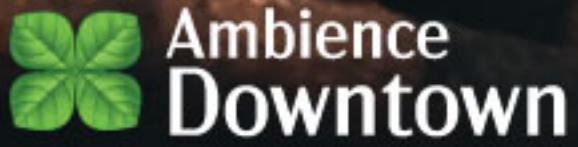




AT THE HEART *of* IT ALL.





It's not a place. It's an amalgamation.

Of faces. Of feelings. Of colours.

Of all our hundreds of languages and all the joys
in them. It is, it has always been, the hot pot of ideas.

Bursting with energy. With vim. And with gumption.
It's night, it's day, it's yesterday, it's today, it's music,

and it's the dance of over a billion

expectations for tomorrow.

THE HEART OF BENGALURU,
it is alive.

From Kempegowda,
to Visvesvaraya,
Bengaluru has been built,
carved and crafted.
By people that
the world looks up to.
It is a labour of love.
You don't need
to look far to see that.

JUST LOOK UP.
AND GET
charmed.





In the streets. In parks. In homes. And through
their roofs. Raintrees. Banyans. Gulmohars. Thick and immense.

All around you. Run along them. Sit and stare at them.

Find a spot and sway with them.

BENGALURU'S
heart is green.



It's very easy to mistake this
for a bustling metropolis.
Because it is. But yet it's not.
The quaint. The old.
The artful. Bengaluru
charms you.

CHARM IS ALWAYS
IN GOOD
supply here.

ALIVE BY DAY
ALIVE BY NIGHT.
ALIVE IN EVERY
single way.





AND WE'VE GOT
A LITTLE PIECE
OF THAT HEART
for you.

Welcome to
 Ambience
Downtown

With every corner,
brimming with energy.

Every brick laid, charming.

Every nook, timeless.

In stone, and cement.

No matter which way you look,
this is Bengaluru.

And it's at the heart of it.

IT'S ALL
THINGS
Bengaluru.

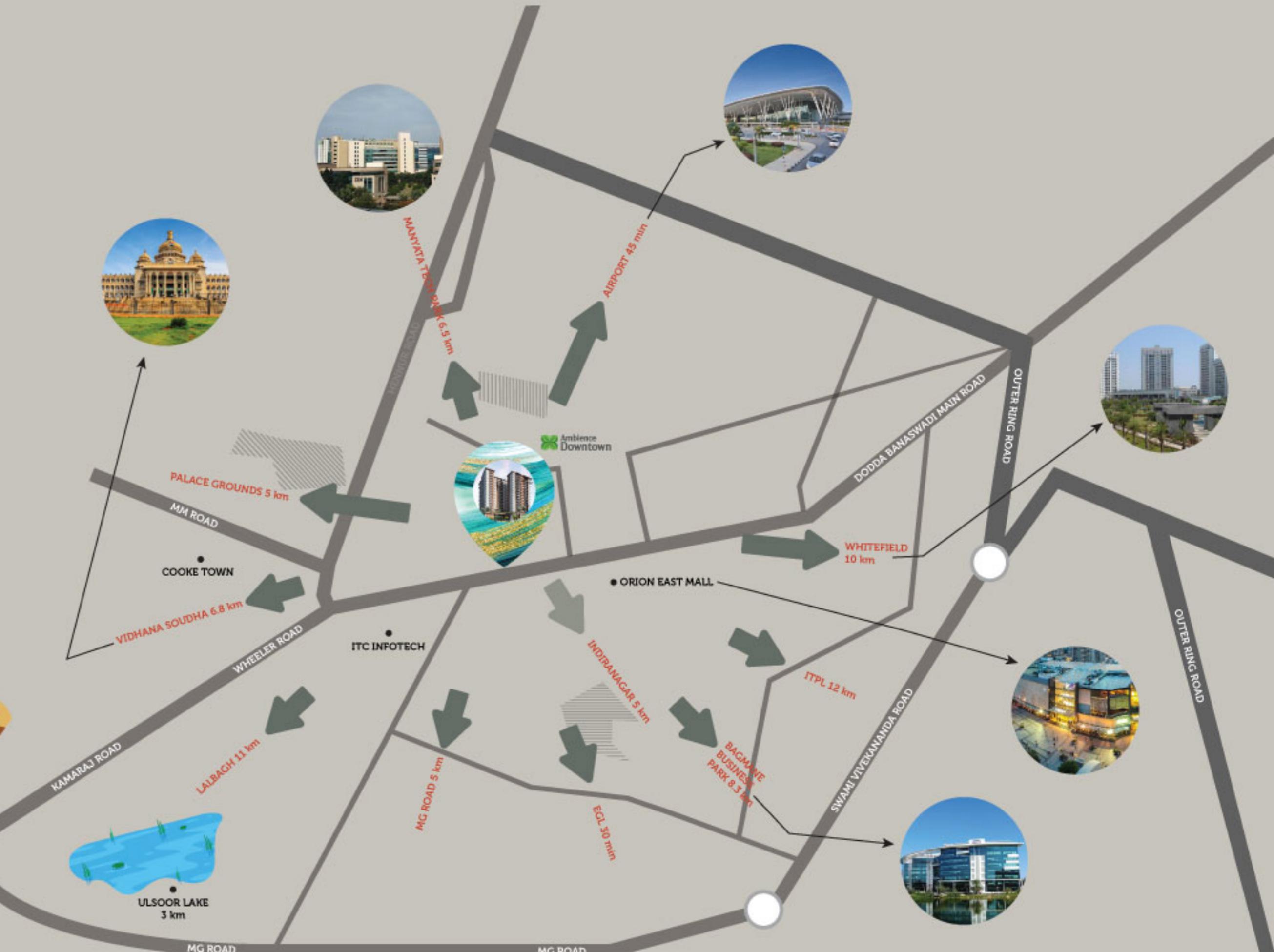
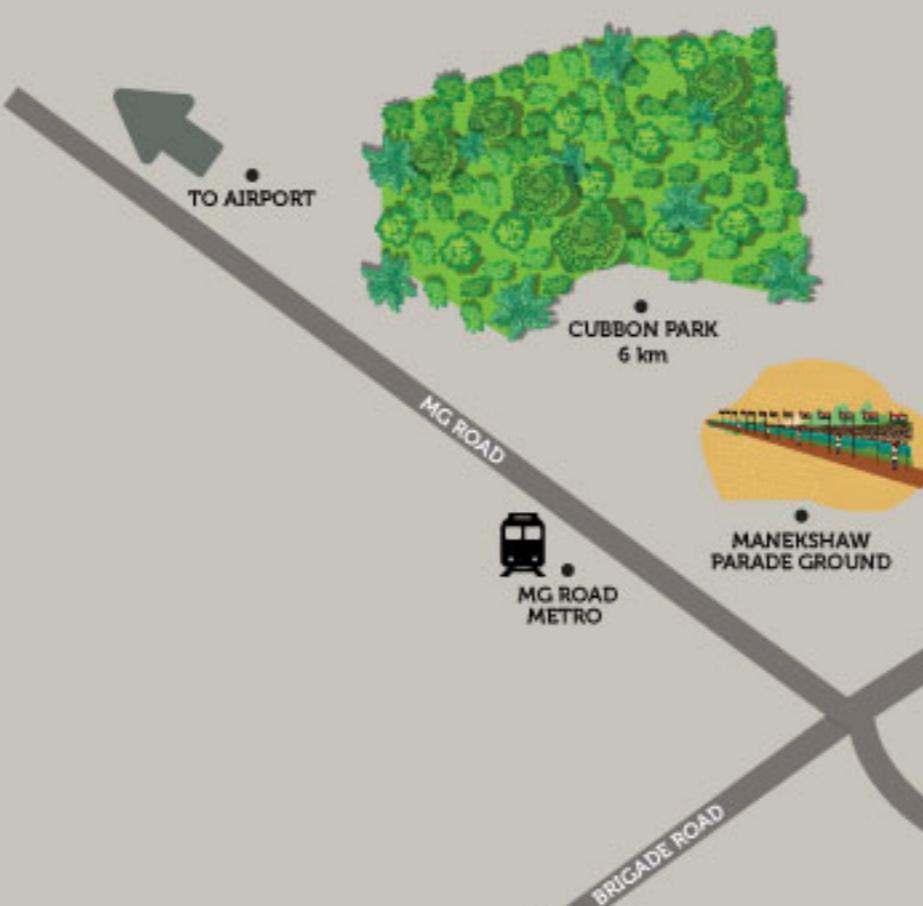
Designed thoughtfully and immaculately, Ambience Downtown is home to 3, 4 and 5 BHKs that your friends can't envy enough. And that's not even the best part. You'll find a reason to smile, at every corner of the project. You'll find people to smile at, make friends and family. Feel fuller, live richer. Step in, to discover a world in itself, and step out, to be at the very heart of an experience called Bengaluru.



AT THE HEART OF THE CITY,
WITH EVERYTHING
you love around it.

The presence is unmistakable. Reds and browns and beiges, rising above quaint environs of Cooke Town and the bustle of Wheeler Road. A location that you can discover, rediscover and savour Bengaluru to the fullest from. All that you need is around the corner, and all that you love, around you.

Indian Gymkhana	1.5 km
Kendriya Vidyalaya	2.5 km
St. Francis Xavier Girls High School	2.4 km
St. John's School	2.5 km
Thorn's Bakery	2.5 km
Bangalore East Station	1.5 km
Outer Ring Road	4 km
Commercial Street	3 km
St. German Academy	3 km
CMR National Public School	3 km
Shivajinagar Transit Hub	5 km
Conrad Hilton	5 km
Lido Mall	5 km
1 MG Mall	5 km
The Oberoi	5 km
Taj Vivanta	5 km
Trinity Circle Metro Station	5 km
JW Mariott	7 km
UB City	7 km
Vidhana Soudha	7 km
Bangalore Palace	6 km
ITC Gardenia	7 km
Bangalore Club	7 km
Manyata Tech Park	6 km
Koramangala	9 km
Bagmane Business Park	8 km
Phoenix Market City	9 km



COMMUNITY SPACES
AT DOWNTOWN

THE GOOD LIFE.
LET IT
take over.

A home needs to be large. Much larger than the four walls that make it. It needs to make you live larger. In mind, in spirit, and in the broader context of the world. At Ambience Downtown, anywhere you go, you will find something to uplift you. A cluster of benches to meet someone you've never met before. A sculptural plant garden to tell your kid a rich and imaginative story. Fountains and waterbodies, little alcoves. Every nook at Ambience Downtown is made for wellness. For goodness.





PARENTS SEATING

A GAZEBO BY THE GREENS



OUTDOOR OPEN SEATING



THE SUNKEN BARBEQUE

COMMUNITY SPACES
AT DOWNTOWN

COME TOGETHER,
OVER
goodness.

Corners, curves and walls of greenery. Perfect little picnics, a one-with-nature feel. A sunken barbecue, relaxing sit-outs to soak in the sunset, with a hot cup of coffee. There's nothing quite like the goodness you get, from great community spaces.

CLUB DOWNTOWN

SO MUCH TO DO, SO MUCH
TO MAKE YOU
feel great.

Whether it's a relaxing dip in the pool you're looking for, or a refreshing game on the courts, Club Downtown brings state-of-the-art facilities for your recreation. Add to that, an elegant design, and it's the ideal space to unwind.



THE WAITING AREA



THE LOBBY



THE SWIMMING POOL

CLUB DOWNTOWN

EVERY LAP
IS ONE
of luxury.

Come back home to the epitome of great living.
The pool at Club Downtown. It's serene, it's magnificent,
and it's ideal for you and your kids. From the pool deck
to the linear fountain pool, all the goodness is yours
to soak in.



CLUB DOWNTOWN

MIND, BODY AND SOUL.
THERE'S ROOM
for it all.

Home is where the goodness is. And at Ambience Downtown, it's got all that you really need, to give your mind and body, the exercise, as well as the peace they deserve.

- Shuttle • Squash • Indoor Games Room • Pool Table • Gymnasium • Health Club • Steam Rooms
- Yoga & Meditation Room • Nursery Zone • Meditation Deck • Yoga Deck



CLUB DOWNTOWN

ALL IS GOOD,
IN WORK
and play.

A sophisticated business centre for when you want to bring work home. Or a complete AV room for when your friends come over. Every meeting, be it work or play, will always be meaningful.

- Business Centre • AV Room • Multipurpose Hall



THE BUSINESS CENTRE



THE AV ROOM



THE PARTY DECK

CLUB DOWNTOWN

BRING THE GOOD TIMES
home.

From lazy Sundays spent barbequing, to nights that turn into mornings, Ambience Downtown has got the perfect backdrops for all your gatherings. Day or night, add a touch of goodness and luxury, every time you have company.

- Party Deck • Chef's Art Dining for Private Parties • Barbeque Areas • Lawns • Picnic Alcoves
- Multipurpose Party Lawn • Arbor & Movable Seating • Trellis & Movable Seating



CHEF'S ART DINING, FOR GOURMET MEALS



THE LIVING AND DINING ROOM



THE MASTER BEDROOM

HOME IS WHERE
THE LIVING
is great.

There's something about cosy spaces. Especially when it comes to your home. It's a place where every little corner has a character of its own. At Ambience Downtown, we have thoughtfully designed homes, elegant, sophisticated, with great architecture. And nestled in every one of them, are the luxuries of premium living. Come, bask in the luxury, within spaces that are warm, comforting and intimate. Come home to Downtown.

A HISTORY OF
WELLNESS AND
great living.



More space, more nature, more freshness, more elements, and more freedom. That's the Koncept Ambience way. Creating healthy living spaces that also pamper lifestyles by ushering in hospitality. 6 million sq.ft. delivered, and over 4 million more in the making. Koncept Ambience has been setting benchmarks in infrastructure development, with invigorated design and architecture. Add to that, a special impetus to developing environs around nature, and you've got a whole new world of wellness, crafted spectacularly. A true toast to great living.

1987
SWAPNALOK

A business centre and shopping mall,
25 years ahead of its time, with the
National Design Award 1989 to its name.



1998
WHISPER VALLEY

India's first gated community.



2001
AMBIENCE CANTON

Serene villas, unmatched beauty.



2005
AMBIENCE ANTHEM

The benchmark, the trend-setter,
for gated community projects.



2008
PALM COUNTY

Spacious villas with all the greatest luxuries.



2011
VISTAS

The most peaceful gated community
with large open spaces.



2012
TRAILS

A well-crafted community
of tranquil villas.



2014 THE NEIGHBOURHOOD

Amidst natural landscapes.



2017 THE BOTANIKA (PHASE 1)

Great luxuries, greater open spaces.



2020 AMBIENCE COURTYARD (IN THE MAKING)

Great open spaces,
acres of goodness, in Hyderabad.



2015 THE PLATINA

Scalable office spaces with everything businesses need, all at the heart of Hyderabad's business area.



2018 WOODSONG - AROUND THE MANGOES (IN THE MAKING)

Homes amidst mango trees, meadows and waterbodies.

COME HOME,
to feel alive.

It's nature's architecture that gives a vital foundation to our creations. 70% open spaces, free flow of air and freshness, showers of greens and blues. Standing testimony to the Koncept Ambience way, are all our projects. Each, designed to make you feel free, feel good, feel alive.



FROM ONE EPITOME
OF LUXURY,
to another.

The |||||/
Botanika
Blissful Living

Koncept Ambience is 3 decades of eco-conscious luxury living, inspired by your wellness. Standing testimony to that, is The Botanika. Goodness, nature, space and life, epitomised within.

Built in one of the most sought-after locations in Hyderabad, The Botanika has become one of the most coveted addresses in the city, and more so, a landmark. Every home, designed for the passionate, the indulgent.

A 5-star clubhouse stands amongst a host of incomparable offerings. Amidst lush green landscapes, with privacy at the heart of the design, The Botanika is a refined level of luxury, built for the connoisseur in you, crafted for your wellness and well-being.

WELLNESS AROUND
THE
mango tree.



Goodness and luxury. No matter what we build, at Koncept Ambience, we build them around these central values. Now, we're bringing this idea of wellness to Bengaluru, very soon. With another address you'd be proud to call your own, Woodsong Around the Mangoes. Come, discover it. Discover wellness. And discover the good life.





WHERE NATURE AND LUXURY
are at play.

Independent homes, exquisitely crafted. Bedrooms with the perfect view of the mango trees. Balconies to gaze into the sunset. Gardens for a private tryst with nature. Take a stroll along the flowing water bodies, and answer to the call of the cuckoos. Woodsong Around the Mangoes is a wellness community that brings nature into everyday luxuries. 20 acres of freshness, where you can take advantage of the finer things in life.



Ambience Downtown

Parakite Builders Private Limited
#6, GPR Towers, Park Road, Tasker Town, Bengaluru,
Karnataka – 560051 | www.ambicedowntown.in

Site Address
59/2, Dodda Banaswadi Main Road, Maruthi Sevanagar,
Bengaluru, Karnataka – 560033 | Toll Free: 1800212169169
E-mail: sales.blr@konceptambience.com



Project Associates
Sai Keerthi Builders

Specifications, amenities and facilities will be set out in the agreement for sale
as uploaded on the RERA website (<https://rera.karnataka.gov.in>) under Registration
No. PRM / KA / PERA / 1251 / 446 / PR / 191107 / 002995

