



**Your Legacy Oasis  
Comprising Villa Plots  
that Redefine the  
Future of Lifestyle**

# Transform Your Residence into an Urban Sanctuary of Tranquillity.

Embarking on a land investment journey goes beyond the ordinary flow of expenses. It's a profound step, a realization of enduring dreams and a concrete manifestation of your hard-earned financial endeavors.

If the prospect of securing a piece of land as a timeless legacy for your future generations resonates with you, now is the opportune moment to take action before prices escalate. Enter Sizzle Maplewood, nestled in the vibrant Whitefield (KR Puram – Whitefield Road) locale, close to Hoodi and in proximity to ITPL. In the shadows of Prestige Shantiniketan and surrounded by burgeoning townships, Sizzle Maplewood stands as a beacon of potential appreciation.

This is more than a mere investment; it's an invitation to partake in a flourishing community.



## Craft Your Dream Residence with the Convenience of Location

Experience unparalleled convenience at Sizzle Maplewood, where living goes beyond mere residence. With the Prestige Shantiniketan IT Park just moments away, your daily commute is minimized, and time maximized. For moments of serenity and divine contemplation, the Sri Satya Sai Baba Brindavan Ashram is within easy reach, providing a sanctuary for your inner peace. Elevate weekends with your dear ones while shopping extravaganzas at Nexus Shantiniketan Mall and Phoenix Marketcity Orion Uptown Mall. Discover a community meticulously planned for a lifestyle that seamlessly integrates work, serenity, and leisure. Sizzle Maplewood: where convenience meets luxury in every facet of life.



# LAYOUT PLAN



## Navigate Towards a Bright Future with a Wise Investment

Whether or not you're ready to break ground for your dream home in East Bangalore, opting for a plot at **Sizzle Maplewood** is a savvy move for your bank account. Our strategically located plots promise consistent property value appreciation. Revel in the benefits of top-notch water and road facilities, metro stations in proximity, hospitals, outdoor fitness centres and state-of-the-art clubhouses.

Investing in **Sizzle Maplewood** plot isn't merely a financial decision—it's a commitment to your future and the generations to follow. Rest assured, your investment is destined to be a wise and rewarding one.

## Facilities & Amenities:

With 79 meticulously crafted units, each offering dimensions of 1200, 1350, and above, **Sizzle Maplewood** paves your way to a realm where confidence and convenience merge for an exceptionally rewarding investment experience.

Individual water connection for every plot 2 Borewells, Underground sewage connection, Covered concrete rainwater drains, Underground electricity connection, CCTV Surveillance system, Streetlights, Concrete roads, Roadside tree plantation, 24-Hour security, Compound wall all around with Entrance arch and gate.



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## LOCATION



Scan for the location



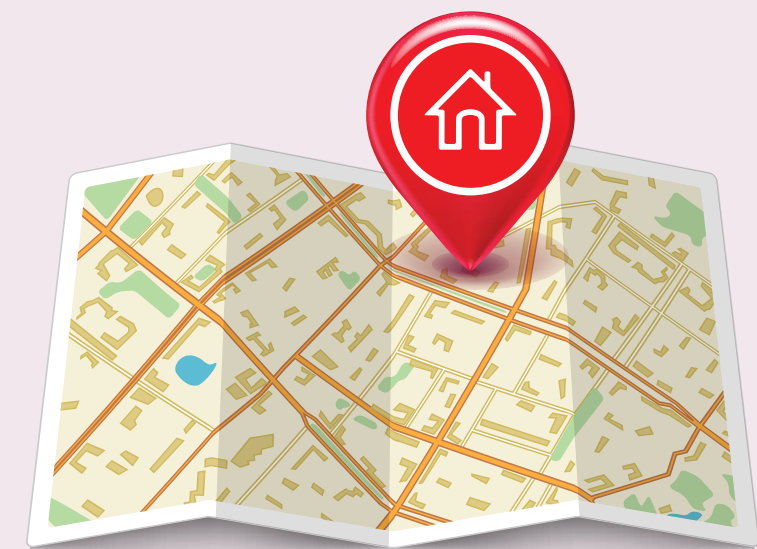
# Unwavering Commitment to Excellence

Explore the world of real estate with **Sizzle Properties**, where we value the significance of trust and reliability. Here, your investment goes beyond just acquiring a plot; it's about securing peace of mind. Our commitment to a seamless experience extends to simplifying the documentation process, ensuring a hassle-free and convenient journey into your real estate venture. Sizzle Properties drives you to a place where confidence and convenience converge for a truly rewarding investment experience.

- 13+ years of real estate experience
- 5 million sqft+ developed sold so far
- Top amenities
- Clear legal titles
- Tie-up with leading banks
- Smooth documentation process

## Location Highlights:

- Prestige Shantiniketan
- Nexus Shantiniketan Mall
- Phoenix Marketcity
- Sri Satya Sai Baba Brindavan Ashram
- Orion UPTOWN Mall
- Park Square Mall
- KR Puram Railway Station
- Hoodi Metro Station
- Pattandur Agrahara Metro Station
- Old Madras Road
- International Tech Park Bangalore
- Manipal Hospitals
- National Public School
- Sea International School and College





# **SIZZLE PROPERTIES**

**Honesty | Certainty | Affordability**

**An ISO 9001 - 2015 Certified Company**

Over the past decade, Sizzle Properties has been the preferred choice for ambitious young professionals residing in Bangalore. With clear legal documentation and top-notch amenities, we are dedicated to providing our customers value for money. This level of loyalty is only possible because we deliver residential plots in the most desirable locations of East Bangalore, free from any legal complications. While maintaining a track record of 25+ projects, we are in the process of launching several more. We invite you to become a part of our growing family and purchase your dream plot.

**Site address:**

**Survey No.11, 12, 13 & 14, Kodigehalli Village and Survey No.42 & 43,  
Sadaramangala Village, KR Puram Hobli, Bangalore East Taluk.**

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**Disclaimer: The information provided in this brochure is for informational purposes only and subject to change.  
Please verify all details with our sales team.**