




MIDORI

from the house of

TATTVAM

Sustainable Lifespaces



A better home for the
life you are *building*.

Introducing 3 & 4 BHK
Apartvillas @ Sarjapur





The villa life reimagined in an *Apartvilla*

Midori is a rare limited edition property that brings together the spaciousness of a villa with the convenience of an apartment in a lush landscaped setting with exceptional amenities.

Lush 5.34 acre boutique
residential development

116 individually crafted 3
& 4 bedroom Apartvillas

75% open spaces

Low rise, Low density,
cohesive community.

Vastu compliant plans

Privacy prioritized

Clear legal titles

77% Carpet to Sale Area
Efficiency

The Address that Thinks Ahead.



STRR, PRR & NH648

Strategically located near the STR, PRR & NH648, ensuring future-ready connectivity and growth potential.



RED LINE METRO

Close to the upcoming Red Line Metro, offering fast, seamless city-wide connectivity, and access to all that matters.



ITTANGUR ROAD

Situated on Ittangur Road, poised for enhanced accessibility with planned road widening.



SUBURBAN RAILWAY

Proximity to the upcoming Suburban Railway network, enabling swift and convenient travel across key hubs, boosting connectivity and growth opportunities.

At the centre of it all.

Midori is located at the heart of Sarjapur, adjacent to Prestige City and the upcoming Forum Mall.

Midori isn't just well-located - it's **perfectly positioned** for the life you're building.

Here, every **convenience, connection, and comfort** is just around the corner, so you spend less time commuting and more time truly living.



SCHOOLS

Delhi Public School
20 mins

Greenwood High
18 mins

TISB
15 mins

Bethany High
22 mins

Inventure Academy
18 mins



IT PARKS

WIPRO SEZ
25 mins

RMZ Ecospace
35 mins

RGA Tech Park
25 mins

Infosys
Proposed HQ
20 mins

Embassy Tech Village
38 mins



LEISURE

Forum City
3 mins

Sarjapur Socials
25 mins

Decathlon
22 mins

Dmart
10 mins

Lakshya Academy of Sports
18 mins



HEALTHCARE

Manipal Hospital
30 mins

Spandana Hospital
15 mins

Sparsh Hospital
30 mins

The Zen Spa
35 mins

Motherhood Hospital
30 mins

For those who
want *more.*



Your Life Is Not Average, Why Should Your Home Be ?

Around our Apartvillas at Midori the skyline is shaped by trees not towers, with 75% of the land being ecoscaped, the homes offer a seamless connect to the outdoors, where the concept of Biophilia enhances the quality of life and the interior planning is smart, efficient & practical & sustainable.

75% Open Area

Over 1,40,000 sft of landscaped area

50+ Thoughtful Aesthetic Amenities

Car Free Pedestrian Ground Level

More Amenities/sft

3 Side Open Homes offering verdant views



Master Plan



Most Projects Are Built To
Suit The Market, Midori is
Built To Suit *You*.



77%

Efficiency

With an astounding 77% floor plan efficiency, you get value for every sft you pay for. The architecture has been carefully crafted to balance light and ventilation with privacy.

The interior planning enhances efficiency and is smart, practical & efficient. Here nature doesn't frame your home it flows through it, the pedestrian only ground ensures openness and safety for your family. The plan is customized for multi-generational living and the specifications are high in quality.

As Bangalore moves vertical, Midori stays grounded and will remain a timeless one of a kind property.





Homes that aren't
seasonal, but *generational*.

Space to dream, Air to breathe, Life to live.



Built For Tiny Feet & Big Dreams.



Where you meet the best version of yourself.

01. Club Midori
02. Biopool
03. Sun decks
04. Forest Zone
05. Mist Garden
06. Multi-purpose Courts
07. Badminton Courts
08. Pickleball Court
09. Yoga Deck
10. Temple
11. Gratitude zone
12. Koi Ponds
13. Reflexology Park
14. Meditation Pods
15. Senor Citizen Area
16. Outdoor Study Decks
17. Amphitheatre
18. Community Gardens
19. Work From Nature Pods
20. Kids Play Area
21. Outdoor Gym
22. Parcourse
23. Jogging Track
24. Indoor Gym
25. Home Theatre
26. Creche
27. Party Hall
28. Zen Garden
- 29.. Table Tennis
30. Car Free Pathways
31. Kids Pool
32. Billiards Room
33. Games Room
34. Butterfly park
35. Landscaped Nooks
36. Herb Gardens
37. Pet Park
38. Solar Powered Lights
39. Oxygen Parks
40. Cycling Paths & more

Where Green Isn't Just A Colour.

At Midori, nature doesn't frame your home it flows through it. Every element of the outdoors is woven into daily life, shaded walking trails through bamboo clusters, tucked-away nature work pods, and quiet corners designed for reflection. The ground level is entirely walkable, free from vehicles, so your connection to the earth is uninterrupted.

This isn't ornamental landscaping it's a seasonal, self-sustaining ecosystem. Native trees, flowering plants, and edible gardens attract birds, butterflies, and breeze, creating a space that feels alive in every sense. Evenings are slow-lit by solar-powered lamps, and after the rain, the fragrance of the soil is unmistakable.

Midori is designed not just to impress, but to last - to breathe, to evolve, and to grow with time.



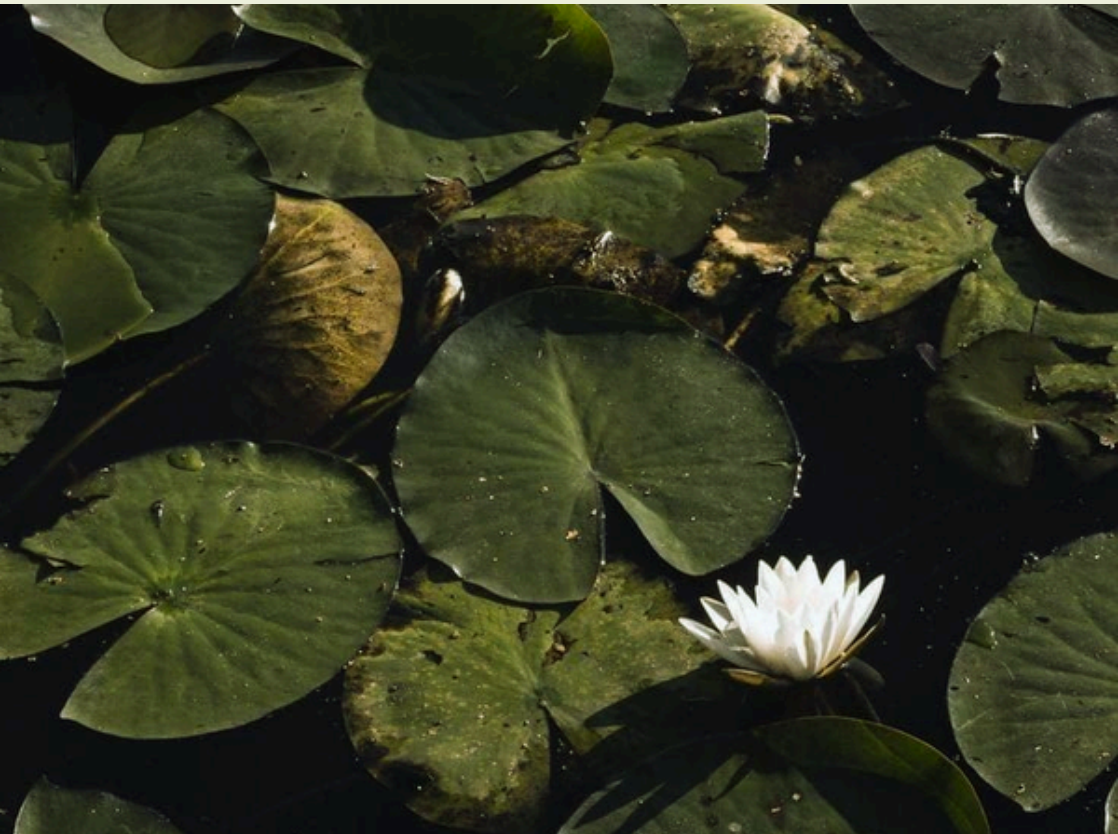
Where green isn't an amenity, it's a way of life.

At Midori, green is the thread that ties neighbours together. Native trees, flowering plants & gardens create spaces where people meet, children explore, and life feels connected.

Native Landscape

Biophillic Homes

Trees, not Towers



Where Every Square
Foot Feels *Happier*.



Designed for happiness, engineered for efficiency.



STRUCTURE, MASONRY AND FINISHES

Zone designed	Seismic Zone-II Compliant
Structure	RCC Framed Structure with Floor heights of 3.15 m
Main walls & partition walls	Burnt Brick masonry - 9" & 4.5" using burnt clay bricks
External Platsering	Double coated Sand faced plaster with water-proofing compound
Internal Plastering	Smooth finish Cement Plaster
Internal Painting	Emulsion paint - Premium
External Façade & Painting	Combination of weather proof paint & textured finish as per design intent
Staircase railing	MS Railing of 1.20 m Ht

FLOORING

Entrance Foyer, Living & Dining	I-Marble flooring/ Vitrified Flooring
All Bedrooms	I-Marble flooring/ Vitrified Flooring
Kitchen	Antiskid Vitrified Flooring
Utility	Antiskid Vitrified Flooring
Toilet	Antiskid Vitrified flooring & Glazed Ceramic tiles for wall (upto false ceiling)
Balcony	Antiskid Vitrified Flooring
Staircase	Kota Stone
Corridor	Granite/ Antiskid Vitrified flooring with skirting
Lift Cladding	Cladding as per design intent
Lift	Fully automatic - passengers lift for every block

JOINERY

Maindoor	Ghana Teakwood frame with 40 mm Flush door shutter with BST veneer and melamine polish finish
Bedroom Doors	Red meranti or redsal wood frame with 35mm Flush door shutter with BST veneer and melamine polish finish
Bathroom Doors	Red meranti or redsal wood frame with 35mm Flush door shutter with OST veneer and melamine polish finish
Balcony door	3 track glazed UPVC sliding door with mosquito mesh
Balcony railing glass	As per design intent
Windows	2.5 track glazed UPVC sliding window with mosquito mesh
Ventilator	Louvered ventilator with exhaust fan provision
Door hardware	Main door: Smart digital locking system of reputed brand

PLUMBING AND BATHROOM FIXTURES

CP and Sanitary fixtures for Toilet	Jaquar or Equivalent
Sinks in Kitchen and Utility	Single Bowl in kitchen and Double Bowl in utility of reputed make
Plumbing (Internal and External)	All Water Supply Lines in CPVC Pipes and Waste Water Lines in DWC/ SWR Pipes
False ceiling for all toilets	As per design intent
Water Supply System	Hydropneumatic System

POWER SUPPLY; ELECTRICAL AND COMMUNICATION SYSTEMS

Wiring	Fire Resistant Electrical Wires of reputed brand. Polycab/ Equivalent
Earthing	Earth Leakage Circuit Breaker (ELCB) and Miniature Circuit Breakers (MCB)
Switches	Legrand or equivalent.
Connected Power Load	5 KW for flats lesser than 2000 sft, 7 KW for flats bigger than 2000 sft
TV Points	Living, Dining and all Bedrooms
Geysers	Provision will be provided in the toilets
A/C Provision	Split A/C power points in Living, Dining and all Bedrooms.
Chimney	Provision will be provided
Washing machine	Provision will be provided in the utility area
Wi-Fi connectivity	Provision for Living, Dining & All Bedrooms
Backup Power	100% power back-up for all common areas and services. 1 KVA for each apartment (for lighting use only)



Tomorrow Grows In Today's Choices



75% ECOSCAPED GREEN COVER

Native & Adaptive Planting

Tree-Lined Pathways

Seasonal Flower Gardens

Rain Gardens & Bioswales

Acoustic Green Buffers
Between Buildings

Playgrounds in Natural Settings

Wellness & Meditation Groves

Butterfly & Bird Habitats



RECYCLE & REUSE

Rainwater Harvesting

Rain Soak Pits

Greywater Recycling Systems

Organic Waste Segregation

Plastic Waste Repurposing

Drip & Sprinkler Irrigation
Systems

Reusing Excavated Soil in
Landscaping

Mulching from Garden Waste

We Aren't Sustainable For Optics, We're Sustainable By Outcome.



SMART RENEWABLE ENERGY

Solar Powered Common
Lighting

Intelligent Lighting Systems

EV Charging Stations

Density of trees, not towers

Rejuvenating air cleansing
plants

Low-Heat Reflective Surfaces

Acoustic Buffer Landscaping



ARCHITECTURE & LANDSCAPE

Built using red bricks.

High Window to Wall Ratio

Designed analysing sun & wind
path analysis

Naturally Ventilated
Circulation Spaces

3 Sides Open, Optimizing Light
& Ventilation

Deciduous Tree Planting

Permeable Paving &
Landscaping

Thermal Mass Utilization

Minimal Hardscape, Maximum
Green Cover

Pollinator-Friendly Planting

Tattvam – Creating Sustainable *Lifespaces*



At Tattvam Ventures, we're not just building homes - we're shaping honest, enduring experiences for the people who live in them. With over **115 years of combined management expertise** across design, development, and delivery, we've learned that the true measure of success lies not in scale, but in sincerity.

We believe in ***underpromising and overdelivering*** - not as a tagline, but as a way of working. Every line drawn, every material chosen, every timeline committed to is done with care, precision, and responsibility. That's how we've already delivered on three distinct properties - each one a quiet promise kept. No noise, no shortcuts - just homes people are proud to live in.

Sustainability isn't a feature for us - it's our foundation. From energy efficient design and thoughtful material choices to optimizing natural light, airflow, and space, we're deeply rooted in all things responsible and future ready. We don't believe in building fast - we believe in building right.

Now, with ***Midori***, we're taking everything we stand for - trust, quality, clarity, and conscience and raising the bar. Rooted in our core values but created with a fresh vision, Midori isn't just our next project. It's a new benchmark for what real estate in India can and should be. Because at Tattvam, we don't just develop property. ***We Build With Purpose. We Build For People. We Build For Generations.***

Building Differently Because We Think *Differently*

Promises Honored. Trust Earned.

At Tattvam, we don't speak in aspirations - we speak in proof. Every project we've completed reflects our core philosophy: build responsibly, deliver on time, and let communities grow naturally. Woodsvale, NatureNXT, and Azalea are not just milestones, they are benchmarks.



Woodsvale -

A 22-acre low-rise villa community designed for those who value space, air, and light.

With 4 & 5 BHK homes starting from ~2,250 sq. ft., Woodsvale combines luxury with sustainability - natural ventilation, green architecture, and carefully planned amenities. Delivered ahead of schedule, **it stands as living proof of our promise: Build Right, Live Better.**

NatureNXT -

Spread across 13 acres, NatureNXT offers 132 premium plots ranging from 1,200 to 3,000 sq. ft. Every inch is designed around the five elements of nature, **demonstrates that responsibility and aspiration can co-exist.**

Azalea -

A boutique development crafted with quiet confidence. Azalea is not about scale but about sincerity - precise detailing, responsible timelines, and the kind of homes that create pride of ownership. Delivered without noise or shortcuts, it reflects the heart of Tattvam:

Underpromise, Overdeliver.

Woodsvale. NatureNXT. Azalea.

3 promises kept, 3 communities thriving. With every milestone, we've only strengthened what we stand for: Clarity, Quality, and Conscience.

From Render To Reality



From Concept to Creation





MIDORI

Ittangur Road, Sarjapur,
Bengaluru, Karnataka, 52125.

TATTVAM

Purshottam Layout, 9/2, St Mark's Rd,
Shanthala Nagar, Ashok Nagar,
Bengaluru, Karnataka 560001

PRM/KA/RERA/1251/308/PR/160525/007753

This brochure/leaflet is a guide only and does not constitute an offer or contract. Changes may be made during the development of a real estate project and certain entities may be subject to change without notice. The specifications, amenities, facilities, surrounding/proposed public infrastructure, features depicted, stock images and project renders are purely indicative and for representational purposes and may differ from the actuals. The purpose of this brochure/leaflet is to indicate to potential customers the depiction of the project and extent of the amenities and facility that would be engendered in accordance with the present approved layout. Our marketing materials should be considered as a guide only and do not constitute an offer or contract. Ant prospective sale shall be governed by the terms and conditions specified in the agreement for sale.



90904 00096/ 90904 00095



sales@tattvamventures.in



@tattvamlifespaces | @midori_blr



www.midoribytattvam.com