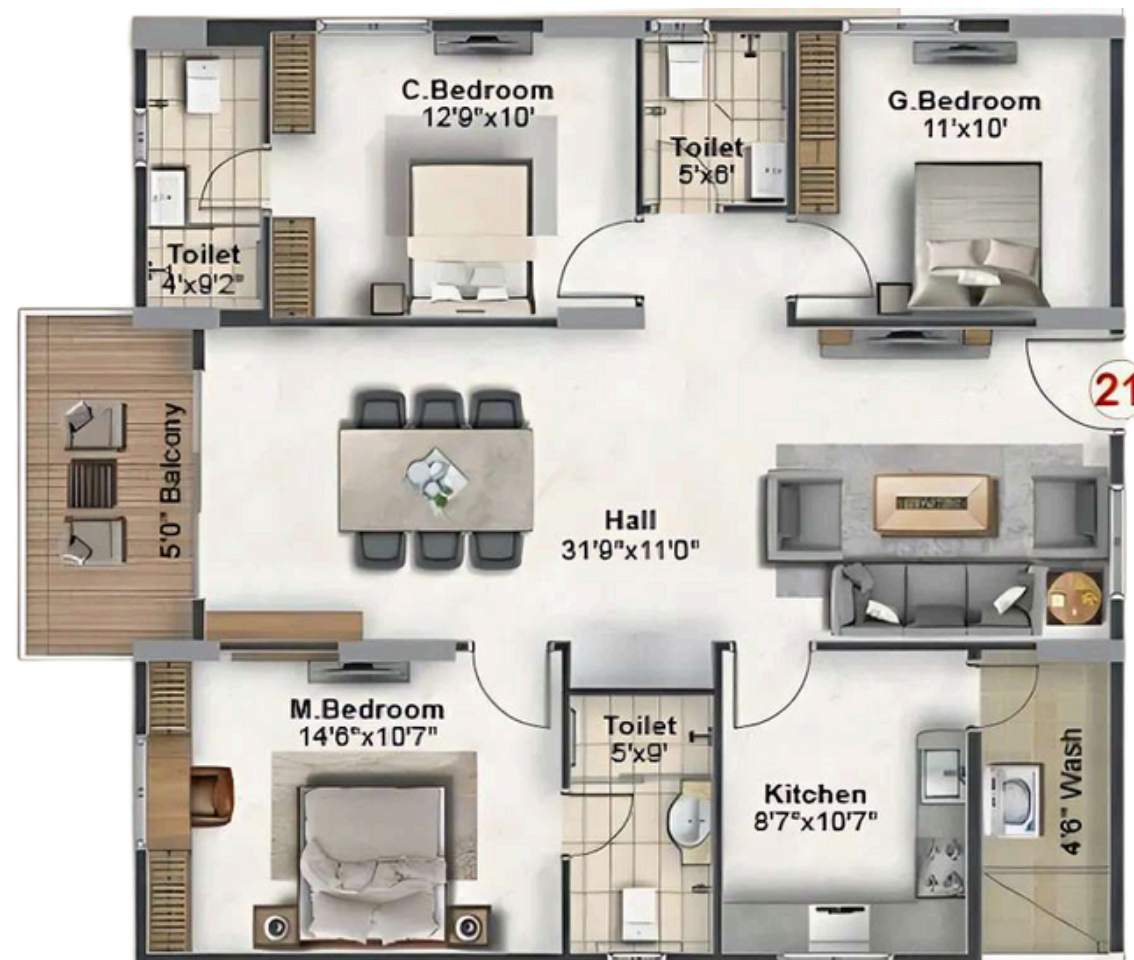


FLOOR PLAN
EAST-FACING - FLAT NO.19
3 BHK 1600 SFT.



EAST-FACING 1350 SFT
UNIT 20 & 21

3 BHK 1500 SFT.

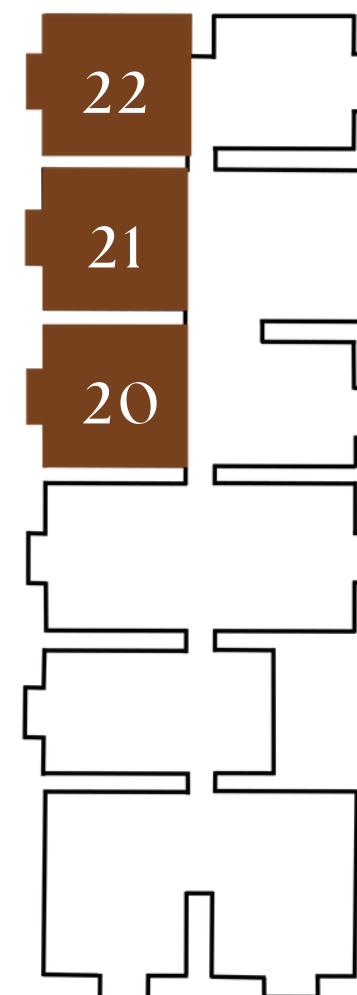


FLOOR PLAN

EAST-FACING - FLAT NO. 20, 21
3 BHK 1500 SFT.



KEY PLAN



EAST-FACING 1600 SFT
UNIT 22

3 BHK 1500 SFT.



FLOOR PLAN

EAST-FACING - FLAT NO. 22
3 BHK 1500 SFT.





WHERE COMFORT MEETS
ELEGANCE IN EVERY SPACE.

Children Play Area

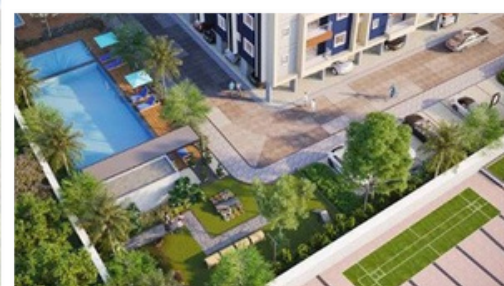
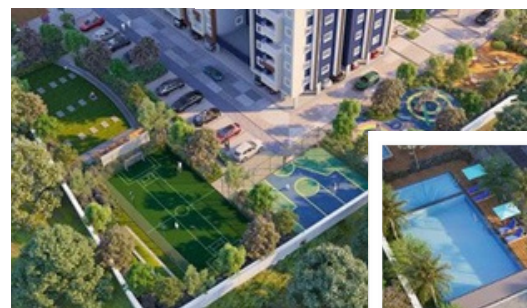
A safe and vibrant space designed for endless fun, where kids can play, explore, and create joyful memories in a secure environment.





AMINITYES GRAND ENTRY AND EXIT

- ✓ Gated Entry with 24/7 Security
- ✓ Separate Entry & Exit Points for Efficient Traffic Flow
- ✓ Boom Barriers & RFID Access for Residents
- ✓ Visitor Management System for Added Security
- ✓ Well-Lit Driveways & Pedestrian-Friendly Access



Prime Location

Where Convenience Meets Luxury

SLV Golden Towers boasts an unbeatable location in one of the city's most vibrant and upscale neighborhoods. Positioned in a thriving commercial hub, it offers seamless connectivity to key business districts, making it an ideal choice for professionals and families alike. Enjoy the convenience of world-class educational institutions, top-tier healthcare facilities, luxurious hotels, and fine dining restaurants—all within close proximity. With easy access to entertainment hotspots and lifestyle attractions, SLV Golden Towers ensures a premium living experience where every necessity and indulgence is just moments away.

HOSPITALS

- Aster CMI
- Columbia Asia
- Cytecure
- Navachetana

MALLS

- Galleria Mall
- Mall of Asia

SHOPPING

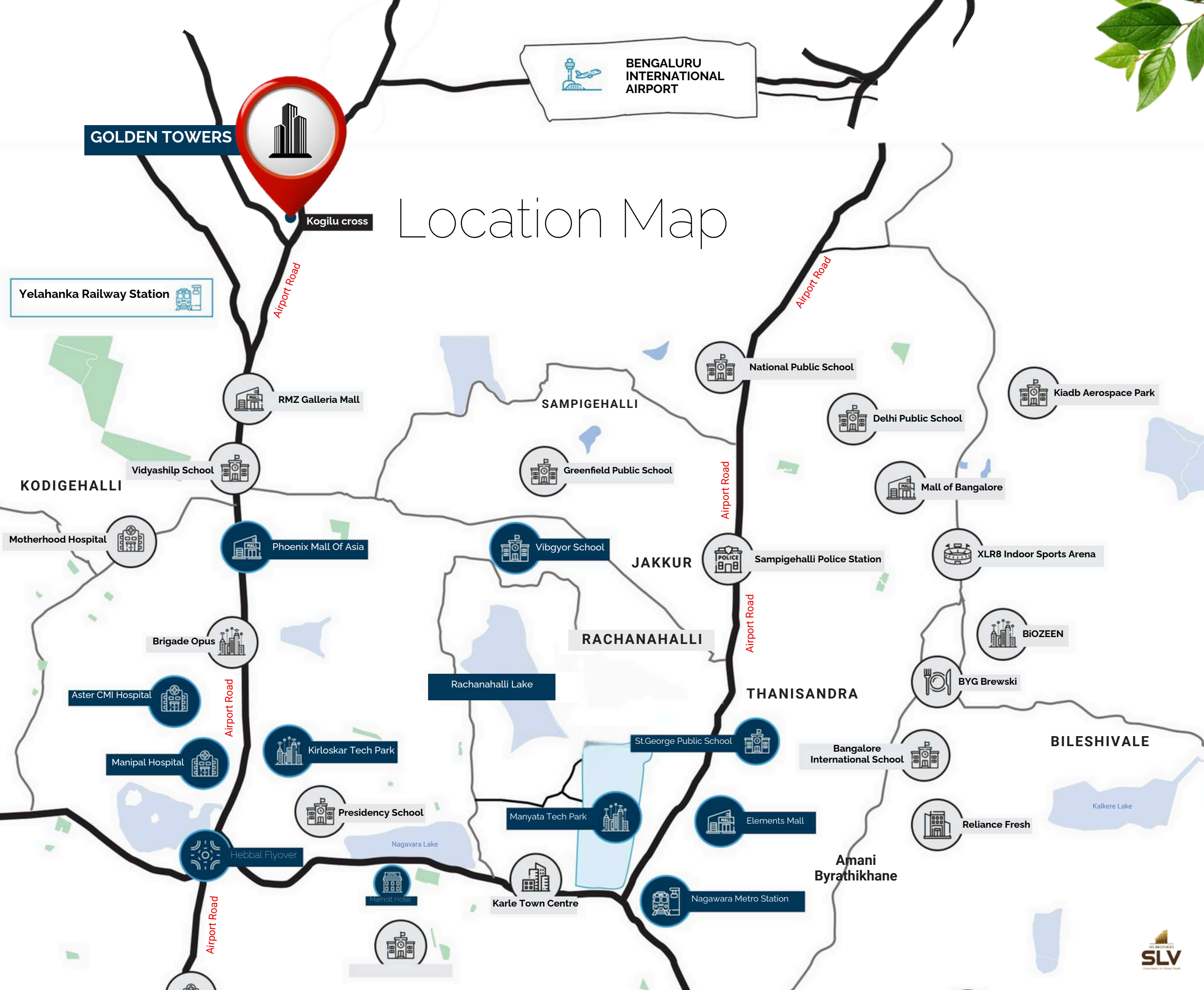
- Big Bazaar
- Heritage
- Reliance Supermarket
- Royalmart Supermarket
- More Mega Mart

SCHOOL & COLLEGES

- BMSIT College
- Canadian International School
- Vishwa Vidyapeeth
- Ryan International School
- Mallya Aditi International School
- Nagarjuna Vidyanikethan
- Nitte International School
- Presidency School
- Vidyashilp Academy
- Chrysals High
- National Public School
- VIBGYOR

IT PARKS

- Manyata Embassy Business Park
- Bagmane Sierra Business District
- North Gate Business Park - Phase 1 & 2
- Sattva Horizon
- Embassy Business Hub
- CapitaLand IT Park
- Jakkur Aerodrome (for microlight flying)





Swimming Pool

Enjoy aluxurious main pool for relaxation andfitness, while the kids' pool offers a safe and fun space for little swimmers to splash and play.



Main Pool

Kids Pool



OUTDOOR GYM

Enjoy a full-body workout in the open air with eco-friendly fitness equipment. Boost strength, flexibility, and wellness—right in your community!

- 🌿 Workout in Nature – Breathe fresh air while staying active
- 💪 Full-Body Exercise – Strength, cardio, and flexibility in one space
- 🏃 Modern Equipment – Pull-up bars, leg press, elliptical & more
- 🏡 Community Fitness – Stay motivated with group workouts
- 🌍 Eco-Friendly – No electricity, just pure energy!





GOLDEN *** TOWERS ***

BEAUTIFUL PLACE TO LIVE

STEP INTO A WORLD OF
SPACIOUS LIVING.

BOX CRICKET & BASKET BALL





Multipurpose Lawn – A Space for All Activities

- Relax & Rejuvenate – Perfect for yoga, picnics, and gatherings
- ⚽ Play & Sports – Ideal for football, badminton, and outdoor games
- 🎉 Events & Functions – Host celebrations and social gatherings
- 🏡 Green & Serene – Enhances community living with natural beauty

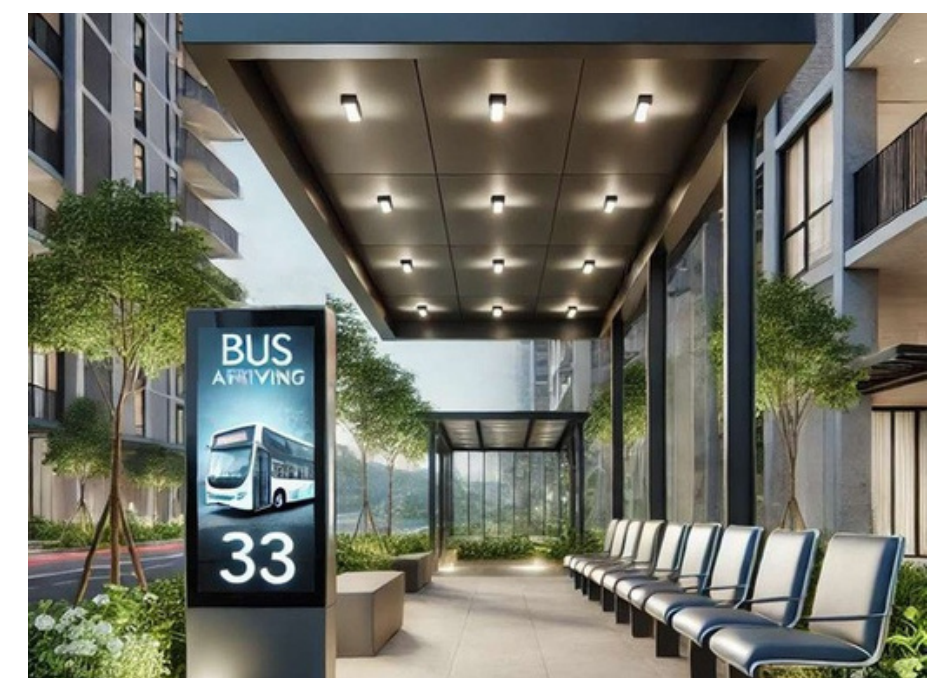
Hopscotch – Fun & Fitness for Kids

- 🎯 Engaging Play – Classic game for endless fun
- 🏃 Active Learning – Improves balance, coordination & agility
- 🏡 Safe & Colorful – Designed for joyful outdoor experiences
- Community Bonding – Brings kids together for social play



Visitors **Parking** Area Bus **Waiting** Area

A well-sheltered bus waiting area ensures comfort and convenience, while a spacious visitors' parking provides hassle-free and secure access for your guests.



PROJECT SPECIFICATION

STRUCTURE RCC-framed structure. BRICKWORK & PLASTERING External Walls: With9" thickAAC blocks and double-coat cement plastering with sponge finish. Internal Walls: With 4" thick AAC blocks and single-coat cement plastering with sponge finish.	FLOORING 2x4vitrified tile flooring for hall bedrooms, dining and kitchen with rustic ceramic tiles in balconies and anti-skid tiles in toilets. KITCHEN No platform or dado will be provided Provision for municipal water and treated water. Provision for RO system, exhaust fan and chimney.	ELECTRICAL Wires: Fire-retardant copper wires of Polycab/V-Guard or equivalent make. Switches: Modular switches and Sockets of Legrand/Schneider or equivalent make. Power Plugs: For AC in all bedrooms, living For TV in Drawing. Living and Master Bedroom with provision for cable/dish TV For geyser in all bathrooms For chimney, refrigerator, microwave oven, mixer/grinder in kitchen For washing machine in utility Three-phase supply for each fat. Legrand/Schneider make distribution board with MCBs in all Rats. Power Backup: 100% generator backup For common areas.
PAINTING External: Texture/ Putty finish with 2 coats of exterior emulsion paint of Asian/Berger or equivalentmake, over a coat of primer Internal: Smooth luppam finish with 2 coats of premium emulsion paint of Asian/Berger or equivalent make, over a coat of primer	BATHROOMS Sanitary: Kohler/Cera or equivalent reputed make wash basin and wall hung EWC with concealed Alush tank. Faucets: Kohler/Cera or equivalent reputed make. Provision for geysers in all bathrooms.	
DOORS All doors are of engineered wood frames with designer veneer Aush shutters, finished with melamine polish and fitted with reputed make hardware.	COMMUNICATION: Intercom facility to all units connecting security and neighborhood. Provision for Internet connection and telephone point in living room.	GENERAL Hydro-Pneumatic System for even pressure water supply at all Roors. Sewage Treatment Plant of adequate capacity.
WINDOWS Windows:UPVC sliding shutters with mosquito mesh and designer MS painted grills	SECURITY Sophisticated round-the-clock security system. Surveillance camerasatappropriate locations for monitoring	NOTE 1) Registration Charges, GST or any other taxes applicable as per government norms to be borne by customers only. 2) Corpus fund and maintenance charges shall be payable at the time of Registration 3) User charges for Amenities, DG power, Water LPG shall be payable on monthly basis after handing over the project in addition to general maintenance charges.
TILE CLADDING Bathrooms: 600 x 600 mm size GVT tile dado of up to 7 height. Utilities: 300 x 600 mm size glazed ceramic tile dado up to 3" height	UTILITY Provision for washing machine. one tap in wet area for washing utensils.	

METRO LINE

01. KIA Terminals

02. Airport City

03. Doddajala

04. Bettahalasuru

05. Bagalur Cross

06. Kogilu Cross

07. Yelahanka

08. Jakkur Cross

09. Kodigehalli

10. Hebbal

11. Kempapura

12. Veeranna Palya

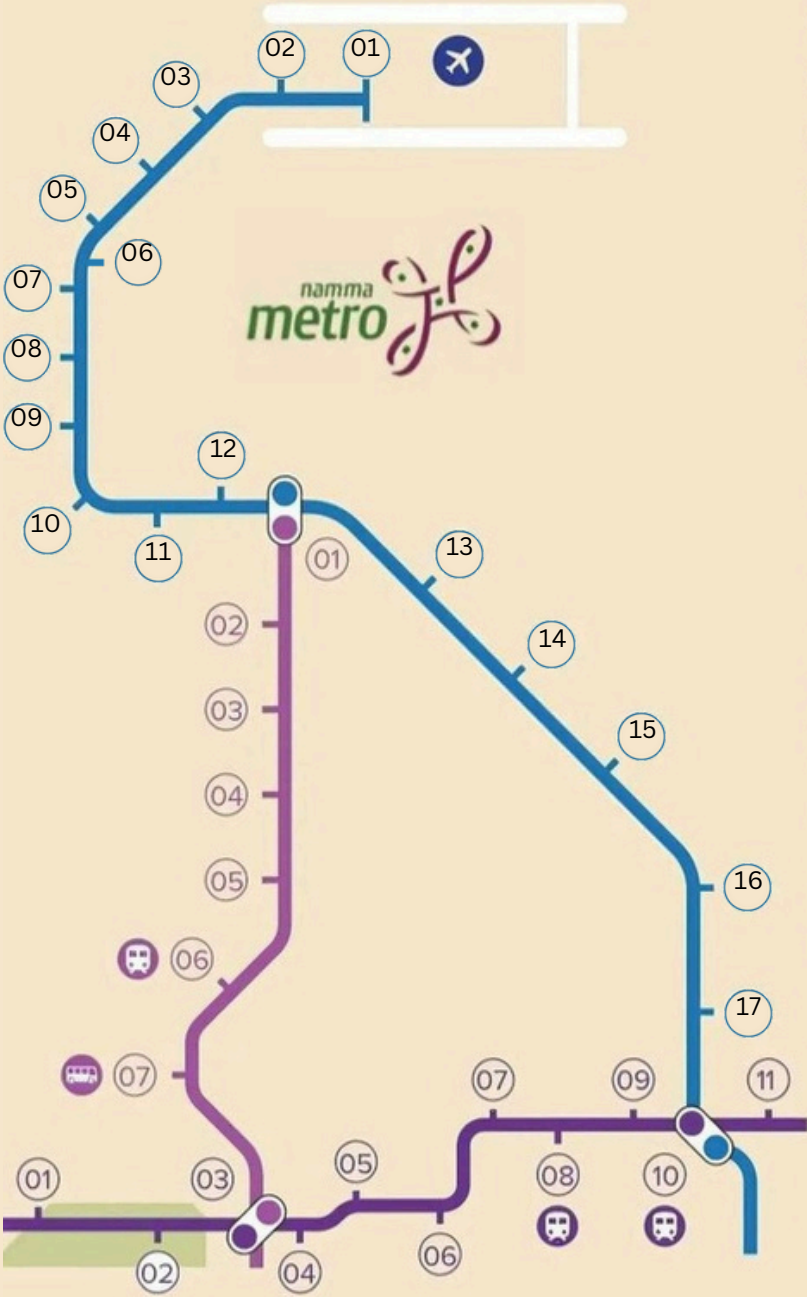
13. HBR Layout

14. Kalyan Nagar

15. HRBR Layout

16. Horamavu

17. Kasturi Nagar



01. Nagawara

02. Kadugondanahlli

03. Venkateshapura

04. Tannery Road

05. Pottery Town

06. Cantonment

07. Shivajinagar

01. Dr. B.R. Ambedkar
Vidhana Soudha

02. Cubbon Park

03. Mahatma Gandhi Road

04. Trinity Circle

05. Halasuru

06. Indiranagar

07. Swami Vivekananda
Road

08. Baiyyappanahali

09. Benniganahalli

10. Krishnaraja Puram

11. Mahadevapura





GOLDEN TOWERS

*** BEAUTIFUL PLACE TO LIVE ***

**46, DOWN BAZAAR RD, KOGILU CROSS, VENKATALA VILLAGE, GANDHI
NAGAR, YELAHANKA, BENGALURU, KARNATAKA 560064**

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