



NAVAKRUTHI *Garden Bay*

BOUTIQUE COMMUNITY LIVING

IN ELECTRONIC CITY PHASE 2



www.navakruthigardenbay.com

RERA No.: PRM/KA/RERA/1251/310/PR/211024/007159

PREMIUM 2 & 3 BHK APARTMENTS
Electronic City – Phase 2

STRATEGIC PARTNER
Growthmile
Growth Through Meaningful Milestones.



PREMIUM 2 & 3 BHK HOMES

DESIGNED FOR **SPACE**. MADE FOR **PEACE**.



Your Shortcut to Work.

Your Long Way to Peace.

Garden Bay is a boutique community that brings together thoughtful design, spacious homes and peaceful living in the heart of Electronic City Phase 2.

**BOUTIQUE COMMUNITY
OF ONLY 96 HOMES**



NO COMMON WALLS

Thoughtfully planned homes for maximum privacy and tranquility.



SPACE THAT BREATHES

Breezy balconies and full ventilation in every room.



VASTU COMPLIANT HOMES

Homes designed to bring balance, positivity and well-being.



LOW-DENSITY LIVING

Quiet, secure community with just 96 families.



PRIME CONNECTIVITY

Located on Heelalige Road, Electronic City Phase 2. Well connected to IT hubs, schools, hospitals & everyday conveniences.

Escape cramped spaces,
embrace calm living.



SPACIOUS 2 & 3
BHK RESIDENCES



1.5 ACRES OF
THOUGHTFUL DESIGN



SERENE SURROUNDINGS.
BETTER LIFESTYLE



POSSESSION
STARTING SOON

Just 96 Homes. Intentionally Planned.

A thoughtfully sized community crafted for those who value space, privacy and a better quality of life.

Less crowd. Better living.

Spacious Home Layouts



MORE LIGHT. MORE AIR.

Well-ventilated homes with natural light in every corner.



MORE USABLE SPACE.

Thoughtfully planned layouts with zero space wastage.



MORE STORAGE. LESS CLUTTER.

Smart storage options to keep your home organized.

A Community That Never Feels Crowded.

With only **96 residences across 1.5 acres**, Garden Bay offers the rare advantage of open spaces, enhanced privacy and a more relaxed way of living.





Privacy Built Into *Every Home.*



DESIGNED WITHOUT SHARED WALLS.

Thoughtfully planned homes with no common walls ensure greater privacy, minimal disturbance and a quieter, more comfortable lifestyle.



ENHANCED PRIVACY

No common walls mean no unwanted disturbances.



BETTER VENTILATION

Open on more sides for natural light and fresh air.



QUIETER LIVING

Designed to reduce noise for a peaceful lifestyle.



MORE COMFORT

Spacious layouts that let you live, work and relax without compromise.



Because true luxury is
having space that's
exclusively yours.



MORE LIGHT.
MORE AIR.



1.5 ACRES OF
THOUGHTFUL DESIGN



POSSESSION
STARTING SOON



SPACES DESIGNED FOR
YOU AND YOUR FAMILY.



Connected to the City. *Closer to Peace.*

Nestled in Electronic City Phase 2, Navakruthi Garden Bay brings together seamless connectivity and peaceful community living.

Thoughtfully planned with spacious homes, no common walls and abundant ventilation, it offers a lifestyle that feels both connected and calm.

Master Plan

- | | | | | | | |
|-------------------|--------------------|----------------------|--------------------|--------------------------------|------------------------|--------------------------|
| 1. Entrance Arch | 4. Badminton Court | 7. Jogging Lane | 10. Adult Pool | 13. Seating Benches all around | 16. Outdoor Gym | 19. Gym |
| 2. Security Cabin | 5. Dribble Court | 8. Cycling Path | 11. Toddlers Pool | 14. Park | 17. Indoor Games | 20. Rainwater Harvesting |
| 3. Bus Bay | 6. Cricket Net | 9. Meditation gazebo | 12. Kids Play Area | 15. Elders Park | 18. Multi Purpose Hall | 21. EV Charging Points |



Floor Plans



3 BHK
Unit - 1 SBA - 1760 sq.ft



3 BHK
Unit - 2 SBA - 1670 sq.ft



2 BHK
Unit - 3 SBA - 1350 sq.ft.



3 BHK
Unit - 4 SBA - 1675 sq.ft.



3 BHK
Unit - 5 SBA - 1675 sq.ft.



3 BHK
Unit - 6 SBA - 1885 sq.ft.



3 BHK
Unit - 7 SBA - 1885 sq.ft.



3 BHK
Unit - 8 SBA - 1645 sq.ft.



2 BHK
Unit - 9 SBA - 1415 sq.ft.



2 BHK
Unit - 10 SBA - 1390 sq.ft.



3 BHK Unit - 11 SBA - 1640 sq.ft.



3 BHK Unit - 12 SBA - 1820 sq.ft.



Wellness Built Into *Everyday Life.*



At Garden Bay, thoughtful spaces and active amenities come together to help you live healthier, feel happier and find balance, every single day.



JOGGING TRACK

Stay active every day.
Right where you live.



BADMINTON COURT

Stay active every day.
Right where you live.



GYM

Stay active every day.
Right where you live.



POOL

Stay active every day.
Right where you live.



CRICKET NET

Stay active every day.
Right where you live.



PARK & BENCHES

Stay active every day.
Right where you live.

DESIGNED FOR A
BETTER YOU,
EVERY DAY.



PHYSICAL WELL-BEING
Stay active and build
a healthier lifestyle.



MENTAL WELLNESS
Calmer surroundings
for a peaceful mind.



SOCIAL CONNECTIONS
Spaces that bring
people together.



WORK-LIFE BALANCE
More time for what
truly matters.

At Garden Bay, wellness isn't an add-on.
It's a way of life.



Amenities That Complement *Calm Living.*

Thoughtfully curated amenities that enhance well-being, encourage togetherness and support a balanced lifestyle for every member of your family.



WELLNESS & FITNESS

- Gym
- Cycling Path
- Outdoor Gym
- Badminton Court
- Jogging Lane
- Dribble Court



FAMILY & RECREATION

- Kids Play Area
- Indoor Games
- Toddlers Pool
- Multi Purpose Hall
- Adult Pool
- Seating Benches all around



COMMUNITY & LIFESTYLE

- Elders Park
- Entrance Arch
- Meditation Gazebo
- Bus Bay
- Park



SAFETY & SUSTAINABILITY

- 24/7 Security
- Rainwater Harvesting
- CCTV Surveillance
- EV Charging Points
- DG Power Backup
- All Covered Parking
- 4 Lifts

“ Designed to support a *slower, better* way of living. ”



MORE LIGHT.
MORE AIR.



1.5 ACRES OF
THOUGHTFUL DESIGN



POSSESSION
STARTING SOON



SPACES DESIGNED FOR
YOU AND YOUR FAMILY.

Connected to Everything That Matters.

WELL-CONNECTED
YET PEACEFULLY
TUCKED AWAY.

ACCESSIBILITY WITHOUT THE NOISE.

Garden Bay offers the perfect balance of seamless connectivity and serene living. Close to everything you need, yet far from the everyday rush.



PRIME LOCATION

Close to IT hubs, schools, hospitals and daily essentials.



EXCELLENT CONNECTIVITY

Quick access to major roads and public transport.



PEACEFUL SURROUNDINGS

Enjoy a calm, green environment away from city chaos.



PERFECT BALANCE

Urban convenience with the comfort of a quiet home.



CONNECTED TO
WHAT YOU NEED



CLOSE TO CITY



CLOSE TO PEACE



10 Mins away from
Biocon Hebbagodi Metro Station



EVERYTHING WITHIN EASY REACH



IT PARKS

Electronic City, HCL, Tech Mahindra SEZ

10 – 15 mins



SCHOOLS & COLLEGES

DPS, NPS Hebbagodi, Sri Chaitanya, Ebenezer International School, PES Uni

10 – 20 mins



HOSPITALS

Mazumdar Shaw Medical Center, Sparsh Hospital, Narayana Hrudayalaya

15 – 20 mins



SHOPPING

DMart, Neo Town, SRS Arcade, M5 mall

10 – 15 mins



MAJOR CONNECTIVITY

Nice Road, Hosur Road, Elevated Expressway

10 – 15 mins



BANGALORE Airport

Via NICE Road

1 hr 15 mins

Close to the action. Far from the noise. That's the Garden Bay advantage.



SPACIOUS 2 & 3
BHK RESIDENCES



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SERENE SURROUNDINGS.
BETTER LIFESTYLE



POSSESSION
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SCHOOLS

- Kidzee & Sri Chaitanya – 2mins
- Paradise International – 2mins
- Ebenezer International – 5 Mins
- St. Joseph Chaminade Academy – 5 Mins
- Brookfield High School – 5 Mins
- NSB Academy – 5 Mins
- Xavier Institute of Management – 10 Mins
- Delhi Public School – 15 Mins
- NPS School – 10 Mins

SOCIAL

- Vishal Mega Mart / MBT Mall/ M5 – 5 Mins
- More Super Market – 5 Mins
- Gold Coins Club & Resort – 5 Mins

IT PARKS

- Infosys – 10 Mins
- TCS – 10 Mins
- Tech Mahindra – 10 Mins
- Continental – 10 Mins
- Bosch – 10 Mins
- Biocon – 10 Mins
- Wipro – 10 Mins
- HCL – 10 Mins
- Cyber Park – 10 Mins
- Symbiosis – 10 Mins

HOSPITALS

- Narayana Hrudayalaya – 10 Mins
- Kauveri – 17 Mins
- Mazumdar Shaw Medical Foundation – 15 Mins



Move In Sooner. *Live Better Earlier.*

POSSESSION STARTING SOON.

Your future home is almost ready.
With possession starting soon, Garden Bay
brings you the confidence of a near-ready home
and the excitement of beginning a new chapter
without the long wait.



WHY IT MATTERS

- ✓ Lower uncertainty
- ✓ Quicker transition
- ✓ Start living your dream sooner
- ✓ Better planning for your future



POSSESSION
STARTING SOON



READY FOR
PEACE OF MIND



NEARLY READY,
TRULY YOURS



YOUR NEW LIFE
AWAITS



*The wait is almost over.
Your new beginning
is closer than you think.*



MORE LIGHT.
MORE AIR.



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Specifications



STRUCTURE

RCC framework structure with solid cement concrete block masonry



DOORS

Natural hardwood framed veneer shutter for main door. Laminate shutters for bedrooms & bathroom



POWER BACK-UP

Full power back-up for Apartment(Lighting)



LIFT'S

Lift of KONE/Schindler or equivalent, 2 nos 8 passenger elevators in each block



SANITARY

PVC sanitary pipes and UPVC/CPVC water pipes of Ashirwad or equivalent



PLASTERING

Internal Plastering with fine finish and external sponge finish



FLOORING

Vitrified tiles in entire flat and common area



SECURITY

24x7 Security CCTV Surveillance



WALLS

Superstructure 6" external and 4" Internal solid cement block walls



ELECTRICAL

Concealed copper wiring of Havells / Polycab or equivalent with Switches from Honeywell or equivalent



PAINTING

Putty smooth finish with tractor emulsion for internal & Apex Ultima for external Birla / Asian or equivalent



BATHROOM

Vitrified wall tiles, Wash basins, Taps, Showers, and commodes from CERA



TELECOM

Provision for Internet and DTH



WINDOWS

UPVC Windows and 3 track sliding doors with mosquito mesh provision, MS safety grills for all windows,



STP

Sewage Treatment Plant of adequate capacity as per norms. Treated water used for landscaping and flushing



THOUGHTFULLY PLANNED. NATURALLY LIVED.

Strategic Partner **Growthmile**
Growth Through Meaningful Milestones.

RERA No.: PRM/KA/RERA/1251/308/AG/180127/001045



Address

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