

ATMOS

A whole world of worth

ELEGANT
ATMOS



Having it all was once a
promised whisper, a faraway
goal, a dream written in mist.

But now, that castle in the sky can
have your name on the front door.

Come on in. Revel in the grand welcome.

Atmos is built to be a beautiful amalgamation of
ecology, design, luxury, function and community.

A whole world of ———— Worth





Elegant Atmos is a project of freewall homes*,
on the edge of Bengaluru's greenest paradise, with
every facility and amenity that are worthy of forever.

*A rare kind of residence with no shared walls,
floating in the sky, open on almost every side to
light, air, and the wild beauty outside.



Compromising was
never part of the

plan



For too long, the idea of home has come with the price of settling. But our world of worth has everything you could fathom wanting in a home.

Having this much of it all

transformstheideaofhomeinto a
place where life begins to expand

Your whole world of worth has

The optimal location

- | A prime location in Yelahanka
- | with excellent connectivity, with
- | commercial establishments close at
- | hand for convenience and cheer, and
- | opportunities that stretch into the future.

Light and air that flows in

- | Each home has large windows and
- | spacious balconies that let light and
- | breeze in from at least three sides.
- | And oversees lush green views from
- | every single one.

Vaastu-synced perfection

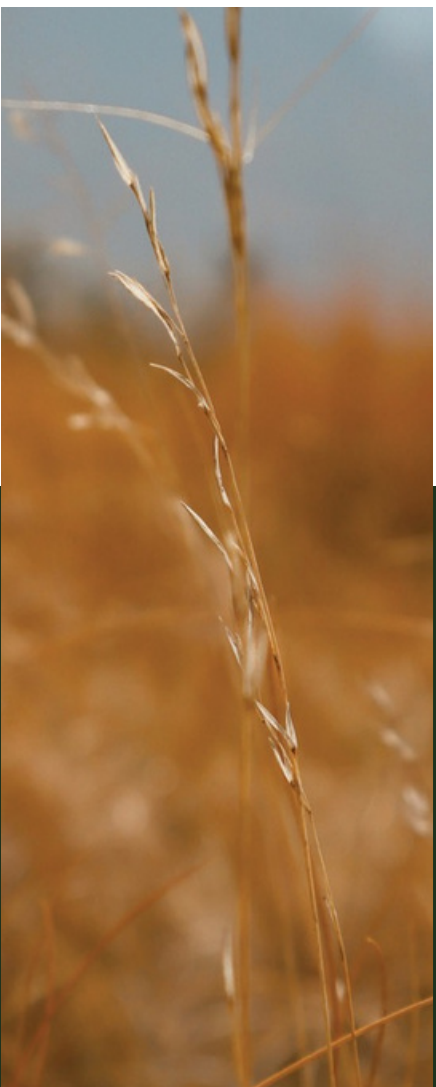
- | Each homeisbuilt withstrict adherence
- | to the principles of Vaastu, so your home
- | is flowing with harmony and positivity just
- | as much as it is with fresh air and perfect
- | ventilation.

Amentities that unlock joy

- | From smarttech withinyour home,to
- | amenities scattered across all floors,
- | open spaces, on the terrace, and within
- | a clubhouse spanning 10,000 sq.ft.

Private space before your space

- | Each home hasaprivate andexclusive foyer
- | and corridor outside it - a private stretch of
- | space that belongs only to you.
- | An extension of your home. A moment of
- | privacy before arrival. A buffer of calm before
- | the day resumes.



Welcome to a whole world of worth.
Where having it all becomes second
nature. Where everything you seek
lives with you.

2 towers
of G+14 floors

68
units per wing

136
perfect units

5
units per floor

3 and 3.5
BHK

100%
focus on space
and sustainability

1.8
acres

of everything
you desire.



Drop a pin
on perfection

Elegant Atmos is at the heart of the city in Yelahanka, Bengaluru. A healthy beating beautiful heart, which is connected to everything that matters.

- Yelahanka Police Station
- Royal Orchard Convention Centre
- Liwa Hotel
- RMZ Galleria Mall
- Banjara Suites Hotel

Every element of Atmos is worth the world

Legend

- | | | |
|--|--|---|
| 01. Common Security Cabin | 11. Seating Gallery/ Informal Amphitheatre | 17. Pet Park |
| 02. Residential Security Cabin | 12. Tree Court with Seating (Senior citizens zone) | 18. Childrens Play Area |
| 03. Bus Shelter | 13. Speed Digital Play, Swing Park, Giant Chess | 19. Reflexology Pathway |
| 04. Signage Wall | 14. Seating | 20. Feature Wall |
| 05. Pylon with Signage | 15. Transformer Yard | 21. Multipurpose Court (Volley Ball, Badminton) |
| 06. Block entry Accent Paving | 16. Multipurpose Court (Badminton, Box Cricket, Volley Ball) | 22. Dribble Court |
| 07. Pavilion with Seating | | 23. Skating Rink |
| 08. Block Entry Pergola | | 24. Visitors Car Parking (Commercial) |
| 09. Visitors Car Parking (Residential) | | |
| 10. Floral Garden | | |



This much green is — gold

To the North East and North West
Avalahalli Forest
Kodimanchanahalli Tree Park
Forest Research Station

- More than 1200 acres of pristine nature

To the East
Gandhi Krishi Vigyana Kendra

- 1,400 acres of preserved biodiversity.
- Home to 165 species of birds and over 530 species of plants.
- Declared a heritage site in 2010.
- Protected under the Biological Diversity Act.

A wide open green space that will remain Untouched. Unbuilt. Uncompromised.

Surrounding Elegant Atmos are multiple living sanctuaries

In a city where greenery is becoming rare, having this much of it next to your home is a luxury.

Within a 10 km radius
14 lakes surrounding Atmos

- Your personal island in this land of mirages

To the South
Jarkabandi Forest
Shetty Halli Forest
IISC Campus

- A combined 1300 acres of rich green forest land

An entrance that announces you

As guests park and disembark, they head to a luxurious lobby and cafe made to receive them and give them the grandest of welcomes.

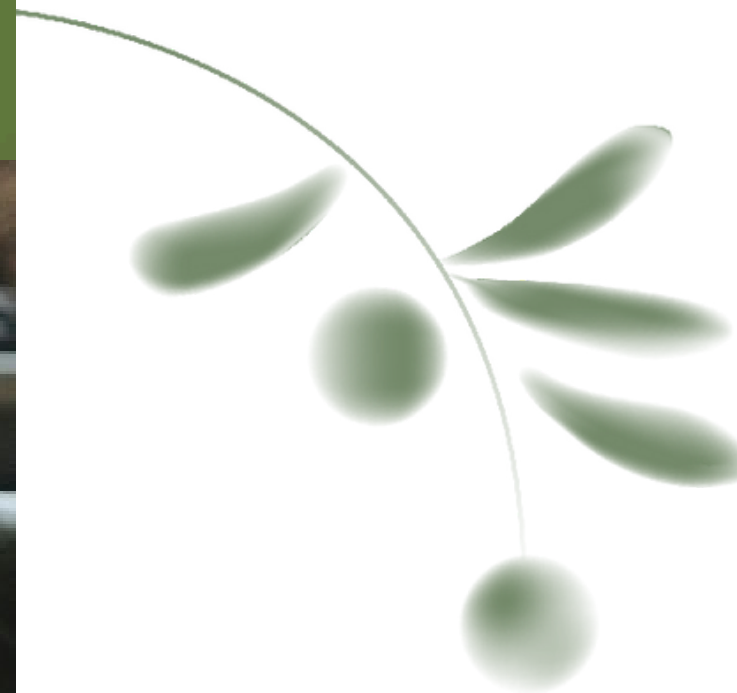
A short walk upstairs leads them onto the pool deck, a grand entrance to your grand abode. Then onwards, to your home.



The luxury of being cornered



Elegant Atmos has mastered the art
of creating freewall homes full of love,
light and freedom



Homes that share no walls, just a sense
of purpose, identity and community

Homes that are each a corner flat, that
open to the outdoors on at least 3 sides.

Homes full of natural light and breeze,
with spectacular views of the lush green
GKVK from its balconies.

APARTMENTS & HOMES



Everything the light touches is yours

Elegant Atmosphere, life, hope and tomorrow seem endless, stretching beyond the horizon. The mind opens. The world unfolds.

Prospects feel infinite.

Throw open a window

Let your gaze stretch across uninterrupted views- green, lush, and lit by the light of a brilliant golden sun.

Every window is a view

The wild serenity of GKVK, a glimmering pool, shaded green pockets, an elegant skyline... there's beauty wherever the eye turns.

Breathe deeply

Wind flows in from all 4 sides, with oxygen from the planned 1.5 lakh trees replenishing you.



This much openness is

unprecedented

Step inside the gates, and it begins.

Green edges, quiet corners, spaces to move, rest, gather, and grow. Meticulously designed walkways for unfettered entrances and guest parking.

Vehicle-free zones for child's play and fuller lives.

All waiting below your home, before you even reach your door.



ELEGANT ATMOSPHERE

OUTDOOR | RENDER

Every homecoming can be a statement

Elegant Atmos has mastered the art of creating freewall homes full of love, light and freedom

Where freedom of movement is built-in

Accessibility can never be an afterthought, and at Atmos it's part of our blueprint



Drive up in style

8m wide driveways on either side of the towers- for clear, unencumbered movement.



Parking made premium

Laid out intuitively, parking spots span the basement, stilt, and ground levels, with a dedicated area for visitors.



EV-ready is future-ready

1 in every 5 parking spots is EV-ready, supporting a cleaner future with every charge.

- | Wheelchair-accessible parking sits within 30 metres of the nearest lift, making arrival effortless for seniors and differently-abled residents.
- | Spacious, stretcher-compatible lifts to support emergencies, elders, and new parents.

- | Disabled-friendly washrooms placed near common areas and lobbies for ease during long travels.
- | Seamless ramp access through all common zones, designed for graceful, independent movement.





50+

amenities that add
layers of joy



Life unfolds across every level

Built into every edge, every level, every breath of Elegant Atmos are features and facilities meant to add worth to your life.



OUTDOOR PAVILION | RENDER

Along the periphery

Shaded paths. Quiet green nooks. Spaces to move, play, pause, and gather, from sport zones to spots made simply to sit and be.

In the clubhouse

A pool glimmering with calm. A sunlit café. Decks to unwind. Corners built for conversation, connection, and nothing in particular.

On the terrace

Open-air fitness. Party and community spaces. Venues made for every aspect of life with the sky as your ceiling.



TOWER 2 TERRACE | RENDER

And just outside

Nature, vast and protected. Shops, close and convenient. A rare balance of wilderness and need.





For the social

- Pavilions for unhurried conversations
- A stage and amphitheatre for community and celebration
- Garden paths to stroll, sit, and stay

For the active

- Agym under the sky
- A yoga lawn for breath and flow
- Play areas for badminton, basketball, volleyball, futsal, box cricket, and a skating rink
- Paths that lead through movement and pause



Where the landscape



becomes the lifestyle



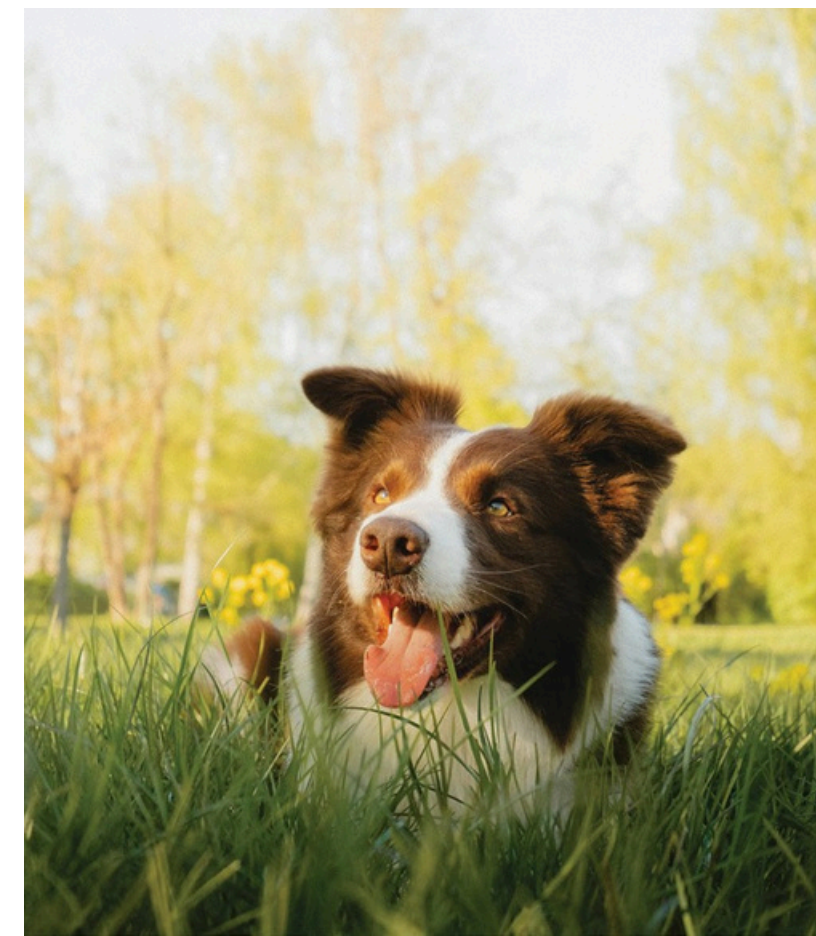
OUTDOOR AMENITIES

For everyday ease

- Shaded walkways that flow through the landscape
- Thoughtfully placed seating
- Parking and paths designed around comfort and accessibility

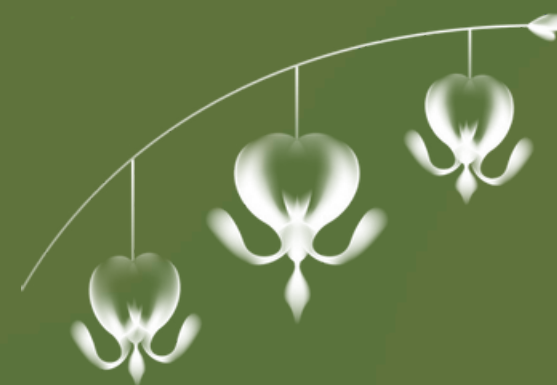
For children and pets

- A colourful play zone made for joy
- A green enclosure where pets explore freely





A shared space at
the heart of it all



Most clubhouses stand beside the towers, a long walk
away that needs planning and intention to access.
Ours begins where your home does.



Holding the pulse of the community

On the first floor of each tower, the clubhouse opens into spaces made for gathering, moving, and slowing down, and spills into a central pool deck.

Just take the elevator to the first floor and access a space that belongs to the everyday, to everyone who lives here.

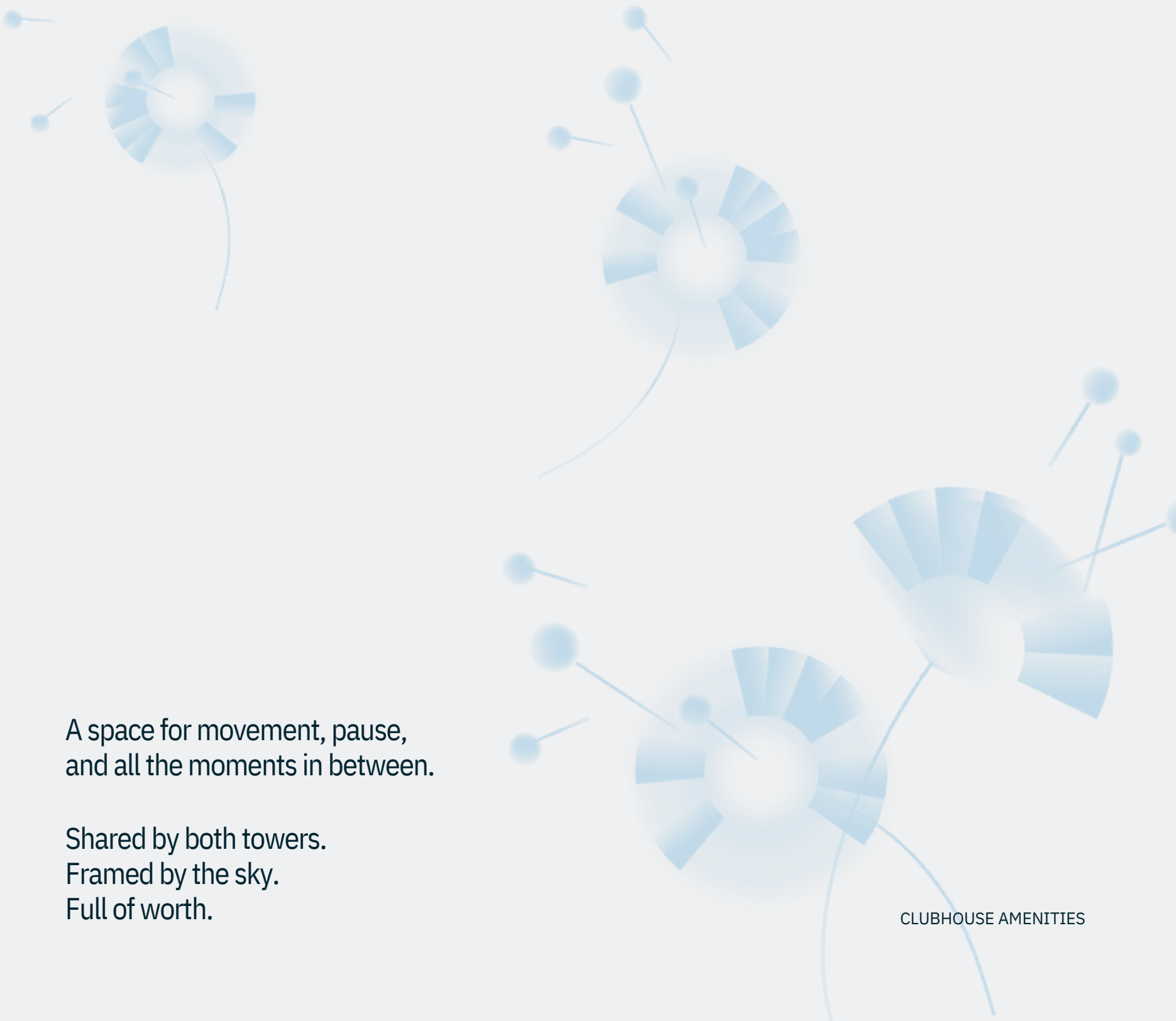
ELEGANT ATMOS

Step out from either tower, and the pool lies glimmering, edged with light, where you can begin your mornings or drift through dusk.

A stretch of water between worlds



Beside it, an expansive deck and cafeteria unfolds with loungers and seats along the edge, made for slow hours and meaningful company.



A space for movement, pause, and all the moments in between.

Shared by both towers.
Framed by the sky.
Full of worth.

CLUBHOUSE AMENITIES



Gather & celebrate

- A raised stage and amphitheatre for performances, festivals, and evenings that bring people together
- A party zone with a BBQ area, perfect for birthdays, match screenings, and unhurried evenings with friends
- A projection wall for open-air screenings, sports weekends, or film nights
- Two party halls made for celebration, be it raucous birthday parties or grand evening gatherings

Versatile open spaces

- Open terraces to wander and return to repeatedly
- A viewing deck to take in the world



Elevated, in every sense



Fitness with a view

- An outdoor gym facing GKV's endless green - the best motivation for movement
- A yoga terrace beside a sculpture court, for slow movement, group practice, and daily flow
- A gym that welcomes routine
- Studios for yoga and dance and zumba that celebrate every kind of movement

Work, play, and linger

- Sky workhub with shaded pavilions and workstations for focus, big ideas, and bigger results
- Rooftop cafe for working, waiting, or watching the day go by
- A games room where every match begins with a grin and ends with a rematch



Relax and drift

- Hammocks and daybeds that give you that holiday feeling everyday
- A stargazing zone to reach for the sky and grasp the whole world



Your own town square

above
it all

Up on the terrace is your sky-level space for everything. Two towers connected to become a vast common area that brings residents together with each other and with their best lives.



- Terrace Party Lawn
- Rooftop Cafe Sky work
- hub Yoga terrace
- Sculpture court Sky and
- star gazing deck
-



Step out for what you need.
Step back into stillness.

A thoughtfully designed commercial centre sits just outside - connected to Atmos, yet distinct. Daily needs, essentials, and conveniences are all close at hand, while being just far enough.

And all of it separated by trees and calm, so the world outside never overwhelms the one within.



The elements have aligned. The elegance shines through

Energy flows forward. Water finds its way back. We draw from the planet and replenish it.

Atmos is built to keep the natural elements in balance, and keep life future-ready.



Every degree cooler is a promise for the future

Climate-responsive architecture

Our homes are designed to stay naturally cooler, using reflective roofs, high-performance glass, and smart layouts to reduce heat gain. The result is lower energy bills, less glare, and a space that feels in sync with the world outside.



Every drop is counted and cared for

Water-secure homes

Atmos homes are built to save, reuse, and replenish water. From efficient fixtures and recycled STP water to smart meters and sponge-effect landscaping, every thoughtful element cuts freshwater demand by 70% and helps reduce usage, reuse it, and conserve it.



Nothing wasted, everything returns

Zero waste-to-landfill

95% of construction debris is reused or recycled. An on-site Organic Waste Converter turns kitchen and garden waste into compost that nourishes the landscape. At every step, Atmos remains light on the earth.



It's all powered by the planet

Smart power & renewable energy

Atmos uses solar panels and windmills to generate over 30,000 kWh of green energy/year, powering 37% of common lighting. Smart power management including timers, sensors, and 5-star equipment optimise energy use further by over 30%.



This much design is

devotion

The elegance shines through in the build

Each Atmos home is built with the most premium of materials, to ensure sophistication and durability in equal measure.

- Warmth beneath your feet
Premium wooden flooring in master bedrooms for understated luxury in your everyday
Elevated minimalism
- Sleek glass and aluminium railings add clean lines and a modern edge
- Everyday refinement
Top-tier sanitary fittings ensure seamless function and timelesstyle.

Smart touches, woven into everyday life

Our homes are designed to enable smart living in an increasingly smart world with integrated tech features that makes your life easier.

- Schneider home automation brings giving you seamless control over lights, fans, and more, right from your phone
An in-built vacuum system to give you more control over life by eliminating some of its inevitable chores.

SPECIFICATIONS

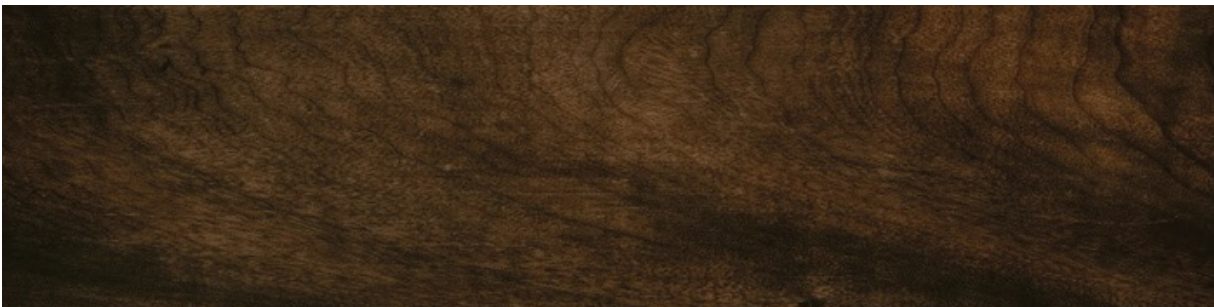
MATERIAL PALETTE

Handpicked to build for a world of worth

Granite | Countertops



Wood | Doors



Ceramic | Tiles



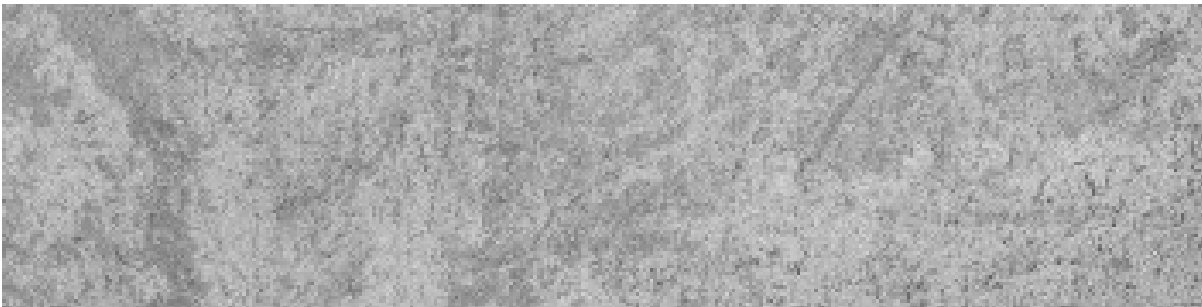
Rustic Metallic | Accents



Enamel Paint | Walls



Vitri ed Tiles | Floors



What makes an Atmos home special

SPECIFICATIONS

Structure

- Build & Structure:
RCC framedstructure designed as per seismic zone 2 compliance.

Flooring

- Apartment:
Vitri edtiles in all areas.
(AGL, kajaria or equivalen t make)
- Toilets & Utility
Anti-skidceramic tiles
- Common Areas:
 - A combination of vitrified tiles, granite, and Kota stone flooring

Doors & Windows

- Main Door:
Pre-hung door with shutter.
Made by Ja panese-tech , 8 ft height
(Sumai Doors or equivalent)
- Internal Doors:
Pre-hung d oors - 7 ft height
- Windows:
UPVCwindows (Eureka or equivalen t)
- Ventilators:
UPVCventilators with a provision for an exhaust fan

Walls, Painting & Finishes

- Interior Walls:
Emulsion paint
- Exterior Walls:
Exteriortexturepaint
- Ceilings:
Oil bound distemper

Sustainability

- Sensor lights in common areas & parking,
- STP Organic Waste Converter,
- Rainwater Harvesting recharge pits, 3 borewells

Provisions

- Power Points:
Power sockets in all rooms, provisions for split A/C, EV charging point provision for individual parking, Piped gas provision

Electrical

- Power:
1.5kWpower provision for lights, fans and -5amp sockets within the apartment
- Switches:
Modularswitches of a reputed make with smart home function (Schneider or equivalent)

- Wiring:
FlameRetardant, Low Smoke (FRLS) (Finolex or equivalent)

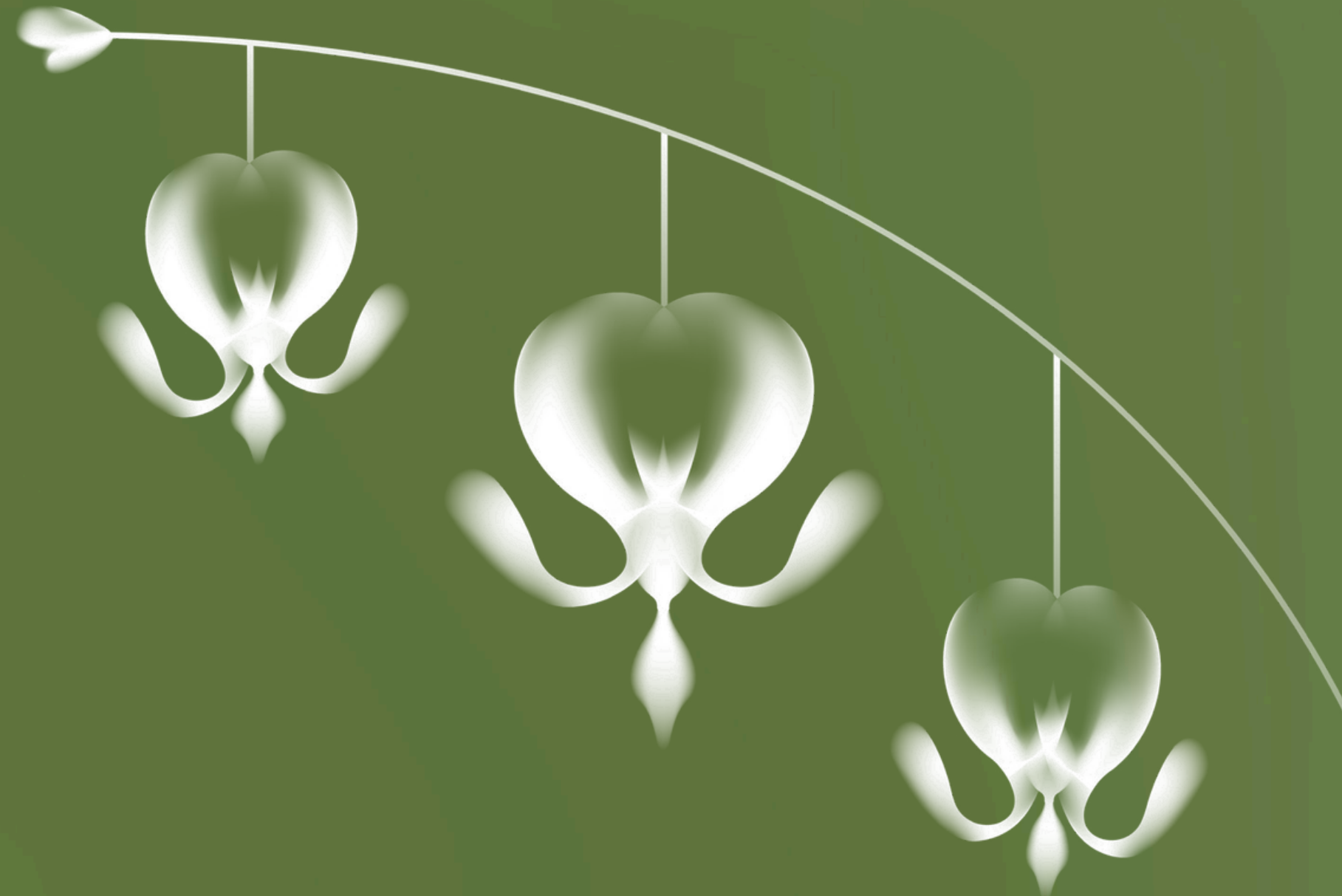
- Raw Power:
4 kVA - 3BHK
5 kVA - 3.5 BHK

Kitchen & Utility

- Countertops:
Granite counter with a single bowl stainless steel sink and drainboard
- Fittings:
Provision for Hot & Cold water CP mixer (Grohe or equivalent)
- Provisions:
Dedicated point for a washing machine in the utility area

Toilets

- Sanitaryware:
Wall-mountedEWC of a reputed make (Grohe or equivalent)
- CP Fittings:
CP, including fittings for a separate toilet paper holders
- Shower:
Hot&Cold water shower with a concealed diverter
- Wash Basin:
ProvisionforaHot & Cold water mixer
- Provisions:
Point forageyser with necessary piping and wiring



Crafting homes worthy of time

From the craftsmen of
Elegant Tranquility | Elegant Hermitage | Elegant Aura

Elegant Builders & Developers has been shaping the skyline of Bengaluru for over 2 decades since 2004. With 16,000+ happy customers, over 50 projects delivered, 2,540+ amenities created, and 3.5 million sq. ft. built, we are now widening our horizons. We are currently on track to deliver another 3 million sq. ft, adding worth to the lives of many. We believe in building spaces that are elegance in living. Our journey is guided by ethics, empathy, and the joy of creating places people are proud to call home. Celebrated through generations, and redefine



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