



# 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.



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

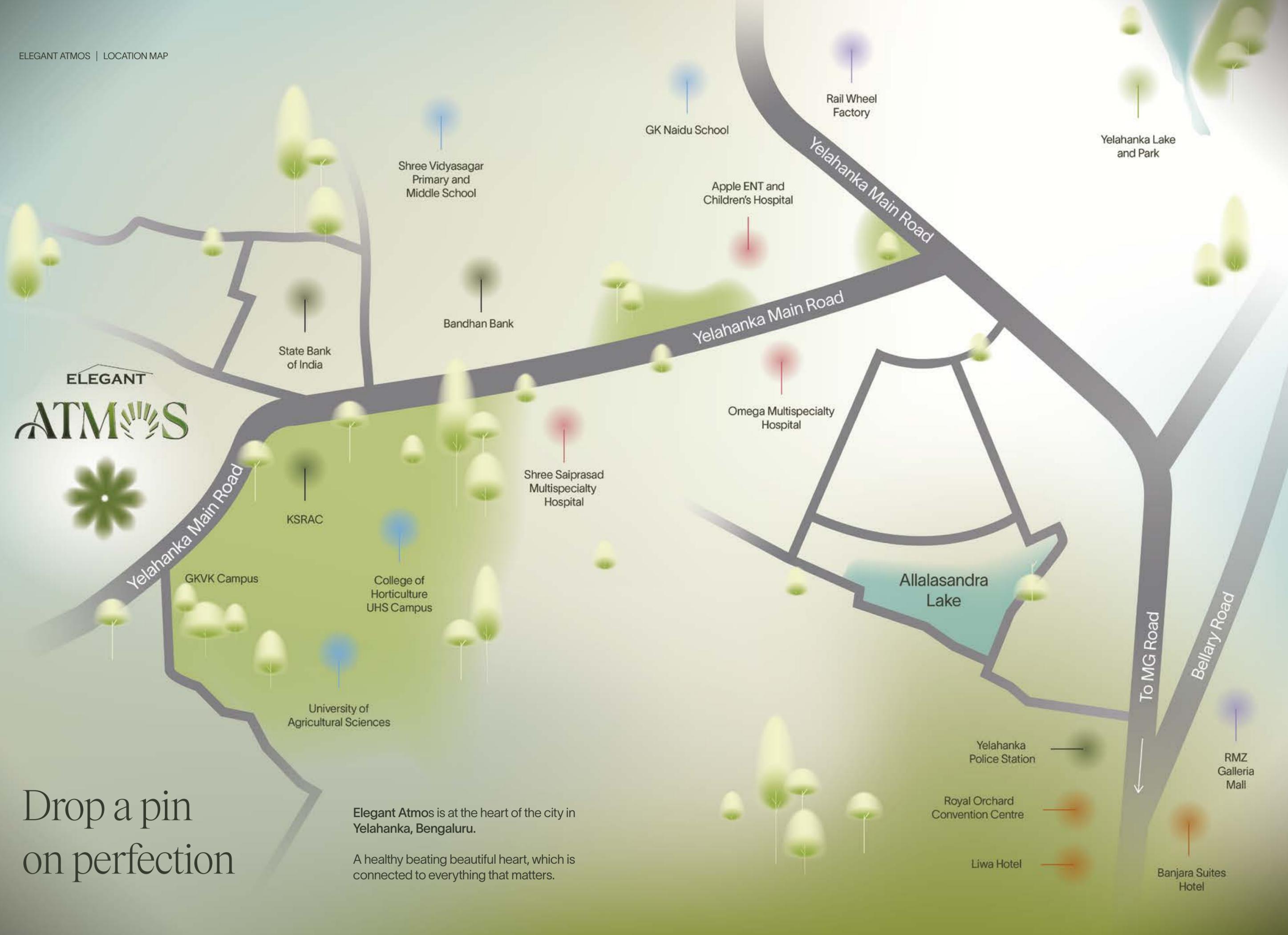
of everything  
you desire.



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 Main Road

Yelahanka Main Road

Yelahanka Main Road

To MG Road

Bellary Road

Shree Vidyasagar  
Primary and  
Middle School

GK Naidu School

Rail Wheel  
Factory

Yelahanka Lake  
and Park

Apple ENT and  
Children's Hospital

Bandhan Bank

State Bank  
of India

Omega Multispecialty  
Hospital

Shree Saiprasad  
Multispecialty  
Hospital

KSRAC

GKVK Campus

College of  
Horticulture  
UHS Campus

Allalasanandra  
Lake

University of  
Agricultural Sciences

Yelahanka  
Police Station

Royal Orchard  
Convention Centre

Liwa Hotel

RMZ  
Galleria  
Mall

Banjara Suites  
Hotel



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

# 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.

# Everything the light touches is yours

Elegant Atmos has made 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.





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

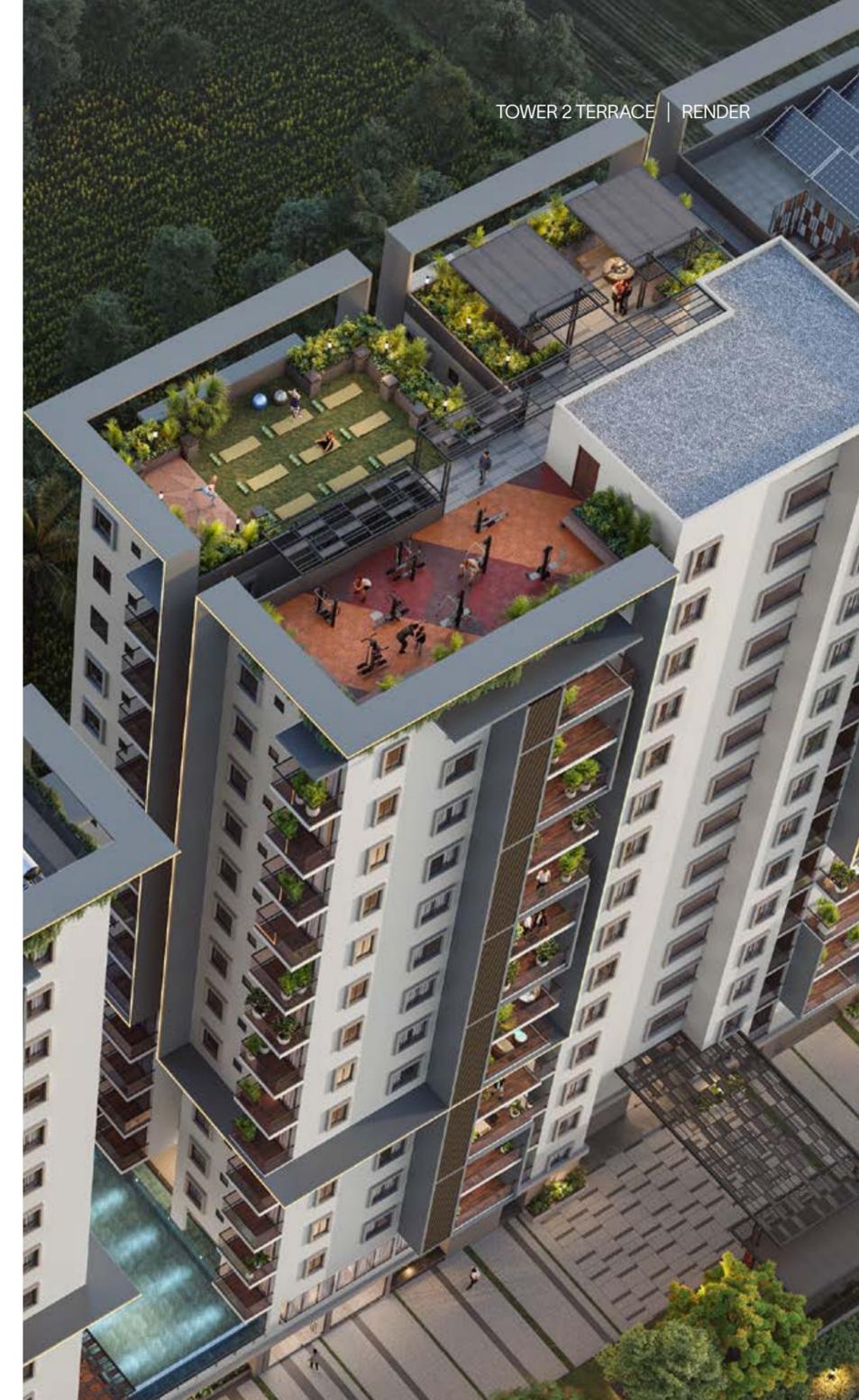
A pool glimmering with calm. A sunlit café. Decks to unwind. Corners built for conversation, connection, and nothing in particular.

## On the terrace

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

## And just outside

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



TOWER 2 TERRACE | RENDER



### 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

- A gym 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



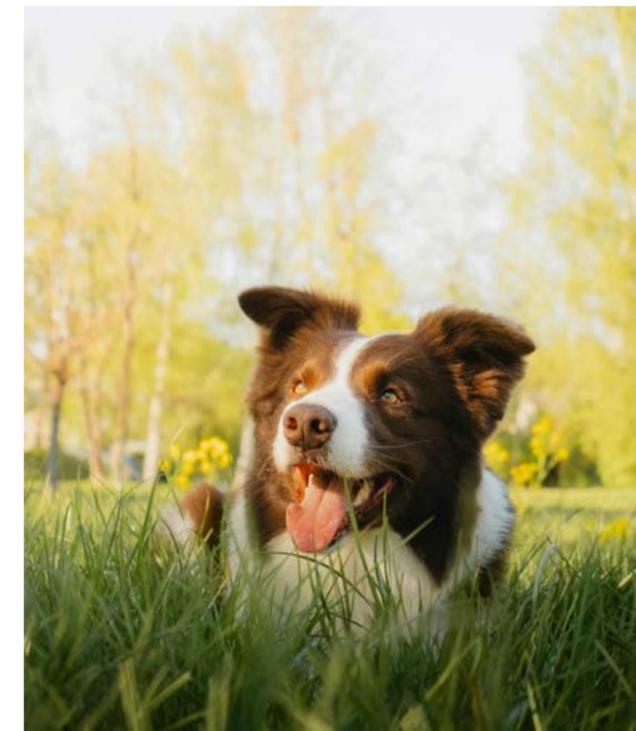
OUTDOOR AMENITIES

### 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

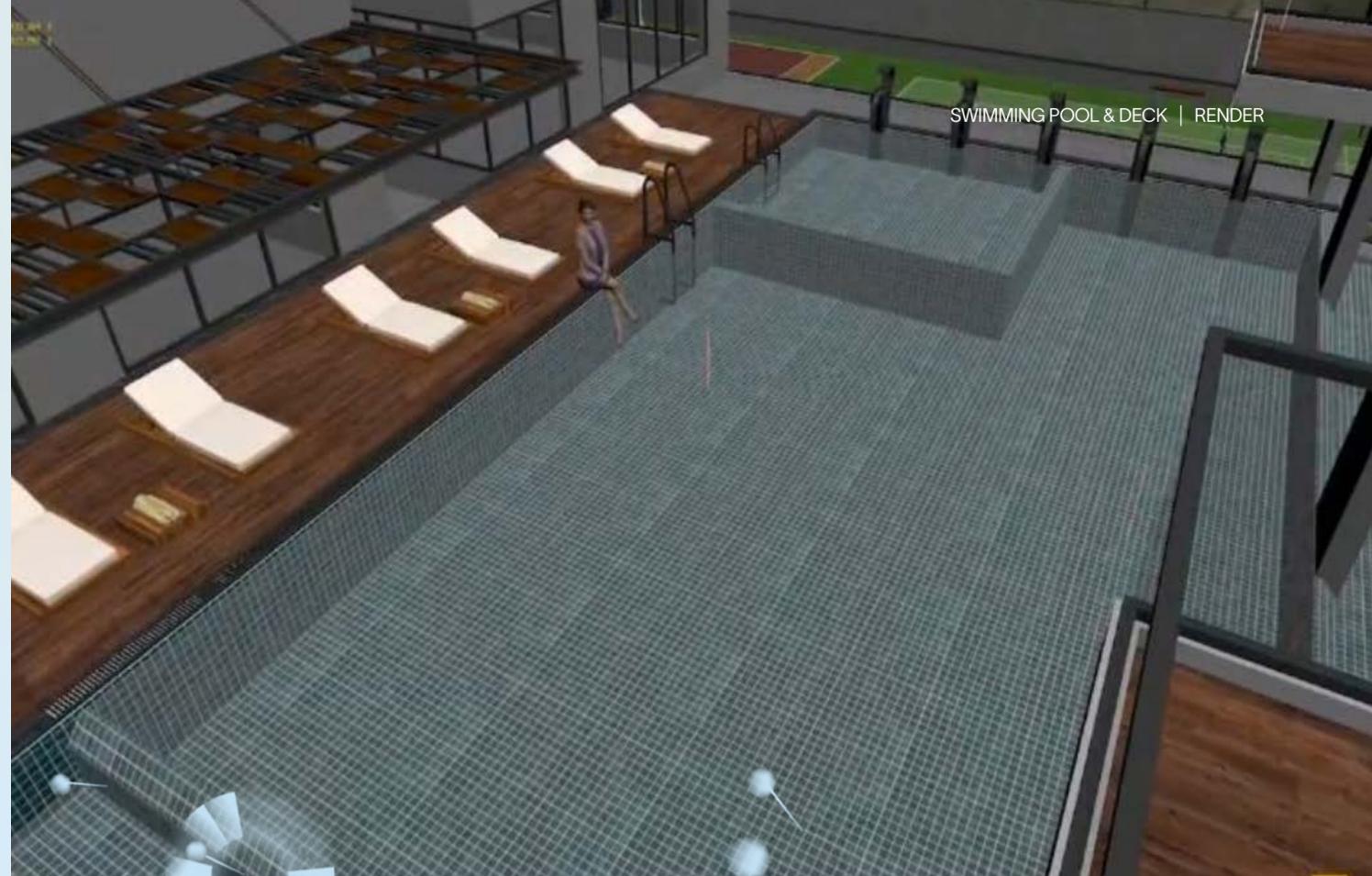
- A colourful play zone made for joy
- A green enclosure where pets explore freely



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



SWIMMING POOL & DECK | RENDER

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



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



# What makes an Atmos home special

## Structure

- **Build & Structure:**  
RCC framed structure designed as per seismic zone 2 compliance.

## Flooring

- **Apartment:**  
Vitrified tiles in all areas (AGL or equivalent make)
- **Toilets & Utility**  
Ceramic tiles
- **Common Areas:**  
A combination of vitrified tiles, granite, and Kota stone flooring

## Doors & Windows

- **Main Door:**  
Pre-hung door with shutter (Sumai Doors or equivalent)
- **Internal Doors:**  
PVC doors
- **Windows:**  
PVC windows (Eureka or equivalent)
- **Ventilators:**  
PVC ventilators with a provision for an exhaust fan

## Walls, Painting & Finishes

- **Interior Walls:**  
Emulsion paint or distemper with granite architraves
- **Exterior Walls:**  
Exterior texture paint
- **Ceilings:**  
Distemper or whitewash finish

## Provisions

- **Power Points:**  
Power sockets in all rooms and provisions for split A/C

## Electrical

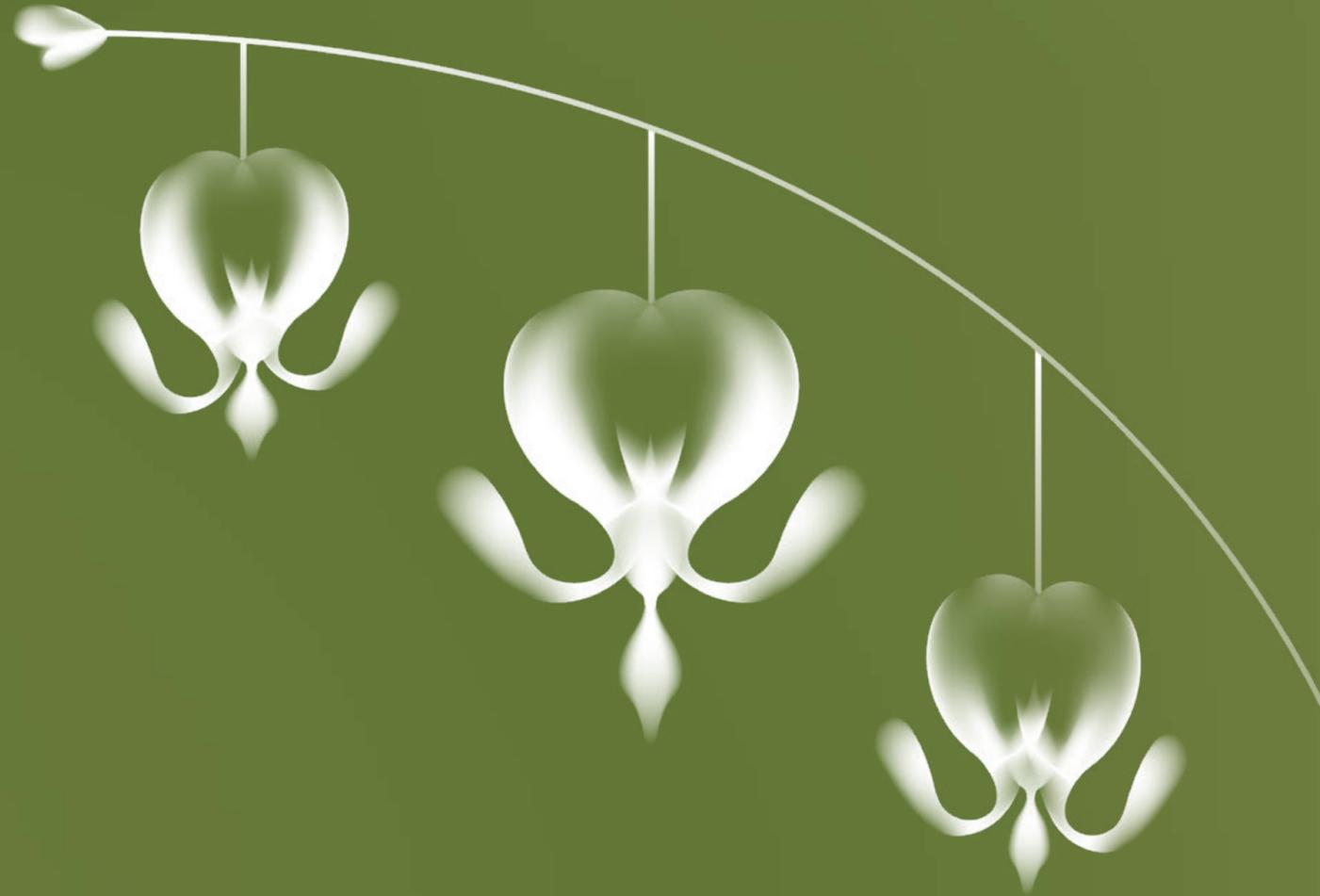
- **Power:**  
1 kW power provision for lights, fans, and -5amp sockets within the apartment
- **Switches:**  
Modular switches of a reputed make (Schneider or equivalent)

## 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-mounted EWC of a reputed make (Grohe or equivalent)
- **CP Fittings:**  
Chromium plated fittings of a reputed make, including health faucets and toilet paper holders
- **Shower:**  
Hot & Cold water shower with a concealed diverter
- **Wash Basin:**  
Provision for a Hot & Cold water mixer
- **Provisions:**  
Point for a geyser 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 celebrated through generations, and redefine elegance in living. Our journey is guided by ethics, empathy, and the joy of creating places people are proud to call home.





Major Sandeep Unnikrishnan Road, Bettahalli Layout, Vidyaranyapura,  
Yelahanka New Town, Bengaluru, Karnataka 560064  
homes@elegantatmos.com | +91 888 424 4249

This brochure is for general information only. While Elegant Builders and Developers strives for accuracy, readers should independently verify details before relying on them. Elegant Builders and Developers makes no warranties regarding the content and is not liable for any resulting loss or damage. By using this brochure, you accept this disclaimer. Designs, specifications, and plans are subject to change without notice. Images and renderings are artistic impressions, not exact representations. For verified details, visit our sales office and consult authorized representatives.