



Artist's impression. Not an actual site photograph

Site Location



- PROPOSED CDP ROAD
- EXISTING ROADS



LIVE IT UP IN THE CENTRE OF EVERYTHING HAPPENING.



COMMUTE AND CONNECTIVITY



TECH PARKS





RECREATIONAL AVENUES

DoubleTree Suites by
Hilton Hotel
13 min drive time*



Fairfield by Marriott
16 min drive time*



Rural Blues
8 min drive time*



Soul Space Spirit
Centro Mall
14 min drive time*



Byg Brewski
9 min drive time*



Sarjapur Social
10 min drive time*



SCHOOLS

CMR Gandhi Public School
4 min drive time*



The International School,
Bangalore
14 min drive time*



DPS EAST
8 min drive time*



GEAR Innovative
International School,
14 min drive time*



Harvest
International School,
12 min drive time*



Oakridge
International School
13 min drive time*



Primus Public School
12 min drive time*



Royal Concorde
International School
12 min drive time*



Master Layout Plan



- A project at an expanse of ~15 acres
- ~6.58 acres of green
- 700+ Trees across project
- Lakeside living
- Central park with beautiful views of nature & greens
- 40+ amenities
- ~48,000 sq ft (G+2) Lavish clubhouse
- 2 levels of covered parking
- Vehicle free Podium/Pedestrian friendly greens
- Maximum Privacy to the apartments
- Minimum/No Common walls
- 1B+G+27/33/34 Floors
- 4 apt in a floor with 3 Elevator/Lifts*



Amenities

Outdoor

- Children's Play Area
- Sensory garden
- Gossip corner
- Viewing Deck
- Amphitheatre
- Reflexology walkway
- Senior citizen friendly zone
- Outdoor working PODS
- Play lawns
- Aromatic garden
- STAR gazing area
- Swimming Pool
- Kids Pool
- Sand Pit
- Rock climbing wall
- Lawn & Butterfly park
- Orchards
- Box Cricket
- Skating arena
- Basketball court
- Tennis court
- Outdoor GYM
- Pet park
- Volley court
- Hammock Garden

Clubhouse

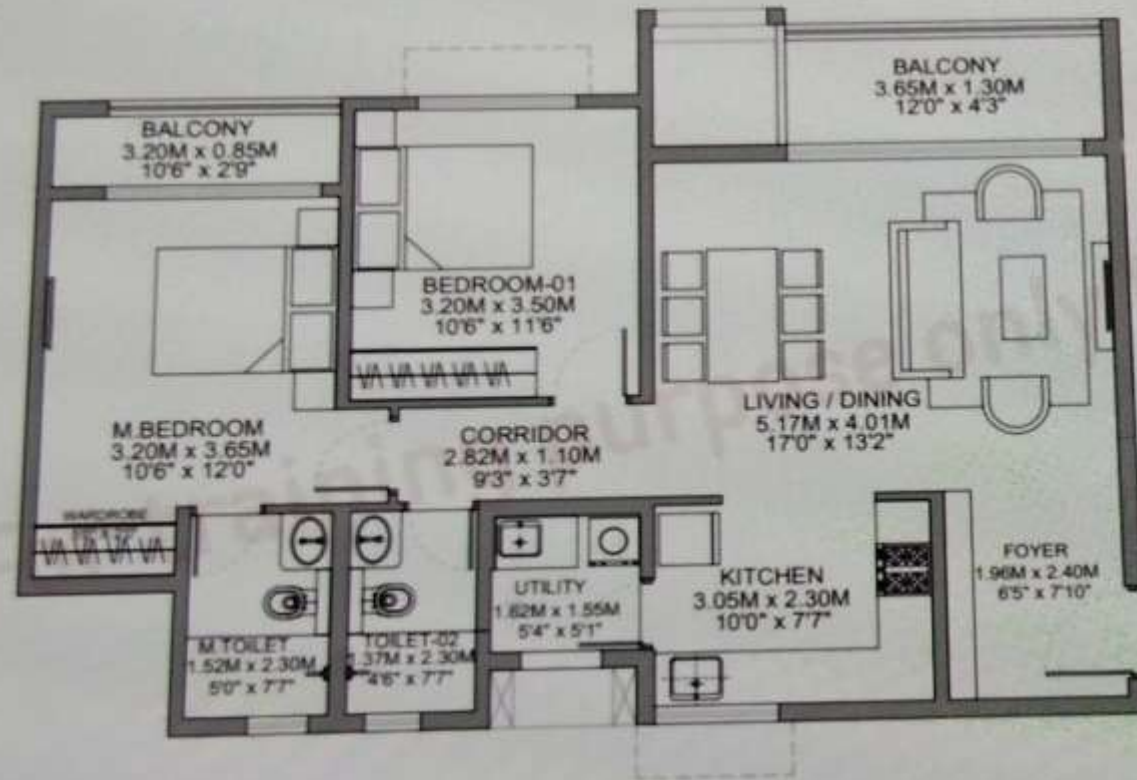
- Multipurpose hall
- Pharmacy
- Mini theatre
- Salon and massage
- Crèche
- Badminton Court
- Table Tennis/Billiards
- Squash Court
- Indoor games and Digital gaming Zone
- Yoga/Meditation Room
- Yoga terrace
- Gym
- Reading Nook
- Work Zone
- Guest Rooms

Product Brief

TYPOLGY	TENTATIVE SIZE
2 BHK	~1204 -1264 & ~1556-1824
3 BHK + 2T	~1496-1574
3 BHK + 3T	~1745 (Jodi) / 1861 -1980
3.5 BHK	~2141-2231
4.5 BHK	~2656-2668 (Jodi)

~tentative sizes & may differ

Unit Plan – 2 BHK

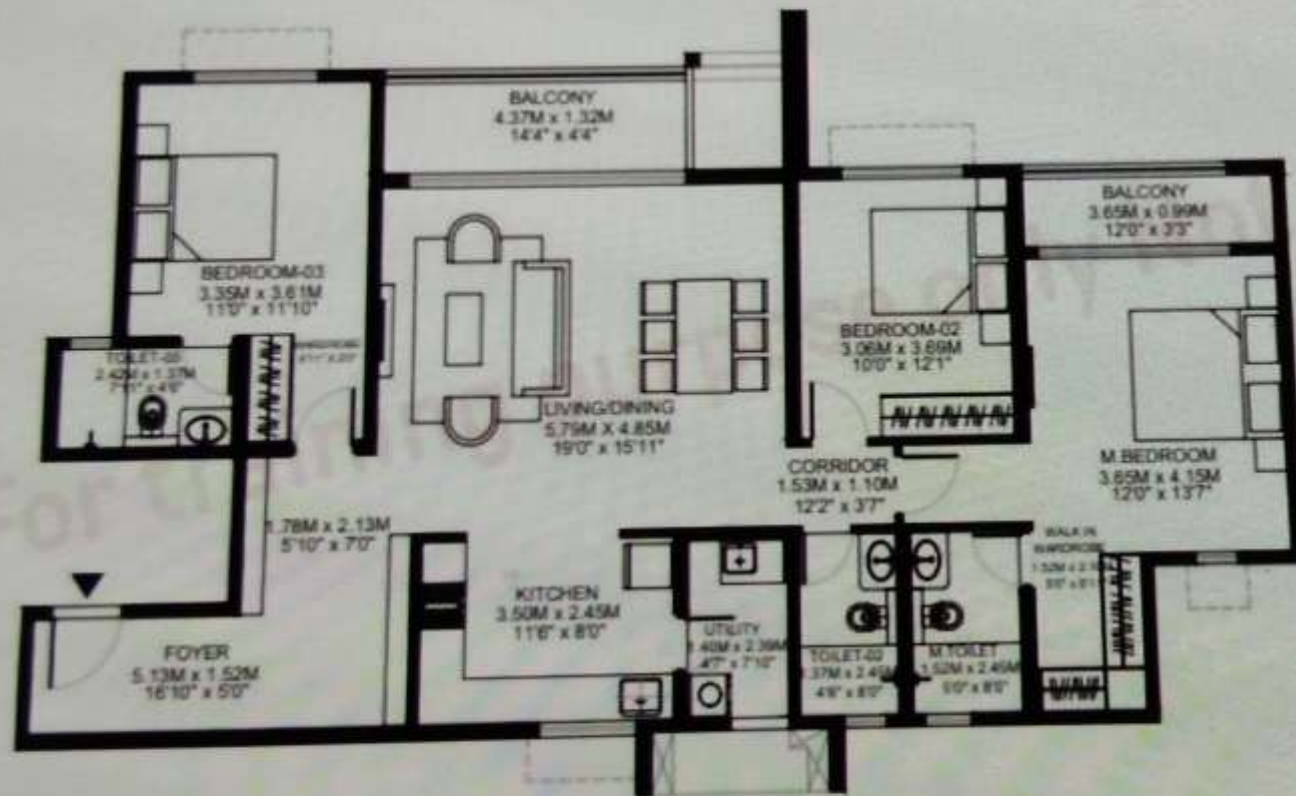


Layout Analysis

- Apartment comes with an entrance foyer & dedicated space for shoe rack / entry console
- Minimum/No common wall
- Units don't look at each other
- All habitable spaces look outwards ensuring light and ventilation and good view
- All the livable spaces have large opening, facing good views
- All the rooms have large windows, ensuring the apt is naturally lit
- Large and spacious balconies attached with the living room and master bedroom provide the experience of connecting with outside world
- Dedicated utility attached to the kitchen, helps in optimization of kitchen and space for washing and storage
- Toilets neatly planned such that no direct view from the living room
- No offsets in the wall allows for easy furniture placement

Unit design/orientation may differ based on unit selection. This is only for reference

Unit Plan – 3 BHK + 3T



Layout Analysis

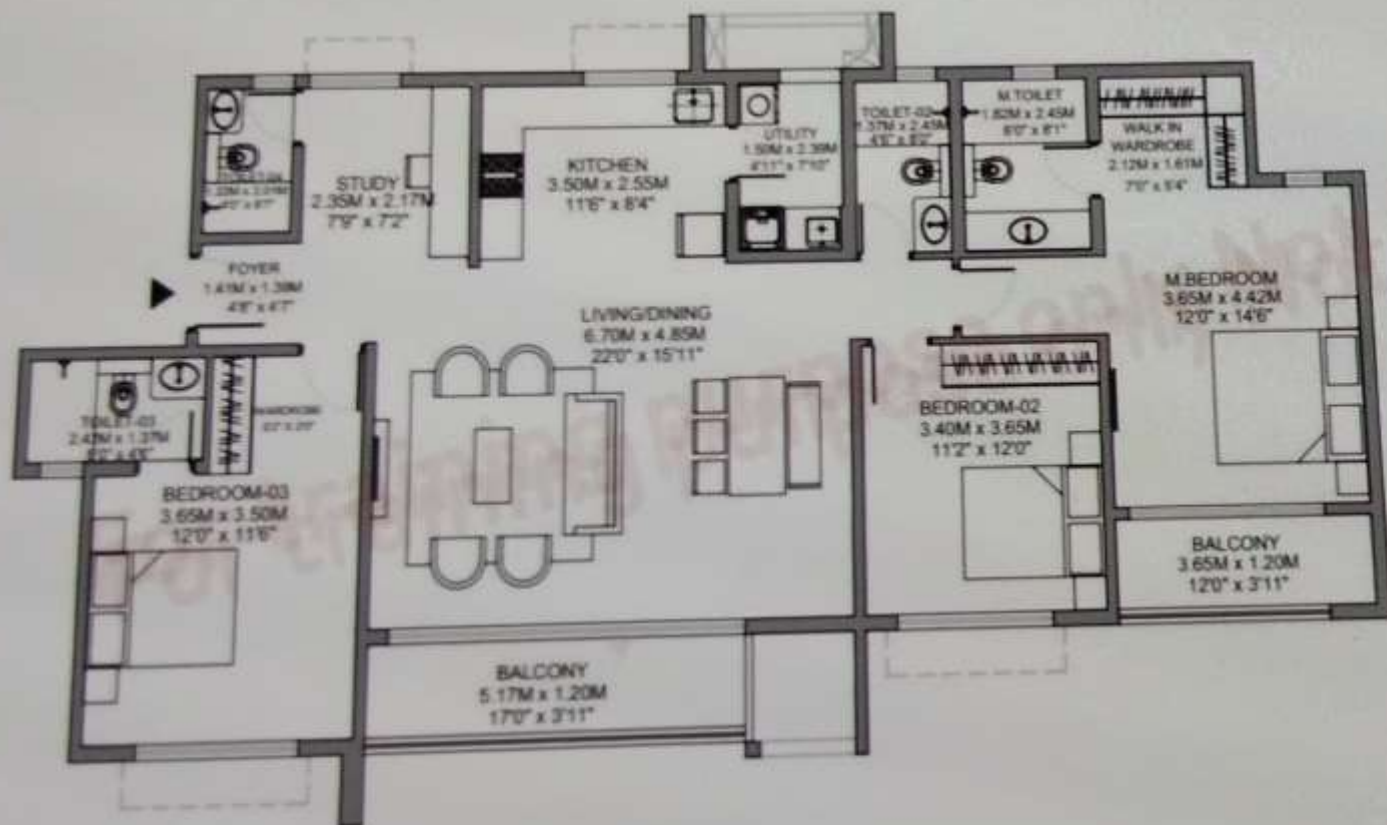
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Unit Plan – 3.5 BHK

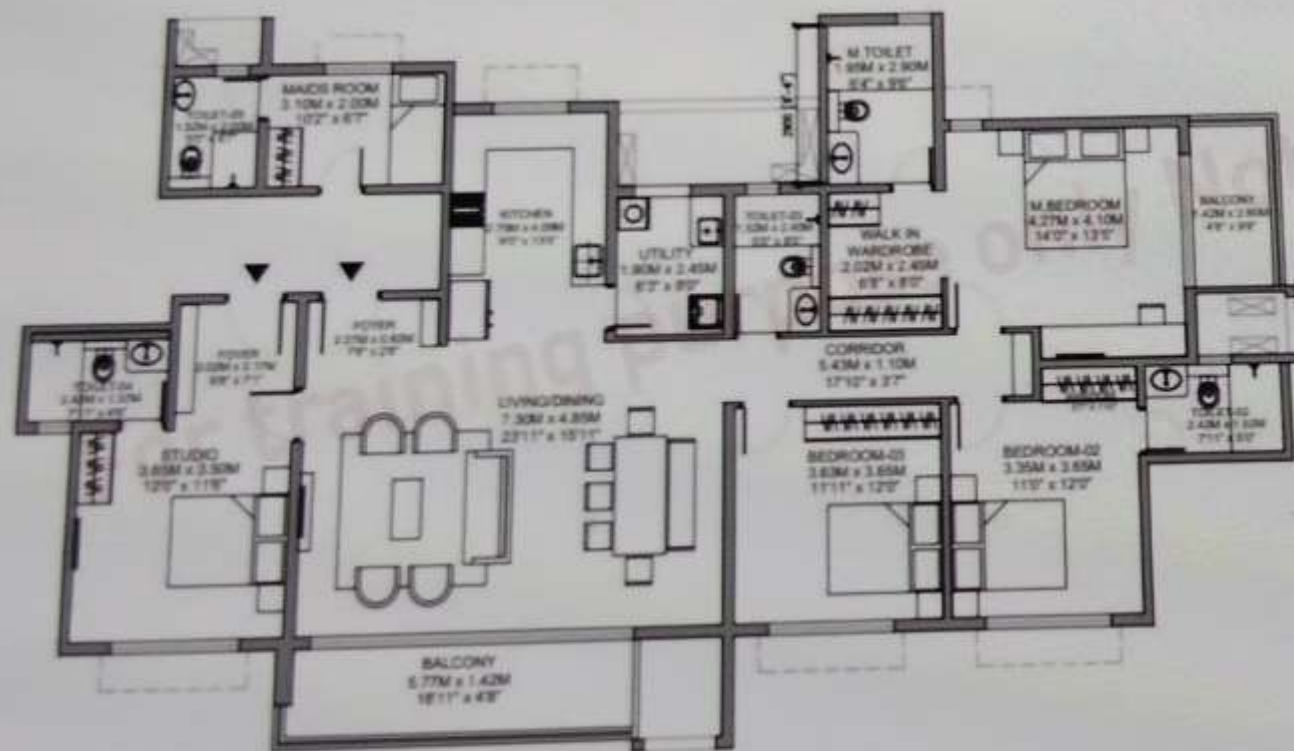
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- Toilets neatly planned such that no direct view from the living room
- No offsets in the wall allows for easy furniture placement



Unit design/orientation may differ based on unit selection. This is only for reference

Unit Plan – 4.5 BHK (Jodi)



Layout Analysis

- Apartment comes with an entrance foyer & dedicated space for shoe rack / entry console
- Minimum/No common wall
- Units don't look at each other
- All habitable spaces look outwards ensuring light and ventilation and good view
- All the livable spaces have large opening, facing good views
- All the rooms have large windows, ensuring the apt is naturally lit
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Unit design/orientation may differ based on unit selection. This is only for reference

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KIADB plans 647-acre industrial park in Sarjapur

KIADB cleared the proposal to establish an industrial park between Attibele and Sarjapur during its last board meeting held on February 20

**Naveen Menezes** | DHNS

Last Updated : 28 March 2024, 17:48 IST

*Bird's eye view of Sarjapur Road*

Year's first quarter saw rents in area spike to Rs 34,000, followed by Whitefield where a place to live may cost you Rs 32,500 per month; more spikes expected

Bengaluru is witnessing significant rises in rental rates, marking a turnaround from the pandemic's 'To Let' board-laden days. In prime areas like Sarjapur Road and Whitefield, rental prices are escalating every quarter. By the end of

2023, Sarjapur Road averaged Rs 31,600 per month, while Whitefield stood at Rs 30,200. This year's first quarter saw spikes to Rs 34,000 in Sarjapur Road and Rs 32,500 in Whitefield. Projections for the second quarter predict further increases to Rs 35,000 and Rs 33,700 respectively.

Property Prices Along Sarjapur Road Increased By 22% Between 2021-23

By :Ritika.Gondhalekar@timesgroup.com 05 January, 2024

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SECTIONS

Housing prices in this Bengaluru area jumped 32% in Q1; know how much property prices have risen in your city

Delhi-NCR came second as housing prices in the northern region have risen by 16% YoY in Q1. "In [Delhi NCR](#), housing prices saw a substantial annual increase of 16%, with Dwarka Expressway, notably witnessing a 23% increase in average capital values. With a significant number of new launches, the trend is likely to continue in residential catchment areas along Dwarka Expressway throughout 2024, the report added.

Pan India residential prices Q1 2024 (in Rs /sq ft) –

City	Average Price Q1 2023	Average Price Q4 2023	Average Price Q1 2024	QoQ Price change (Q1 2024 vs Q4 2023)	YoY Price change (Q1 2024 vs Q1 2023)
Bengaluru	8,748	9,976	10,377	4%	19%
Delhi NCR*	8,432	9,170	9,757	6%	16%
Ahmedabad	6,324	6,737	7,176	7%	13%



THANK YOU