



GODREJ AVELINE

• YELAHANKA, BENGALURU •

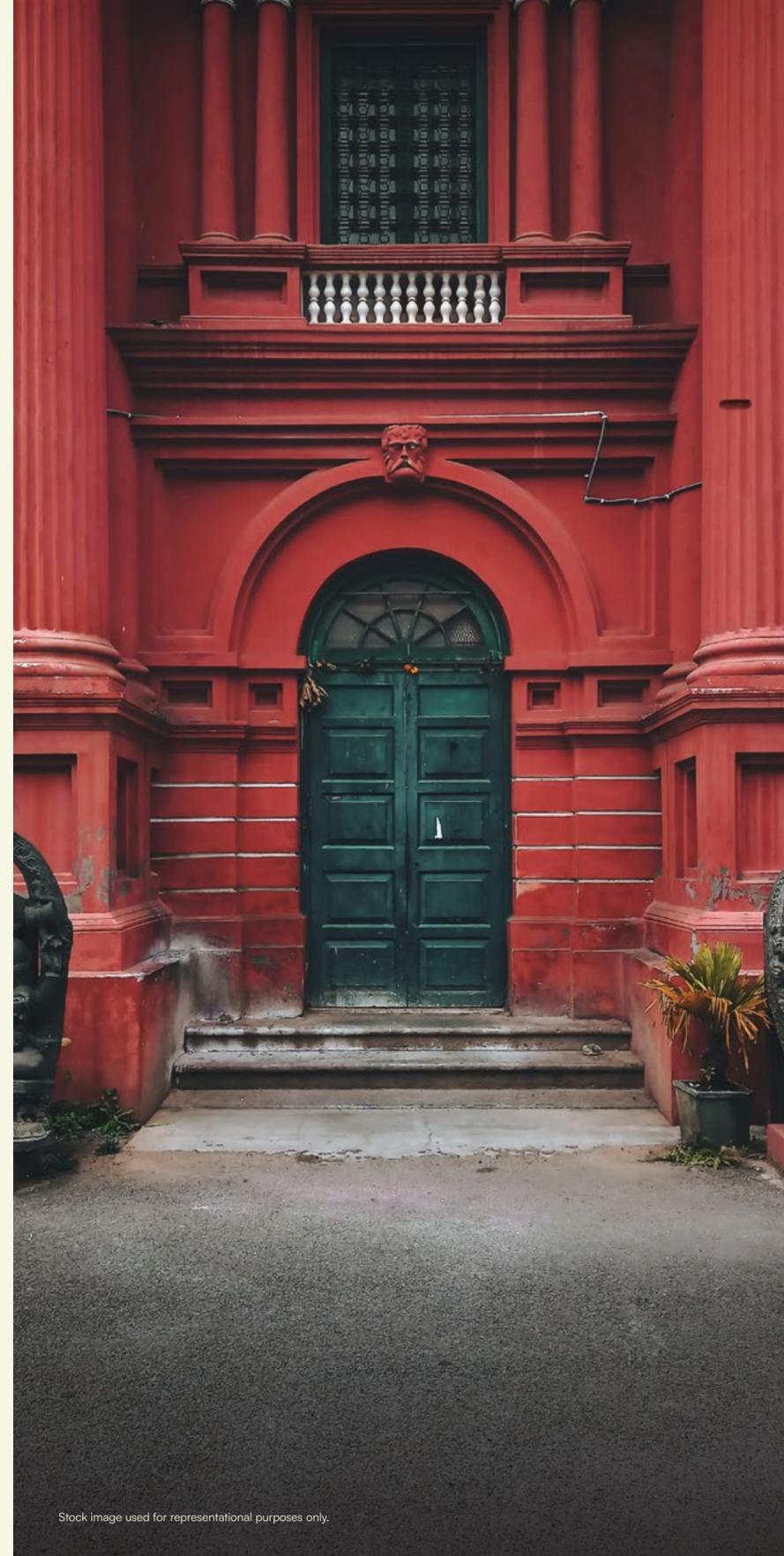
*Live
Beautifully*





What If Beauty
Wasn't An Indulgence
But A Way Of
Life?

Some Cities Are Lived,
Bengaluru Is
Remembered



There is a certain way Bengaluru lives in memory. In its tree-canopied roads and blooming gardens. In quiet parks and coffee shared in steel tumblers. In a pace of life that felt generous and unhurried.

A city fondly known as a Pensioners' Paradise, Godrej Properties brings that spirit into the present, where life moves gently, beautifully, and with intention.

A Legacy Of *Trust*

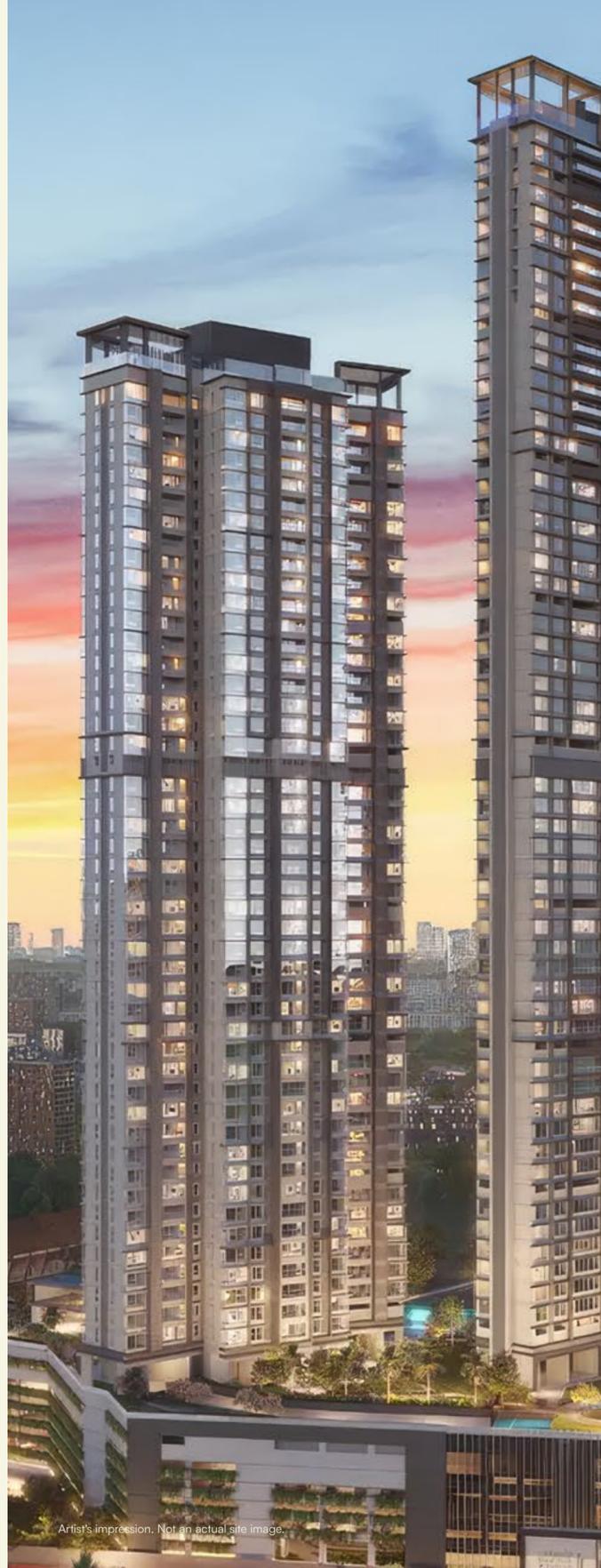
For 128 years, one name has quietly shaped India's progress, with trust at its foundation and excellence at its core.

Today, Godrej Properties carries that legacy forward as India's foremost real estate developer, through iconic developments that champion design excellence, sustainability, and meaningful urban living.

In Bengaluru, this legacy is not new, it is visible in the city's thriving neighbourhoods and emerging corridors, where Godrej Properties has shaped spaces with a deep understanding of how the city lives, grows, and finds its balance between ambition and ease.



Recognition
That Reflects
How We
Build



National Brand Leaders

Trust Quotient Brand Report,
2019-20



Porter Prize

For Leveraging Unique Activities Porter Prize,
2019



Real Estate Company Of The Year

Construction Week Awards,
2019



India's Top Builders

Construction World Architect And Builder Awards,
2018



Wealth Creator

Among The Top 10 Companies
Fortune India



GRESB

Global Real Estate Sustainability Benchmark
Ranked 2nd In Asia And 3rd Globally
By GRESB



Godrej Properties
A Name You Trust,
In every City You Call

Home

**India's
No. 1**
Real Estate Developer
by Booking Value,
FY24 & FY25

**~229
Mn.**
Square Feet
Development

29,444+
Cr.
Booking Value
Recorded FY25
In INR

119+
Project
Portfolio

15
Cities
Across India



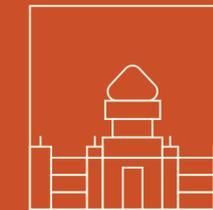
Mumbai

48.8 Mn. Sq. ft.
32 Projects



NCR

40.9 Mn. Sq. ft.
31 Projects



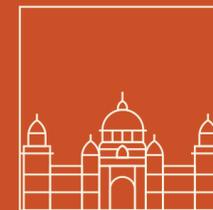
Bengaluru

33.4 Mn. Sq. ft.
17 Projects



Pune

51.1 Mn. Sq. Ft.
16 Projects



Kolkata

7.9 Mn. Sq. ft.
4 Projects



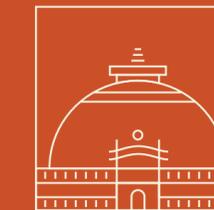
Chennai

5.0 Mn. Sq. ft.
2 Projects



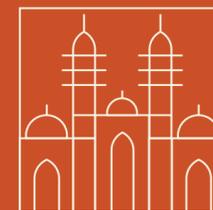
Hyderabad

5.2 Mn. Sq. ft.
2 Projects



Nagpur

4.0 Mn. Sq. Ft.
2 Projects



Ahmedabad

23.4 Mn. Sq. ft.
1 Project



Indore

1.8 Mn. Sq. ft.
2 Projects

Reimagining North Bengaluru's
Skyline



Where The City
Moves Next
North Bengaluru

Bengaluru is evolving and its next chapter is unfolding in the north. With direct airport access, metro expansion, and large-scale economic hubs, North Bengaluru is fast emerging as the city's most forward-looking corridor. But beyond momentum, North Bengaluru offers something rarer - Space, Clarity, Possibility.

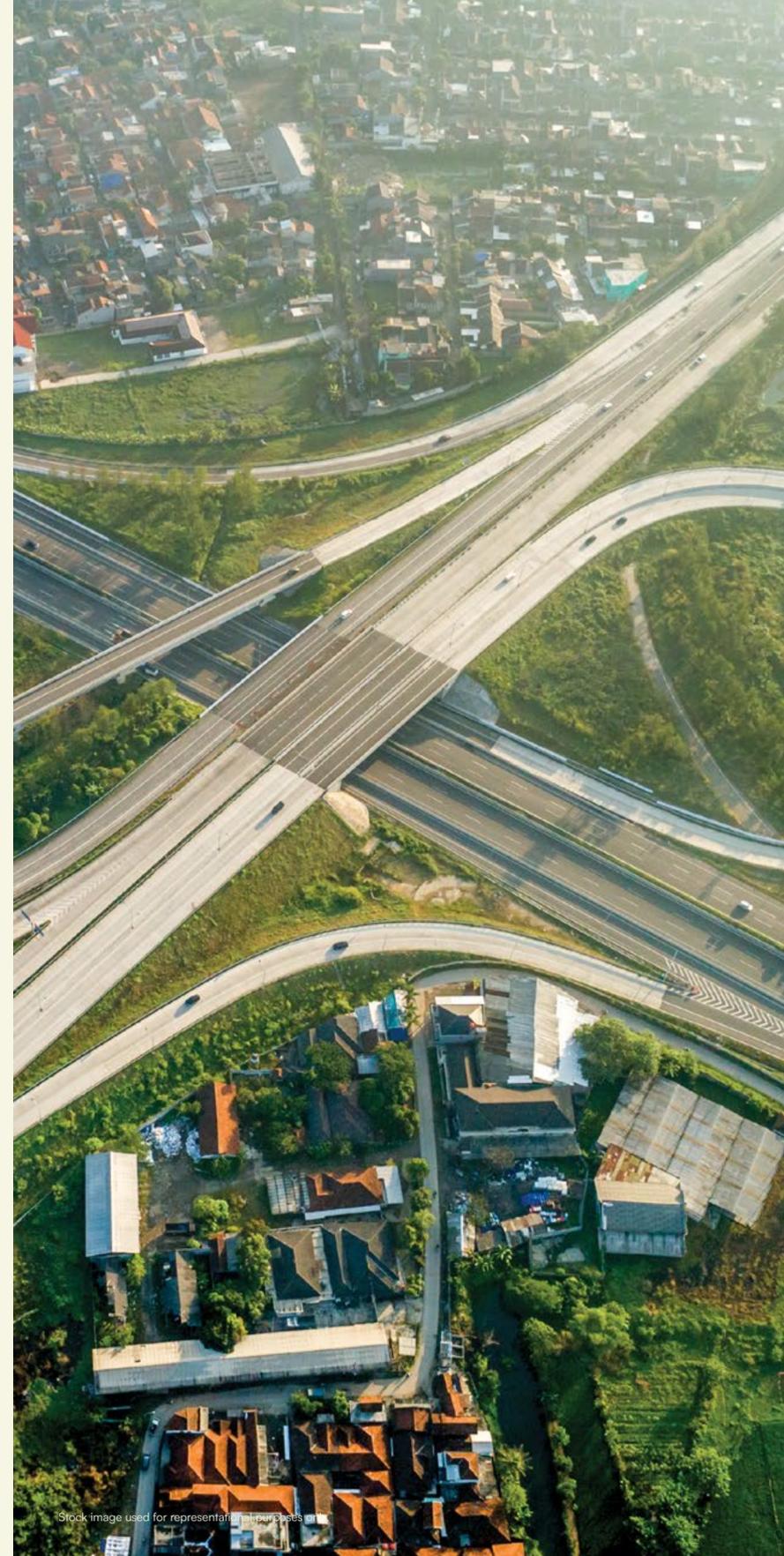
A neighbourhood where ambition meets balance. Where progress doesn't overwhelm. Where life can unfold with intention.



Composed Yet *Connected*

In North Bengaluru, connectivity doesn't come at the cost of calm. Major highways such as NH4, the Peripheral Ring Road, and upcoming metro links, connect you seamlessly to the city centre, the airport, and key commercial districts.

And yet, just moments away, neighbourhood streets slow the pace - scenic, spacious, and thoughtfully planned. Here, movement is seamless. And living feels unhurried.



Kempegowda International Airport
17 km

Upcoming Peripheral Ring Road
0.1 km

NH-44 Bellary Road
0.5 km

Upcoming Bagaluru Cross Metro Station
0.5 km

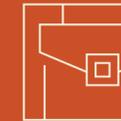
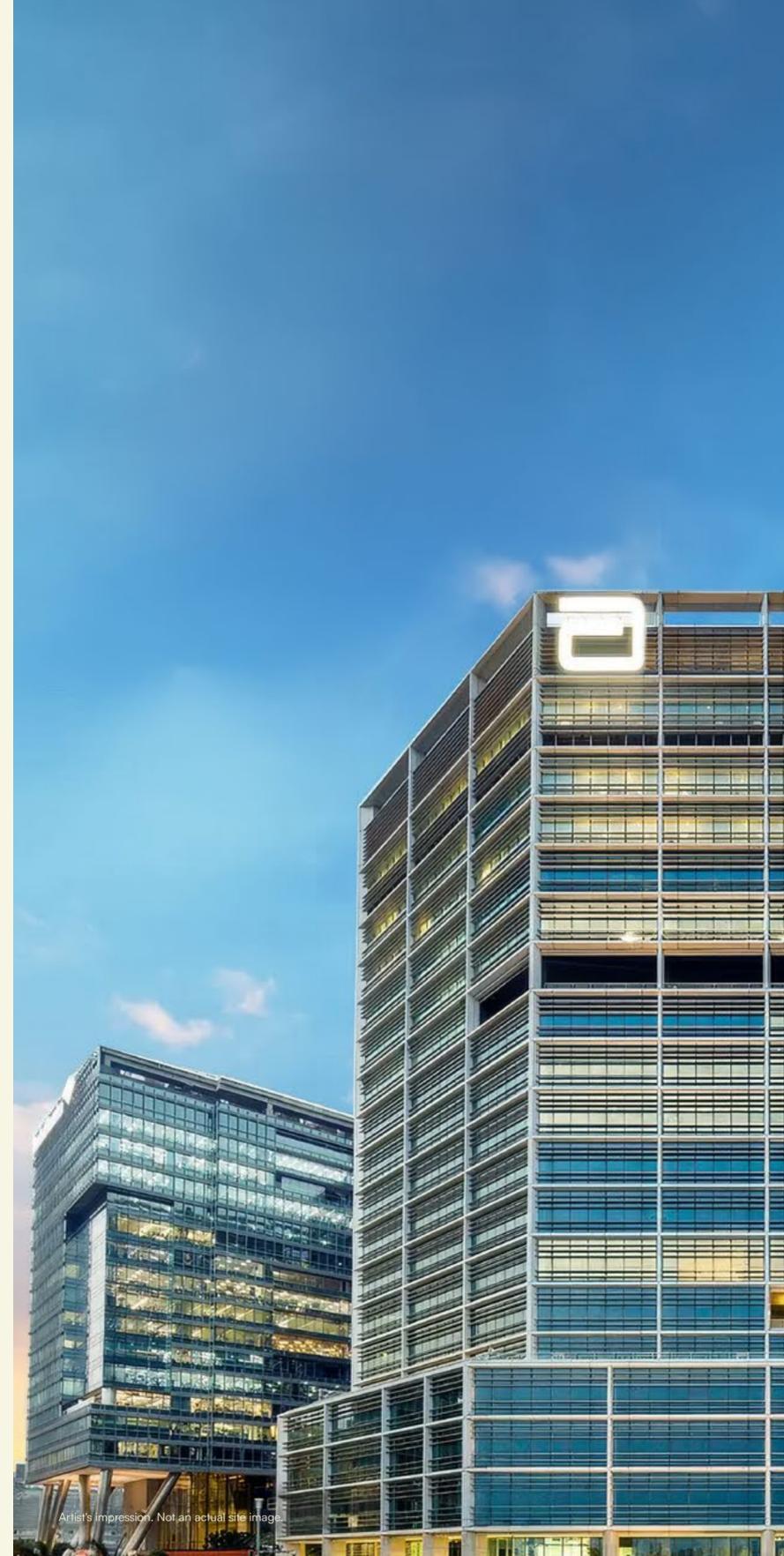
Upcoming Yelahanka Metro Station
1 km

Satellite Town Ring Road
26 km

Where Innovation Is Taking *Root*

Bengaluru's technology story is accelerating northward. With dedicated hardware and aerospace parks, large-scale IT campuses, and emerging innovation clusters, this region is shaping the next wave of digital growth.

The future of work isn't shifting. It's expanding right here.



Amazon Office
800 m

Ecopolis Tech Park
1.6 km

North Gate
1.6 km

Embassy Business Hub
2.5 km

Bagmane Sierra Business District
5 km

Brigade Opus
6.9 km

L&T Tech Park
7.7 km

Purva Aerocity
7.8 km

Brigade Magnum
8.6 km

Manyata Tech Park
10 km

Karle Town Centre
10 km

Prestige Tech Cloud
11 km

IFCI Financial City
5 km

Horizon Business Office
7 km

Ecopolis India
12 km

Manyata Tech Park
22 km

A Strong Foundation For The *Future*

A well-developed neighbourhood is defined not only by infrastructure, but by the strength of its institutions.

North Bengaluru is surrounded by some of the city's most respected schools and universities offering global curricula, established reputations, and pathways for lifelong learning.

Here, quality education is within easy reach, allowing young aspirations to take root and flourish over time.



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Canadian International School
2.5 km

Ryan International School
2.5 km

Millennium World School
3.7 km

National Public School, North
4.4 km

Vidyashilp Academy
4.8 km

Mallya Aditi International School
6.5 km



Nitte Meenakshi Institute of Technology
4.5 km

Manipal Academy of Higher Education
4.7 km

REVA University
5.1 km

Distance as per google maps.

Care, Within *Reach*

As North Bengaluru evolves, so does its healthcare ecosystem thoughtfully and comprehensively.

Leading multi-speciality hospitals and advanced medical centres are all within easy reach, offering round-the-clock emergency care, specialised expertise, and trusted medical support. Because true comfort comes from knowing help is never far away.



Stock image used for representational purposes only.



Manipal Hospital, Yelahanka
1 km

Cytecare Hospital
1.5 km

Sparsh Hospital
6 km

Manipal Hospital, Hebbal
7.8 km

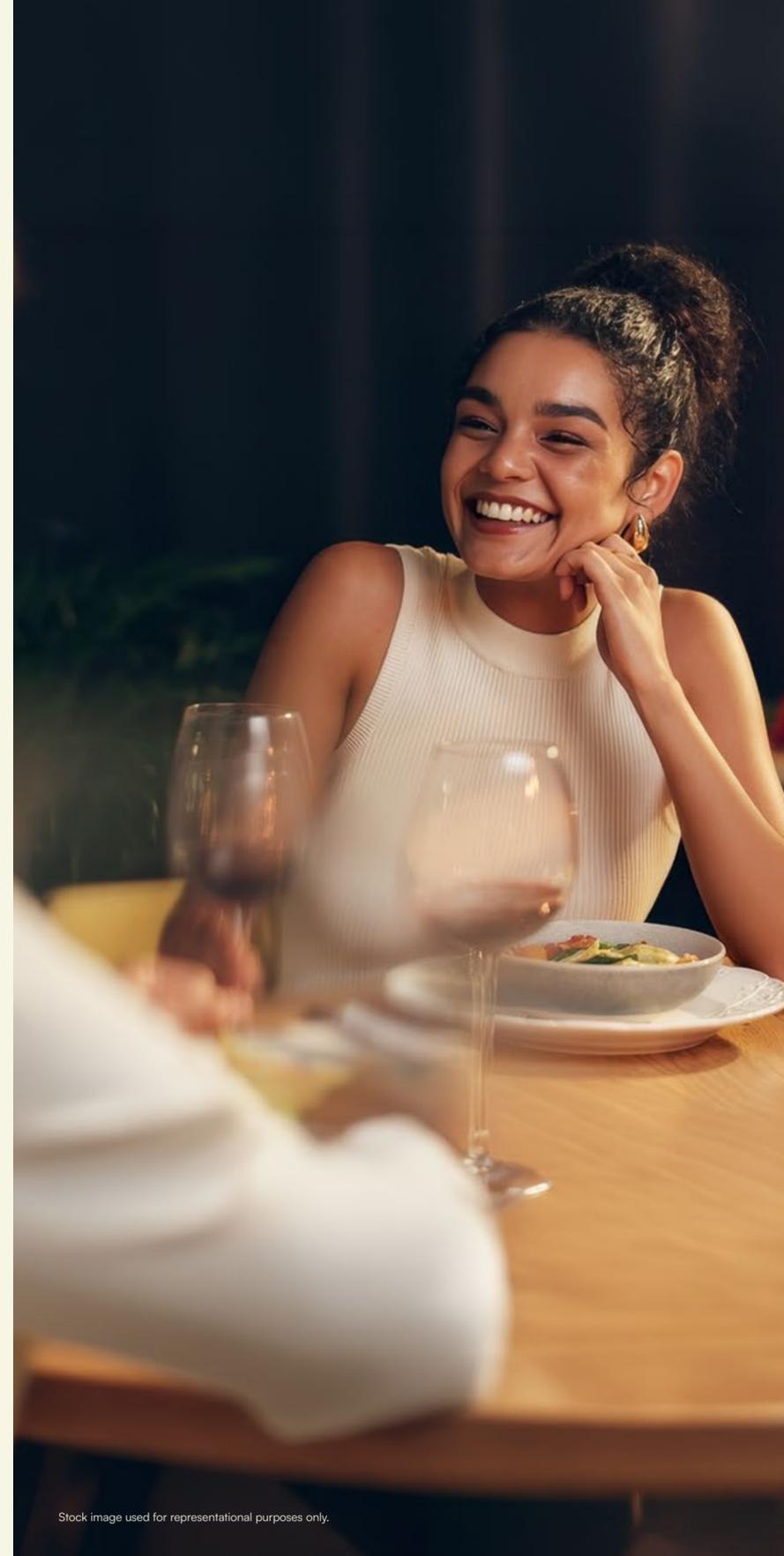
Aster CMI Hospital
9 km

Bangalore Baptist Hospital
9.3 km

Distance as per google maps.

A Vibrant *Neighbourhood*

Work and infrastructure are only part of the story. North Bengaluru is steadily building a dynamic lifestyle ecosystem. Premium hospitality, destination retail, vibrant entertainment, and thoughtfully curated dining experiences are coming together to shape a social landscape that balances vibrancy with ease.



RMZ Galleria Mall
3 km

Garuda Mall, Yelahanka
4.5 km

Phoenix Mall of Asia
7.1 km

Bhartiya Mall of Bengaluru
8.4 km

Forum 13 Degree North
9.5 km

Elements Mall
12 km



The Leela Bhartiya City
8.5 km

Hyatt Centric Hebbal
9.5 km

Hilton Bengaluru
12 km

Four Seasons
12 km

Taj Bangalore
19 km

JW Marriott Prestige Golfshire Resort
29 km

The Next Big Address

Yelahanka

Defined by its tree-lined avenues, planned layouts, and open green pockets, it offers a rare sense of order and calm within a rapidly expanding city.

With seamless access to the airport, major highways, upcoming metro connectivity, and proximity to leading schools, business hubs, and healthcare institutions, Yelahanka balances convenience with community. An address that feels grounded, yet perfectly positioned for what lies ahead.



-  Leisure & Lifestyle
-  Tech & Business Hubs
-  Apartments
-  Hotels & Hospitality
-  Education
-  Healthcare
-  Train
-  Airport
-  Metro Green Line
-  Upcoming Metro Blue Line
-  Upcoming Metro Pink Line

Distance as per google maps.



Can Where You Live,
Shape How You

Live?

In A City That
Moves Without Pause,
Balance Becomes
Essential

As Bengaluru evolves, we understand that what is sought is not more - but better. Inspired by Dutch design principles rooted in clarity, symmetry, and connection, this address offers a composed response to the city's momentum.

Where thoughtful design meets purposeful living, and every moment is shaped by balance, beauty, and belonging.



More Light

More Space



More Intention

An Invitation To

*Live
Beautifully*

A Dutch-Inspired Landmark In

Yelahanka

Inspired by the timeless discipline of Dutch architecture, these premium 3 & 4 BHK Dutch-inspired residences are shaped by clarity, proportion, and light. Where design is intentional, and beauty is lived, not displayed. Across 10.1 acres in Yelahanka, North Bengaluru, 9 architecturally composed towers rise within a landscape where green corridors, courtyards, and water features are not embellishments, but design principles.

Here, nature, lifestyle, and connectivity converge in quiet harmony creating a residential experience defined not by excess, but by intention. Creating not just homes, but a way of Living Beautifully.

INTRODUCING



GODREJ AVELINE

• LIVE BEAUTIFULLY •



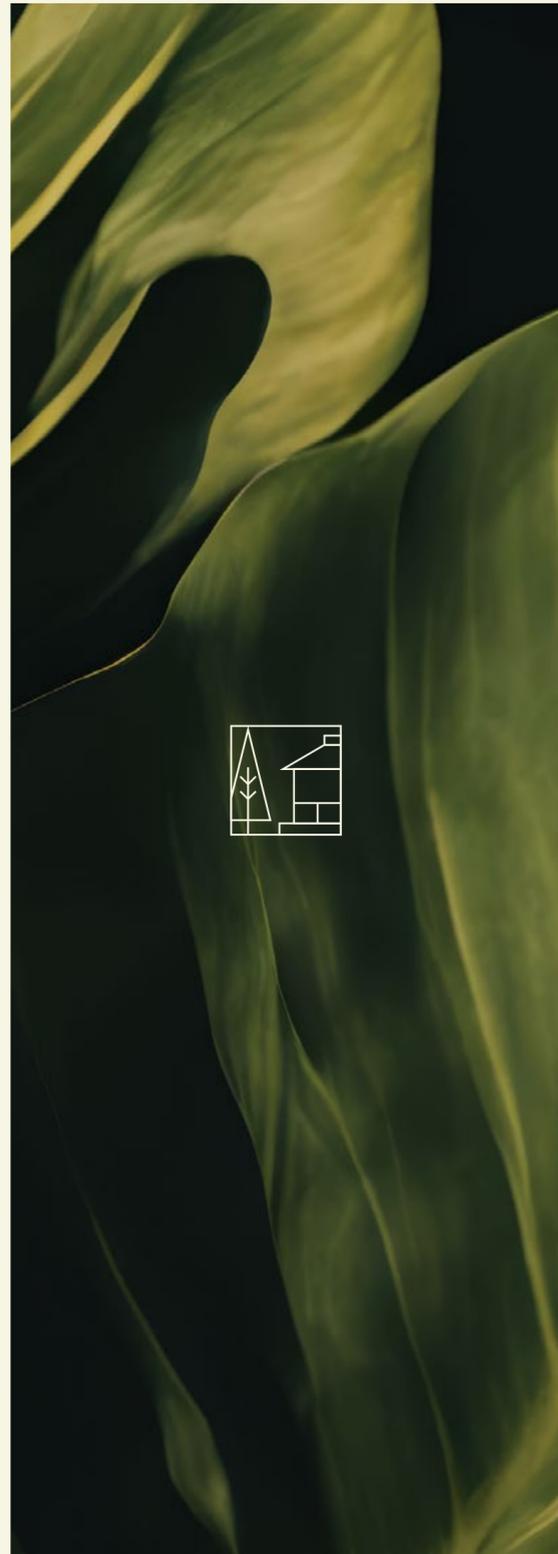


Inspired By Dutch Design Clean, Minimal And Harmonious

Guided by the timeless principles of Dutch architecture, every home and space is conceived by a collective of globally renowned architects, master planners, consultants, interior designers for openness, light, and balance. Clean lines, intelligent layouts, and human-scale proportions create spaces that breathe, allowing you to live with ease and clarity.



In Design



Landscapes Inspired By The Love For The Outdoors

Crafted by leading landscape consultants and guided by the timeless clarity of Dutch design, the outdoors is shaped with as much intent as the architecture itself. Here, nature isn't just around you it's woven into the rhythm of life.

Lush green corridors, calming water bodies, courtyards, and curated outdoor pockets reflect the Dutch harmony between built and natural environments. Every turn is a gentle reminder that living beautifully begins with living in harmony with nature.

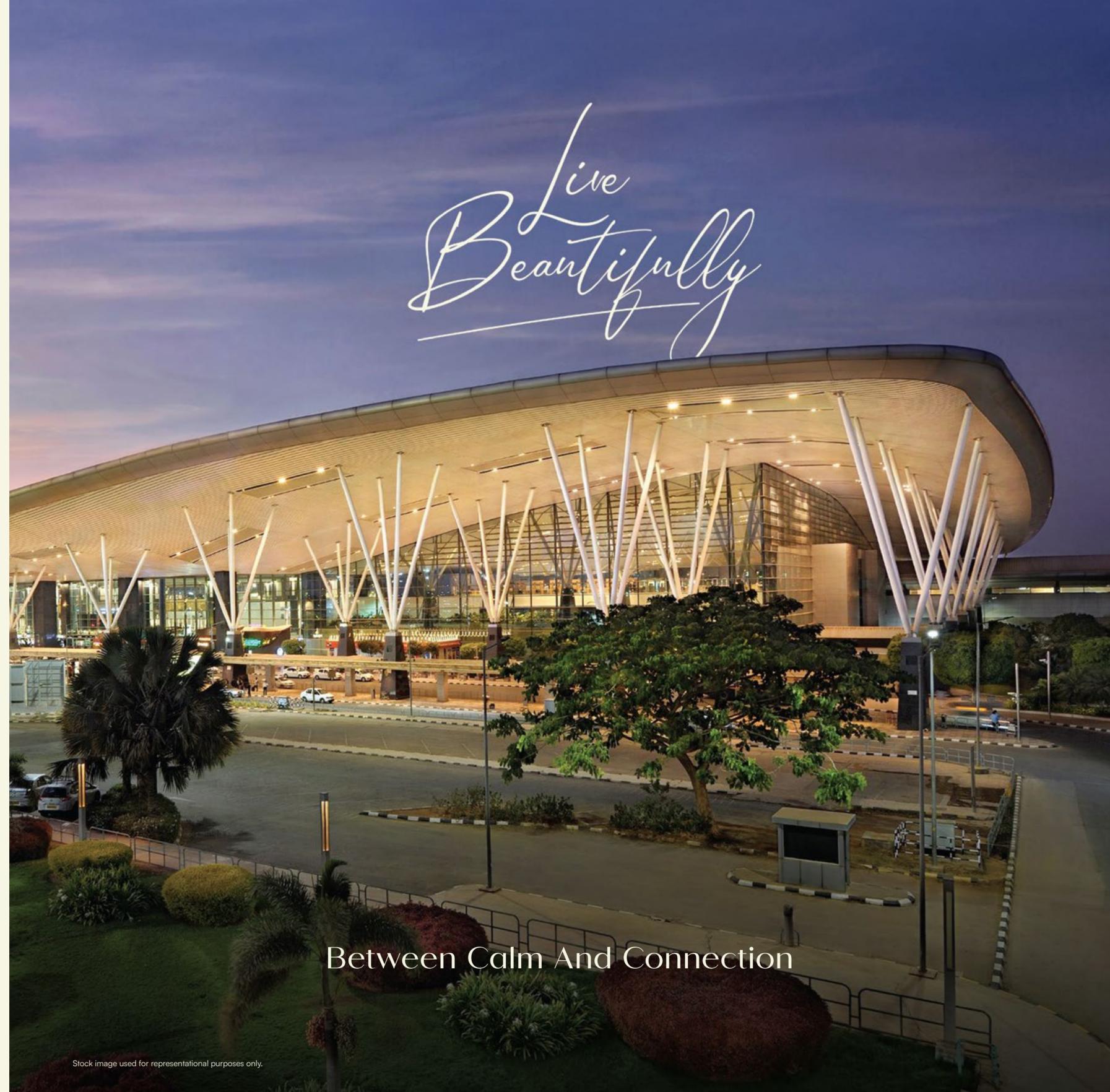




Perfectly Placed, Quietly Yours

Strategically located with seamless access to the airport, business corridors, and cultural hubs, this is a home that connects you to the world effortlessly.

It blends accessibility with calm, offering both convenience when you need it, serenity when you crave it. In essence, returning to you the rarest luxury of all, time well lived.



Between Calm And Connection



Amenities Designed For Joy And Wellbeing

From serene wellness zones, expansive clubhouse, and retail to vibrant leisure avenues, every experience here is crafted with intention. Spaces that encourage movement, joy, connection, and quiet reflection, inspired by the Dutch belief that well-being is found in everyday moments.

Every amenity is thoughtfully planned & designed to live beautifully, in body, mind, and spirit.



*Live
Beautifully*

Every Day, In Every Way

*Live
Beautifully*

In Body, Mind And Spirit



Artist's impression. Not an actual site image.

Stretch



Stock image used for representational purposes only.

Yoga Studio ■ Squash ■ Gym



Artist's impression. Not an actual site image.

Refresh



Stock image used for representational purposes only.

Swimming Pool ■ Kids Pool ■ Salon ■ Spa



Artist's impression. Not an actual site image.

Celebrate



Stock image used for representational purposes only.

Banquet Hall ■ Club Lounge ■ Amphitheatre ■ Congregation Lawn



Artist's impression. Not an actual site image.

Savour



Stock image used for representational purposes only.

Speciality Restaurants ■ Cafe ■ Alfresco Dining



Artist's impression. Not an actual site image.

Energise



Stock image used for representational purposes only.

- Indoor Badminton
- Gaming Area
- Pickel Ball Court
- Golf Simulator
- Indoor Games
- Board Games
- Squash Court
- Mini Theatre



Artist's impression. Not an actual site image.

Play



Stock image used for representational purposes only.

- Kids Learning Centre
- Kids Play Area
- Creche
- Skating Rink
- Tot Lot
- Maze
- Wind Mill



Artist's impression. Not an actual site image.

Reflect



Stock image used for representational purposes only.

Meditation Corner ■ Yoga Pavilion & Lawn ■ Fitness Corner & Pavilion ■ Reading Nook
Seating Alcove with Reflexology Path ■ Swing Trellis



Artist's impression. Not an actual site image.

Work



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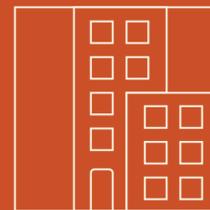
Work Pods ■ Co-Working Lounge

Thoughtfully Crafted
For You To

*Live
Beautifully*



Artist's impression. Not an actual site image.



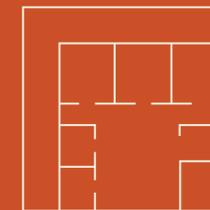
9 Signature Designed Towers

Positioned for optimal light,
ventilation, and privacy



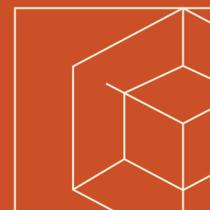
Dutch-Inspired Architecture

Designed by Global Experts,
UHA London



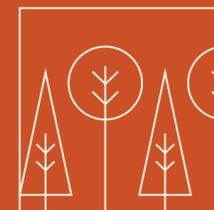
10.1 Acres Masterplan

A thoughtfully composed
residential estate



Refined Spatial Planning

Designed for comfort,
light, and airflow



Nature-Interlaced Living

Green corridors, courtyards,
and landscaped retreats
woven throughout



58+ Lifestyle Amenities

Wellness, recreation, and
community spaces



High Street Retail

~33,000 Sq. ft. of Premium
Retail Experience



Yelahanka, North Bengaluru

A poised and fast-evolving
residential corridor



Airport Proximity

Convenient access
to Kempegowda
International Airport

The Blueprint Of Beauty And *Balance*



3 BHK PREMIUM 3 BHK LUX 3.5 BHK 4.5 BHK





The Project is registered as " GODREJ AVELINE " with Karnataka RERA bearing Registration No. PRM/KA/RERA/1251/309/PR/020326/008501 at <https://rera.karnataka.gov.in/>

This Project is being developed by Godrej Properties Limited.

Site Address: GODREJ AVELINE, SY. NO. 58/1, 64, 65/2 OF VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE URBAN, BENGALURU NORTH, BENGALURU URBAN, KARNATAKA - 560064

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