
HM GROUP
HM SCOTTSVILLE
Live Inspired

154 Exclusive Residences

Where Scottish Architecture meets aspirational living



It's a place where sophisticated living and community-driven growth come together, making every moment an invitation — not just to live, but to live inspired.



Crafting a life that marries elegance with purpose begins with thoughtful design and ambience. It's about creating spaces that inspire well-being and evoke joy at every turn. Each element is a tribute to a holistic life style, where mind and body are nurtured, and every corner is crafted to elevate the everyday experience.

At its core lies an inclusive space—one that celebrates diversity in thought, culture, and experiences. These spaces are more than just homes; they are communities where connections thrive, and relationships deepen over time.

Live Inspired — Where design meets destiny.

A happier mind

A holistic life

An inclusive space

A closer community



Located In East Bengaluru

A Stately Residence at the heart of Sarjapur

An architectural gem in the prime belt of Sarjapur Road, HM Scottsville is located in one of Bangalore's most lively and upscale neighbourhoods.

Situated right in the vibrant nexus of Sarjapur Road, HM Scottsville is a splendid residential property that offers a harmonious confluence of urban convenience and nature's calm.





Its prime location provides access to major IT hubs, esteemed educational institutions, bustling commercial centres, and world class healthcare facilities, ensuring that residents have everything they require within easy reach.



Edinburgh Tower

2 BHK Luxury Residences
2.5 BHK Luxury Residences

Glasgow Tower

3 BHK Luxury Residences

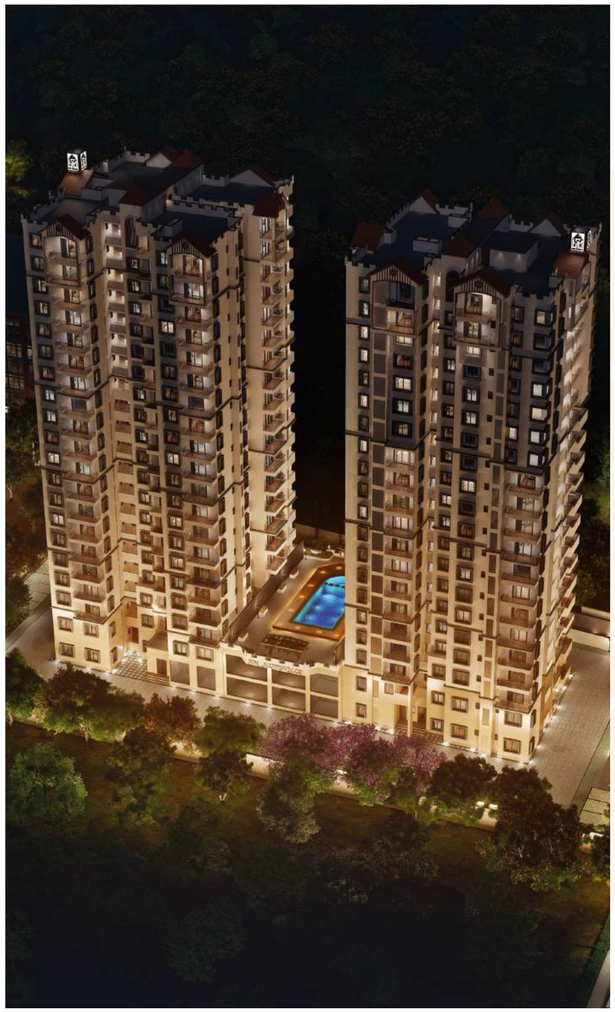
Imagery used in the brochure is indicative of style only. The photographs of the layout, surrounding views and location are indicative and may have been digitally enhanced or altered. They do not represent actual or surrounding views.

HM SCOTTSVILLE

Live Inspired



Experience the multifaceted character of Bangalore at HM Scottsville — An exclusive community that offers the perfect balance of privacy and convenience.



Cornerstones of HM Scottsville

Sustainable and Active Living

HM Scottsville is a community-focused haven. The Unity Garden brings residents together, while the Wellness Trail offers a scenic space for jogging, cycling, and strolling.

Inclusivity and Community

HM Scottsville values inclusivity for all ages. The Highland Place unites residents for meals and celebrations, while the Innovation Loft fosters productivity and collaboration.

A Holistic Lifestyle for Families

HM Scottsville offers something for everyone. Kids enjoy the Explorer's Park and Little Learners' Lodge, while adults relax at the Serenity Deck or Hall of Literature. The Nordic Nook café is perfect for connecting over coffee.

A Year Round Community Experience

HM Scottsville's Experience Master hosts events year-round, from seasonal festivals to wellness workshops, building connections among residents.

“A community is a family
that you choose.”



Introducing

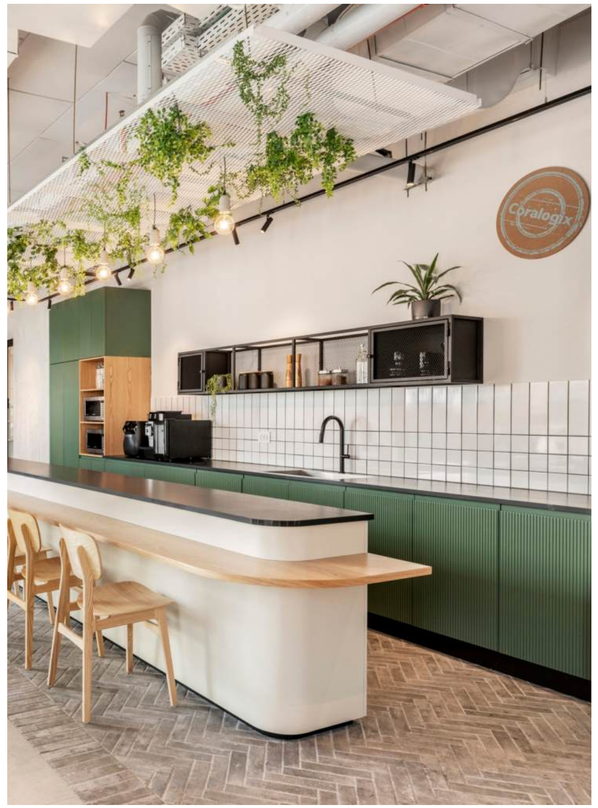
Community Square

HM Scottsville's community centre is a welcoming space where residents can gather and socialise. The centre offers a variety of spaces, from intimate gathering spots to larger open areas, providing opportunities for relaxation and interaction.

- Town Hall with Community Kitchen
- The Tea Lounge
- Discovery Center & Creative Park
- Early Learning & Child Care
- Food Growing Spaces & Community Gardens
- Placemaking
- Multi-Sport Court
- Swimming Pool
- Yoga Deck
- Fitness Club
- Co-Working Hub
- Hall of Literature & Learning
- Sidewalks
- Cycle Docking Station

The Highland Place

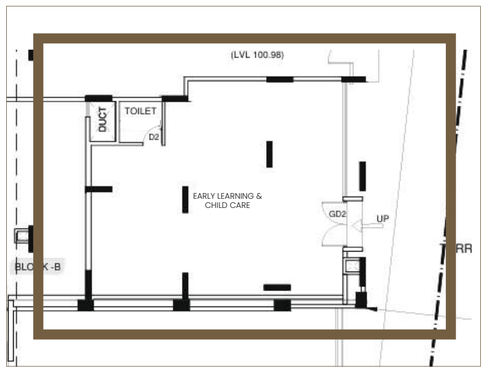
Town Hall with Community Kitchen



A Town Hall where meals are shared, ideas are exchanged, and new friendships are born. With its community kitchen and flexible space, it's perfect for everything from casual get-togethers to festive celebrations.

The Little Learner's Lodge

Early Learning & Child Care



This inviting centre is where young minds get their first taste of learning in a supportive and playful environment. With engaging activities and caring educators, it's the perfect place for kids to start their educational journey.

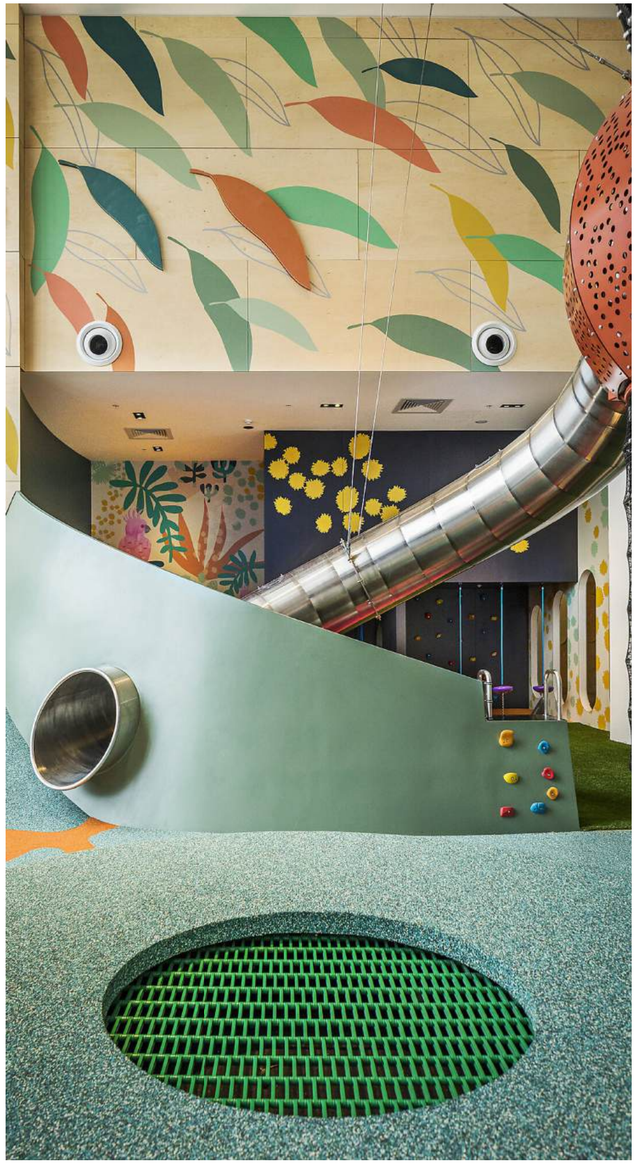






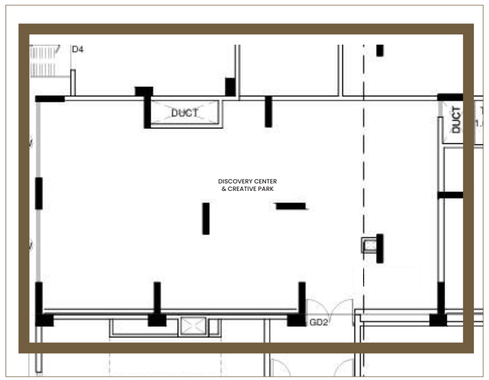






The Explorer’s Park

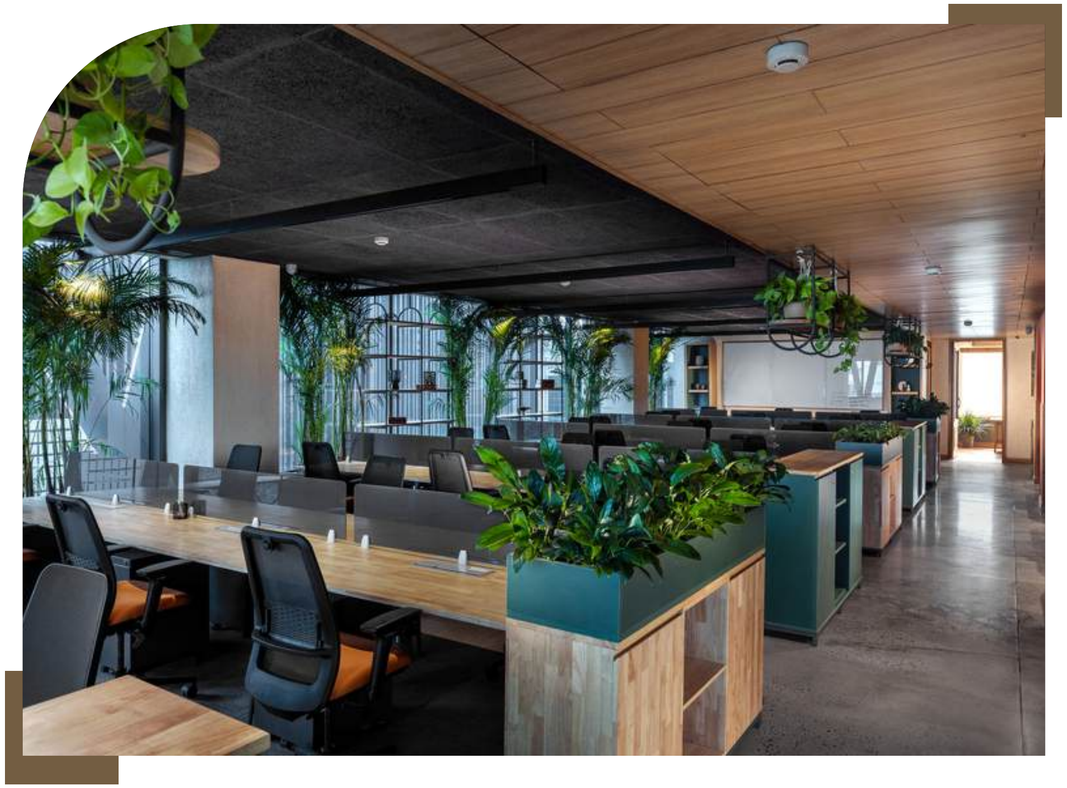
Discovery center & Creative park for children



With creative play zones and interactive features, this space is designed for kids to explore, play, and have fun. It’s where little adventurers can let their imaginations run wild and make lasting memories.

The Innovation Loft

Co-working hub with deck



Whether you are an entrepreneur, a freelancer, or simply seeking a space to brainstorm, this co-working hub is an ideal creative playground. With modern amenities and a vibrant atmosphere, it is the perfect environment for inspiring the best ideas.

The Nordic Nook

The Tea lounge



This cosy tea room invites residents to relax with a steaming cup of tea, some freshly baked cookies, and catch up with friends. It adds a touch of warmth, making it the perfect place for a quiet read too.



The Hall of Literature

Hall of Literature & Learning

A sanctuary for book lovers and knowledge seekers, The Hall of Literature is a space designed for quiet reflection and intellectual exploration. Whether you're diving into a novel, researching new ideas, or enjoying a moment of calm with a good read, this space invites you to enrich your mind and spirit. It's where stories come to life, and learning never stops.



The Serenity Deck

Yoga with a view

An open-air sanctuary, this is an ideal place for yoga and relaxation, providing a peaceful escape from everyday noise. Whether residents are starting their day with yoga or winding down with meditation, The Serenity Deck offers an environment to find their zen.



The Wellness Trail

Sidewalks

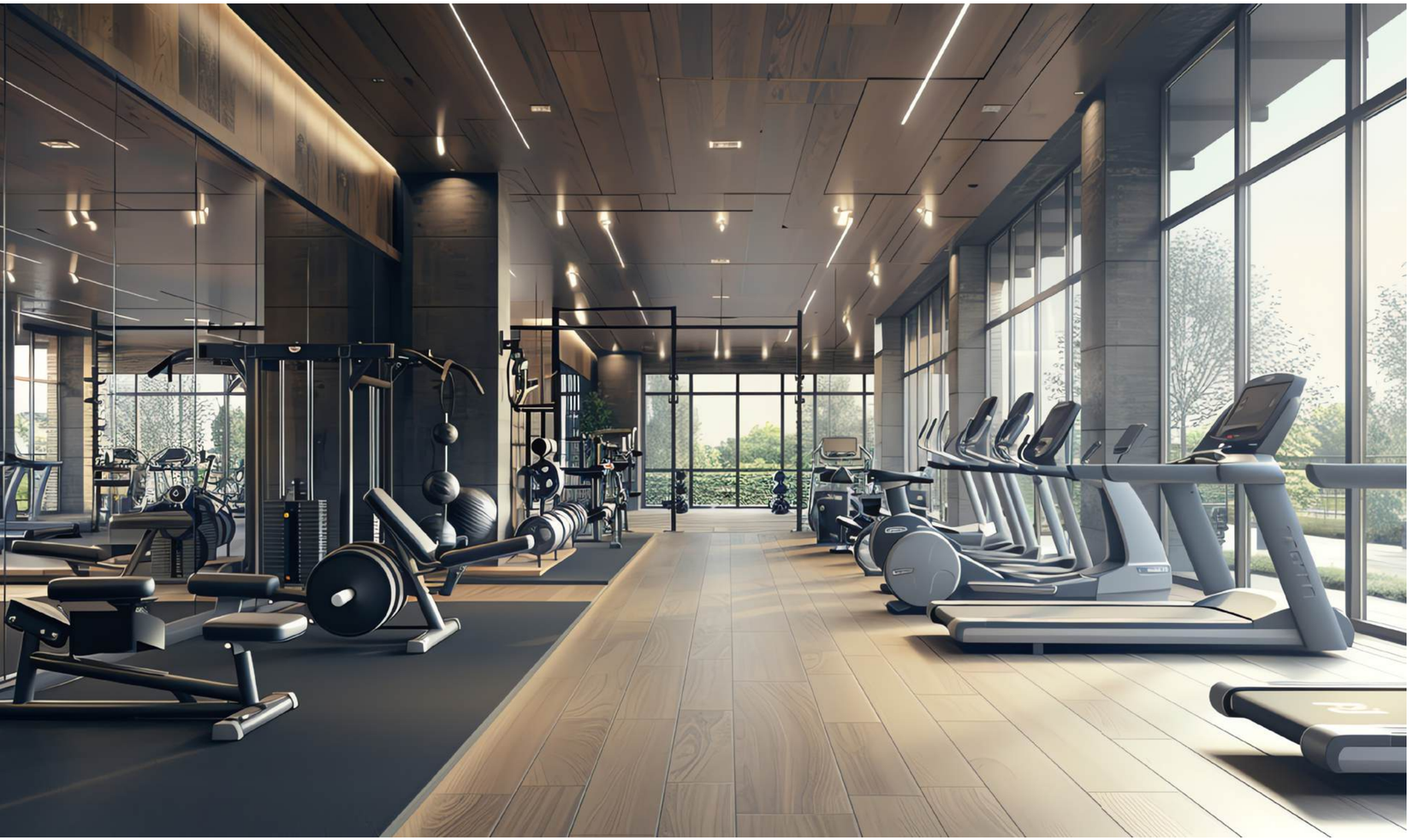
The Wellness Trail offers a peaceful space for a rejuvenating stroll. Designed to promote well-being, this pathway encourages moments of calm amidst the hustle. Whether it's a short walk to clear your mind or a break from your routine, the Wellness Trail is a simple yet refreshing way to recharge.



The Active Arena

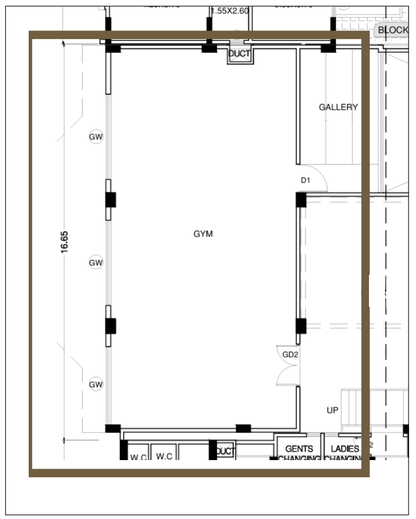
Multi-sport Court

A versatile court designed to fuel your passion for sports, whether you're shooting hoops, spiking a volleyball, or practising tennis. This space is where fun meets fitness, and friendly competition brings the community together. It's the perfect spot to challenge yourself, team up with friends, and celebrate every win.



The Fitness Club

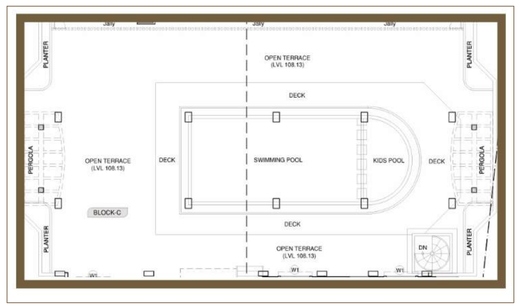
Gym



Step into the Fitness Club, a state-of-the-art gym designed to help you meet your fitness goals. Whether you're lifting weights, building endurance on the treadmill, or pushing your limits with functional training, this space is equipped to support every workout. It's where strength is built, and progress is made—one rep at a time.

The Relaxation Pool

Swimming Pool

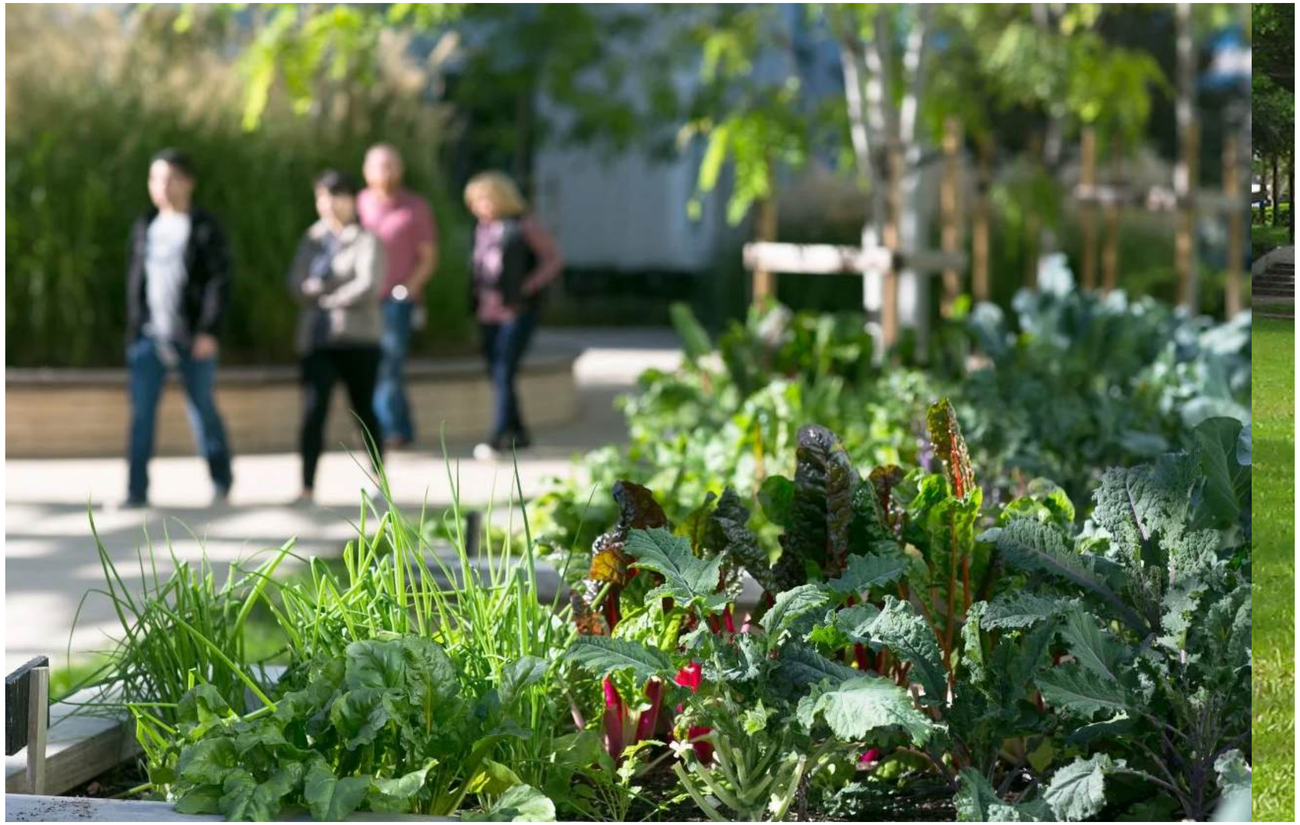


Immerse yourself in the refreshing water, perfect for both relaxation and fitness. Whether you're swimming laps to stay active or taking a moment to unwind by the poolside, this space offers a peaceful escape from the daily routine, allowing you to recharge and find balance.



The Unity Garden

Food growing spaces & Community gardens



A lush, green space to connect with like-minded individuals, share gardening tips and savour the fruits of your labour.
It is where growing plants and relationships go hand in hand.

The Flexi Zone

Your space, your way



This versatile space can accommodate a variety of activities. Whether you are planning an art show, a workshop, a pop-up store, or a celebration, the Flexi Zone is adaptable to your needs. It is an ideal hub for creative endeavours and special events.

Meet The Experience Master

Your guide to a wholesome, “lagom” inspired life



The lagom inspired lifestyle is a key concept in the Community Square that emphasises finding joy in simple, everyday moments. As a custodian of this philosophy, The Experience Master is dedicated to ensuring that every day is enjoyable for residents.



HM Scottsville’s Community Manager hosts events year-round, from seasonal festivals to wellness workshops, building connections among residents.



Edinburgh Tower

Discover luxury living with our thoughtfully crafted 2 and 2.5 BHK homes. Every detail is designed for comfort and elegance, blending modern aesthetics with functional spaces.

Unit 01

TWO BEDROOMS
TWO BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	80.50	866.47
BALCONY & UTILITY AREA	13.73	147.78
SUPER BUILT-UP AREA	133.44	1436.32

RESIDENCE FEATURES

Main Door: East Facing & North East corner brings good positive energy & light.
Living / Dining: Very spacious, ideal for gatherings.
Kitchen: Southeast U-Shaped, designed for versatility and efficient use of corner space.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest corner for stability, prosperity, health, good natural light & ventilation.
Private Bedrooms: Strategic placement for good privacy, light & ventilation.
Master Bedroom Balcony: West facing with natural evening light, overlooking the landscape.

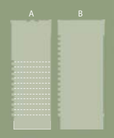
FINISHES & DESIGN

Large format (800 x 800 SQM) Premium quality vitrified tiles from RAK Ceramics for Living, Dining and Bedrooms.
Semi-large format (600 x 600 SQM)Premium quality vitrified tiles from RAK Ceramics for kitchen.
Anti-skid tiles for utility & bathroom from RAK Ceramics.
Jaguar fittings for bathroom & kitchen.

PLAN



ELEVATION





Unit 02

TWO BEDROOMS
TWO BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	85.50	923.52
BALCONY & UTILITY AREA	14.08	151.55
SUPER BUILT-UP AREA	141.10	1518.79

RESIDENCE FEATURES

Main Door: East Facing brings good positive energy & light.
No Common Walls: Sky villament feel with enhanced privacy.
Living / Dining: Very spacious & furniture friendly.
Kitchen: Southeast U-Shaped, designed for versatility and efficient use of corner space.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest corner for stability, prosperity, health, good natural light & ventilation
Master Bedroom Balcony: West Facing with natural evening light.
Private Bedroom : Strategic placement for good privacy, light & ventilation.

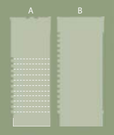
FINISHES & DESIGN

Large format (800 x 800 SQM) Premium quality vitrified tiles from RAK Ceramics for Living, Dining and Bedrooms.
Semi-large format (600 x 600 SQM)Premium quality vitrified tiles from RAK Ceramics for kitchen.
Anti-skid tiles for utility & bathroom from RAK Ceramics.
Jaguar fittings for bathroom & kitchen.

PLAN



ELEVATION





Unit 03

TWO BEDROOMS
TWO BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	74.52	802.10
BALCONY & UTILITY AREA	12.70	136.70
SUPER BUILT-UP AREA	123.79	1332.44

RESIDENCE FEATURES

Main Door: West facing, optimized energy flow with ample natural light.
No Common Walls: Sky villament feel with enhanced privacy.
Living / Dining: Very spacious, offering more seating space.
Kitchen: Southeast U-shaped kitchen, efficient layout with ample counter space and storage.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest corner for stability, prosperity, health, good natural light & ventilation.
Master Bedroom Balcony: East Facing with natural light, overlooking the green view.

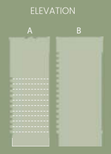
FINISHES & DESIGN

Large format (800 x 800 SQM)
Premium quality vitrified tiles from RAK
Ceramics for Living, Dining and Bedrooms
Premium quality vitrified tiles
(600 x 600 SQM) from RAK
Ceramics for kitchen
Anti-skid tiles for utility & bathroom
from RAK Ceramics
Jaguar fittings for bathroom & kitchen.

PLAN



ELEVATION





Unit 04

TWO BEDROOMS
TWO BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	78.02	839.78
BALCONY & UTILITY AREA	14.26	153.49
SUPER BUILT-UP AREA	131.80	1418.72

RESIDENCE FEATURES

Main Door: West facing, optimized energy flow with ample natural light.
Living / Dining: Very spacious, offering more seating space.
Kitchen: Southeast U-shaped kitchen, efficient layout with ample counter space and storage.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest corner for stability, prosperity, health, good natural light & ventilation.
Master Bedroom Balcony: South facing balcony with ample natural light, overlooking the landscape.

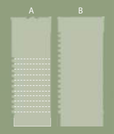
FINISHES & DESIGN

Large format (800 x 800 SQM) Premium quality vitrified tiles from RAK Ceramics for Living, Dining and Bedrooms.
Semi-large format (600 x 600 SQM)Premium quality vitrified tiles from RAK Ceramics for kitchen.
Anti-skid tiles for utility & bathroom from RAK Ceramics.
Jaguar fittings for bathroom & kitchen.

PLAN



ELEVATION





Glasgow Tower



Step into the spacious 3 BHK apartments at HM Scottsville, where luxury meets funtionality. These homes offer ample space, premium finishes, and a seamless blend of style and comfort. Experience a new standard of living, where every corner is crafted to inspire.

Unit 01

THREE BEDROOMS
THREE BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	105.87	1139.54
BALCONY & UTILITY AREA	15.18	163.39
SUPER BUILT-UP AREA	170.55	1835.75

RESIDENCE FEATURES

Main Door: East facing & North East Corner brings good positive energy & light.
Living / Dining: Very spacious L-Shaped, modern and aesthetically pleasing design with extra couch space.
Kitchen: L-Shaped, efficient layout maximizing corner space.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest Corner promotes health, stability and cross ventilation.
Master Bedroom Balcony: West facing Balcony with natural evening sunlight.
Private Bedrooms: Strategic placement for good privacy & light.

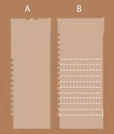
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Semi-large format (600 x 600 SQM)Premium quality vitrified tiles from RAK Ceramics for kitchen.
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PLAN



ELEVATION





Unit 02

THREE BEDROOMS
THREE BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	96.46	1038.26
BALCONY & UTILITY AREA	15.10	162.53
SUPER BUILT-UP AREA	157.39	1694.16

RESIDENCE FEATURES

Main Door: East facing entry brings positive energy and natural light.
No Common Walls: Sky villament with good privacy.
Living / Dining: Very spacious, furniture friendly & less wasted space.
Kitchen: U-Shaped kitchen maximizes use of corner space.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest corner for stability, prosperity, health, good light & ventilation.
Master Bedroom Balcony: West facing balcony with natural evening sunlight, 180° paranomic city view.
Private Bedrooms: Strategic placement for good privacy & light, overlooking the landscape.

FINISHES & DESIGN

Large format (800 x 800 SQM) Premium quality vitrified tiles from RAK Ceramics for Living, Dining and Bedrooms.
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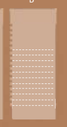


ELEVATION

A



B





Unit 03

THREE BEDROOMS
THREE BATHROOMS
TWO BALCONIES
ONE UTILITY

	(SQM)	(SFT)
CARPET AREA	90.06	969.37
BALCONY & UTILITY AREA	12.28	132.18
SUPER BUILT-UP AREA	144.72	1557.78

RESIDENCE FEATURES

Main Door: West facing, optimized energy flow with ample natural light.
No Common Walls: Sky villament feel with privacy, natural light and reduced noise.
Living / Dining: Flexible, efficient layout with extra couch space.
Kitchen: Southeast, Parallel designed for efficient work flow.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest corner promotes health, stability and cross ventilation.
Master Bedroom Balcony: East facing brings in higher energy levels and morning sunlight.
Private Bedrooms: Strategic placement for good privacy & light.

FINISHES & DESIGN

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ELEVATION





Unit 04

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TWO BATHROOMS
TWO BALCONIES
ONE UTILITY

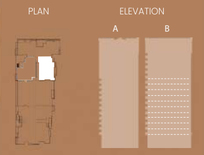
	(SQM)	(SFT)
CARPET AREA	99.95	1075.82
BALCONY & UTILITY AREA	13.53	145.63
SUPER BUILT-UP AREA	159.38	1715.56

RESIDENCE FEATURES

Main Door: West facing, optimized energy flow with ample natural light.
Living / Dining: Very spacious, furniture friendly & less wasted space.
Kitchen: L-shaped, plenty of counters, storage and efficient layout.
Functional Utility Room: Provision for washing machine and sink.
Master Bedroom: Southwest promotes strength, stability, prosperity and overall well being.
Master Bedroom Balcony: Pool view south facing balcony.
Private Bedrooms: Strategic placement for good privacy & light.

FINISHES & DESIGN

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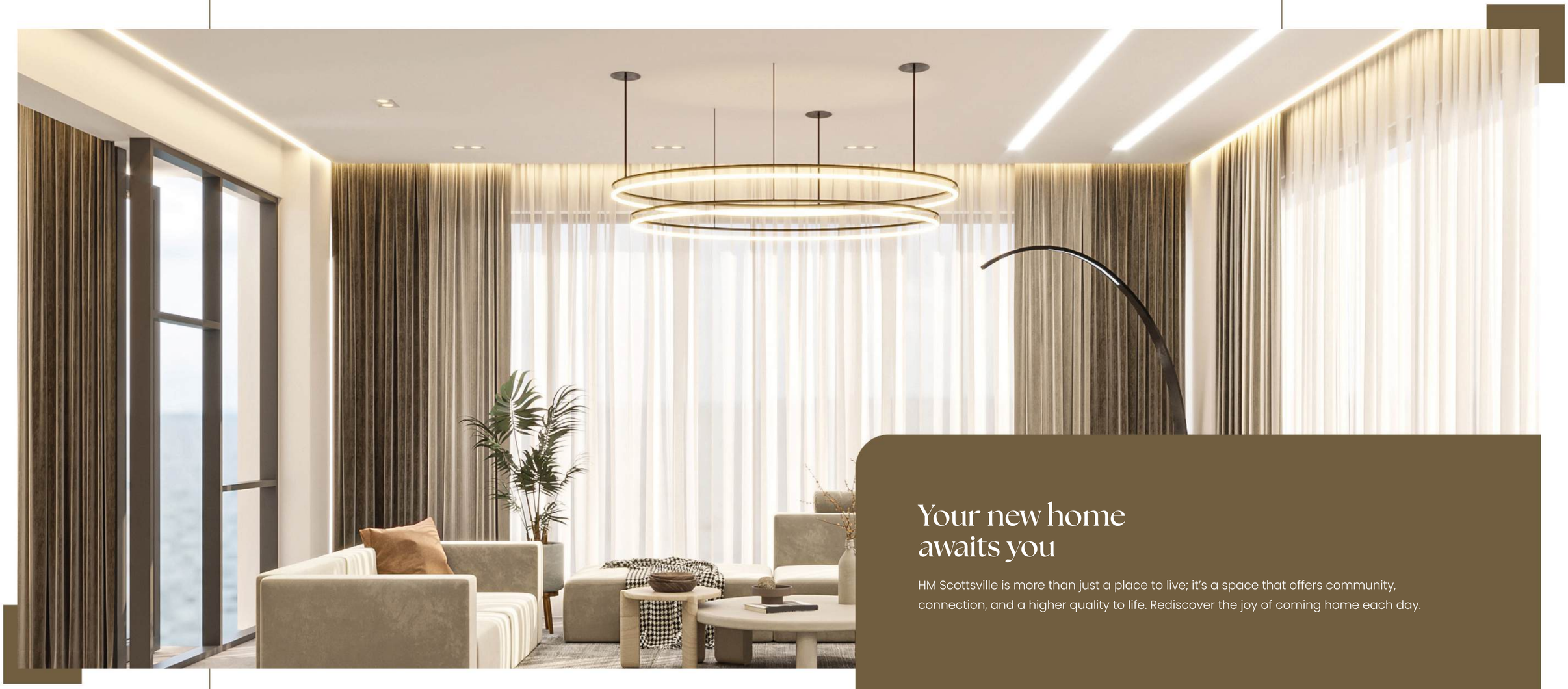




Specifications

STRUCTURE	RCC framed structure	
DOORS	Main Door	Teak wood frame with BST shutter & beading
	Other Internal Doors	Sal wood frame with OST flush shutter
	Toilet Doors	Sal wood frame with teak OST shutter and backside enamel paint
	External Doors	UPVC
WINDOWS	UPVC sliding windows with mosquito mesh	
VENTILATORS	UPVC with glass louvers	
FLOORING	Main Entrance, Lift Lobby area, Main Staircase Lobby at Ground floor	Polished Granite
	Living & Dinning	Vitrified Tiles
	All Bedrooms	Vitrified Tiles
	Kitchen	Antiskid ceramic tiles
	Balconies & Utilities	Antiskid ceramic tiles
	Toilets	Antiskid ceramic tiles
	Typical floor common Lobbies & Corridors	Sadarahalli Granite
	Common Staircases	Sadarahalli Granite
DADO	Toilet	Ceramic tiles up to 7ft 6 inch height
	Kitchen	Ceramic tiles up to 2ft height from the counter
SKIRTING	Main and Staircase Lobby at Ground floor	100 mm height Polished granite
	Living, Dinning	100 mm height vitrified tiles
	All Bedrooms	100 mm height vitrified tiles

KITCHEN	Provision (Electrical & Plumbing) for washing machine in Utility area	
	CP fittings of reputed make	
TOILETS	Chromium plated fittings of reputed make	
	Fittings of Jaquar or equivalent make	
	Wash basin with Mixer (Hot & Cold) Wash basins and EWC's of reputed make	
Painting	Internal Walls & Ceilings	Oil bound distemper
	External finish	Texture Paint/Cement paint (ACE)
	Basement	White-wash for ceiling
Electrical	2 BHK Flat	4 KW Power Supply & 1 KW DG back up
	3 BHK Flat	5 KW Power Supply & 1.5 KW DG back up
	100% DG back up for lifts, pumps & common area lighting	
	Concealed PVC conduits with Copper wiring	
	Modular Switches of reputed make	
	AC Points	Master Bedroom, Living & dining area
	TV point	Living & Master bedroom
	Telephone	Living & Master bedroom
	Exhaust Fan point	Complete with wiring & outlet in all toilets & kitchen
	All other necessary light & otherpoints	Complete with wiring & outlet
Ironmonger	Brass fittings	For Main doors
LIFT	1 passenger lift - 10 persons capacity 1 service lift - 15 persons capacity	



Your new home awaits you

HM Scottsville is more than just a place to live; it’s a space that offers community, connection, and a higher quality to life. Rediscover the joy of coming home each day.



HM GROUP

A Legacy of Redefining Luxury

Renowned for trust and transparency, HM Constructions has been shaping Bangalore's skyline for over three decades. A leading real estate developer, the company has consistently delivered exceptional residential, commercial, and industrial projects that redefine the standards of quality living and working spaces.

With a portfolio of over 65 completed projects in the city's most coveted neighbourhoods, HM Constructions award-winning developments span not only luxury homes but also state-of-the-art office spaces and high-tech factories. Each project is dedicated to quality, innovation, and craftsmanship, offering a blend of modern aesthetics, functional layouts, and premium amenities.

Whether it's the panoramic views, cutting-edge work environments, or meticulously designed industrial facilities, HM Construtions offers an unparalleled experience that is truly a cut above the rest—creating spaces that cater to both luxury living and the demands of modern business.

HM GROUP

HM SCOTTSVILLE

Live Inspired

CREDAI

PRM / KA / RERA / 1251 /446 / PR / 181224 / 007307

888 467 5555

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