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ACROSS GENERATIONS.

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A Home away from routine

NORTH BENGALURU,

An Ultimate Destination Of Growth

North Bengaluru is one of the promising residential real estate destinations in the city. It has seen a significant uptick in real estate activity in recent times. The region has undergone significant development in recent years, with the construction of new flyovers, underpasses, metro stations amongst others. It is a vibrant and diverse region with a rich cultural heritage and a strong sense of community. “The region caters to the diverse needs and preferences of the homebuyers”.



BRIDGING

DISTANCES WITH SEAMLESS CONNECTIVITY

PERIPHERAL RING ROAD

The upcoming 73.5 km Peripheral Ring Road is a major infrastructure project that connects Tumkur and Hosur roads via Doddaballapura Road, Hesaraghatta Road, Bellary Road, Hennur Road, Old Madras Road, Hoskote Road, and Sarjapur Road. The ring road is expected to provide a boost to the local economy by improving connectivity and promoting development along its route.

SATELLITE TOWN RING ROAD

The 280-km long Satellite Town Ring Road (STRR) is an under construction 4-6 lane access-controlled expressway under Bharatmala Pariyojna. It connects 12 towns (Doddaballapura, Dobbasapete, Devanahalli, Sulibele, Hoskote, Sarjapura, Attibele, Anekal, Tattakere, Kanakapura, Ramanagara and Magadi) in Bengaluru's peripheries. These towns are intended to be developed as satellite towns to provide alternate economic centres around Bengaluru.

BELLARY ROAD WIDENING

Bellary Road (NH 7) is getting widened to 8 lane and is expected to sustain higher traffic due to airport expansion and the growing real estate developments on either sides of the NH 7.





RAPID COMMERCIAL GROWTH

STARTUP PARK NEAR AIRPORT

A state-of-the-art startup park at a cost of INR 30 Cr is envisioned as a hub and incubator for aspiring entrepreneurs from various parts of the state and is proposed near Kempegowda International Airport. The park is expected to boost the growth of at least 25,000 startups in the coming years.

AEROTROPOLIS - AIRPORT CITY

Bengaluru International Airport Area Planning Authority (BIAAPA) region, which currently employs around 35,000 people, is fast developing as India's first aerotropolis development with high demand for satellite offices as well as residential units.

BENGALURU AEROSPACE HUB

Spanning 950 acres, Bengaluru Aerospace Park hosts global leaders like Airbus, Boeing, and Rolls Royce, making it a key player in aerospace and aviation.

BENGALURU SIGNATURE BUSINESS PARK

Stretching across 407 acres near Bengaluru Airport, this park by KSIIDC features the Bengaluru International Convention Centre, Media Centre, Cultural Museum, Corporate Tower (Business District), and High-Street Retail, creating a dynamic blend of business and culture.



LOOK NORTH FOR GREAT RETURNS



Proximity to Kempegowda International Airport

North Bengaluru is located close to the Kempegowda International Airport, which makes it an attractive location for real estate investors.



Good connectivity

North Bengaluru is well connected to the rest of the city through the Outer Ring Road, National Highway 44, and the upcoming metro rail network, enhancing the value of the real estate in the region.



Growing IT-ITeS sector

North Bengaluru is home to many IT-ITeS parks, SEZs, and business centers, which has led to a growing IT-ITeS sector in the area. This provides employment opportunities and increases demand for residential properties in the region.



Educational institutions

North Bengaluru has several educational institutions, including prestigious engineering and management colleges, which attract students from across the country.



Presence of industrial clusters

North Bengaluru is home to several industrial clusters, including those related to aerospace, defense, and manufacturing.



Government initiatives

The Karnataka government has launched several initiatives to improve the infrastructure in North Bengaluru, such as the development of the Peripheral Ring Road and the extension of the metro rail network.



Growth of healthcare sector

With the presence of several healthcare institutions, North Bengaluru presents opportunities for developers to build healthcare-related facilities like hospitals and clinics.



Tourism potential

North Bengaluru has several tourist attractions, such as the historic Devanahalli Fort and the Nandi Hills, which could be developed further to attract more tourists.

LAND: A TIME-TESTED INVESTMENT HAVEN



Greater Flexibility

- Design your dream home without architectural constraints.



Lucrative Returns

- Land appreciates at a higher rate than residential properties.
- Surrounding infrastructure developments boost land value.



Low Maintenance Costs

- Minimal upkeep costs compared to apartments.
- No recurring maintenance fees for landowners.



Low Property Tax

- Substantially lower property tax for landowners.
- Long-term savings on taxes.



Quick Possession

- No delays in possession, as with under-construction properties.
- Immediate ownership upon land purchase.



High Resale Value

- Unaffected by buildwear, land has a better resale value.
- The scarcity of available land raises market competition.
- Increased demand leads to higher prices.



LOCATION MAP



Map Not to Scale*

Doddaballapura Main Road

A location which speaks for itself



D-mart
Store

2 min



Doddaballapura
Railway Station

4 min



Doddaballapura
Old Bus Stand

8 min



International
Schools

20 min



Kempegowda
International Airport

30 min



KIADB
Aerospace SEZ

40 min



Schools & Colleges

Anghaa International
School of Excellence
- 9 min

Wisdom International
School
- 10 min

Vogue Dr. Kariappa
Business School (Vogue
DKBS) - 10 min

Vidya Nidhi Independent
PU College - 11 min

Sri Devaraj Urs Institute of
Management - 11 min

VR International School
- 12 min

R.L. Jalappa Institute of
Technology - 13 min

Sri Devaraj Urs
International Residential
School - 14 min



Healthcare Facilities

Manipal Hospital
Doddaballapur - 5 min

L V Hospital - 6 min

Suraksha Hospital - 7 min

Drishti Eye Hospital
Doddaballapur - 8 min

Lion's Trust Dialysis
Centre & Health Centre
- 9 min

Columbia Asia Clinic
- 55 min



Apparel/ IT Parks

Bombay Rayon Fashions
Ltd. - 4 min

SLV Industries - 6 min

SIEGINDUSTRIE - 6 min

Prime Industries - 7 min

DITPL, KIADB Apparel
Park
- 8 min

Doddaballapur Textile
Integrated Park - 8 min

PM Techno Pvt Ltd. - 9 min

Pushpam Powerloom
Industries - 9 min

ELTEL Industries - 10 min

Southern Concrete
Industries - 11 min

KIADB Aerospace SEZ
- 40 min

Manyata Tech Park - 40
min

MASTER PLAN



PHASE 1



PHASE 2



PHASE 3

01. Entrance
02. Lawn Tennis
03. Basketball Court
04. Cricket Practicing Net
05. Children Play Area-01
06. Multipurpose Lawn
07. Children Play Area-02 & Park-06
08. Open Air Amphitheatre
09. Park-11 & Owu
10. Pet Park
11. Meditation Lawn
12. Yoga Pavillion
13. Reflexology Path
14. Organic Garden & Oht
15. Park-12 & Traditional Games
16. Park-07
17. Park-05
18. Park-08
19. Park-04
20. Jogging Track
21. Park-09
22. STP
23. Park-10
24. Recreational Building

Step into Joy: 17,600 sq.ft. of Pure Recreational centre Enhanced by 20+ Amenities.

Your haven of wellness

Step into our lavish clubhouse, where a state-of-the-art gym and refreshing swimming pool await your indulgence.

Your evening escapade

Zone out in our gaming room where excitement blends with relaxation, creating a vibrant and youthful vibe.

Your Social network

Within its eclectic ambiance, forge connections with like minded folks & elevate your social life without having to step out.



Aroma Garden



Children's Play Area



Outdoor Gym



Organic Farming



Reflexology Pathway



Pet Park



Cricket Net



Basketball Court



Tennis Court



Yoga Deck



Open Amphitheatre



Community Park



Upgrade Your Future with Luxe Plots



Your Gateway to Unparalleled Living

Elevate your status with key front plots strategically placed near the entrance and roundabout.



Stay Active Always

Embrace a Pro-Active Life with easy access to amenities like lawn tennis, basketball court, cricket net, children's play area, multipurpose lawn, and an amphitheatre.



Convenient Shopping Inside

Shop Smart, Stay In
Experience the ease of day-to-day shopping with stores right in your complex



Breathe In Nature

Immerse yourself in the greenery, as these premium plots are nestled near multiple parks.



Breezy Driving Bliss

Cruise through luxury with a 50 ft wide breezy drive, connecting you seamlessly to new age living.



Recreational Paradise

Enjoy effortless access to the 17,600 sq.ft recreational club, defining a lifestyle of leisure and sophistication.

The seal of trust!

20+ YEAR LEGACY OF EXCELLENCE

40 COMPLETED
PROJECTS

20+ YEARS OF
LEGACY

22.36 MILLION SQ.FT.
DELIVERED

22,000+ SMILING
CUSTOMERS

PRESENCE
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