

RESIDENTIAL INVESTMENT OPPORTUNITY
SOUTH BENGALURU · MAY 2026

COMING SOON

CODENAME *Vajarahalli*

KANAKAPURA ROAD

Crafted for the privileged few.

A limited-edition address. Reserved for those who have arrived.

Bengaluru

Where progress takes form.

India's foremost technology and startup hub - its pleasant climate, evolving infrastructure, and seamless connectivity create a lifestyle both dynamic and refined. Bengaluru attracts those who seek more, from both life and work.

1st

Ease of Living Index
India - 2025⁰¹

6th

Collier's Global Tech
Market Survey - 2025⁰²

13th

Top 30 Cities of The Future
by Knight & Frank - 2025⁰³

14th

Global Startup
Ecosystem - 2025⁰⁴

Growth Momentum

8.5%

Projected GDP growth to 2035 - fastest in the world⁰⁵

₹7,000 Cr+

Earmarked for urban infrastructure & planning in FY 2026-27⁰⁶

₹40,000 Cr+

Investments in tunnels, road mobility & major water upgradation projects⁰⁶

46%

Residents aged 19-40 - India's youngest tech-driven metro⁰⁷

Economic Stimuli & Social Stability

20.3 million population projected by 2031⁰⁸

47% of India's start-up funding flows through Bengaluru⁰⁹

68% of Bengaluru's first-time homebuyers are below 35¹⁰

Over 1000+ schools in Bengaluru provide world-class education

Bengaluru tops list of India's most women-friendly cities of 2025¹¹

~12%

Weighted average residential
appreciation in 2024 – highest
across all major Indian cities¹²

4th

Highest Residential
Price Growth Globally¹³

4.45%

Rental yield – highest among
metros, a 24% increase from
pre-pandemic levels¹⁴

References

01. MagicBricks - Most Livable Cities of India
02. Startup Today on Bengaluru's Global Tech Ranking
03. New Indian Express - Bengaluru attracting FDI & 13th out of Top 30
04. The Hindu - 14th in Global Startup Ecosystem
05. Hindustan Times - Bengaluru Innovation Report 2024
06. Bengaluru - Upcoming Infrastructure Projects
07. New Indian Express - Cosmopolitan Population
08. The Hindu - Bengaluru Population
09. Startup Genome - 2024 - Bengaluru, Karnataka
10. Hindustan Times - Homebuyer Income & Age
11. TOI - Bengaluru as a top woman-friendly city
12. Knight Frank - India Real Estate - December 2025
13. Deccan Herald - 4th rank in residential price growth
14. Deccan Herald - Anarock Q1 2024 - Rental Yield

Kanakapura Road, South Bengaluru

The city's most connected corridor.

50 - 60%

Cumulative Rise in Residential
Prices (Per Sq. Ft.) ⁰¹

10-15%

Y-o-Y Price Rise as of 2025-26 ⁰²

4.5%

Gross Rental Yields – 2026 ⁰³

Kanakapura Road is one of Bengaluru's most attractive "live and work" corridors, combining better than average infrastructure with relatively affordable, greener living in South Bengaluru.

Current Infrastructure

Metro-linked living

Seamless connectivity via Namma Metro's Green Line, with stations like Silk Institute and JP Nagar, cutting daily commute times to the city core and key IT hubs.

Express-grade connectivity to key employment belts

The corridor links to NICE Road enabling near signal free movement towards Electronic City, ORR adjacent IT parks, and other major business zones.

High growth, infrastructure driven micro-market

Backed by metro upgrades, flyover plans, and continuous residential project launches, Kanakapura Road is emerging as a preferred investment grade residential corridor with strong appreciation potential.

Social infrastructure for modern families

Reputed schools, multi specialty hospitals, malls, and entertainment options are clustered along the stretch, reducing dependence on the city centre for everyday needs.

References

01. Calculated from Housing.com - Kanakapura Road & Square Yards - Kanakapura Road

02. Hindustan Times - Kanakapura Road Appreciation

03. SquareMind - Rental Market Yields 2026

Kanakapura Road, South Bengaluru

A corridor ready for the future.

Kanakapura Road combines natural beauty, metro-anchored connectivity, IT employment density, and a pipeline of tangible infrastructure investments.

Infrastructure Pipeline

Namma Metro Expansion

With the approval of Rs.15,000 CR for the Phase-3 metro expansion spanning 44.65 km⁰¹ across two corridors, access to major industrial hubs like Electronics City, BTM Layout & JP Nagar is becoming simpler, faster, and more seamless.

Satellite Town Ring Road (STRR)

Spanning 280 kilometres and nearing completion, the STRR⁰² will seamlessly connect Kanakapura Road to Ramanagara and Anekal, unlocking faster and more efficient regional access.

Outer Ring Road - Double Decker Corridor

Landmark 32 km⁰³ elevated metro + road flyover from JP Nagar to Hebbal positions Kanakapura Road at the epicentre of Bengaluru's most ambitious mobility project.

NH 209 Widening + ₹1,200 Cr Elevated Expressway

The 6-lane widening of NH 209⁰⁴ and the development of an elevated expressway from Banashankari to NICE Road is in the planning stage - this will future-proof the corridor for decades.

South Bengaluru International Airport (Proposed)

Bengaluru's second international airport⁰⁵ proposed in the south - dramatically reducing travel time for residents and boosting employment and real estate values across the corridor.

References

01. PM India Website - Bangalore Metro Approval
02. Bangalore Mirror - Growth Infrastructure in Kanakapura Road
03. TimesNow - 32 km double decker flyover
04. Hindustan Times - Banashankari to NICE Road Expressway
05. Deccan Herald - Bengaluru Second Airport



Vajarahalli, Kanakapura Road

Connected to the city. Composed by nature. Considered in every detail.



City Connectivity

Thalaghattapura Metro	2 min	0.3 km
NICE Road Junction	6 min	2.5 km
Bannerghatta Road	18 min	8.0 km
Outer Ring Road	20 min	5.7 km
J.P Nagar	26 min	7.3 km
Banashankari	26 min	8.1 km
Kempegowda International Airport	86 min	58.0 km

Colleges & Universities

KSEM Engineering College	9 min	2.4 km
RV College of Architecture	9 min	3.5 km
Dayananda Sagar College	18 min	5.6 km
IIM Bangalore	31 min	9.0 km

Schools

Vidyashilp School	6 min	2.6 km
Sri Kumaran Children Academy	9 min	3.0 km
National Public School BSK	10 min	4.5 km
The Valley School	11 min	5.0 km
Delhi Public School	13 min	4.6 km

IT & Employment

Purva Zentech (upcoming)	9 min	2.8 km
Global Village Tech Park	21 min	8.8 km
Brigade Software Park	28 min	7.6 km

Healthcare

Shankar Super Speciality	3 min	0.6 km
Zymus Hospital	3 min	1.0 km
Mathru Hospital	6 min	1.5 km
Cloud 9 Hospital	8 min	2.1 km
Fortis Hospital	30 min	8.5 km

Retail & Lifestyle

D'Mart (walkable)	4 min	0.8 km
Turahalli Forest	8 min	2.1 km
Forum South Mall	11 min	3.5 km
Art of Living Centre	13 min	6.8 km
Indian Music Experience	24 min	7.1 km

The Residence. Curated.

~250 exclusive residences. Two iconic towers. One uncompromising standard

A limited inventory of ~250 residences across two towers of 33 floors - all from the 7th floor upward. Only 4 units per floor, ensuring quiet corridors and a genuinely exclusive environment.

3 BHK

~1900 Sq. Ft.

3 BHK + Staff

~2100 Sq. Ft.

A Hallmark Of Luxury

Twin Towers - 33 Floors

Consisting of two towers of 33 floors each and with residences beginning only on the 7th floor, the project gives a taste of life - a cut above. With just four residences per floor, one can experience the rare quiet of true exclusivity.

Exclusively 3 Bedroom Homes

The project consists of only 3 bedroom homes - crafted for those who value space, privacy and family.

Twin Balconies in Every Home

Every home opens out to two private balconies that frame picturesque and uninterrupted views of the city along with the nearby Turahalli Forest.

The Signature Clubhouse. A World Within.

A sprawling 26,000 sq. ft. clubhouse housing is accessible to only approximately 250 families.

The clubhouse boasts of 40+ amenities including a mini-theatre, a golf simulator room and a bowling alley - all thoughtfully curated for privilege, play & comfort.

A Unique Landmark

The project consists of two iconic towers with cupolas on either side, each possessing world-class amenities like an umbrella lounge overlooking the city, a gymnasium with 360° views & a temperature-controlled swimming pool.

Home Automation and Advanced Security

Each home is equipped with the latest in smart home technology including video door phones, digital door locks & smart management of appliances.

Interior Comforts and Exclusivity

The project consists of ~250 homes - each expansive 3-bedroom home is thoughtfully detailed—featuring a walk-in wardrobe and a bathtub in the master suite, creating a personal sanctuary within.

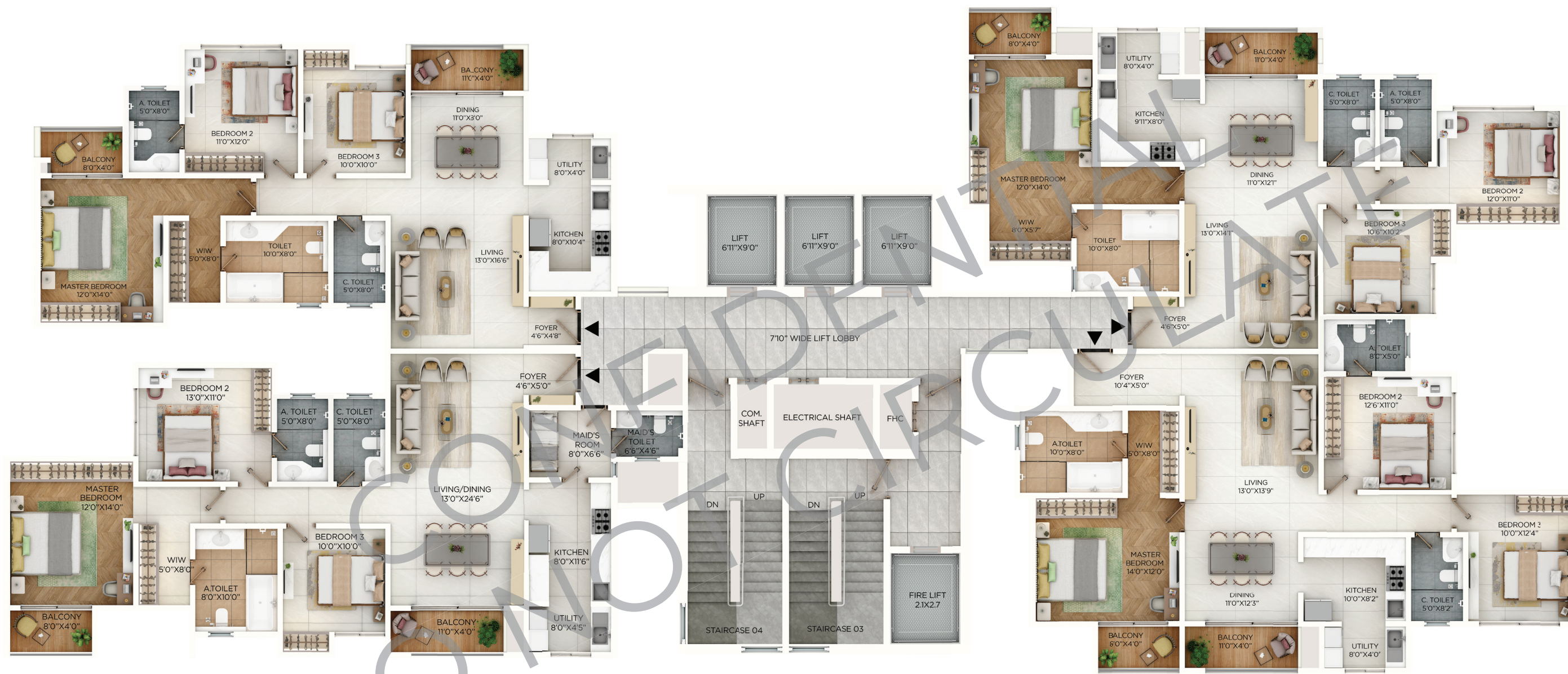
MASTER PLAN



LEGEND

- | | | | |
|--|---|--|--|
| 1. Security | 23. Chess Court | 45. Meditation Pavilion | 67. Pickle ball court |
| 2. Entry Ramp to Podium level parking | 24. Raised feature planters with palms | 46. Perpetual Memory wall | 68. Native grass and shrubs |
| 3. Entry to Gym, pool and Multipurpose hall | 25. Flower Bed | 47. Koi Pond | 69. Tall shrubs |
| 4. Entry Ramp to Basement | 26. Outdoor Board Games | 48. Rock Cascade | 70. Layered Planting |
| 5. Drop-off (Entry to Towers & Clubhouse) | 27. Palm Island | 49. Sculpture court | 71. Tall tree planting |
| 6. Entry to Yoga Deck (7th floor open terrace) | 28. Looped Walkway | 50. Fragrant bend | 72. Buffer Planting |
| 7. Exit Ramp from Basement | 29. Feature fountain with Water cascade | 51. Silent Court | 73. Yoga deck |
| 8. Exit Ramp from Podium Parking | 30. Vertical louver feature | 52. Raised Berm with tall flowering shrubs | 74. Zumba deck |
| 9. Entry to Crèche | 31. Ascent planting | 53. Bird Feeder | 75. Wild Garden |
| 10. Entry to Indoor Badminton court | 32. Winding Path | 54. Vertical louver wall with bird houses | 76. Sculpture |
| 11. Transformer Yard | 33. Mini Forest Island | 55. Bird-friendly plants | 77. Sit out |
| 12. Organic Waste convertor | 34. Outdoor work station | 56. Labyrinth | 78. Viewing Lawn |
| 13. Arrival Plaza | 35. Garden workshop / Glass house | 57. Wild flower garden with raised berm | 79. Seating Area |
| 14. Feature Wall | 36. Food Forest | 58. Stone-Set Yoga deck | 80. Temperature controlled swimming pool |
| 15. School Bus Zone | 37. Pets Park | 59. Contemplation trail entry | 81. Kids Swimming Pool |
| 16. Tropical Layered Planting | 38. Rope play / Multiplay unit | 60. Ribbon planter with seating | 82. Pool Deck |
| 17. Culture Court | 39. Sand pit | 61. Amphitheatre | 83. Landscaped terrace at 7th floor |
| 18. Kiva Sunken Seating | 40. Floating Steps | 62. Stage | 84. Private Terrace at 7th floor |
| 19. Interactive fountain with feature wall | 41. Thick Foliage planting | 63. Hobby/Craft/Flea market table | 85. Private Terrace at 38th floor |
| 20. Outdoor Jamming zone | 42. Kids Play | 64. Skating Rink | |
| 21. Teen Plaza | 43. Mom-Toddlers play | 65. Cricket Pitch | |
| 22. Stepped Planting | 44. Elders Seating court | 66. Basket ball post | |

Typical Floor Plan



Typical Unit Plans

3 BHK



3 BHK + Staff



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