



VAISHNAVI AT-ONE

LIFE

YELAHANKA EXTENSION,
NORTH BENGALURU

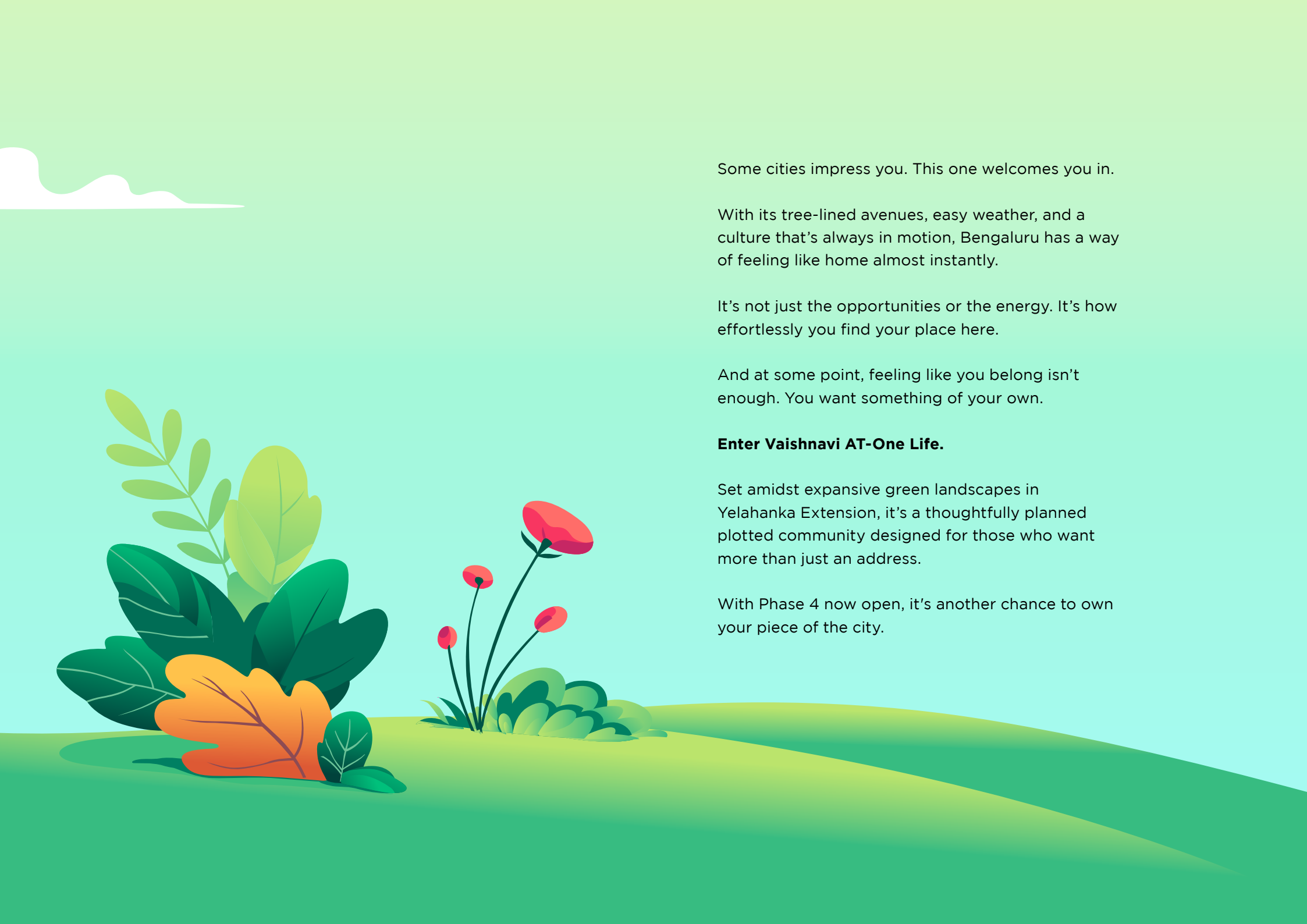
PHASE 4

• PREMIUM PLOTTED DEVELOPMENT •



A CITY YOU BELONG TO





Some cities impress you. This one welcomes you in.

With its tree-lined avenues, easy weather, and a culture that's always in motion, Bengaluru has a way of feeling like home almost instantly.

It's not just the opportunities or the energy. It's how effortlessly you find your place here.

And at some point, feeling like you belong isn't enough. You want something of your own.

Enter Vaishnavi AT-One Life.

Set amidst expansive green landscapes in Yelahanka Extension, it's a thoughtfully planned plotted community designed for those who want more than just an address.

With Phase 4 now open, it's another chance to own your piece of the city.



LAND
INVESTMENT
FOR
EVERYONE



FROM THE CHAIRMAN'S DESK

For over 25 years, Vaishnavi Group has grown alongside Bengaluru, shaping spaces that reflect the city's evolving aspirations.

Through this journey, one principle has remained constant - a commitment to quality, transparency, and delivering on our word. Every project we have built stands as a testament to this belief.

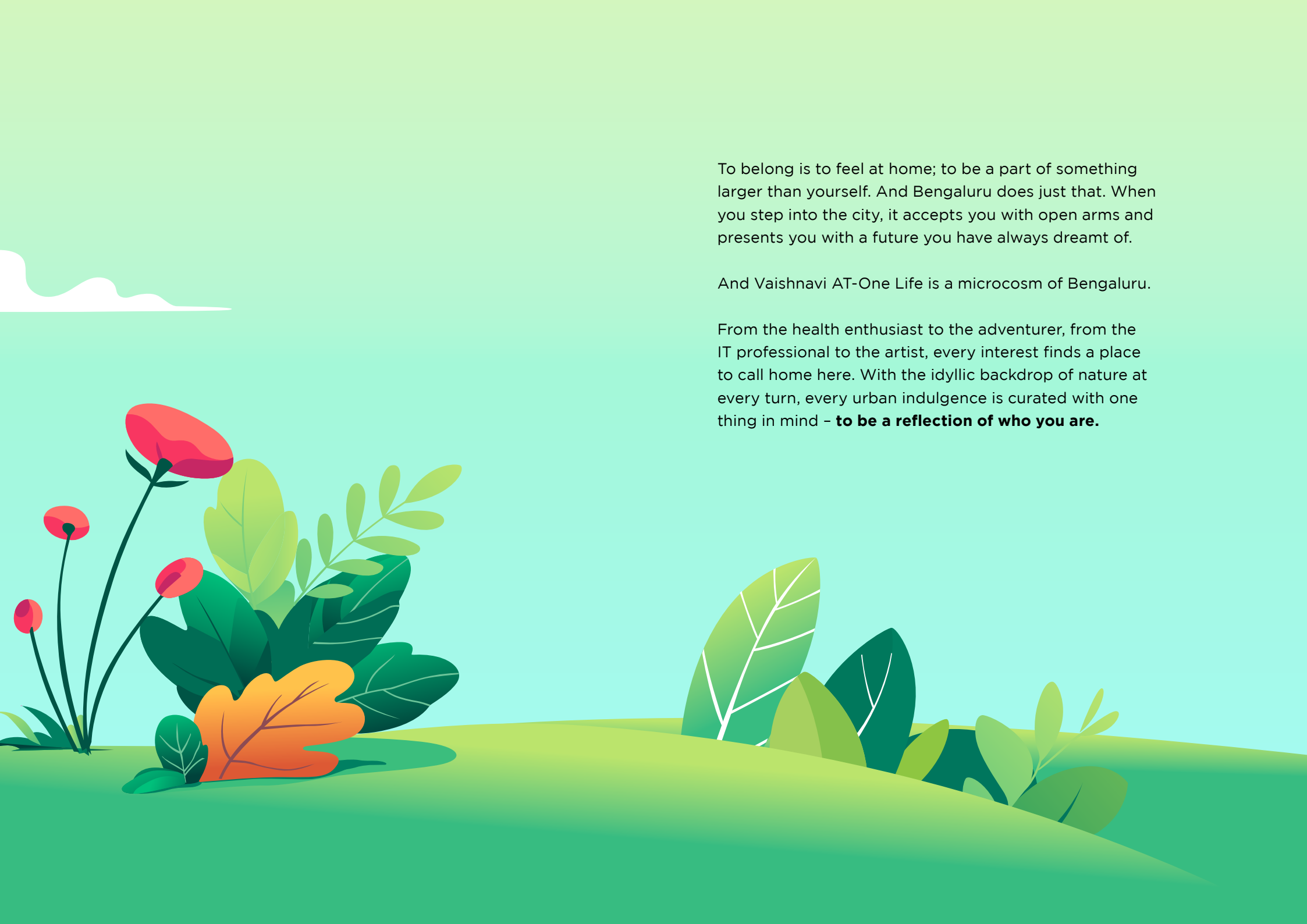
As the city continues to expand, so do the expectations of those who call it home. With Vaishnavi AT-One Life Phase 4, we bring together our experience and understanding of this evolution to create a plotted development that is both thoughtful and future-ready.

More than just land, it is an opportunity to own a part of a city that continues to inspire.

We welcome you to **Vaishnavi AT-One Life**.

WHERE YOUR
NEXT CHAPTER
BEGINS





To belong is to feel at home; to be a part of something larger than yourself. And Bengaluru does just that. When you step into the city, it accepts you with open arms and presents you with a future you have always dreamt of.

And Vaishnavi AT-One Life is a microcosm of Bengaluru.

From the health enthusiast to the adventurer, from the IT professional to the artist, every interest finds a place to call home here. With the idyllic backdrop of nature at every turn, every urban indulgence is curated with one thing in mind - **to be a reflection of who you are.**



AERIAL VIEW



DESIGNED AROUND YOUR LIFE

66 acres of green to welcome you at every turn

Pre-engineered smart plots with underground electric, sanitary and water lines

An unmatched **32,750 sq. ft. courtyard-themed clubhouse** for lifestyle indulgences


Over 50% landscaped, green and open spaces for life to flourish

227 plots await their new owners

Roads ranging from **9m** wide, leading up to the grand **18m** entrance

14 thematic parks interspersed across the project

An excellent investment with **exponential growth potential**



Located just **25 minutes from Hebbal flyover** and **20 minutes from KIAL**

A harmonious blend of **evergreen goodness and urban luxury**

2 acres of central activity space for community life to thrive



A lush green park with a winding stone path. Two women are standing on the path, talking. The scene is filled with large trees and greenery, creating a tranquil atmosphere. The lighting suggests late afternoon or early morning.

TRANQUIL GREEN SPACES





EXPANSIVE 32,750 SQ. FT.
CLUBHOUSE





CLUBHOUSE GROUND FLOOR PLAN



CLUBHOUSE FIRST FLOOR PLAN



CLUBHOUSE SECOND FLOOR PLAN



Sports

- Putt-putt golf
- Two cricket nets
- Badminton court
- Squash court
- Tennis court
- Basketball court
- Skating rink
- Futsal court
- Table tennis room

Indoor Amenities

- Multipurpose hall
- Café
- Co-working space
- Games room
- Crèche
(with an indoor and outdoor play area)
- Guest rooms
- Convenience store
- Home theatre
- Reading nooks
- Cards room

Outdoor Amenities

- Family pool
- Kids' pool
- Children's play area
- Party lawn
- Amphitheatre
- Fitness station

Wellness

- Gym
- Yoga studio
- Spa
- Salon

Shared Spaces

- Community gardens
- Outdoor dining areas
- Viewing deck
- Grand clubhouse reception
- Majestic entrance portal
- Tree-lined avenues
- Water features
- Fruit orchard



SURROUNDED BY EVERYTHING YOU NEED



Once considered a quaint neighbourhood on the outskirts of Bengaluru, Yelahanka has quickly become the epicentre of residential living, and Vaishnavi AT-One Life is at the very heart of it.

Leisure & Shopping Centres

- Angsana Oasis Spa & Resort
- Bhartiya Mall of Bengaluru
- Club Cabana
- Phoenix Mall of Asia
- Royal Orchid Resort
- Ramada by Wyndham
- The Galleria Mall
- To The Tee Golf Academy

Medical Colleges

- Krishnadevaraya College of Dental Science and Hospital
- Manipal Institute of Regenerative Medicine

Schools & Colleges

- BMS Institute of Technology and Management
- Chrysalis High
- Canadian International School
- Delhi Public School Bangalore North
- Millennium World School
- Mallya Aditi International School
- National Public School
- Nitte Meenakshi Institute of Technology
- Nagarjuna Vidyaniketan
- Orchids International School
- Ryan International School
- REVA University
- Sir M. Visvesvaraya Institute of Technology
- Stonehill International School
- Vidyashilp Academy


Other Institutes

- Centre of Excellence for Aviation Training
- Embassy International Riding School
- Government Flying Training School
- Padukone-Dravid Centre for Sports Excellence
- University of Agricultural Sciences

Hospitals

- Aster CMI Hospital
- Bangalore Baptist Hospital
- Cytecure Cancer Hospital
- I-Aim Healthcare Centre
- Manipal Hospital
- Prolife Hospital
- People Tree Hospital

Commercial Office Spaces

- Doddaballapur Industrial Area
 - Ecopolis
 - Prestige Tech Cloud Park
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MASTERPLAN

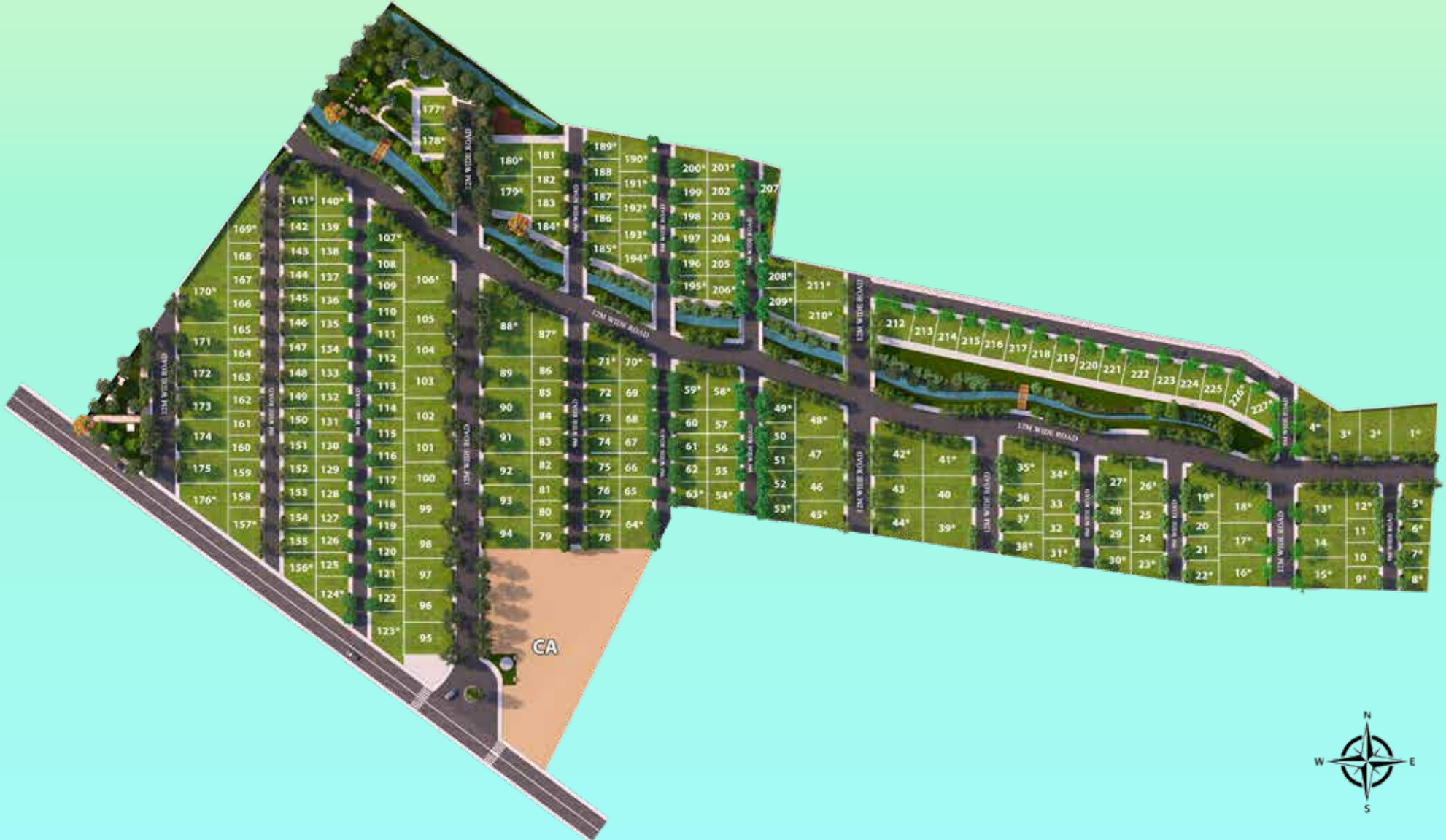


LEGEND

- 1. ENTRANCE PORTAL
- 2. CLUBHOUSE
- 3. PARKS
- 4. PLAY COURTS
- 5. PHASE-4 ENTRANCE



MASTERPLAN







OUTDOOR
SPORTS ARENA



TREE-LINED AVENUES



FRUIT ORCHARD



A RAPIDLY EXPANDING CITY

The pensioner's paradise of the past has transformed into one of Bengaluru's fastest-growing corridors. With its proximity to Kempegowda International Airport and several upcoming infrastructure and commercial developments, Vaishnavi AT-One Life Phase 4 is positioned at the centre of North Bengaluru's evolution. Here is why:

Satellite Town Ring Road (STRR)

A major infrastructure upgrade connecting Devanahalli to key suburban regions including Hoskote and Doddaballapur, improving regional connectivity and accessibility.

Suburban Railway Project

The upcoming suburban railway network is set to enhance connectivity between Devanahalli and Bengaluru city through multiple planned corridors.

Metro Blue Line Expansion

The proposed metro extension towards Devanahalli will significantly improve airport and city connectivity.

Peripheral Ring Road

The proposed expressway connecting major highways across Bengaluru will strengthen accessibility to North Bengaluru.

KIADB Aerospace Park

A rapidly growing aerospace and manufacturing hub housing several leading national and global companies.

The Quad by BLR

Kempegowda International Airport's new lifestyle and entertainment destination will add more dining, retail and leisure experiences.

Devanahalli Business Park

A large-scale commercial and business hub expected to attract major investments and employment opportunities to the region.

KWIN City

A proposed large-scale integrated city development envisioned as a major centre for education, healthcare, research and employment in North Bengaluru.





The Promise of Timeliness

19 million sq. ft. developed across Bengaluru ahead of time over 25+ years, resulting in 6,500+ happy customers and counting.



The Promise of Uncompromising Quality

Ensuring high quality standards and an uncompromising eye for detail at all times.



**IT'S A
VAISHNAVI
PROMISE**



The Promise of Trust

Building trust through transparency in transactions, best practices and understanding our customer requirements.



The Promise of Impeccable Service

A great home buying experience with our customer first approach.
Customer Satisfaction Score - 84%*



VAISHNAVI AT-ONE LIFE

YELAHANKA EXTENSION,
NORTH BENGALURU

vaishnavilife.com

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