



Saikam AANANDA

6 Minutes from Prestige City East Gate, Off Sarjapur



— 45 Acres Development* —

The **Largest.** The **Greenest.**
The Future of **Plotted Living.**

Step In Like You Own the Place — Because You Do

Saikam Aananda is a 45-acre gated development located in a preferred residential hub, off Sarjapur. Every detail is designed to bring joy, peace, and a deeper sense of connection to its residents, making every moment truly meaningful.

This flagship venture is brought to life by the Saikam Group, under the visionary leadership of Sri Saikam Jayachandra Reddy — a respected philanthropist and a legendary name in Tirupati's real estate landscape for over three decades. Known for delivering clear-title projects with exceptional design, construction quality, and standards, the Saikam Group has carved a distinct legacy in the region.

Because life is a mirror of what lies within, Aananda is more than a name — it's a reflection of real happiness and beauty, inside and out.



Location Map

In Close Proximity & on Sarjapur Road

Proposed Sarjapur Metro Station - 5km
Sarjapur Police Station - 5km
Proposed Dommasandra Metro Station - 5.7km
Carmelaram Railway Station - 12km
Whitefield - 13km

Educational Institutions

Shri Ram Public School - 4km
National Public School Varthur - 4km
Oakridge International School - 5.6km
Azim Premji University - 7km
Greenwood High School - 7.4km
Global Indian International School - 8km
Indus International School - 8.8km
Chrysalis High Gunjur - 9.5km

Hospitals

Spandana Hospitals - 6km
Manipal Hospital Varthur road - 12km
Manipal Hospital Sarjapur road - 15km
Motherhood Hospital - 15km
Sakra Hospital - 16km

Business/Tech Parks

Upcoming Prestige Tech Park - 2.5km
Infosys Proposed Head Quarter - 6km
Wipro Corporate Office - 13km
Bio Techpark - 16km

Sports/Entertainment/Shopping Malls

D-mart Sarjapur - 5km
Forum The Prestige City - 5km
Decathlon - 10km

Access Isn't an Extra; It's Everything That Matters

Strategically located close to workplaces, shopping malls, schools, hospitals, and play areas — everything you need is within easy reach. Saikam Aananda is nestled off Sarjapura, right in the heart of Bengaluru's IT corridors — Whitefield, Electronic City, and Outer Ring Road — a region that has emerged as one of the most-preferred destinations for investors.

More togetherness... more happiness.



Masterplan that builds more than just Plots

Legends

List of outdoor amenities

- A. Grand Entrance Plaza
- B. Visitors waiting Zone
- C. Jogging Track
- D. Club House & Swimming Pool
- E. Temple & Vedic Herbal garden
- F. Senior Citizen Seating Area with Meditation Zone
- G. Mini-Basketball court
- H. Children's play area with Tot-lot & sand pit
- I. Organic Vegetable Garden
- J. Waterbody & Aqua Park
- K. Reflexology Walkway
- L. Pickle ball & Multi-purpose courts
- M. Rock Climbing wall & beach Vally ball
- N. Cricket Nets
- O. Library
- P. Outdoor Gym
- Q. Amphitheatre
- R. Party Lawns
- S. Gazebo & Tree Court
- T. Hammock Zone
- U. Pet Park
- V. Barbeque Corner
- W. Bonfire Pit
- X. Tree House
- Y. Yoga / Sun deck
- Z. Native Games & Pottery Park

Plot Dimensions

- 30X40
- 30X50
- 30X60
- Unique Plots



PHASE - 1

10 Acres - 129 Units



- Legends**
- A. Grand Entrance Plaza
 - C. Jogging Track
 - E. Temple & Vedic Herbal Garden
 - F. Senior Citizen Seating Area with Meditation Zone
 - G. Mini-Basketball Court
 - H. Children's Play Area with Tot-lot & Sandpit
 - J. Waterbody & Aqua Park
 - K. Reflexology Walkway
 - Q. Amphitheatre
 - R. Party Lawns
 - S. Gazebo & Tree Court
 - T. Hammock Zone
 - U. Pet Park

- Plot Dimensions**
- 30X40
 - 30X50
 - 30X60
 - Unique Plots

PHASE - 2

6.5 Acres - 87 Units



- Legends**
- L. Pickle Ball & Multi-Purpose Courts
 - M. Rock Climbing Wall & Beach Volleyball
 - X. Tree House

- Plot Dimensions**
- 30X40
 - 30X50
 - 30X60
 - Unique Plots



PHASE - 3

8.5 Acres - 120 Units



Legends

- O. Library
- S. Gazebo & Tree Court
- Y. Yoga / Sundek
- Z. Native Games & Pottery Park

Plot Dimensions

- 30X40
- 30X50
- 30X60
- Unique Plots

PHASE - 4

5.5 Acres - 99 Units



Legends

R. Party Lawns

Plot Dimensions

- 30X40
- 30X50
- 30X60
- Unique Plots

Let kids be kids — With Muddy Shoes, Messy Hair, and Nature All Around!

Under blue skies and across green lawns, let them soar untethered — playing, running free, and exploring a world of their own. With several reputed international schools just ten minutes away, you're not just choosing a home — you're giving your children the childhood they truly deserve.

More time to learn, play, and grow together.



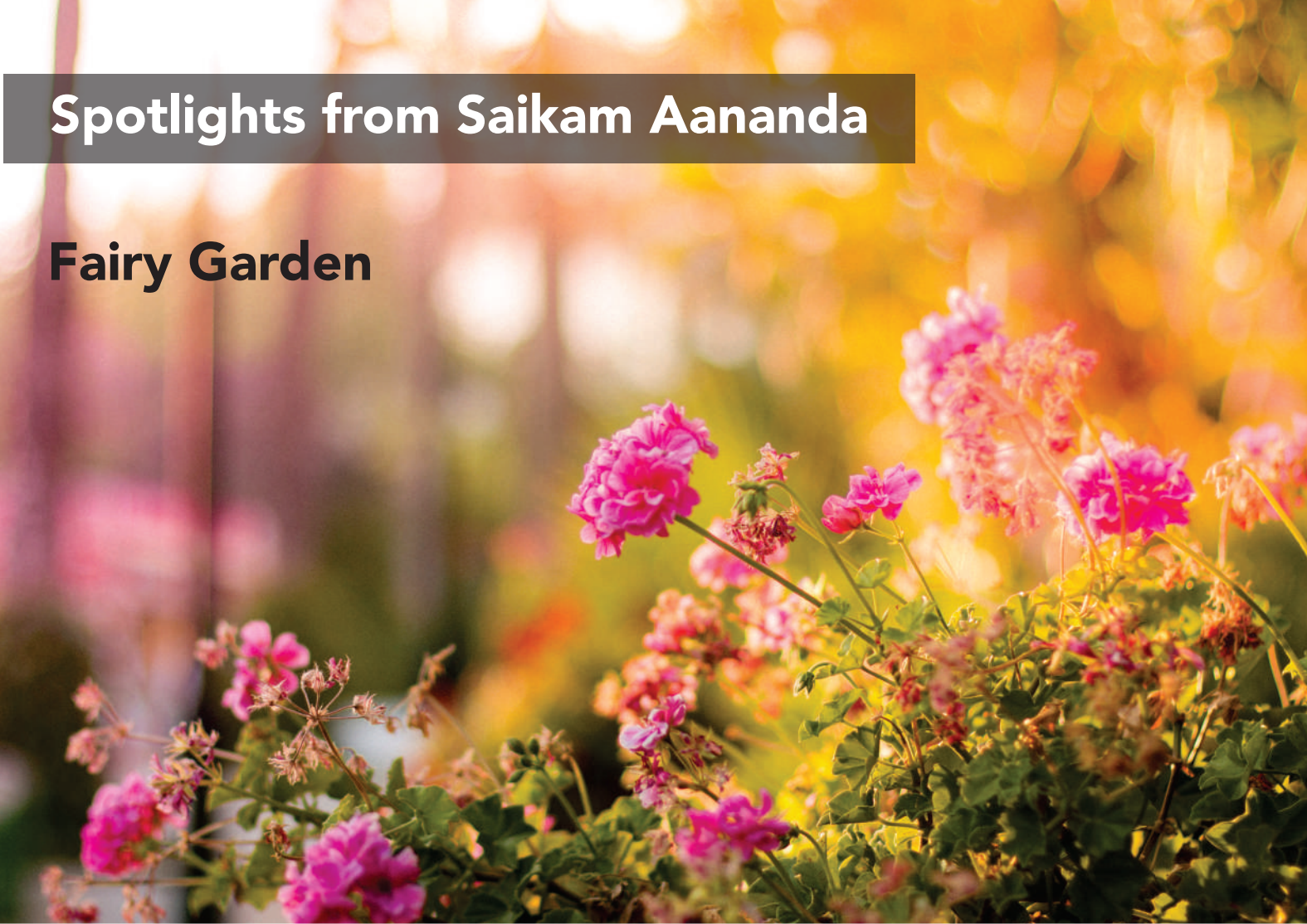


At Saikam Aananda, every road is laid with wide concrete paving — offering not just smooth movement, but also long-term durability. It's a smart, lasting investment that adds real value to the entire community.



Spotlights from Saikam Aananda

Fairy Garden



Tree Houses



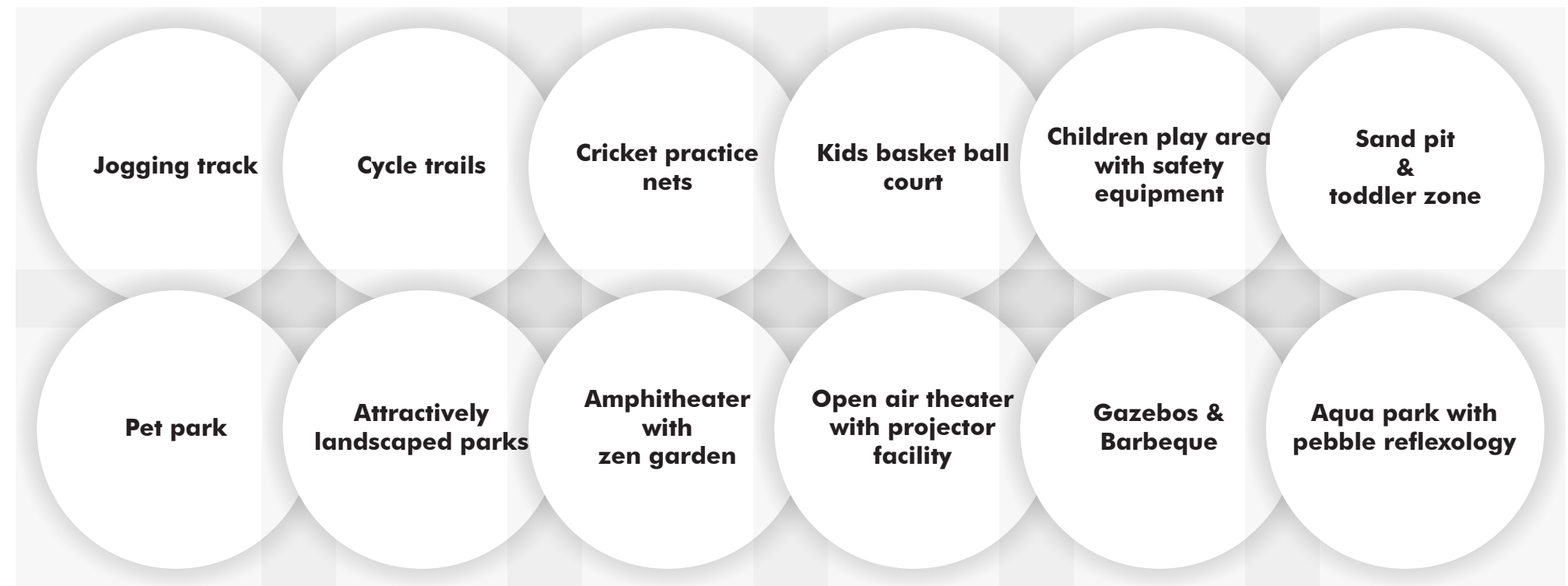
**18 Parks of Pure Green Therapy.
& the Second Largest Gated Community**



95% Trees Preserved

The images shown are for illustration purposes only

Enjoy the amenities to the fullest,
feel like in a resort every day!



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Project Specifications

- * Energy efficient designer street lights with generator backup.
- * Underground Electrical cables.
- * Future ready underground communication network for internet, cable TV, DTH.
- * High grade underground water lines for both potable & treated water with hydronematic pumps to eliminate requirement of individual sump/tank in each plot.
- * Water meters for each plot to monitor usage.
- * Underground Sewage system with Eco-drain Pipes for a zero.



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— 45 Acres Development* —

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*Including all phases

Strategic
Marketing Partner



Dwelite.