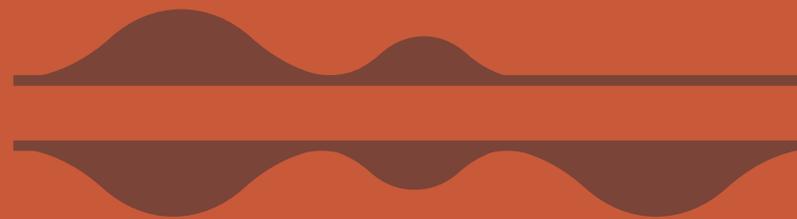
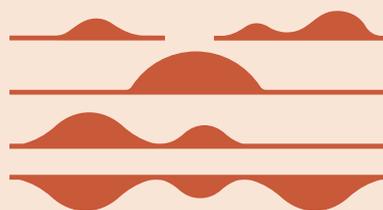




AYATANA

RESIDENCES





AYATANA
RESIDENCES

SKY VILLAS

ARATT

Shaped by distinct verticals, each a signature expression of purpose.

An ever-expanding universe of vision, defined by Aratt.



From defining skylines to redefining resort living with Ayatana Resorts.



Two Decades. One Vision.

For over **25 years**, Aratt has shaped homes and communities with a single belief: that real **value is built over time**.

From early residential developments to today's integrated townships, we've remained privately owned, quietly consistent, and deeply committed to quality. We invest in locations that grow with you. We work with materials that age well. And we design with the kind of restraint that gives architecture longevity.

We're not in a rush. Because the people we build for aren't either.

25+

Years of experience
in the industry

37+

Completed projects

20+

Million sq. ft. delivered

3

Completed resorts
in hospitality

1.2 K

People workforce

26,000+

Happy families





ARATT
CNE
WORLD





All That Matters, All Within Reach

AYATANA RESIDENCES SKY VILLAS
Electronic City Phase 1

Spanning 43 acres in the heart of Bangalore's tech corridor, Aratt One World is designed as a complete urban ecosystem.

Live in a home that's minutes from where you work, shop, dine, and unwind — all within a walkable, **integrated layout**. With green landscape, curated amenities, and smart infrastructure, It offers a new standard of connected living.

At the core of a 43-acre landmark in E-City, Ayatana Sky Villas offers 3 & 4 BHK residences in a low-density, standalone format — just three homes per vertical, and only 136 in total.

Surrounded by 86% open space, life here flows easily between quiet mornings, open skies, and seamless access to everything that matters. Designed for everyday ease, the neighbourhood brings together curated amenities, tree-lined paths, and pockets of calm.

From rooftop moments to quiet evenings at the private multipurpose lounge, everything feels considered. Whether it's stepping out for a morning swim, finding your corner in the clubhouse, or simply watching the light change from your deck.

With exclusive access to E-City's first five-star hotel just minutes away, privacy and proximity meet in a way that feels rare — and quietly exceptional.

AYATANA SKY VILLAS

*Your home at the heart of a
43-Acre Neighbourhood*

IMAGE:
ARTISTIC IMPRESSION OF AYATANA RESIDENCES



La Huelga de 1934

FLOOR PLANS

Every shell holds a story — this one's waiting for yours.

MASTERPLAN

- 1 Parking Entry Ramp
- 2 Entry Water Feature
- 3 Porch
- 4 Lily Pond
- 5 Lily Lane
- 6 Amphitheater
- 7 Outdoor Swimming Pool
- 8 Outdoor Kids' Pool
- 9 Peripheral Jogging Track
- 10A Lawn
- 10B Lawn
- 11A Pergola
- 11B Pergola
- 12 Sunken Seating
- 13 Multipurpose Court
- 14 Tropical Garden
- 15 Parking Exit Ramp



TYPICAL FLOOR PLAN

4 BHK Type 1

4 BHK Type 2



3 BHK Type 1

3 BHK Type 2



3 BHK - TYPE 1



3 BHK - TYPE 2



SBA: 2067 SQ. FT. | RERA CA: 1280 SQ. FT.

3 BHK - TYPE 1 GRANDE



SBA: 2531 SQ. FT. | RERA CA: 1595 SQ. FT.

4 BHK - TYPE 1



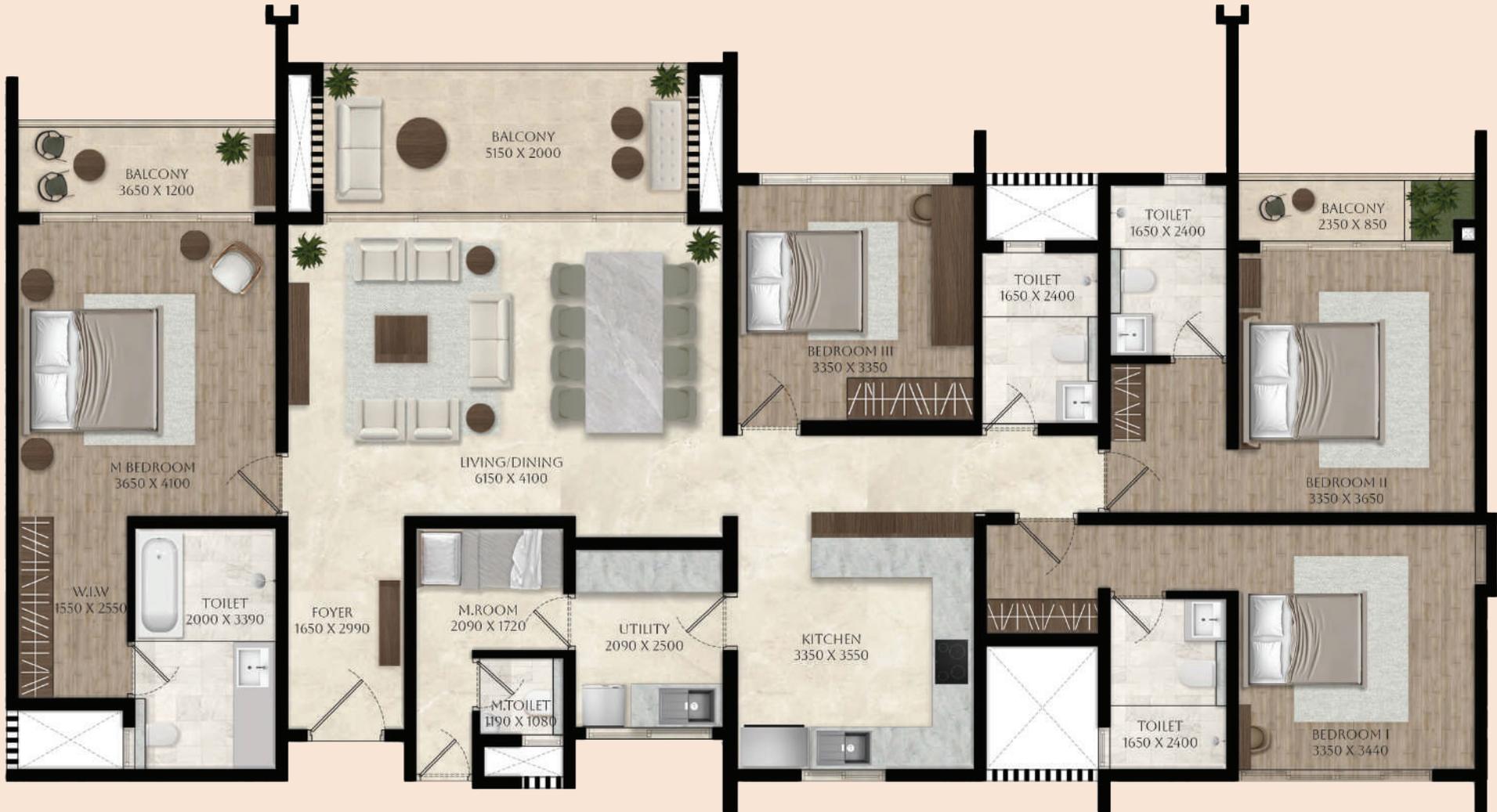
SBA: 2531 SQ. FT. | RERA CA: 1595 SQ. FT.

3 BHK - TYPE 2 GRANDE



SBA: 2561 SQ. FT. | RERA CA: 1613 SQ. FT.

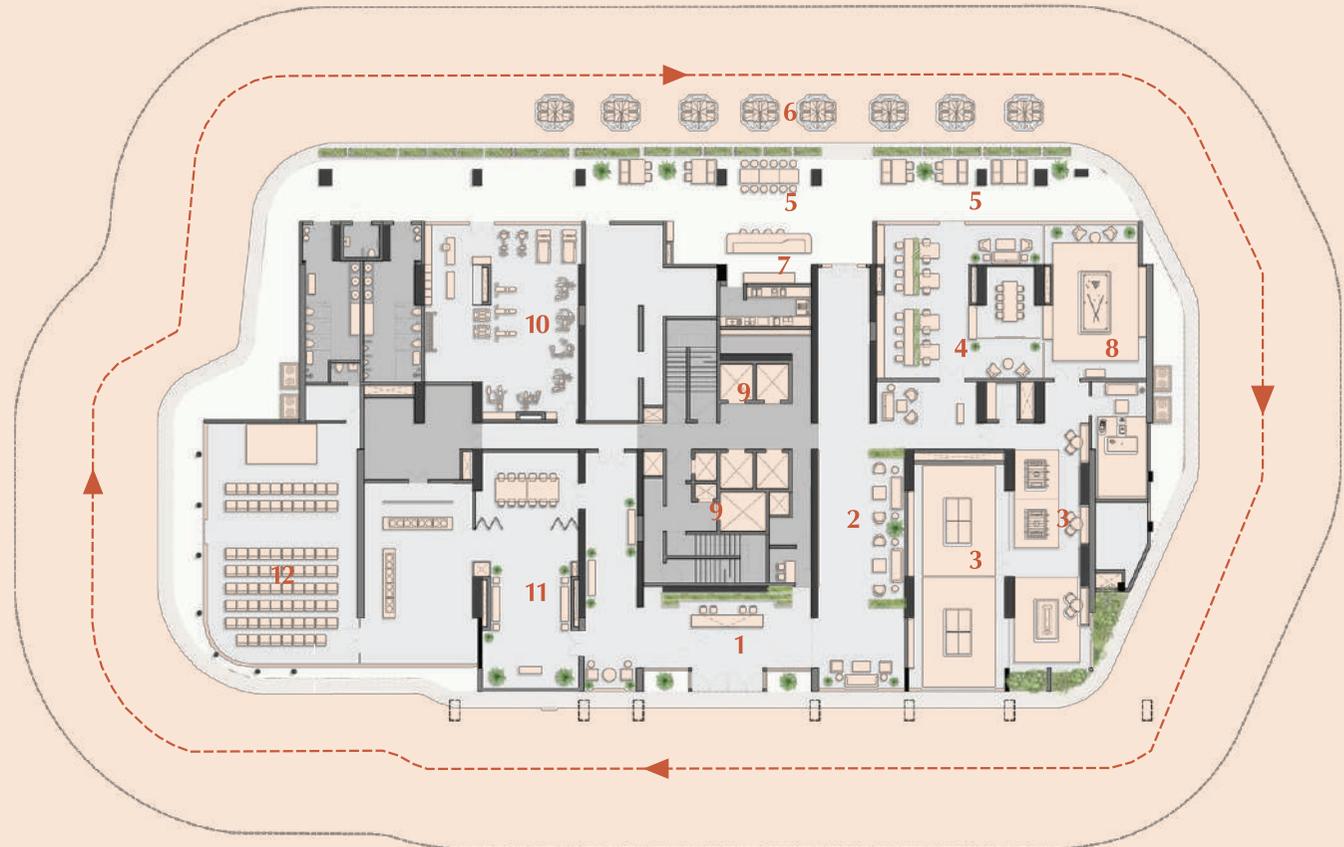
4 BHK - TYPE 2



SBA: 2561 SQ. FT. | RERA CA: 1613 SQ. FT.

CLUBHOUSE

- 1 Reception
- 2 Lounge
- 3 Indoor games
- 4 Co-working space & library
- 5 Café
- 6 Café spillout
- 7 FND bar
- 8 Cigar lounge / billiards room
- 9 Service & core circulation
- 10 Gym
- 11 Pre-function
- 12 Multipurpose hall



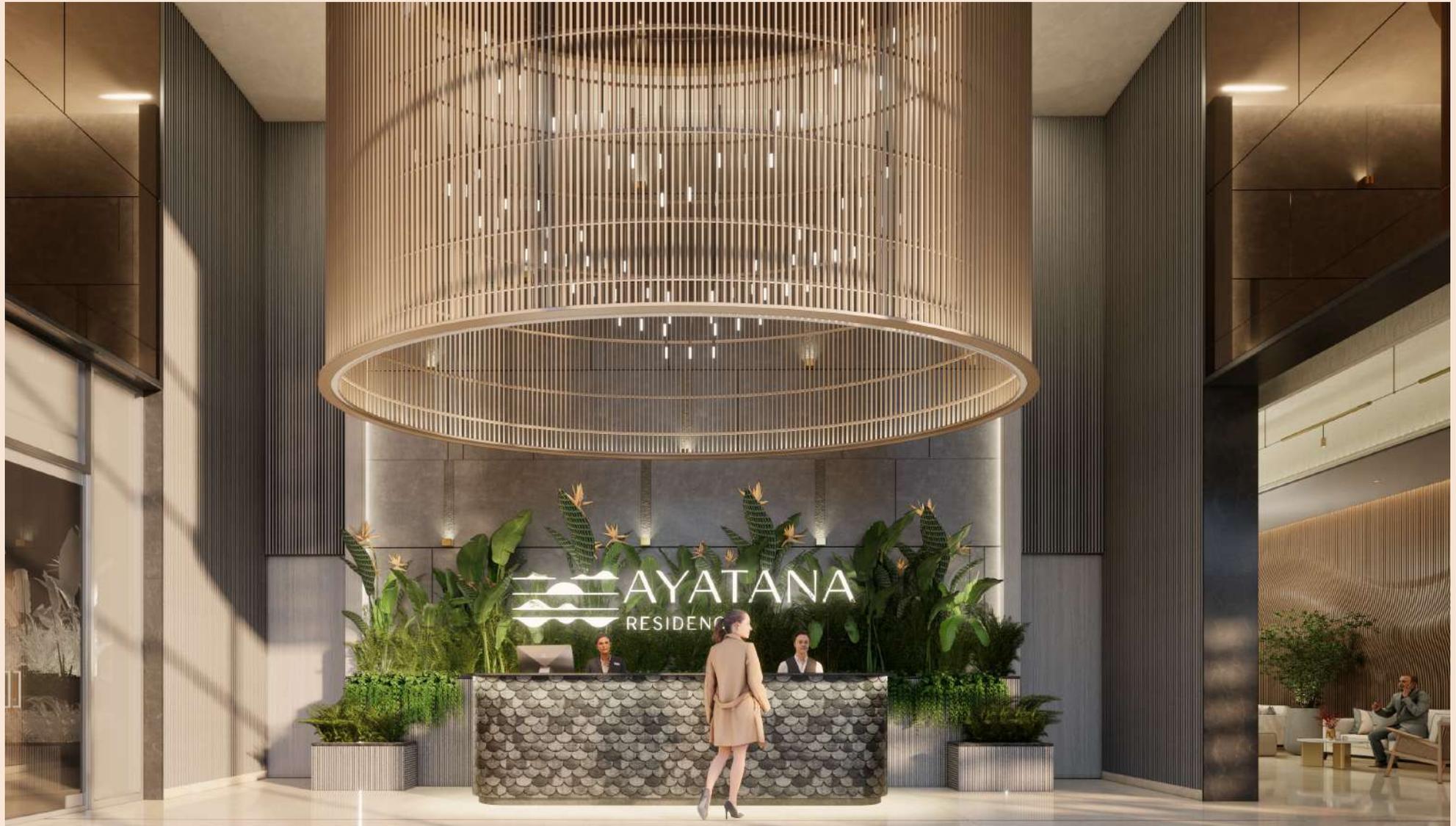


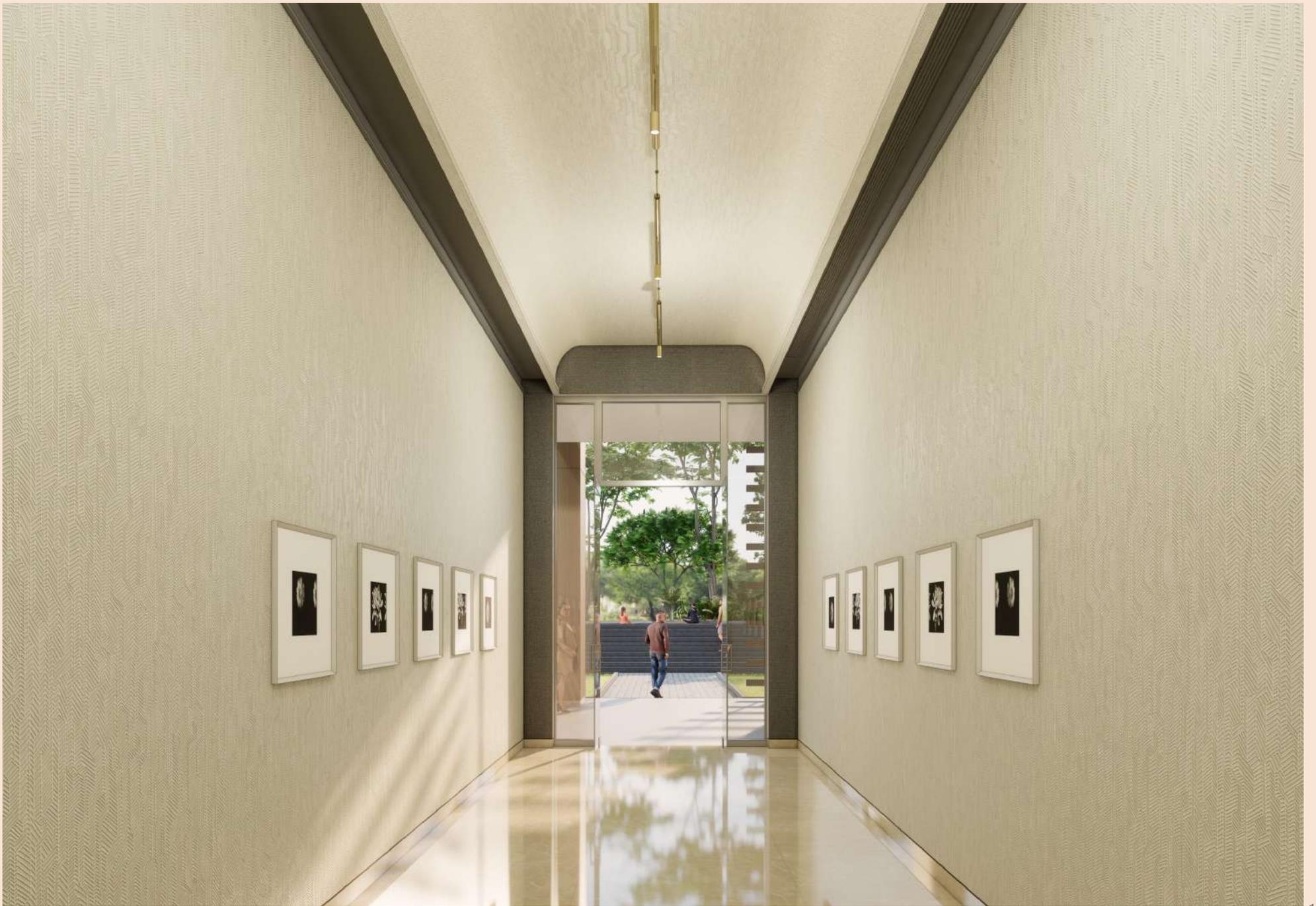
A space where work meets play, focus meets freedom, and leisure is never an afterthought, it's an environment shaped with intent, for the believers and the doers.

This setting is an ever-evolving experience, where ideas take shape, leisure finds its rhythm that invite unhurried moments

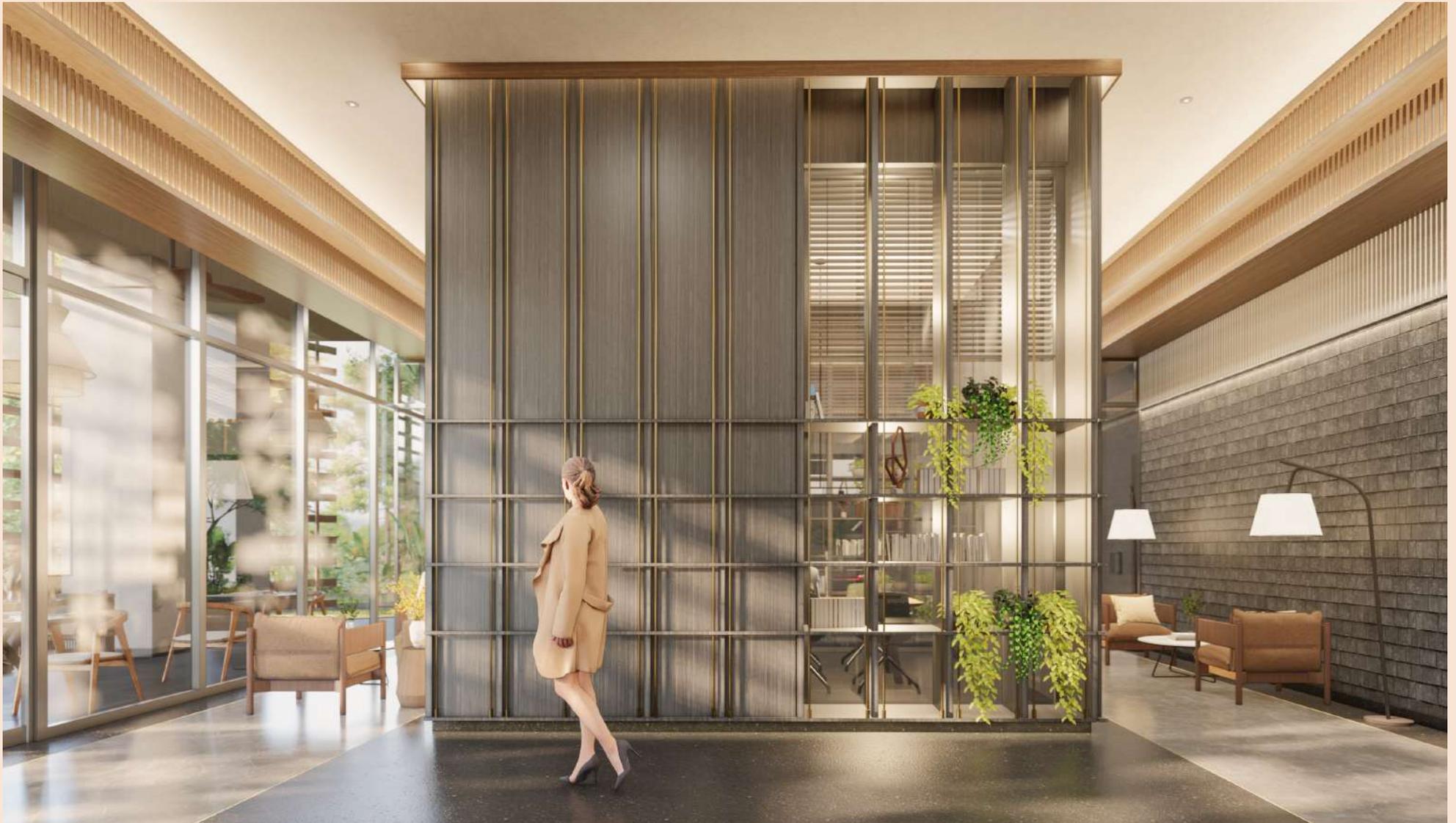
All of it becomes a symphony of experiences that come together in spaces crafted to elevate the everyday, with details that whisper understated luxury, creating an atmosphere where elegance isn't loud, but lasting.

RECEPTION AND LOUNGE





LIBRARY & CO-WORKING SPACE



HEALTH CAFETERIA



BILLIARDS ROOM



INDOOR GAMES



GYM





BANQUET HALL & PRE-FUNCTION





SKY DECK

- 1 Lift lobby
- 2 Cigar lounge
- 3 Outdoor deck
- 4 Party hall
- 5 Storage
- 6 Pantry
- 7 Toilets
- 8 Mini-theatre
- 9 Pool toilets (M)
 - a. Steam / sauna
 - b. Jacuzzi
 - c. Ice bath
- 10 Pool toilets (M)
 - a. Steam / sauna
 - b. Jacuzzi
 - c. Ice bath
- 11 Pool deck
 - e. Heated pool
- 12 Service core





A modern, contemporary space designed for leisure and sundowner moments, the Ayatana Skydeck offers uninterrupted views of the E-City skyline.

Exclusively reserved for Sky Villa owners across all Ayatana Residences Sky Villas, this elevated retreat lets you entertain guests in style, without intruding on your home's privacy.

It boasts E-City's first state-of-the-art heated terrace pool, along with a sophisticated cigar lounge and bar, perfectly curated to elevate your evening gatherings.

LIFT LOBBY



ROOFTOP HEATED POOL



ROOFTOP JACUZZI



MINI THEATER



CIGAR LOUNGE & BAR





OUTDOOR AMENITIES

Built for ease, designed for the in-between moments.



OUTDOOR SWIMMING POOL



MULTIPURPOSE COURT



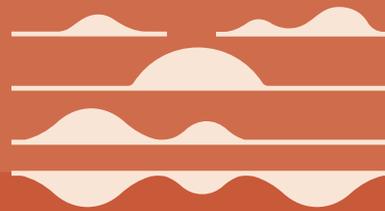
THE LAWNS



LIVE. WORK. REST. GROW. ALL RIGHT HERE.







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