

Invest
in land that
works for

YOU



CODENAME

YOU

Plotted Development

On Sarjapur - Attibele Road



Presenting a highly sought-after opportunity to own land on the fast-developing Sarjapur-Attibele Road, a 20-acre plotted development, right next to Swift City, crafted for those who seek both peace and potential.

This is your opportunity to secure a future-ready asset in a location set for rapid growth. With thoughtfully planned plots nestled in greenery, it offers the perfect setting to build not just a home, but lasting value.

Every square foot promises privacy, stillness, and room to breathe, making it a smart choice for those who value both peace of mind and long-term appreciation.

Invest in a future-ready **ADDRESS.**



Location

Situated on the fast-developing Sarjapur-Attibele Road, adjacent to SWIFT City, with excellent access to Sarjapur Road, ORR, NH44 & NH48, a future-ready address in South-East Bengaluru.



Work-life balance

Enjoy proximity to top tech parks, schools, and hospitals, while being surrounded by a nature-inspired, plotted layout, freedom and convenience in harmony.



Ecosystem

Part of the vibrant zone near SWIFT City, a 1000+ acre industrial and innovation hub, boosting connectivity, employment, and long-term value.





Expansive

Spread across 20 acres, the project offers beautifully planned branded plots with freedom to design your dream home.



Infrastructure

Close to major upcoming corridors: STRR (by 2025), PRR (by 2027), and Outer Ring Road Metro Line (by 2031), all accelerating future growth.



ROI

Land prices in the area rose by 8.47% in one year. With infrastructure upgrades and demand surge, your investment stands to appreciate significantly.



Live closer to the FUTURE.

Location Map



Disclaimer: Contents of this advertisement are only for information, interpretation not permitted and is not an offer for contract. Contact our sales team for accurate information and we appreciate independent inquiry prior to definiteness. The villa/apartment elevation, façade treatment, doors & window frames, colour, landscaping and car shown are indicative and for representation purposes only.

Come build your
FUTURE.

**On Sarjapur -
Attibele Road.**



SWIFT City, the future of South-East Bengaluru.

Big things are happening near Sarjapur. The Karnataka Government has announced SWIFT City, a 1000+ acre innovation and industrial hub near this rapidly growing region. With Start-ups, Workspaces, Innovation, Finance, and Technology at its core, SWIFT City is poised to become a game-changer for the area.

S

Start-ups

W

Workspaces

I

Innovation

F

Finance

T

Technology



₹10.27 lakh crore
investment commitment
at the Global Investors
Meet



Excellent connectivity to
Sarjapur Road, Bellandur
ORR, and major highways
(NH44 & NH48)



Projected to create
thousands of jobs

Why it matters?

In the last 5 years
Whitefield (incl. EPIP) and
E-City rose by 80% and
38% respectively, thanks to
the rise in IT Hubs. SWIFT
City is set to mirror this
trend in the coming years.

Source: Hindustan Times

ITPL Main Road saw 36%
year on year growth,
driven by metro and
infrastructure upgrades.
Similar development is
planned around SWIFT
City.

Source: : Housing.com

Sarjapur Road rose
58% in 5 years, proving
that early investments
in growth zones like
SWIFT City pay off.

Source: Hindustan Times



A tale of two **TECH HUBS.**

SWIFT City Sarjapura Road vs. Electronic City.

Electronic City: From Humble Beginnings to a Global Tech Powerhouse

When Electronic City was first envisioned in the 1970s and 80s, it was a modest industrial park with few takers. Over the years, however, it evolved into one of India's most prestigious IT corridors — a magnet for global corporations and a catalyst for rapid urban transformation.



Employment Epicenter:

Hosting over 200 IT/ITES companies — Infosys, Wipro, Siemens, HP, and more — Electronic City became synonymous with career opportunities.

Real Estate Revolution:

Land values soared as tech parks, apartment complexes, and commercial hubs transformed the skyline.

Infrastructure Overdrive:

The elevated expressway, NICE Ring Road, and upcoming metro line revolutionized connectivity, turning commute time from a concern to a convenience.

Lifestyle Evolution:

Top-notch schools, hospitals, malls, and recreational hubs sprung up, creating a complete ecosystem where professionals and their families thrive.

SWIFT City Sarjapura Road: The Next Tech & Lifestyle Destination

Today, history is poised to repeat itself — but this time, on Sarjapura Road. SWIFT City is the new canvas where Bangalore's next growth story is being painted.

What makes SWIFT City a game-changer?

Corporate Growth Engine

- Prime location on Sarjapura Road, with easy access to ORR, Whitefield & Electronic City
- Presence of major IT giants and emerging startups
- Operational tech parks like Wipro SEZ, Infosys & Schneider Electric

Connectivity Redefined

- Upcoming Metro Phase-3 along Sarjapura Road for faster commutes
- Peripheral Ring Road to enhance airport access and ease traffic
- Direct arterial road links to Whitefield, Marathahalli, Bellandur & Electronic City

Residential & Lifestyle Renaissance

- Expansion of Sarjapura-Attibele Road and integrated transport hubs
- Development of self-sustaining townships
- Tech-driven upgrades: smart lighting, green corridors & pedestrian pathways

Future-Ready Infrastructure

- Wide range of housing options with strong ROI potential
- Proximity to leading schools: Indus International, Oakridge, DPS, Greenwood High
- Access to top hospitals: Columbia Asia, Narayana Multi-speciality, Motherhood
- Thriving social infrastructure: malls, cafes, fine dining & entertainment hubs

The Investment Edge

Electronic City taught us that investing early in growth corridors yields maximum returns. From affordable plots to luxury apartments, the transformation was both rapid and lucrative. SWIFT City Sarjapura Road is at that inflection point today.



Property Appreciation:

Early investors are already seeing 10-15% annual appreciation, with projections indicating even stronger growth post-metro.



Rental Demand:

With IT companies and schools nearby, rental demand is on the rise — a boon for investors.



Balanced Development:

Unlike some congested areas, Sarjapura Road offers a perfect blend of residential, commercial, and green spaces, ensuring sustainable growth.



What gives **SWIFT City** the upper hand?

Parameters	Electronic City	ITPL Whitefield	SWIFT City Sarjapura Road
Tech Presence	IT Services led setup with large campuses of Infosys, Wipro, Bosch, TCS, Tech Mahindra, etc.	IT & ITES R&D led setup because of smaller land IBM, Dell, Oracle, TCS, etc.	Big setup of startups and financial companies along with IT & ITES.
Connectivity	Elevated Expressway, NICE Road, Metro Phase-2.	ORR, Metro Phase-2.	Metro Phase-3 extension, PRR, ORR, STRR, Hosur Airport (Proposed).
Residential Options	Affordable to premium apartments.	High-rises, villas, integrated townships.	Large Villas, luxury plotted and integrated townships because of availability of land.
Social Infrastructure	Good, but patchy in some pockets.	Good schools, malls, hospitals and infra building around 10-15 km radius.	Top international schools, hospitals, malls, vibrant lifestyle of Sarjapura Road and upcoming Prestige mall will shift the balance towards outer end of Sarjapura.
Planning & Sustainability	Moderate (some congestion).	Denser layout and narrow roads.	Modern, sustainable, balanced development with smart planning.
ROI (Real Estate)	There is not much upside left because of low paying jobs in the area and secluded connectivity to the rest of Bangalore. Mature micro market for investment.	Well connected to everything but rates have already capped out over 14,000 psf and investor have lost interest because of larger ticket size and no future infra-addition to the place.	Perfect time to start investment at an affordable rate. This area gets double advantage of being closer to Sarjapura and E-city. Extended connectivity to Whitefield-Sarjapura area and diamond connectivity via upcoming PRR and STRR.

Access to **EVERYTHING** you need.



Top educational institutions nearby

- Harvest International School
- Delhi Public School (DPS)
- Greenwood High International School
- Oakridge International School
- Azim Premji University
- Indus International School
- St Philomena's English School



World-class healthcare

- Motherhood Hospital
- Cloudnine Hospital
- Manipal Hospital
- Belenus Champion Hospital
- Sri Venkateshwara Hospital
- Kalppa Virusha Hospital



Tech parks & offices

- Infosys Headquarters
- Wipro SEZ
- ITPL
- Schneider Electric
- Attibele Industrial Area



Welcome to
Your Future.

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On Sarjapur - Attibele Road



Entry & Arrival



Entrance Arch



Entrance Signage Pylon | Security Cabin
Bus Waiting Bay with Shelter

Wellness & Fitness



Jogging / Walking Track



Yoga Lawn

Wellness & Fitness



Reflexology Pathway



Outdoor Gym



Tree Court



Meditation Pavilion

Leisure

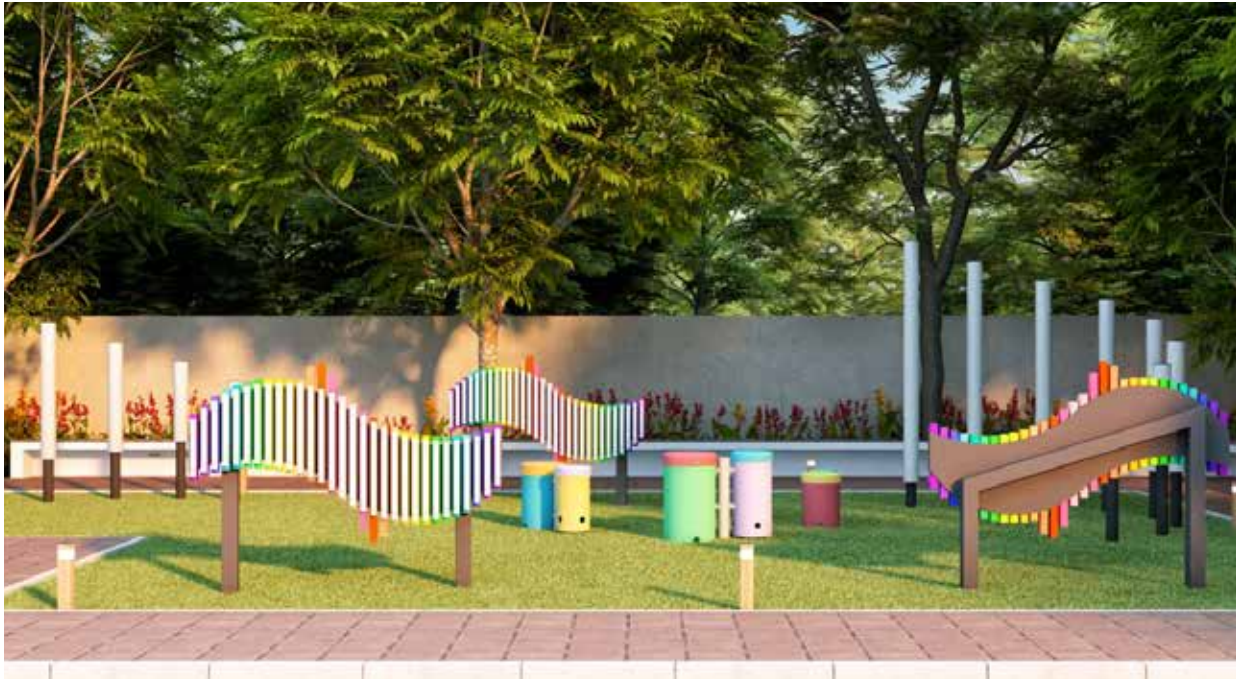


Sculpture Park with Seats



Amphitheatre

Children's Play Zones



Melody Park



Children Play Area (6–12 yrs) | Sand Pit



Children Play Area (3–6 yrs)



Hopscotch



Giant Chess



Giant Ludo

Sports & Games



Multipurpose Court | Volleyball Court



Cricket Pitch



Climbing wall



Multipurpose Lawn (for Gathering / Futsal / Yoga)

Gardens & Community Spaces



Park



Elders Chit Chat Zone



Pet Park



Water Body with Seats

Recreation



Forest Walk with Compacted Soil



Hammocks



Pavilion with Seat



Pavilion with Food Counter

Modern **CLUBHOUSE** with swimming pool.

Dive into the refreshing pool or unwind in the elegant indoor lounge. Stay fit with our well-equipped gym and indoor games room. Host, relax, or connect all under one stylish roof. A clubhouse designed to elevate your everyday living.





Clubhouse Amenities

- Entry Lounge
- Office Space
- Reading Lounge
- Terrace Party Lawn
- Exercise Deck
- Kids' Play Area
- Creche Yoga & Meditation
- 2 Guestrooms
- Infinity Swimming Pool
- BBQ Counter
- Cafe
- Gym
- Spa
- Multi Purpose Hall

Future-ready infrastructure, **THOUGHTFULLY** designed.

Road Network

Durable asphalt roads are engineered with proper drainage and service corridors to prevent flooding during rain, outperforming many conventional urban roads.

Tree-Lined Avenues

Seasonal flowering trees line the roads, creating a lush, green ambiance and elevating the overall landscape experience.

Pedestrian Infrastructure

Well-planned pedestrian sidewalks built using concrete pavers enhance both functionality and aesthetics, blending seamlessly with the road network for a polished look.

Lighting System

A modern LED street lighting system ensures well-lit roads throughout the layout. Additionally, decorative post-top lanterns illuminate park and garden areas, while floodlights enhance visibility

Modern Electric Cabling

The layout features underground electrical cabling from ground-mounted transformers, ensuring efficiency, safety, and a clutter-free environment.

Water System

A well-engineered water supply network provides consistent flow, hygienic conditions, and easy maintenance. Water is stored in an overhead tank of suitable capacity and distributed via a gravity-based system, ensuring optimal pressure at every plot.

Rainwater Harvesting

Strategically placed soak and percolation pits along the drains help recharge groundwater. Excess water, post-harvesting, is directed to the external municipal drain as per the site's natural topography.



Why INVEST IN LAND?



High Flexibility

Build a home, set up a business, or hold for the future.



No Depreciation

Land stays intact it doesn't age or wear out.



Rising Demand

As cities grow, so does the need for land.



Portfolio Diversification

Land lowers risk and cushions market swings.



Low Maintenance

Land comes with almost zero upkeep.



Easy to Buy & Sell

Enter or exit the market with ease.

Why choose **BRANDED PLOTS?**



Legal Clarity

Backed by the credibility of top developers.



Security

Maintenance and surveillance are professionally managed.



High Returns

Planned growth and premium infrastructure drive value.



Sustainable Living

Enriched with lush open spaces and smart energy use.



Thriving Communities

A well-planned, like-minded neighbourhood.



Now, make this opportunity **YOURS!**

We believe a home is more than just a structure, it's where life unfolds, where dreams grow, and where memories are made. Since 2009, we've dedicated ourselves to building homes that reflect the aspirations of modern families. Our passion lies in designing spaces that are not only aesthetically pleasing but also deeply functional and enduring. With a perfect blend of forward-thinking design and meticulous craftsmanship, each of our projects from cozy apartments to luxurious villas is built to stand the test of time.

Because we don't just build for today, we build for generations.

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