

Fallon Dunes

LUXURY CONDOMINIUMS

OC / CC / GBA APPROVED

BY



PRAVIKRAM

EARTH • NATURE • CRAFT

EVERYTHING YOU NEED

“Not just a residence — a statement of refined living.”

“Experience timeless luxury in Sadashivanagar, where heritage and modern elegance come together amidst serene, tree-lined surroundings.

Thoughtfully crafted interiors reflect sophistication, comfort, and a refined lifestyle for the discerning few. More than a home, it is a statement of privacy, distinction, and enduring legacy.”



4 ULTRA LUXURY CONDOMINIUM



AMPLE CAR PARKING



ROOFTOP AMENITIES



2 TIER SECURITY



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DESIGNED

for

LIFE



PRAVIKRAM PROJECTS

“Built on a foundation of trust, integrity and innovation, we create homes that crafted for lasting excellence. Committed to exceptional quality, we set new benchmarks in apartment living with every project. Our passion for perfection drives us to exceed expectations at every stage.

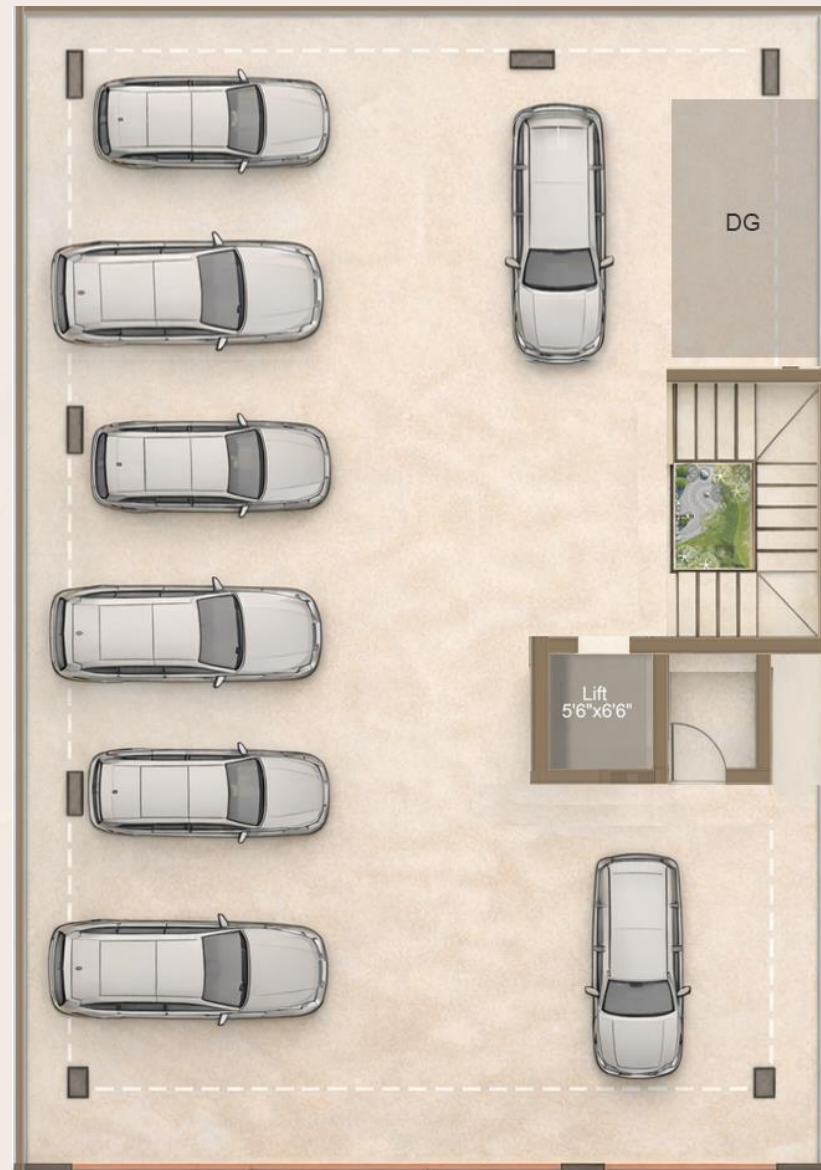
Each development reflects our dedication to superior craftsmanship and refined living.”

WELCOME HOME

“Timeless address , Modern Indulgence.”

“Welcome home to an address that defines distinction in Sadashiva Nagar—crafted for those who seek more than just a residence. Indulge in bespoke residence, serene surroundings, and an atmosphere of quiet exclusivity. A rare offering where luxury, legacy, and lifestyle come together in perfect harmony.”





Typical Floor Plans

Stilt / Parking level Plan

SALEABLE AREA - 2500 SQFT
EXCLUSIVE BALCONY AREA - 150 SQFT

PARKING FACILITY - AMPLE CAR PARKING
FOR 8 CARS.



Staircase - (Zen Garden)

A peaceful Centre Space

A serene staircase Zen garden that blends natural elements, soft light, and mindful design to create a calming transition space promoting peace and balance.



CURATED LIVING SPACES

for

A TRULY ELEVATED LIFE

LIVING IN BALANCE

Elegance



Tranquillity

Calm



Timeless

Exclusivity



Connection

Heritage



Lifestyle



VIEW-1

LIVING SPACE

“A Modern Living area with Puja”

Modern interiors defined by clean lines and refined textures. Designed for openness, comfort, and effortless flow.
A subtle puja space blends seamlessly into the design.



VIEW-2



VIEW-1

KITCHEN

“A Modern Kitchen for Inspired Cooking”

The Kitchen and dining area are planned with modern living in mind. Featuring sleek appliances, expansive countertops and a stylish dining space, this open-concept area is perfect for everything from preparing meals to hosting guests in style.



VIEW-2



VIEW-1

MASTER BEDROOM

"A sanctuary of relaxation"

The Master bedroom is your private heaven, thoughtfully styled with a calming palette and spacious layout. Large openings flood the room with natural light, creating the perfect ambiance for rest and relaxation.



VIEW-2

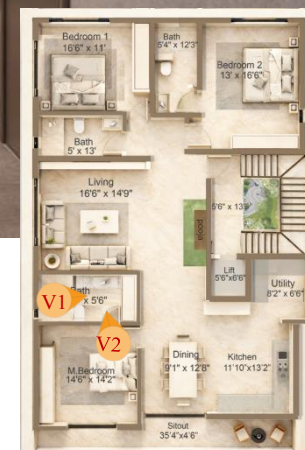


VIEW-1

MASTER BATHROOM

“A retreat designed for pure relaxation”

The Master bathroom is a retreat, featuring elegant finishes and a spacious layout. Soft lighting and refined details create a calming, spa-like atmosphere



VIEW-2



VIEW-1



FIRST BEDROOM “Comfort-driven design”.

A refined private escape, balancing warmth, openness, and a tranquil atmosphere.



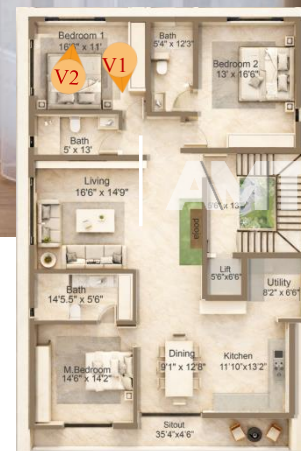
VIEW-2



VIEW-1

SECOND BEDROOM “Fluid spatial planning”

Thoughtfully planned as a private escape, the bedroom blends spacious design with gentle natural light. The result is a soothing environment that promotes comfort and quiet living.



VIEW-2

A System of Thoughtful Living

“A self-sufficient, Vastu-compliant development integrating solar rooftops and rainwater harvesting to optimize energy and resource use while minimizing dependence on external systems.”



Rooftop Amenities

A Well designed rooftop featuring solar integration and leisure amenities, creating a multifunctional space that combines relaxation, sustainability, and optimized energy use.

Sustainable Living, Designed For Future

A resource-conscious development focused on efficiency, self-sufficiency, and optimized energy and water use.

Solar Rooftop System

Are incorporated to harness renewable energy, significantly reducing reliance on conventional power sources while supporting long-term energy efficiency.

Rainwater Harvesting

Is seamlessly integrated into the planning, enabling the collection and reuse of natural resources. This not only reduces water wastage but also ensures a more resilient and self-sustaining water system for the community.

Vastu-Compliant

Ensuring spatial harmony and alignment with traditional principles, creating a balanced and positive living environment.

Waste Management

Planned waste management systems enable easy segregation and organized disposal, ensuring hygiene and environmental responsibility across the development.



LUXURY TERRACE AMENITIES

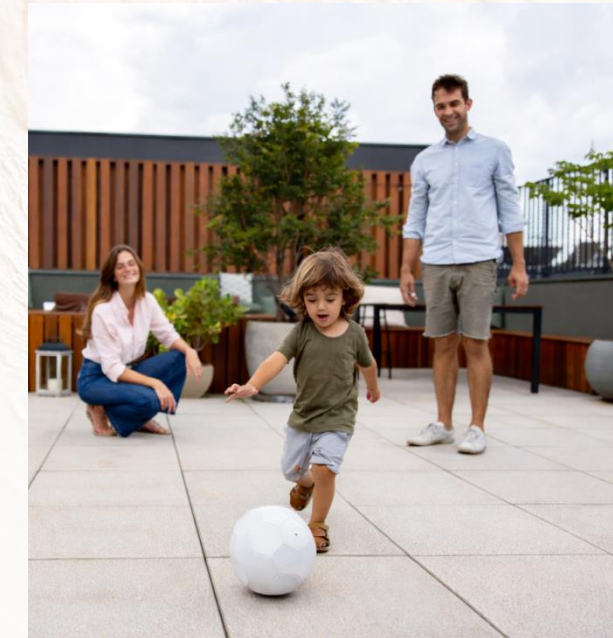
Where life is elevated

Indulge in a curated lifestyle, with a gym, soothing steam and sauna, and a relaxing Jacuzzi. An exclusive Open space, sets the stage for memorable gatherings—bringing together wellness, comfort, and refined living.

OPEN COMMUNITY SPACE

Where Moments Find Meaning

Experience the charm of elevated community living in a calm, open setting designed for everyday ease. Centered around a tailored terrace, this shared space becomes a place to unwind, connect, and recharge. Whether it's a quiet morning yoga session, children at play, or evenings spent under open skies, it brings together comfort and connection effortlessly. Crafted to encourage wellbeing and togetherness, it offers a serene escape within the city — a perfect balance of privacy, openness, and refined living.





A PIECE OF REFINEMENT

Set in the heart of Bangalore, Sadashiva Nagar is one of the Bangalore’s most distinguished neighborhoods, this place reflects timeless elegance and urban charm. Known for its tree-lined avenues, low-density character, and refined surroundings, the locality offers a rare sense of calm within the city. Surrounded by established homes, cultural landmarks, and seamless connectivity, it brings together heritage and modern living effortlessly. Here, life moves at a more considered pace — offering privacy, quiet luxury, and a true sense of belonging.

A Home for heart and soul.

Seamless connectivity.

Minutes from the city’s finest avenues.

Serene surroundings.

Green, quiet, and effortlessly elegant..

The Address of Sophistication.

Proximity to parks, institutions & cultural landmarks

SPECIFICATIONS - BUILTUP

Structures

RCC framed (column and beam) structure .

- Block masonry walls for external and 100mm thick internal walls finished with plastering.

Flooring

- Foyer, Living, Common areas will have Italian marble flooring as per specifications.
 - Bedrooms to have Italian marble flooring chosen as per aesthetics.
- Bathroom, Utility and Balconies will have anti-skid vitrified tiles.
 - Staircases: Granite steps with Metal railing.

Sanitary ware

- Premium Branded sanitary ware which blends aesthetically and functionally.
 - Premium CP fittings.
 - Water softener.
- Heat Pumps for each villa for hot water supply.
- Jindal MLC pipe systems for Hot & Cold water supply.

SPECIFICATIONS – MISCELLANEOUS

- Balcony ceilings and slab bottom surfaces finished with panelling as per specifications.
 - Glass & Metal combination railings for all balconies.
- All sliding doors and glazed fenestration with system aluminum extrusions
 - Terrace landscaping
 - Premium Home lifts

Electrical

- Concealed PVC conduit with premium copper wiring.
 - Ample points with premium modular switches.
- Provision for TV points in living room, family room and bedrooms.

Kitchen & Utility

- Plumbing & Electrical points for Modular kitchen solution .
 - Seamlessly integrated Gas piping system.

NOTES

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Unlock Luxury

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NOTE – This Brochure is conceptual in nature and by no means a legal offering.
The Developer reserves right to modify/change any specifications, amenities, plans. All images are indicative only.

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