



Vidya Nagar Cross

THE THIRD PHASE OF PALM ACRES UNVEILED.

Flagship villas crafted by creators of unprecedented superior lifestyle.





Since 1988, Adarsh Developers has defined the language of luxury villas, crafting icons such as Adarsh Palm Meadows and Adarsh Palm Retreat. Adarsh Palm Acres stands as the flagship of this legacy - North Bengaluru's most prestigious villa estate, embraced by 14 acres of expansive parkland that bring nature to the heart of community living.

With Phases 1 & 2 complete and thriving, Phase 3 presents a rare opportunity to own an exquisite 4 & 5 BHK Adarsh villa within a flourishing, proven community. Landscapes, clubhouse, and amenities stand complete, making Palm Acres not just a promise, but a living reality of luxury.

A RESIDENCE BEYOND TIME.

Adarsh Palm Acres is a thriving estate where families already live the life it promised; refined, secure, and complete. Phase 3 is not a beginning, but the continuation of distinction, offering a rare collection of villas reserved for those who belong to circles of true privilege.



A PANORAMA OF NATURE'S GRANDEUR.

From its elevated perch, Adarsh Palm Acres affords commanding, distant vistas of the majestic Nandi Hills, visible on the horizon yet beautifully remote, paired with unparalleled proximity to the international airport. This privileged standpoint, reserved for a select few, infuses every ordinary moment with an aura of sublime magnificence.



LOCATION MAP

Strategically located within Bengaluru city limits, the estate enjoys seamless connectivity through Hennur–Bagalur Road and NH7 via Vidya Nagar Cross, while being minutes away from the Aerospace SEZ and Tech Parks. A vantage address where accessibility, natural beauty, and urban convenience converge effortlessly.

Healthcare Institutions

Cytecare Hospitals, Airport Road	- 9 Kms
Manipal Hospital, Yelahanka	- 10 Kms
Sparsh Hospital, Yelahanka	- 12 Kms
Sparsh Hospital, Hennur	- 15 Kms
Rainbow Children's Hospital	- 15 Kms
Motherhood Hospital, Sahakarnagar	- 16 Kms
Manipal Hospital, Hebbal	- 17 Kms
Aster CMI Hospital	- 17 Kms

Educational Institutions

Sri Venkateshwara College of Engineering (SVCE)	- 3 Kms
The School Of Raya	- 5 Kms
Delhi Public School	- 6 Kms
Sir M. Visvesvaraya Institute of Technology	- 7 Kms
REVA University	- 7 Kms
Stonehill International School	- 9 Kms
Ryan International School, Yelahanka	- 10 Kms
Canadian International School	- 11 Kms
National Public School, Jakkur	- 13 Kms
Nitte Meenakshi Institute of Technology	- 11 Kms
Manipal Academy of Higher Education	- 11 Kms

Employment Hubs

KIADB Hardware Park	- 3 Kms
Shell Technology Center	- 4 Kms
Amazon, Airport Road	- 8 Kms
North Gate Tech Park	- 9 Kms
Philips Innovation Campus	- 10 Kms

Recreation Joints

Acres Bengaluru	- 6 Kms
Bhartiya Mall Of Bengaluru	- 11 Kms
BYG Brewski	- 11 Kms
The Galleria Mall	- 12 Kms
Mall of Asia	- 15 Kms

Sport Facilities

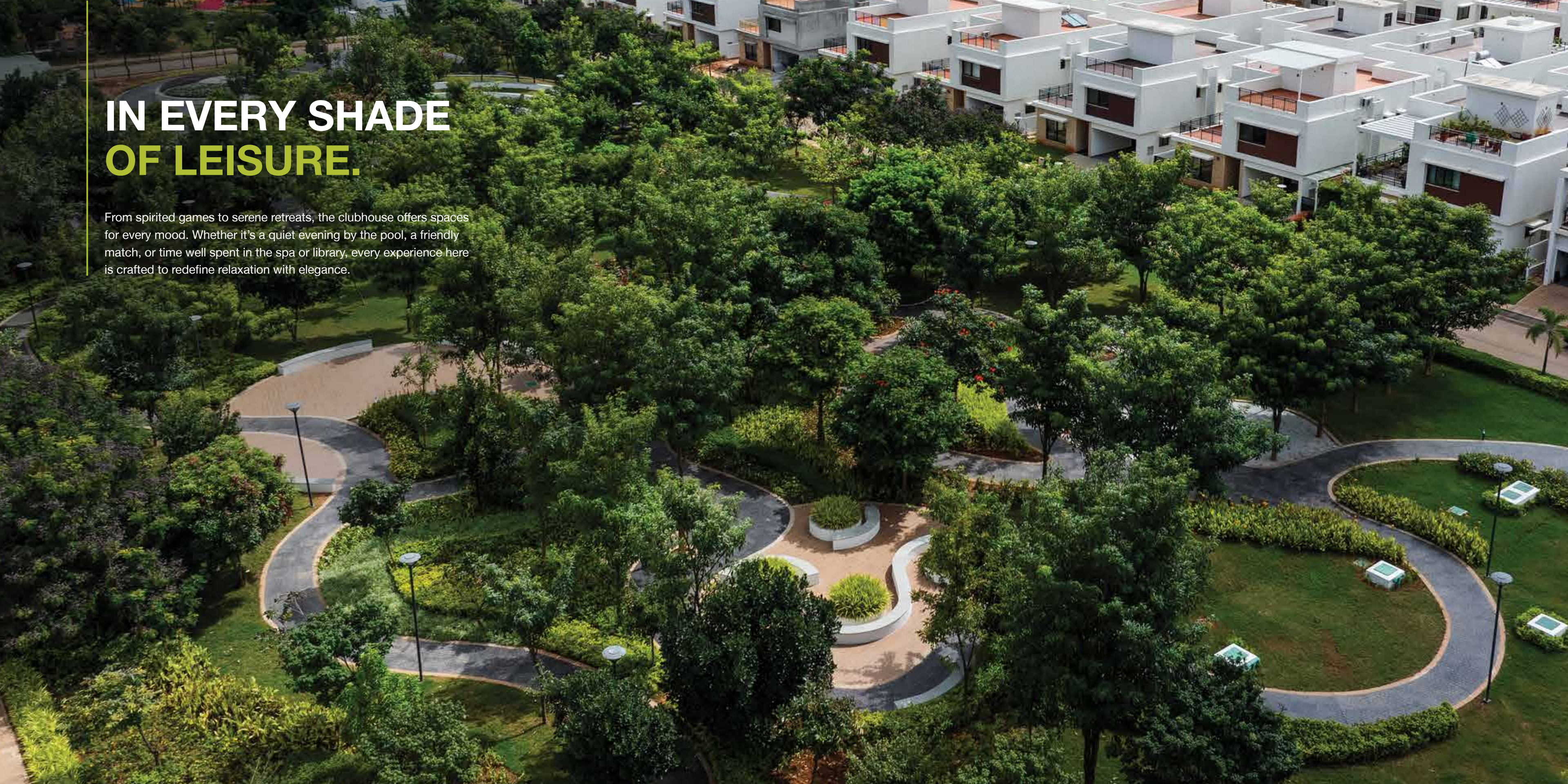
Decathlon, Airport Road	- 4 Kms
BCCI Center Of Excellence (National Cricket Academy)	- 5 Kms
Centre for Sports Excellence	- 9 Kms
XLR8 Indoor Sports Arena	- 12 Kms



THE ART OF LEISURE, PERFECTED.

Within 29,000 square feet of thoughtfully orchestrated space, the Adarsh Palm Acres Club is a cultivated realm of refinement. From elevated culinary experiences to serene wellness sanctuaries and bespoke leisure, every element is meticulously designed to serve not merely needs, but nuances, creating a seamless continuum of indulgence, elegance, and ease.



An aerial photograph of a modern residential development. In the foreground and middle ground, there is a large, lush green park with numerous trees and winding paved paths. The paths are made of light-colored paving stones and are interspersed with green lawns and clusters of trees. In the background, there are several multi-story white buildings with balconies and terraces, some with red railings. The overall scene is bright and sunny, with clear shadows cast by the trees and buildings.

IN EVERY SHADE OF LEISURE.

From spirited games to serene retreats, the clubhouse offers spaces for every mood. Whether it's a quiet evening by the pool, a friendly match, or time well spent in the spa or library, every experience here is crafted to redefine relaxation with elegance.



CLUBHOUSE AMENITIES

- 2 badminton courts
- Multipurpose hall with kitchen
- Gym
- Squash
- Restaurant
- Health club with steam and sauna
- Indoor kids' play area
- Yoga
- Bar
- Grocery store
- Pool table
- 2 table tennis
- Library
- 3 spa rooms

MOMENTS OF CALM, CORNERS OF JOY.

Every feature is crafted for wellness, reflection, and connection. Meandering pathways, shaded lawns, and quiet alcoves invite unhurried moments, while open greens inspire togetherness and play. It's a park designed to restore balance between nature, movement, and peace.





CENTRAL PARK AMENITIES

- Pet corner
- Activity / Family plaza
- Seating alcove
- Children's play area
- Resting pavilion
- Outdoor fitness zone
- Walkway / Jogging tracks
- Open lawn
- Amphitheatre
- Board games alcove
- Zen garden with seating
- Yoga deck with seating alcove

THE GARDEN OF STILLNESS.

A quieter green tucked within Palm Acres, designed for contemplation and repose. Sheltered walkways, flowering groves, and shaded pavilions create spaces to pause, breathe, and reflect. Here, time slows down and serenity becomes a part of everyday life.





EDEN PARK AMENITIES

- 2 tennis courts
- Basketball court
- Children's play area
- Gathering plaza with pavilion
- Outdoor fitness
- Resting pavilion
- Sand pits
- Pet zone
- Alfresco dining
- Barbecue area
- Walkway / Joggers' track
- Joggers' resting area
- Main pool
- Kids' pool
- Jacuzzi
- Sundeck with pool loungers
- Entry / Exit Portal

SPECIFICATIONS

STRUCTURE:

- Seismic Zone II Compliant RCC framed structure
- Masonry – external walls with 8” solid block masonry and internal walls with 4” hollow / solid block masonry

PLASTERING:

- All internal walls smoothly plastered
- External plastering with texture finish

FLOORING:

- Imported marble in foyer, living area, dining area, first floor family area and internal staircase (where applicable)
- Engineered wooden flooring for all bedrooms
- Polished vitrified tiles for all other rooms, lounge / study and kitchen area
- Pressed clay tiles for all open sit-outs / balcony & terrace area
- Superior quality vitrified tiles for covered sit-outs / balcony, toilets and utilities
- Vitrified tiles in servant’s room & SWC (wherever applicable)
- Granite for main entrance steps
- Heavy-duty concrete tiles for garage with pavers for driveway
- Imported marble flooring and dado upto 4’-0” height for pooja room



TOILETS:

- Vitrified tiles dado for all toilets upto 8'-0" height
- Vitrified tiles dado 4'-0" height in SWC (wherever applicable)
- White color EWC & washbasin with granite countertop
- White color IWC / EWC & faucet in SWC (wherever applicable using different model EWC)
- Toughened glass partition with openable shutter (one side) in all bedroom toilets except SWC for shower area
- Wall mixer with shower rod for all showers and single lever mixer for all wash basins, except servant toilet
- Health faucets in all toilets, except SWC
- Concealed master control cock from inside in each toilet except servant toilet
- Hot water provision in servant toilet
- Provision for solar water heater

DOORS:

- Main door - superior quality engineered door frame & shutter 8'-0" in height
- Bedroom doors, kitchen door, toilet doors, SWC, SWR - superior quality engineered door frames & shutters 8'-0" in height

WINDOWS:

- 3-track UPVC glazed window with mosquito mesh
- UPVC ventilators with translucent glass

KITCHEN:

- 2'-0" wide quartz counter with stainless steel double bowl sink & single drain board with sink mixer
- 2'-0" dado above counter area with quartz
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area
- Provision for gas cylinder adjacent to kitchen with necessary copper piping arrangements

PAINTING / POLISHING:

- Interior: Plastic emulsion paint
- Exterior: Acrylic emulsion paint
- Enamel painting for MS works

PLUMBING:

- Good quality CP Fittings
- Good quality PVC Drainage pipes and storm water pipes
- All plumbing will be pressure tested

ELECTRICAL:

- One TV point in living, family, and all bedrooms
- Exhaust fans in kitchen and all toilets (except powder & servant rooms)
- Provision for geyser in all toilets, SWC and utility
- Provision for exhaust fan in servant toilet
- Good quality electrical wires and switches
- Earth Leakage Circuit Breaker (ELCB) for each villa (one for AC, heating one for lighting)
- One number Data point in master bedroom of each villa
- Necessary Miniature Circuit Breaker (MCB) will be provided at the main distribution box within each villa
- Telephone points in all bedrooms and living area
- Electrical AC point in all bedrooms and living area
- Connection of solar water heater system for all villas (with necessary electrical point for geyser) at all toilets except servant toilet
- 100% power back-up of allocated power
- TV, telephone, and home automation
- Concealed cabling for television in living, family, dining and all bedrooms
- FTTH
- CCTV at entry and exit of main gate

TRANSFORMING BENGALURU'S SKYLINE, **SINCE 1988.**

37 Years of
Experience

12k+ Happy
Customers

26+ Projects
Completed

22.38+ Million sq.ft.
Transformed

13.9 Million sq.ft.
of Ongoing Projects

25.09 Million sq.ft.
of Upcoming Projects

OUR LANDMARK PROJECTS

Shangri-La Bengaluru

Adarsh Palm Meadows

Adarsh Palm Retreat

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Note: All images shown are actual photographs shot at the location.



Creating memories for a lifetime™

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