

ayana
WOODS

A TIMELESS WAY TO LIVE



To live... is to choose more than a place.

Not an address. Not walls.
But a feeling that stays with you, long after the day ends.

A rhythm that slows you down.
A silence that completes you.
A space that does not demand attention, yet earns it, quietly.

The finest things in life do not announce themselves.
They are discovered.

In light that settles gently across a room.
In air that moves freely, without resistance.
In moments that feel entirely your own.

Ayana Woods is born from this understanding.

That true luxury is not created.
It is felt.

That spaces are not meant to impress, but to restore.

And over time,
they begin to shape how we live, how we think, how we become.

This is not just where you live.

Ayana Woods, A timeless way to live.

In Harmony with the Way the Land Lives.

Before it became a place, it began as a question.
What if a home did not begin with a drawing but with what already exists.

Not lines on paper. But light in the sky.
The way air moves. The way water finds its path.
The way land rises, dips, and settles on its own.

Because the most beautiful architecture in the world was never designed by us.
It was already here.

In Bali, architecture does not fight nature. It follows it.

Spaces open to the sky. Air moves freely through every corner.
Water is not an element that is added later.
It becomes part of how you experience the space.

Light is not controlled. It is welcomed.
That became the starting point for Ayana Woods.
This land was not flattened. It was understood.
Its natural contours were not corrected. They were respected.

Every rise and every slope became part of the design.
Because when you force land to behave, you lose something.
But when you listen to it, it gives you more than you imagined.

Here, architecture is not imposed. It emerges.
From greenery. From light. From air. From water.

Ayana Woods is not inspired by nature. It is built with it.
Not as a feature. But as the foundation of how life is meant to be lived.







The world of AYANA

Where Space Is Not Measured. It Is Felt.

Spread across 75 acres of naturally contoured land,
Ayana Woods is conceived as a living, breathing ecosystem,
not a collection of homes, but a composition of experiences.

Every element is placed with intent.
Every open space has a purpose.
Every pathway leads somewhere meaningful.

Low density planning ensures that what surrounds you never overwhelms you.
Expansive green corridors allow nature to move freely through the community.

Private zones ensure moments remain personal.
Shared spaces are designed to bring people together, without intrusion.

This is where structure and nature exist in quiet harmony.
Where openness does not feel empty, it feels liberating.
Where the environment does not compete with you, it complements you.



∞ Total Land Parcel: **75** Acres (Phases 1, 2 & 3)

∞ Phase 1: **47** Acres

∞ 4 & 5 BHK residences up to **~6,400** sq. ft.

∞ **Bali inspired** tropical architecture

∞ Seamless **indoor outdoor living**

∞ **Wellness & longevity** focused design

∞ **400+** Premium Luxury Villas

∞ **4 Acre** Resort Club

∞ **100+** Curated Lifestyle Amenities



A Rare Kind of
LOCATION



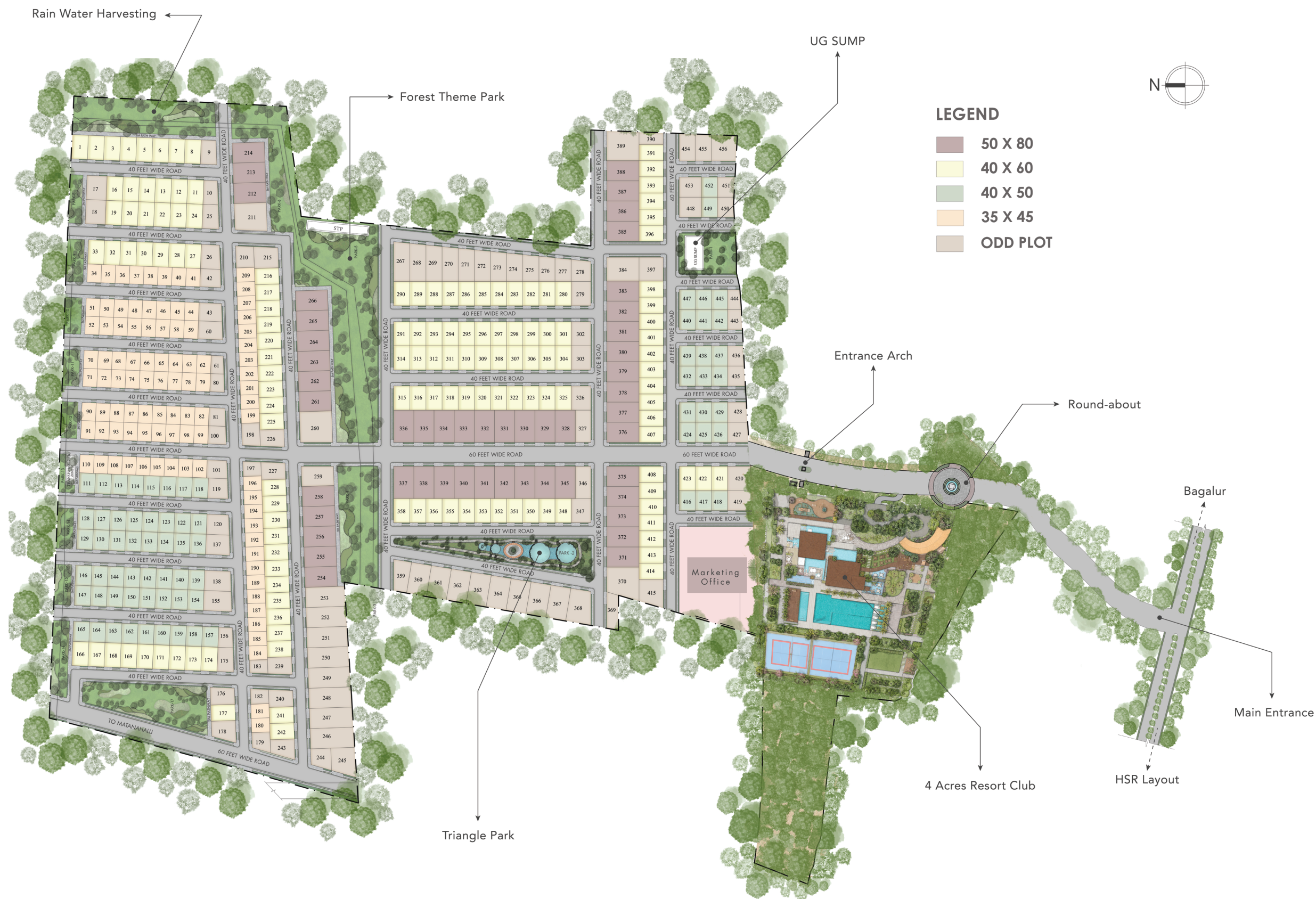
Most locations grow.
Few transform. Sarjapura is not
becoming important. It already is.

What makes it different is not just where it is.
But where it is going. A place where infrastructure,
opportunity, and lifestyle are converging at the same time.
And when that happens, value does not rise slowly. It moves.



MASTER PLAN

Designed for Balance. Lived in Ease.



Four Expressions. One Philosophy.

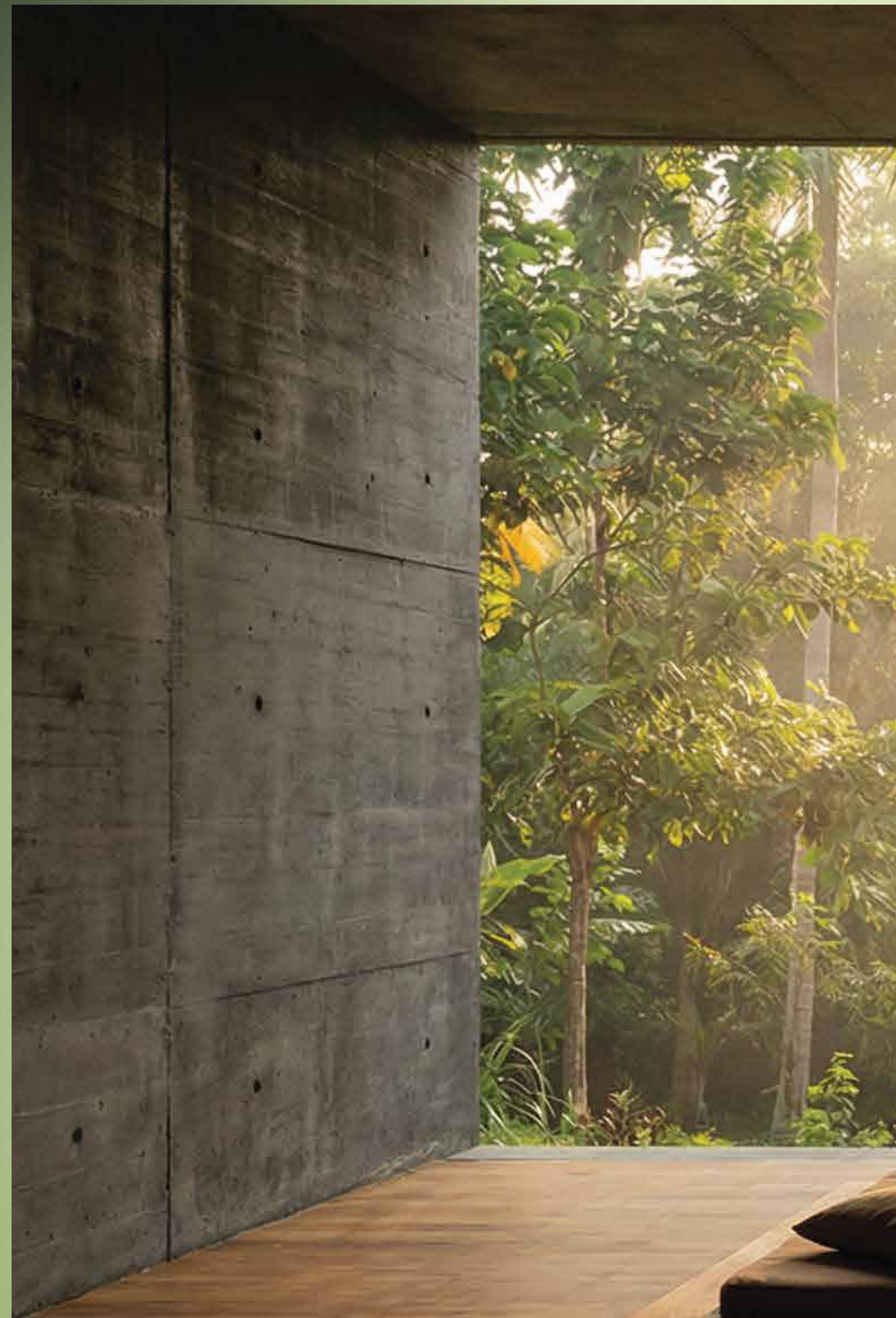
Every home at Ayana Woods is designed around a singular belief that living spaces should evolve with the people who inhabit them.

4 & 5 BHK villas

Ranging from ~3,000 to ~6,400 sq. ft.

Designed to offer :

- Generous layouts
- Private outdoor spaces
- Flexible room configurations
- Natural ventilation and light





Artistic Impression

AWAN (50×80)

A residence that reflects scale, presence, and openness.
Designed for larger families and those who enjoy hosting,
entertaining, and living generously.



A private garden that can extend into a personal water experience,
with the option to create your own pool setting.



5 BHK residences
Approx. **6,400** sq. ft.



Expansive layouts
with rooftop lounge



Seamless indoor
outdoor integration

A home that does not restrict life, it expands it.

AWAN - 50×80

LAND AREA - 4000 sq. ft.

TOTAL BUA - 6400 sq. ft.



GROUND FLOOR





FIRST FLOOR





SECOND FLOOR



AGUNG (40×60)

For those who evolve with time
A flexible living space that adapts as life changes.
Perfect for growing families who value both structure and fluidity.



The freedom to shape your outdoor space,
from a private garden to a personalised **water experience.**



Large format villa



Rooftop terrace



Multi functional spaces

A home designed not just for now, but for what comes next.

AGUNG - 40×60

LAND AREA - 2400 sq. ft.

TOTAL BUA - 4250 sq. ft.



GROUND FLOOR





FIRST FLOOR





SECOND FLOOR



AMARA (40×50)

For those who seek balance.

Where indoor comfort meets outdoor openness.



A layout that encourages connection,
with **Nature**, with **Family**, with **Self**.



∞
Efficient spatial planning

∞
Natural light across
all areas

∞
Seamless
internal flow

A home that feels as good as it looks.

AMARA - 40×50

LAND AREA - 2000 sq. ft.

TOTAL BUA - 3525 sq. ft.



GROUND FLOOR





FIRST FLOOR





SECOND FLOOR



ASRI (35×45)

For those who value quiet completeness.
Compact in scale, complete in experience.



Designed for those who prefer clarity over excess.



∞
Efficient layouts

∞
Well defined
living spaces

∞
Two car parking

∞
Optimised space utilisation

A home that proves less can still be everything.

ASRI- 35×45

LAND AREA - 1575 sq. ft.

TOTAL BUA - 2825 sq. ft.



GROUND FLOOR





FIRST FLOOR





SECOND FLOOR





CLUB AMARTA

More than amenities, a **4 acre** private retreat.

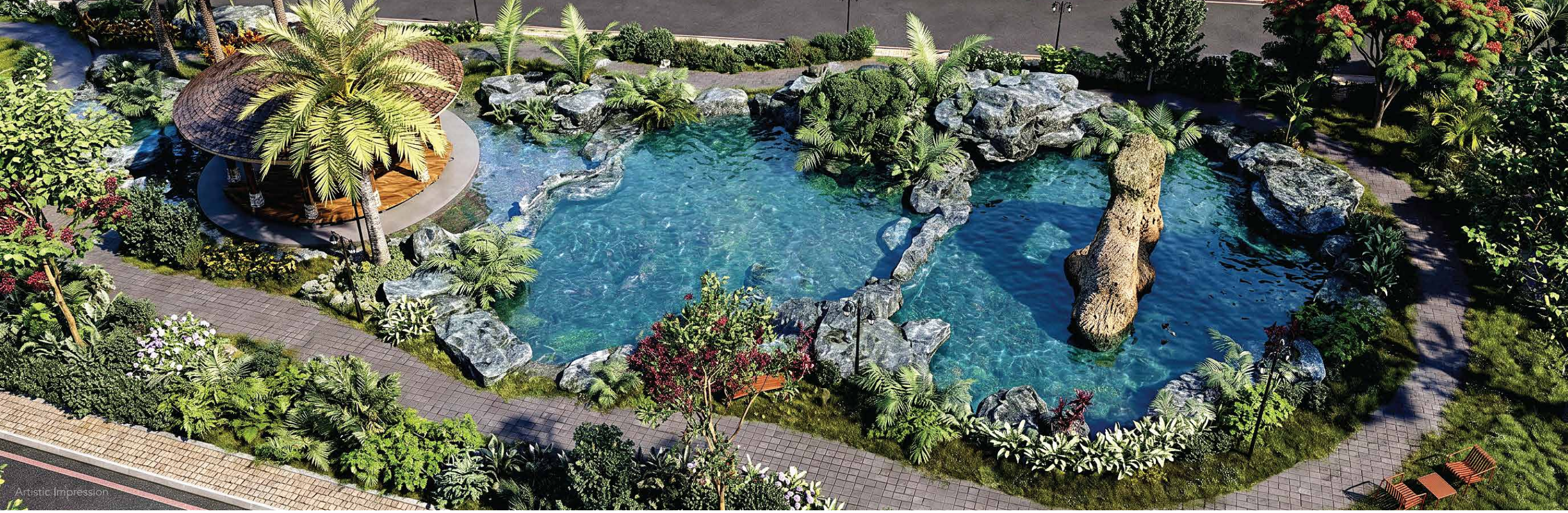
At most places, amenities are added later.

Here, they are the reason the place exists.

Club Amarta is not a clubhouse. It is a 4 acre living experience.

A space designed not for occasional use, but for everyday life.

Where wellness, leisure, movement, and community come together naturally.



A destination within your home

Inspired by Bali. Built for today. Low rise pavilions. Open landscapes.
Water that moves through the space. More than half the environment is open,
green, and breathable. Because true luxury is space you don't have to ask for.

AMENITIES

A life that feels complete
with **100+** curated amenities.

At most places, amenities are counted.
Here, they are experienced.

Not as features.
But as part of everyday life.

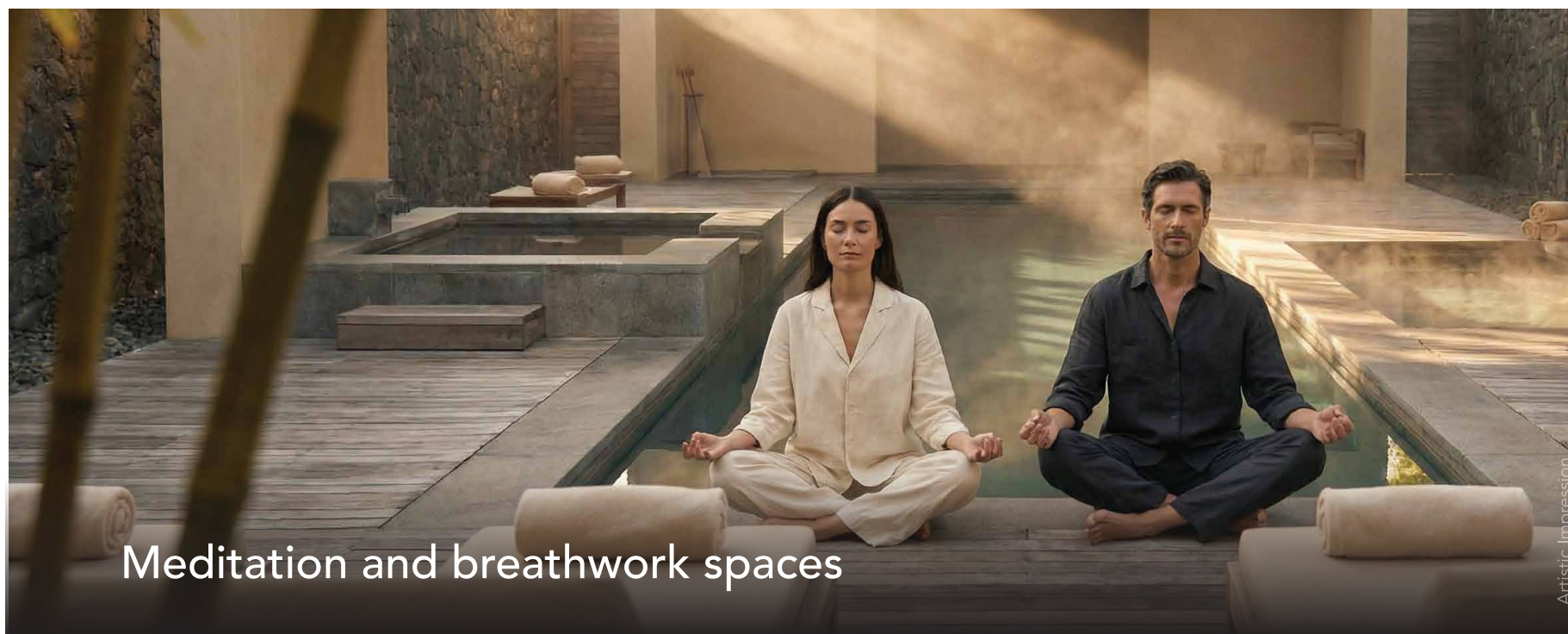
Because when a place is designed right,
you don't go looking for things to do.
They find you.

Wellness & Longevity



Hydrotherapy and recovery circuits

Artistic Impression



Meditation and breathwork spaces

Artistic Impression



Artistic Impression

Not fitness. Not routine. But a deeper understanding of how you feel.
Spaces designed not to push you, but to restore you.



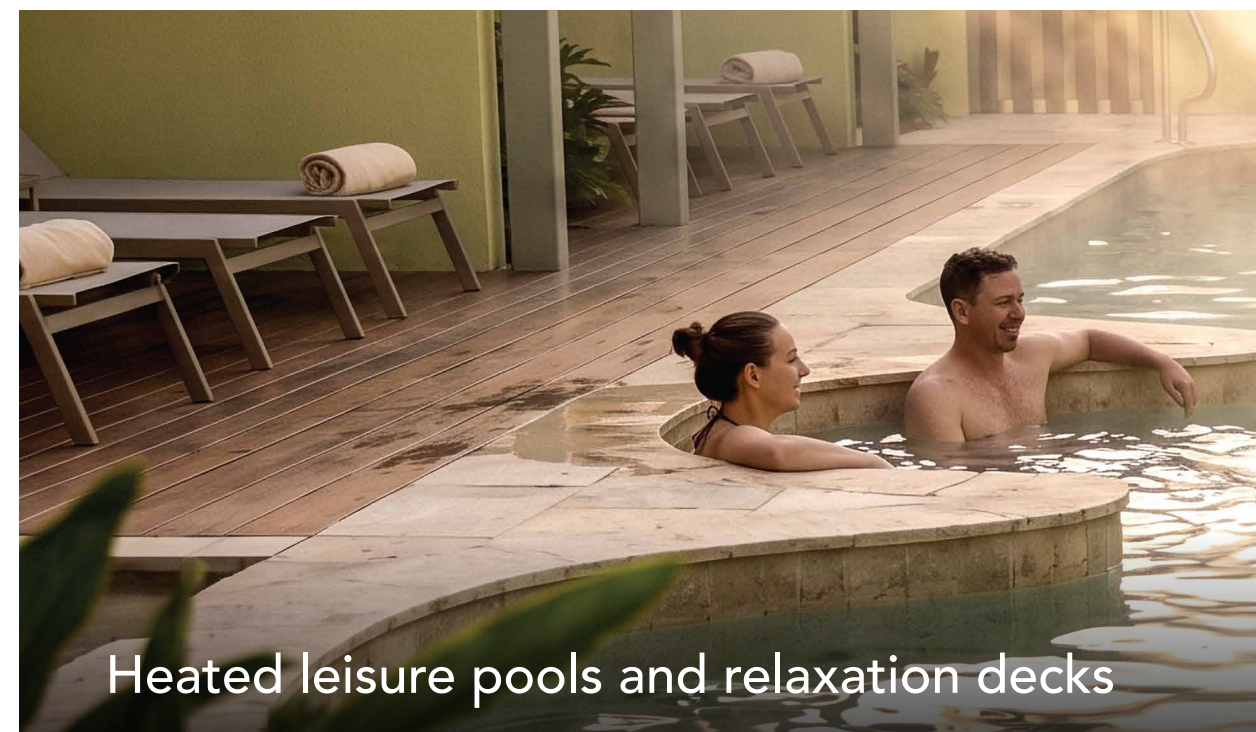
Personalised wellness consultations

- ∞ Diagnostics suite
- ∞ Age testing lab
- ∞ Doctor consult rooms
- ∞ IV therapy lounge
- ∞ Cryotherapy
- ∞ Oxygen chamber
- ∞ Red light therapy
- ∞ PEMF therapy
- ∞ Compression lounge
- ∞ Float pods
- ∞ Skin clinic
- ∞ Sleep lab

Water & Resort living

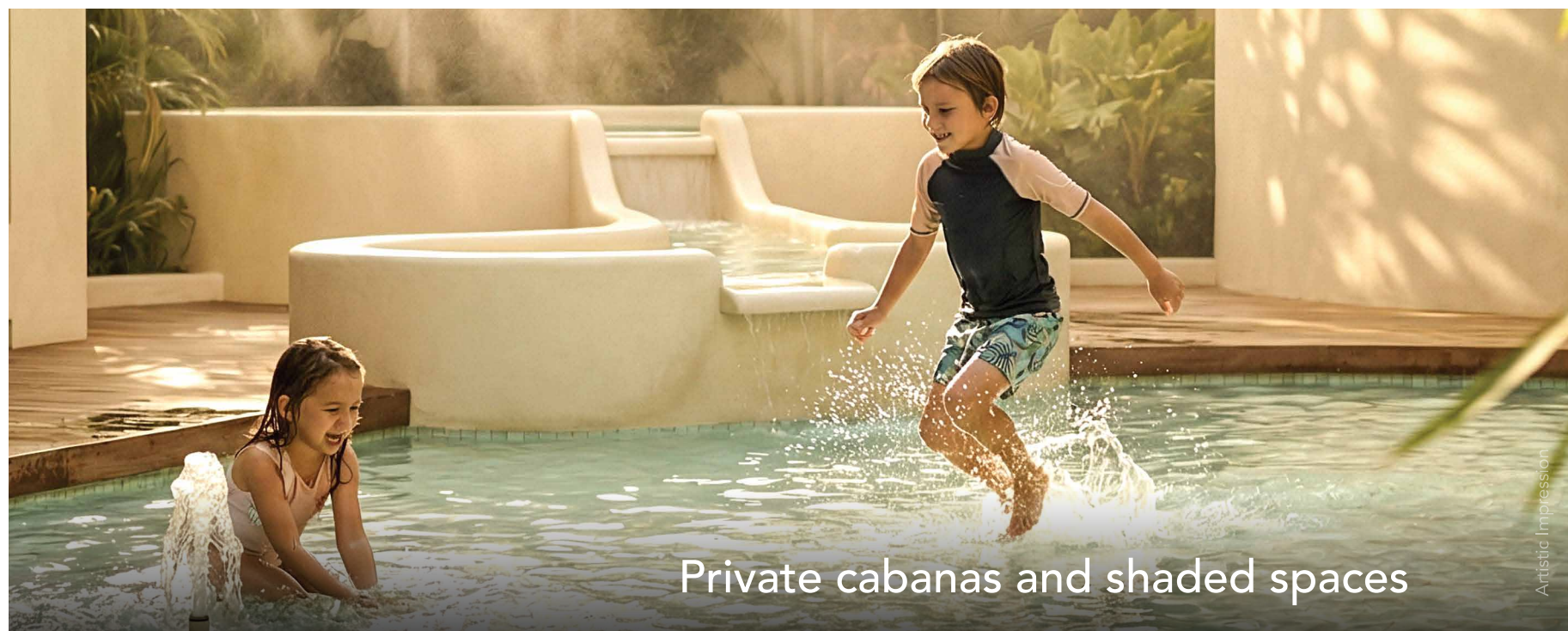
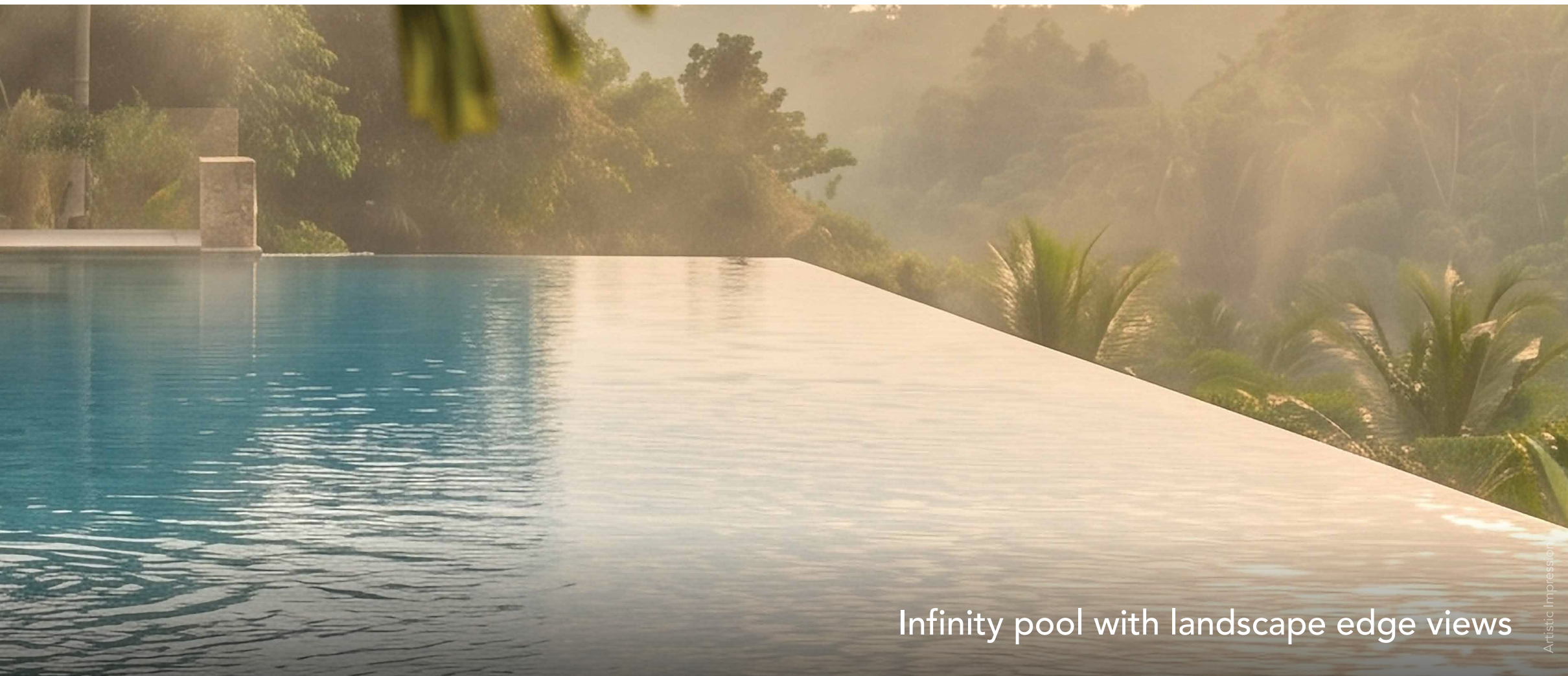


- ∞ Tropical water body
- ∞ Bali infinity pool
- ∞ Cold plunge
- ∞ Hot pool
- ∞ Sauna
- ∞ Steam
- ∞ Rain shower experience

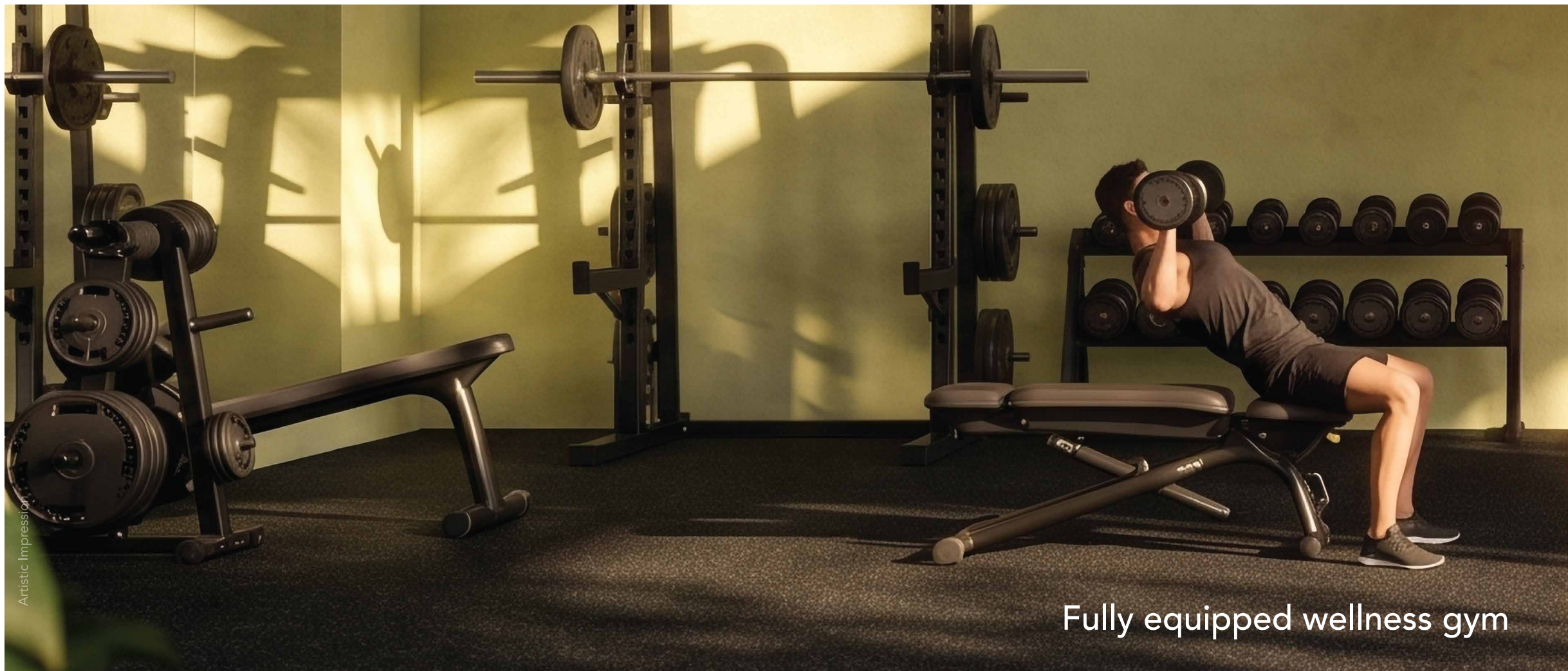


Heated leisure pools and relaxation decks

Water is not placed here. It flows through the experience.
Not something you look at. Something you live with.



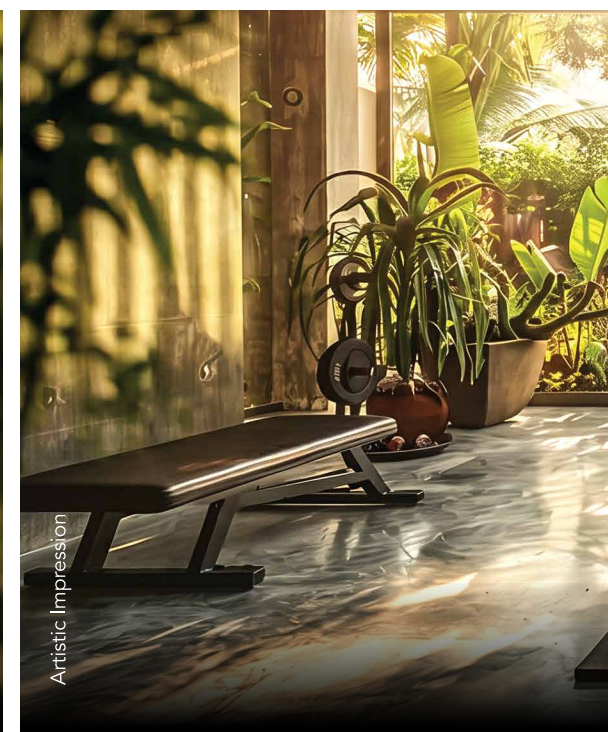
Movement & Fitness



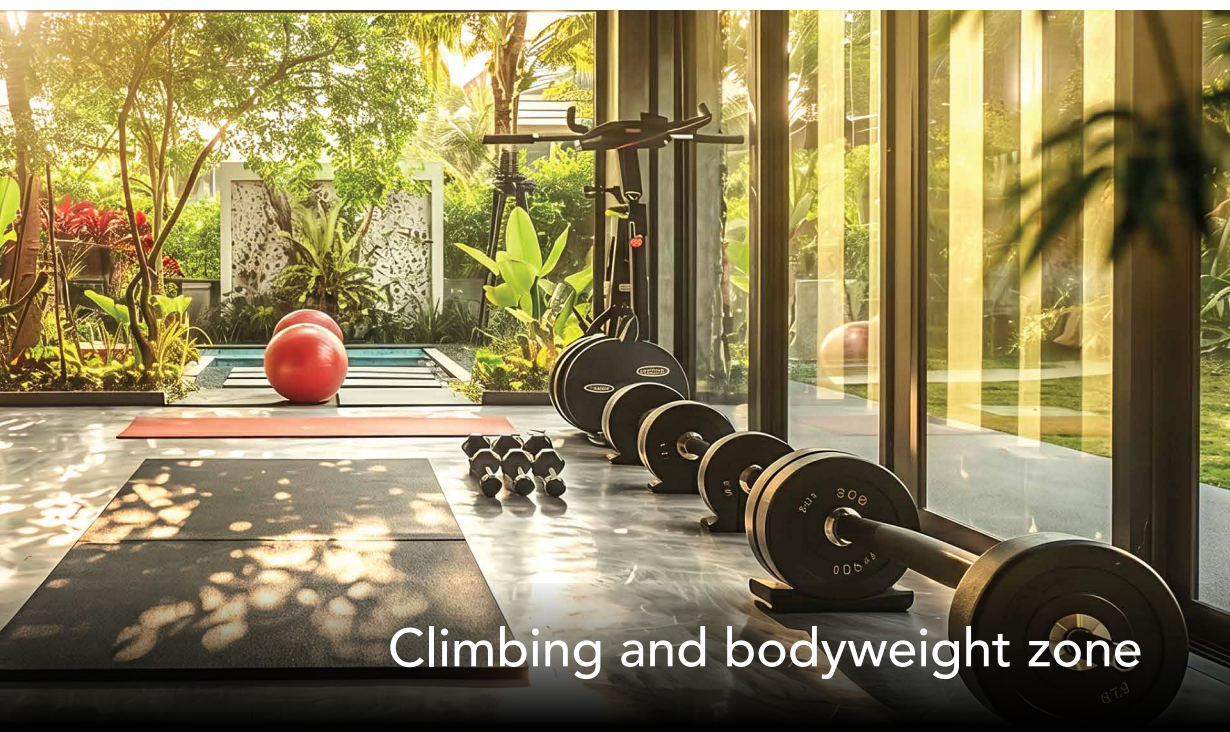
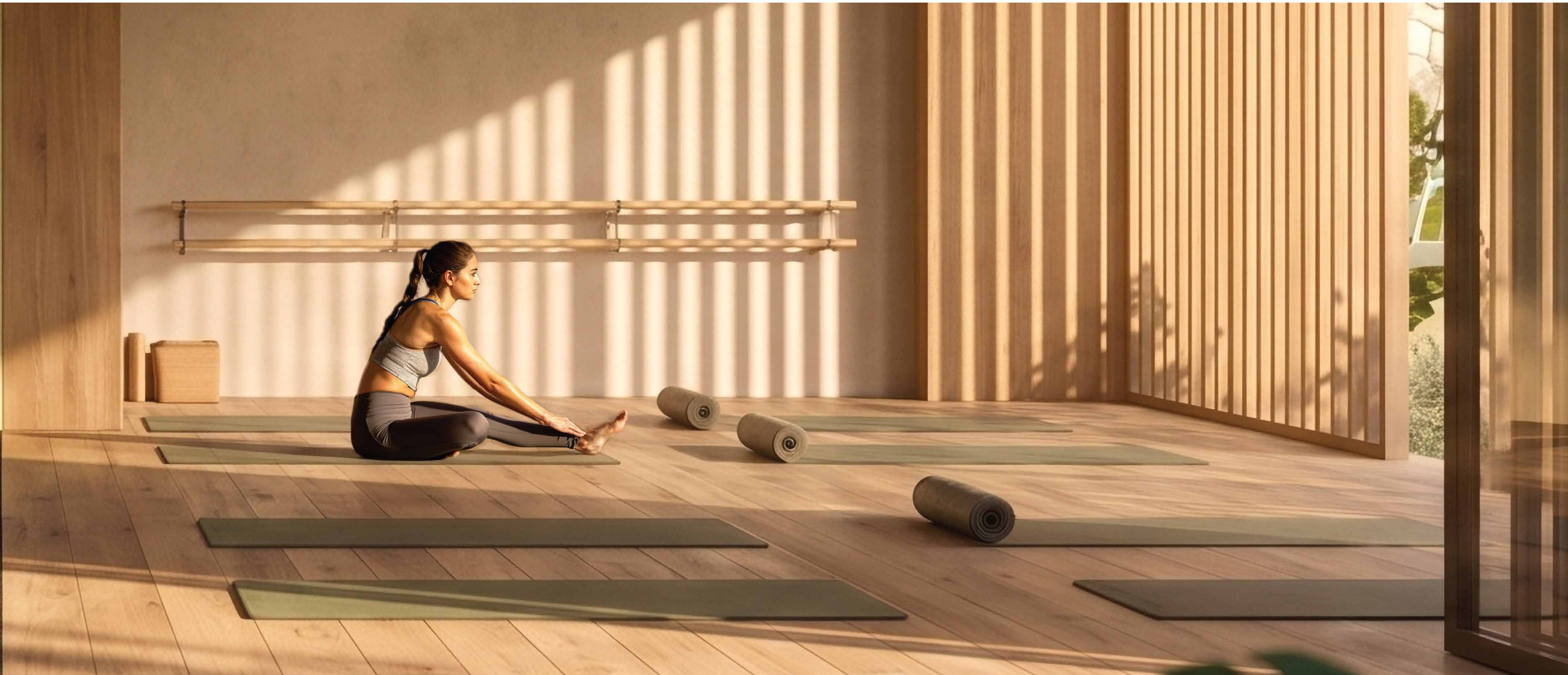
Fully equipped wellness gym



Open air yoga decks



Movement here is not forced. It becomes part of your day.



Climbing and bodyweight zone

- ∞ Gym
- ∞ Functional training
- ∞ Pilates studio
- ∞ Yoga pavilion
- ∞ Meditation dome
- ∞ Breathwork room
- ∞ Boxing studio
- ∞ Dance studio
- ∞ Climbing wall
- ∞ Outdoor gym - within the layout

Sports & Active Living

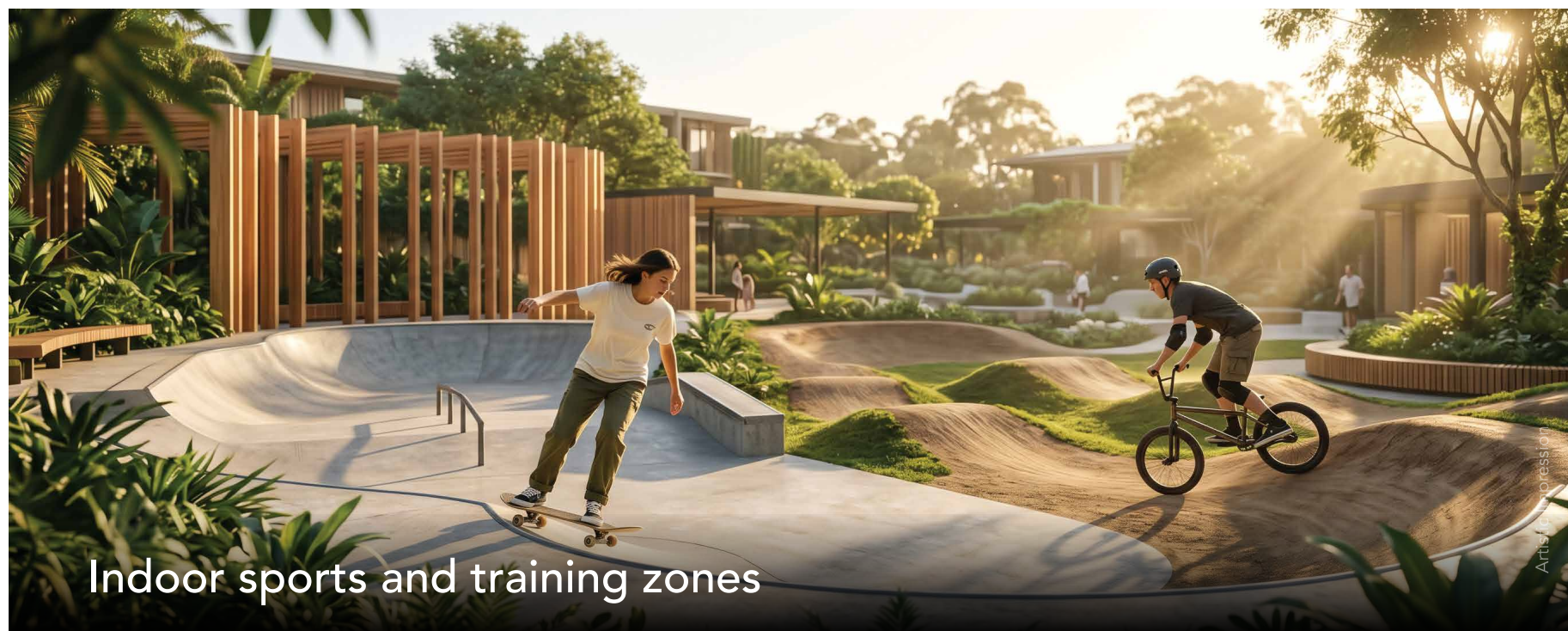


- ∞ Top Golf
- ∞ Pickleball courts
- ∞ Tennis court
- ∞ Basketball court
- ∞ Badminton courts
- ∞ Cricket nets
- ∞ Skating rink

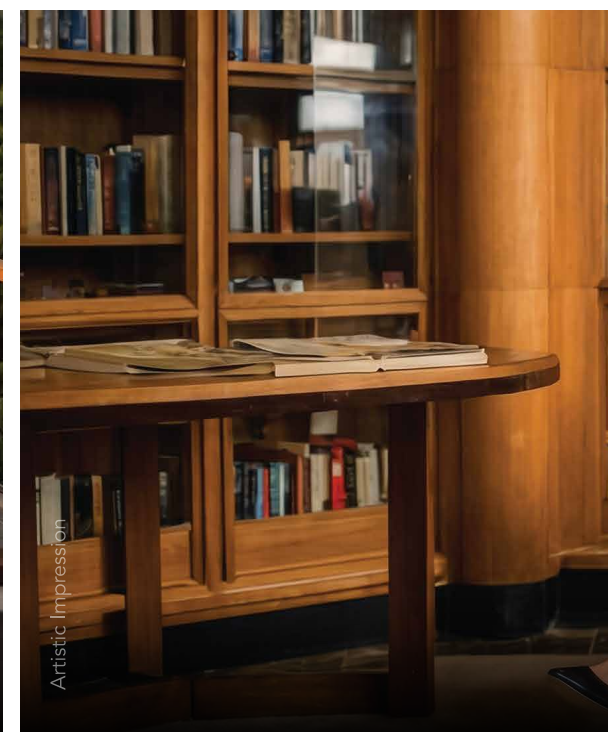
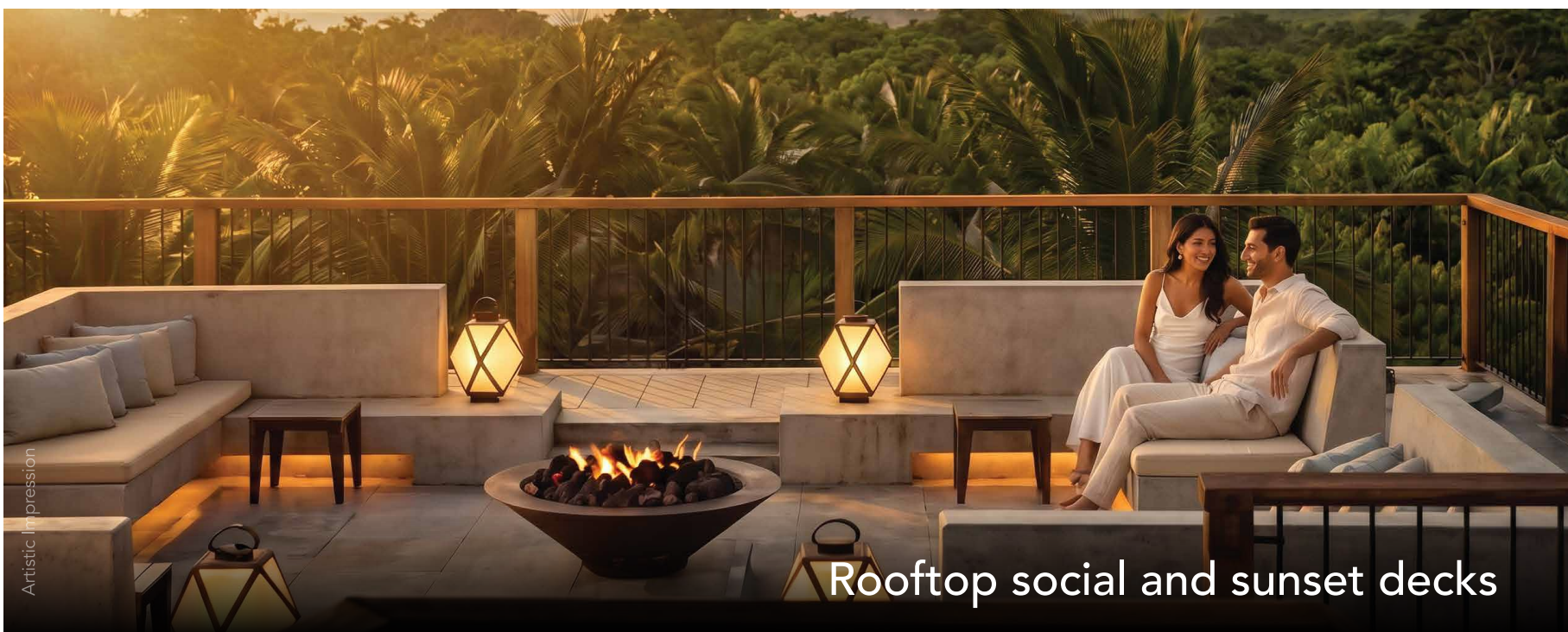


Lawn tennis court

For those who enjoy movement as play.



Social & Entertainment



Because life is not meant to be lived alone.



Private theatre and screening rooms



Library and quiet reading spaces

- ∞ Cinema
- ∞ Seating
- ∞ Gaming lounge
- ∞ Meeting Rooms
- ∞ Coworking lounge
- ∞ Library

Family & Community



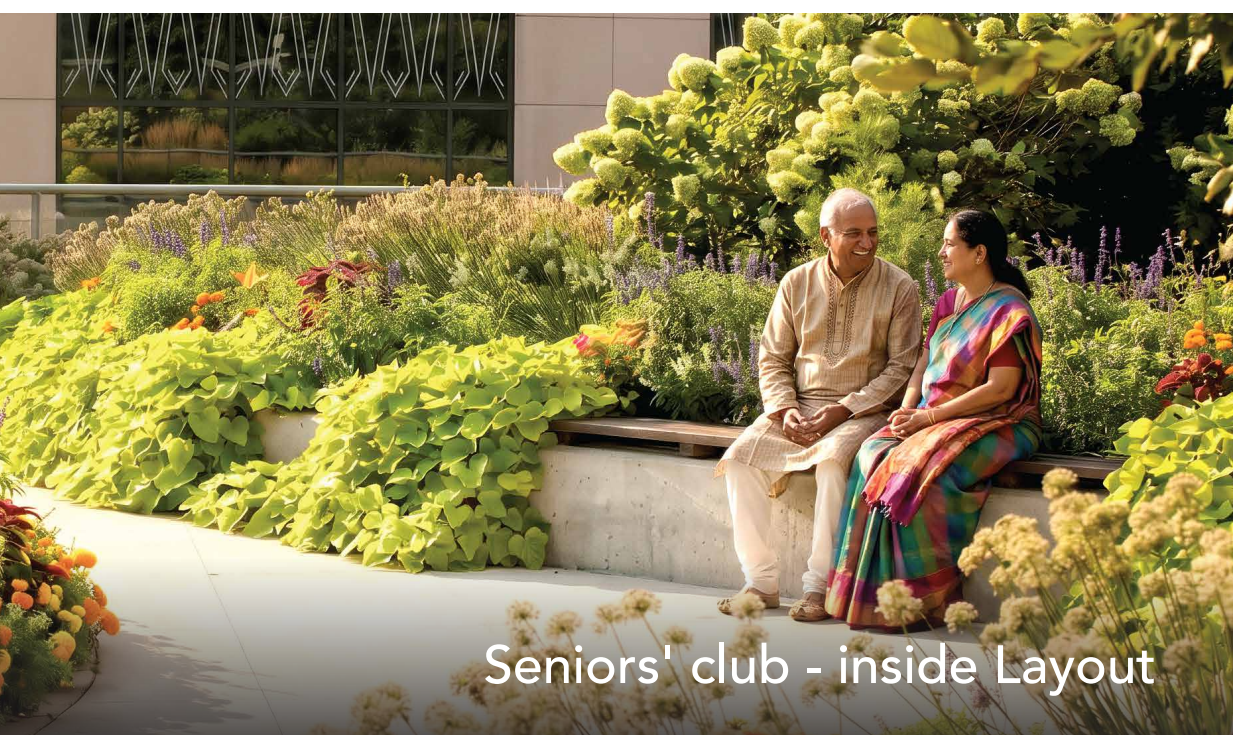
Creche and daycare facilities



A place that understands every stage of life.



Kids play zones and activity spaces



Seniors' club - inside Layout

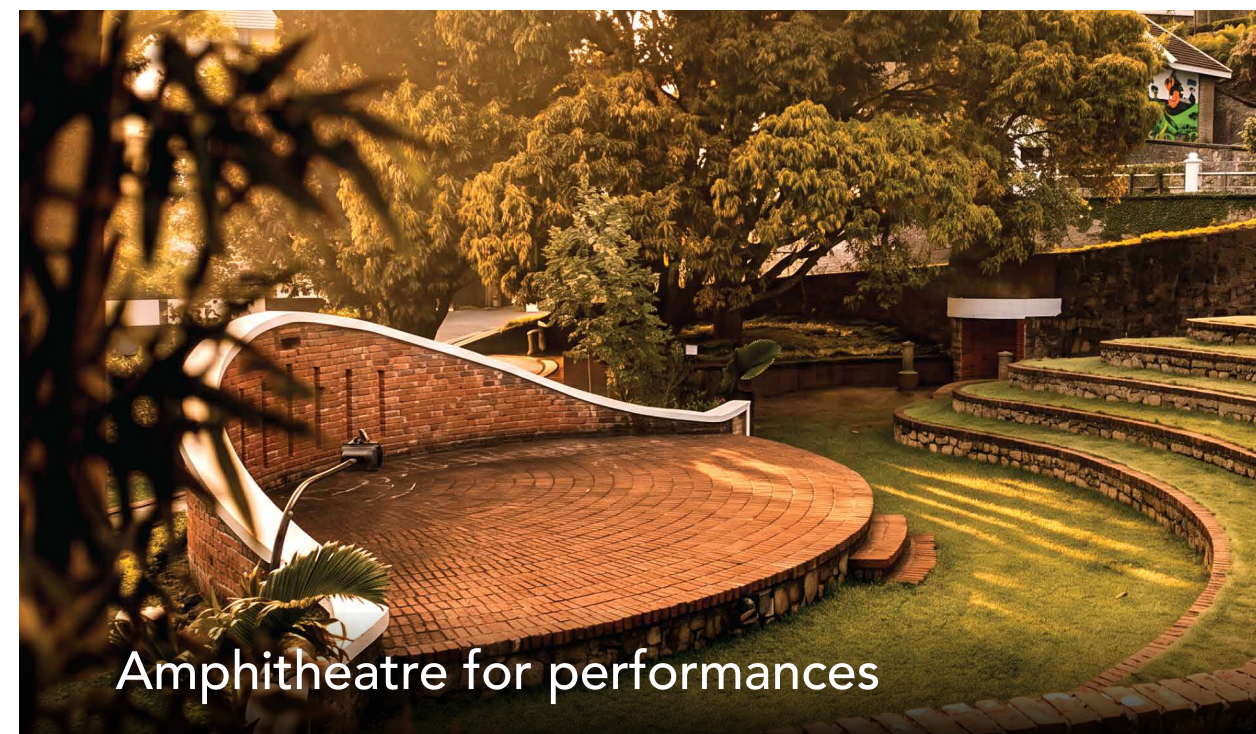
- ∞ Creche
- ∞ Seniors' club - inside Layout
- ∞ Pet park - inside layout

Events & Gatherings



Grand banquet hall for large gatherings

- ∞ Grand banquet hall with changing rooms
- ∞ Ballroom kitchen
- ∞ Amphitheatre - open space inside layout
- ∞ Event lawn



Amphitheatre for performances

Some moments deserve more space.



Artistic Impression



Artistic Impression



Artistic Impression

Outdoor event lawns

Crafted with Care. Built to Last.

Every material is **selected** with **longevity, comfort, and refinement** in mind.

- ∞ Premium flooring across living spaces
- ∞ High quality fittings and fixtures
- ∞ Modular kitchen provisions
- ∞ Branded sanitaryware
- ∞ Weather resistant external finishes
- ∞ Engineered doors and windows

Quality that is not just visible, but **enduring**.

SPECIFICATION

STRUCTURE

- Framework: RCC framed structure
- Walls: Solid cement block masonry, internal 6' & external 8'
- Roofing: RCC, with sloped shingle roof (Saint-Gobain / Tegola)

FLOORING

- Living, Dining & Dry Kitchen: Italian marble
- Master Bedroom: Wooden flooring
- Staircase: Marble (Asri, Amara, Agung), Wooden (Awan)
- Other Bedrooms: Large-format vitrified tile
- Bathrooms, Powder & Terrace: Vitrified / ceramic tile
- Wet Kitchen & Utility: Vitrified tile
- Entrance Steps: Granite
- Parking: Outdoor tile, 20mm

WALL FINISHES & PAINTING

- Interior Walls & Ceiling: 2 coats putty + 1 coat primer + 2 coats premium emulsion
- Exterior Walls: Textured finish + 1 coat primer + 2 coats Apex weatherproof paint
- Bathroom Walls: Designer tiles, full height
- Elevation: Natural basalt stone cladding with powder-coated aluminium (Woodminium) louvers

DOORS

- Main Door: 9 ft solid teak wood with designer hardware
- Internal Doors: 8 ft flush shutter doors (Fero / Legno or equivalent)
- Bathroom Doors: 8 ft flush shutter doors (Fero / Legno or equivalent)

WINDOWS

- Windows: Aluminium / UPVC sliding & fixed (Jindal / Tostem or equivalent), clear glass (saint Gobain or equivalent)
- Balcony Doors: Aluminium sliding doors with mesh shutters
- Ventilators: Aluminium / UPVC frame with louvered panels in bathrooms

DOOR HARDWARE

- Main Door: Yale digital smart lock - 6 ways to unlock, with manual key option
- Master Bedroom: Fingerprint lock (Yale or equivalent)
- Other Doors: Chrome-plated locks, handles & hinges

KITCHEN & BATHROOMS

- Sanitaryware: Wall-mounted WC & washbasin (Kohler / Grohe or equivalent)
- CP Fittings: Showers, diverters, angle cocks & mixers (Kohler / Grohe or equivalent)
- Bath: Premium bath tub with fittings
- Provisions: Geyser, exhaust fan, water purifier & washing machine points
- Piping: Concealed CPVC & UPVC plumbing

ELECTRICAL

- Wiring: Concealed FRLS fire-retardant copper wiring (Anchor / Polycab or equivalent)
- Switches & Sockets: Modular (Anchor / Schneider or equivalent)
- Provisions: AC & TV Points in all bedrooms and Living Area

LIFT & RAILINGS

- Lift: lift space provision (Kone / Otis or equivalent) (Asri, Amara & Agung), 4-passenger lift provision (Kone / Otis or equivalent) (Awan)
- Balcony Railing: Aluminium & glass with wood-finish PVD coating
- Staircase Railing: Aluminium / Wood with glass infill

Note: Specifications are subject to change as per architectural and engineering requirements.

Connected to Today. Positioned for Tomorrow.

Strategically located in Sarjapura,
Ayana Woods offers seamless access to key destinations:

20-30 minutes to Electronic City

30-40 minutes to Whitefield

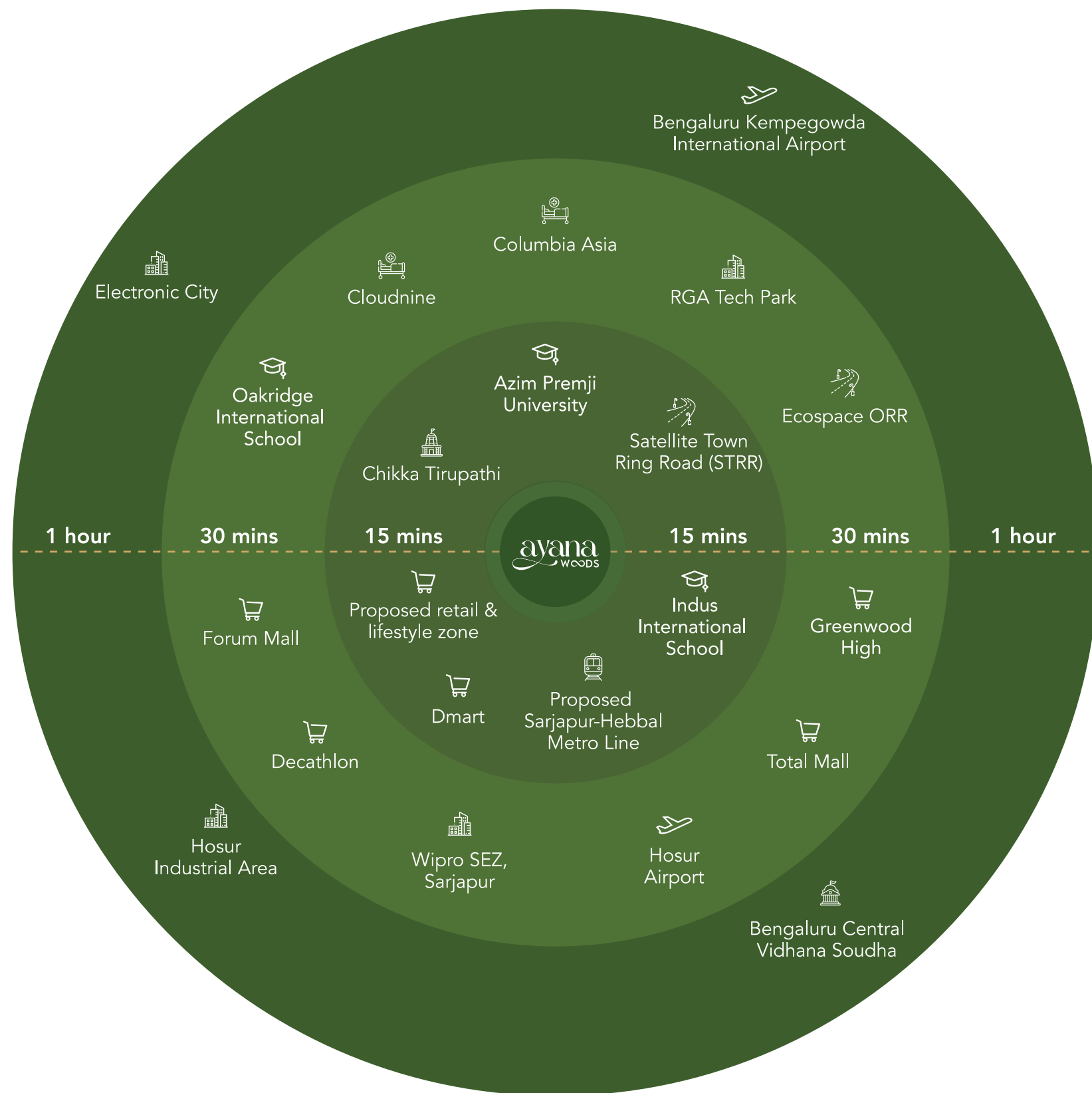
Direct connectivity to Outer Ring Road

Upcoming infrastructure developments, including PRR and STRR,
and the proposed Hosur Airport are set to further enhance accessibility and long term value.

A location that grows with the city,
and ahead of it.

Surrounded by:

- ∞ Leading international schools
- ∞ Multi-speciality hospitals
- ∞ Tech parks and business hubs
- ∞ Retail and entertainment destinations



Built on Vision. Driven by Intent.

Maa Acorn, a synergy between Maa Group India and Acorn Group, represents a new benchmark in thoughtful, value driven real estate development.

Built on a foundation of design excellence, operational agility, and a deeply embedded customer first philosophy, Maa Acorn focuses on crafting developments that are shaped not only for functionality but for the mind, body, and soul.

With leadership spanning real estate, technology, hospitality, and enterprise ecosystems, the organisation combines entrepreneurial dynamism with structured governance, creating developments that balance ambition with accountability.

Every project reflects :

- ∞ Architectural integrity
- ∞ Financial discipline
- ∞ Long-term value orientation
- ∞ Future-ready planning
- ∞ Because when legacy blends with renewal, homes evolve into generational assets





Site Address: Ayana Woods, Gudgatanahalli, Bagalur - Sarjapura Road, Sarjapura, Bengaluru, Karnataka - 562125

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