

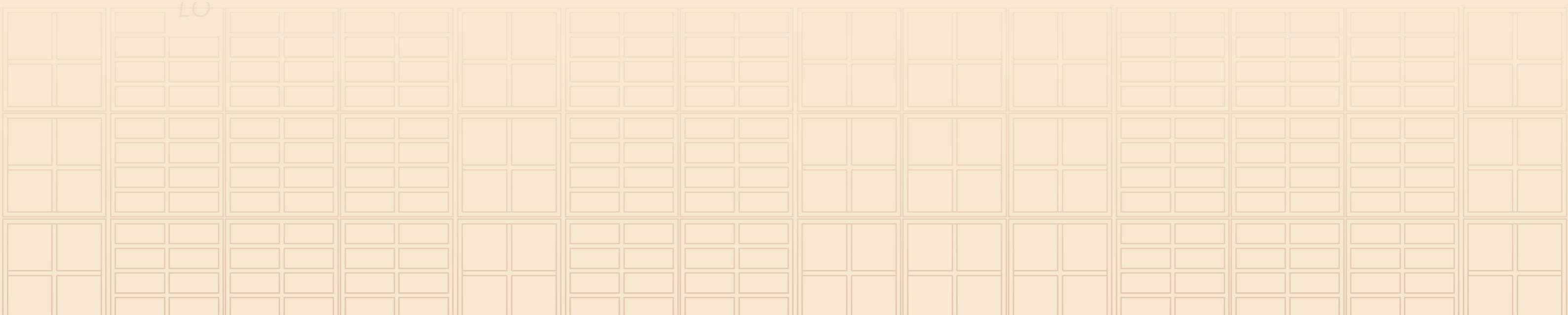


ATMOS VILLAS

44 VILLAS INSPIRED BY THE
NOSTALGIA OF OLD BENGALURU

Sustainably Designed. Effortlessly Luxurious.

Atmos Vilasa – Invest in a destination where progress isn't coming – **it's already here.**
Atmos Vilasa. The address of tomorrow, taking shape today.





At **Atmos Vilasa**, every villa is more than a home, it is a piece of art, an architectural experience crafted to inspire modern living. Designed to blend contemporary refinement with the timeless charm of Indian craft traditions, Atmos Vilasa redefines what luxury truly means.

Here, earthy terracotta jaalis filter the sunlight, open courtyards invite nature indoors, and every detail from marble floors to lift-ready convenience, reflects elegance, comfort and a mindful connection with the environment. It's a sanctuary where life flows effortlessly between indoors and out.

Project Highlights



44 EXCLUSIVE VILLAS

A limited-edition villas inspired by the nostalgia of old Bengaluru



SET IN BENGALURU's HIGH - GROWTH CORRIDOR

Ensuring both lifestyle and long-term value



THOUGHTFULLY CURATED AMENITIES

Chosen for meaningful everyday living



SUSTAINABLY BUILT

Blending modern luxury with environmental consciousness



MAXIMIZING ENERGY EFFICIENCY

- Integrating a range of energy-saving systems
- Leveraging renewable energy systems like solar power for common areas



CHOOSING THE RIGHT MATERIAL

- Smart use of material before, during & after construction
- Deploying select recycled & reused materials
- Creating a waste management for the project's organic waste



ENHANCING INDOOR AIR QUALITY

- Increasing ventilation and reducing pollution to create ambient, healthy space
- Using materials that emit less toxins



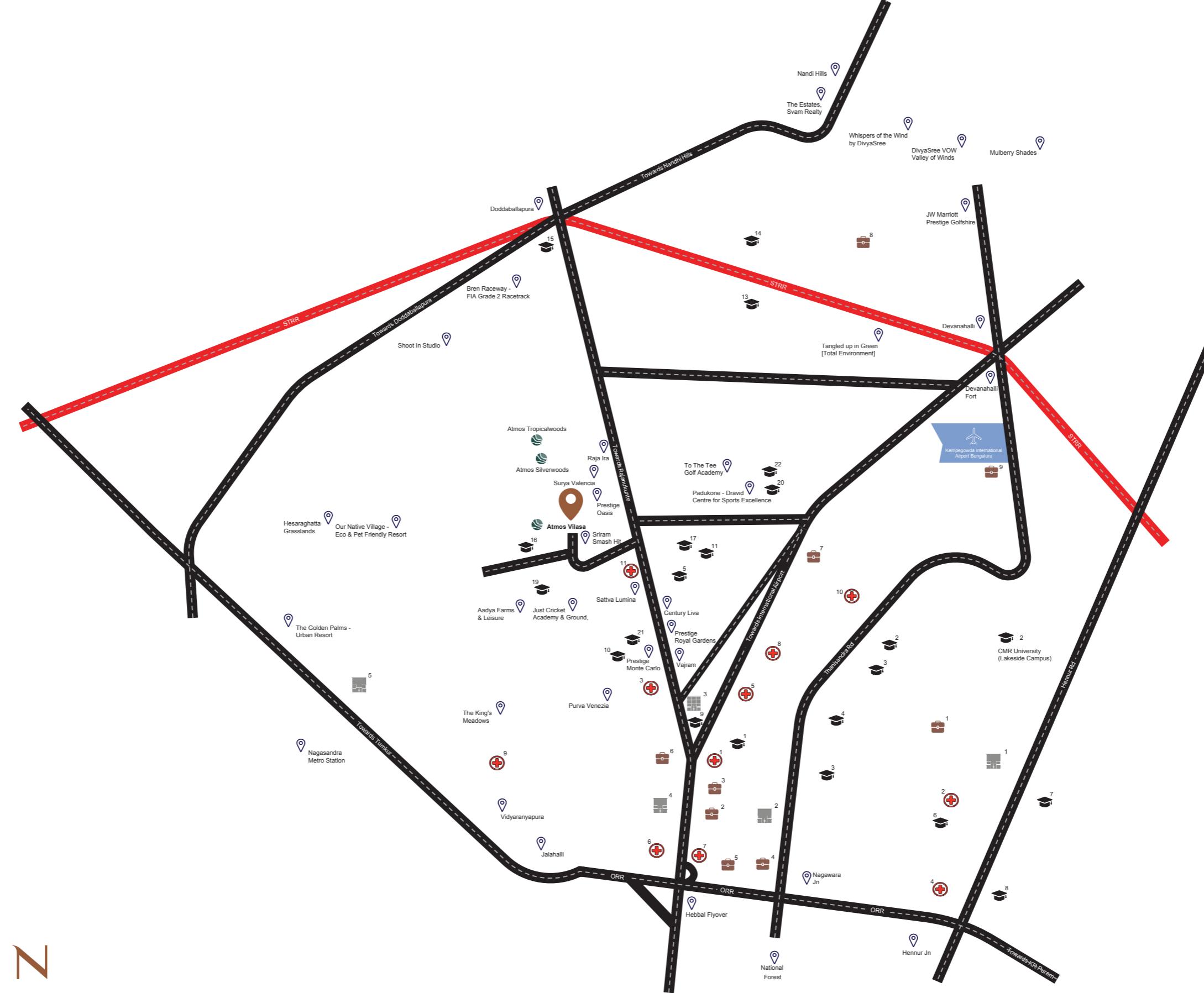
SAVING EVERY DROP OF WATER

- Reusing rain water for domestic purposes
- Improving landscape water conservation by using acclimatized native plants
- Allowing water to percolate by using more natural ground in landscapes



LIVE THE
ATMOS LIFE

LOCATION



This is an Indicative Map

Healthcare

1. Manipal Hospital, Yelahanka
2. Regal Hospital
3. Navachethana Multi-Speciality Hospital
4. Shri Vijaya Laxmi Hospital & Trauma Center
5. Cyclo Care
6. Aster Hospital
7. Manipal Hospital, Hebbal
8. Sparsh Hospital
9. Aveksha Hospitals
10. Dr. Doodley Pet Hospital
11. Chiguru Multi-Speciality Hospital

Educational Institutions

1. Vidyashilp Academy
2. Delhi Public School
3. Reva Institute of Technology
4. Karnataka College of Pharmacy
5. Manipal Academy of Higher Education
6. Diana College
7. Bangalore International School
8. Indian Academy
9. Canadian International School
10. Vishwa Vidyapeeth Vikramashila
11. Nitte Meenakshi Institute of Technology
12. Kristu Jayanti
13. Amity University
14. GITAM Deemed to be University
15. Atreya Ayurvedic Medical College
16. Presidency University Girls and Boys Hostel
17. BMS Institute of Technology and Management
18. CMR University (Lakeside Campus)
19. JCPRO Academy
20. Stonehill International School
21. Kendriya Vidyalaya
22. Sadhu Vaswani International School

Shopping Malls

1. Bhartiya Mall of Bengaluru
2. Elements Mall
3. Galleria Mall
4. Phoenix Mall of Asia
5. Ikea

IT Companies

1. BCIT Park
2. Karle Town Centre SEZ
3. Kirloskar Business Park
4. MS Ramaiah Tech Park
5. Embassy Manyata Business Park
6. L&T Tech Park
7. Philips Innovation Campus
8. Foxconn
9. Boeing India

AMENITIES





Children's Play Area & Multipurpose Court

Outdoor Amenities



Children's Play Area



Multipurpose Court



Senior Seating / Park



Congregation Space



Seating Alcove



Lush Green Park



24x7 Security



Outdoor Activities & Lush Green Park



Clubhouse Amenities



 Banquet / Hobby Space / Multipurpose Hall

 Store/ Pantry

 Gymnasium

 Indoor Games

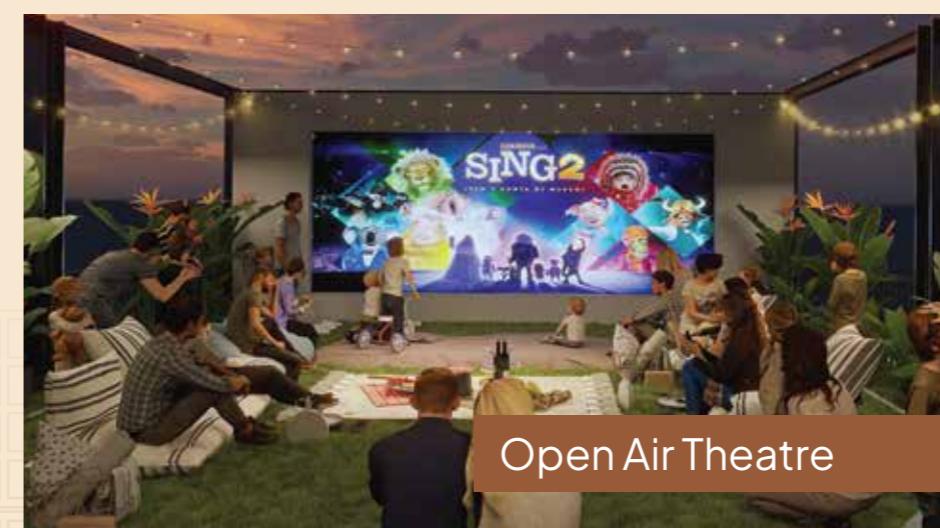
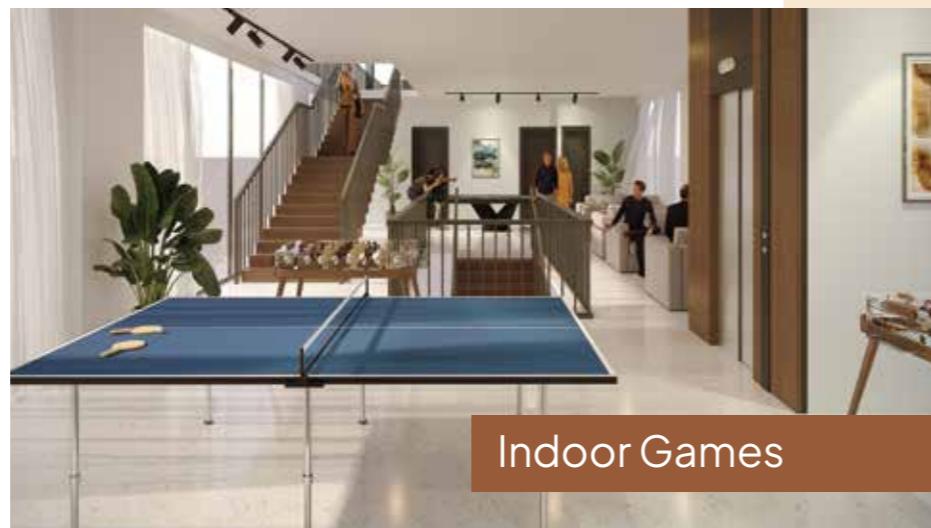
 Business Center

 Open Air Cinema /
Rooftop Café on Terrace

 Swimming Pool

 Guest Rooms







Why Invest In ATMOS VILASA

Investor Advantage

A Decade of Unstoppable Growth (2015 – 2025)

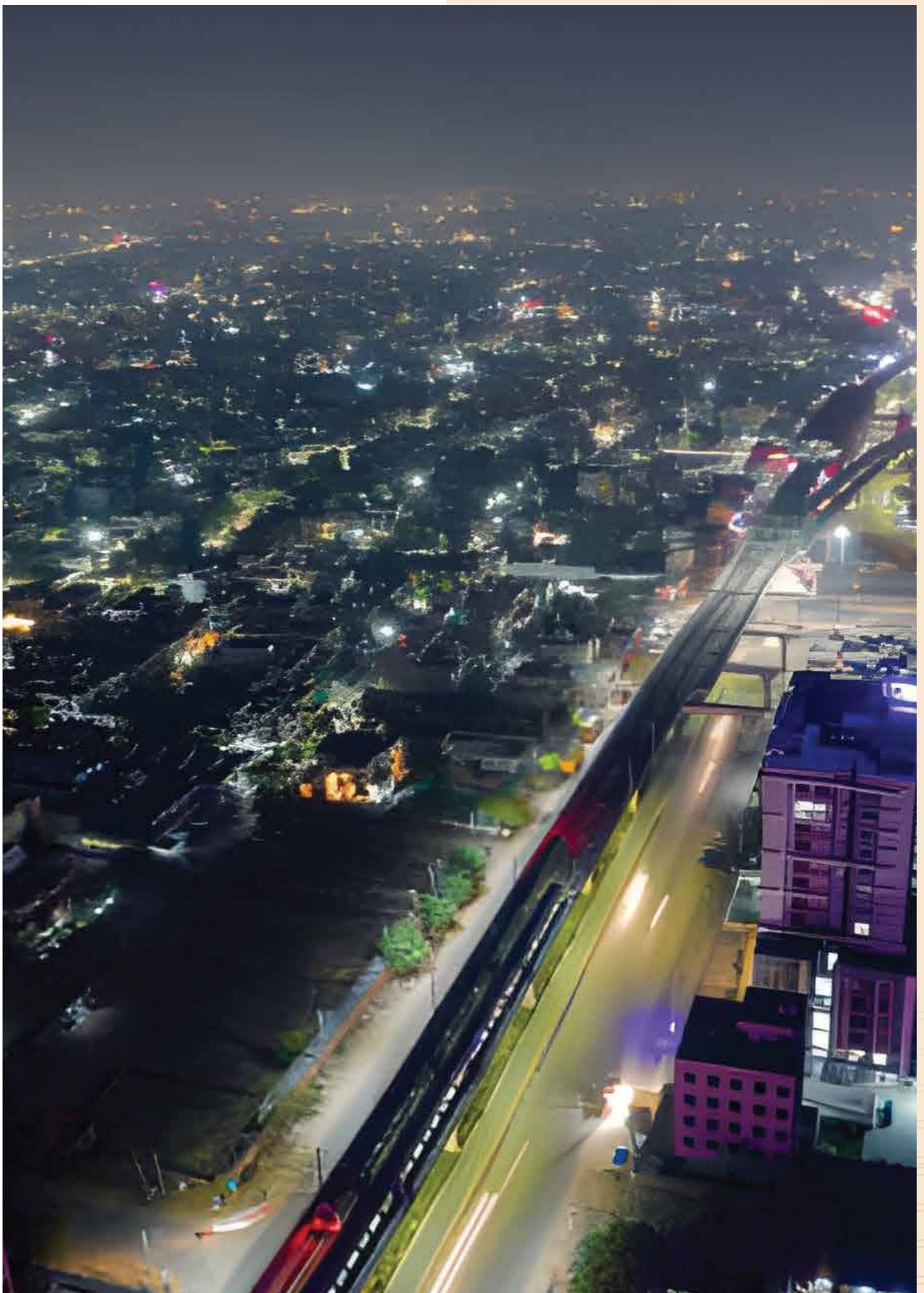
Once a quiet suburb, Rajanukunte has transformed into one of North Bengaluru's most promising investment corridors.

- 130.8 % land rate appreciation in ten years (Source: 99acres.com)
- Property values now average ₹10,300 / sq.ft.
- Growth powered by expanding residential enclaves and strong connectivity to IT and business hubs

Connectivity That Commands Value

Superior access fuels sustained demand.

- Excellent links to Yelahanka, Doddaballapur Rd, & KIA
- Suburban Rail Network to enhance accessibility
- STRR & Bengaluru Business Corridor (BBC) to boost regional connectivity
- A 38 kms. proposed 4th phase of metro line connection KR Puram to KIA 35 mins. to Airport | STRR Connectivity



Infrastructure & Lifestyle Upswing

Rapidly evolving civic and lifestyle ecosystem.

- Major developers like Sobha Limited, Century & Godrej
- Upgraded roads, drainage, and power infrastructure
- Growing retail, healthcare, and educational presence

Modern living meets urban convenience.

Industrial Plan, Residential Boom

North Bengaluru's industrial growth fuels residential potential.

- Foxconn and other global manufacturing hubs within Information Technology Investment Region Doddaballapur
- Job creation across tech, manufacturing, and logistics (SAP Labs India Innovation Park at Singanahalli, Shell research center on KIDB road, Boeing India Engineering and Technology center near Devanahalli)

Employment opportunities = sustained housing demand.

The Value Edge

- Affordable entry point vs. Devanahalli & Yelahanka
- Tranquil environment with strong upside potential
- Investor confidence from infrastructure-led transformation

Location	Avg Price (₹/sq.ft.)	10-Year Growth	Airport Access
Rajanukunte	₹10,800	130 %	25 mins
Devanahalli	₹12,500	95 %	20 mins
Yelahanka	₹13,200	85 %	30 mins

Information Source : ANAROCK Research

**SMART INVESTORS BUY AHEAD OF THE CURVE
BEFORE THE SPOTLIGHT HITS THE LOCATION.**

ATMOS
VILASA



Masterplan to Exclusivity

To Budumanahalli

From
Addevishwanathpura



Legend

- █ 9.14m x 12.19m (30'X40')
- █ 12.19m x 15.24m (40'X50')
- █ 9.14m x 15.24m (30'X50')
- █ Unique Villas
- █ Park & CA
- █ Clubhouse

INTERIOR ARTISTIC VIEWS





FLOOR PLANS



30X40 EAST FACING

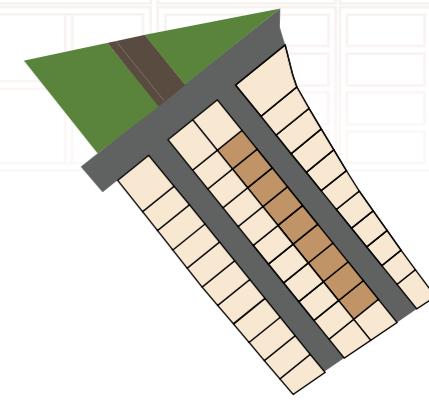


ARTISTIC IMPRESSION*

Ground Floor

AREA - 847 sq.ft.

1. CAR PORCH - 15'-6" X 15'-9"
2. FOYER - 8'-4" X 4'-7"
3. DINING - 10'-4" X 6'-3"
4. KITCHEN - 10'-6" X 11'-8"
5. TOILET - 6'-7" X 5'-2"
6. LIVING AREA - 12'-1" X 14'-1"
7. GUEST BEDROOM - 10'-8" X 9'-0"
8. UTILITY - 5'-1" X 4'-10"
9. PLANTER BOX



E

OPTION 1 WITH BEDROOM - BUA 2655 SQ.FT



ARTISTIC IMPRESSION*

First Floor

AREA - 847 sq.ft.

1. BALCONY — 13'-7" X 4'-5"
2. BEDROOM 02 — 15'-6" X 10'-5"
3. WALK IN WARDROBE — 7'-7" X 5'-1"
4. TOILET 02 — 7'-3" X 5'-11"
5. FAMILY LIVING — 6'-2" X 7'-4"
6. BALCONY — 6'-3" X 7'-2"
7. BEDROOM 01 — 11'-3" X 11'-3"
8. WALK IN WARDROBE — 5'-7" X 7'-7"
9. TOILET 01 — 5'-11" X 11'-1"
10. PLANTER BOX



ARTISTIC IMPRESSION*

Second Floor

AREA - 837 sq.ft.

1. BALCONY — 9'-0" X 4'-5"
2. TOILET — 7'-1" X 3'-6"
3. HOMETHERATER — 15'-8" X 11'-4"
4. FAMILY LIVING — 12'-5" X 9'-10"
5. BEDROOM 03 — 16'-2" X 11'-3"
6. WALK IN WARDROBE — 6'-11" X 4'-7"
7. TOILET 03 — 6'-7" X 6'-4"
8. PLANTER BOX

OPTION 1 WITH AV ROOM & POWDER TOILET

Terrace

AREA -124 sq.ft.

1. OPEN TERRACE
2. LAUNDRY
3. SKYLIGHT WITH GLASS
4. PLANTER BOX
5. OPEN TO SKY(WITHOUT GLASS)



ARTISTIC IMPRESSION*



ARTISTIC IMPRESSION*

Ground Floor

AREA - 847 sq.ft.

1. CAR PORCH - 15'-6" X 15'-9"
2. FOYER — 8'-4" X 4'-7"
3. DINING — 10'-4" X 6'-3"
4. KITCHEN — 10'-6" X 11'-8"
5. TOILET — 6'-7" X 2'-11"
6. LIVING AREA — 23'-1" X 11'-1"
7. UTILITY — 5'-1" X 6'-0"

▼ E

OPTION 2 WITHOUT BEDROOM - BUA 2655 SQ.FT



ARTISTIC IMPRESSION*

First Floor

AREA - 847 sq.ft.

1. BALCONY — 13'-7" X 4'-5"
2. BEDROOM 02 — 15'-6" X 10'-5"
3. WALK IN WARDROBE — 7'-7" X 5'-1"
4. TOILET 02 — 7'-3" X 5'-11"
5. FAMILY LIVING — 6'-2" X 7'-4"
6. BALCONY — 6'-3" X 7'-2"
7. BEDROOM 01 — 11'-3" X 11'-3"
8. WALK IN WARDROBE — 5'-7" X 7'-7"
9. TOILET 01 — 5'-11" X 11'-1"
10. PLANTER BOX



ARTISTIC IMPRESSION*

Second Floor

AREA - 837 sq.ft.

1. BALCONY — 9'-0" X 4'-5"
2. TOILET — 8'-1" X 4'-7"
3. BEDROOM 04 — 14'-9" X 11'-4"
4. FAMILY LIVING — 12'-11" X 9'-10"
5. BEDROOM 03 — 16'-2" X 11'-3"
6. WALK IN WARDROBE — 6'-11" X 4'-7"
7. TOILET 03 — 6'-7" X 6'-4"

OPTION 2 WITH BEDROOM AT SECOND FLOOR



ARTISTIC IMPRESSION*

Terrace

AREA -124 sq.ft.

1. OPEN TERRACE
2. LAUNDRY
3. SKYLIGHT WITH GLASS
4. PLANTER BOX
5. OPEN TO SKY(WITHOUT GLASS)

30X50 EAST FACING



Ground Floor

AREA - 1088 sq.ft.

1. CAR PORCH - 15'-9" X 16"-0"
2. FOYER - 8'-4" X 6'-7"
3. DINING - 11'-0" X 7'-1"
4. LIVING AREA - 12'-4" X 21'-6"
5. GUEST BEDROOM - 10'-5" X 11'-3"
6. TOILET - 6'-8" X 6'-8"
7. STORAGE - 3'-3" X 6'-5"
8. UTILITY - 6'-4" X 5'-5"
9. KITCHEN - 10'-3" X 11'-9"
10. PLANTER BOX

E

BUA 3300 SQ.FT





ARTISTIC IMPRESSION*

First Floor

AREA - 1088 sq.ft.

1. BALCONY — 13'-10" X 4'-5"
2. BEDROOM 02 — 15'-9" X 10'-7"
3. WALK IN WARDROBE — 7'-0" X 8'-0"
4. TOILET 02 — 7'-0" X 5'-11"
5. FAMILY LIVING — 12'-4" X 16'-0"
6. TOILET 01 — 10'-5" X 5'-7"
7. BEDROOM 01 — 16'-1" X 12'-4"
8. WALK IN WARDROBE — 7'-1" X 12'-4"
9. PLANTER BOX

Second Floor

AREA - 963 sq.ft.

1. HOMETHEATER — 15'-9" X 14'-3"
2. BAR LOUNGE — 7'-5" X 6'-1"
3. POWDER ROOM — 7'-1" X 4'-3"
4. BEDROOM 03 — 14'-11" X 12'-4"
5. WALK IN WARDROBE — 8'-2" X 6'-1"
6. TOILET 03 — 7'-10" X 5'-11"
7. BALCONY — 10'-4" X 5'-5"
8. CORRIDOR — 6'-0" X 15'-9"
9. BALCONY — 11'-9" X 4'-5"
10. PLANTER BOX



ARTISTIC IMPRESSION*



ARTISTIC IMPRESSION*

Terrace

AREA - 161 sq.ft.

1. OPEN TERRACE
2. LAUNDRY
3. SKYLIGHT WITH GLASS
4. PLANTER BOX
5. OPEN TO SKY(WITHOUT GLASS)

30X40 WEST FACING

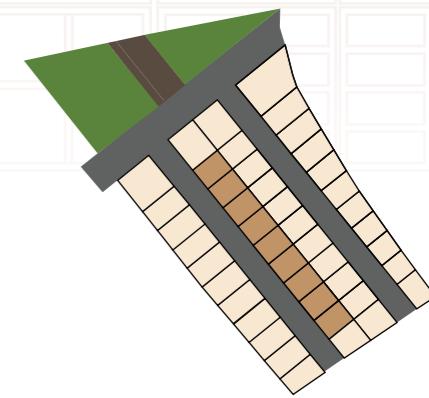


ARTISTIC IMPRESSION*

Ground Floor

AREA - 847 sq.ft.

1. CAR PORCH - 15'-6" X 15'-9"
2. FOYER - 8'-4" X 4'-7"
3. DINING - 10'-4" X 6'-3"
4. LIVING AREA - 12'-1" X 14'-1"
5. KITCHEN - 10'-8" X 12'-7"
6. UTILITY - 5'-5" X 6'-1"
7. TOILET - 7'-1" X 4'-3"
8. BEDROOM - 10'-6" X 9'-0"
9. PLANTER BOX



OPTION 1 WITH BEDROOM - BUA 2655 SQ.FT

First Floor

AREA - 847 sq.ft.

1. BALCONY — 13'-7" X 4'-5"
2. BEDROOM 02 — 15'-6" X 12'-6"
3. WALK IN WARDROBE — 7'-7" X 4'-11"
4. TOILET 02 — 7'-3" X 8'-4"
5. BALCONY — 7'-4" X 5'-11"
6. BEDROOM 01 — 10'-3" X 10'-3"
7. WALK IN WARDROBE — 7'-1" X 8'-10"
8. TOILET 01 — 5'-5" X 8'-10"
9. PLANTER BOX



ARTISTIC IMPRESSION*

Second Floor

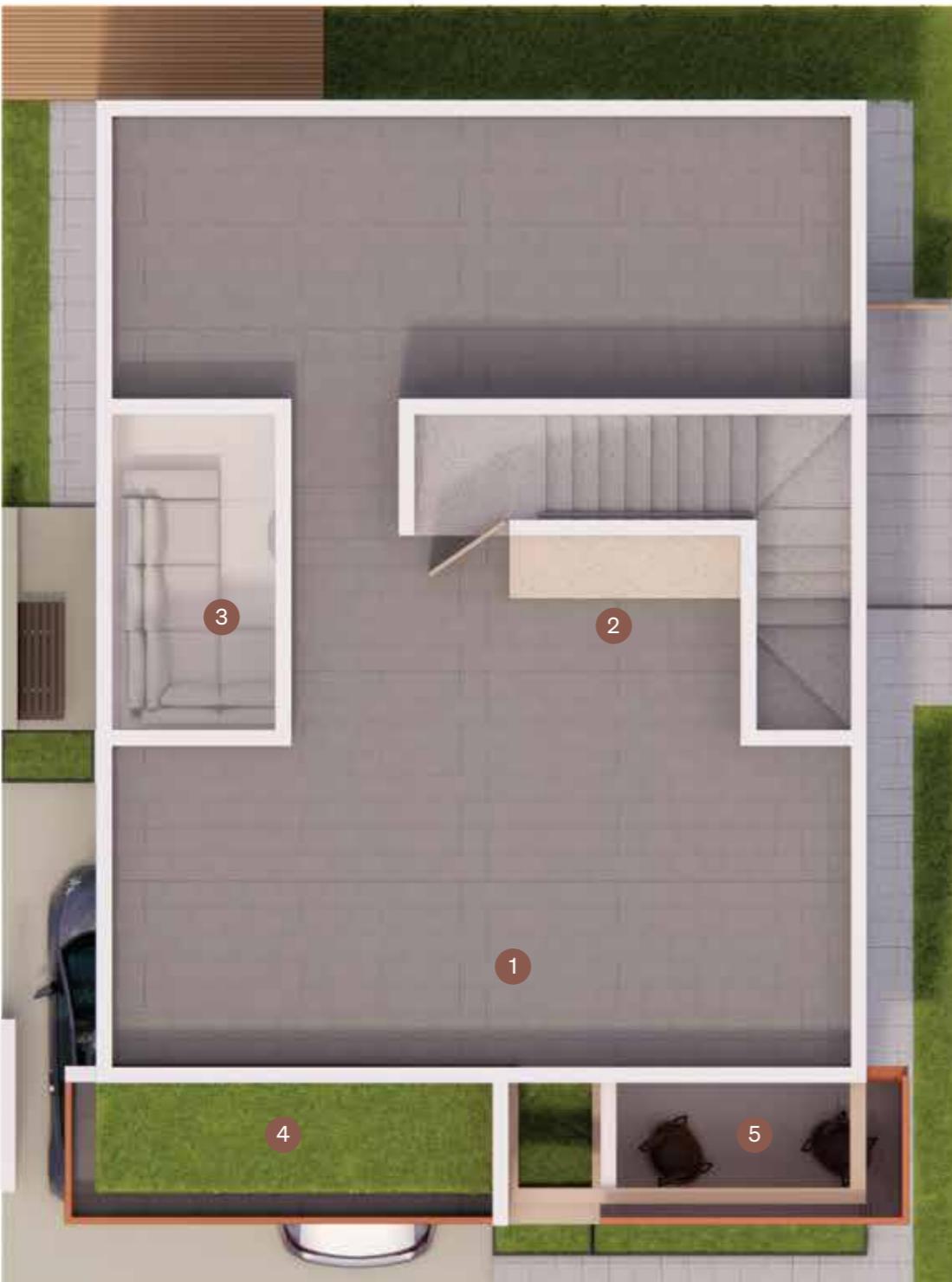
AREA - 837 sq.ft.

1. BALCONY — 9'-0" X 4'-5"
2. WALK IN WARDROBE — 7'-7" X 5'-1"
3. TOILET — 7'-3" X 4'-9"
4. BEDROOM — 15'-6" X 13'-5"
5. FAMILY LIVING — 12'-5" X 9'-10"
6. HOMETHEATRE — 10'-4" X 9'-0"
7. BAR LOUNGE — 9'-2" X 8'10"
8. POWDER ROOM — 5'-11" X 3'-3"
9. PLANTER BOX



ARTISTIC IMPRESSION*

OPTION 1 WITH HOME THEATRE & POWDER ROOM



Terrace

AREA - 161 sq.ft.

1. OPEN TERRACE
2. LAUNDRY
3. SKYLIGHT WITH GLASS
4. PLANTER BOX
5. OPEN TO SKY (WITHOUT GLASS)

ARTISTIC IMPRESSION*



ARTISTIC IMPRESSION*

Ground Floor

AREA - 847 sq.ft.

1. CAR PORCH - 15'-6" X 15'-9"
2. FOYER - 8'-4" X 4'-7"
3. POWDER ROOM - 6'-7" X 3'-7"
4. DINING - 12'-5" X 10'-2"
5. KITCHEN - 10'-8" X 12'-7"
6. UTILITY - 5'-5" X 6'-1"
7. LIVING AREA - 10'-6" X 13'-11"
8. PLANTER BOX



OPTION 2 WITHOUT BEDROOM - BUA 2655 SQ.FT

First Floor

AREA - 847 sq.ft.

1. BALCONY — 13'-7" X 4'-5"
2. BEDROOM 02 — 15'-6" X 12'-6"
3. WALK IN WARDROBE — 7'-7" X 4'-11"
4. TOILET 02 — 7'-3" X 8'-4"
5. BALCONY — 7'-4" X 5'-11"
6. BEDROOM 01 — 10'-3" X 10'-3"
7. WALK IN WARDROBE — 7'-1" X 8'-10"
8. TOILET 01 — 5'-5" X 8'-10"
9. PLANTER BOX



ARTISTIC IMPRESSION*



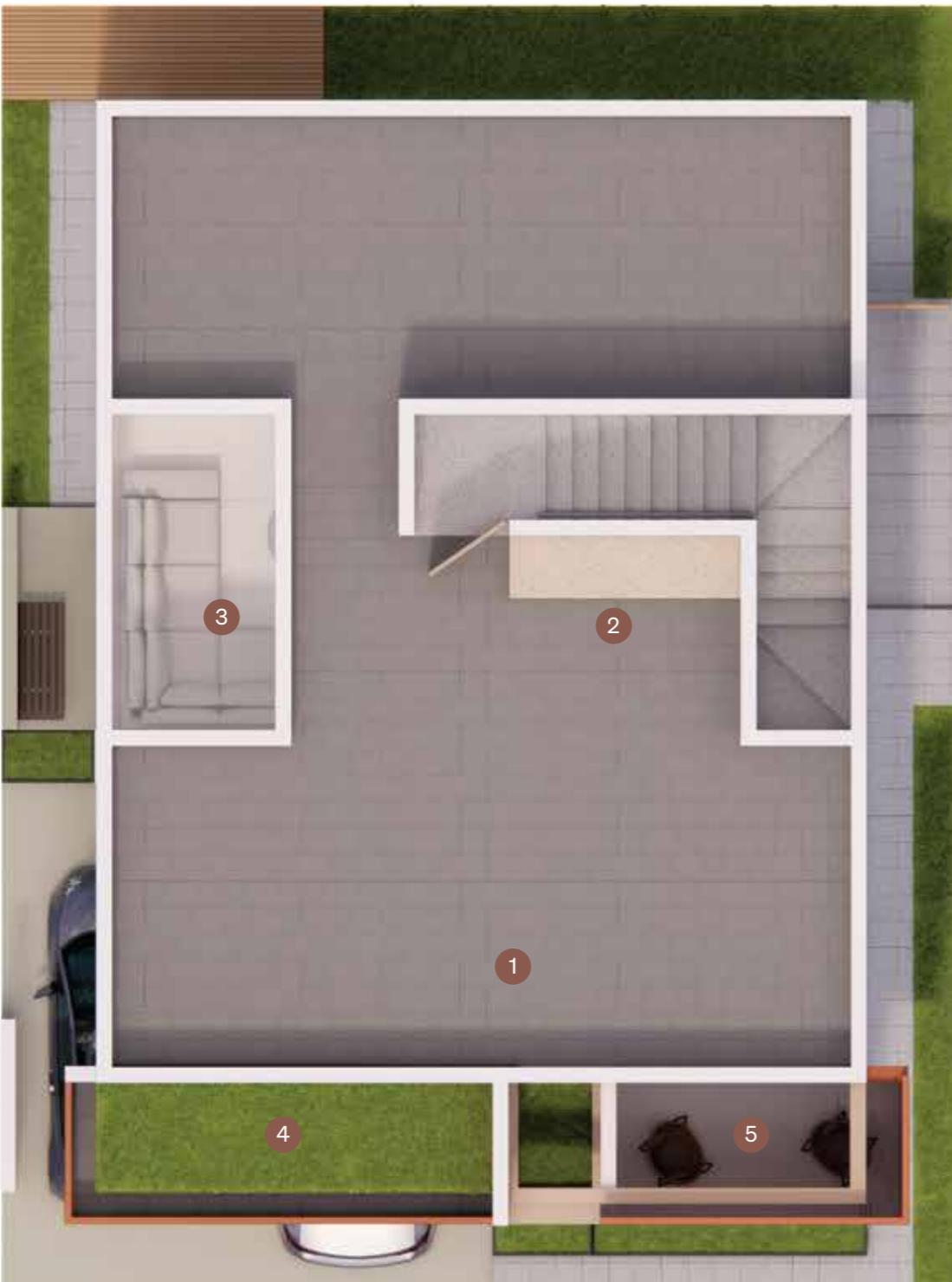
ARTISTIC IMPRESSION*

Second Floor

AREA - 837 sq.ft.

1. BALCONY — 9'-0" X 4'-5"
2. WALK IN WARDROBE — 7'-7" X 5'-1"
3. TOILET — 7'-3" X 4'-9"
4. BEDROOM — 15'-6" X 13'-5"
5. FAMILY LIVING — 12'-5" X 9'-10"
6. BEDROOM — 10'-3" X 9'
7. WALK IN WARDROBE — 7'-1" X 8'-10"
8. TOILET 03 — 5'-5" X 8'-10"

OPTION 2 WITH BEDROOM



Terrace

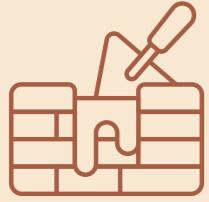
AREA - 161 sq.ft.

1. OPEN TERRACE
2. LAUNDRY
3. SKYLIGHT WITH GLASS
4. PLANTER BOX
5. OPEN TO SKY(WITHOUT GLASS)

ARTISTIC IMPRESSION*

SPECIFICATIONS





STRUCTURE

- Foundation – Reinforced Cement Concrete Footing
- Super Structure – Framed Reinforced Cement Concrete with masonry wall structure
- Structure Roofing/slab- Framed Reinforced Cement Concrete
- External Walls – Solid Cement Block Masonry (6" Thick)
- Internal Walls – Solid Cement Block Masonry (4" Thick)



PLASTERING & PAINTING AND FINISHING

- Interior: M Sand Smooth Plaster Finish Superior Quality Interior Grade Emulsion Paint.
- Exterior: M Sand Smooth Plaster Finish Superior Quality Exterior Grade Paint.



FLOORING

- PGVT/GVT Tiles: Flooring for living, dining, bedrooms and family areas.
- Kitchen – PGVT/GVT Tile with Dado of 600mm High above Platform.
- Utility and Balcony – Antiskid GVT Tiles.
- Toilets – Antiskid GVT on floor and GVT & Combination of Ceramic for walls or equivalent.
- Terrace – Cement Mortar Finished Flooring with Waterproofing.



DOORS, WINDOWS AND FITTINGS

- **Main Door:** Rebated teak (walnut stain) frame with veneered solid-core door (3mm HDF skin on both sides, decorative finish)
- **Bedroom Doors:** Rebated steam beech (walnut stain) frame with veneered solid-core door (with stiles & rails, 3mm HDF skin, decorative finish)
- **Toilet Doors:** Rebated steam beech (walnut stain) frame with laminated solid-core door (with stiles & rails, 3mm HDF skin, decorative finish)
- **Windows:** 3-track UPVC shutters with clear glass & mosquito mesh
- **Ventilators:** UPVC with louvered glass & exhaust provision:
- **Fittings:** Safety lock, SS handle, ball-bearing hinges, tower bolt, magnetic catcher



SANITARY, CP AND OTHER FITTINGS

- **MBR Toilet :** EWC, Washbasin.
- **CP Fittings:**
 - Single-lever concealed divertor with rain shower of appropriate size; hand shower provided only in the master bedroom ensuite.
 - Single basin with full-body granite countertop or equivalent finish, paired with a single-lever mixer.
 - Health faucet
 - Glass shower partition
 - Plumbing and electrical provision for geyser, solar water heater and exhaust fan.
- **Powder Room, Other Toilets :** Sanitary: EWC, Washbasin.
- **CP Fittings:**
 - Health faucet, EWC with accessories.
 - Single lever mixer for wash basin wall hung.
 - Plumbing and electrical provision for geyser, solar water heater and exhaust fan.



PLUMBING

- All water supply lines of CPVC or equivalent.
- Plumbing piping provision for solar water in all toilets.
- PVC sewer lines.



KITCHEN / UTILITY

- Provision for electrical, gas & plumbing points.
- Granite platform/equivalent with single bowl composite sink with drain of reputed make.
- Cladding up to 2 ft above cooking platform in kitchen with GVT/ceramic tiles/equivalent
- Provision for water purifier and instant geyser in kitchen.
- Provision for dishwasher point in utility.
- Provision for microwave, refrigerator, oven, hob, chimney points in kitchen.



ELECTRICAL

- Wiring: Concealed wiring with PVC insulated copper fire resistant electrical wires.
- Branded modular switches.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each villa.
- Provision of electrical outlets for fans, air-conditioning units, internet connectivity and lighting.
- Service Cabling: TV and data points in living rooms.
- Provision of EV charging point in the car parking area.
- Provision of washing machine on terrace.
- Power provision from 5KW depending upon the size of the villa with 30% backup only for lighting.
- Lift provision for all the villas.*
- For safety, provision for one Earth Leakage Circuit Breaker (ELCB) will be provided for the villas.



SECURITY

- The property is fully secured with compound walls, monitored entry points, and 24/7 CCTV surveillance.



EXTERNAL CIVIL WORK

- Designed entryscape with security room, peripheral compound walls, well-laid roads, kerbs, and pedestrian pathways.



LANDSCAPE WORKS

- Recycled treated water is used for landscaping, children's play areas and common area parks.



PHE WORKS

- Storm water drains, borewells, pump room, water treatment plant, pneumatic system for domestic water supply, UG water supply lines, UG sanitary lines, sewage treatment plant, rain water harvesting.



ELECTRICAL WORK

- Underground power supply from BESCOM/service providers, with street lighting and DG backup for all infrastructure components.

ABOUT ATMOS

At Atmos, we believe that a true home should endure — in quality, design, and value — for generations.

Our mission is to build homes that will stand strong and stay relevant for the next 100 years. Every project begins with deep research into its location, audience, and lifestyle aspirations. We understand who we're building for — and create thoughtful blueprints that reflect their needs, dreams, and evolving ways of living. Our design philosophy blends timeless architecture with contemporary functionality. Every material is chosen for superior durability, every space is crafted for lasting comfort, and every amenity is curated for meaningful, modern living.

We've consciously moved beyond the conventions of the past — those one-size-fits-all offerings of 15–20 years ago. Our approach is fresh, data-driven, and design-led — shaped by today's younger, aspirational audience and tomorrow's lifestyle trends.

In essence, we don't just build for the present — We build for the next century of living.

Mission

To craft enduring homes that blend luxury, sustainability, and timeless design, built to last for generations.

Vision

To build a legacy of enduring luxury, where design, nature, and craftsmanship stand the test of time.

ATMOS VILASA

www.atmosvilasa.com | vilasa@atmoslifestyle.com

7996 299 299



SCAN FOR LOCATION

Disclaimer : This brochure is purely conceptual and does not constitute a legal document. It contains artistic impressions and stock images for illustrative purposes. The furniture/accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles etc., shown in the images are only indicative in nature and for the purpose of illustrating/indicating a possible layout. All specifications shall be as per the final agreement between the parties. Atmos constructions Pvt Ltd reserves the right to add delete or alter any specification, elevations, plans and areas mentioned herein. For more details on RERA, log in to www.rera.karnataka.gov.in