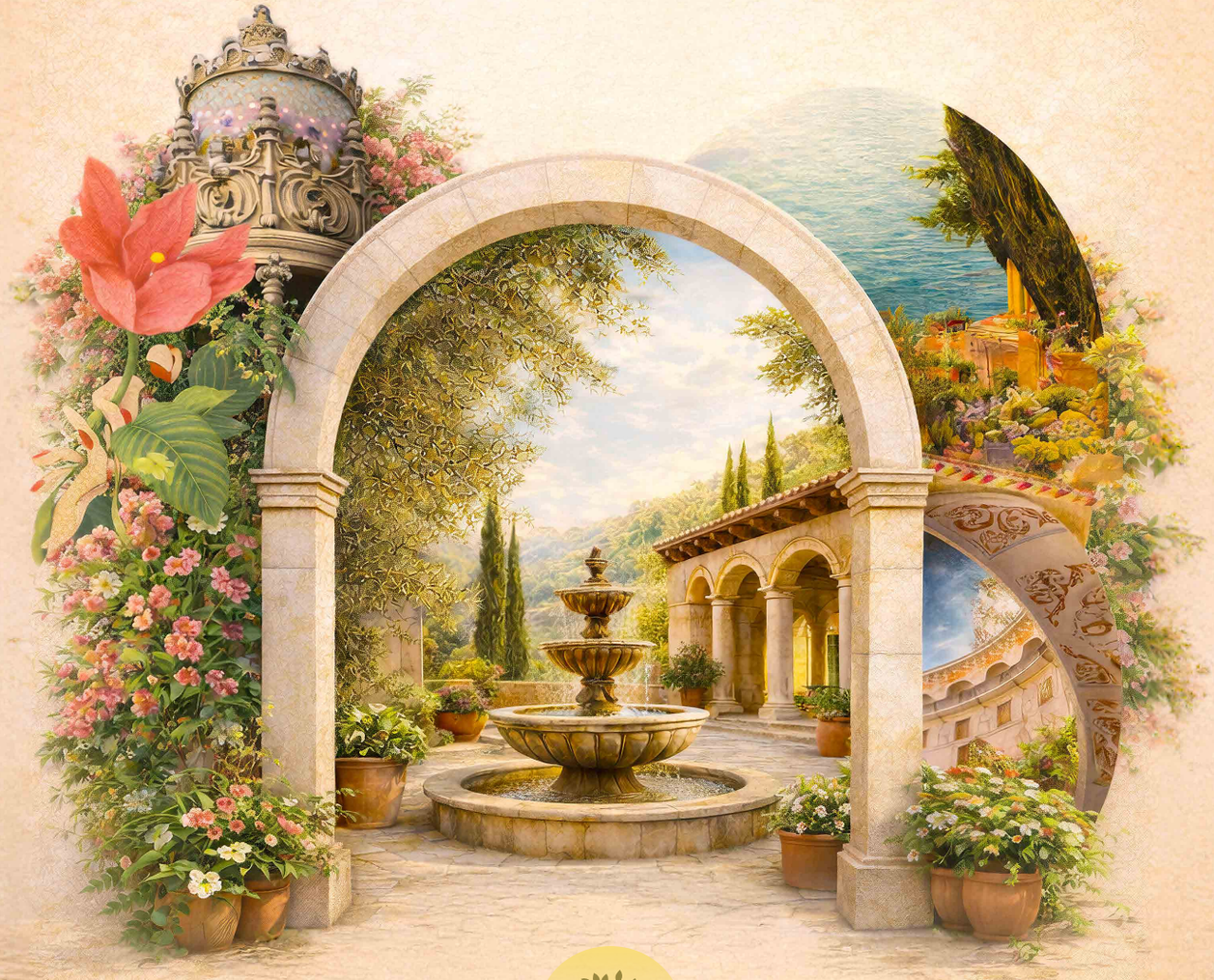
PRIME ACRES
PROJECTS



SAMASTI
Where Life Finds Its Rhythm

More than villas,
it's a Mediterranean masterpiece.



Samasti is created for people who value calm, light & soulful living.

A place where homes breathe and everyday moments unfold gently like a Mediterranean morning by the sea.

Welcome to the
Quiet side of Luxury.

Samasti is where
life finds its rhythm.



The Meaning of *Samasti*

Wholeness. Belonging. Balance.

Samasti means the **collective whole.**

It represents a life where home, people, nature & daily living exist in harmony.

Nothing feels separate. Nothing feels forced.

Everything flows together like a natural rhythm.

Here, a home is not just a structure.
It is part of a thoughtfully created environment designed to nurture clarity, comfort and long-term wellbeing.

Sunlight, Mediterranean warmth & peaceful landscapes come together to create a life that feels centred & deeply human.

A masterplan *designed around life.*

Where every path leads to calm, connection & community.



Amenities

01. THE SAMASTI GATEWAY
02. THE RHYTHM WALL
03. THE FOYER
04. THE CHRYSALIS 🦋 NOOK
05. PAUSE PAVILION
06. THE PORTICO (DROP OFF)
07. THE SPIRE (FOUNTAIN)
08. PRANAVA (TEMPLE)
09. CHILDREN PLAY AREA
10. SKATING RINK
11. THE CIRCUIT
12. CALISTHENICS
13. TRELLIS SEATING
14. HANGOUT FITNESS
15. WATCH TOWER
16. CRICKET NET
17. MINI MUGA COURT
18. AMPHITHEATRE
19. HAMMOCK GARDEN
20. PARTY LAWN
21. STAGE
22. MINI GOLF PUTTING GREEN
23. KOI POND
24. ZEN DECK
25. SEATING
26. PAVILION
27. REFLEXOLOGY
28. DECK
29. KIDS POOL
30. MAIN POOL
31. BUBBLE POOL
32. CLUB
33. CAFE NOOK
34. JOGGING TRACK
35. PET PARK
36. PAW SPA
37. WALKWAY
38. SEATING NOOK
39. GARDEN
40. RAINWATER COLLECTING TANK
41. STP (SEWAGE TREATMENT PLANT)
42. WTP (WATER TREATMENT PLANT)
43. TY (TRANSFOR YARD)
44. DRIVEWAY
45. RAIN HARVESTING CHAMBER

Plot Sizes

20 X 40	VILLA SERENO
30 X 40	VILLA GRACIA
30 X 50	VILLA SOLANA
33 X 50	VILLA VISTA
40 X 40	VILLA VERONA
40 X 50	VILLA PRIMA

Not just plotted land. A carefully composed way of living.

A Mediterranean village, *crafted for Bengaluru*

Warm walls kissed by sunlight.
Bougainvillea brushing the breeze.

Arched verandas opening into
quiet courtyards.

Samasti brings the romance
of Southern Europe into the
rhythm of East Bengaluru.



Your private Mediterranean Resort.

Club Elysian

The clubhouse at Samasti is designed as a warm, sunlit retreat shaped around Mediterranean comfort & slow living.

Soft stucco finishes, arched openings, terrace seating & calm interior tones create an atmosphere that feels like a boutique coastal home rather than a conventional clubhouse.

It is the social heart of the community.


CLUB ELYSIAN



12,000+ sqft

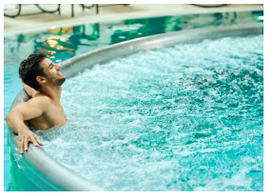
of spaces designed for leisure,
connection and quiet luxury.

The Elysian Lifestyle

Ground Level — Water, energy & play.
The ground level brings life outdoors with active family-friendly spaces.


Swimming pool

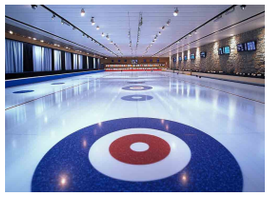

Dedicated kids pool


Bubble Pool


Convenient changing facilities


Pool deck with shaded cabanas


Spa


Banquet Hall


Cafe Nook


Garden-court seating


Indoor games & activity lounge

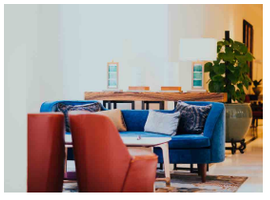

Kids' room

First Level — Wellness & Peace focused.
The first floor is designed for balance and inner calm & for uninterrupted work when needed.


Gym with natural light


Reading and quiet lounge corners


Yoga & meditation studio


Co-working lounge for focused work


Balcony seating overlooking greens

Second Level — Cinema, celebrations & sky views.

Evenings belong to the second floor.


Lounge seating for gatherings


Party terrace


Pantry and hosting support



Experiences designed *into everyday life.*

Thoughtfully curated amenities that inspire wellness, spark joy and bring people together.

All within a beautiful, green heart of the community.



Resort-style Pool

Refresh. Relax. Reconnect.



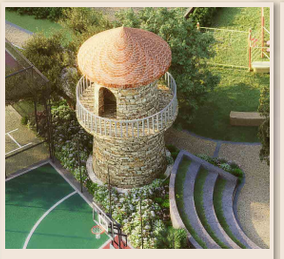
Central Garden Park



The Chrysalis Nook



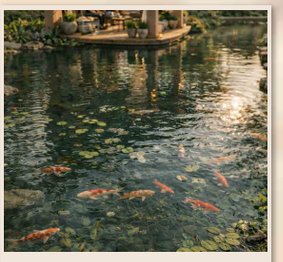
Moonlight dinner lawns



Watch Tower



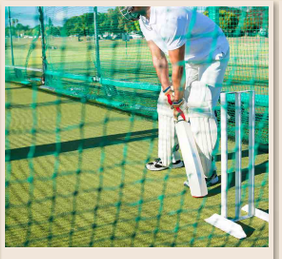
Zen Deck



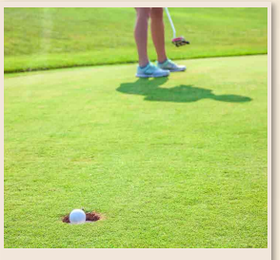
Koi Pond



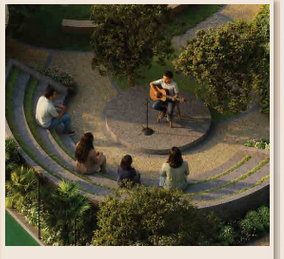
Mini MUGA Court



Cricket practice net



Mini Golf putting green



Amphitheater



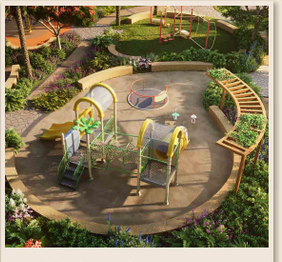
Outdoor gym



Yoga pavilion



Skating zone



Kids play area



Open party lawn

Where every path *leads to belonging.*

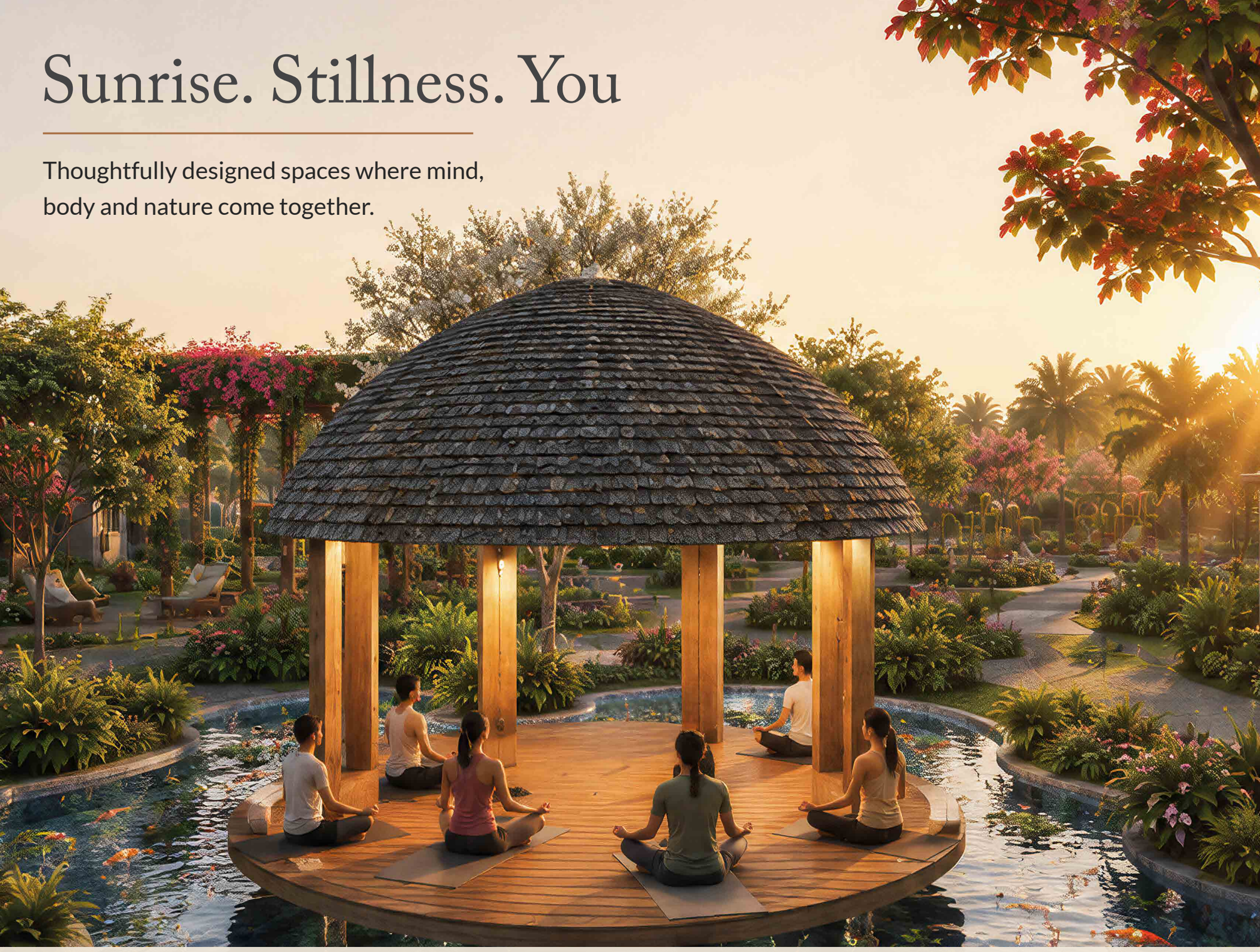
Streets that invite slow evening walks...
Greens that feel like private gardens...
Spaces made for belonging and comfort.



A masterplan that thinks about
life, not just layout

Sunrise. Stillness. You

Thoughtfully designed spaces where mind, body and nature come together.



Yoga in green pockets

Reflexology paths

Herb-scented corners

Quiet pergola lounges

A space to breathe.

A life to live well.

More than pet-friendly *Truly pet-welcoming.*

At Samasti, even the smallest daily rituals are thoughtfully planned. From shaded walkways to dedicated pet spaces, life flows naturally for every generation.

DEDICATED PET PLAY ZONE
Fun, safe and engaging spaces where pets can run, explore & make new friends.

GROOMING & WASH STATION
Convenient wash area to keep your pet clean, fresh & ready for cuddles.

LANDSCAPED SEATING CORNERS
Comfortable nooks for pet parents to relax, connect & enjoy the outdoors.

SAFE PEDESTRIAN STREETS
Walkable, green-lined streets ensuring worry-free strolls for you & your pets.



Thoughtful by design.
Beautiful in every detail.

A community where every companion feels at home.

Because the best communities welcome every member.

Crafted with textures *that age beautifully.*

Every element of your villa is chosen for its character, strength, and timeless appeal. From the first glance to every touch, this is luxury designed to last.



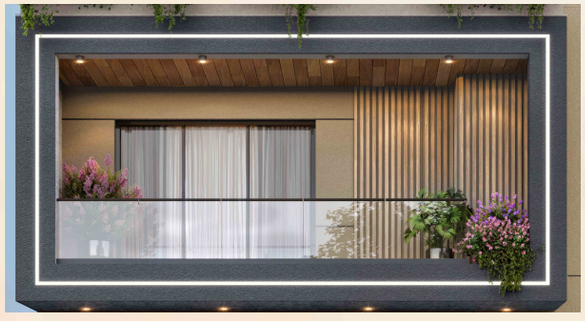
Textures
Rich, earthy textures that bring warmth, depth, and a timeless Mediterranean charm.



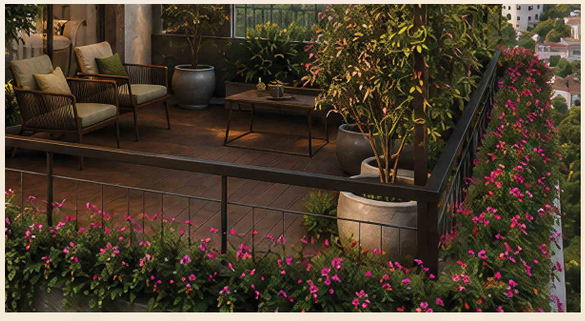
Pergolas
Thoughtfully designed pergolas create shade, structure, and a stunning play of light.



Natural Stone Claddings
Warm, natural hues that blend with the villa and grow more beautiful with time.



Glass balconies
Sleek glass railings that enhance openness, safety, and contemporary elegance.



Iron balconies
Sleek, durable iron detailing that adds elegance, safety, and architectural grace.



Wooden Finish Facade
A pristine wooden finish that blends with the villa's overall aesthetics and grows more beautiful with time.

Built to endure. Designed to inspire.

Premium materials. Expert craftsmanship. Enduring beauty in every detail.

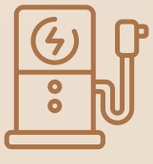
BUILT STRONG

WEATHER READY

LOW MAINTENANCE

NATURAL HARMONY

Limited Homes.
Unlimited Bliss.

 **Only 70 Villas** privacy at its purest	 Spread across **5.03 Acres of Calm**	 **Grand Entrance** Gate
 **12,000+ sqft** boutique- resort-style clubhouse	 Curated **Mediterranean Landscape**	 **A Pazo-Inspired** Central Garden
 **Two Car Parks** with every home	 **Vaasthu Aligned** planning	 **EV Charging** provision

Only 70 villas. Thoughtfully imagined for a

slower, richer life.


CLUB
ELYSIAN
CLUB ELY

Villa Solana

30X50FT | SUNRISE FACING

A grand 4 BHK residence offering generous living spaces and effortless luxury. Featuring three luxurious master suite bedrooms, a dedicated study, a private sky deck, a striking triple-height living area, landscaped gardens, and two car parks, Villa Solana Sunrise is designed to elevate everyday living.

4
BEDROOMS
+SKY STUDIO

3,676
SQ. FT.
SUPER BUILT-UP AREA

4
TOILETS

1,500
SQ. FT.
PLOT AREA



Designed to welcome the morning light and a refreshing start to every day.

- *Two-Car Parking Provision*
- *Private Sky Studio for Work, Creativity & Leisure*
- *Garden-Facing Sit-Out Deck*
- *Rooftop Terrace Garden with Open-Sky Views*
- *Provision for Private Lift*
- *Elegant Pergola Lounge for Outdoor Gatherings*

W
S N
E

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa Solana

30X50FT | SUNSET FACING

The signature residence in the collection, distinguished by its elegant internal courtyard that brings natural light and serenity into the heart of the home. Complete with three master suite bedrooms, a dedicated study, a private sky deck, a magnificent triple-height living space, private gardens, and two car parks, Villa Solana Courtyard Residence is a celebration of space, luxury & timeless architecture.

4
BEDROOMS
+SKY STUDIO

3,676
SQ. FT.
SUPER BUILT-UP AREA

4
TOILETS

1,500
SQ. FT.
PLOT AREA



Refined living spaces designed for memorable evenings & family connections.

- *Two-Car Parking Provision*
- *Private Sky Studio for Work & Personal Retreat*
- *Garden-Facing Leisure Deck*
- *Rooftop Terrace Garden for Evening Unwinding*
- *Provision for Private Lift*
- *Private Courtyard with Triple-Height Living Experience*
- *Pergola Lounge for Family & Social Moments*

E
N S
W

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa Gracia

30X40FT | SUNRISE FACING

An absolutely independent 4 BHK residence thoughtfully designed around space, light, and privacy. Featuring three spacious master bedrooms, a dedicated study, a private sky deck, a dramatic triple-height living area, landscaped gardens, and two car parks, Villa Gracia Sunrise offers a refined lifestyle where every detail is crafted for modern family living.

4
BEDROOMS
+SKY STUDIO

2,930
SQ. FT.
SUPER BUILT-UP AREA

4
TOILETS

1,200
SQ. FT.
PLOT AREA



An elegant home crafted around light, openness and everyday comfort.

- *Two-Car Parking Provision*
- *Private Sky Studio for Work, Creativity & Leisure*
- *Charming Pergola Lounge Amidst Nature*
- *Rooftop Garden Terrace for Morning Serenity*
- *Provision for Private Lift*
- *Landscaped Garden Deck for Quiet Moments*

W S N E

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa Gracia

30X40FT | SUNSET FACING

A beautifully crafted independent residence that combines elegance with functionality. With three expansive master bedrooms, a dedicated study, a private sky deck, a spectacular triple-height living space, private gardens, and two car parks, Villa Gracia Sunset is designed for those who value comfort, openness, and timeless design.

4
BEDROOMS
+SKY STUDIO

2,930
SQ. FT.
SUPER BUILT-UP AREA

4
TOILETS

1,200
SQ. FT.
PLOT AREA



Refined living spaces designed for memorable evenings and family connections.

- *Two-Car Parking Provision*
- *Private Sky Studio for Work, Creativity & Leisure*
- *Signature Pergola Lounge for Outdoor Living*
- *Rooftop Terrace Garden with Sunset Views*
- *Provision for Private Lift*
- *Garden-Facing Deck for Relaxation*

E
N S
W

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





15 mins
FROM WHITEFIELD

25 mins
FROM OUTER RING ROAD

12 mins
FROM SARJAPUR ROAD

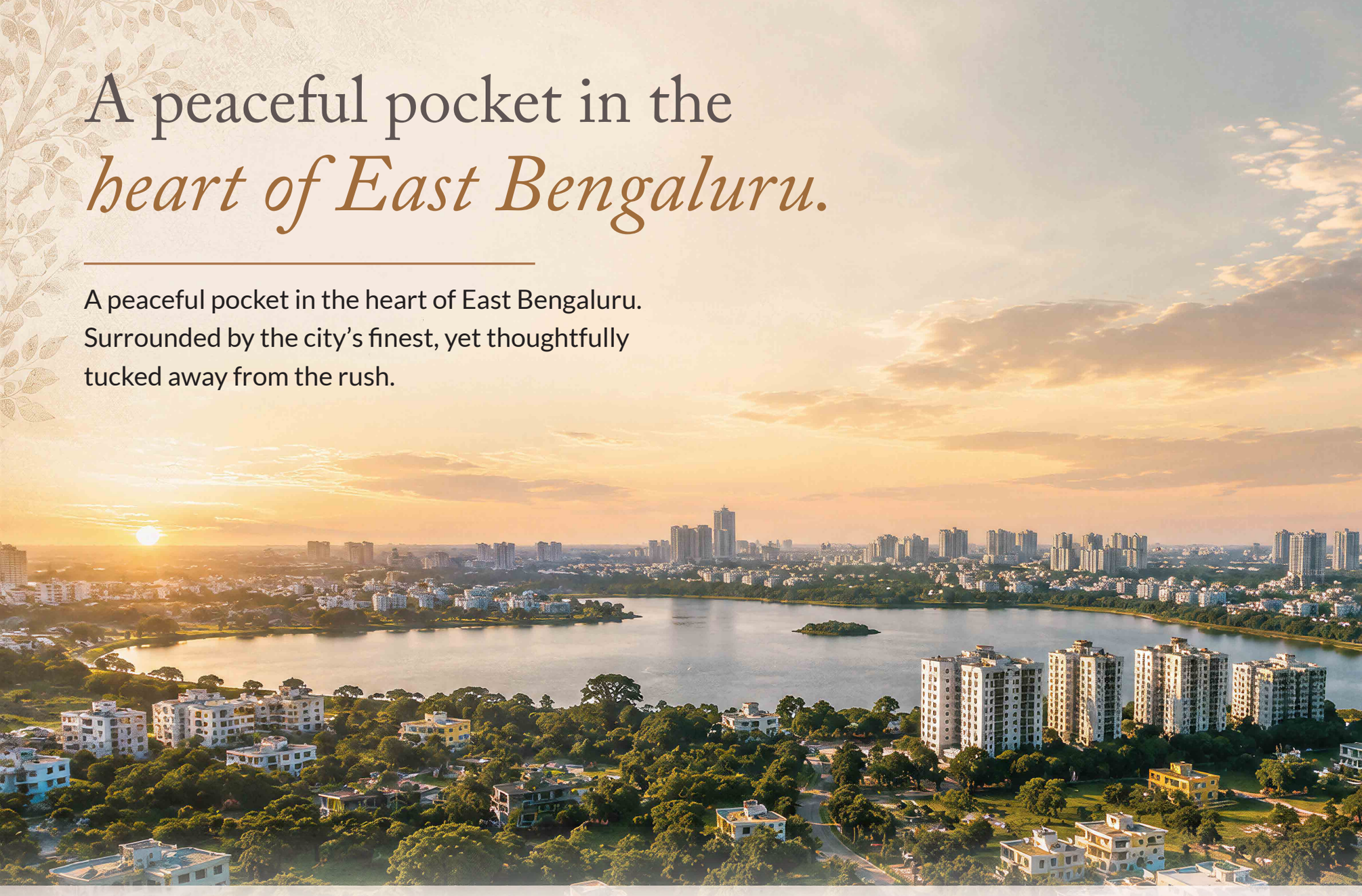
1 km
FROM PRR / BENGALURU
BUSINESS CORRIDOR

- Minutes away from world class Healthcare
- In reach of Global Malls
- 20+ International schools around
- A location rising in value every year

A home in the centre of opportunity, wrapped in tranquility.

A peaceful pocket in the *heart of East Bengaluru.*

A peaceful pocket in the heart of East Bengaluru. Surrounded by the city's finest, yet thoughtfully tucked away from the rush.



TOP SCHOOLS
Global & reputed schools close by.

HEALTHCARE
Multi-speciality hospitals minutes away.

GROWTH CORRIDORS
Well-connected to Whitefield, Sarjapur & the ORR.

IT HUBS
Close to major IT parks & business destinations.

EVERYDAY ESSENTIALS
Malls, markets & lifestyle conveniences all around.


K.R. Puram Railway Station
K.R. Puram
Phoenix Marketcity
HOODI
ITPL Main Road
MTB Orthopedic Hospital
Nexus Shantiniketan Mall
Wipro GE Healthcare Limited
Whitefield Railway Station
Whitefield
KADUGODI
Hopefarm Channasandra
Signature Mall
Bagmane World Technology Center
Hoodi Junction Metro Station
RGA Tech Park Mind Comp Tech Park
Ascendas Park Square Mall
H.M Tech park
Kundalahalli
First Technology Park
Femiint Health and Fertilit
Global Indian International School
Sportonix Sports Arena
Bagmane Tech Park
Vydehi Hospital
st. Joseph's Convent school
Gayatri Tech Park
Sathya Sai Baba Hospital
Whitefield
Shri Ram Global School, Whitefield
Bagmane IT Park
Brookefield Mall
St Thomas Public school
Manipal Hospital
Svastha Hospital
Bhagini Park
ISKCON
Sigma Tech park
Sankara Eye Hospital
Intel
Virginia Mall
Nexus Whitefield
HAL Heritage Centre & Aerospace Museum
HAL Airport Area
MARATHAHALLI
The World School
The prodigies International School
The Green Garden School
Whitefieldvihar Resort
Vartur kere Lake
VIBGYOR High School
Livspace
Pratham Pre School & Day Care
Outer Ring Road
New Horizon College of Engineering
Suraksha Multi specialty Hospital
Briggs Preschool & Daycare
NPS Marathalli
Muthsandra Hospital
Bellandur Lake
Sakra World Hospital
Cessna Business Park
True Life Hospitals
Sahastra Hospital
Cisco
VARTHUR
PSG cricket grounds
Skygolf Club & Kitchen
Satellite Town Ring Road
Embassy Tech Village
M S Dhoni Global School
The Foundation School
SAMASTI
Balagere Cricket ground
Chrysalis High
ISKCON
BWIS
Adobe systems
Giants cricket ground
Manipal Hospital
Guru Sports Club
Vagdevi Vilas College
Sai Cricket Arena
Silicon City Cricket Ground
EuroSchool
Deens Academy
Krupanidhi Group of Colleges (Physiotheraphy, Pharmacy, Degree Clg & PUC)
Kathirguppe Lake
NPS Varthur
D Mart
NPS Sarjapur
Sparsh Hospital
Apollo Hospitals
Sri Sri Ravishankar Vidya Mandir
Neriga Lake
RGA Techpark
Decathlon Sarjapura
Greenwood High School
Coolulu Cricket Grounds
Stellar cricket ground
Towards Sarjapura
Hindustani and Carnatic Music School
Wipro
Inventure Acadamy
TISB
Oakridge Int School
Delhi Public School
MediCure Speciality Clinic
DMART
Spandana Heart & Super Speciality Hospital
SMART SWIFT CITY
Azim Premji University
SARJAPUR
Approx Preipheral Ring Road/ Bangalore Business Corridor
Satellite Town Ring Road

Thriving Locality

SAMASTI
Where Life Finds Its Rhythm

Within 5 Mins

Schools/ Colleges
- The Foundation School
- Vagdevi Vilas College
- Deens PU College
- Geervani Montessori School
- Academic Heights Public School
- Vagdevi Vilas School
- Little Lavenders Montessori
- Basil Woods International School
- Kangaroo Kids Int. PreSchool
- Chrysalis High
- M S Dhoni Global School
- EuroSchool

Hospitals
- Krish Hospital

Within 15 Mins

Schools
- Greenwood High
- Explorers Academy
- Maple Bear Canadian Pre-School
- Abhyuday International Preschool
- Oakridge International School
- Vasishta School of Excellence
- The International School Bangalore

IT Parks
- TCIS Varthur

Hospitals
- Sahasra Hospitals
- Amber Healthcare
- Krish Hospital
- Miracle Women & Childrens Hospital

Within 25 Mins

Schools
- International School of Management
- Aikhyatha Public School
- New Oxford School
- Azim Premji University

Hospitals
- Manipal Hospital
- Sparsh Hospital
- Apollo Hospital

IT Parks
- Sigma Tech Park
- Prestige Tech Park
- Brigade Tech Gardens
- Embassy TechVillage
- International Tech Park Bengaluru

Shopping Malls
- Phoenix Marketcity
- Nexus Whitefield
- Virginia Mall
- Brookefield Mall
- Park Square Mall
- Forum The Prestige City

Surrounded by renowned schools, leading IT hubs, healthcare facilities and premium retail destinations, Samasti places every essential within easy reach. Enjoy the perfect balance of connectivity, convenience and everyday comfort in one of East Bengaluru's most sought-after locations.

15 mins from Whitefild

25 mins from ORR

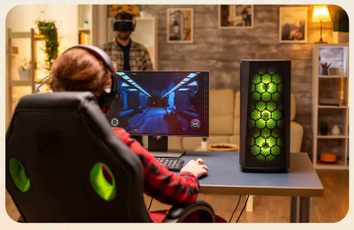
12 mins from Sarjapur Road

1 km from PRR/ Bengaluru Business Corridor


Homes that embrace
the sun & your spirit.
Skylit warmth
Triple-height living
Multiple Balconies open to breezy landscapes
Every villa celebrates calm, light and comfort.

One Room
Endless Versions

The 5th room adapts to your world. Today a gym, tomorrow a studio, always your space.



Gaming Zone



Music Room



Yoga & Wellness

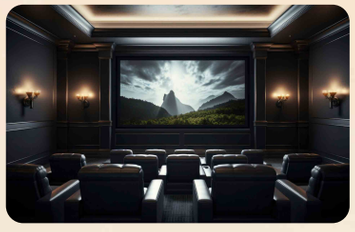




Creator Studio



Library Nook



Mini Theatre

Designed for Flexibility
Made For You.

Spacious & open Layout

Natural Light all day

Ventiliation that inspires

Adaptable for every stage of life



Where comfort meets quiet luxury.

- Sunlit rooms
- Large windows
- Calm colours
- Warm, intelligent spaces

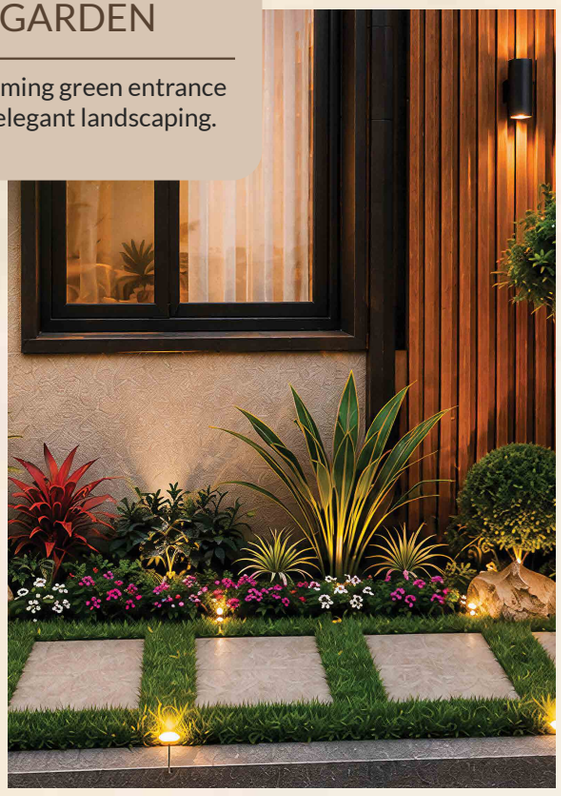
Private nature *experiences.*

It’s easy to stay connected with nature when you are surrounded by geenery.

Villas at Spring Woods are designed to seamlessly integrate nature into your living spaces.

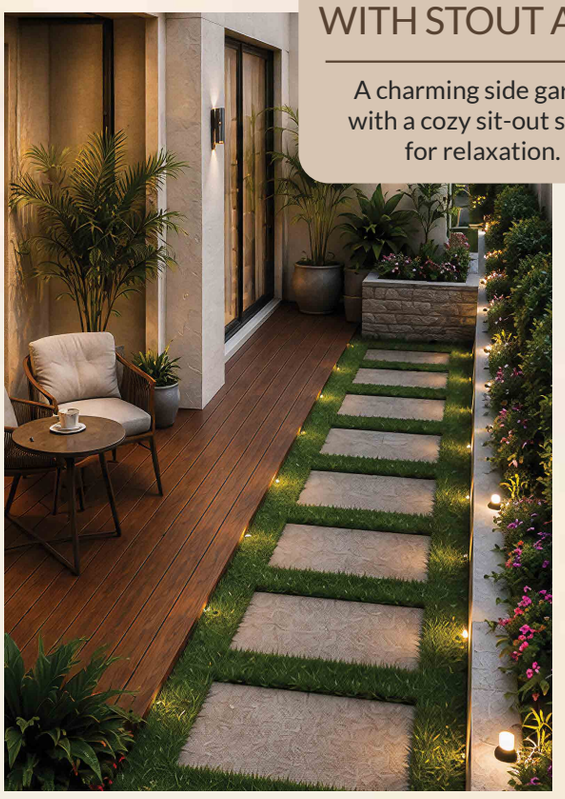
FRONT
GARDEN

Welcoming green entrance with elegant landscaping.



SIDE GARDEN
WITH STOUT AREA

A charming side garden with a cozy sit-out space for relaxation.





GARDEN SIDE
HOME COURTYARD

A peaceful courtyard garden bringing light, nature & tranquility into your home.



TOP FLOOR
SKY DECK

A lush sky deck with breathtaking views & a perfect retreat for every season.

A home that *protects what you love.*

- SMART HOMES
- SMART ACCESS
- 24/7 SURVEILLANCE
- FUTURE-READY PLANNING
- GATED COMMUNITY
- RFID
- POWER BACKUP
- MILITARY GRADE SOLAR FENCE









SECURE TODAY. CAREFREE ALWAYS.

Thoughtfully planned and intelligently secured, Samasti ensures a living environment where you and your loved ones can truly relax, knowing you are safe, always.

SUSTAINABILITY

Every drop. *Thoughtfully considered.*

At Samasti, sustainability is quietly woven into everyday living. From water conservation to future-ready energy infrastructure, every choice serves both people and nature.



Rainwater Harvesting Capacity

Solar Enabled

COMMUNITY INFRASTRUCTURE

Designed for cleaner energy consumption.

EV Ready

CHARGING PROVISION IN EVERY VILLA

Prepared for tomorrow's mobility.

Luxury that listens to nature.

Design & Specifications

1 STRUCTURE & BUILD

- Engineering: RCC framed structure designed as per relevant IS standards.
- Materials: M20/M25 concrete with Fe500D/Fe550D TMT steel.
- Masonry: Solid cement block masonry.
- Protection: Comprehensive anti-termite treatment.

2 EXTERIOR FINISH

- Façade: Premium exterior texture / Stucco finish with premium exterior emulsion paint.
- Aesthetics: Architectural stone cladding highlights as per design.

3 FLOORING

- Living, Dining & Common Areas: Premium Italian Marble.
- Master Bedroom: Engineered Wood Flooring (AC4/AC5 grade).
- Other Bedrooms: Premium Vitrified Tiles.
- Balconies & Outdoor Areas: Heavy-duty anti-skid tiles.
- Staircase: Granite / Marble treads with Glass / SS railing.

4 DOORS & SECURITY

- Height: All internal and external doors feature an 8-foot height profile.
- Main Door: Teak Wood frame with premium designer shutter & Smart Digital Lock.
- Internal Doors: Premium engineered wooden frames with veneer shutters.
- Hardware: Premium branded architectural hardware throughout.

5 WINDOWS & VENTILATION

- Windows: Premium Aluminium / UPVC sliding windows with mosquito mesh.
- Safety: Toughened safety glass used where applicable.
- Bathrooms: Ventilators with frosted glass.

6 KITCHEN & UTILITY

- Kitchen: Provisions for chimney, RO, microwave, and oven; electrical & plumbing layout as per design.
- Utility: Granite countertop with 4 ft high dado, SS 304 sink (Franke / Carysil or equivalent), and provisions for washing machine, dishwasher & dryer.

7 BATHROOMS

- Sanitaryware: Premium wall-hung sanitaryware from Kohler or equivalent.
- Master Bath Luxury Upgrade: Premium Gold-Plated / Brushed Gold CP fittings (faucets, shower), matching gold-trimmed vanity mirror/hardware, and a glass shower partition.
- Other Bathrooms: Premium Chrome Plated (CP) fixtures from Kohler or equivalent.
- Cisterns: Concealed cisterns by Kohler or equivalent.
- Vanity: Quartz / Granite vanity counter with wall-hung cabinet.
- Utilities: Provision for geyser and exhaust fan in all bathrooms.

8 EV, WATER & SUSTAINABILITY

- Green Energy: Dedicated EV Charging Point per villa.
- 3 to 4 KW solar power system.
- Solar water heater provision.
- Water Management: Centralized project-level RO water supply with a hydropneumatics System (No overhead tanks or individual sumps).
- Plumbing & Conservation: Leak-proof CPVC & UPVC piping (Astral / Supreme / Ashirwad); water softener provision & rainwater harvesting system.

9 ELECTRICAL & POWER BACKUP

- Wiring & Switches: Finolex/Polycab FRLS wiring with modular switches from Legrand/Schneider or equivalent.
- Safety: Modular Distribution Board with MCB, RCCB & Surge Protection.
- Power & Backup: 6 to 10 KW power supply per villa with 100% DG power backup for villas & common areas.
- Climate & Media: AC power & drain points in living & all bedrooms; TV, Data & Wi-Fi points at designated locations.

10 SMART HOME AUTOMATION

- Hardware: Premium smart switches from Schneider / Legrand or equivalent.
- Automation Zones: Smart control provisions for Master Bedroom, Living & Dining, Staircase, and Terrace / Sky Deck.
- Ecosystem: Mobile app-based control compatibility.

11 VERTICAL MOBILITY & ACCESSIBILITY

- Lift Ready: Structural and electrical provisions for a lift shaft in every villa.
- Staircase: Senior-friendly design with glass/metal hand railings.
- Optional Upgrade: Elevator installation available on request at an additional cost.

12 OUTDOOR & LANDSCAPING

- Private Greens: Private garden / sit-out area as per villa configuration with automated drip irrigation provision.
- Landscaping: Professionally curated landscaping around all villas.
- Natural Light: Architectural Skylight above the staircase featuring laminated toughened glass.

13 PAINTING & INTERIORS

- Walls & Ceilings: Premium emulsion finish using top-tier paints (Asian Paints / Berger or equivalent).
- Ceilings: Basic Gypsum False Ceiling in Living, Dining, and all Bedrooms.

14 WATERPROOFING & LONGEVITY

- Terrace: APP Membrane waterproofing with protective concrete screed and weather-proof anti-skid tiles.
- Wet Areas: Multi-stage waterproofing for all toilets and wet areas with mandatory Pond Testing.
- Sealing: Specialized weather-proof sealants for window sills, balconies, and expansion joints.



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