

ONE OF THE BEST RESIDENTIAL TOWNSHIPS IN INDIA, DESIGNED IN U.S.A.



To own your own piece of paradise, please ask for a site visit or call:

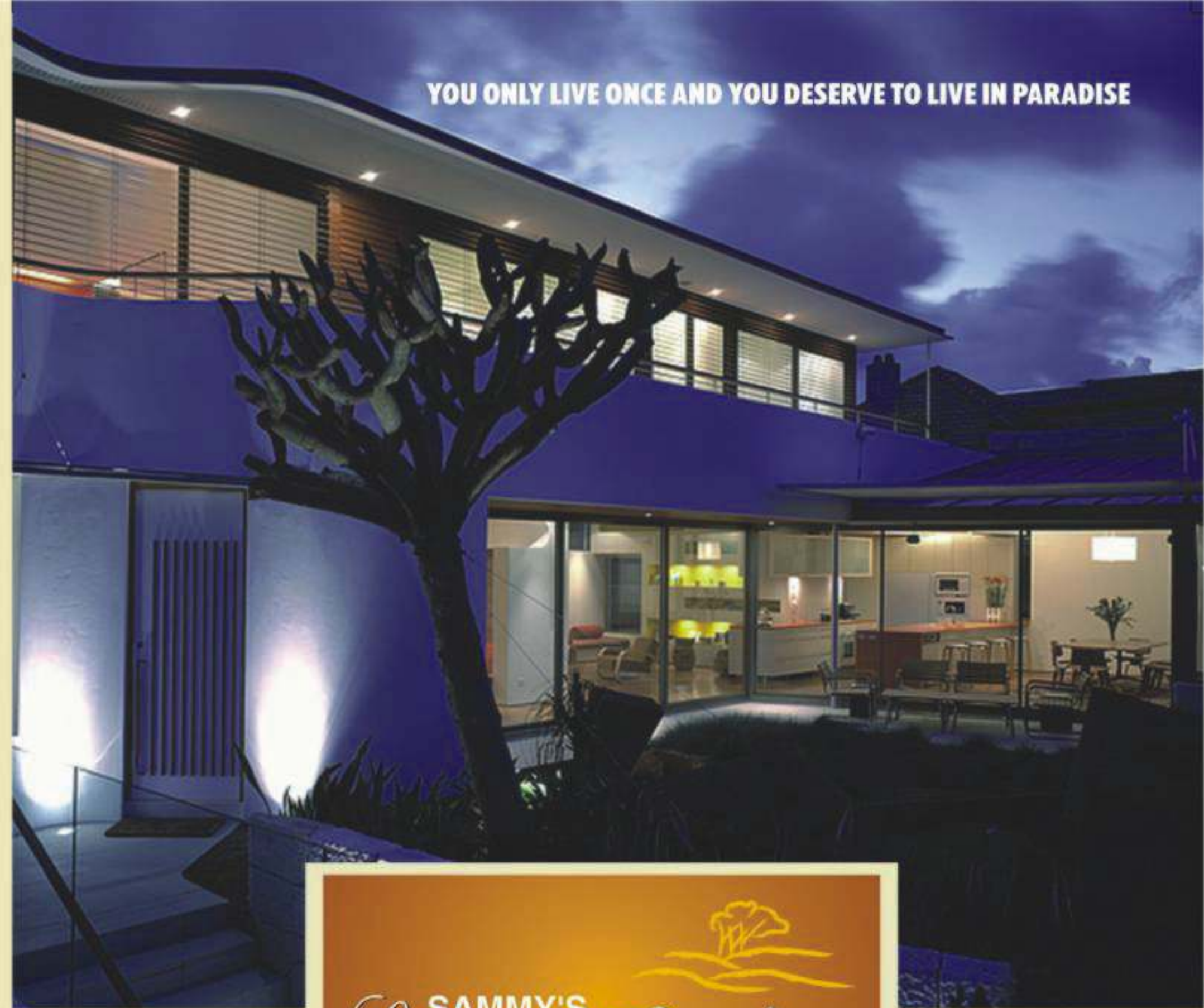
SAMMY'S DREAMLAND PVT. LTD.

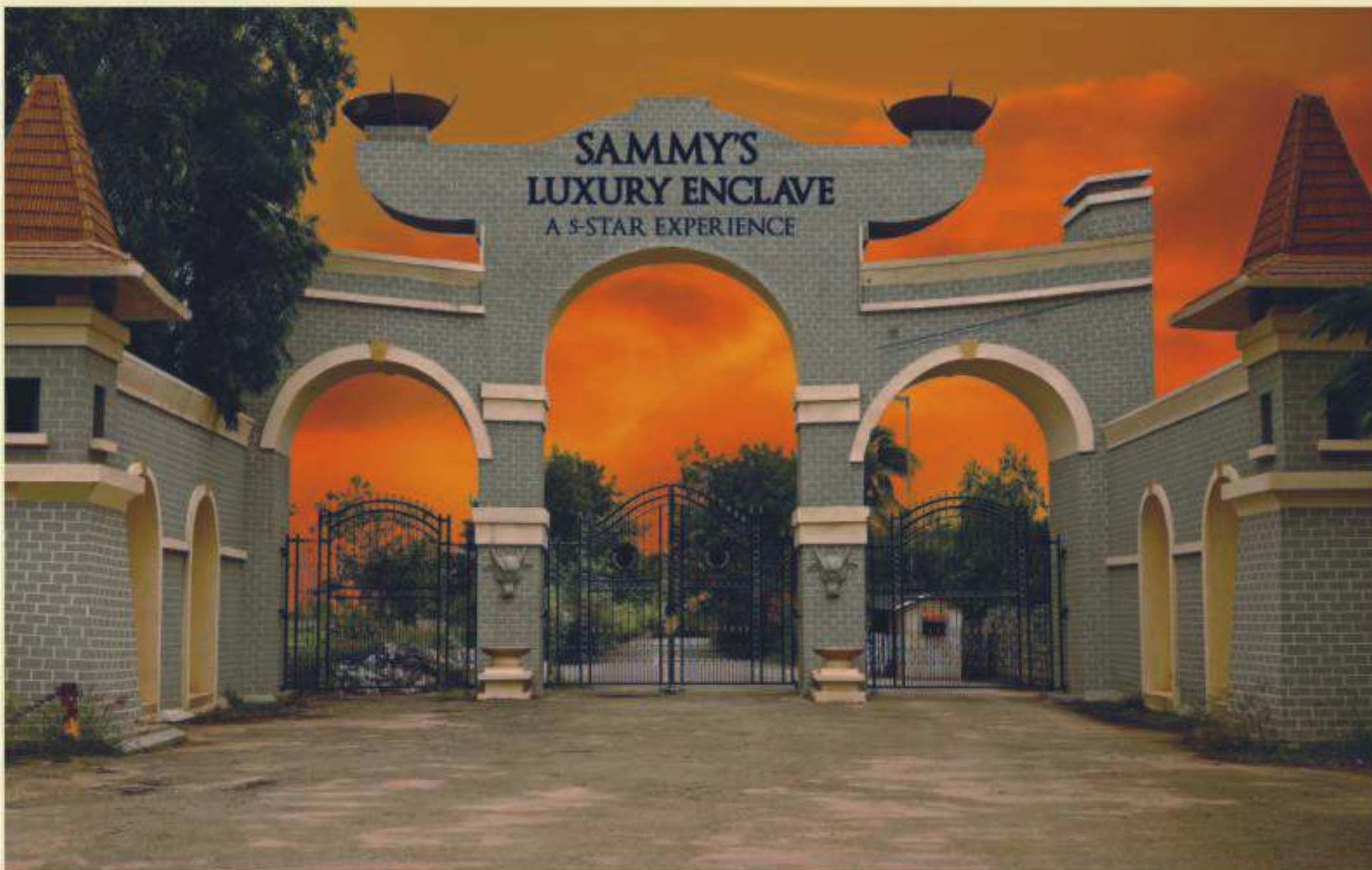
Site Office Address: Hosahalli Village, Hunasamaranahalli Post, Bangalore North, Near Yelahanka Air Force Station, Bangalore - 562 157.
 Hari Nair (mob.) 098451 67997, Ramesh - 080-23435929, 080-41231444. Email: enquiries@sammysluxuryenclave.com
 Website: www.sammysluxuryenclave.com

This Project is under process for approval of financing by reputed banks.
 This project is currently under the approval process of BIAPPA as on the date of brochure printing - October 2009.

This brochure is purely conceptual and does not constitute a legal document. Visual representations are not to be taken as representations of fact, and do not form part of an offer or contract.
 The management reserve the right to add, delete or alter any specifications mentioned here.

YOU ONLY LIVE ONCE AND YOU DESERVE TO LIVE IN PARADISE





AMERICAN ARCHITECTS AND ENGINEERS WILL CONTINUOUSLY MONITOR
THE QUALITY, MATERIALS, LANDSCAPE AND FINISHES OF THE ENTIRE PROJECT

A PROJECT BY SAMMY'S DREAMLAND

Fourteen years of real estate experience, a tremendous vision and commitment to excellence is what Sammy's Dreamland Pvt. Ltd. can proudly boast of. The original theme park was acknowledged as the best in the country for its time, has won awards and was used as a destination for many film shots because of its beauty. This golden ground is now being converted to a high-end residential township.

Crores of rupees have already been spent to set up part of the infrastructure for Sammy's Luxury Enclave. Our project will be an extremely child friendly and a family oriented environment with special focus on security. The world famous review consultants, DI STAULO

(www.distaulohomes.com) and architect Gary Segal have been hired from Alpine, New Jersey, because we believe in building only the very best. Alpine has the distinction of being one of the most expensive locations in the US, and is home to Hollywood celebrities like Eddie Murphy, Britney Spears, Chris Rock and Stevie Wonder. This enclave is the perfect nesting place for NRIs and High Networth Indians, who have a penchant for the good life. North Bangalore is an investor's dream and our luxury township will be the icing on the cake.

The Villa's and homes are extremely exclusive and are hence very limited in number.



PLOT YOUR DREAM



We have over 100 acres of prime real estate so that you can realize your residential dream. With the villa plot dimensions of 10,000sft, 6,000sft and 4,000sft, you will be spoilt for choice and locations, in selecting the site for a beautiful home. Complementing this plush setting will be a serene balm of abundant greenery. The entire project is extremely child friendly and secured with the latest safety features. With 5-star services to pamper you in addition to the melee of superb amenities, Sammy's Luxury Enclave is a dream come true.

CLOSE TO SOME OF THE BEST
INTERNATIONAL SCHOOLS, HEALTHCARE FACILITIES,
SHOPPING MALLS AND RESTAURANTS

12 KM BEFORE BIAL (INTERNATIONAL AIRPORT)

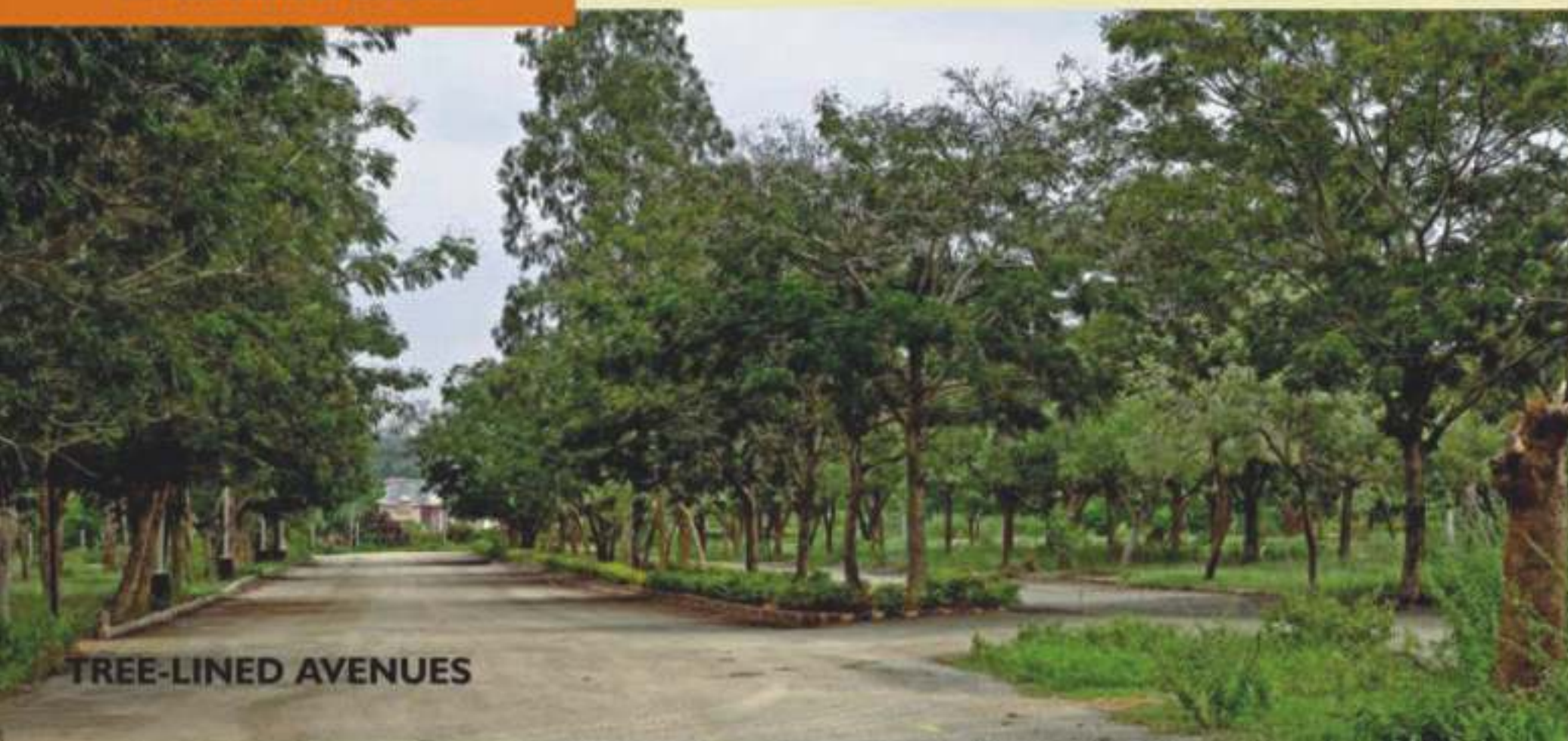
21 KM FROM MG ROAD

12 KM FROM HEBBAL



**LIBERTY LAGOON WITH
MUSICAL FOUNTAIN**

ACTUAL SHOTS AT LOCATION



TREE-LINED AVENUES



LANDSCAPED PATHWAY

TOWN HALL PLAZA



ACTUAL SHOTS AT LOCATION

CHILD FRIENDLY SPACES



LUSH GREEN ENVIRONMENT



AN ECHO OF BEAUTY



A calming sense of ethereal beauty and peace permeates every inch of this haven. You can feast your senses to a breathtaking view of an award-winning garden and picturesque greenery every day. Sammy's Luxury Enclave has a beautiful 1.7 km driveway of lush green landscape separating you from the urban hustle and bustle, giving residents a gratifying sense of serenity and tranquility. Everything about this enclave exudes unquestionable quality, befitting a luxurious paradise.





PROPOSED LUXURY HOTEL



Master Plan

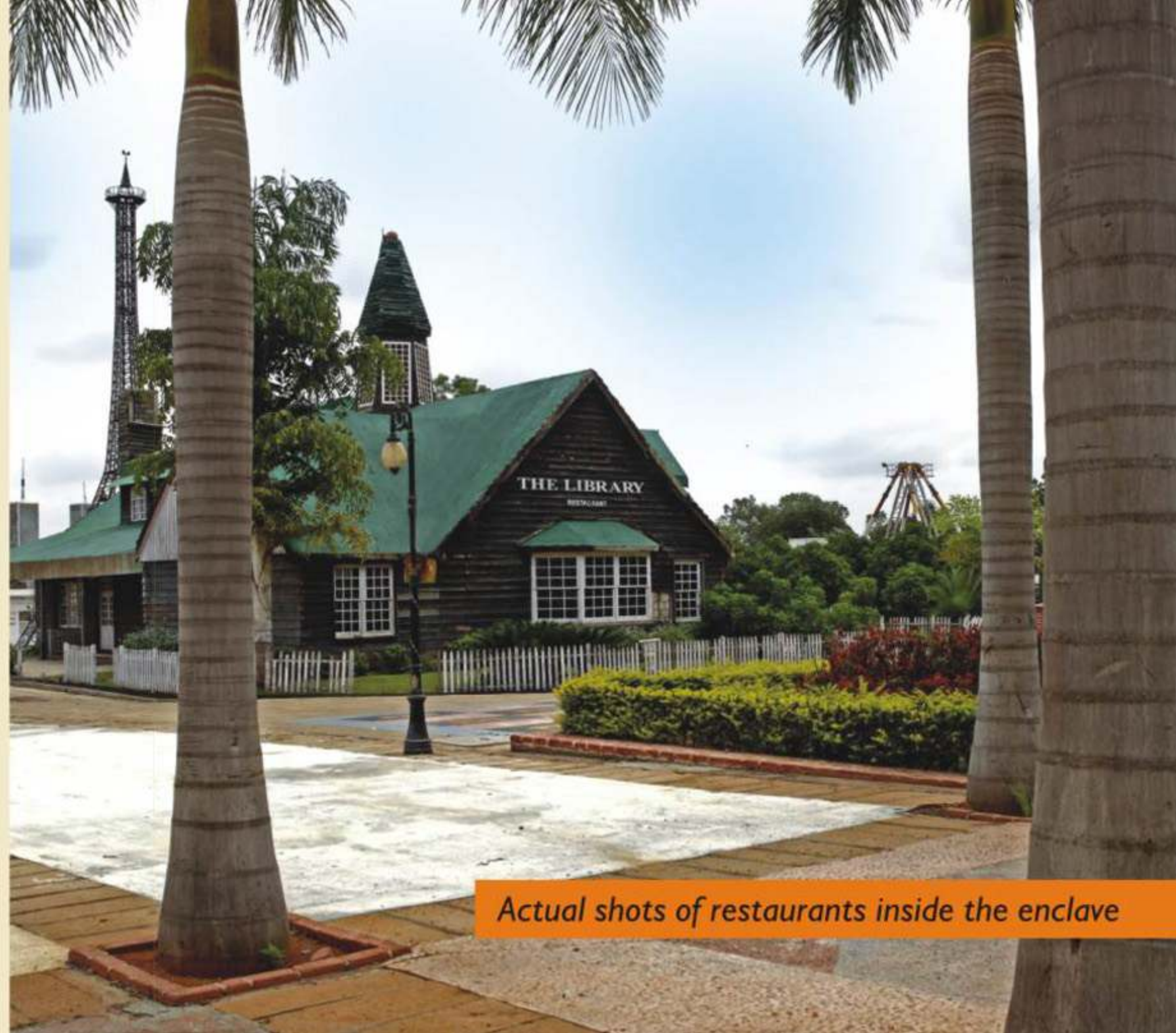
MASTER PLAN - PHASE-I



PRELIMINARY LOOK OF THE VILLAS

Majority of the phase one development will be sold as villas which will be designed by American Architects, Engineers and Landscape designers in coordination with their Indian counterparts





Actual shots of restaurants inside the enclave



A PLACE CALLED PERFECTION.



One of the greatest advantages of living in this township is that you do not have to travel far to enjoy leisure. With a concierge to make your reservations or a doctor available on call, you will have the very best of amenities at your disposal. You can enjoy a relaxing swim in the lagoon with your family, dine in a number of restaurants or party in style at the air-conditioned clubhouse. Whether you want to exercise or meditate, play or pray, everything is possible with the host of facilities offered to you. Escalate your style of living to one where the entire community relaxes, enjoys and entertains together as one.



Extra Special Amenities

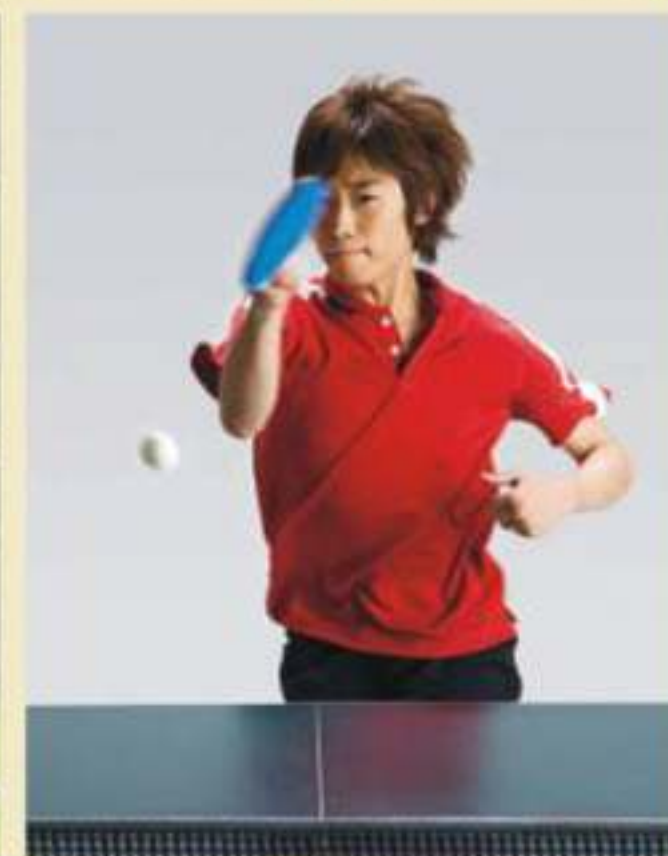
- Bell Desk, Travel Desk, Concierge
- Room Service from Restaurants
- Doctor on call
- Plumber, Carpenter, Handyman
- Laundry
- Receptionist with intercom facility to every home

AMENITIES :

- Internal temperature controlled swimming pool
- Kid's game room
- Library
- Air-conditioned party room
- Daycare
- Prayer hall
- Business Centre
- Large kid's play area with suitable outdoor equipment
- Landscaped gardens
- Clear marketable titles
- Power back-up round the clock
- Convenience store
- ATM and many more...



SPORTING ONLY THE BEST FOR YOU



- Tennis courts
- Basketball
- Squash court
- Badminton court
- Table tennis
- Billiards, Chess, Cards
- Kid's play pen
- Jogging track
- Meditation centre



THE ADD-ONS

- Well secured boundary wall of not less than 6 feet in height.
- Bore wells with pumps and pipes to ensure that there is never a water shortage.
- Underground water and sewage line for every plot.
- Roads of 40/60 feet width with a side walk and enough space kept on either side of the road to carry out future electrical/telephone/cable TV/Internet network connections.
- Sump Tank and overhead water tank with large capacity.
- Decorative street lamps all along the roads and around the Club house, Town Hall Plaza, Lagoon, Restaurants and House Ring Road.
- Provision of daily waste disposal.
- Convenient provision of buses for pick-up and drop-off to school and important points in the city.
- Public transport readily available at the gate of the enclave.
- State-of-the art underground cabling and rain water harvesting facilities.
- Provision of diesel generator as back up for use during power failure. This is only for all common areas and many more....

*The amenities and specifications mentioned above, are subject to change without prior notice.





BANGALORE NORTH - THE PLACE TO BE

Bangalore is the fastest growing metropolitan city in the world today. As the heart of the Silicon Valley in India, it attracts the best companies from all over the globe causing it have one of the highest valued realty in Southeast Asia. Owning property in this region is a privilege enjoyed by few and now you can be one of them. Sammy's Luxury Enclave is a 100+ acre gated township, strategically located near this goldmine catering exclusively to the elite. Offering a 5-star lifestyle, residents can be pampered and spoilt with the best of services. Living in this Northern Bangalore paradise will enable you to integrate into a community with a taste for the finest things in life.

NORTH BANGALORE - READY FOR THE FUTURE

- 1st phase of a 215 acre Aerocity coming up in Devanahalli, with high-tech infrastructure
- 1.5 million sq ft IT-cum-shopping complex coming up in Yelahanka
- 46 acre SEZ, a business park for the Aerospace industry
- Many 5-star hotels are coming up in the area
- Luxurious residential townships coming up in the vicinity
- 200 acre university campus being set up by the reputed Manipal Foundation
- Premium 8-lane National Highway coming up for greater connectivity
- 1500 acre IT hardware park project in the vicinity soon
- Connecting trains to and from the city centre and the airport are being planned
- Race course is going to be constructed close to the enclave