



HYDENBEN /  
**CLIFTON**  
SADAHALLI

JOY,  
OPPORTUNITY,  
HOME.  
IT'S  
ALL HERE.



A bit offbeat, a bit quaint.  
But the hottest spot in town.  
Where natural beauty offers respite.  
The songs of the breeze are in the key of inspiration.  
And for every rustle of the trees,  
there's an opportunity waiting to be taken.  
A burgeoning area, unrivalled by even city life.  
Charming, exciting, alive.  
Where windows only open for you.  
And every moment spent, is a treasure.  
Now, imagine home, at the heart of all that.

*Welcome to*  
**HYDENBEN /  
CLIFTON**  
SADAHALLI



WHERE  
EVERYTHING  
COMES  
*Alive.*

Within acres of natural beauty,  
lies 1.5 acres of luxurious living.  
Hydenben Clifton towers 9 floors  
into the sky, with 126 spectacular  
apartments, 2, 2.5 and 3 BHKs.  
Built to inspire the kind of living that  
surrounds, each is made to  
take your breath away.

1.5 acres

9 floors

1,200 - 2,100 sft.

2, 2.5 & 3 BHKs

# THE PLACE TO BE, THE *heart* OF OPPORTUNITY.



Towards the North of Bengaluru city, just across a belt of incredible opportunity, lies the neighbourhood of Sadahalli. Seamlessly connected through the NH-44, it's where everything you need, for the future you want, is right around you.

Embassy Knowledge Park - **13.1 km**

Prestige Tech Cloud - **2.6 km**

Forum Mall - **2.8 km**

Metro Station - **2.8 km**

Moxy by Marriott - **2.7 km**

Aerospace Park - **14.9 km**

Padukone-Dravid Centre for Sports Excellence - **12 km**

Vidyashilp University - **8.6 km**

Manipal Academy for Higher Education - **17 km**

KIA - **9.3 km**

Sparsh Hospital - **17 km**

Cytecare Hospitals - **11.9 km**

# YOUR HOME, YOUR INSPIRATION.

## *Your Pride.*

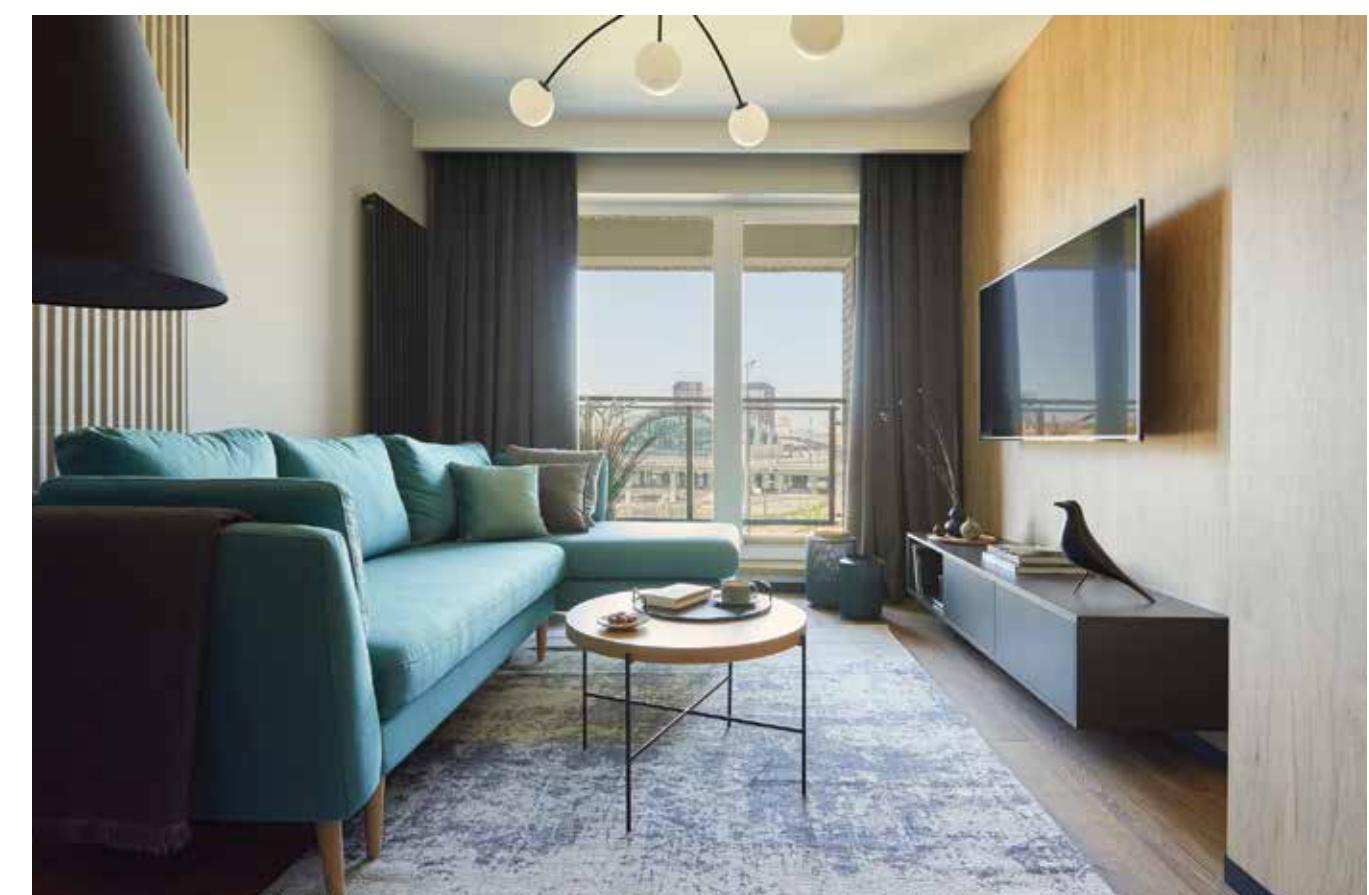
Within a space built for your aspirations, lie 126 stunning apartments, in towers of 9 floors. Thoughtfully designed, incredibly built. Every corner at Hydenben Clifton is made to inspire. Come, find yours. And find your way to glow.

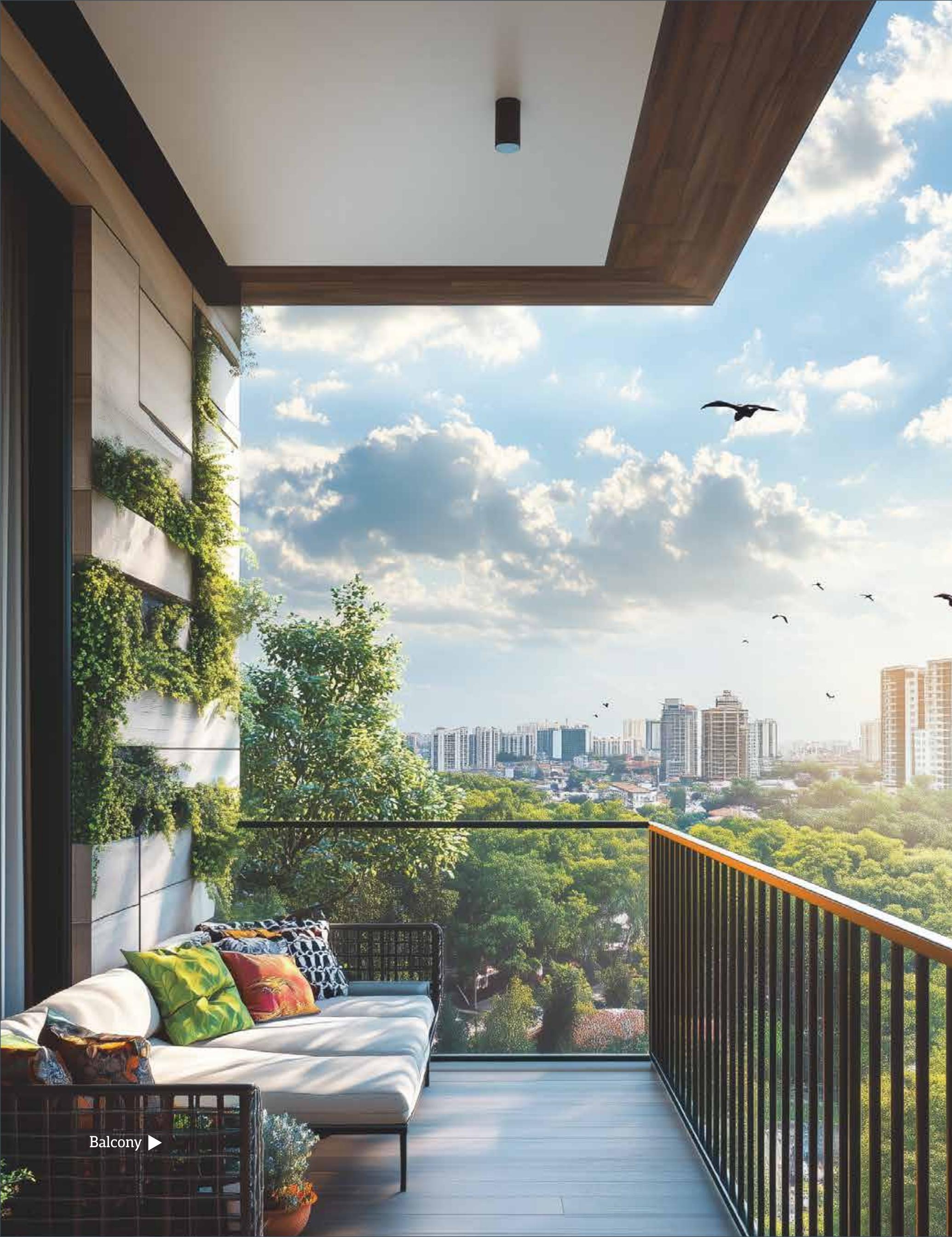
**9 floors**

**2, 2.5 and 3 BHKs**

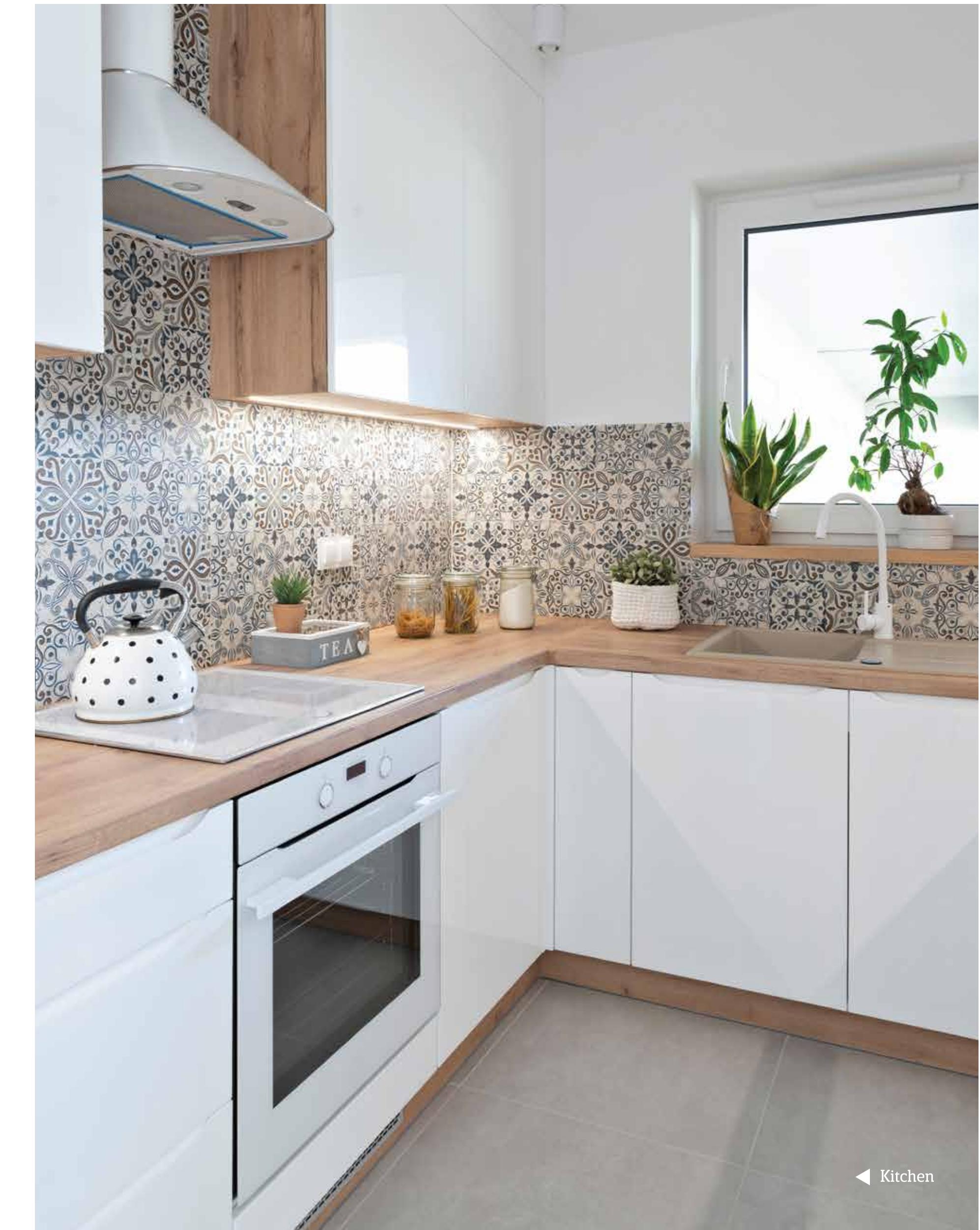
**1,200 to 2,100 sft.**



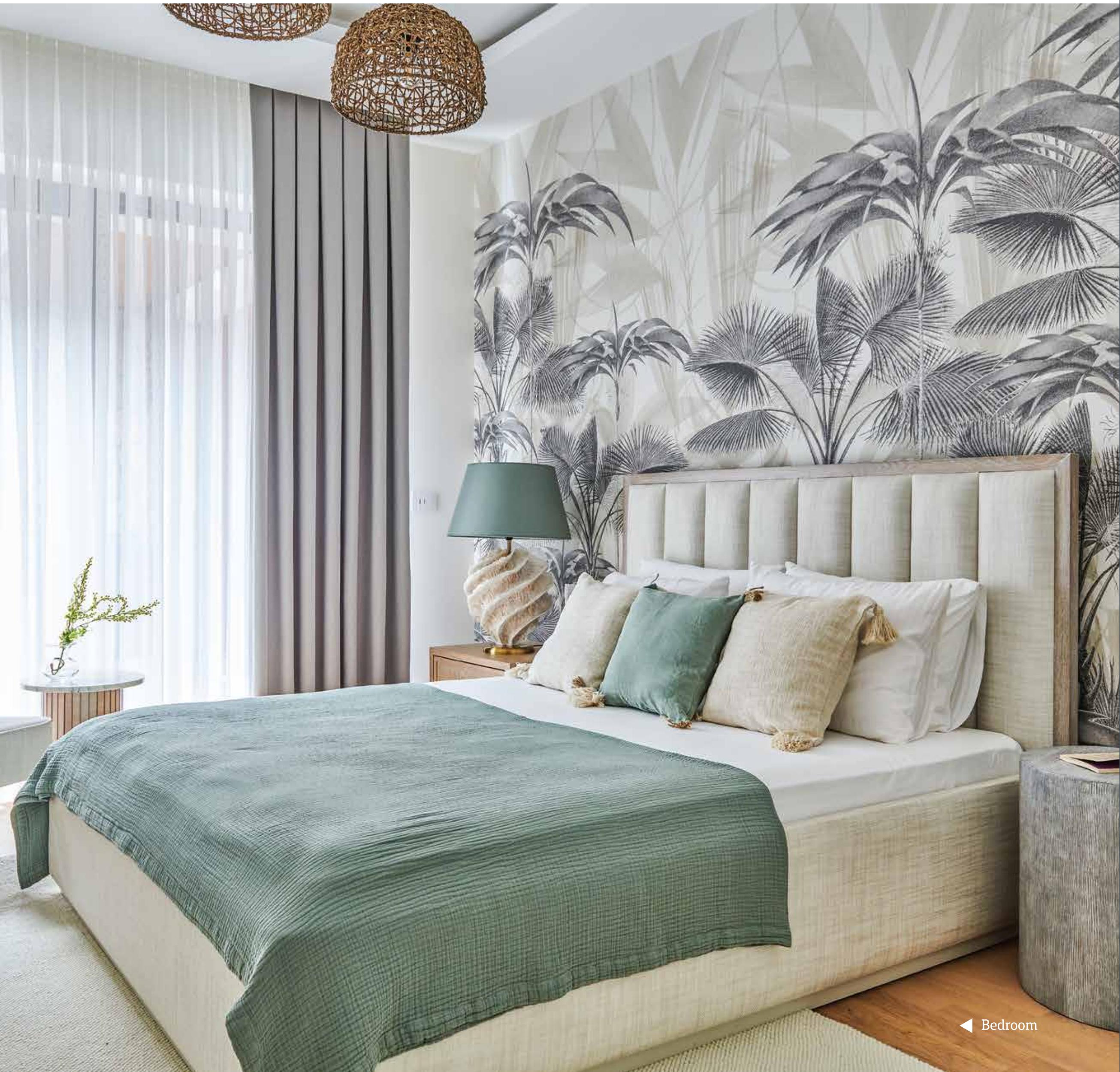




Balcony ►



◀ Kitchen



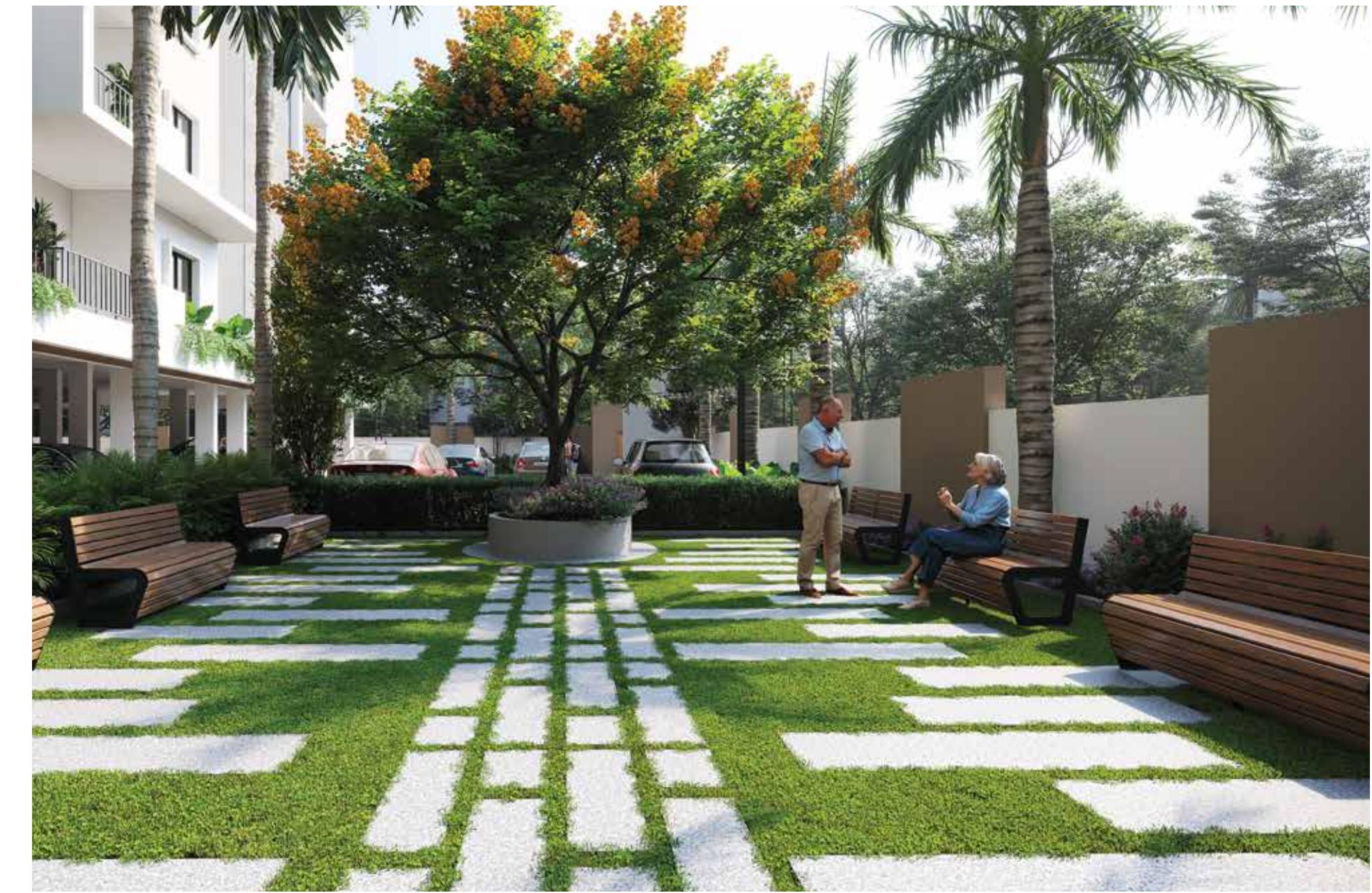
◀ Bedroom

# EVERYTHING YOU NEED FOR LIFE TO *Bloom.*

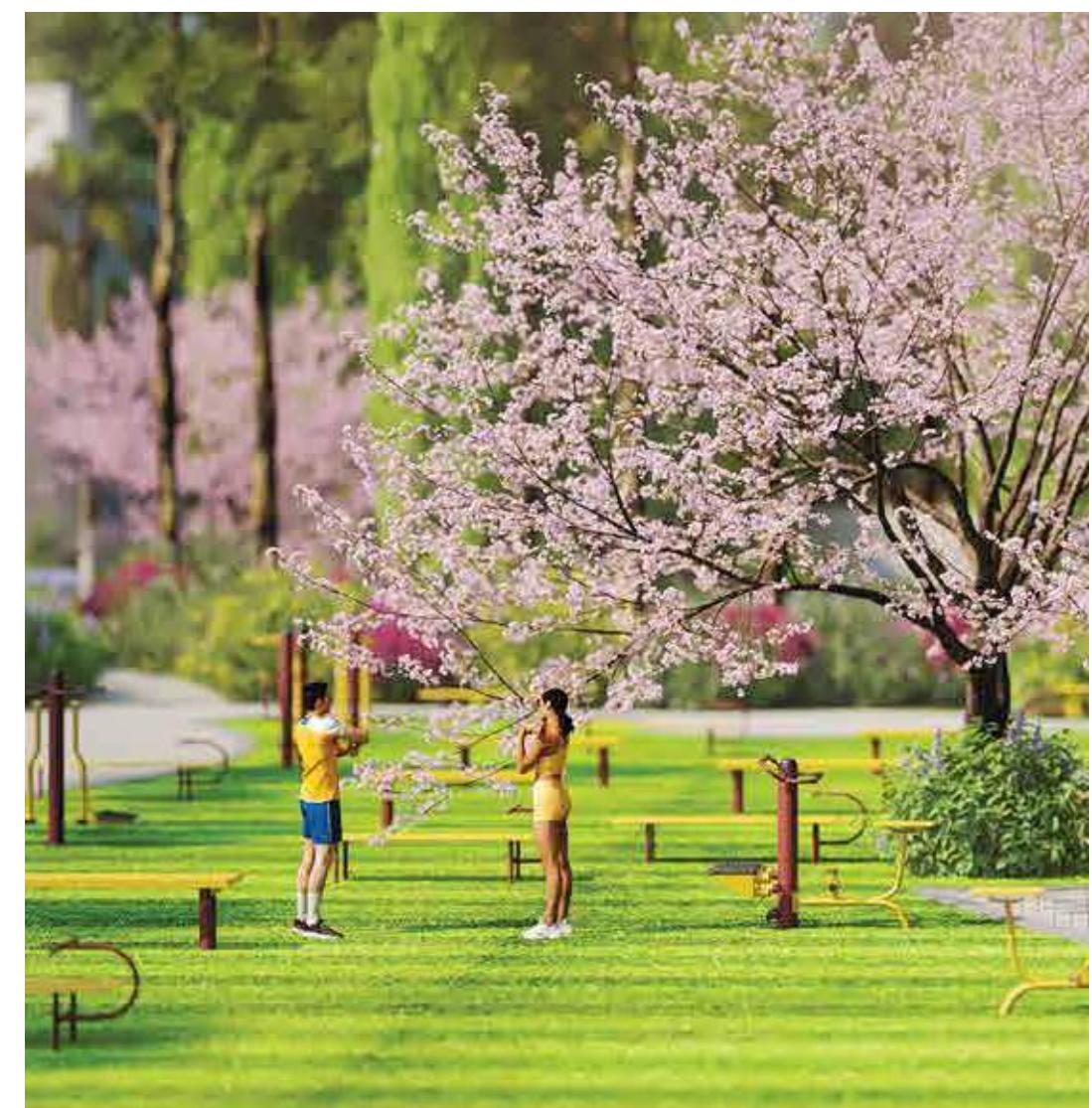
At Hydenben Clifton, life thrives.  
And all its joys are out in full bloom.  
From the landscaping, to the  
amenities, it's all extravagant.  
Here, there's something for  
everyone. To make it truly, home.



▲ Clubhouse



- Entry-Exit Plaza
- Arrival Plaza
- Entrance Waterbody
- Gas Bank
- Children's Play Area
- Pool Table
- T.T. Table
- Swimming Pool/Kids Pool
- Jogging/Walking Track
- Covered Deck
- Pet Zone
- Half Basketball Court
- Flower Garden
- Gym
- Pergola Seating Gallery
- Senior Citizen Plaza & Meditation Area
- Car Charging Bay
- Air Filling Station
- Yoga Deck
- Board Games Room
- Video Games Room
- Cycling Track
- Waterbodies
- Cards Room
- Sun Deck
- Access Control Entry
- CCTV
- Two-wheeler Parking
- Water Filtering Plant





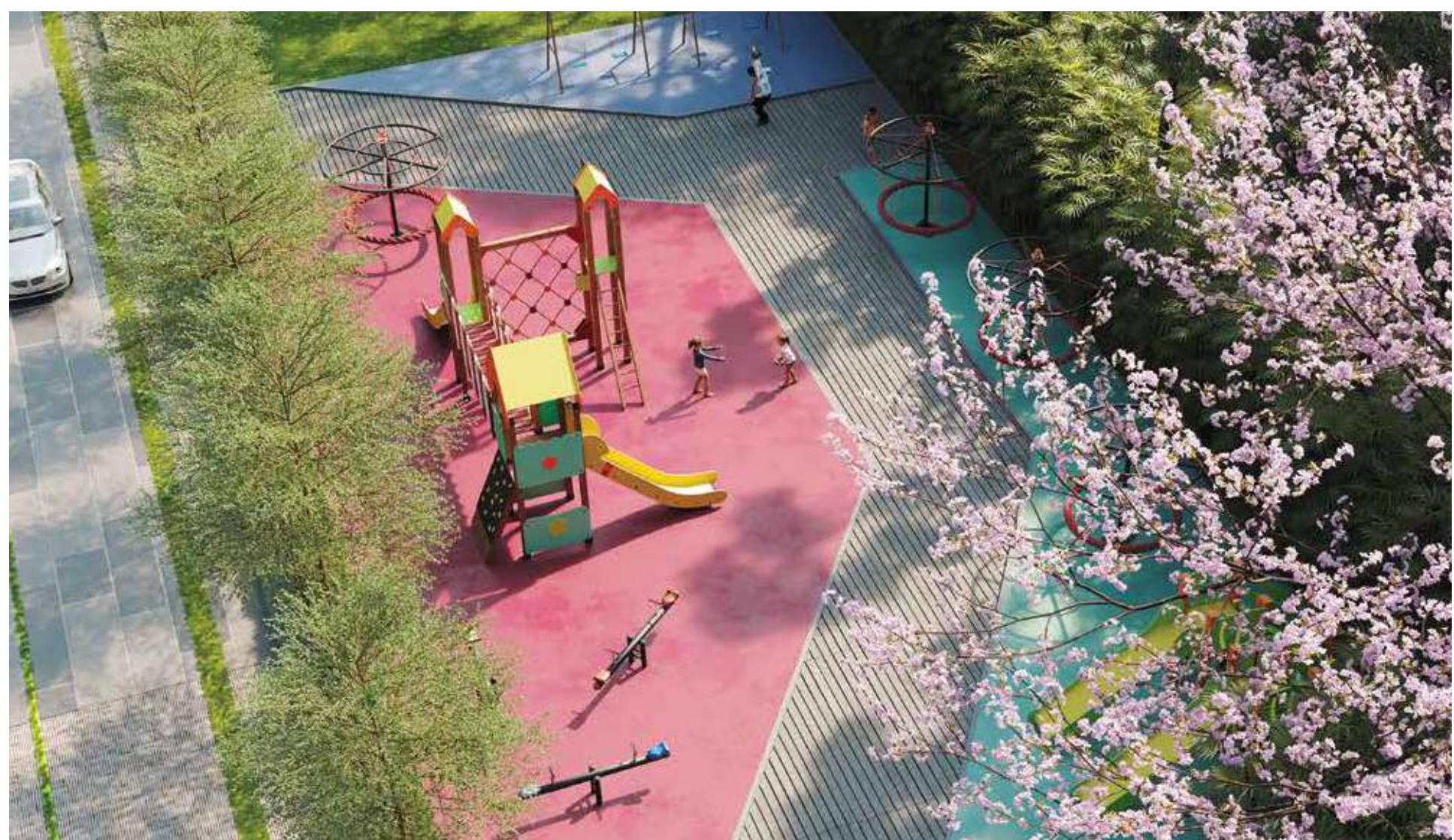
▲ Outdoor Amenities



▼ Waterbody

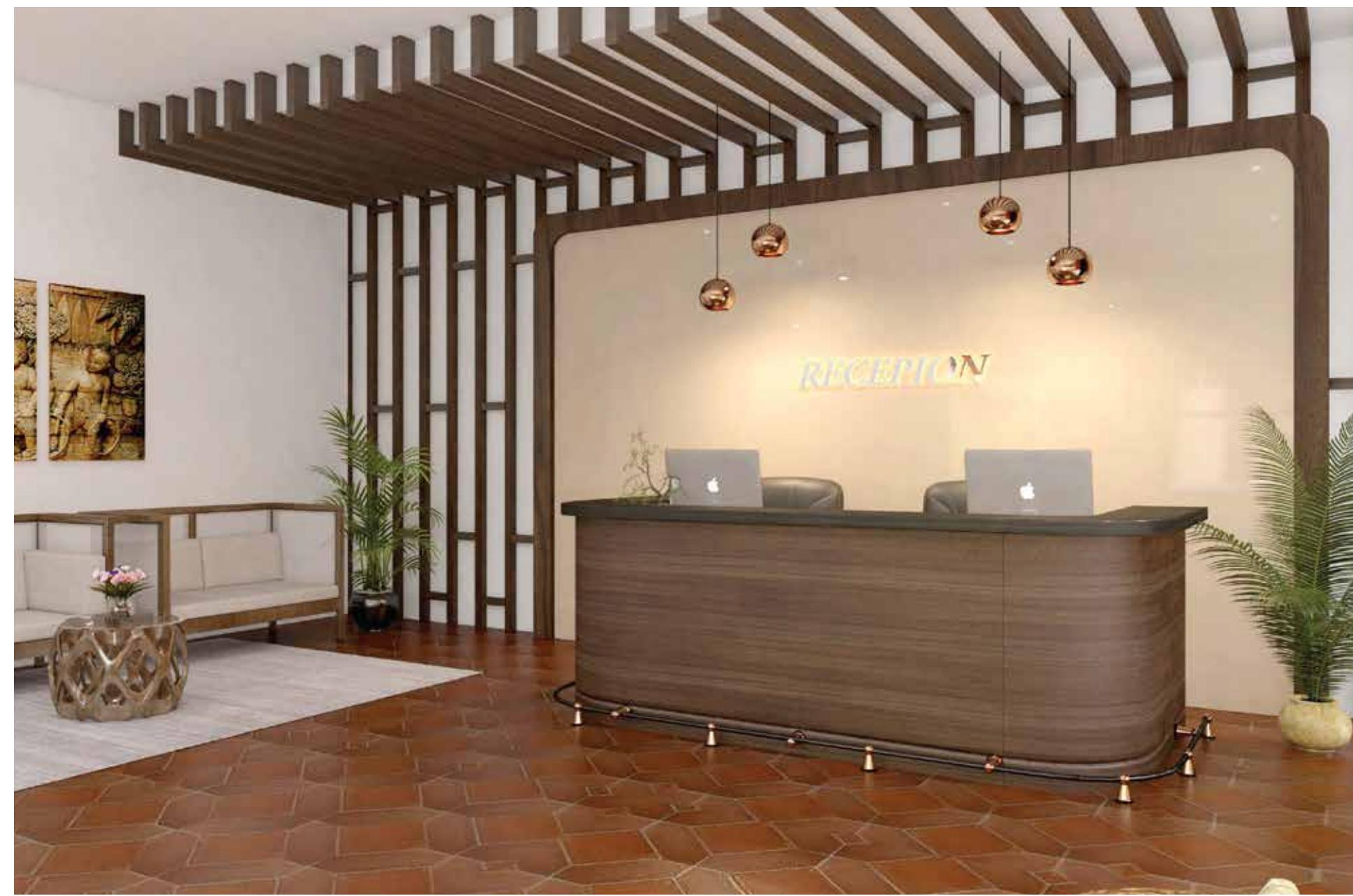


◆ Children's Play Area





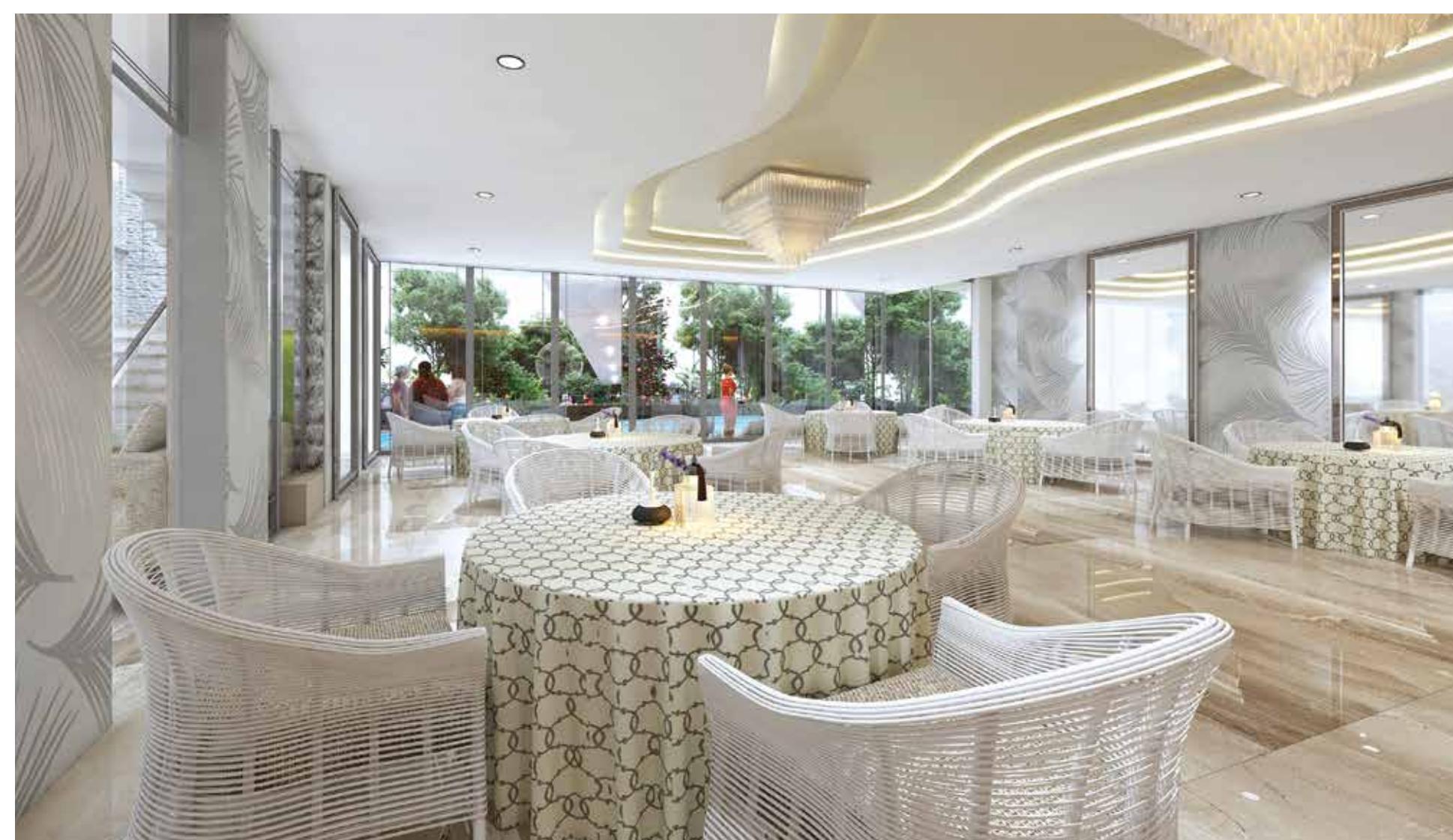
▲ Tennis Court



▲ Reception



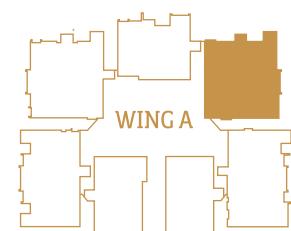
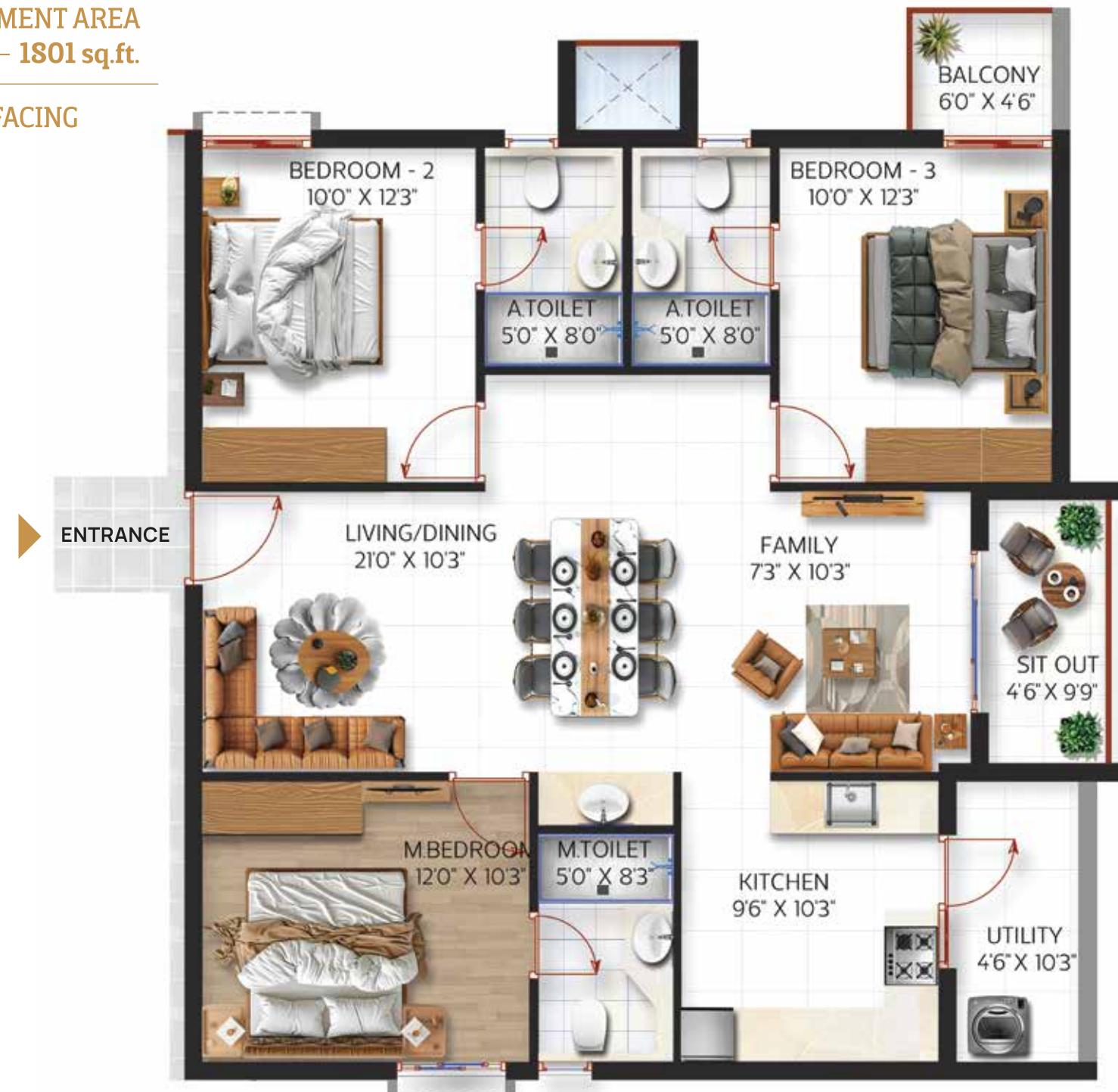
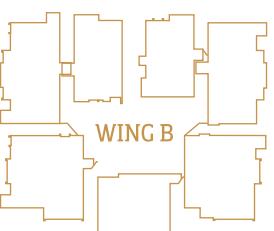
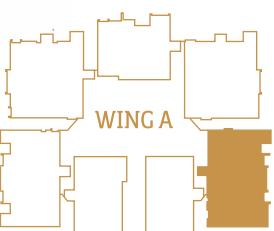
▼ Indoor Games Room



▼ Banquet Hall



**HOME**  
*All Planned*  
**OUT FOR YOU.**

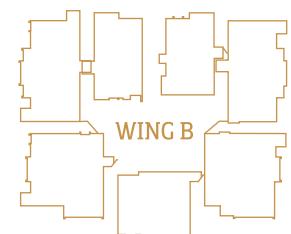
**WING A****A 201 - A 701****APARTMENT AREA  
3 BHK - 1801 sq.ft.****WEST FACING****WING A****A 202 - A 702****APARTMENT AREA  
3 BHK - 1687 sq.ft.****WEST FACING**

WING A

A 203 - A 703

APARTMENT AREA  
2 BHK - 1178 sq.ft.

EAST FACING

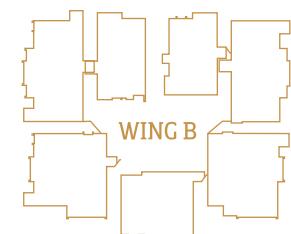


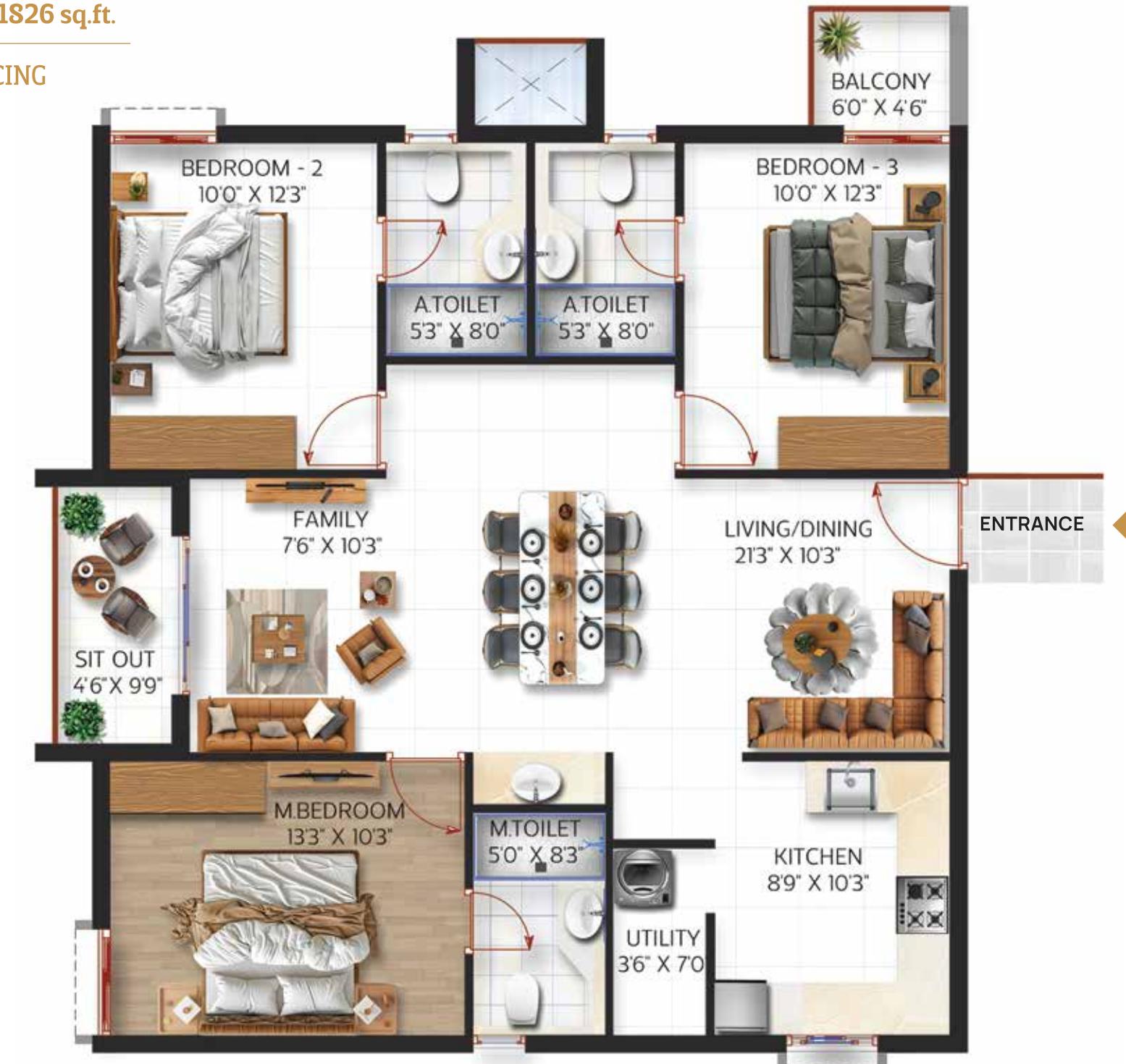
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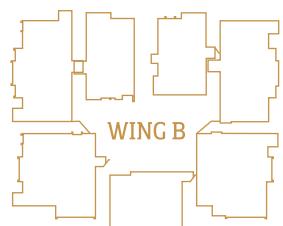
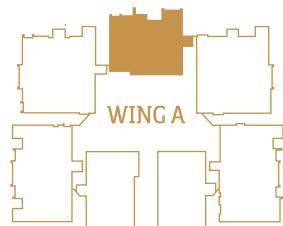
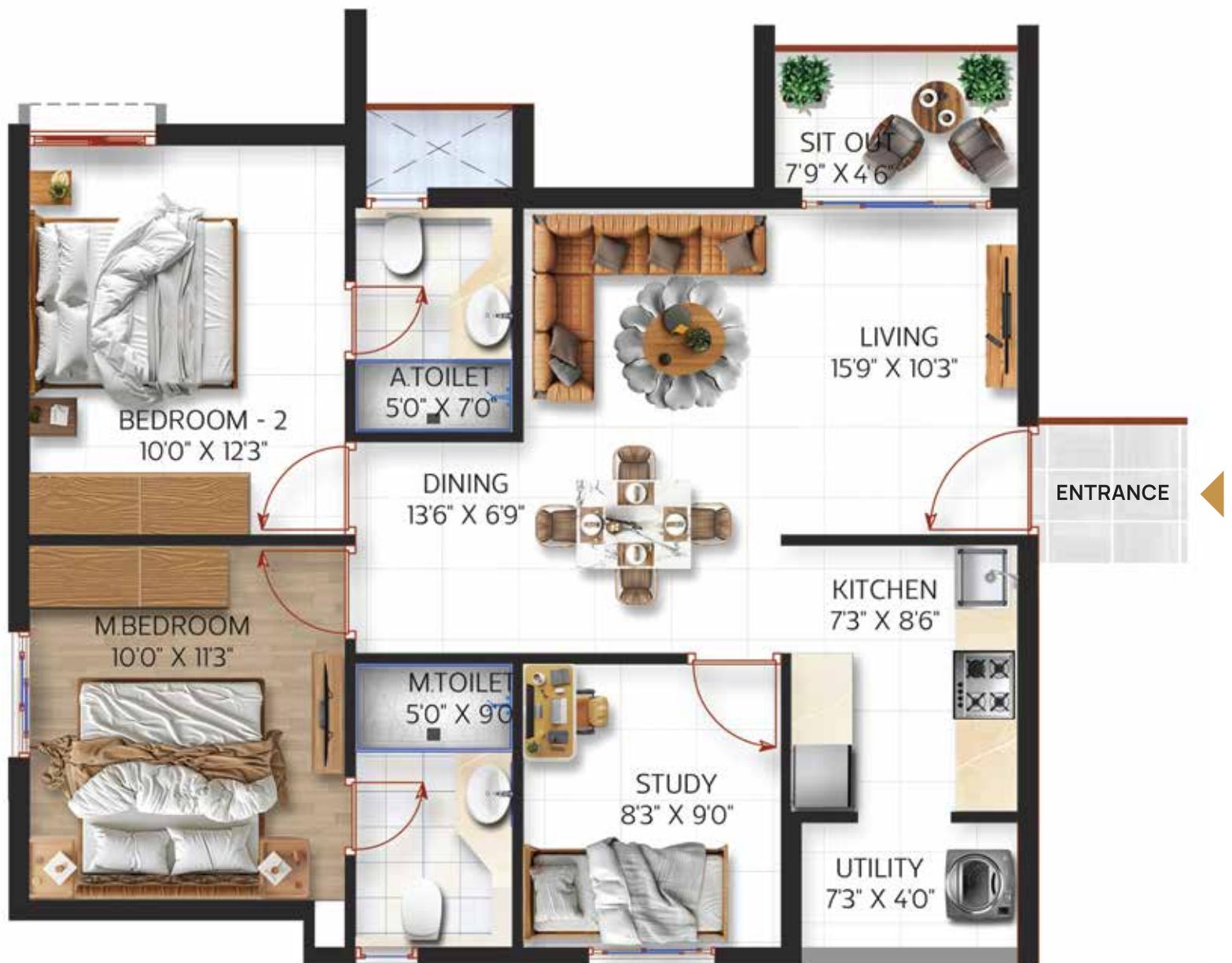
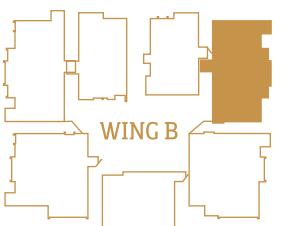
A 204 - A 704

APARTMENT AREA  
2 BHK - 1211 sq.ft.

WEST FACING



**WING A****A 205 - A 705****APARTMENT AREA  
3 BHK - 1647 sq.ft.****EAST FACING****WING A****A 206 - A 706****APARTMENT AREA  
3 BHK - 1826 sq.ft.****EAST FACING**

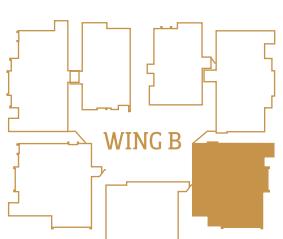
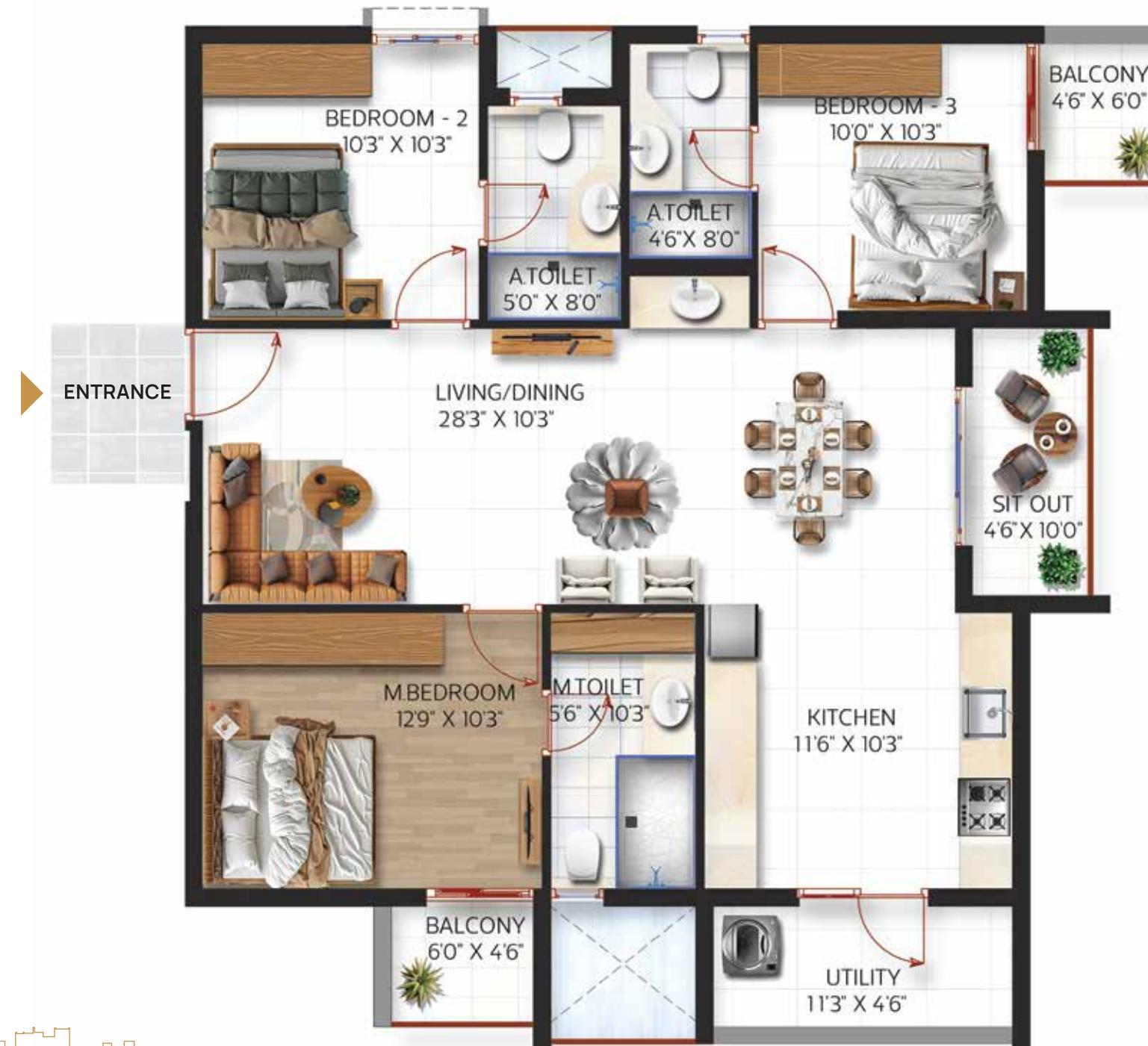
**WING A****A 207 - A 707****APARTMENT AREA  
2.5 BHK - 1284 sq.ft.****EAST FACING****WING B****B 201 - B 701****APARTMENT AREA  
3 BHK - 1570 sq.ft.****WEST FACING**

## WING B

**B 202 - B 702**

APARTMENT AREA  
3 BHK - 1725 sq.ft.

WEST FACING



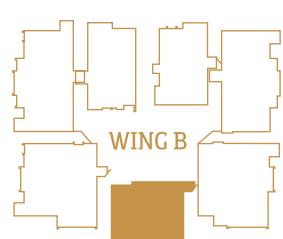
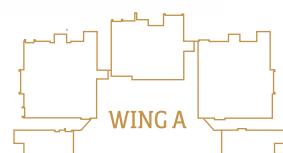
WING B

## WING B

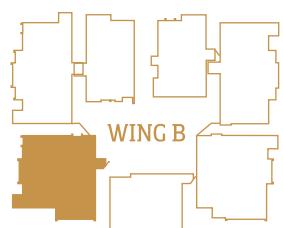
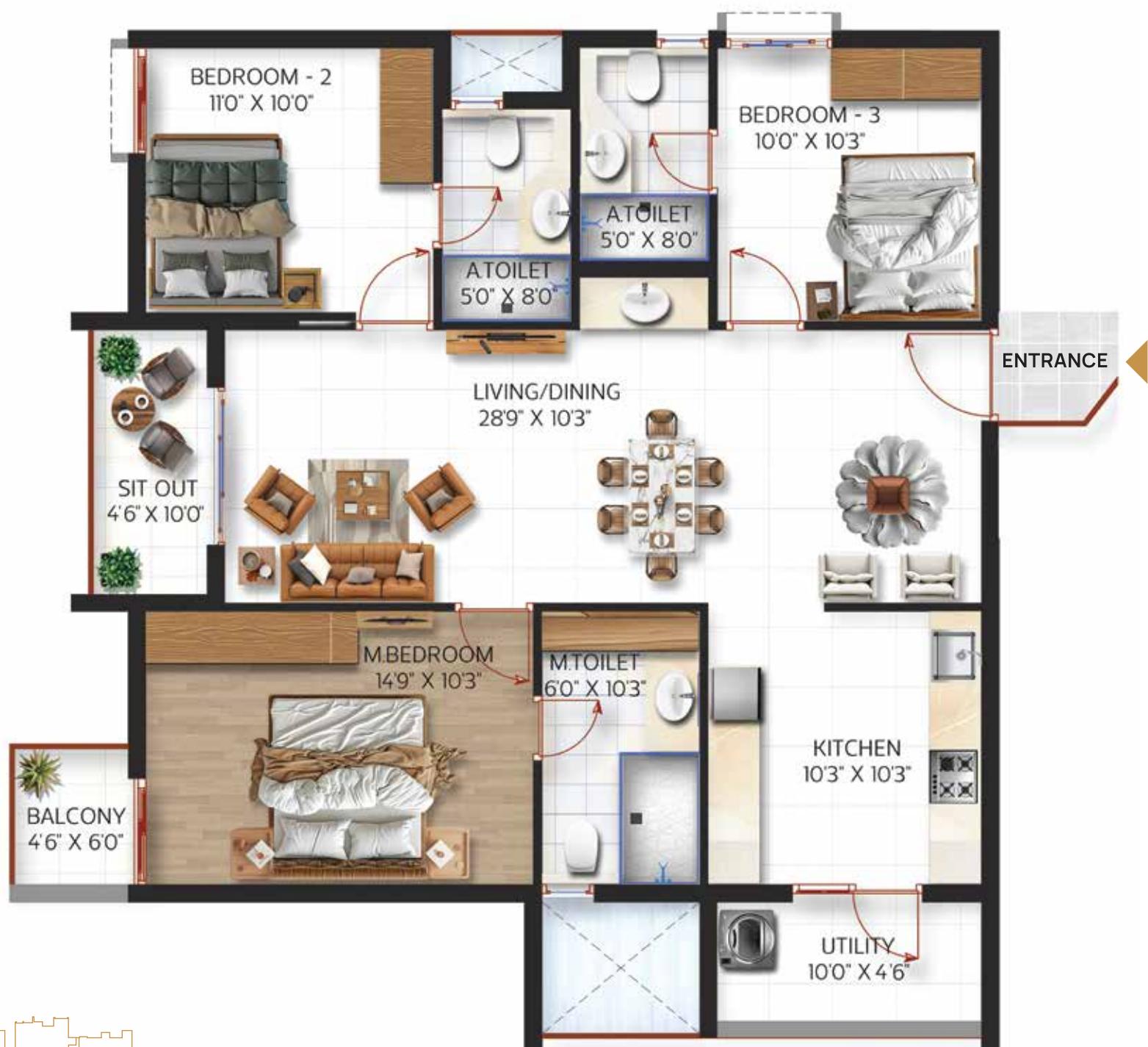
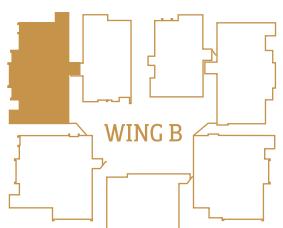
**B 203 - B 703**

APARTMENT AREA  
2.5 BHK - 1403 sq.ft.

EAST FACING



WING B

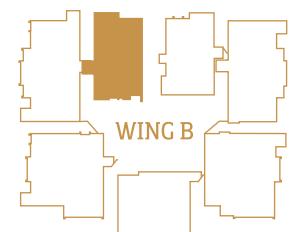
**WING B****B 204 - B 704****APARTMENT AREA  
3 BHK - 1780 sq.ft.****EAST FACING****WING B****B 205 - B 705****APARTMENT AREA  
3 BHK - 1712 sq.ft.****WEST FACING**

## WING B

**B 206 - B 706**

APARTMENT AREA  
2 BHK - 1231 sq.ft.

WEST FACING

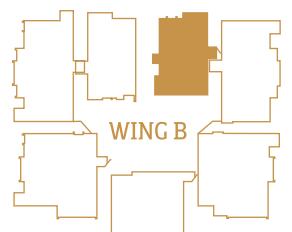


## WING B

**B 207 - B 707**

APARTMENT AREA  
2 BHK - 1213 sq.ft.

EAST FACING



# SPECIFICATIONS, AMENITIES & FACILITIES.

## STRUCTURE

TYPE OF STRUCTURE FRAMING (FRAME/LOAD BEARING/MIXED)	MATERIAL AND THICKNESS EXTERNAL WALL 8 in. solid concrete block
Frames RCC columns and beams	
CRUSHING STRENGTH OF RCC	MATERIAL AND THICKNESS INTERNAL WALL 4 in./6 in. solid concrete block
As per structural drawings	

## FLOORING

LOBBY, STAIRCASE, LIVING ROOM, DINING ROOM, BEDROOM	TERRACE Waterproof	BATHROOM COUNTER Granite
Vitrified tiles		
KITCHEN, BATHROOM, BALCONY	KITCHEN COUNTER Granite (black)	
Anti-skid tiles		

## WALL DADOING

LIFT Vitrified tiles	BATHROOM Up to 7 ft. height
KITCHEN 2 ft. height above counter	

## PLUMBING AND SANITARY FIXTURES

BATHROOM Jaquar and equivalent	WATER PIPES Astral or equivalent
EWC Hindware/equivalent	RAINWATER PIPES PVC of ISI standards
WASH BASIN Hindware or equivalent (only cold water)	EXTERNAL PLUMBING IN-DUCTS SWR of ISI standards
SINK SS sink	CONCEALED MASTER STOP COCK FOR BATH Provided

## PAINTING

INTERIOR OF APARTMENT Distemper
EXTERIOR OF APARTMENT Asian Apex/Ultima or equivalent

COMMON AREAS – LOBBY AND STAIRWELL Distemper
COMMON AREAS – BASEMENT/STILT Cement-based paint

## ELECTRICAL

CABLES Finolex/V-Guard/L&T or equivalent – fire-resistant	WASHING MACHINE POINT IN UTILITY Provided
SWITCHES AND POINTS MK/Anchor Roma or equivalent	INTERNAL DATA AND TV CABLING Provided in all living and bed-rooms
A/C POINTS IN BEDROOM Provided	MCB & ELCB Provided along with RCCB for shock resistance
GEYSER POINT IN KITCHEN AND BATHROOM, RO POINT IN KITCHEN Provided	GENERATOR Kirloskar or equivalent make with acoustic panel (soundproof) as per the norms of CPCB – 1 KVA per flat

## WOODWORK

FRONT DOOR Seasoned hardwood frame with teak veneer flush doors	BATHROOM DOOR WPC doors
INTERIOR DOOR Seasoned hardwood frame with laminated flush doors	WINDOWS uPVC windows

## OTHERS

PASSENGER ELEVATOR Schindler/Kone/Johnson or equivalent, automatic, 8 passenger lift
INTERCOM, BROADBAND, LANDSCAPE Provided

# FROM THE HOUSE OF HYDENBEN.

A decade-long story of sophisticated design, thoughtfully laid out for you. We layer the simple with the vibrant. We charge the vibrant with purpose. And we make that purpose, one with nature.

So when you come home, what you see is minimalism, harmony, and elegance. What you find is peace, rejuvenation, and joy. A home you want to spend your life in. From aesthetics to green spaces, facilities to comfort. Our promise stands tall. We are Hydenben. Minimal, purposeful, harmonious.

25+ YEARS

COLLECTIVE  
LEADERSHIP  
TEAM EXPERIENCE

3.97 M

SQUARE FEET  
DELIVERED

50+

PROJECTS  
DELIVERED

1295 CR.

GROSS DEVELOPMENT  
VALUE





**Sales Office**

No. 7/3, Clarke Road, Richards Park, Richards Town, Bengaluru – 560005.  
+91 9945682777 | +91 9008382111 | [hydenbenclifton@gmail.com](mailto:hydenbenclifton@gmail.com) | [www.hydenben.com](http://www.hydenben.com)