

AMBIKA ARCADE



AERO MINI CITY

DEVANAHALLI TOWN, OPP BRIGADE ORCHARDS(135
ACERS), BANGALORE

ENTRANCE ARCH



AERIAL VIEW

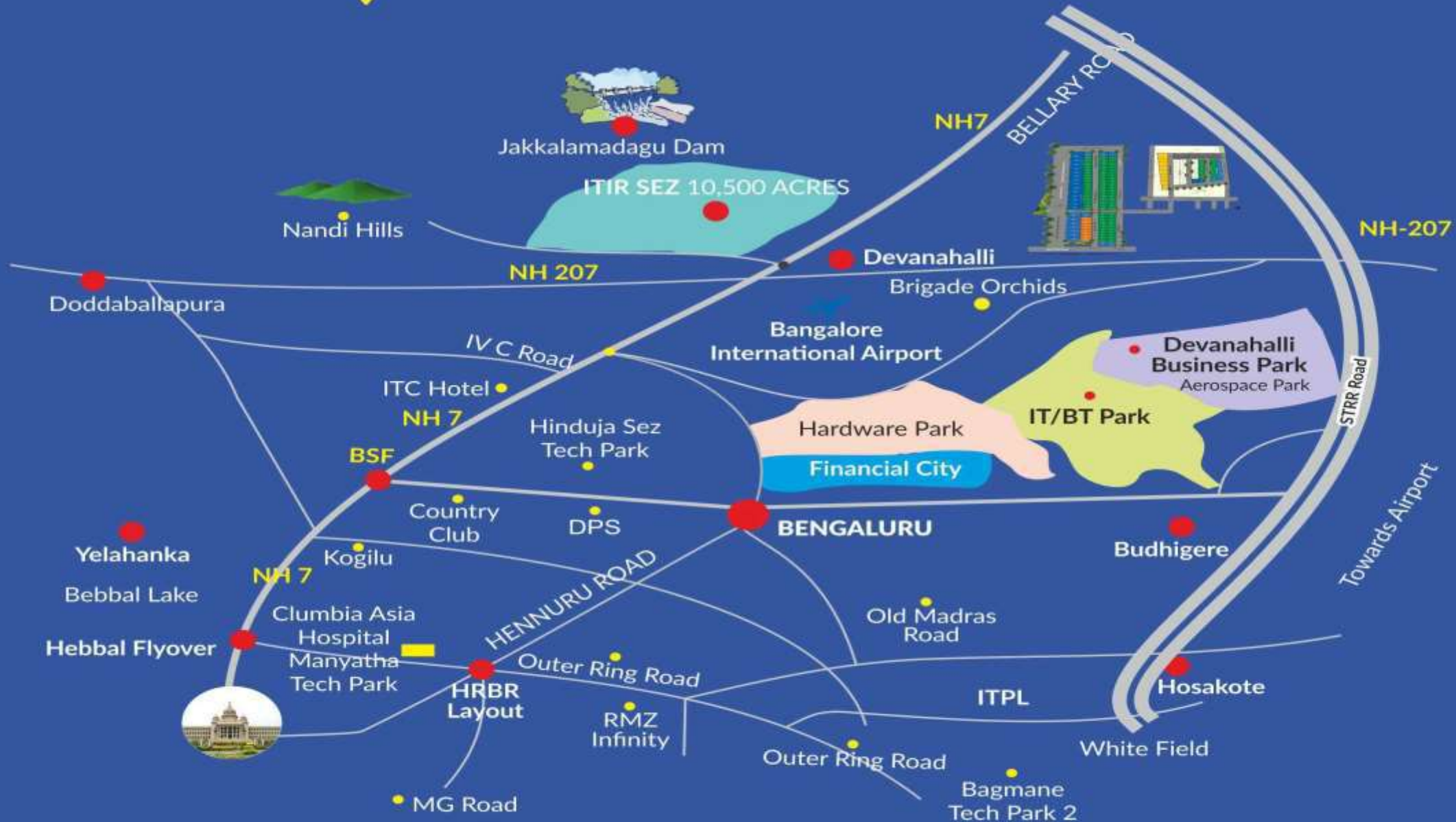


CLUB HOUSE





LOCATION MAP



Key Highlights in North Bangalore

- 1. Bangalore Aerospace SEZ:** 950-acre Bangalore Aerospace Park including 250-acre special economic zone (SEZ) has attracted investments from 56 large and mid-sized companies. Airbus and Bombardie will be creating nearly 2.5 lakh jobs.
- 2. Devanahalli Business Park:** 413-acre 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):** 12,000-acres 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 will be completed soon.
- 4. International Convention Centre (BICC):** Bangalore International Convention Centre will be built on 35 acres of land next to the Bangalore International Airport through a public-private-partnership (PPP) model.
- 5. Bellary Road:** Bellary Road (NH-7) 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-7.
- 6. 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.

- 7. 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.
- 8.** 7 Kms distance to Kempegowda International Airport Via NH7.
- 9.** A New Satellite Ring Road will connect the city with Doddaballapur road.
- 10.** Social Infrastructure nearby; Popular hospitals and malls like Columbia Asia Hospital and Phoenix market City Mall, Upcoming hotel projects including Oberoi at BIA and Taj Airport Hotel and Holiday Inn in Devanahalli.
- 11.** Infosys Technologies has acquired 10 acres of land in Devanahalli area.



DISNEY LAND

← → ↺ <https://timesofindia.indiatimes.com/good-governance/karnatka/Bengaluru-likely-to-get-its-own-Disneyland/articleshow/48868754.cms>



BENGALURU: A rendezvous with your favourite cartoon characters and tons of rides to pick from - it's not without reason that Disneyland is called the happiest place on Earth. If the tourism department has its way, you could experience the California-like theme park in Namma Bengaluru itself.

The tourism infrastructure development department has

proposed to build a theme park on the lines of Disneyland in the north of the city - either in Devanahalli or along Bengaluru-Tumakuru road.

It will cost a staggering Rs 100 crore and require 800-1000 acres of land, said

LOCALITY REVIEWS

Devanahalli, Bangalore

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

Pros:

- *KIADB Industrial Area
- *Brigade Orchids 130 (Acres)
- *Very Near to 300 Ft ST Ring Road

Nearby Places:

- *Nagarjuna Engineering College
- * Stone Hill International School
- * Adarsha Institute Technology
- * Visveswaraya IIT University
- * Manipal University in 200 acres
- * 10 mins. Drive from BMSIT Collage [Yelahanka](#)
- * 15 mins. Drive from ITIR in 12,000 acres
- * 15 mins. Drive from [Bangalore](#) International Airport (BIA)
- * 10 mins. Drive from Aerospace Zone
- * 15 mins. Drive to Silk City.
- * 15 mins. Drive from upcoming 5-star hotel & golf course.
- * 10 mins. Drive from global financial district
- * 15mins. Drive from proposed 8 lane [outer ring road](#)
- * 15mins. Drive to [Nandi Hills](#)
- * Projects of brigade, Century, Hiranandani, Rmz, Sobha, Nitesh, Embassy, Confident, Ozone group & others.

Top Most Schools In and Around Devanahalli

- 1) Akash International School
- 2) HK Kejriwal international school
- 3) Stone hill international School
- 4) Canadian International School
- 5) New Baldwin International School
- 6) GISB (Gitanjali international school Bangalore)
- 7) Oxford English school
- 8) Sterling English School
- 9) Euro-Kids pre-school
- 10) Shanti Niketan Public school
- 11) Little stars pre-school
- 12) V-Kids Devanahalli
- 13) Kendriya Vidyalaya Government School
- 14) Navodaya High School
- 15) Carmel Public School
- 16) MVM Central School (Maruthi Vidhya Mandira)
- 17) Vihaan Public School



EDUCATIONAL INSTITUTIONS

- 1) Nalanda College of Education
- 2) Sri Krishna College of Education
- 3) Regional College of Management
- 4) Anjanadri Independent PU College
- 5) Sri Narayana PU college
- 6) GITAM School of Technology
- 7) CAMBRIDGE UNIVERSITY
- 8) Proposed DEVRAJ URS MEDICAL COLLEGE, AMITY UNIVERSITY & MANIPAL UNIVERSITY .

AMENITIES:

- Club House
- Rain Water Harvesting
- CCTV Security
- Concrete Roads
- Entrance Arch
- Underground Cabling
- Well Developed Parks
- Sewage treatment plants
- Overhead water tanks
- Jogging Tracks
- Children Play Area



ABOUT PROJECT



- Gated Community, BIAAPA Approved, RERA Registered
- Cost: 3500/sq. ft (Negotiable)
- Location: Opp to Brigade Orchards, Near Aerospace SEZ, Devanahalli Town, Near to Salarpuria Park Cubix, Near International Airport, Bangalore
- RERA ID: RERA/PREM/KA/1250/303/PR/190330/002515
- Bank Loans Approved By SBI,LIC,HDFC
- Villas Starts 60 Lakhs Onwards



VILLAS AND VILLA PLOTS



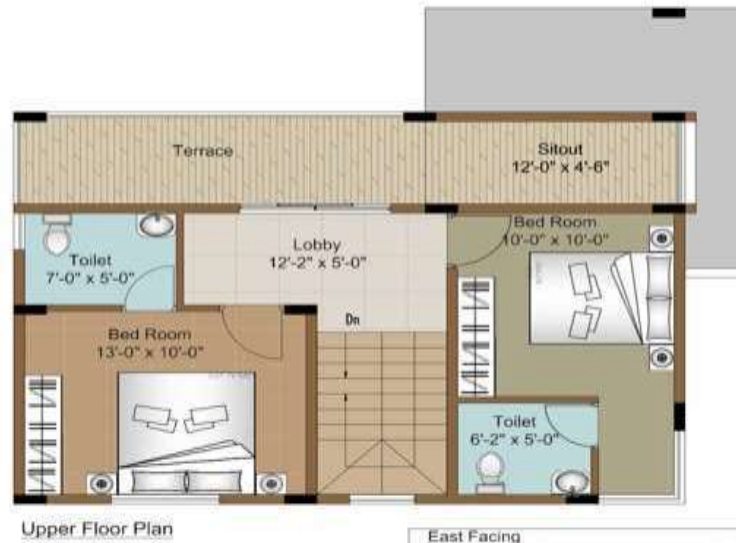
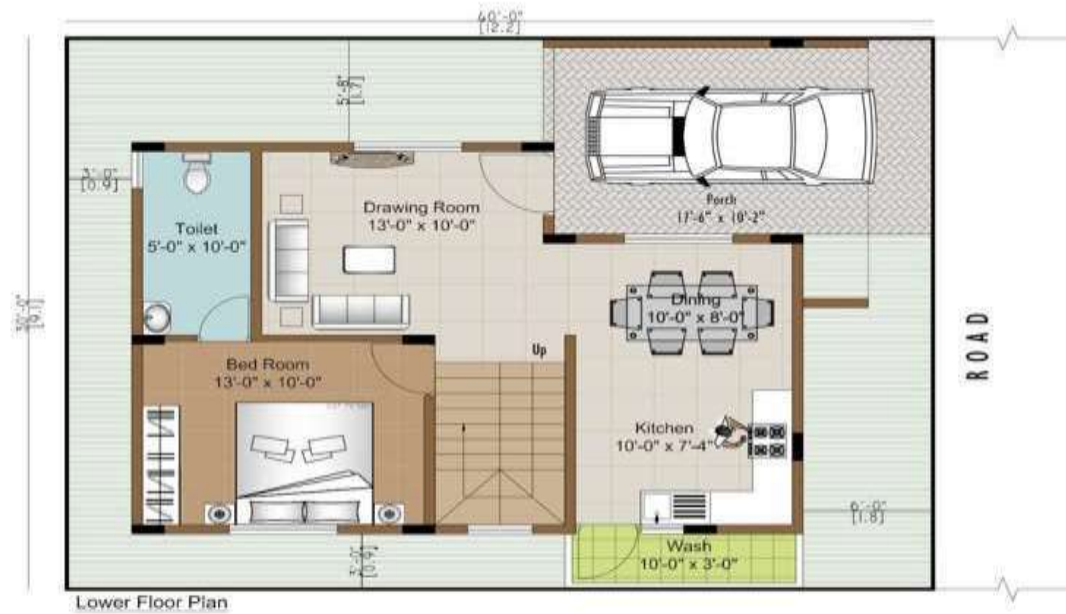
VILLA MODELS



EAST FACING 30x40
Total Built up Area: 1257 sqft



3BHK



East Facing	
Ground floor Covered Area	> 603 Sq.Ft.
First floor Covered Area	> 506 Sq.Ft.
Parking Space	> 148 Sq.Ft.
Total	> 1257 Sq.Ft.

WEST FACING 30x40
Total Built up Area: 1247 sqft



3BHK



West Facing	
Ground floor Covered Area	~ 763 Sq. Ft.
First floor Covered Area	~ 315 Sq. Ft.
Parking Space	~ 79 Sq. Ft.
Headroom	~ 90 Sq. Ft.
Total	~ 1247 Sq. Ft.

EAST FACING 30x40
Total Built up Area: 1520 sqft



3BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WEST FACING 30x50
Total Built up Area: 1506 sqft



3BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN

EAST FACING 30x40
Total Built up Area: 845 sqft



2BHK



GROUND FLOOR PLAN

WEST FACING 30x40
Total Built up Area: 858 sqft



2BHK



GROUND FLOOR PLAN

EAST FACING 30x50
Total Built up Area: 1257 sqft



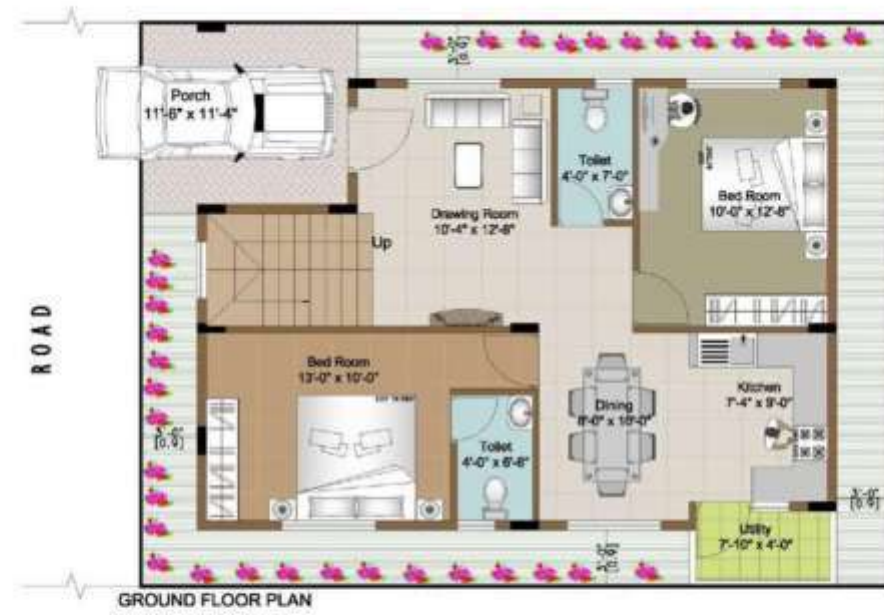
3BHK



WEST FACING 30x50
Total Built up Area: 1247 sqft



3BHK



EAST FACING 30x50
Total Built up Area: 1596 sqft



3BHK



East Facing	
Ground Floor Covered area	783 Sq.Ft
First Floor covered area	527 Sq.Ft
Parking Space	196 Sq.Ft
Head room	88 Sq.Ft
Total Built-up Area	1596 Sq.Ft

WEST FACING 30x50
Total Built up Area: 1746 sqft



3BHK



West Facing (Duplex)	
Ground Floor Covered area	819 Sq.Ft
First Floor covered area	574 Sq.Ft
Parking Space	207 Sq.Ft
Head room	146 Sq.Ft
Total Built-up Area	1746 Sq.Ft

EAST FACING 30x50
Total Built up Area: 2090 sqft



4BHK



WEST FACING 30x50
Total Built up Area: 1988 sqft



4BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN

EAST FACING 40x60
Total Built up Area: 3175 sqft



4BHK



WEST FACING 40x60
Total Built up Area: 3016 sqft



4BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



*Thank
you*