

A Project By



MARUTI
VENTURES

YOUR DREAM.
YOUR LEGACY.

Dream Beyond Today. Live Beyond Generations.

Maruti
AKRIDA

RERA No.: PRM/KA/RERA/1251/308/PR/210825/008019

Spacious 2, 3 & 4 BHK Homes in a Luxury Gated Community
on Sarjapura-Attibele Road, Bengaluru.

Maruti Akrida is where luxury, comfort, and intelligent design come together to redefine modern living. Every apartment, every detail, and every amenity is crafted with precision to surpass expectations—creating a lifestyle that perfectly balances elegance and practicality. Set in the vibrant yet tranquil surroundings of Attibele, this is more than just a place to live—it's a statement of refined taste, a haven of peace, and a canvas for your aspirations.

Beyond being a home, **Maruti Akrida** is a thoughtfully designed community that celebrates meaningful living. With lush landscaped spaces, premium wellness zones, and leisure amenities, every element is created to inspire joy, connection, and belonging—transforming everyday moments into experiences of comfort, luxury, and harmony.

A HOME BEYOND EXPECTATIONS





Spaces Designed for Life, Seen from Above

Discover a thoughtfully planned community where every home, amenity,
and green space comes together in perfect harmony.

A Blueprint of Elegance and Functionality

Meticulously designed layouts that harmonize style, comfort, and modern living for a truly elevated lifestyle.

3 Acres 34 Guntas
Gated Community

3 Premium
Blocks

322
Families

B+G+6
Floors

2,3&4
BHK Apartments

40+
Luxury
Amenities

50%
Open Space

Advance
Safety & Security

100%
Vaastu Project

2 BHK
1,098 to 1,277 sq. ft.

3 BHK
1505 to 1591 sq. ft.

4 BHK
2390 sq. ft.



PROJECT
CONFIGURATION

Every aspect of **Maruti Akrida** has been meticulously designed to elevate the way you live. From intelligently laid-out apartments to well-planned common spaces and modern amenities, the community ensures convenience, comfort, and elegance at every turn. Each detail reflects a commitment to a lifestyle that seamlessly balances functionality with sophistication, making every day effortless, enjoyable, and truly luxurious.

From the moment you enter, you experience a harmonious blend of elegance, functionality, and comfort. The apartments are designed to maximize space, natural light, and ventilation, ensuring every room feels expansive and welcoming. Beyond the private homes, the thoughtfully curated common area fosters community, connection, and relaxation, featuring landscaping gardens, leisure zones, and vibrant social spaces for residents of all ages. State-of-the-art wellness and recreational amenities, secure parking, 24/7 surveillance, and modern infrastructure add layers of convenience and peace of mind. Every element, from architectural design to finishing touches, reflects a dedication to quality and luxury, creating a living experience that is not only aesthetically pleasing but also practical, enriching and perfectly aligned with the aspirations of today's discerning homeowners.

Maruti Akrida Highlights

Prime Location Advantage

Seamless connectivity to Sarjapura, Electronic City, Whitefield, and ORR.

Smartly Designed Homes

Spacious 2, 3 & 4 BHK layouts crafted for comfort and functionality.

Lifestyle Amenities

Clubhouse, pool, fitness zones, kids' play areas, and landscaped gardens.

Trusted & Future-Ready

RERA-approved project by Maruti Ventures with assured value appreciation.

Safety & Security

24x7 surveillance, gated community, and reliable power/water systems.

Thoughtful Planning

Every square foot optimized for natural light, ventilation, and privacy.





A VISION OF COMMUNITY LIVING, THOUGHTFULLY PLANNED

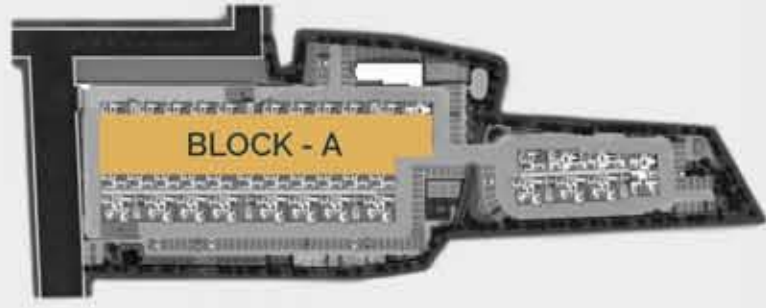


Master Layout Plan Legend

- | | | | | | |
|----|------------------------------|----|--------------------|----|------------------------|
| 01 | Clubhouse Area | 08 | Stp | 15 | Outdoor Gym |
| 02 | Party Lawn | 09 | Mini Forest Area | 16 | Butterfly Garden |
| 03 | Swimming Pool With Kids Pool | 10 | Amphitheater | 17 | Cricket Practice Pitch |
| 04 | Skating Rink | 11 | Badminton Court | 18 | Fruit Garden |
| 05 | Senior Citizen's Park | 12 | Basket Ball Court | 19 | Pets Park |
| 06 | Outdoor Working Area | 13 | Children Play Area | 20 | Transformer Yard |
| 07 | Landscape Area | 14 | Wall Climbing | | |



Maruti Akrida embodies a vision where community and luxury coexist in perfect harmony. Every aspect of the project—from spacious apartments to vibrant common areas and landscaped open spaces—has been meticulously planned to foster connections, engagement, and a sense of belonging. Thoughtful design ensures that residents enjoy both privacy and shared experiences, with modern amenities, wellness zones, and recreational facilities crafted to enhance everyday living. Here, every detail reflects a commitment to creating a living environment that is not only functional and elegant but also nurturing, vibrant, and truly exceptional.

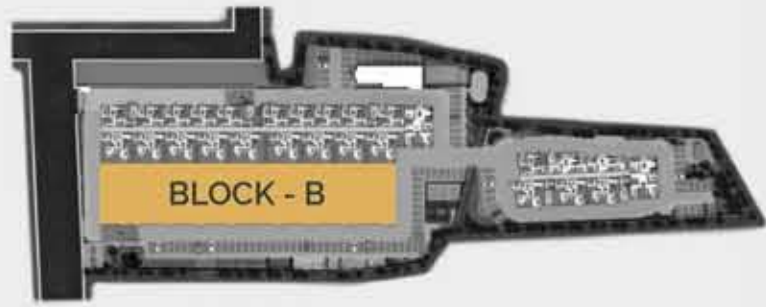


BLOCK

A

TYPICAL
FLOOR PLAN
Area Statement in SFT

F NO	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20
TYPE	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	4 BHK
FACING	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	NORTH
CA	795	1065	769	1054	769	1054	769	1054	769	1059	795	1054	769	1054	769	1054	769	1059	769	1673
BUA	876	1152	846	1145	846	1145	846	1145	846	1148	876	1145	846	1145	846	1145	846	1148	846	1807
SBA	1135	1521	1098	1505	1098	1505	1098	1505	1098	1512	1135	1505	1098	1505	1098	1505	1098	1512	1098	2390



BLOCK

B

TYPICAL
FLOOR PLAN
Area Statement in SFT

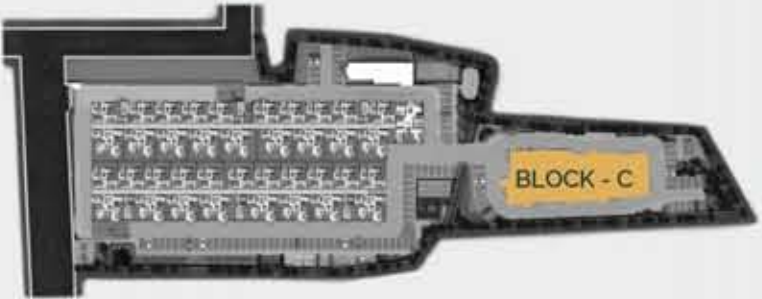
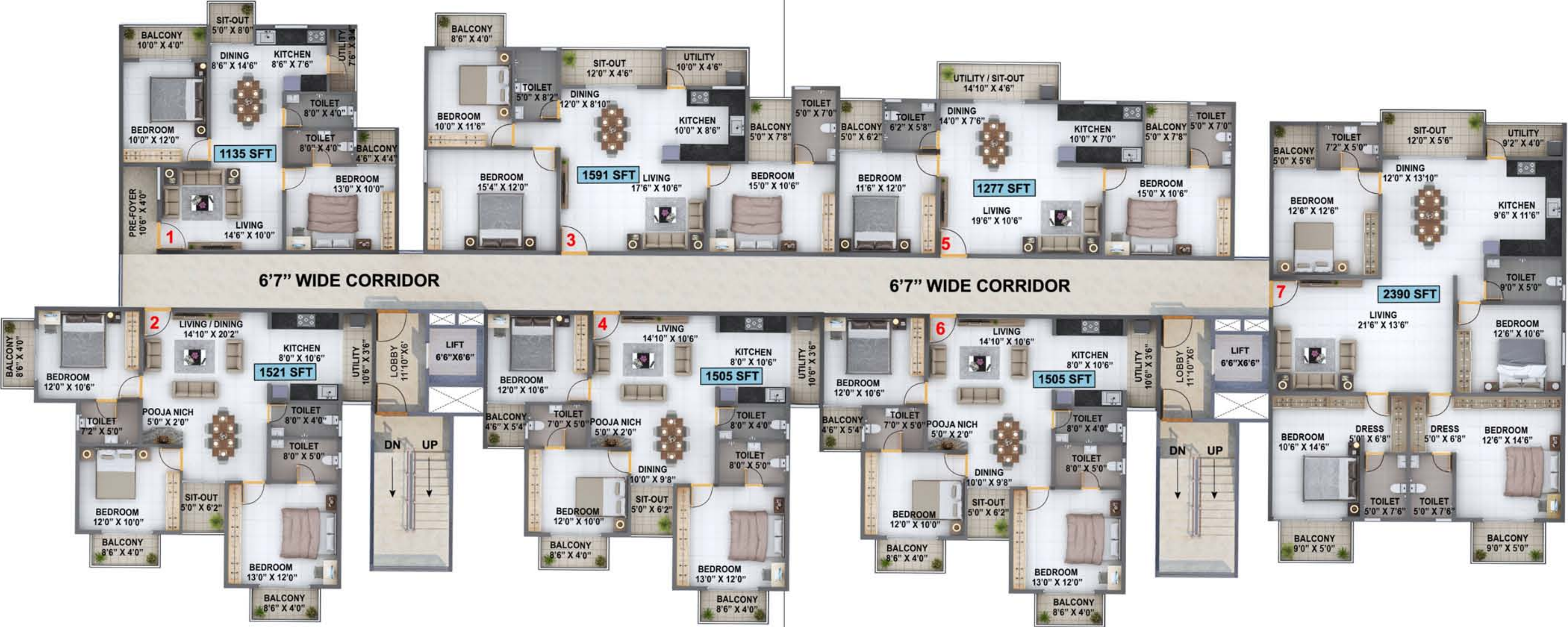
F NO	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19
TYPE	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK
FACING	NORTH	EAST	NORTH	EAST	NORTH	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	NORTH	EAST	NORTH	EAST	NORTH	NORTH	EAST
CA	795	1065	769	1054	769	769	1054	769	1059	795	1054	769	769	1054	769	1054	769	769	1054
BUA	876	1152	846	1145	846	846	1145	846	1148	876	1145	846	846	1145	846	1145	846	846	1145
SBA	1135	1521	1098	1505	1098	1098	1505	1098	1512	1135	1505	1098	1098	1505	1098	1505	1098	1098	1505



Intelligent Design for Modern Living

Every apartment and common space is thoughtfully crafted to maximize comfort, functionality, and style, creating a home that adapts perfectly to your lifestyle.

Every element of **Maruti Akrida** is thoughtfully planned to offer a seamless blend of elegance, comfort, and practicality. From intelligently laid-out apartments that maximize space, natural light, and ventilation, to meticulously designed common areas and amenities, every detail reflects a commitment to modern, luxurious living. The layouts are crafted to enhance everyday functionality while maintaining a sense of openness and sophistication, ensuring that each home not only meets your needs but also elevates your lifestyle. This is living where design, convenience, and aesthetics come together to create an experience that is truly exceptional.



BLOCK C
TYPICAL FLOOR PLAN
Area Statement in SFT

F NO	01	02	03	04	05	06	07
TYPE	2 BHK	3 BHK	3 BHK	3BHK	2BHK	3BHK	4BHK
FACING	NORTH	EAST	WEST	EAST	WEST	EAST	NORTH
CA	795	1065	1114	1054	894	1054	1673
BUA	876	1152	1211	1145	975	1145	1807
SBA	1135	1521	1591	1505	1277	1505	2390

A Hub for Celebrations and Community Bonding



Bridging All Ages, Inside and Out.
Amenities Abound With You In Mind.



PEACEFUL HOME

Residential title with multi-tier security to ensure a safer environment.



NATURAL GEM

Right next to Kemensah Recreational Park for family adventures.



FRESHER HEIGHTS

Panoramic hill views* and the revitalizing clarity of mountain-fresh air.



PRACTICAL ELEGANCE

Practical layout sizes and functional spaces for endless family enjoyment.



VALUED LIVING

Easy access to key amenities and attractions surrounding Taman Melawati, the perfect place for a city dweller.



NURTURING SPACES

A haven of essential facilities that fosters close-knit family ties.

The clubhouse at **Maruti Akrida** is thoughtfully designed to be the heartbeat of the community—a vibrant space where residents come together to celebrate life's special moments. From festive gatherings and family events to casual meet-ups and recreational activities, every occasion finds its perfect setting here. With elegant interiors, modern facilities, and a welcoming ambiance, the clubhouse fosters connections, nurtures friendships, and creates memories that last a lifetime, making it much more than a space—it's the soul of community living.



YOUR PRIVATE
OASIS IN THE HEART
OF THE COMMUNITY





OUTDOOR AMENITIES



A SPACE TO CHALLENGE, CONNECT, AND CELEBRATE

-  Swimming Pool
-  Outdoor Gym
-  Cricket Practice Net
-  Half Basket Ball Court
-  Table Tennis
-  Yoga & Meditation
-  Skating Rink
-  Kids Play Area
-  Badminton Court



The outdoor games and sports facilities at **Maruti Akrida** are thoughtfully designed to promote an active and engaging lifestyle. Whether it's a friendly match, a family game, or a fitness session with neighbours, these spaces encourage both physical wellness and social interaction. Every court, field, and play area is carefully planned to ensure safety, convenience, and enjoyment, creating an environment where residents of all ages can challenge themselves, connect with others, and celebrate the joy of healthy, vibrant living.





CLUB HOUSE AMENITIES



ENTERTAINMENT, WELLNESS, AND COMMUNITY UNDER ONE ROOF

-  Clubhouse
-  Indoor Games
-  Co-working Space
-  Party Hall
-  Indoor Gym
-  Chess
-  Carrom Boards
-  Sauna
-  Jacuzzi
-  Steam Bath
-  Foosball
-  Indoor Work Station
-  Guest Rooms@ Clubhouse



The clubhouse at **Maruti Akrida** is thoughtfully designed to be the centerpiece of community living, offering a perfect blend of entertainment, wellness, and social spaces. From indoor games and multipurpose halls to fitness zones and lounges, every facility is crafted to cater to residents of all ages. It is a space where families come together, friends bond, and neighbours connect, creating memories while enjoying modern comforts and luxury. Here, every visit becomes an experience of relaxation, recreation, and meaningful connection.





GREEN SPACES FOR RELAXATION AND RECREATION



Maruti Akrida features thoughtfully designed landscaped gardens and open green areas that offer a serene escape from the hustle of daily life. These spaces are perfect for morning walks, evening strolls, family gatherings, or quiet moments of reflection. Combining beauty with functionality, every garden, lawn, and seating nook is crafted to encourage relaxation, social interaction, and recreational activities, creating a harmonious environment that enhances both wellness and lifestyle.



- STP
- Water Softener
- CCTV Surveillance
- 24/7 Power Backup
- Common Area Solar Equipped (50kW)
- Rainwater Harvesting
- 24/7 Security
- Branded Elevators

LANDSCAPE AMENITIES

- Senior Citizen Park
- Lawn Walking
- Pet Garden
- EV - Charging Points
- Wall Climbing
- Amphitheatre
- Landscape Area
- Outdoor Working Area
- Butterfly Park
- STRR Lawn Area (Temporary)
- Dotts
- Guest Parking





QUALITY FINISHES



Crafted with Quality, Designed for Life SPECIFICATIONS



R.C.C Framed structure with M-25 grade concrete and Fe 500 grade TMT steel, designed as per relevant BIS codes for Earth Quake Resistance (Seismic Zone-II), structurally efficient systems implemented

STRUCTURE

All internal walls and ceiling plastered and painted with emulsion.

Exterior walls painted with weather proof external paint

PLASTERING



PLUMBING

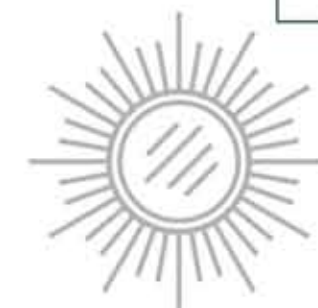
CPVC water Supply Lines

Polished vitrified tiles flooring with 3" skirting in drawing, kitchen, dining and bedrooms. Anti-skid ceramic tiles for balconies and utilities

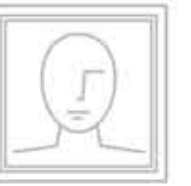
FLOORING

ELECTRIFICATION

Anchor or equivalent make



PREMIUM FINISHES, TIMELESS APPEAL

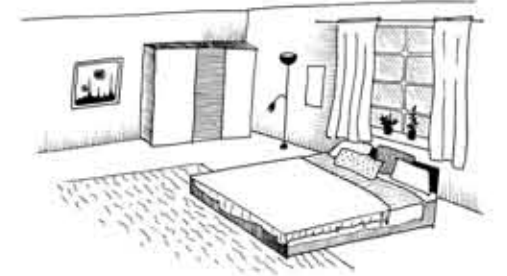


Wall masonry: 6" and 4" solid cement blocks for internal walls

WALLS

UPVC sliding windows with mosquito mesh

WINDOWS



Main entrance door 8' Solid Mahagaani wood frames and shutters finished with teak veneer.

Other doors: 8' Engineered wood frames with laminate doors

DOORS

Power back-up provided with load controller for each flat. Additional power back-up for water pump and common area lightings

GENERATOR

COMMUNICATION

TV points in living room



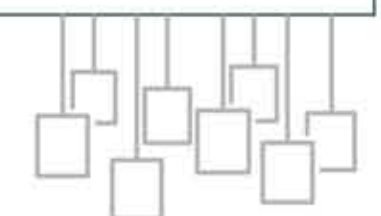
Anti-skid ceramic tiles flooring and glazed ceramic tiles dadoing up to 8'0" Jaquar or equivalent make ISI CP and sanitary fittings

TOILETS



LIFT

Lift with a capacity of 10 passengers of reputed make



COMPLETED PROJECTS:

- 1

Maruti Vihanga
- 2

Maruti Anutham
- 3

Sapthagiri Sampada
- 4

Maruti Meadows
- 5

77 East
- 6

312 West

ON GOING PROJECT:

- 1

Maruti Akrida.

Maruti Akrida enjoys a strategic location in Attibele, one of Bengaluru's fast-emerging residential and investment destinations. With excellent connectivity to major IT hubs, educational institutions, healthcare centers, and lifestyle avenues, it offers the perfect balance of convenience and growth potential. Set amidst a rapidly developing neighborhood, this address not only promises a comfortable lifestyle today but also assures enduring value for tomorrow—making it a home and an investment that truly secures your future.

2 kms Radius
Swift City
BRS Global School
Gurukul High the Int. School
St. Philomena's Central School
New Baldwin Int. School
Harvest Int. School
Sara Cricket Academy
Bidaraguppe Lake

10 kms Radius
Azim Premji University
Oxford Medical College and Hospital
Attibele Industrial Area
SABIC R & D
Upcoming Metro - Chandapura

LOCATION ADVANTAGES

5 kms Radius
Proposed STRR Connecting Road
NH 44
Gear Innovatie Int. School
NR Hospital
A2B Restaurant
Proposed Suburban Train
Indus Int. School
Upcoming Metro - Sarjapura

15 kms Radius
Manipal Int. School
Narayana Health City
Mazumdar Shah Medical Center
Ring Road
Nice Road
Jigani Industrial Area
Peripheral Ring Road

A Prime Address for a Promising Future

Strategically located in Attibele, Maruti Akrida offers seamless connectivity, modern conveniences, and lasting value for generations to come.





OFFICE ADDRESS

Sy. No. 269, RRL Complex, 2nd Floor,
Bidaraguppe, Attibele Hobli, Anekal Taluk,
Bengaluru - 562 107, Karnataka, India.

SITE ADDRESS

Sy. No.416/3 Bidaraguppe,
Attibele Hobli, Anekal Taluk,
Bengaluru - 562 107, Karnataka, India.



Sales@marutiventures.com



www.marutiventures.com

ARCHITECT & ENGINEER

LANDMARK ARCHITECTS

License No.: BCC/BL-3.6E-3959/2014-15
Address: #3,12th Cross,23rd Main, JP Nagar,
2nd Stage Bangalore.
Contact No.: + 91-9740811065
Email id: landmarkramesh@gmail.com

ADVOCATE LEGAL

Legal Nexus Advocates & Consultants
No.428, 1st Floor, 25th cross, 24th Main Rd,
2nd Sector, HSR Layout, Bengaluru,
Karnataka 560102
Email id: legalnexusadv@gmail.com