

PRE-LAUNCHING



KEERTHI NANDINI

THE ASCENT

📍 BUDIGERE CROSS

THE LEAP INTO COMFORT



NOW RISING HIGHER

With over 37+ years of legacy, Keerthi Estates has consistently delivered thoughtfully planned communities built on quality, trust, and timely execution, shaping premium living experiences across Hyderabad and Bengaluru.

OUR JOURNEY

40

COMPLETED PROJECTS

8

ONGOING PROJECTS

50000+

HAPPY FAMILIES

10M+ SFT

DEVELOPED

Our Prestigious Projects in Bengaluru & Hyderabad



KEERTHI
Regalia
Opp. Wipro Corp. Office, Sarjapur Road.



Keerthi
ROYAL PALMS
Before Electronic City, Hosur Road, Bengaluru



KEERTHI
Krishna Viva
Opp. Wipro Corp. Office, Sarjapur Road.
Bengaluru



KEERTHI
Westwinds
PREMIUM LUXURY VILLAS
MANCHIREVULA, NEAR NARSINGI JUNCTION, HYDERABAD.



KEERTHI
Richmond Villas
Near Glendale Academy, TSPA Junction
Phase 1



KEERTHI
SANCTUARY
GREEN OPULENCE



NANDINI

GROUP

Nandini Group has built a lasting legacy through decades of excellence in poultry and the growing success of Aaradhya Grand, earning the trust of Kolar and Devanahalli. We further our commitment to a sustainable future through solar initiatives under Nandhini Green Energy. Now, in partnership with Keerthi Estates, we step into real estate to craft premium residential spaces defined by quality, trust, and modern living.



HOME

IS NOT JUST
WHERE
LIFE
HAPPENS.

It is where life begins to feel like it belongs.

EVERYTHING, BUT A MOMENT OF STILLNESS

The long days. The longer commutes. The noise that follows all the way indoors. Somewhere along the way, home became just another place to arrive at. It was always meant to be more than that.



HOMES THAT LIVE WITH YOU.

Not away from the city. Quietly above it.



A LIFE IN BALANCE

For those who have come to understand that the most meaningful things are not always the loudest, that a home which holds a family gently at the end of a long day is perhaps the finest thing one can come home to.



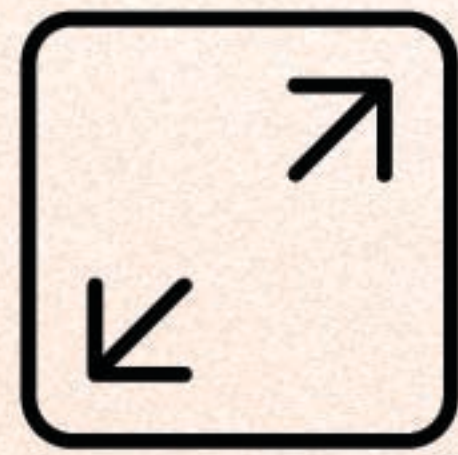
THE LEAP INTO COMFORT

INTRODUCING THE ASCENT

Rising over BUDIGERE CROSS, 259 homes conceived around a quietly powerful idea, that when a home is designed with genuine care, everyday life begins to feel like something worth coming back to.



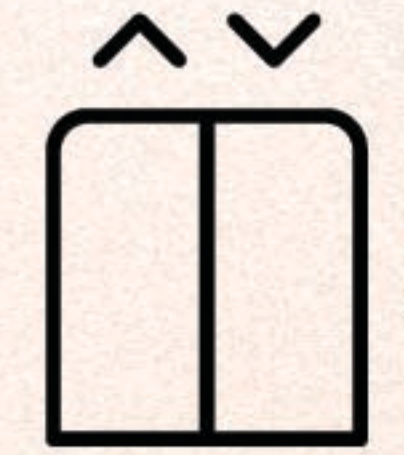
HOMES WHERE BALANCE FINDS FORM



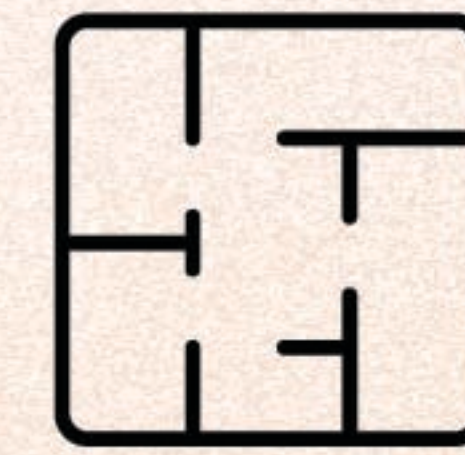
4
ACRES



259
RESIDENCES



G+26
FLOORS



2 & 3 BHK
CONFIGURATIONS

Four acres. 259 homes.
Twenty-six floors with a terrace garden crowning the top.

SPACES THAT SPEAK



1,295–1,885 SQ. FT.
Area Range

10.3 FT.
Ceiling Height

G+26
With Terrace Garden

**Sit-Outs
& Puja Rooms**



NO COMMON WALLS.

The life inside each home belongs entirely to itself.

Every home at The Ascent is an island unto itself. No borrowed sounds. No shared boundaries. No awareness of another family's evening bleeding quietly into another's. The quiet here is not accidental. It was the very first thing the design reached for.

THOUGHTFUL WITHIN.

A home is only as good as the care that went into making it.
Here, that care goes all the way down to the way the walls are built.



Mivan Construction Technology

Walls that stand entirely on their own structurally, acoustically, completely. The silence they hold within is one of the quiet joys of living here.



Natural Ventilation

Carefully planned layouts ensure that air moves through freely, the way it does in a home one always imagined living in.



Vastu Compliant

Each home oriented so that light arrives where it is most welcome, and spaces open in ways that feel instinctively right.



Eight High-Speed Lifts

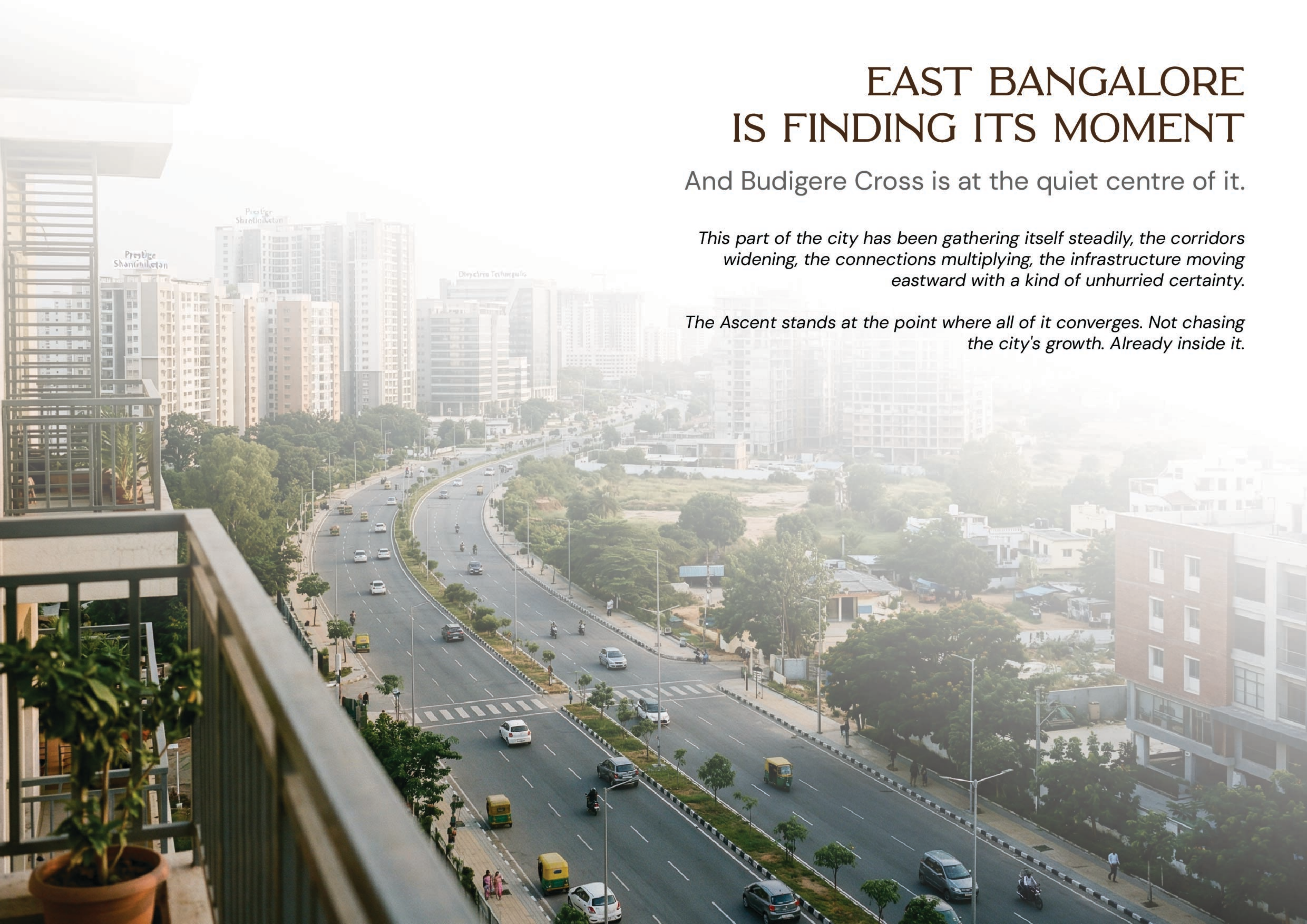
Six passenger lifts and two service lifts because the everyday experience of moving through a building should feel as considered as the home itself.

EAST BANGALORE IS FINDING ITS MOMENT

And Budigere Cross is at the quiet centre of it.

This part of the city has been gathering itself steadily, the corridors widening, the connections multiplying, the infrastructure moving eastward with a kind of unhurried certainty.

The Ascent stands at the point where all of it converges. Not chasing the city's growth. Already inside it.



CLOSE TO THE THINGS THAT MATTER

Hoskote Toll Plaza
10 min

Whitefield Railway Station
20 min

Whitefield Metro Station
20 min

KR Puram
37 min

International Airport
40 min



WHERE CONNECTIVITY MEETS CALM

A place that holds the best of two worlds the ease of being close to everything,
and the relief of not feeling overwhelmed by any of it.



THE MASTER PLAN

Four acres imagined not as land to be filled but as space to be lived in, slowly, fully, and well.

INDEX

1. Reflexology Path
2. Mini Urban Forest
3. Leisure Pods
4. Mounds
5. Stage with Water Feature
6. Informal Seating with Sculpture Court
7. Pet Corner
8. Seating
9. Basketball Practice Court
10. Pickleball Court
11. Mini Soccer / Box Cricket
12. Community Space with Seating
13. Kids Pool
14. Main Pool
15. Lazy Pool
16. Event Plaza
17. Children's Play Area
18. Rock Wall Climbing
19. Retractable Gate
20. Bus Pickup Zone





AMENITIES THAT
ELEVATE

WHERE THE DAY FINDS ITS RHYTHM AGAIN

25+ AMENITIES

*For every member of every family,
and every mood an evening might carry.*

SWIMMING POOL

A main pool for those who like to move, and a kids' pool for the ones still discovering the difference. Every evening finds its pace.

STILT-LEVEL CLUBHOUSE

Where the day comes gently to rest leisure, fitness, and the quiet pleasure of familiar faces, all within the world that has been built here.

SPORT COURTS

Pickleball, basketball, mini soccer and box cricket. Because some evenings ask for energy rather than stillness. There is room here for both.

MINI URBAN FOREST & REFLEXOLOGY PATH

A little wildness within the order. The reflexology path, the trees, the shade, green that asks nothing in return, and gives back more than expected.

STAGE, WATER FEATURE & EVENT PLAZA

For the evenings that call for something more. A celebration, a gathering, an excuse to be outside under the open sky.

PET CORNER & CHILDREN'S PLAY AREA

For the youngest members of every family. Safe, open, and close enough to watch it all unfold from a comfortable distance.



SWIMMING POOL



STILT LEVEL CLUBHOUSE



SPORT COURTS



MINI URBAN FOREST & REFLEXOLOGY PATH



STAGE, WATER FEATURE & EVENT PLAZA



PET CORNER & CHILDREN'S PLAY AREA

INDOOR CLUBHOUSE AMENITIES



RECEPTION
/WAITING LOUNGE



AEROBICS
/YOGA& MEDITATION



BUSINESS LOUNGE
/CO-WORKING SPACES



MULTIPURPOSE HALL



CRECHE/HOBBY AREA



INDOOR GAMES



GYM



GUEST ROOMS



CAFETERIA



BACK OFFICE



HOMES THAT UNDERSTAND HOW LIFE IS LIVED

Each layout was thought through not as a diagram on a page, but as a day. How the morning light falls through the sit-out. How the puja room holds the quiet of the early hour. How a room becomes a place a family actually wants to be in.

FLOOR PLANS

Every room is considered. Every window placed where it will be most loved.
Every corner is given a reason to exist.

FLAT 01
3 BHK
WEST FACING
1743 Sq. Ft.



FLAT 03
3 BHK
WEST FACING
1571 Sq. Ft.



FLAT 05
2 BHK
WEST FACING
1290 Sq. Ft.



FLAT 08
3 BHK
WEST FACING
1571 Sq. Ft.



FLAT 09
3 BHK
WEST FACING
1741 Sq. Ft.



FLAT 02
3 BHK
EAST FACING
1745 Sq. Ft.



FLAT 04
3 BHK
EAST FACING
1884 Sq. Ft.

FLAT 06
2 BHK
EAST FACING
1295 Sq. Ft.



FLAT 07
3 BHK
EAST FACING
1884 Sq. Ft.



FLAT 10
3 BHK
EAST FACING
1745 Sq. Ft.



2 BHK WEST FACING

SBA: 1290 Sq. Ft.

Carpet Area: 761 Sq. Ft.

Balcony & Utility: 232 Sq. Ft.



2 BHK EAST FACING

SBA: 1295 Sq. Ft.

Carpet Area: 769 Sq. Ft.

Balcony & Utility: 227 Sq. Ft.

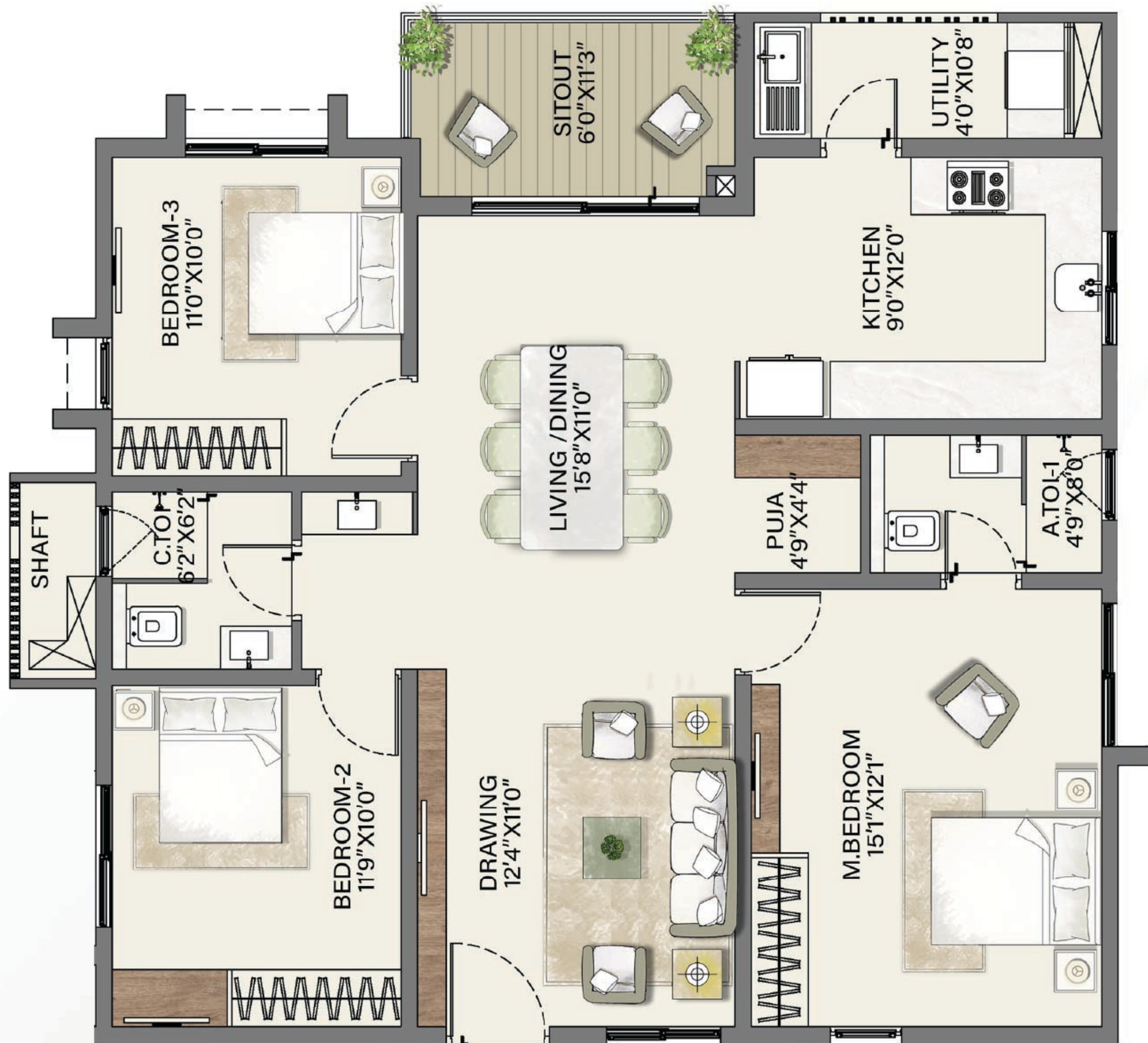


3 BHK WEST FACING

SBA: 1571 Sq. Ft.

Carpet Area: 1002 Sq. Ft.

Balcony & Utility: 207 Sq. Ft.

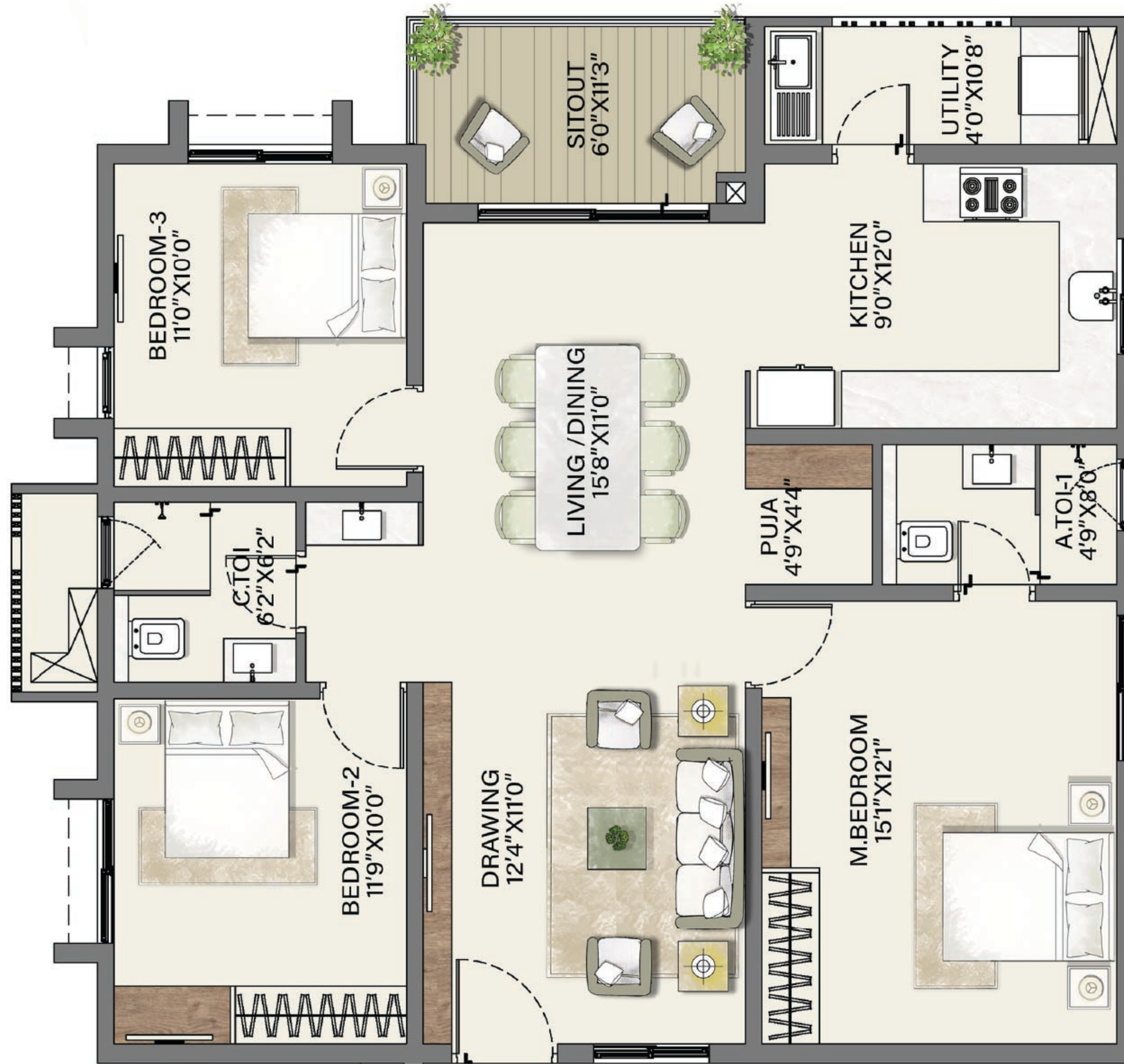


3 BHK WEST FACING

SBA: 1571 Sq. Ft.

Carpet Area: 1002 Sq. Ft.

Balcony & Utility: 207 Sq. Ft.



3 BHK WEST FACING

SBA: 1743 Sq. Ft.
Carpet Area: 1071 Sq. Ft.
Balcony & Utility: 270 Sq. Ft.



3 BHK EAST FACING

SBA: 1745 Sq. Ft.

Carpet Area: 1071 Sq. Ft.

Balcony & Utility: 272 Sq. Ft.



3 BHK WEST FACING

SBA: 1745 Sq. Ft.

Carpet Area: 1071 Sq. Ft.

Balcony & Utility: 272 Sq. Ft.



3 BHK EAST FACING

SBA: 1745 Sq. Ft.
Carpet Area: 1071 Sq. Ft.
Balcony & Utility: 272 Sq. Ft.



3 BHK EAST FACING

SBA: 1884 Sq. Ft.
Carpet Area: 1163 Sq. Ft.
Balcony & Utility: 287 Sq. Ft.



SBA: 1884 Sq. Ft.
Carpet Area: 1163 Sq. Ft.
Balcony & Utility: 287 Sq. Ft.

Carpet Area: 1163 Sq. Ft.

Balcony & Utility: 287 Sq. Ft.



A
HOME HAS BEEN WAITING
FOR THIS MOMENT



K-RERA Registration No.: PRM/KA/RERA/1251/446/PR/170326/008533

PRE-LAUNCHING



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THE ASCENT

📍 BUDIGERE CROSS



Keerthi Estates is a trusted real estate developer with over 37 years of experience, delivering thoughtfully designed residential and commercial spaces across Bengaluru and Hyderabad.

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With decades of excellence in poultry, Nandhini Group has earned the trust of Kolar and Devanahalli, alongside the success of Aaradhya Grand and its commitment to sustainability through Nandhini Green Energy.

Now, in partnership with Keerthi Estates Pvt. Ltd., we step into premium residential spaces built on quality, trust, and modern living.

Consultants:

Architects Genesis Architects	Structural ARSA Structural Consultants
MEP AEON MEP	Landscape Elements Landscape

*Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.*