BULWARK
GROUP

HIGH GROVE

ROOTED


in LUXURY



In the lap of nature, Highgrove comes to life in the little details - the rustle of leaves, birds perched in trees, and sunlight slipping through branches to gently grace every doorstep.

Here, revel in the charm of the English countryside with picnics under apple trees, as the scent of climbing roses drifts through the crisp air - crafting a quiet, personal escape in Devanahalli, North Bangalore.

With excellent connectivity to the airport, top schools, hospitals, and city conveniences, Highgrove perfectly blends natural beauty with modern living.

32+ GREEN ACRES | 1200 SQ.FT TO 3000 SQ.FT | LIFESTYLE WHICH FEATURES 32+ AMENITIES AND A STATE-OF -THE- ART CLUB HOUSE



CONNECTIVITY

AMITY UNIVERSITY

5 MIN

HARROW INTL SCHOOL

5 MIN

EMBASSY HORSE RIDING SCHOOL

10 MIN

DRAVID CENTER FOR SPORTS EXCELLENCE

10 MIN

10 MIN

KIADB IT PARK

10 MIN

STONEHILL INTL SCHOOL

DEVANAHALLI BUSINESS PARK

10 MIN

15 MIN

KEMPEGOWDA INTL AIRPORT

5 MIN

AKASH HOSPITAL

15 MIN

NANDI HILLS

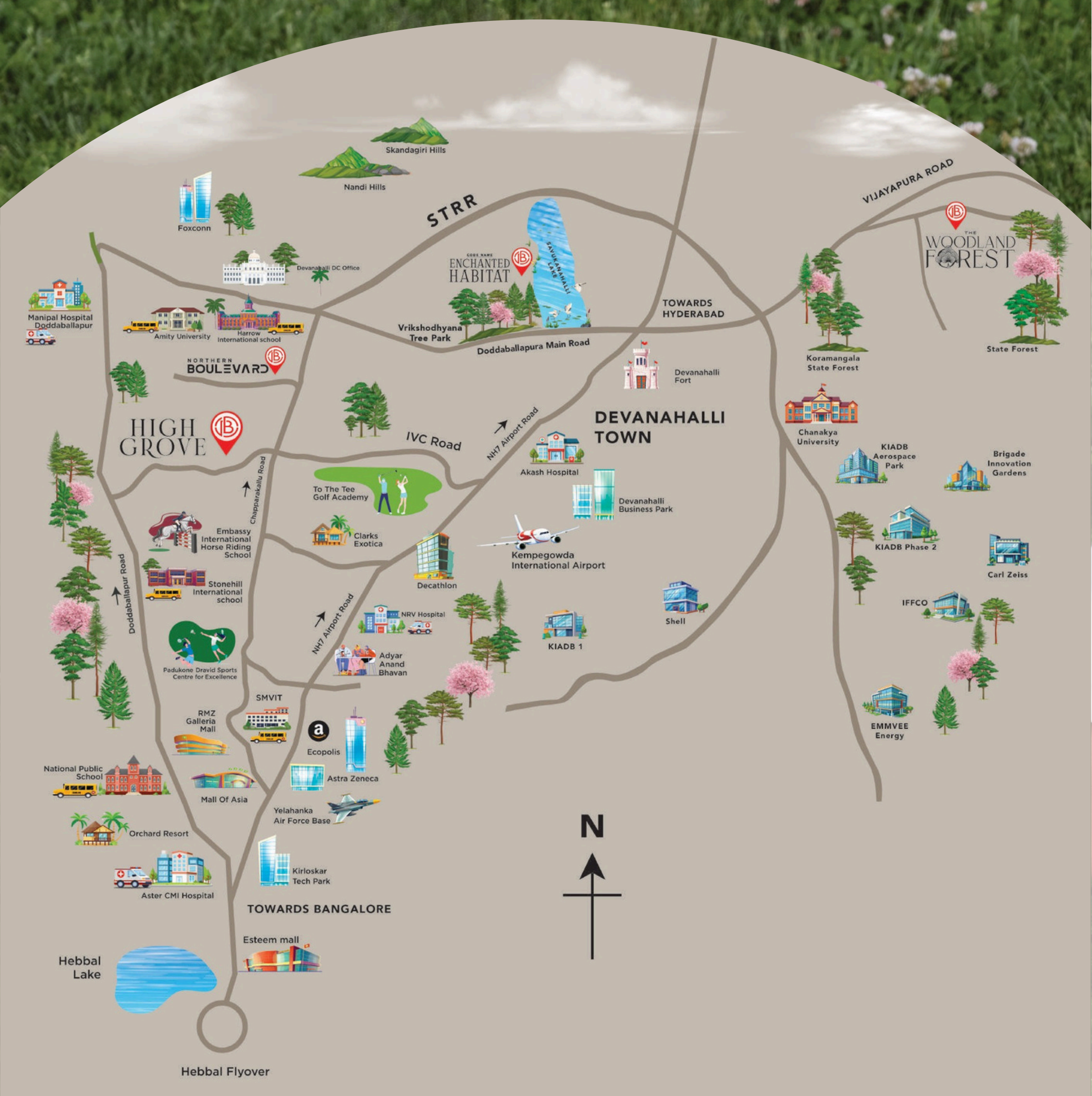
FOXCONN

10 MIN

30 MIN

MANIPAL HOSPITAL

LOCATION MAP



Where COMFORT *is* QUIETLY WELL-KEPT

At Highgrove, the foundations of everyday life are tended with the same care as its gardens. Thoughtfully planned entrances, gently curving roads, and walkways made for wandering come together to create a place that feels instinctively easy to live in.



Beneath the landscape, water flows smoothly while well-designed sanitary systems and modern treatment facilities work discreetly, preserving the calm above ground. Rainwater is guided away, allowing life here to remain effortless through every season. Throughout the day, soft streetlights line tree-lined paths, homes are steadily powered, and a quiet, constant sense of security underpins daily life. Modern ease and thoughtful convenience weave seamlessly into a life lived close to nature.



SUN-KISSED MOMENTS



Savour golden hour as it warms your table and good company warms your heart, making every moment effortlessly timeless.



POOLSIDE, *Anytime*



Dive in and let the day float away, or
simply linger awhile at the water's edge.


HIGH
GROVE


HIGH
GROVE

MASTERPLAN

AMENITIES

1. ENTRANCE ARCH
2. SECURITY ROOM
3. 15 MTR WIDE ROAD
4. WATER TANK
5. VIEWING DECK
6. CRICKET PRACTICE NET
7. MULTIPURPOSE LAWN
8. CLUBHOUSE
9. SWIMMING POOL
10. RESTAURANT
11. GYM
12. INDOOR GAMES
13. INDOOR KIDS PLAY ROOM
14. BANQUET HALL
15. PARTY LAWN
16. GUESTROOMS
17. GAZEBO
18. KIDS PLAY AREA
19. MULTIPURPOSE COURT
20. SENIOR CITIZEN PARK
21. YOGA DECK
22. JOGGING TRACK
23. WALKING TRACK
24. BON FIRE AREA
25. BBQ STATION
26. MEDITATION ZONE
27. PETS CORNER
28. SAND PIT
29. REFLEXOLOGY PARK
30. FLOWER GARDEN
31. PICKLE BALL COURT

PLOT DETAILS PHASE - 1

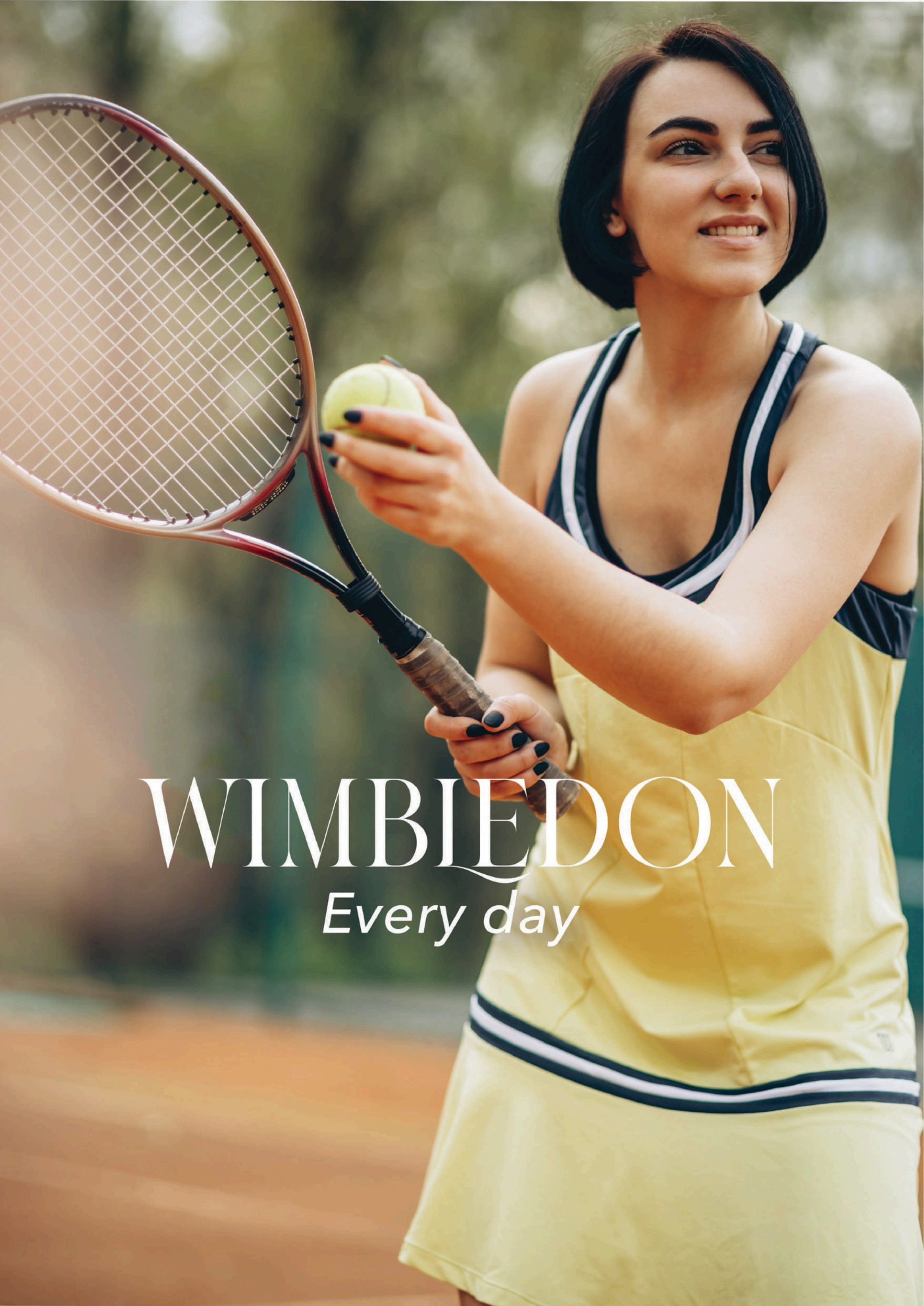
SQUARE FEET	NO. OF SITES
30 x 40	77
30 x 50	20
40 x 60	33
ODD SITES*	23
TOTAL	153


FUTURE DEVELOPMENT
N
12.0Mtr Wide Road
C.A
2239.27Sq.Mt
15.0Mtr Wide Road
Park-1
998.06Sq.Mt
CLUB HOUSE
1St Phase
Proposed Phase 2
Park-2
3144.91Sq.Mt
9.0Mtr Wide Road
Park-1
C.A-1
1401.65 Sq.Mt
C.A-2
638.26Sq.Mt
ENTRY-2
ENTRY-1
Main Road
TO CHAPPARADAKALLI
TO DEVANAHALLI

CELEBRATE BEAUTIFULLY

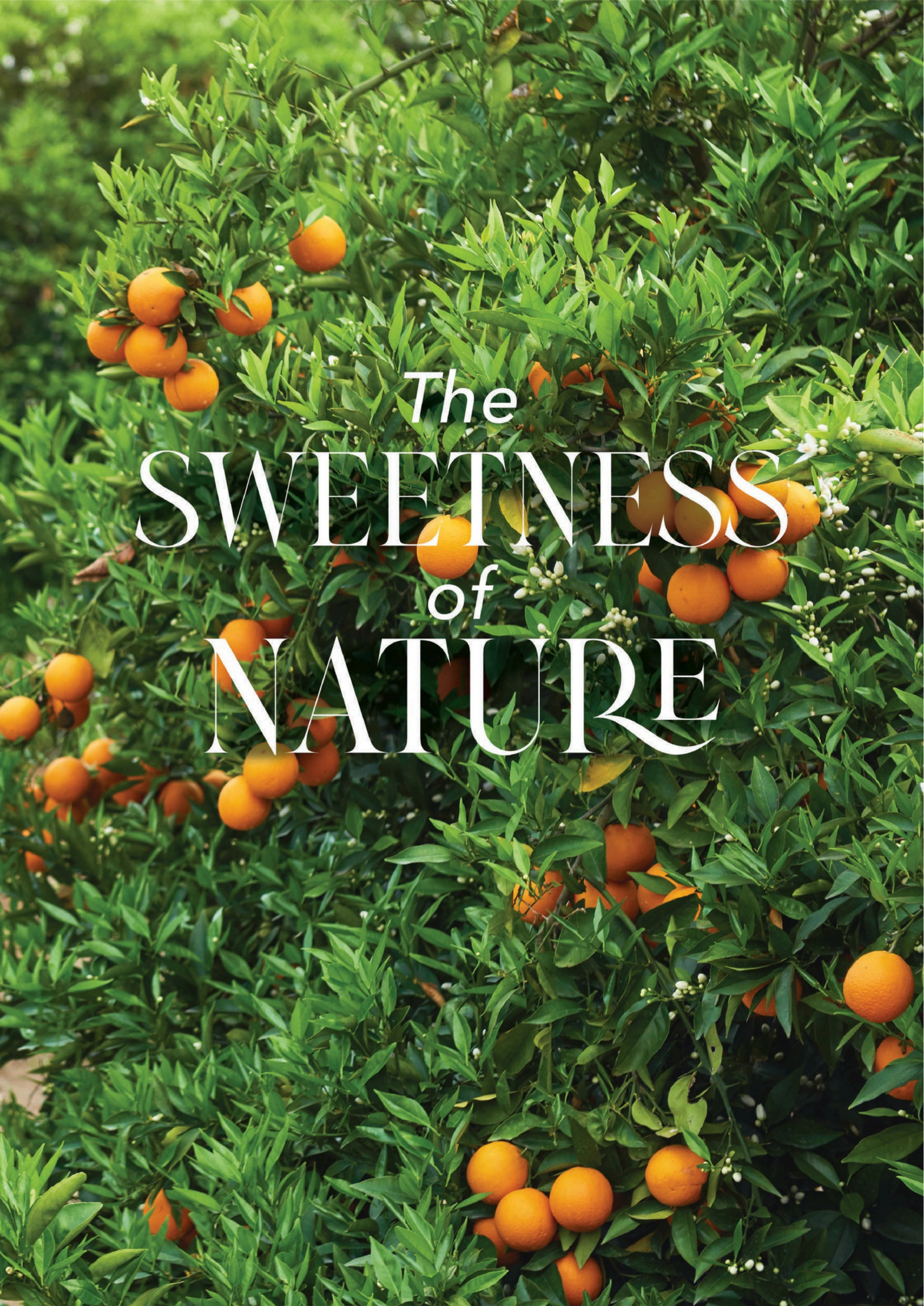


Let your special moments come alive, and turn into memories that last a lifetime, in a space as memorable as the occasion.


WIMBLEDON
Every day



Step onto the courts where the joy of tennis lives on day after day, in a setting made for play.


The
SWEETNESS
of
NATURE



Wander through lush orchards bejewelled with ripe fruit, handpicking your favorites as the fragrant aroma of fresh harvest fills the air.

A SYMPHONY of FLOWING WATER



The fountain's gentle rhythm invites you to pause and soak in the serene elegance of a space that is yours.

SUNSHINE
meets
SLOW AFTERNOONS



Bask in the sunshine and feel the grass beneath your feet, as you connect with your world, through nature and shared tastes.

AMENITIES

- POOL
- PET CORNER
- GYM
- JOGGING TRACK
- KID PLAY AREA
- YOGA
- PARTY HALL
- SENIOR CITIZEN GARDEN
- GARDENS
- MEDITATION
- MULTI PURPOSE COURT
- GAZEBO
- KIDS POOL
- CAMPFIRE
- WALKING TRACK
- MULTI PURPOSE LAWN
- BARBEQUE
- CLUB HOUSE

DESIGNED *for* LIFE,
SHAPED *by the* COUNTRYSIDE

32+
World Class
Amenities

32+
Acres of
Green

10 min
from
IT Hubs

Plots
ranging
1200 to
3000 sq.ft

Gated
Community
with 24/7
Security

5 min from
Leading
Educational
Institutions

15 min from
Kempegowda
International
Airport

30,000 sq.ft
State-of-the-Art
Clubhouse

RERA
Approved

BIAAPA
Approved



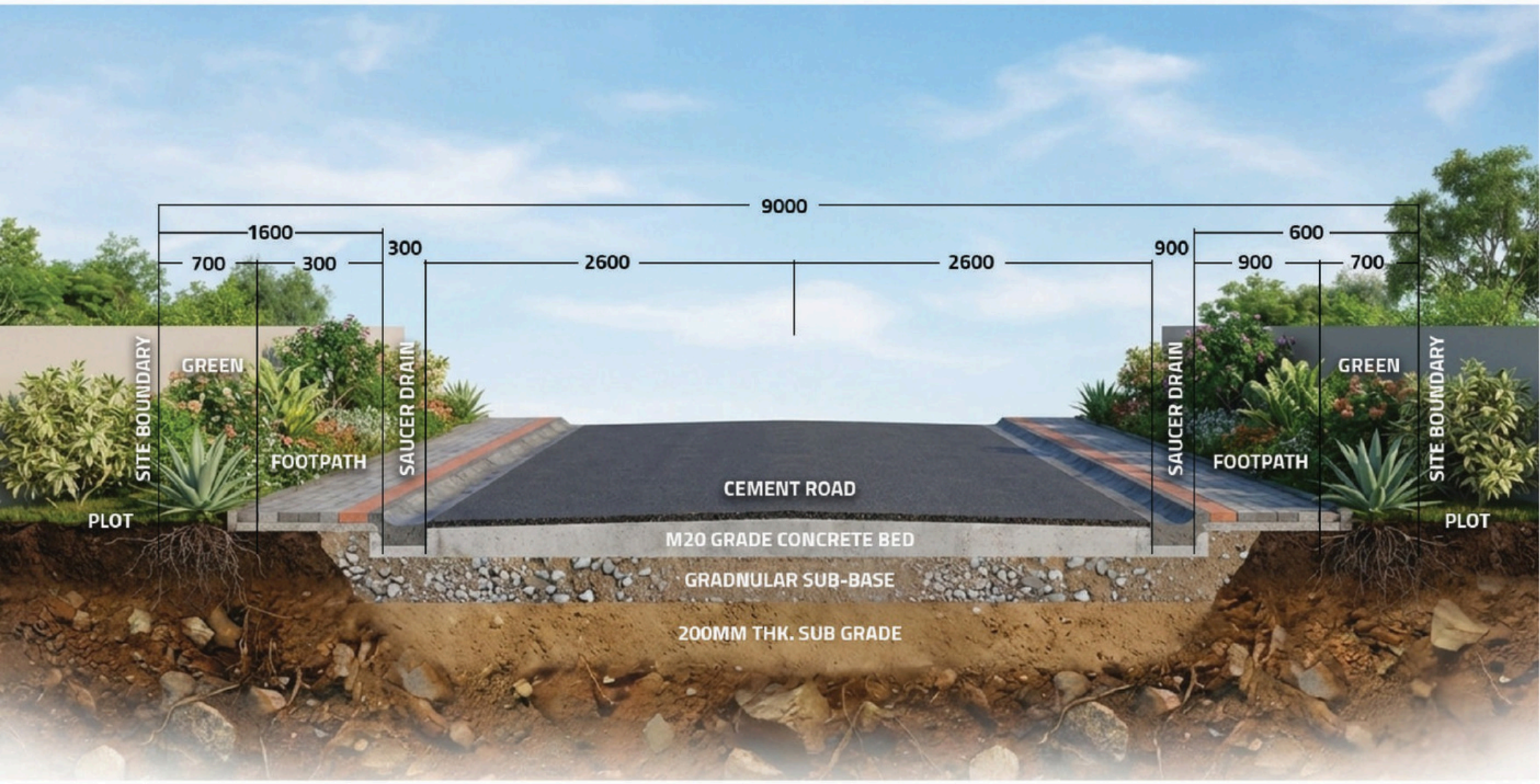
A LOCATION CHOSEN for WHAT LIES AHEAD

Highgrove is set in one of North Bangalore's most promising growth corridors, where proximity to the airport lends lasting value and connectivity remains a constant advantage. With STRR access close at hand, movement across the city is smooth, efficient, and future-ready.

The Devanahalli region continues to evolve rapidly, supported by expanding infrastructure, international schools, and established healthcare facilities. At the same time, a growing IT and manufacturing presence led by names such as Foxconn and KIADB, is shaping a strong employment and economic base nearby.

With warehouses, logistics hubs, and the upcoming 12,000 acres ITIR in close proximity, Highgrove stands well placed for long-term growth, sustained demand, and enduring relevance.

ROAD SPECIFICATION



9M ROAD TYPICAL SECTION

ROADS & PAVEMENTS

9 m & 12 m internal roads, 15 m grand entrance, durable concrete surfacing with footpaths and IRC-compliant safety features.

STORM WATER DRAINAGE

Well-planned drainage with RCC chambers, proper slopes, covered crossings, and recharge integration.

WATER SUPPLY SYSTEM

Borewell & tanker supply with 2,00,000 L underground sump, 1,75,000 L overhead tank, and individual connections.

SEWAGE & SANITATION

300 mm UGD network with manholes, STP, and treated water reuse for landscaping.



12M ROAD TYPICAL SECTION

ELECTRICAL INFRASTRUCTURE

Underground cabling, transformer & RMU, energy- efficient LED street lighting, and power backup.

RAINWATER HARVESTING

Recharge pits, percolation wells, and efficient surface runoff management for groundwater sustainability.

LANDSCAPING & AMENITIES

Landscaped parks, walking tracks, avenue plantation, play area, and clubhouse with community spaces.

SECURITY & SAFETY

Gated community with grand entrance, security cabin, and CCTV surveillance across key areas.

The TEAM behind

HIGHGROVE



BULWARK
GROUP

A collective of passionate individuals, united by a vision to curate unparalleled living experiences and lifestyles. Driven by creativity and a deep appreciation for design-led development, the group approaches every project with intention and attention to detail.

By truly understanding their clients, they craft homes and communities for diverse tastes while bringing together the like-minded, creating spaces that feel considered, cohesive and refined.

They are continuously pushing boundaries and taking pride in their innovation, to redefine real estate and what it truly means to feel at home.



Reminiscent of the English countryside,

HIGHGROVE

invites you to a life where clear skies stretch overhead and each path is lined with blooms that follow your every step.

Indulge in a slower rhythm of life, where peace echoes through the lush green landscapes and time moves to the gentle hush of nature.

Every thought of roses in bloom, of branches dancing in the breeze, of mornings touched by birdsong, draws you a step closer to Bulwark Highgrove.

BULWARK
GROUP

HIGHGROVE

CORPORATE OFFICE

#196, 1ST FLOOR,
NANDIDURGA ROAD,
JAYAMAHAL EXTENSION,
BENGALURU - 560046

WWW.BULWARKGROUP.IN

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