

PLOTS WITH A RESORT.
PITY, IT'S NOT FOR EVERYONE.



SUMMER
& SAGE





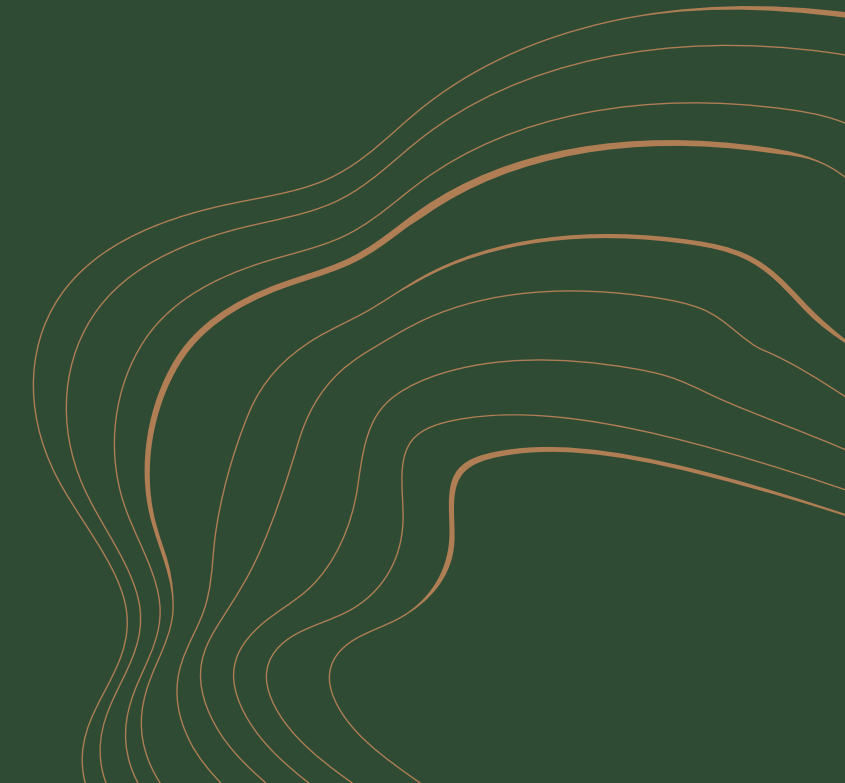
WHERE LUXURY MEETS TRANQUILITY

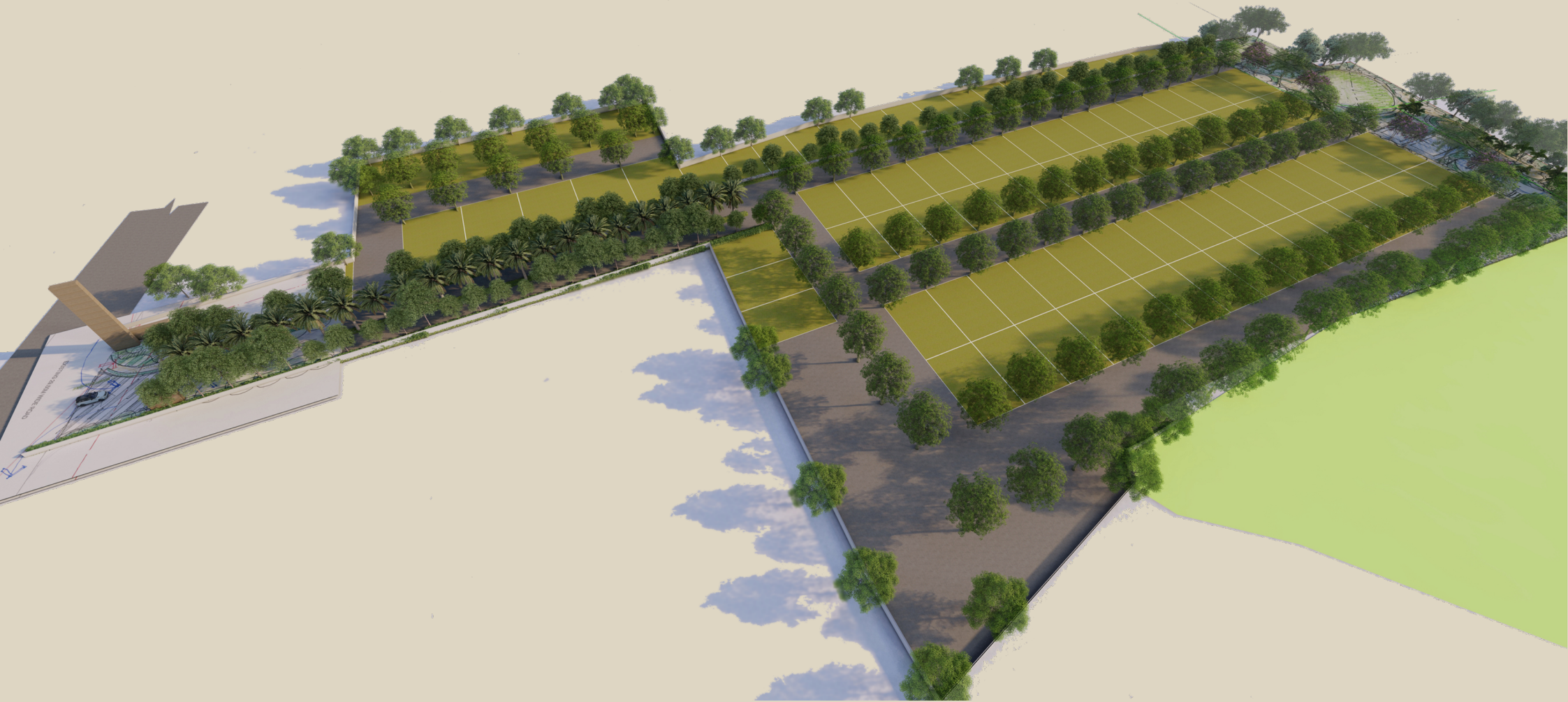
An exclusive plotted development just 19 kilometers from the airport, offering strategic connectivity within a serene sanctuary.

The Distinction: Each private plot features an adjacent luxury resort, transforming daily living into a perpetual resort experience. World-class amenities and hospitality services become seamlessly integrated into your lifestyle.

The Investment: More than real estate—this is a curated lifestyle where sophisticated living and vacation-quality experiences converge every single day.

Where luxury isn't just a feature, it's woven into the fabric of daily life.





22 ACRES OF FUTURE-READY PARADISE

BMRD-Approved Excellence A meticulously planned 22-acre gated community designed to transform everyday living into an extraordinary lifestyle statement.

Masterful Design Architecture:

- 300 Premium Plots - Thoughtfully defined residential spaces
- 2-Acre Luxury Resort - Integrated hospitality destination
- Strategic Land Allocation:
 - 50% Plotted Development
 - 20% Preserved Open Spaces
 - 30% Infrastructure & Connectivity

The Vision Realized Where intelligent planning meets luxurious living. Every square foot is purposefully designed to create a harmonious balance between private residential spaces, recreational amenities, and natural preservation.

Future-ready living. Present-day luxury.



A RESORT. IN YOUR BACKYARD.

Transcending Convention While the world orchestrates elaborate escapes, you inhabit yours. Here, the extraordinary isn't reserved for weekends—it's woven into the rhythm of everyday life.

Curated Indulgences at Your Threshold: The Lagoon Pool - Lose yourself in azure depths where time surrenders to tranquility

Fine Dining Pavilion - Experience gastronomic artistry that elevates dining to theater

Wellness Sanctuary - Embrace holistic rejuvenation guided by nature's ancient wisdom

Performance Studio - Cultivate excellence in a space where ambition meets architecture

In a world that seeks luxury, why not simply live within it?



PARK AND
OPEN SPACE



LUXURY
SPA & SALON

Revive your tired
nerves



LAGOON POOL

Walk into the Lagoon Pool and
refuse to step out.



WORLD-CLASS
INFRASTRUCTURE.
CENTRED IN
EXCELLENCE.

SITE DEVELOPMENT

ENTRANCE PORTAL

- Entry Plaza
- Gate
- Security Cabin
- Feature Wall With Signage
- Obelisk
- Avenue Planting
- Median With Palms

ROADS/PAVEMENTS

40 ft and 60 ft roads built with bitumen finish for a smooth and durable surface.

BOUNDARY WALLS

boundary walls in masonry or concrete to a height of 1.8m

LANDSCAPING

Landscaping with four-season plants ensures year-round color, texture, and visual interest.

LIGHTING

Street lighting with led lights on MS poles

UTILITIES

POWER SUPPLY: A 7 kVA power connection is provided for plots until 2,500 sqft, while a 9 kVA connection is provided for plots above 2500 sqft.

WATER SUPPLY AND STORAGE: underground water sump with a hydropneumatic pump .

RAINWATER HARVESTING: Percolation pits will be provided at regular intervals within the storm water drainage system to enhance groundwater recharge and manage runoff effectively.

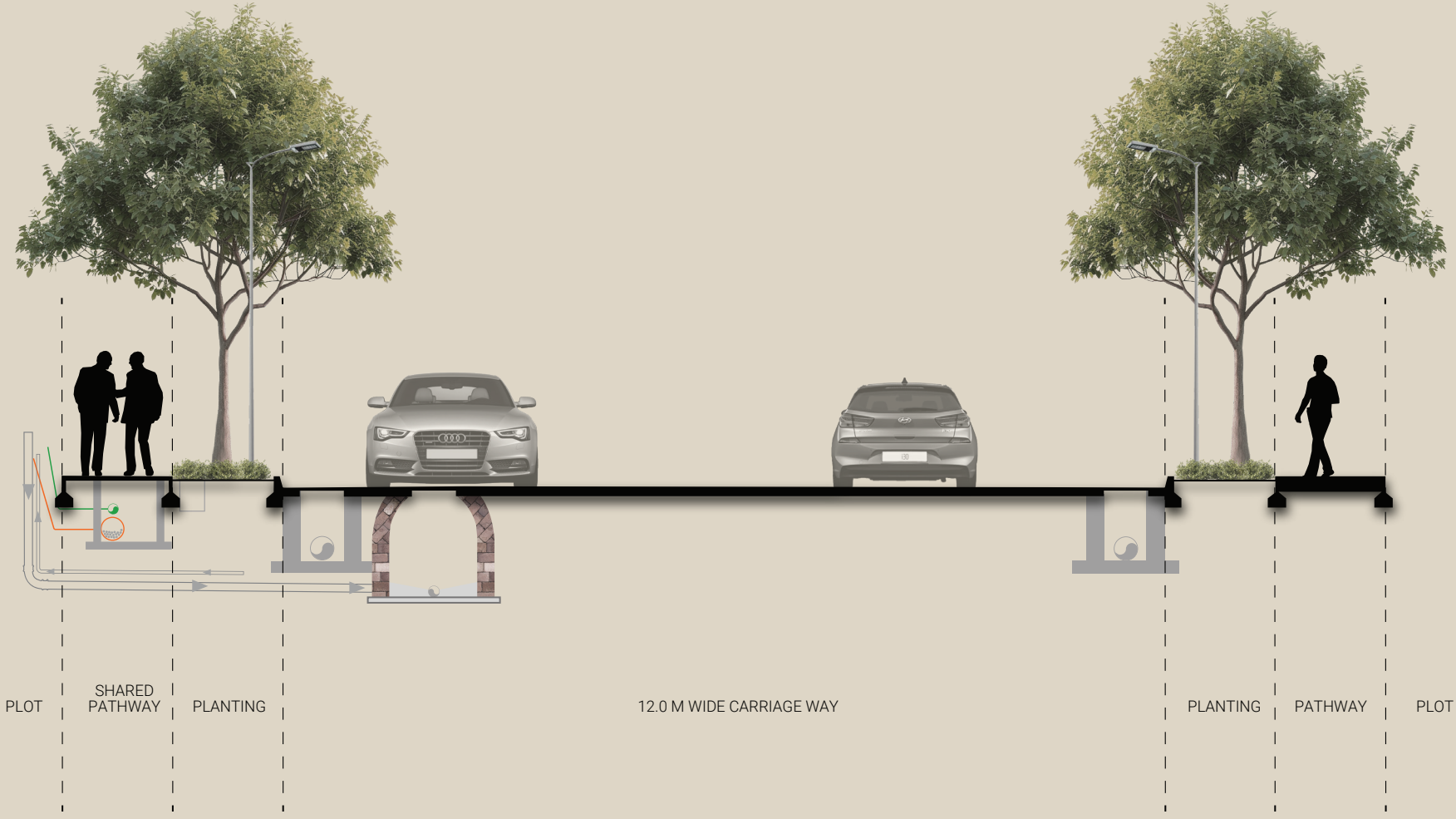
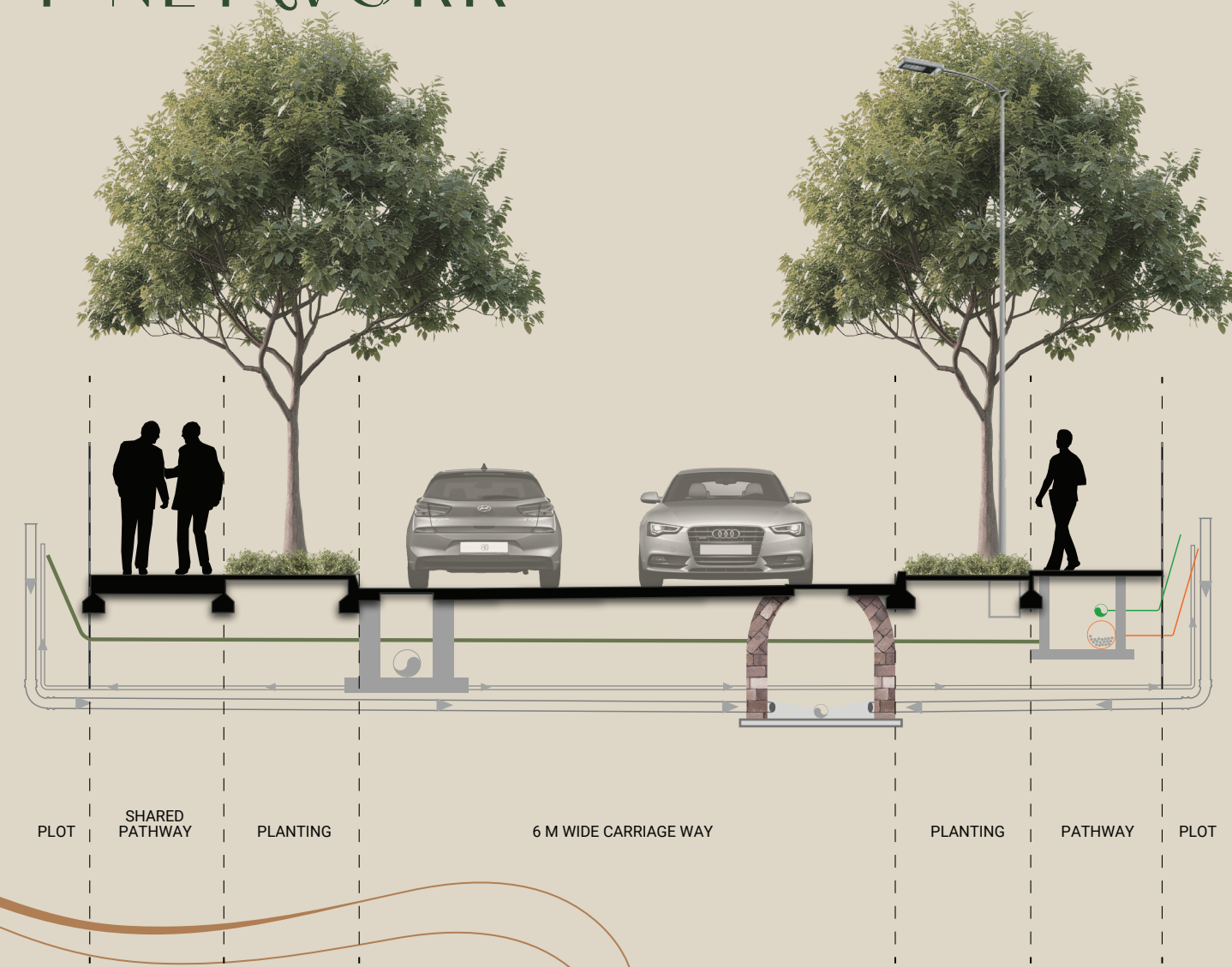
SEWAGE TREATMENT: A Sewage treatment plant will be provided with separate plumbing to reuse recycled water for landscaping purposes.

AMENITIES

- | | | | |
|-----------------|-------------------|----------------|-----------------------|
| Park | Jogging Trail | Paddle Court | Seating Deck |
| Stepped Seating | Bbq Zone | Kids Play Area | Floating Deck Seating |
| Planting | Entry Pavillion | Seating Pods | Lilly Pond |
| Festive Lawn | Pickle Ball Court | Pets Park | Bridge |



FUTURE READY ROAD AND UTILITY NETWORK



The image features a dark green background with decorative wavy lines in a light orange or copper color. These lines are located in the top-left and bottom-right corners, creating a sense of movement and depth. The text is centered in the middle of the page.

YOUR NEIGHBOURHOOD
IS CALLING



YOUR NEIGHBOURHOOD IS ON THE WORLD MAP.

Just outside the cocoon of silence,
a whole new world of possibilities is
springing up. **Summer & Sage** is just 19 km
from the airport. KIADB is rolling out the
infrastructure for a new economic hub.

The next Whitefield is in the making.

The who's who is moving in 20 kms away.

Your future neighbours are global giants.

AEROSPACE & AVIATION

Boeing India Pvt Ltd

Hindustan Aeronautics Ltd

Axiscades Aerospace Infra. Pvt Ltd

Dynamic Technologies Ltd

Magellan Aerospace India Pvt Ltd

ENGINEERING & MANUFACTURING

Dynatech Tools & Devices

Karnataka CNC Tech Pvt Ltd

Centum Electronics Ltd

Micron Engineers

EFD Induction Pvt Ltd

AUTOMATION & TECHNOLOGY

Yamini Automation Pvt Ltd

AIMIL Ltd

Amada (India) Pvt Ltd

Insys Instruments & Systems (India) Pvt Ltd

Hexa Technologies

HEALTHCARE & MEDICAL TECHNOLOGIES

Biolitec India Pvt Ltd
Biorad Medisys Pvt Ltd
C37 Healthcare Pvt Ltd

IT SERVICES

Wipro Limited
Wipro Enterprises Pvt Ltd
Sify Technologies Limited

HOSPITALITY

Sahara Medical Tourism & Hotels Pvt Ltd
7Hills Hospitality
Ramvee Hotels & Restaurants

DEFENSE & PRECISION ENGINEERING

Advanced Rail Controls Pvt Ltd
BEML Ltd
DCX Cable Assemblies Pvt Ltd
Tata Power Company Ltd
Eaton Industrial Products Pvt Ltd



CLOSE TO A NEW WORLD. TUCKED AWAY FROM IT ALL.

Just 25 minutes from Kempegowda International Airport, with seamless access to key tech parks, premium schools, hospitals, and retail hubs — your home is surrounded by everything that matters, yet blissfully removed from the chaos.





PITY, THIS ISN'T FOR EVERYONE

This place is designed for those
who need nothing to prove.

A rare circle of individuals who
seek time, not timelines. Beauty,
not noise. And homes that speak
softly, like they do.

A space that holds your silence.
And gives you back to yourself.

