



Homes with Bengaluru's largest open frontage space

**80%
OPEN
SPACE.**

**3.5 ACRES
OPEN SPACE
AT THE FRONT**

**380 FEET
ENTRANCE
DRIVEWAY**

Behind Wipro SEZ, Kodathi, Off Sarjapur Road



A grand welcome with 3.5 acres of frontage.

A grand life begins with a grand entrance. Featuring Bengaluru's widest frontage, this landmark development offers more than just space; it offers stature. Designed for seamless flow and unmatched elegance, it sets the stage for a lifestyle that stands apart.

2 BHK 1155 – 1285 SQ FT
3 BHK 1440 – 1570 SQ FT

SPREAD OVER
6.29 ACRES

4 TOWERS,
(2 LEVEL CAR PARKING) +
14 FLOORS

30 SPORTS &
RECREATIONAL
AMENITIES



A 380 feet
entrance driveway
to peace & quiet.



Tucked just off Sarjapur Road, yet away from its hustle, this 380-ft driveway leads you to a quieter, calmer life. With less noise and pollution, experience serene living without compromising on connectivity.

380 Feet Entrance Driveway

Not just built but brilliantly designed.

Thoughtfully designed to enhance everyday living, this project blends smart planning with seamless spaces. From maximizing natural light to ensuring effortless movement, every detail is crafted for comfort, convenience, and a truly refined lifestyle.



No common walls



100% Vastu-compliant

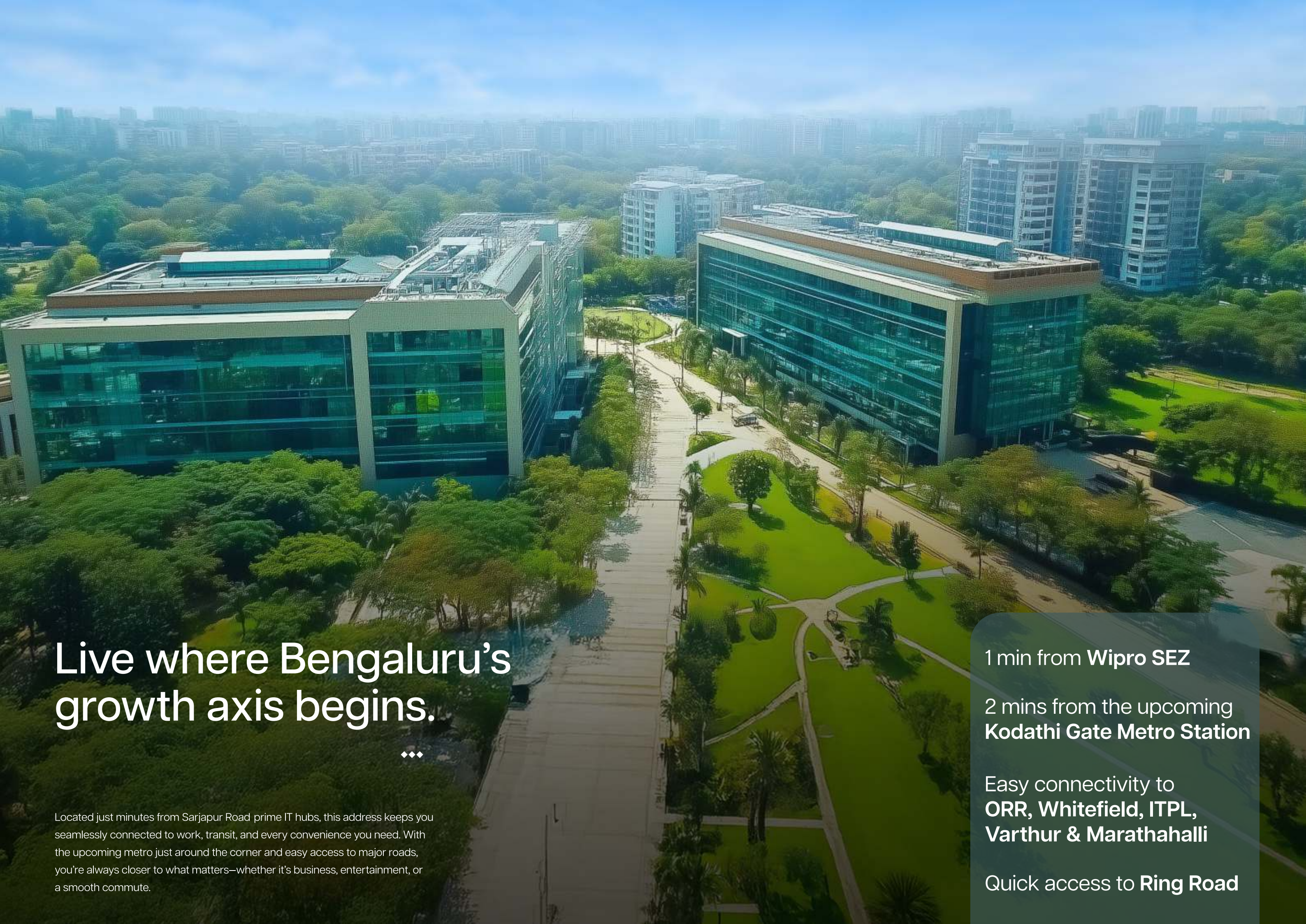


9'6" Feet ceiling height



Wider corridors





Live where Bengaluru's growth axis begins.



Located just minutes from Sarjapur Road prime IT hubs, this address keeps you seamlessly connected to work, transit, and every convenience you need. With the upcoming metro just around the corner and easy access to major roads, you're always closer to what matters—whether it's business, entertainment, or a smooth commute.

1 min from **Wipro SEZ**

2 mins from the upcoming
Kodathi Gate Metro Station

Easy connectivity to
**ORR, Whitefield, ITPL,
Varthur & Marathahalli**

Quick access to **Ring Road**

A pond, a view, a life in harmony.

Nature takes center stage here, with over an acre dedicated to a picturesque water feature, offering refreshing views and a peaceful ambiance from select towers. Lush greenery surrounds you, creating a refreshing escape where every day feels like a retreat. Breathe easy, soak in the views, and live closer to nature without leaving the city behind.



Expansive 1-Acre Green Space

From relaxation to recreation, we've got it all.

Step into a clubhouse that goes beyond the ordinary where fitness, relaxation, and social connections come together effortlessly. Whether you're breaking a sweat, unwinding in style, or catching up with friends, every space is designed to elevate your lifestyle.



Supermarket



Salon



Association room



Indoor games



Gym & health club



Multipurpose hall



Cafeteria



Party area



Guest rooms

A master plan that puts you first.

- | | | | |
|----|---------------------------|----|------------------------|
| 01 | Entry | 15 | Wide driveway |
| 02 | Exit | 16 | Planting deck |
| 03 | Visitors parking | 17 | Yoga centre |
| 04 | Bi-cycle stand | 18 | Play equipment on sand |
| 05 | Entry lawn | 19 | Sand pit |
| 06 | Lawn | 20 | Garden gym |
| 07 | Badminton court | 21 | Half basketball court |
| 08 | Multipurpose court | 22 | Elder's zone |
| 09 | Cricket practice nets (2) | 23 | Elder's park |
| 10 | Skating rink | 24 | Yoga & meditation lawn |
| 11 | Party lawn | 25 | Shuttle court |
| 12 | Open amphitheater | 26 | Swimming pool |
| 13 | Garden seating | 27 | Toddlers pool |
| 14 | Jogging track | 28 | Club house |



HOSPITALS

- Belenus Champion Hospital - 7 mins
- Sparsh Hospital - 8 mins
- Manipal Hospital - 17 mins
- Motherhood Hospital - 19 mins
- Cloudnine Hospital - 20 mins
- Sakra World Hospital - 24 mins

SCHOOLS

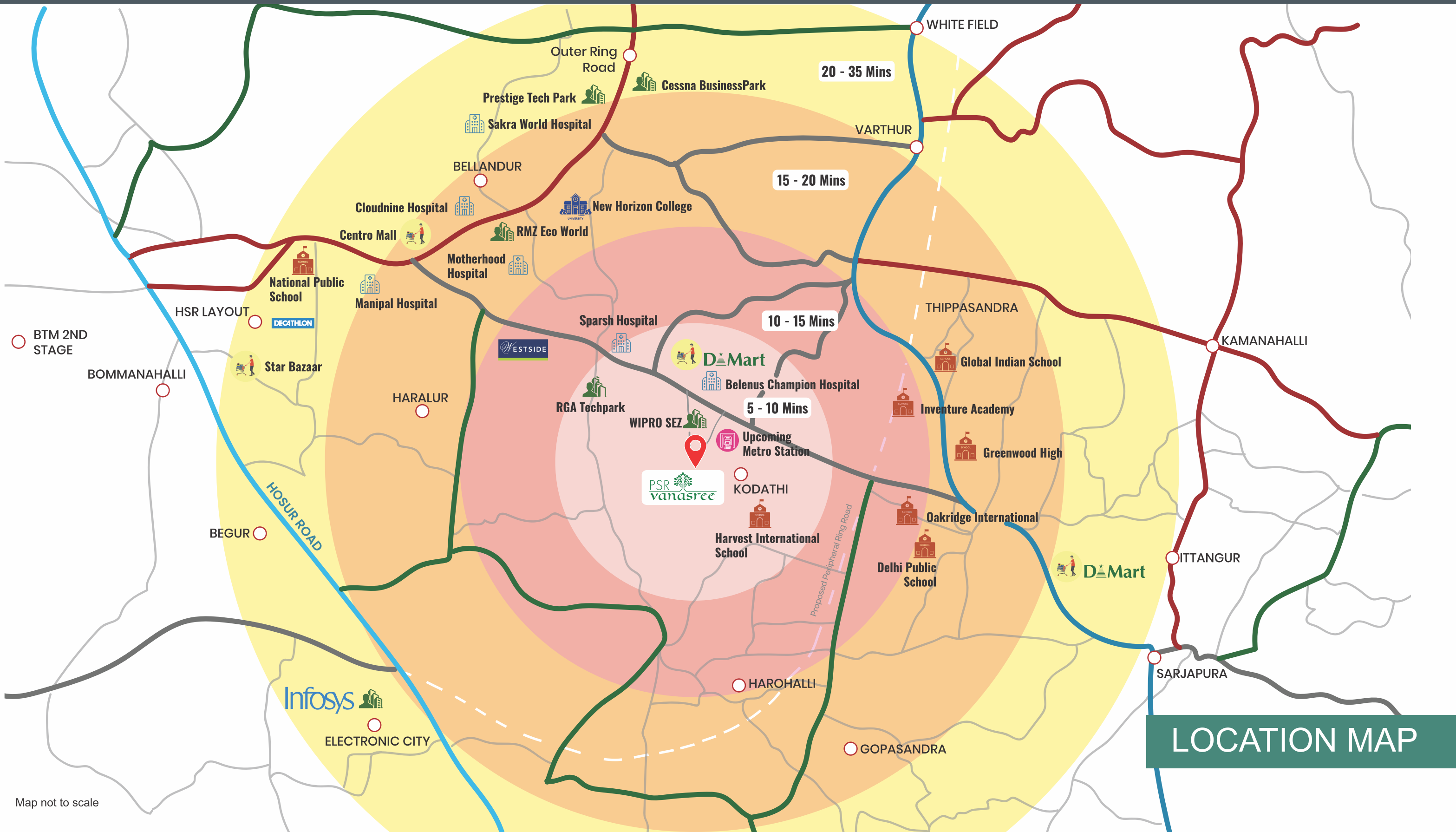
- Harvest International School - 2 mins
- Oakridge International - 14 mins
- Inventure Academy - 15 mins
- Global Indian School - 19 mins
- Greenwood High - 19 mins
- New Horizon College - 20 min

TECH PARKS

- WIPRO SEZ - 5 mins
- RGA Techpark - 9 mins
- RMZ Eco World - 23 mins
- Cessna Business Park - 24 mins
- Prestige Tech Park - 25 mins

SHOPPING

- West side - 10 mins
- Centro Mall - 20 mins
- D MArt - 20 mins
- Decathlon - 23 mins
- Star Bazaar - 25 mins



LOCATION MAP

FLOOR PLAN TOWER

AREA STATEMENT TOWER - 1

Flat No	Facing	Type	SBA Area (sft.)
101	WEST	3BHK	1510
102	NORTH	2BHK	1225
103	WEST	2BHK	1225
104	WEST	2BHK	1225
105	NORTH	3BHK	1520
106	EAST	3BHK	1490
107	EAST	3BHK	1470
108	WEST	1BHK	725
109	WEST	1BHK	785
110	EAST	3BHK	1470
111	NORTH	2BHK	1285
112	EAST	2BHK	1235



II

Flat No	Facing	Type	SBA Area (sft.)
101	EAST	3BHK	1480
102	NORTH	2BHK	1165
103	EAST	3BHK	1440
104	EAST	3BHK	1450
105	WEST	2BHK	1220
106	NORTH	3BHK	1515
107	NORTH	3BHK	1565
108	EAST	2BHK	1175



FLOOR PLAN TOWER

AREA STATEMENT TOWER - 3

Flat No	Facing	Type	SBA Area (sq.ft.)
101	WEST	3BHK	1480
102	WEST	3BHK	1470
103	NORTH	2BHK	1265
104	NORTH	2BHK	1155
105	EAST	3BHK	1450
106	EAST	3BHK	1570
107	EAST	2BHK	1280
108	EAST	2BHK	1235





Specifications



STRUCTURE:

- RCC framework structure.
- External walls with 6” solid blocks.
- Internal walls with 4” solid blocks.

PAINTING:

- Interiors: Asian or equivalent acrylic emulsion.
- Exteriors: Emulsion paint.

FLOORING:

- Vitrified tiles: 800mm x 800mm for living, dining, bedrooms and kitchen.
- Internal staircase, common areas will be provided with 600 x 600 vitrified tiles.
- 600 x 600 anti-skid vitrified tiles for balcony and utilities.

TOILETS:

- Ceramic tiles dado Up to 7’ height (Exxaro or Equivalent 600 x 600).
- Good quality sanitary ware Hindware/Equivalent.
- C.P. Fittings of Jaguar/Equivalent.

KITCHEN:

- Raised cooking platform of 20mm thickness with Hassan Green/Black granite slab.
- Ceramic tiles dado up to 4’ above the platform.

ELECTRICAL & COMMUNICATION:

- Concealed electrical wiring with multi strand insulated copper wires.
- Circuit breakers for safety and secant points for power and lighting.
- Switches are of Anchor/Roma or equivalent.

LIFT:

- Fully automatic lifts of 13 passenger’s stretchers friendly of OTIS / equivalent make.

POWER BACK-UP:

- 2BHK- 0.75 KW & 3BHK- 1KW (100% Power back up for common areas and all lifts.

WATER:

- Borewell water through underground/overhead tanks of suitable capacity will be provided.

DOORS:

- All frames are engineered wood frames with company moulded laminated doors.

WINDOW:

- UPVC Windows sliding shutters with mosquito mesh.

SECURITY:

- Round the clock security system with surveillance camera at the main gate.

TELECOM / INTERNET / CABLE TV:

- Provision for internet & DTH



Who are we?

Founded in 2000, PSR Group has grown into one of Bangalore's premier real estate developers, delivering luxury homes in prime locations. With a portfolio of 5 million sq. ft. across residential, commercial, and institutional spaces, we are driven by innovation, excellence, and customer trust, creating exceptional living experiences and lasting relationships.

Our Completed project



PSR Nandanam



PSR Krish Kamal



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PHASE 1: PRM/KA/RERA/1251/446/PR/220923/006280

PHASE 2 : PRM/KA/RERA/1251/446/PR/261224/007318

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