

AMBIKA ARCADE



NH-207, Opp Brigade Orchards Spinal Road, Bychapura,
Devanahalli Town, Karnataka - 562110

MEGA ENTRANCE

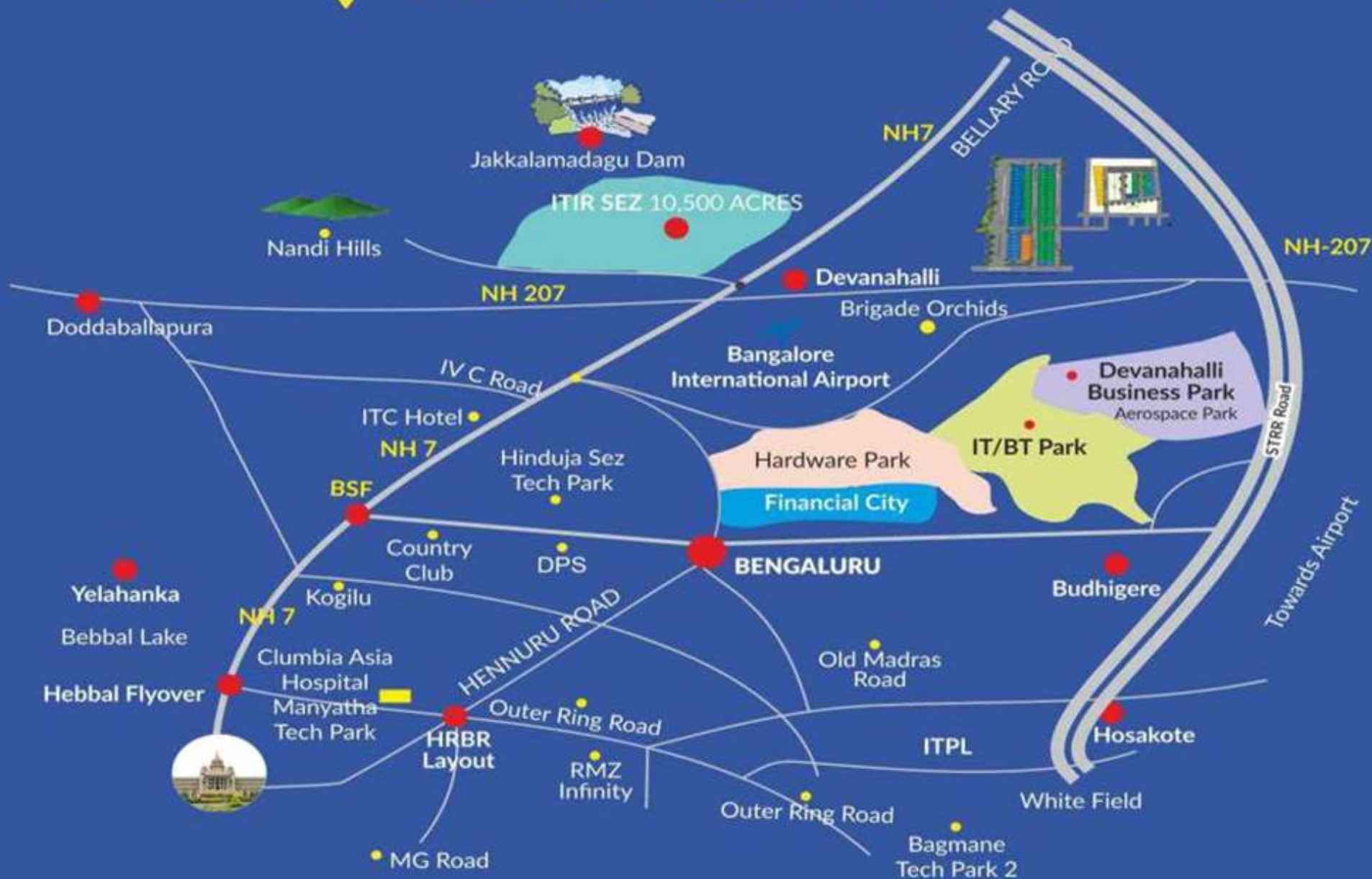


CLUB HOUSE





LOCATION MAP



Key Highlights in North Bangalore

- 1. Bangalore Aerospace SEZ:** 950acre Bangalore Aerospace Park including 250acre Special Economic Zone (SEZ) has attracted investments from 56 large and mid-sized companies. Airbus and Bombardier Inc. will be creating nearly 2.5 lakh jobs.
- 2. Devanahalli Business Park:** 413acre Devanahalli Business Park expects to attract an investment of \$2.2 billion over the next three to five years include: IT & ITes parks/SEZs, three multi-speciality hospitals, a finance district, an aviation academy.
- 3. BIAL IT Investment Region (ITIR):** 12,000acres dedicated land for BIAL ITIR and is expected to be the largest IT region in India, It has generated interest from over 55 multinational IT companies including StarragHeckert, Shell, TATA Elxi, IFCI, Infosys, Wipro, TCS, and Cognizant which would create nearly 4 million jobs. Shell and IFCI Campuses completed.
- 4. International Convention Centre (BICC):** Bangalore International Convention Centre will be built on 35acres of land next to the Bangalore International Airport through a Public-Private-Partnership (PPP) model.
- 5. Bellary Road:** Bellary Road (NH-07) from existing 6-lanes getting widened to 8-lanes, which would sustain higher traffic due to airport expansion and expected real estate developments on either sides of the NH-07.
- 6. Connectivity:** 09Kms distance to Kempegowda International Airport via NH-07 and 04Kms distance to Eastern Entrance via NH-207.
- 7. The Satellite Town Ring Road STRR** just 300mtrs away will connect the city with Doddaballapur Road.

8. **Disney Land Theme Park:** Department of Tourism determines to boost Karnataka Tourism Industry by initiating over 1000-acres of land for a large, multi-attraction, integrated theme park on the lines of Disneyland through a Public-Private-Partnership (PPP) model.
9. **Nano Park:** Government of Karnataka is planning to set up India's first Nano Park with a 15-acre plot for the park containing Nano Incubation Centre along with necessary physical infrastructure and support systems.
10. Infosys Technologies has acquired 10 acres of land in Devanahalli area.
11. Social Infrastructure nearby; Popular hospitals and malls like Columbia Asia Hospital and Phoenix market City Mall, Hotel projects including Oberoi at BIA and Taj Airport Hotel and Holiday Inn in Devanahalli.



LOCALITY

Devanahalli, Bangaluru

- * Bangalore International Airport • IT-BT Park / Hardware Park
- * Aerospace Park
- * Financial City
- * Confident Group (70 Acres) & Many More

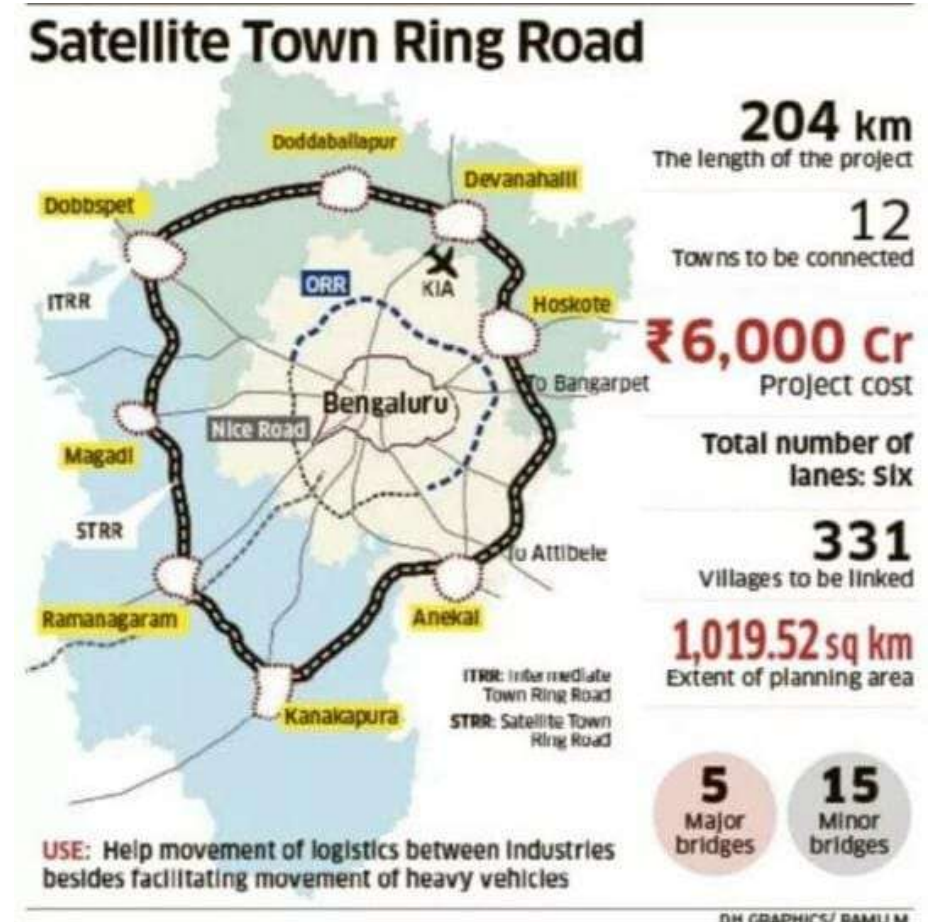
Pros:

- * KIADB Industrial Area
- * Brigade Orchards 136 Acres
- * On NH-207 and 300 Mtrs away from STRR

Nearby Places:

- * 10 mins. Drive to BMSIT Collage [Yelahanka](#)
- * 15 mins. Drive to ITIR in 12,000 acres
- * 10 mins. Drive to [Bangalore](#) International Airport (BIA)
- * 10 mins. Drive to Aerospace Zone
- * 15 mins. Drive to Silk City.
- * 15 mins. Drive to 5-star hotel such as Taj and Oberoi.
- * 10 mins. Drive to global financial district
- * 15mins. Drive to [Nandi Hills](#)

Projects of Brigade, Confident, Century, Hiranandani, RMZ, Sobha, Nitesh, Embassy, Ozone & other group.



Check Points

- * Bus Stand, Civil Court and Police Station
- * Eastern Entrance
 - Kempegowda International Airport
- * Akash International School and Medical College
- * Global Minds International School
- * Baptist Hospital
- * MS Ramaiah Leena Hospital
- * Shopping Mall and Multiplex with Theater
- * Sahyadri PU College
- * D-Mart
- * Nagarjuna Engineering College
- * Sterling English School
- * Stone Hill International School
- * Adarsha Institute Technology
- * Visveswaraya IIT University



Amenities

- 80ft. Mega Arched Entrance
- RCC White Top Internal Road
- Club House and Sit Out Area
- Jogging Track
- Swimming Pool*
- Rain Water Harvesting
- CCTV Security
- LED Street Lights
- Yoga/aerobic and Meditation Lawn
- Visitors Parking
- Children Play Area



ABOUT PROJECT



- ✓ Community of **154** units, 100% Released for construction
- ✓ Cost: **3799** per sq. ft (Slightly Negotiable)
- ✓ **100%** Customised Villas @ just **65Lakh** Onwards
- ✓ **RERA** ID: RERA/PREM/KA/1250/303/PR/190330/002515
- ✓ **BIAAPA** No: TP/LAO/09/2016-17
- ✓ Location: NH-207, Opp Brigade Orchards, Near Aerospace SEZ, Devanahalli Town,
Close to Salarpuria Park Cubix, Near International Airport, Bangalore
- ✓ Project Finance Partner



On Site Images









Upcoming Villas









The promoter of AMBIKA DEVELOPERS has played all kinds of parts in a civil construction landscape for the past 20 years. We are a team of seasoned property developers familiar with all aspects of real estate development. We strive to ensure the delight of our clients and we approach every project with the same conviction, dedication and steadfastness.

Our projects are diverse and are aimed at creating different residential experience for our customers. From premium residential plots to integrated villas in prime locations, we at Ambika Developers

believe in crafting homes and lifestyles rather than just structures and houses.

Our vast experience has enabled us to continuously push the envelope and deliver projects that are not just functional but are also visual and aesthetic landmarks. Environmental consciousness is at the heart of everything we do and we ensure that our work is in line with highest friendly standards.

A combination of traditional techniques, implementation of advances in modern technology and our expertise in real estate make for a powerful combination which rarely fails to deliver.

To know more visit;

Website: www.ambikadevelopers.com

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Beside SBI Branch, Sahakar Nagar, Bengaluru- 560092

A graphic featuring a central white circle with a gold border containing the text "Thank you". The circle is surrounded by a dense arrangement of autumn leaves in shades of orange, yellow, and red, set against a dark brown background.

*Thank
you*