



KEYA
Spring


KEYA HOMES

THOUGHTFULLY CRAFTED
SPACES TO CALL HOME.



WELCOME TO KEYA SPRING

Welcome to a community where life feels complete from the very first day. Nestled in the heart of Bannerghatta Road, Keya Spring is an OC received, ready-to-move-in residential address thoughtfully crafted for families who seek comfort, connectivity, and a lifestyle filled with luxury and calm.

Spread across beautifully planned open spaces, Keya Spring blends modern architecture with lush landscapes, vibrant podium gardens, and thoughtfully designed amenities that cater to every generation.

From the temperature-controlled swimming pool and Club Verde to sports courts, wellness spaces, and leisure zones, every corner is designed to make everyday living feel extraordinary.



Actual Project Shot

Know About Keya Spring

OC RECEIVED

**ZERO
DEVIATION**

**255+
FAMILIES
MOVED IN**

NO OF UNITS
271

FLOOR
A - G+17
B - G+17
C - G+16

TOWERS
3

Smart location, plus smarter technology,
equals a lifestyle of **intuitive brilliance**



Radio
frequency
identification
for all entry
points



Centralized
gas
in all units



Centralised
Camera
Surveillance
for common
area



Centralized
satellite
cable system



Home
Automation
enabled
homes



Video
Door Bell



Centralized
broadband
connection

And every other lush wish you can think of – your home has already thought of it.

GREEN INITIATIVES

ZERO WATER DISCHARGE SYSTEM

Every drop of water is respected, reused, and responsibly managed within the community. Through advanced treatment and recycling systems, Keya ensures zero wastage and a truly sustainable water ecosystem. This ensures your freedom from water tanker for life.



SOLAR POWER

This project integrates solar power to reduce dependency on conventional energy and lower the overall carbon footprint. Clean energy today means a greener tomorrow for every resident. We have 100 KW solar power at Keya Spring.



EV READY LIVING

All homes are equipped with dedicated fast electric vehicle chargers at their parking bay encouraging a shift towards cleaner mobility and a future-ready lifestyle. Sustainability begins right at your parking bay.



RAINWATER HARVESTING

Thoughtfully designed rainwater harvesting systems and dedicated water ponds ensure efficient groundwater recharge and long-term water sustainability. Every drop is conserved, reused, and respected.

CLUB HOUSE

A 16,000 sq. ft. Clubhouse Designed for Keya Spring

At Keya Spring, a thoughtfully designed 16,000 sq.ft. clubhouse is crafted for every generation of the family. From wellness and fitness to recreation and relaxation, every space here is designed to elevate your everyday lifestyle with comfort, luxury, and community at its heart.

Dive into the temperature-controlled infinity pool, stay active at the state-of-the-art indoor gym and badminton court, unwind in the jacuzzi or movie room, or simply spend quality time in the elegant social lounges and walking areas. Whether it's kids, adults, or grandparents, Club Verde brings together experiences that make everyday living vibrant, healthy, and memorable.

And many more amenities that keep you wanting more.



Actual Project Shot



Actual Project Shot

MULTI-PURPOSE COURT

Discover a space built for every sport and every mood at our multipurpose court, where fitness, fun, and energy come together.



Actual Project Shot

BADMINTON COURT

Step into a game of speed and precision at our badminton court, designed for every rally, smash, and winning moment.

Actual Project Shot



TEMPERATURE CONTROLLED SWIMMING POOL

Dive into there freshing waters of our temperature-controlled swimming pool, where the perfect balance of warmth and coolness awaits.

Actual Project Shot



INDOOR GYM

Multi-equipment, fully functional, state-of-the-art. These are just some of the words we would use to describe the indoor gym.



Actual Project Shot

BASKETBALL COURT

Dribble, shoot, and rise higher at our basketball court, created for high-energy games and unforgettable wins.



Actual Project Shot

MULTIPURPOSE HALL

Gather, celebrate, and create memories at our multipurpose hall, designed for vibrant events, joyful occasions, and unforgettable community moments.



Actual Project Shot

PICKLEBALL COURT

Serve, rally, and score big at our pickleball court, designed for fast-paced matches, friendly competition, and endless active fun.

MOVIE VIEWING ROOM

Sit back, relax, and enjoy cinematic moments in our movie viewing room, crafted for cozy screenings, shared laughter, and unforgettable entertainment.



Actual Shot - 2 BHK on Second Floor

LIVING ROOM

A warm and welcoming space where comfort meets style, ideal for unwinding after a long day or enjoying cozy moments with family and friends.



Actual Shot - 2 BHK on Second Floor

DINING AREA

An intimate space, perfect for gathering around the table and sharing everyday meals or special occasions.



Actual Shot - 2 BHK on Second Floor

KITCHEN

An efficiently designed kitchen that maximizes space, making cooking an enjoyable and seamless experience.



Actual Shot - 2 BHK on Second Floor

BEDROOM

A serene, private escape that offers just the right mix of comfort and calm, ensuring restful nights and rejuvenating mornings.



2 BHK-A/B-03 SERIES

TYPE 2 BHK – A/B – 03 Series

SBU	CARPET (A)	BALCONY (B)	TOTAL (A+B)
1335	897	90	987

Sr. No	Area	Size (In MM)	SFT
1	Living	4700 X 3830	194
2	Dining	4700 X 2530	128
3	Foyer 1	3500 X 1100	41
4	Foyer 2	580 X 750	5
5	Toilet	2400 X 1400	36
6	Bedroom 1	3650 X 3600	141
7	Foyer	450 X 1700	8
8	Master Bedroom	3800 X 3150	129
9	Toilet	2550 X 1500	41
10	Kitchen	3500 X 2450	92
11	Utility	1400 X 2500	38
12	Balcony 1	1600 X 2950	54
13	Balcony 2	2500 X 1350	36
14	Door Openings	-	16
15	Internal Walls	-	28
TOTAL			987



2 BHK-A/B-04 SERIES

TYPE 2 BHK – A/B – 04 Series

SBU	CARPET (A)	BALCONY (B)	TOTAL (A+B)
1335	898	90	988

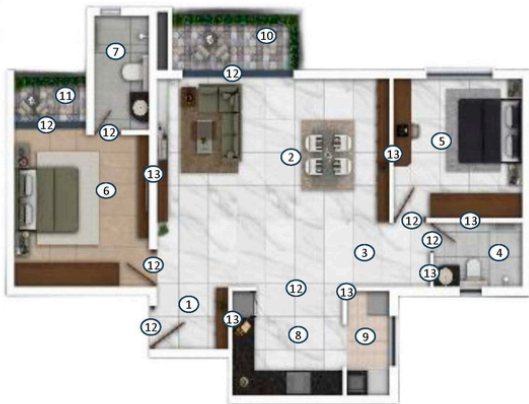
Sr. No	Area	Size (In MM)	SFT
1	Living	4700 X 3830	194
2	Dining	4700 X 2530	128
3	Foyer 1	3500 X 1100	41
4	Foyer 2	580 X 750	5
5	Toilet 1	2400 X 1400	36
6	Bedroom 1	3650 X 3600	141
7	Foyer 3	450 X 1700	8
8	Master Bedroom	3800 X 3150	129
9	Toilet	2550 X 1500	41
10	Kitchen	3500 X 2450	92
11	Utility	1400 X 2500	38
12	Balcony 1	1600 X 2950	54
13	Balcony 2	2500 X 1350	36
14	Door Openings	-	17
15	Internal Walls	-	28
TOTAL			988



TYPE 2 BHK – A/B – 05 Series

SBU	CARPET (A)	BALCONY (B)	TOTAL (A+B)
1330	896	88	984

Sr. No	Area	Size (In MM)	SFT
1	Foyer	1950 X 1500	31
2	Living/Dining	5000 X 6300	339
3	Foyer	1100 X 1550	18
4	Toilet	2400 X 1550	40
5	Bedroom 1	3350 X 3500	126
6	Master Bedroom	3650 X 3650	143
7	Toilet	2750 X 1500	44
8	Kitchen	3000 X 2500	81
9	Utility	1150 X 2500	31
10	Balcony 1	3600 X 1500	60
11	Balcony 2	1250 X 1950	28
12	Door Openings	-	18
13	Internal Walls	-	25
TOTAL			984



TYPE 2 BHK – A/B – 06 Series

SBU	CARPET (A)	BALCONY (B)	TOTAL (A+B)
1325	890	90	980

Sr. No	Area	Size (In MM)	SFT
1	Foyer	2050 X 1500	33
2	Living/Dining	5000 X 6300	339
3	Foyer	1100 X 1550	18
4	Toilet	2400 X 1550	40
5	Bedroom 1	3350 X 3500	126
6	Master Bedroom	3650 X 3550	139
7	Toilet	2500 X 1500	40
8	Kitchen	3000 X 2500	81
9	Utility	1150 X 2500	31
10	Balcony 1	3600 X 1500	60
11	Balcony 2	1450 X 1950	30
12	Door Openings	-	16
13	Internal Walls	-	27
TOTAL			980





Actual Shot - 4 BHK

LIVING ROOM

A warm and welcoming space where comfort meets style, ideal for unwinding after a long day or enjoying cozy moments with family and friends.



Actual Shot - 4 BHK

DINING AREA

An intimate space, perfect for gathering around the table and sharing everyday meals or special occasions.





Actual Shot - 4 BHK

KITCHEN

An efficiently designed kitchen that maximizes space, making cooking an enjoyable and seamless experience.



Actual Shot - 4 BHK

BEDROOM

A serene, private escape that offers just the right mix of comfort and calm, ensuring restful nights and rejuvenating mornings.





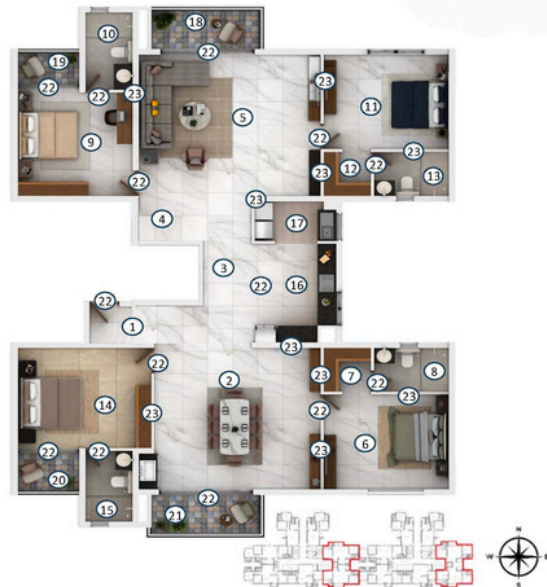
Actual Shot - 4 BHK

4 BHK-A/B-05 SERIES

TYPE 4 BHK – A/B – 05 Series

SBU	CARPET (A)	BALCONY (B)	TOTAL (A+B)
2700	1816	178	1995

Sr. No	Area	Size (In MM)	SFT
1	Foyer	5300 X 1300	74
2	Dining	5300 X 5000	285
3	Foyer	5000 X 1550	83
4	Foyer	1280 X 2050	28
5	Living	5800 X 5000	312
6	Bedroom 1	4000 X 3350	144
7	Wardrobe	1500 X 1550	25
8	Toilet	2400 X 1550	40
9	Bedroom 2	3650 X 3650	143
10	Toilet	2750 X 1500	44
11	Bedroom 3	4000 X 3350	144
12	Wardrobe	1500 X 1550	25
13	Toilet	2400 X 1550	40
14	Master Bedroom	3550 X 4250	162
15	Toilet	2500 X 1500	40
16	Kitchen	3500 X 2600	98
17	Utility	2600 X 1400	39
18	Balcony 1	3600 X 1500	60
19	Balcony 2	1250 X 1950	27
20	Balcony 3	1250 X 1950	27
21	Balcony 4	3750 X 1500	64
22	Door Openings	-	28
23	Internal Walls	-	62
TOTAL			1995



MASTER PLAN



1. Entry / Exit
2. Security cabin
3. Foreground landscape
4. Arrival road
5. Tower
6. Clubhouse
7. Private garden
8. Ramp to basement
9. Futsal court
10. Outdoor Badminton court
11. Pet park
12. Basketball hoop
13. Flower garden
14. Zero gravity swing pavilion
15. Cricket Net
16. Pool deck
17. Swimming pool
18. Kid's pool
19. Wet wall feature
20. Changing room
21. Children play area
22. Outdoor gym
23. Outdoor working pod
24. Bamboo plantation
25. Dry fountain
26. Swing court
27. Interactive floor games
28. Community party deck area
29. Nutritive garden
30. Tabletop games
31. Reflexology + Sandbed walkway
32. Toddler's play area
33. Parent's corner
34. Art wall
35. Guest parking
36. Services

LIST OF AMENITIES

Laundry
Salon
Snacks/Coffee shop
Creche
Supermarket
Cards room
Open Library
Working Desk
Meeting Rooms

CLUB HOUSE

Entry lounge
Multipurpose hall with
pantry
Table tennis
Chess
Carrom
Foosball
Pool table
Mini theatre
Gym
Steam room
Sauna room
Jacuzzi
Yoga & Aerobics room
Temperature-Controlled
Swimming pool
Kids pool

TERRACE

Seating Pargolas
Plantation

PODIUM

Seating Alcove
Multipurpose sports
court
Outdoor badminton
court
Basketball hoop
Jogging/walking track
350M Flower garden
Visitor parking
Wigwam swing court
Kompan Kids play court
Parents bay

Outdoor Gym
Aroma Garden
Cricket net
Outdoor meeting pod
Bamboo grave
Walking / dry fountain
Multifunctional desk
Nutritive garden
Pet park
Private garden

COMPLETED PROJECTS



An ode to the fusion of nature and technology – a collection of 393 bespoke homes in a variety of 1, 2, and 3 BHK situated in Electronic City.



In the heart of Electronic City Phase 1, The Lake Terraces features bespoke 2, 3, and 4 BHK homes that beautifully blend luxury and technology. The project is OC received and ready-to-move-in.



A boutique collection of 50 luxurious duplex homes with private gardens, nestled on the shores of Bangalore's most pristine natural lake – the Jakkur Lake.



A power-packed residential dream property in Whitefield. The project is ready to move in and has already received an OC. Your dream home is ready for you.

ONGOING PROJECT



Situated on Sarjapura Road, The Urban Forest is an exclusive residential project offering luxurious living spaces. The development features 727 homes, including 2 BHK, 3 BHK, and 4 BHK apartments. The project is expected to be completed in December 2027.

UPCOMING PROJECTS

The Lake Promenade

- Variety of 2, 3 and 4 BHK homes
- Located in Sarjapura Road (Before Wipro Old Corp. Office)
- Price range : 1.6 Cr - 3.5 Cr
- Launching Soon

Keya Signature Towers

- 3 BHK homes
- Located in Thannisandra Road
- Price range : 2 Cr - 2.5 Cr
- Launching Soon

The Green Sky

- 2, 3 and 4 BHK homes
- Located in Whitefield
- Price range : 1.5 Cr - 3 Cr
- Launching Soon

TEAMS



BRAND PARTNERS



KEYA SPRING COST BREAK UP - (RERA NO- TOR/PRM/KA/RERA/1251/310/PR/230120/001682)			
		Tower A & B	
Type		2 BHK	4 BHK
Costing	Base Rate INR*	11555	11999
Size of Apt	SFT	1335	2700
Floor			
Floor Rise	Rs. 20 per Floor (1st floor onwards)	0	0
Premium Location Charges	Premium location (Rs100)	0	0
Facing Charges	North/East Foor (Rs. 25 per sft)	0	0
Total Base Cost		15,425,925	32,397,300
Car Park Reservation Charges	Covered 3.5/7.0 L	350,000	700,000
Infrastrcuture Development Cost	@500 PSF	667,500	1,350,000
Advanace Maintenance Cost	0	0	0
Total cost		16,443,425	34,447,300
Reg cost***		At Actuals	At Actuals
Milestones	% of payment	Amount	Amount
Booking Amount (Day 0)		300,000	300,000
Agreement Signing (10 days - booking)	95	15,321,254	32,424,935
Completion of Registration (15 days)	5	822,171	1,722,365
Total		16,443,425	34,447,300

*Commercials valid for 5 Days. We follow ONE PRICE policy.

** Loan available upto 90% (HDFC, SBI, Bajaj), 95% (TATA) and 85% (Axis) of total cost excluding registration.

*** NO GST has been charged as the project has received OC.

**** Cost of Registration @ 7.60% including agreement franking has not been considered above and it would be as per actuals.

***** Corpus deposit of Rs. 50 per SFT payable to the Association has not been considered above.

@ Maintenance cost has to be paid directly to the association from next month onwards (from your booking).

DISCLAIMER

This document is not a legal offering document and can't be presented/quoted in any reference. This document has been prepared to help you in understanding the broader concepts and allow you to get a look on feel on how the project would look like on completion. This document should not be solely relied upon for your decision making. Agreement to sale would be the sole document to refer to for all purpose and should be relied upon.

As the project is an OC received, the apartment offered is a completed, ready-to-move-in property and is being offered for sale strictly on an "as-is, where-is" basis. The Purchaser is expressly advised and given full opportunity to personally inspect the unit in its entirety prior to booking and execution of the Agreement to Sell. KEYA would not entertain any claim in future from the purchaser for taking the basis of any marketing collateral.



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