



*The*  
**KISERIAN SKYLINE**

*Luxury Living*



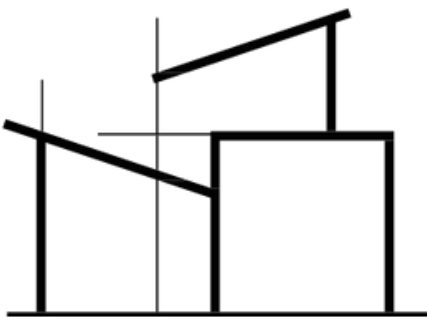
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# *The* KISERIAN SKYLINE

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1.1

**THE DESIGN  
BRIEF**

Modern day  
workplace



# 1.1 Brief

## Project Introduction – Savannah Crest Residences

*Where Comfort Meets Luxury in the Heart of Kiserian*

As we expand our footprint in luxury real estate, this 4-acre landmark development in Kiserian presents a unique opportunity to redefine upscale living by blending comfort and luxury in a controlled, contemporary estate setting.

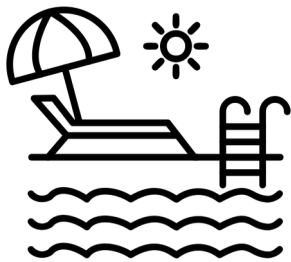
The vision is to create a well-planned community with approximately 15m x 20m plots (50ft x 65ft ) offering a mix of 3-bedroom and 4-bedroom maisonettes, all fully ensuite .

The estate is designed to deliver a modern lifestyle experience, complete with a central clubhouse, swimming pool, gym, and event hall—all anchored around a refined sense of leisure and community. Privacy and spaciousness remain core to the concept, with features like private green pockets, half-wall separations with decorative ironwork, and flat-roof designs that speak to contemporary taste.



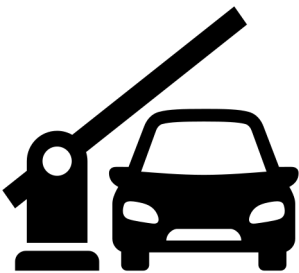
### Maisonettes

3-4 bedroom villas and supporting facilities, each with ensuite, parking, courtyards & backyards.



### Common area

Featuring a gym , swimming pool , multi purpose hall and other supporting amenities.



### Security house

Security cabin to be at the entrance



### Playground

A play area with lush green vegetation

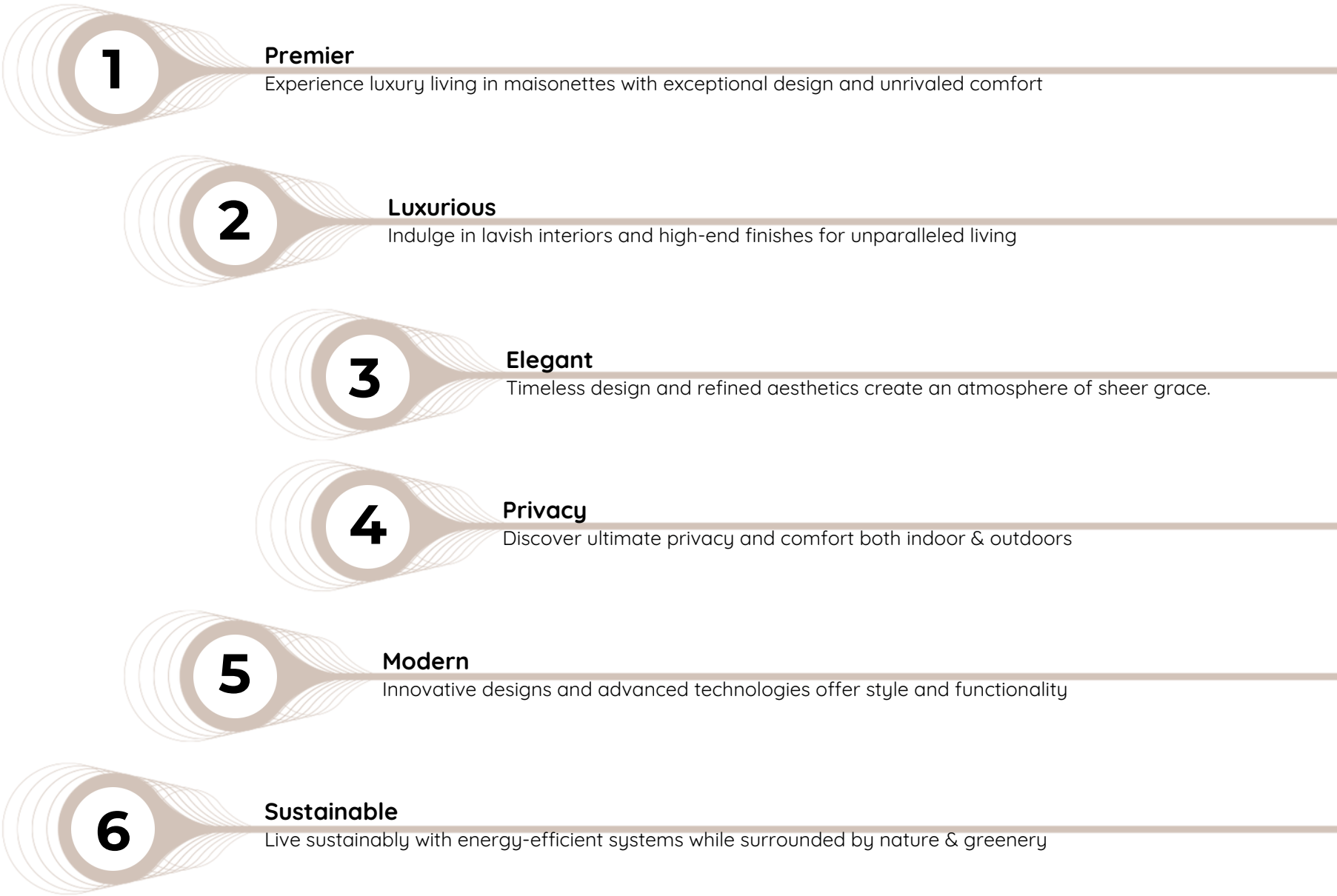


# 1.2 Narrative

## Project aspirations

# WHAT DOES Savannah Crescent ASPIRE TO BE?

A serene and luxury community in harmony with nature







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**2.1** THE MASTER PLAN





## 2.0 Site Plan

### Our Proposal

This development is thoughtfully master-planned to harmonize natural elements with refined living. Comprising 47 generously sized plots ranging from 237.5 sqm to 309 sqm, the layout prioritizes privacy, greenery, and seamless flow between shared and private spaces.

The journey begins at the elegantly designed gatehouse — the first point of interaction — which serves both as a secure entry and a hub for essential service amenities. Just beyond, the heart of the community unfolds around a luxurious clubhouse.

This central node features a semi-enclosed swimming pool, a fully equipped gym, and a children's playground, forming the development's wellness and social core.

Designed to encourage connection and activity, this space anchors the community with comfort and vibrancy.





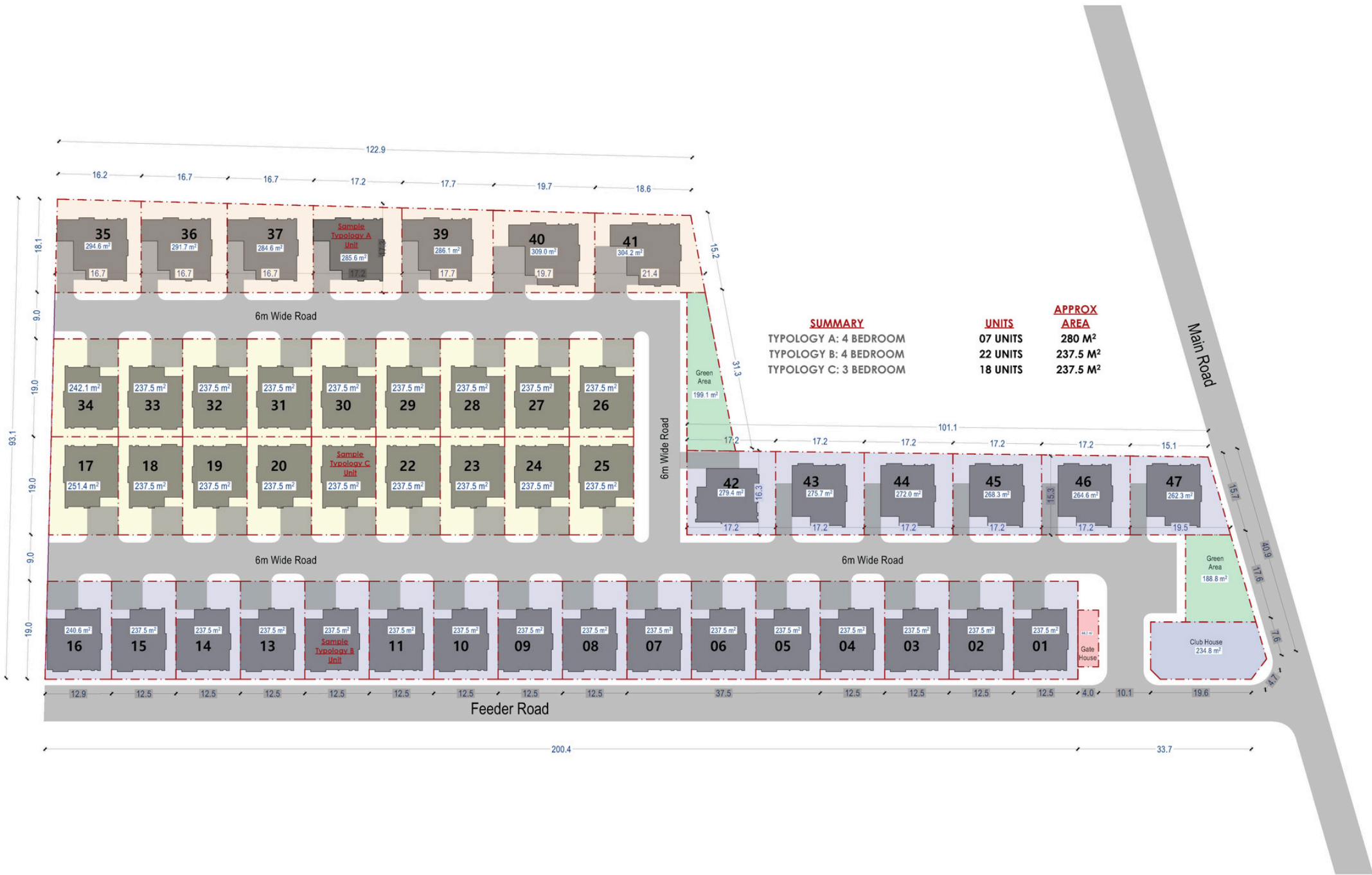
# 2.1 Master Plan

## Our Proposal

The development is divided into 47 plots, sized at 237.5sqm-309sqm. The first interaction point of the development is the gate house which acts as the security point and will house various service amenities.

Just next to it, we have a club house which has a semi-enclosed swimming pool, playground and a gym. These spaces act as the fitness & events area for the development.. This is the core unifying element of the development.

The rest of the space is divided into three typology of housing with plot sizes of 237.5sqm-309sqm that contain the 3 bedroom and 4 bedroom units. These plots can be bought as single entities or in pairs depending on the buyers.



## 2.2 Development Statistics

### Design in Numbers

The total plot area is 16,347 m<sup>2</sup>, with the following allocations: Recreation (279m<sup>2</sup>, 2%), Residential Plots (11,775 m<sup>2</sup>, 72%), Playground and greenery 388 m<sup>2</sup>, 3%) and Roads & Services (3,906 m<sup>2</sup>, 23%).

The buyers of the plots can choose to buy plots in singles or pairs. To accommodate this, 3 design typologies have been developed, a 3 Bedroom to fit within a single Plot of 238 sqm and a 4 Bedroom for 309 sqm plots.

26 % percent of the area has been dedicated to greenery, circulation and services. This is crucial in ensuring easy serviceability, ample visitors parking & a lot of landscaping for a serene sub-urban feel

**Project Area (47 plots): 4.04 ACRES** (16,347 m<sup>2</sup>)

Club House Plots : **279 m<sup>2</sup> - 2%**

Playground Plot : **199.1 m<sup>2</sup> - 1.8%**

Greenery : **188.8m<sup>2</sup> - 1.2%**

Residential Plots (37): **11,775 m<sup>2</sup> - 72%**

Roads& Services : **3,906 m<sup>2</sup> - 23%**



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## 3. TYPOLOGIES FLOOR PLANS

Layouts for Optimized  
Functionality & Privacy



### 3.1 TYPOLOGY A

4-BEDROOM 07 units 280 m<sup>2</sup>

#### Summary

**Plot Area:** 280 m<sup>2</sup>-309 m<sup>2</sup> (60% Built)

**Plinth Area:** Approx 200 m<sup>2</sup> (2153 sq ft.)

**Parking Space :** 2 Slots

**Bedrooms :** 4

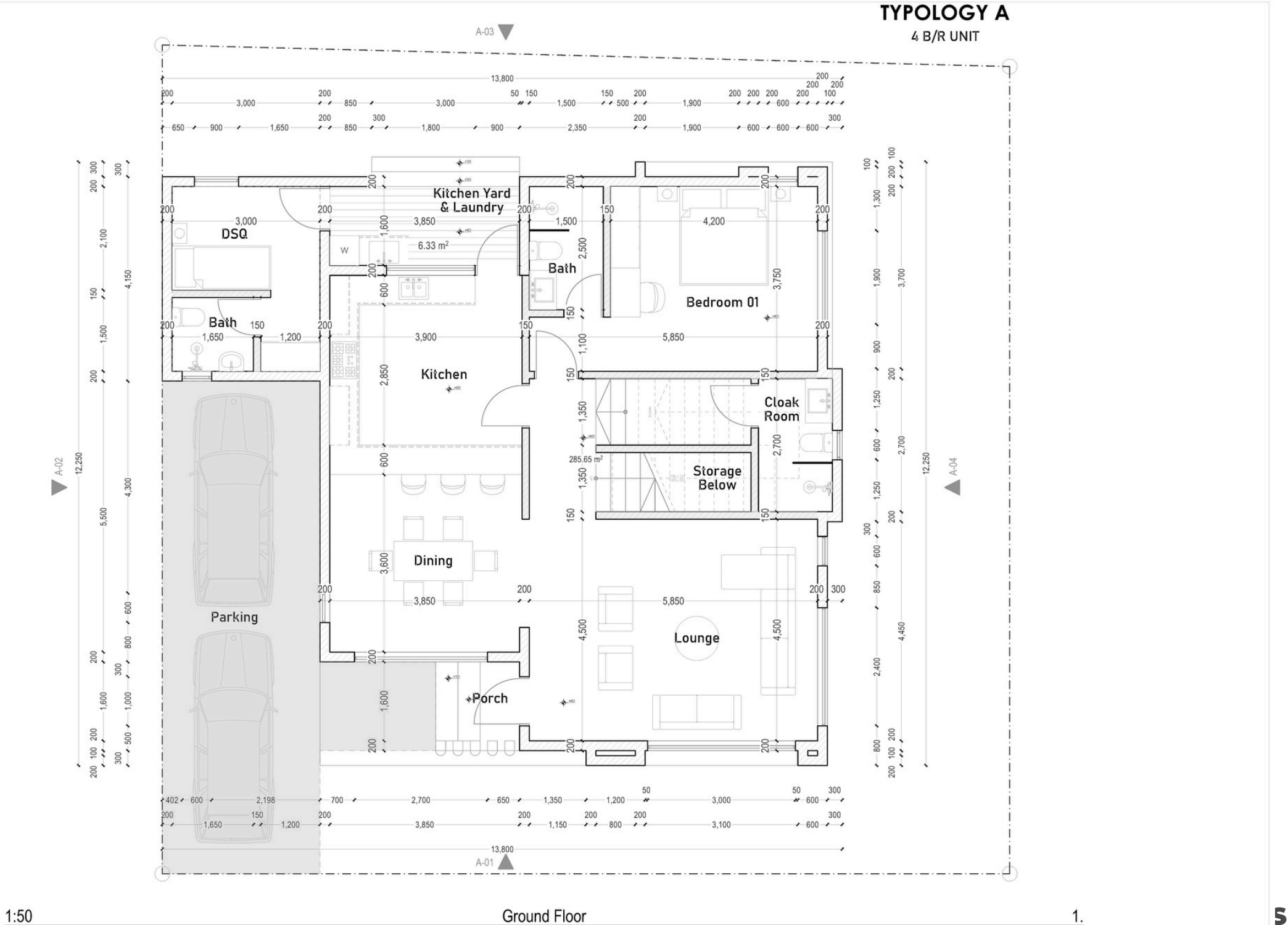




# 3.2 TYPOLOGY A

## Ground Floor Plan

- Lounge - 5.85m x 4.5m
- Porch- 3.85m x 1.6m
- Cloak Room - 2.7m x 1.5m
- Dining - 3.85m x 3.6m
- Kitchen - 3.85m x 2.8m
- Kitchen Yard - 3.85m x 1.6m
- Bedroom 01 - 5.85m x 3.7m
- Bedroom 01 Bath - 2.5m x 1.5m
- DSQ - 4.15m x 3.0m

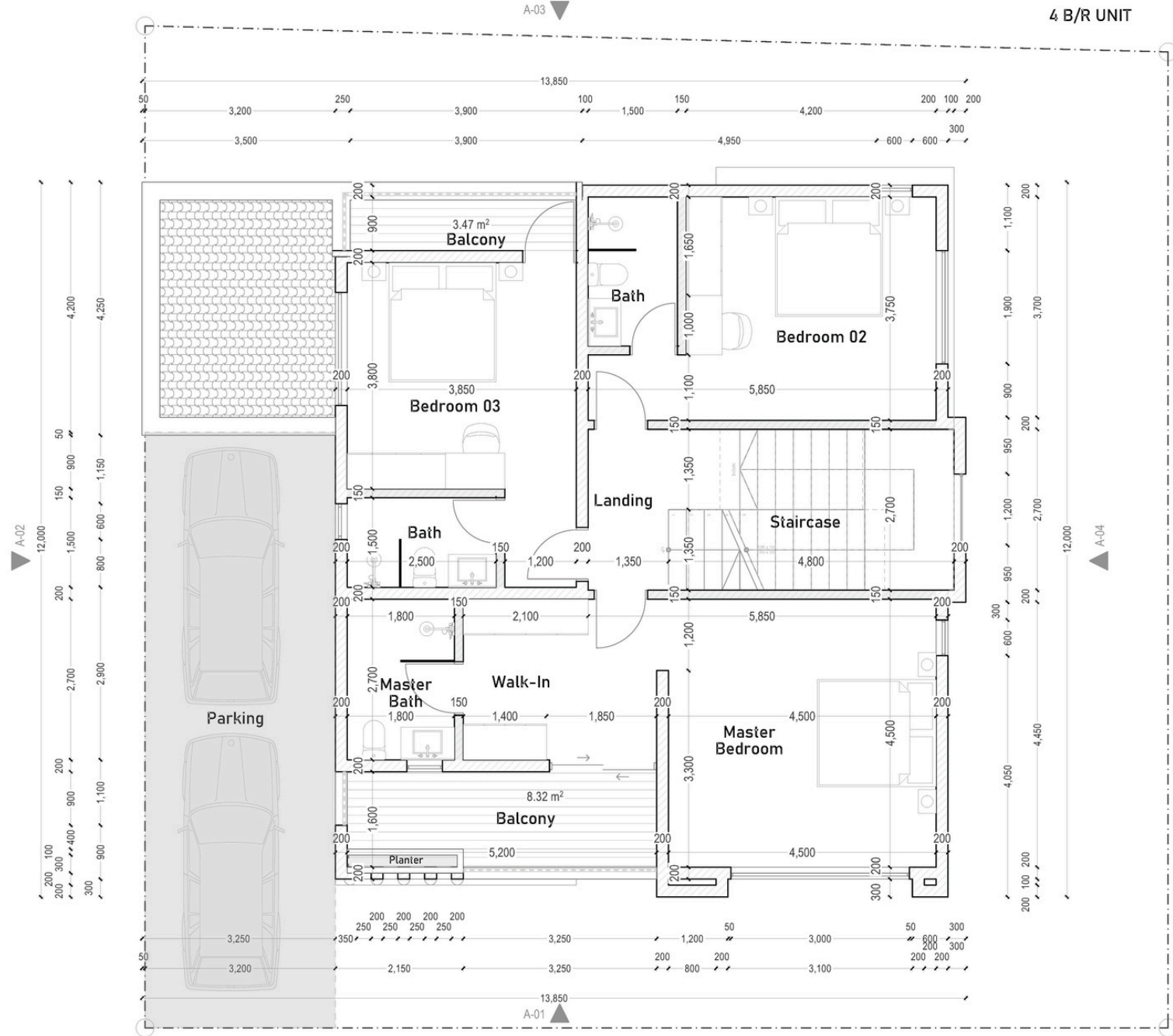




### 3.3 TYPOLOGY A

#### First Floor Plan & Roof Plan

**Master Bedroom** - 4.5m x 4.45m  
 Master Walk-in - 3.25m x 2.7m  
 Master Bath - 2.7m x 1.8m  
 Master Balcony - 5.2m x 1.6m  
**Bedroom 02** - 5.85m x 3.7m  
 Bedroom 02 Bath - 2.5m x 1.5m  
**Bedroom 03** - 3.85m x 3.8m  
 Bedroom 03 Bath - 2.5m x 1.5m  
 Balcony-3.9m-0.9m



1:50

1st Floor

2.



### 3.4 TYPOLOGY B

4-BEDROOM 251m<sup>2</sup>

#### Summary

**Plot Area:** 238 m<sup>2</sup>-280 m<sup>2</sup> (60% Built)

**Plinth Area:** Approx 180 m<sup>2</sup> (1938 sq ft.)

**Parking Space :** 2 Slots

**Bedrooms :** 4

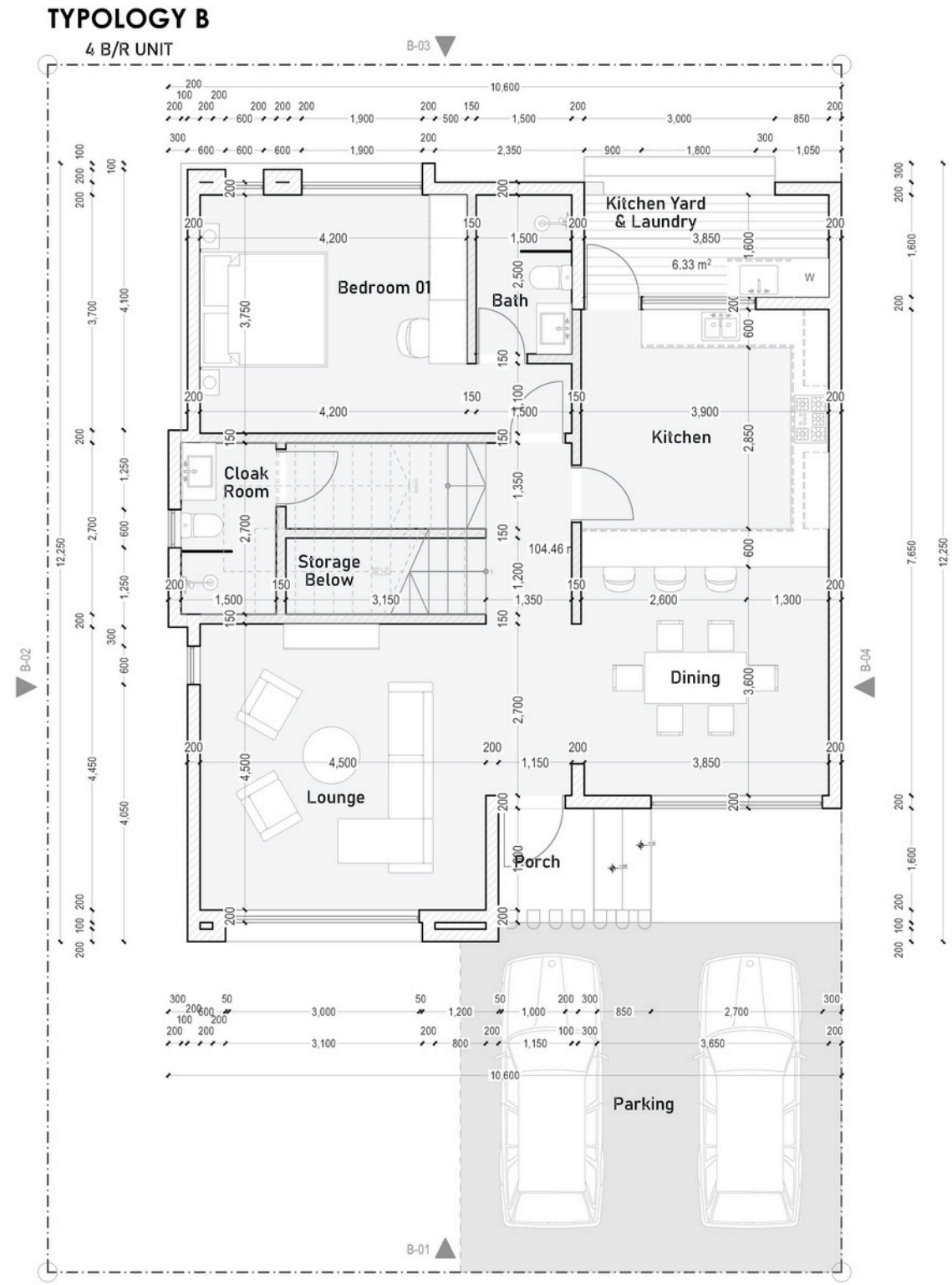




# 3.5 TYPOLOGY B

## Ground Floor Plan

- Lounge** - 4.5m x 4.5m
- Porch** - 1.6m x 1.6m
- Cloak Room** - 2.7m x 1.5m
- Dining** - 3.85m x 3.6m
- Kitchen** - 3.85m x 2.85m
- Kitchen Yard** - 3.85m x 1.6m
- Bedroom 01** - 5.7m x 3.75m
- Bedroom 01 Bath** - 2.5m x 1.5m





## 3.6 TYPOLOGY B

### First Floor Plan & Roof Plan

**Master Bedroom** - 4.5m x 4.5m

Master Walk-in - 3.25m x 2.7m

Master Bath - 2.7m x 1.8m

Master Balcony - 5.2m x 1.6m

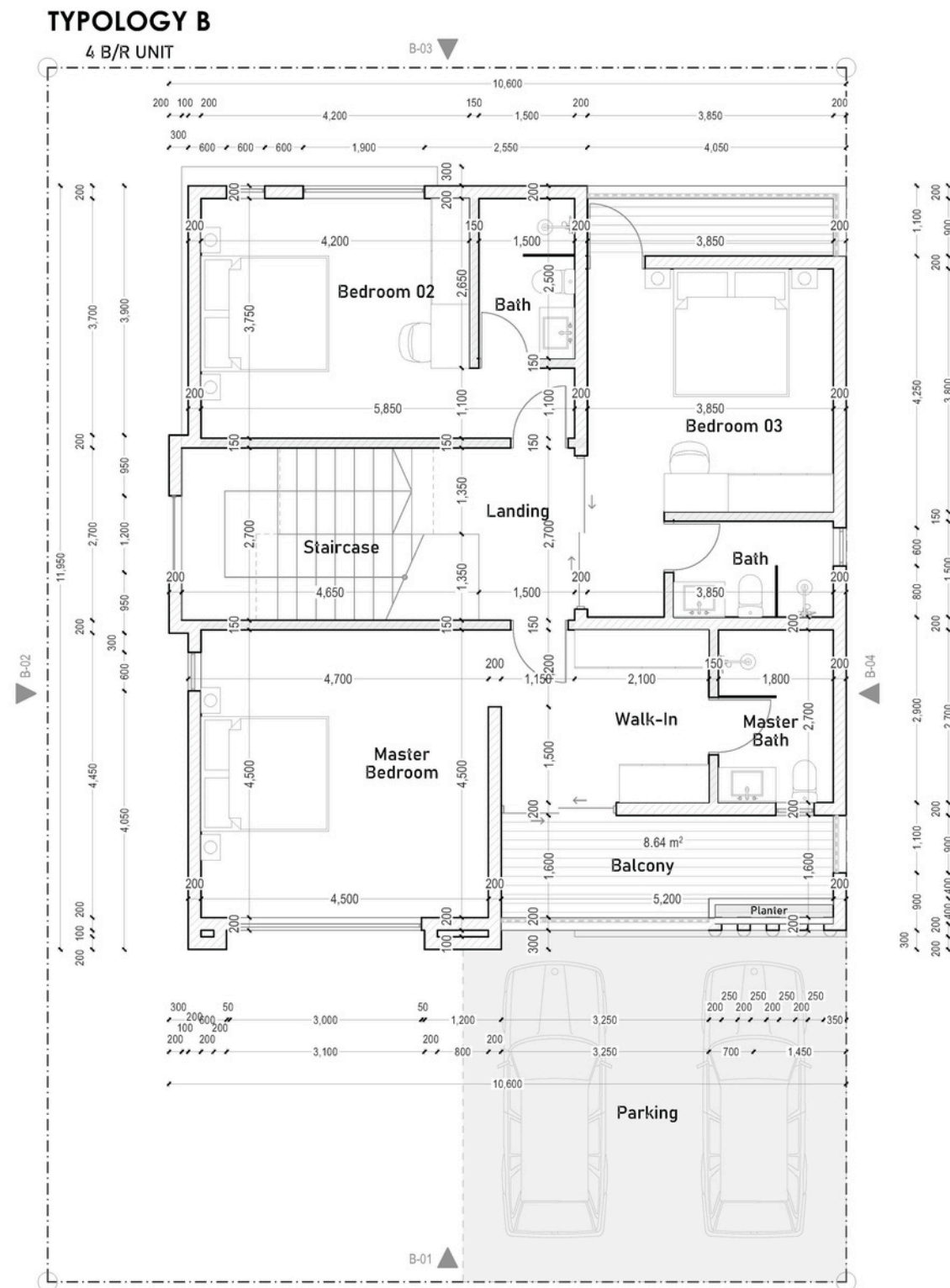
**Bedroom 02** - 5.85m x 3.75m

Bedroom 02 Bath - 2.5m x 1.5m

**Bedroom 03** - 4.25m x 3.8m

Bedroom 03 Bath - 2.5m x 1.5m

Balcony-3.9m-0.9m





### 3.7 TYPOLOGY C

4-BEDROOM 237.5m<sup>2</sup>

#### Summary

**Plot Area:**238 m<sup>2</sup>-252 m<sup>2</sup> (60% Built)

**Plinth Area:** Approx 180 m<sup>2</sup> (1938 sq ft.)

**Parking Space :** 2 Slots

**Bedrooms :** 3

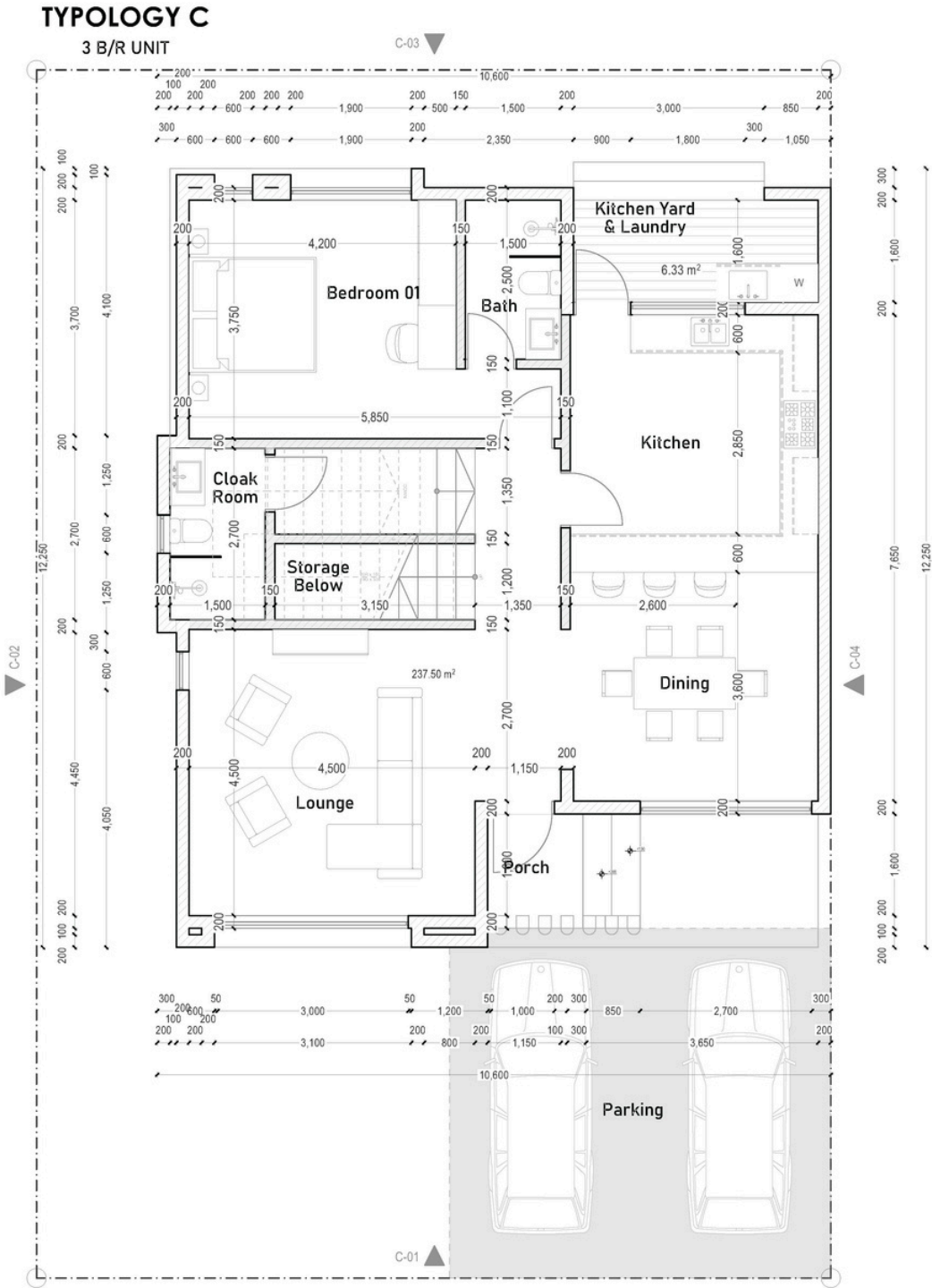




# 3.8 TYPOLOGY C

## Ground Floor Plan

- Lounge** - 4.5m x 4.5m
- Porch** - 1.6m x 1.6m
- Cloak Room** - 2.7m x 1.5m
- Dining** - 3.9m x 3.6m
- Kitchen** - 3.9m x 4.0m
- Kitchen Yard** - 3.85m x 1.6m
- Bedroom 01** - 5.85m x 3.75m
- Bedroom 01 Bath** - 2.5m x 1.5m

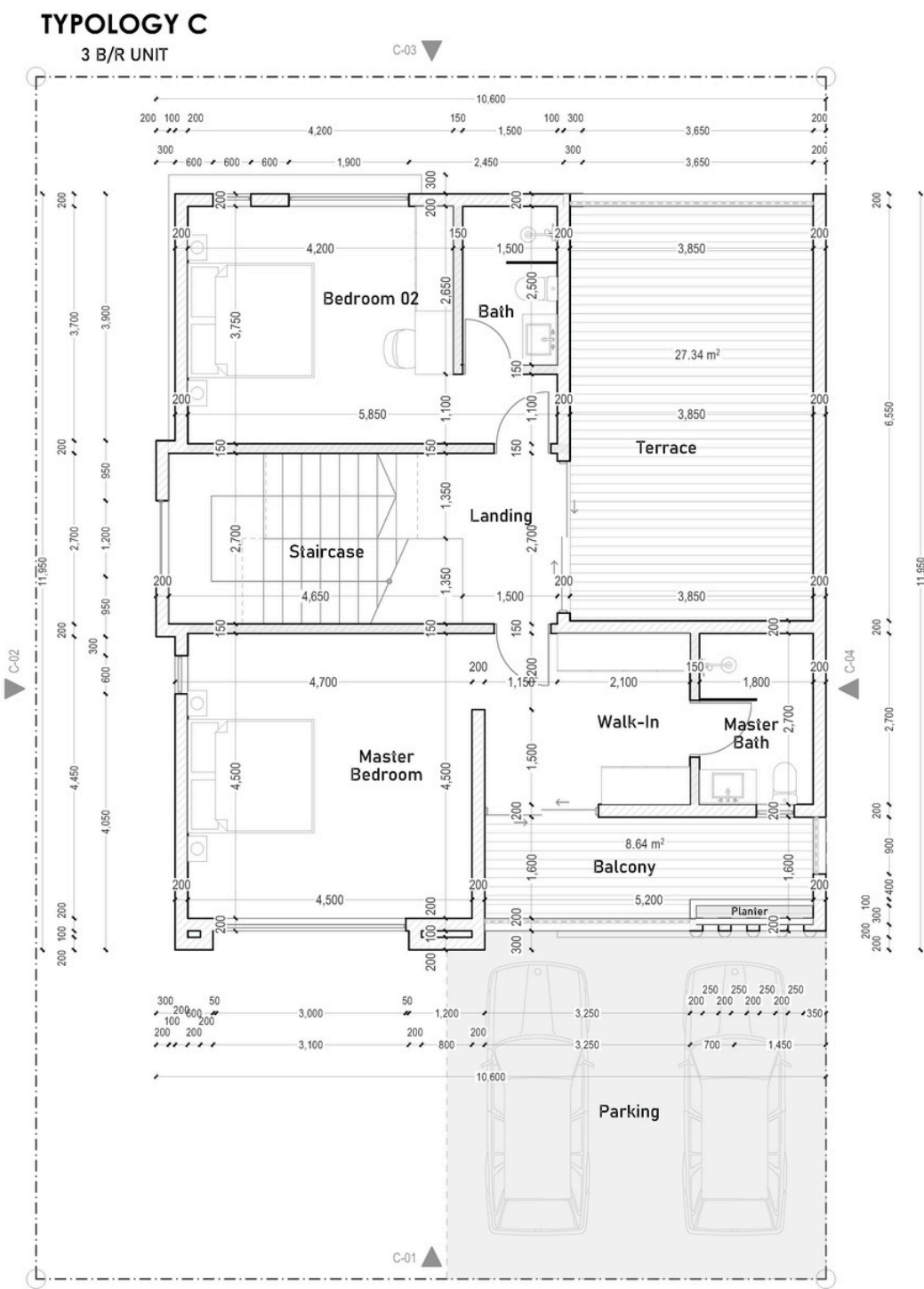




# 3.9 TYPOLOGY C

## First Floor Plan & Roof Plan

- Master Bedroom** - 4.7m x 4.5m
- Master Walk-in - 3.25m x 2.7m
- Master Bath - 2.7m x 1.8m
- Master Balcony - 5.2m x 1.6m
- Bedroom 02** - 5.85m x 3.75m
- Bedroom 02 Bath - 2.5m x 1.5m
- Bedroom 03** - 5.85m x 3.75m
- Bedroom 03 Bath - 2.5m x 1.5m
- Terrace-3.85m-3.85m

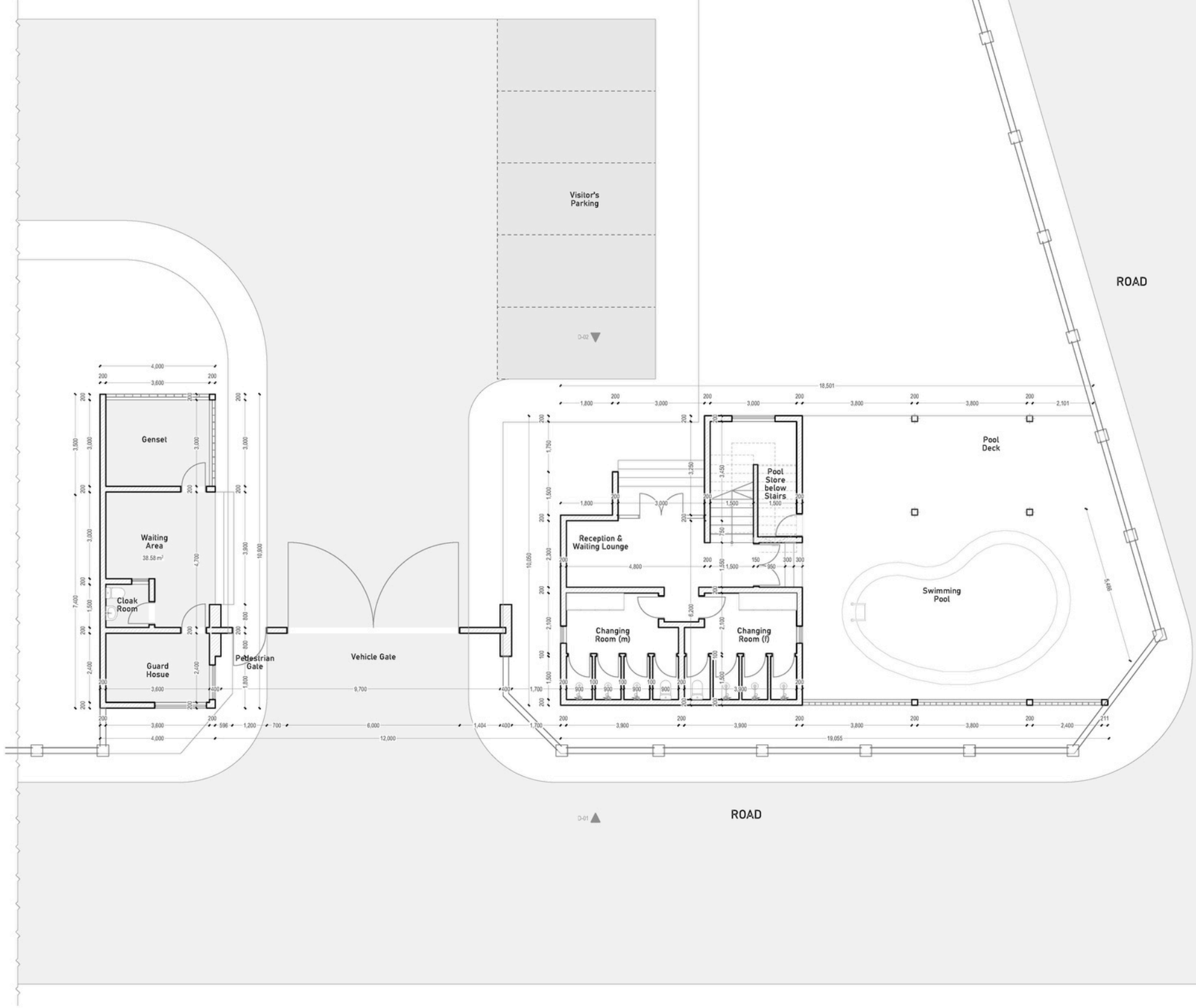




## 4.0 CLUB HOUSE & GUARD HOUSE

## Ground Floor Plan

**Reception** - 4.8m x 2.3m  
**Changing area**- 8m x 3.7m  
**Pool** - 7m x 4.5m  
**Guard house** - 3.6m x 2.4m  
**Waiting area**- 4.7m x 4.5m  
**Genset** - 3.6m x 3m





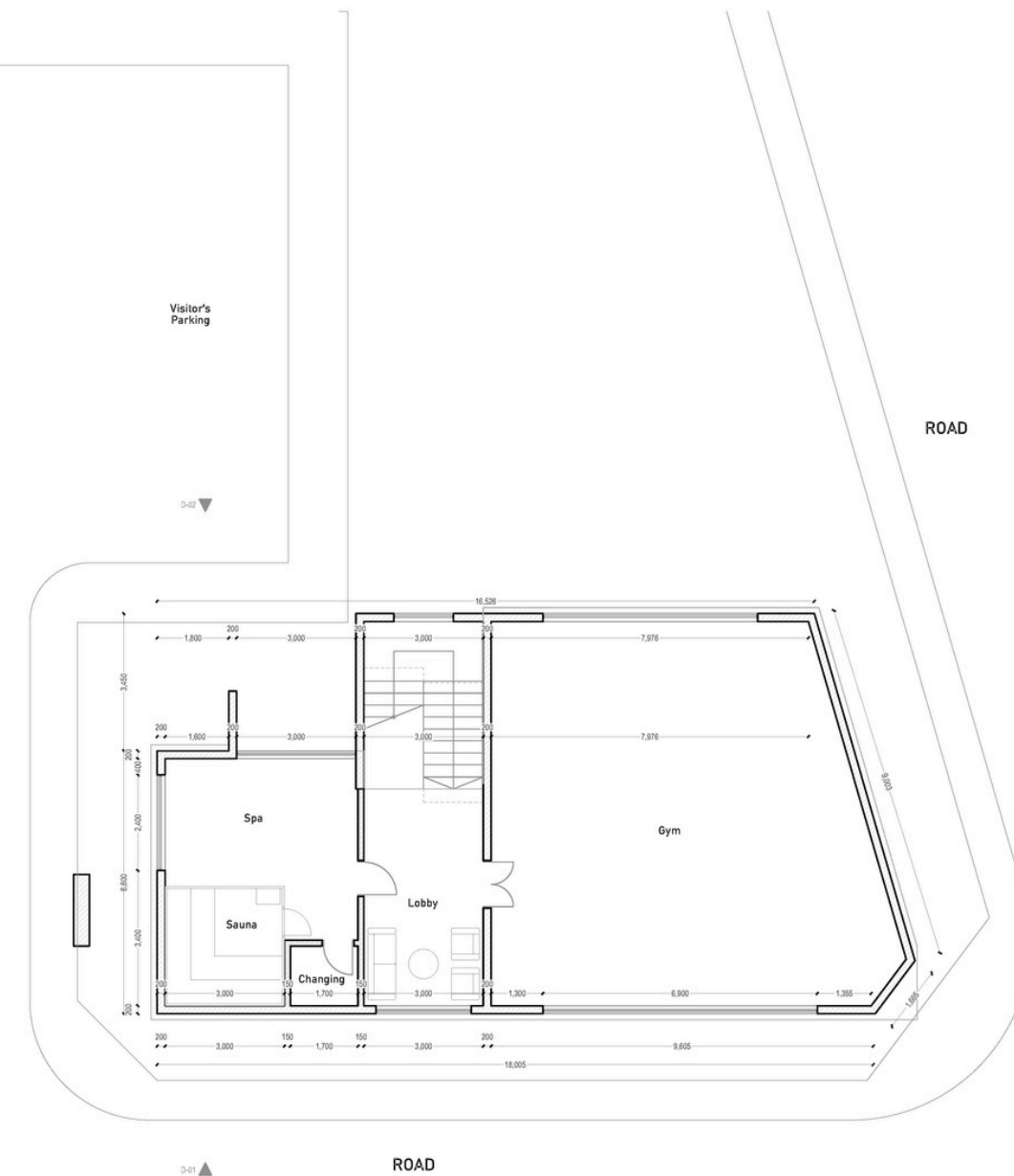
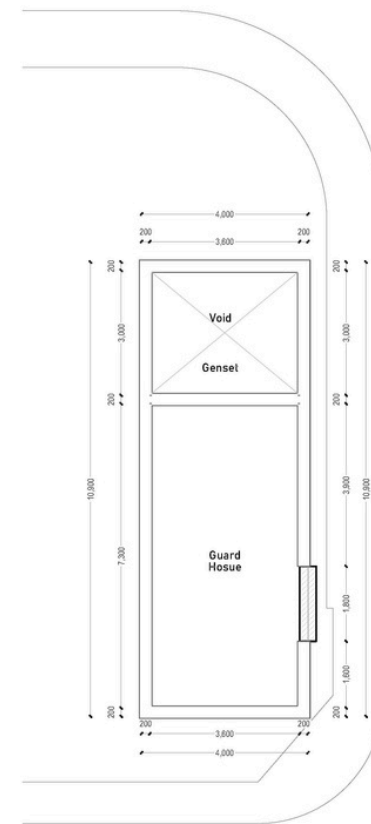
#### 4.1 CLUB HOUSE & GUARD HOUSE

## First Floor Plan

**Spa-** 4.6m x 2.4m

**Sauna-** 3.4m x 3m

**Gym** - 9m x 7.9m



1:100

1st Floor



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## 4. PROJECT VIEWS

Essence of Design in Visuals



An architectural rendering of a modern residential street. The scene features a row of contemporary houses with light-colored, textured facades and large windows. Some houses have balconies with glass railings and vertical wooden slats. In the foreground, a man stands near a patio area with a table and chairs under a large umbrella. A dark car is parked on the cobblestone street, and another person is walking further down. The street is lined with green hedges and trees, and the sky is clear blue.

# Street View





Street View



Street View







# Typology A



# Typology B





An architectural rendering of a modern, two-story house. The house features a light-colored stucco exterior and large windows with dark frames. A woman in a white tank top and blue skirt is standing on a balcony with a glass railing. The balcony is supported by a series of white columns. The house is surrounded by a green lawn and a small tree on the left. The sky is clear blue.

# Typology C







**THE END**



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