

PREETI
AARNA VILLE



NEO LIVING PERFECTED

M

MIESTONES

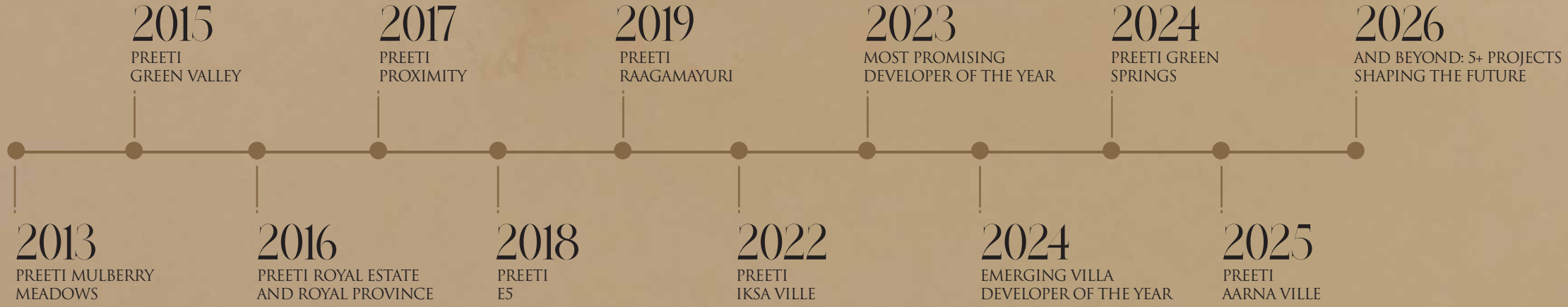
THAT DEFINE US

15+
YEARS

7.5+
MILLION SQ.FT.

15+
PROJECTS

1000+
CLIENTS



INDIA'S AWARD WINNING DEVELOPER

ET BUSINESS EXCELLENCE AWARDS

MOST
PROMISING DEVELOPER
OF THE YEAR
2022 - 2023

EMERGING
VILLA DEVELOPER
OF THE YEAR
2023 - 2024



ET
BUSINESS EXCELLENCE
AWARDS



NEO
CLASSICAL
DESIGN

THE TIMELESS TOUCH

A BOUTIQUE COMMUNITY OF JUST 43 ELEGANT VILLAS,
THOUGHTFULLY DESIGNED FOR
TIMELESS LIVING

W E L C O M E T O



Epitomizing neo-classical elegance with balanced proportions, grand columns, and refined craftsmanship. An exclusive sanctuary with luxury amenities that grows more graceful with each passing year.



AN
ELEGANT
WELCOME
TO TIMELESS LIVING

STEP IN AND EXPERIENCE LIVING
DEFINED BY GRACE AND FUNCTION.





CELEBRATE
THE GRANDEUR
OF

NEO- CLASSICAL ARCHITECTURE

Preeti Aarna Ville embraces neo-classical design – beautifully blending classical symmetry with modern living comforts, offering spacious, light-filled villas framed by majestic facades.

CLASSICAL DESIGN,
REIMAGINED FOR TODAY.



NEO LIVING

PERFECTED

Classic grace meets modern comfort—featuring grand living spaces with soaring glass walls and a mezzanine kitchen and dining area that optimize privacy and flow.

Enjoy the convenience of a spacious double car park designed to complement your lifestyle.



DOUBLE CAR PARKING



15 FT' GRAND LIVING SPACE



MEZZANINE KITCHEN & DINING



MAJESTIC
SPACES
FOR ELEVATED LIVING

Step into expansive living area framed by soaring 15 feet ceiling and seamless natural light.

These grand spaces are designed to elevate your everyday lifestyle—offering an open, airy ambience that combines style, comfort, and timeless sophistication.





KITCHEN & DINING

REIMAGINED

In every villa, the kitchen and dining spaces are gracefully tiered from the living area, offering a sense of privacy while maintaining seamless connection throughout the home.

This thoughtful spatial design enhances energy, flow, and harmony – perfectly in tune with modern living.





DOUBLE THE CONVENIENCE

TWICE THE SPACE

Designed for modern living, each villa offers the freedom and flexibility of two car parks, enhancing your everyday living experience.

Enjoy the freedom in every arrival, a rare feature that sets your villa apart.





MORE THAN A COMMUNITY

- A PLACE TO BELONG

Experience a community designed with care – where lifestyle, exclusivity, and connection coexist.

The meticulously curated spaces and luxurious amenities create an environment that feels welcoming, vibrant, and uniquely yours.





BEDROOMS THAT EVOLVE

WITH YOU

Each bedroom is consciously designed – from the grand master suite with walk-in wardrobes to convenient ground-floor retreats and children's rooms with study areas and balconies.

Every space flows seamlessly with your lifestyle, offering comfort, privacy, and adaptability.

YOUR SPACE, YOUR PACE.



EAST FACING

4 BHK VILLA



GROUND FLOOR



- Parking: 14'5"x17'5" **A**
- Lobby: 6'1"x8'0" **B**
- Living: 21'0"x12'0" **C**
- G.Bedroom: 10'4"x10'0" **D**
- Toilet: 10'4"x4'3" **E**
- Lift Provision: 3'6"x4'0" **F**
- Kitchen & Dining: 10'10"x17'5" **G**
- Utility: 3'5"x5'9" **H**



FIRST FLOOR



- Lobby: 10'4"x5'11" **A**
- Lift Provision: 3'6"x4'0" **B**
- M Bedroom: 11'6"x18'7" **C**
- Walk In wardrobe: 11'6"x5'0" **D**
- Toilet: 7'3"x7'5" **E**
- Bedroom: 10'10"x14'5" **F**
- Toilet: 7'3"x7'5" **G**
- Balcony: 6'9"x6'6" **H**



SECOND FLOOR



- Skylight: 3'6" x 4'0" **A**
Lobby: 10'4" x 5'11" **B**
Multipurpose Room: 11'6" x 23'7" **C**
Toilet: 7'3" x 7'5" **D**
Utility: 4'0" x 7'1" **E**
Terrace: 10'6" x 22'2" **F**



WEST FACING

4 BHK VILLA



GROUND FLOOR



- A** Parking: 14'5"x17'5"
- B** Lobby: 6'1"x8'0"
- C** Living: 21'0"x12'0"
- D** G.Bedroom: 10'4"x10'0"
- E** Toilet: 10'4"x4'3"
- F** Lift Provision: 3'6"x4'0"
- G** Kitchen & Dining: 10'10"x17'5"
- H** Utility: 3'5"x5'9"



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- D** Toilet: 7'3"x7'5"
- E** Utility: 4'0"x7'1"
- F** Terrace: 10'6"x22'2"



M MASTER PLAN



Thoughtful positioning, landscaped gardens, and lush natural surroundings create a sanctuary that exudes exclusivity and tranquility reserved for select few.

1. GRAND ENTRANCE
2. ENTRY WATER FEATURE
3. AVENUE PLANTATIONS
4. SECURITY CABIN
5. WALKING TRAIL
6. BLOSSOM COURT
7. ARBOR ORCHARD
8. PERGOLA SEATING
9. FITNESS COURT
10. KIDS RECREATION COURT
11. ELDERS ZONE
12. REFLEXOLOGY PATHWAY
13. MOUND PARK
14. KIDS PLAY AREA
15. FOUNTAIN PLAZA
16. BARBEQUE COUNTER
17. FIRE PIT
18. FLORAL GARDEN
19. REPOSE GARDEN
20. LAWN SEATING
21. MEDITATION PAVILION
22. AROMATIC GROVE
23. CELEBRATION COURT
24. PET PARK
25. ZEN GARDEN





YOUR PRIVATE HAVEN OF
EXCLUSIVE
LIVING

CH

CLUB HOUSE

SCULPTED
FOR THE EMINENT

Discover an exclusive clubhouse – a signature destination that elevates your lifestyle. With expansive spaces, wellness zones, and premium amenities, it offers relaxation, recreation, and holistic well-being.

From fitness and leisure to family gatherings, every visit is a memorable experience.





GYM



HALF
BASKETBALL
COURT



CHILDREN'S
PLAY AREA

ROOFTOP SWIMMING
POOL WITH DECK

LANDSCAPED GARDENS

BAR BE QUE CORNER

STEAM & SAUNA ROOM

VOLLEYBALL
COURT

MULTI-PURPOSE HALL

SQUASH COURT

SKY CAFE*

GUEST ROOMS

SQUASH
COURT

INDOOR
BADMINTON
COURT

ROOFTOP SWIMMING POOL

LIFE AT THE TOP

Perched atop the clubhouse, the rooftop swimming pool is a true gem that promises an extraordinary experience

Enjoy breathtaking views of the skyline as you swim peacefully under the open sky. This is where luxury meets tranquility, offering an elevated lifestyle like no other.

Because the most unforgettable moments are found above the ordinary.



Q EMBRACE THE OUTDOORS

PARKS AND PLEASURES FOR
EVERYDAY LIVING

GREEN PATHWAY

AROMATIC GROVE

OUTDOOR GYM

BLOSSOM GARDEN

FOUNTAIN PLAZA



ARBOR ORCHARD



THE MEDITATIVE GROVE



PET PARK



CELEBRATION LAWN



KIDS PLAY AREA



YOUR EVERYDAY
SERENE
RETREAT

ZEN GARDEN

PREMIUM SPECIFICATIONS



STRUCTURE

- RCC framed structure designed to withstand seismic loads as per relevant IS codes
- Walls: Reinforced shear walls/cement concrete blocks as per design/requirement



FLOORING

- **Living, dining, kitchen & bedrooms:** Reputed make Premium Vitrified tiles of size 800 *1600mm
- RCC Staircase with Granite flooring
- **Utility & Balconies:** Anti-skid vitrified tiles of reputed make
- **Terraces:** Terracotta finish tiles
- **Toilets:** Anti-skid tiles for flooring and glazed ceramic tiles of reputed brand for dado up to lintel level.
- **Parking area:** Designer paved driveway finished with flamed granite/premium natural stone/stamped concrete



KITCHEN

- Provision for hot and cold-water supply, and drain for sink
- Adequate electrical points for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier
- Electrical and plumbing provisions designed to seamlessly accommodate modular kitchen



BATHROOMS

- Wall-mounted European-style water closets from reputed brands in all toilets
- Vanity/counter-type wash basins with single-lever basin mixers (ground floor excluded)
- Single-lever premium bathroom mixers with integrated wall-mounted showers in all bathrooms.
- Chrome-finish CP fittings and sanitary fixtures from reputed brands
- Provision for exhaust fans and geysers in all bathrooms



DOORS & WINDOWS

- **Main Door:** Grand 8 feet high Teak wood frame with designer veneer-finished shutter & Premium digital lock hardware
- **Internal Doors:** 8 feet high hardwood frames fitted with laminated flush shutters
- **Balcony doors:** High quality Aluminum/UPVC frames with toughened glass paneled shutters from renowned brands
- **Windows:** Powder Coated or anodised Aluminum / UPVC windows with high quality toughened glass and three track mosquito mesh as applicable from premium brands



RAILING

- Designer MS railing for staircase and balconies



PAINTING

- **External:** Textured finish & two coats of exterior emulsion paint of reputed brands with architectural features.
- **Internal:** Smooth putty finish with two coats of premium acrylic emulsion paint over a coat of primer of reputed brand



ELECTRICAL

- Concealed Copper wiring with elegant modular switches of premium brands
- Three phase electrical supply with Miniature Circuit Breakers (MCB) and provision for individual meter.
- Power outlets for air conditioners in all bedrooms and living room
- Power outlet for geysers in all bathrooms.



INFRASTRUCTURE

- Provision for electrical vehicle charging in villa.
- Provision for Home Automation.
- DG Power back up of 5 kw capacity.
- Security CC cameras covering key common areas.



COMMUNICATIONS

- **Cable TV:** Concealed wiring with provision for MS/DD (Master Switch with Dimmer) control in the living area and all bedrooms.
- Internet – Provision for internet connectivity in the living room and all floors

ADDRESS
THAT
DEFINES
DISTINCTION.



SCHOOLS & COLLEGES

Vidyashilp Academy
Padukone Dravid - CSE
Canadian International School
Malya Aditi International School
Stonehill International School
M. Visvesvaraya Institute of Technology (MVIT)
Reva Institute of Technology
Ryan International School
Amity University
MVM Central School - CBSE
Kesar - The International
Sadhu Vaswani International School
Delhi Public school (DPS)
National Public school (NPS)
Akash Institute of Medical Science
Harrow International School

HOSPITALS

Cytecare Hospital
Aster CMI Hospital
Manipal Hospital
Baptist Hospital
Sparsh Hospital

IT PARKS & COMPANIES

Prestige Tech Could
KIADB Aerospace SEZ
L & T Tech Park
North Gate IT Park
Shell Technology Center
Devanahalli Business Park
Manyata Tech Park
Embassy Knowledge Park
Hinduja Ecopolis
Kirloskar Business Park
Philips
Boeing
SAP Labs
Infosys
Amazon India
Godrej Centre Hebbal

SHOPPING MALLS

Phoenix Mall Of Asia
Upcoming Prestige Mall
Bhartiya Mall
Decathlon
RMZ Galleria
Elements Mall
Esteem Mall





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