



ATCO
LA VIVANT

SARJAPUR - ATTIBELE RD.

PALATIAL HOMES 
WITH 24 FT. BALCONIES

FUNDED BY





Palatial homes with 24 ft. balconies offer grandeur and luxury, providing ample space for outdoor living and entertainment. These expansive balconies seamlessly blend indoor and outdoor spaces, offering breathtaking views and a lavish setting for relaxation and gatherings.



MAIN ENTRANCE
TO RECEPTION

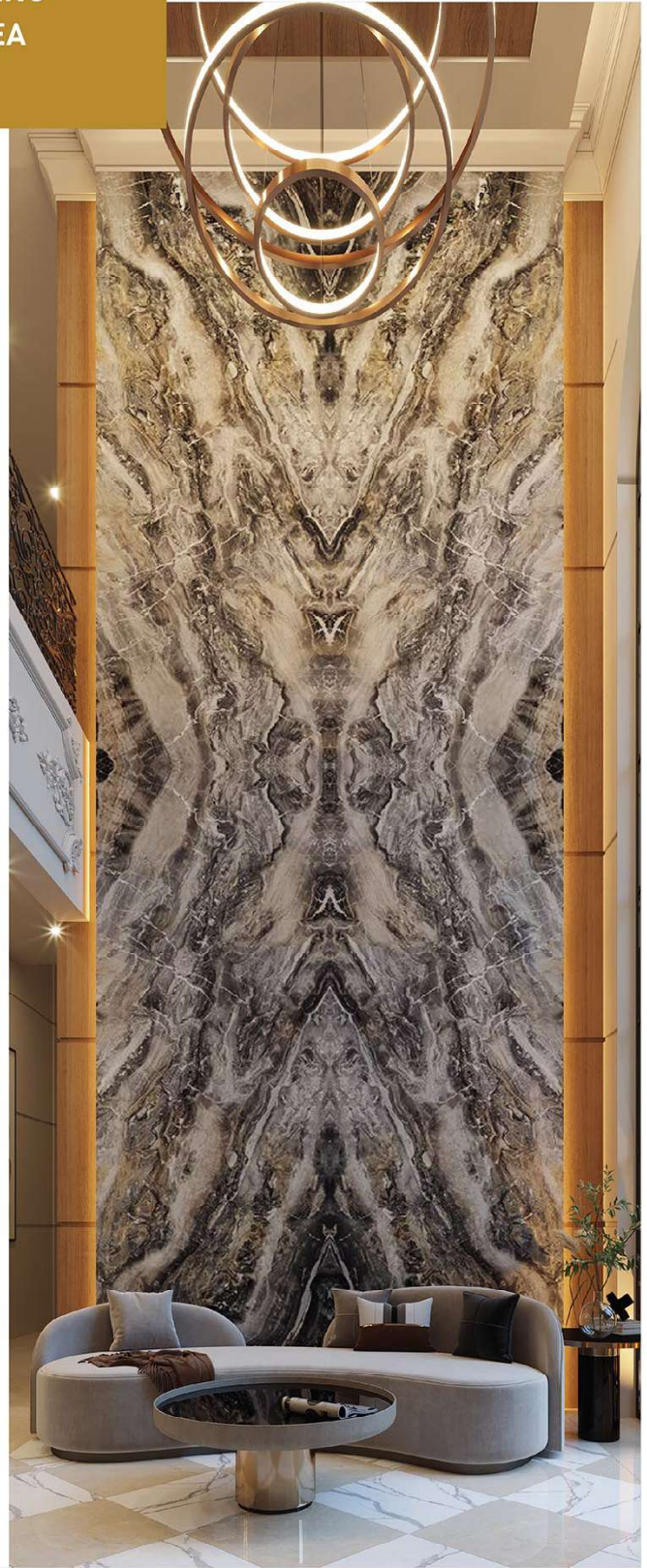


WELCOME TO THE GATEWAY OF ELEGANCE.
THE LOBBY IS JUST THE BEGINNING!

WAITING
AREA



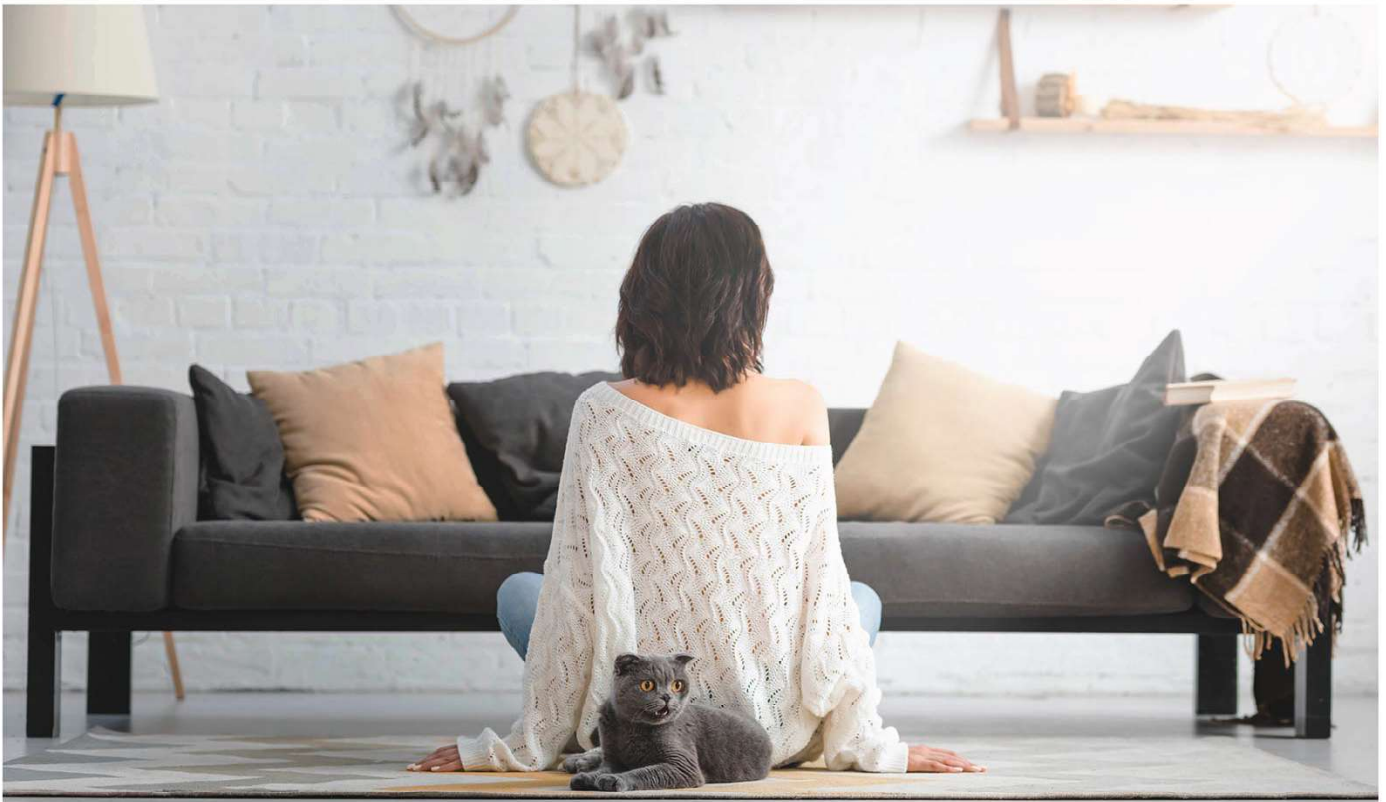
LEFT WALL



RIGHT WALL

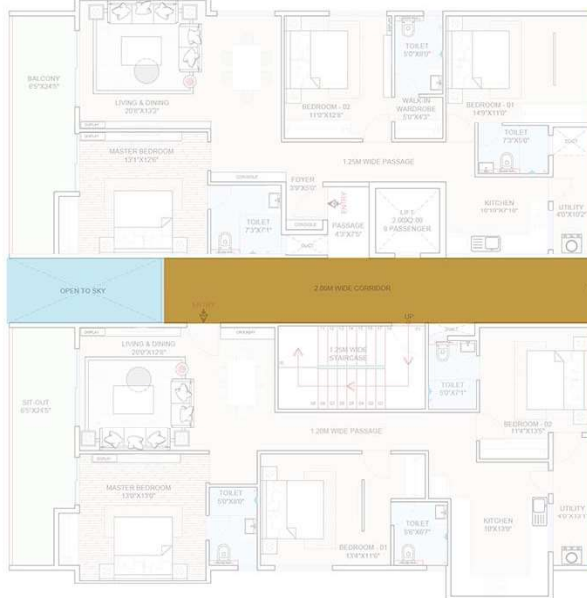


**ENJOY THE EXCLUSIVITY
ONLY 2 HOMES EACH FLOOR.**



BRIGHT, BREEZY HOMES WITH OUR NO COMMON WALL CONCEPT

FACING EAST
SBA 1992.SQFT



FACING NORTH
SBA 1991.SQFT

FACING EAST
SBA 1967.SQFT



FACING NORTH
SBA 1996.SQFT



PROJECT OVERVIEW

Discover Grandeur Estates, where palatial homes feature 24 ft. balconies, merging indoor elegance with outdoor opulence.

With breathtaking views and state of the art amenities, these residences redefine luxury living.



36 Acres
Township



60%
Open Space



100+
Amenities



3&4 BHK
Configurations

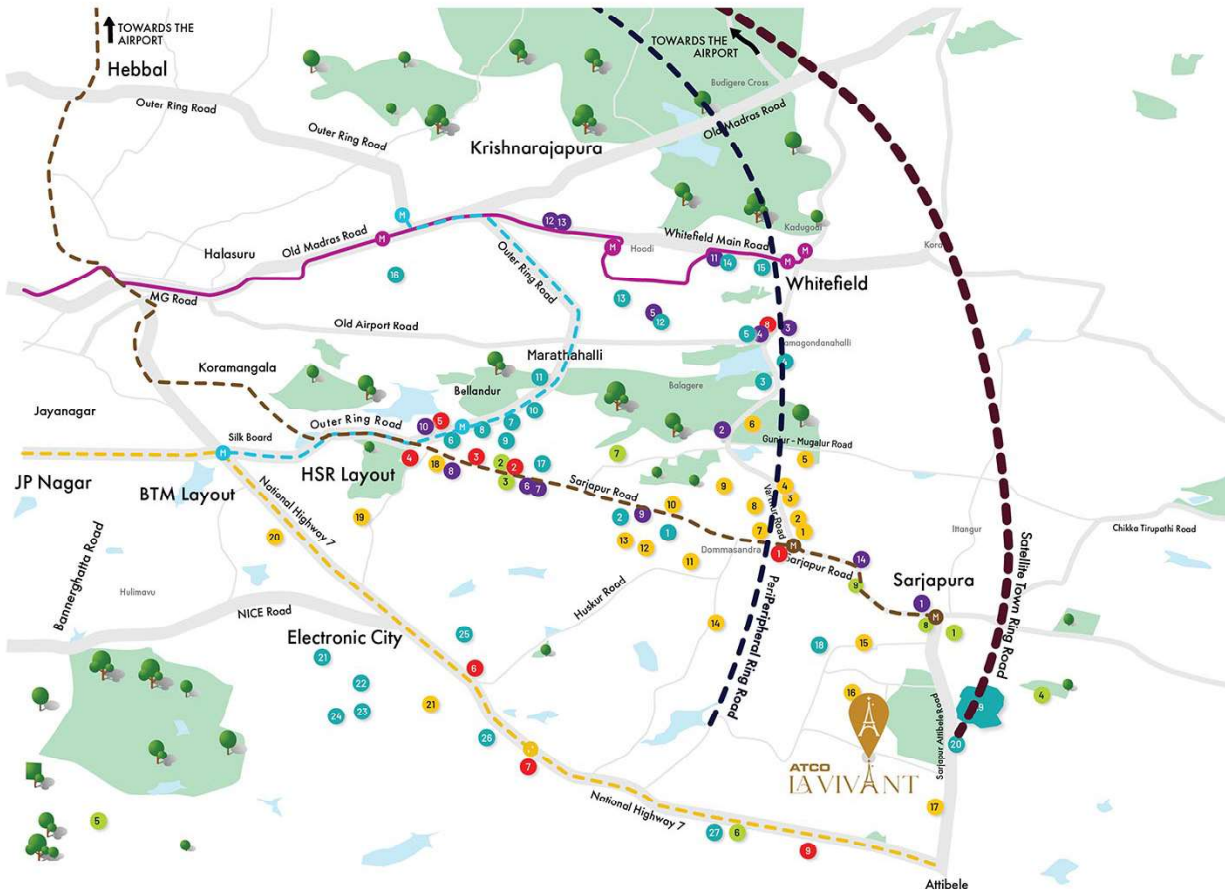


1921 to 3710 SQ FT
Sizes Available



PROJECT LOCATION

RERA Registration No. PRM/KA/RERA/1251/308/PR/090623/005986



BUSINESS & WORKPLACES

1. Wipro SEZ
2. RGA Techpark
3. Upcoming Prestige Tech Park
4. Upcoming Prestige Tech Park
5. Sigma Tech Park
6. Prestige Ferns Galaxy
7. Embassy Tech Village
8. RMZ Ecospace
9. RMZ Eco World
10. Cessna Business Park
11. Prestige Tech Park
12. Brigade Tech Gardens
13. Prestige Technostar
14. ITPL
15. GR Tech Park
16. Bagmane Tech Park
17. Wipro Corporate Office
18. Sabic Technology Center
19. Upcoming Infosys Campus
20. Exide
21. Velankani Tech Park
22. Infosys
23. Cyber Tech Park
24. Wipro
25. Tech Mahindra
26. BIOCON
27. Attibele Industrial Area

EDUCATIONAL INSTITUTIONS

1. Oakridge School
2. The International School Bangalore
3. Greenwood High School
4. Global Indian International School
5. Deens Academy
6. Chrysalis High School
7. Silver Oaks International School
8. Inventure Academy
9. Sri Sri Ravishankar Vidya Mandir school
10. St. Patrick's Academy
11. Delhi Public School East
12. Harvest International School
13. Primus Public School
14. Bethany High
15. Azim Premji University
16. Indus International School
17. Harvest International Innovation Campus
18. Orchids The International School
19. VIBGYOR High School
20. Royal Concorde International School
21. Titan - New Campus

SHOPPING & RETAIL DESTINATIONS

1. D Mart
2. Myhna Square
3. Forum Neighbourhood Mall
4. Virginia Mall
5. Brookfield Mall
6. Westside
7. Brand Factory
8. Total Mall
9. Decathlon
10. Bangalore CENTRAL
11. Park Square Mall
12. VR Bengaluru
13. Phoenix Marketcity
14. Upcoming Forum Mall
15. Upcoming Atco Mall

HOSPITALS

1. Swastik Hospital
2. Narayana Multispecialty Clinic
3. Motherhood
4. Columbia Asia Hospital
5. Sakra World Hospital
6. Vimalalaya Hospital
7. Narayana Institute of Cardiac Sciences
8. Columbia Asia Hospital
9. The Oxford Medical College & Hospital

LOCAL LANDMARKS

1. Sarjapur Police Station
2. Byg Brewski Brewing Company
3. Sarjapur Social
4. Clover Greens Golf Course
5. Bannerghatta National Park
6. Ramee Guestline Hotel
7. Carmelaram Railway Station
8. Sarjapur Metro Station
9. Sompura Metro Station

METRO PURPLE LINE

BAIYAPPANAHALLI - WHITEFIELD

METRO YELLOW LINE

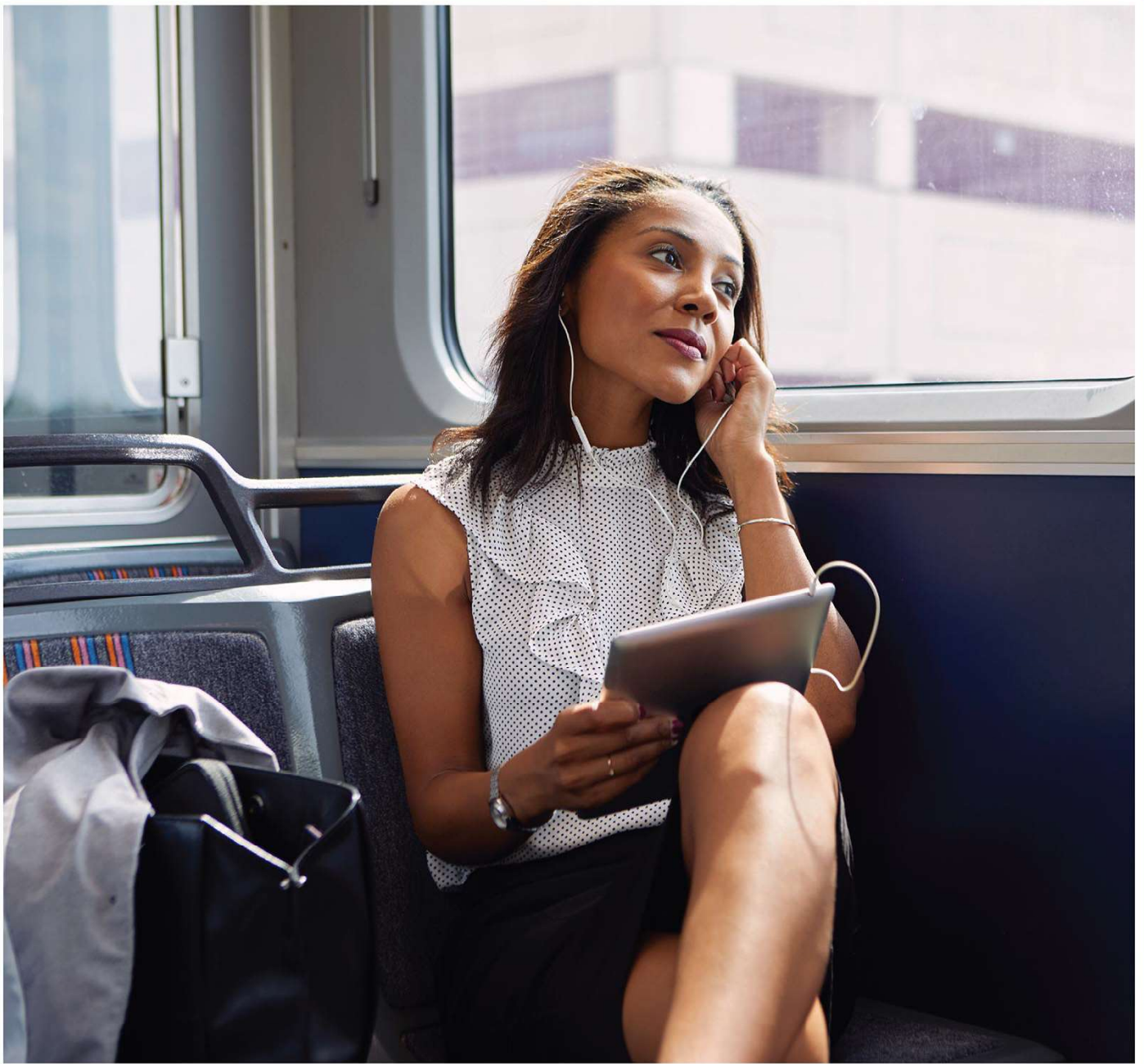
RV ROAD - ELECTRONIC CITY (Till Attibele)
(Proposed/Under Construction)

METRO BROWN LINE

HEBBAL - SARJAPUR
(Proposed/Under Construction)

METRO BLUE LINE

KR PURAM - SILKBOARD
(Proposed/Under Construction)



DAILY OFFICE COMMUTE

This location offers convenient, hassle-free access to Bangalore's major IT hubs such as Electronic City, Whitefield, Bellandur, and ORR, all while providing a tranquil escape from the bustling urban landscape of modern Bangalore.

- **RGA Tech Park**
- **Wipro Corporate Park**
- **Electronic City IT Hub**
- **Whitefield IT Hub**
- **Cessna Business Park**



EDUCATION CENTRES

Nestled amidst Bangalore's top-tier educational institutions, providing convenient access to quality education without the inconvenience of lengthy travel.

- Indus International School
- Oakridge International School
- TISB
- Greenwood High
- Orchid International
- GIS
- Inventure academy
- Azim premji University
- ISME college



ENTERTAINMENT & SHOPPING

In a rapidly growing area of Bangalore, this locale is adorned with shopping centers, restaurants, charming eateries, and some of Bangalore's top-notch brew pubs.

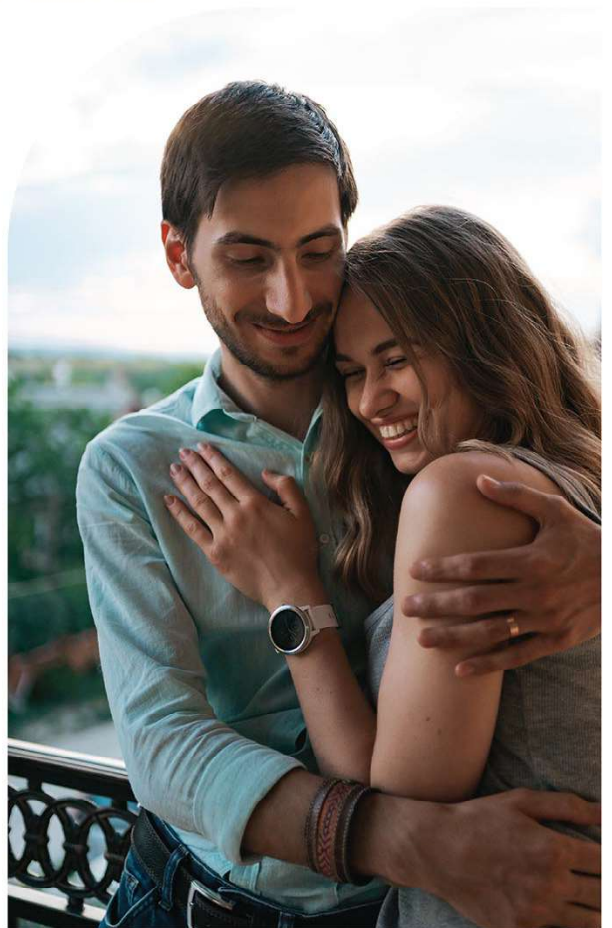
- **Upcoming Atco Mall**
- **Upcoming Forum prestige city mall**
- **Natura walk**
- **Confident Oxygen Mall**
- **Curiouscity Science Center**
- **Kidztopia**
- **SUR complex**



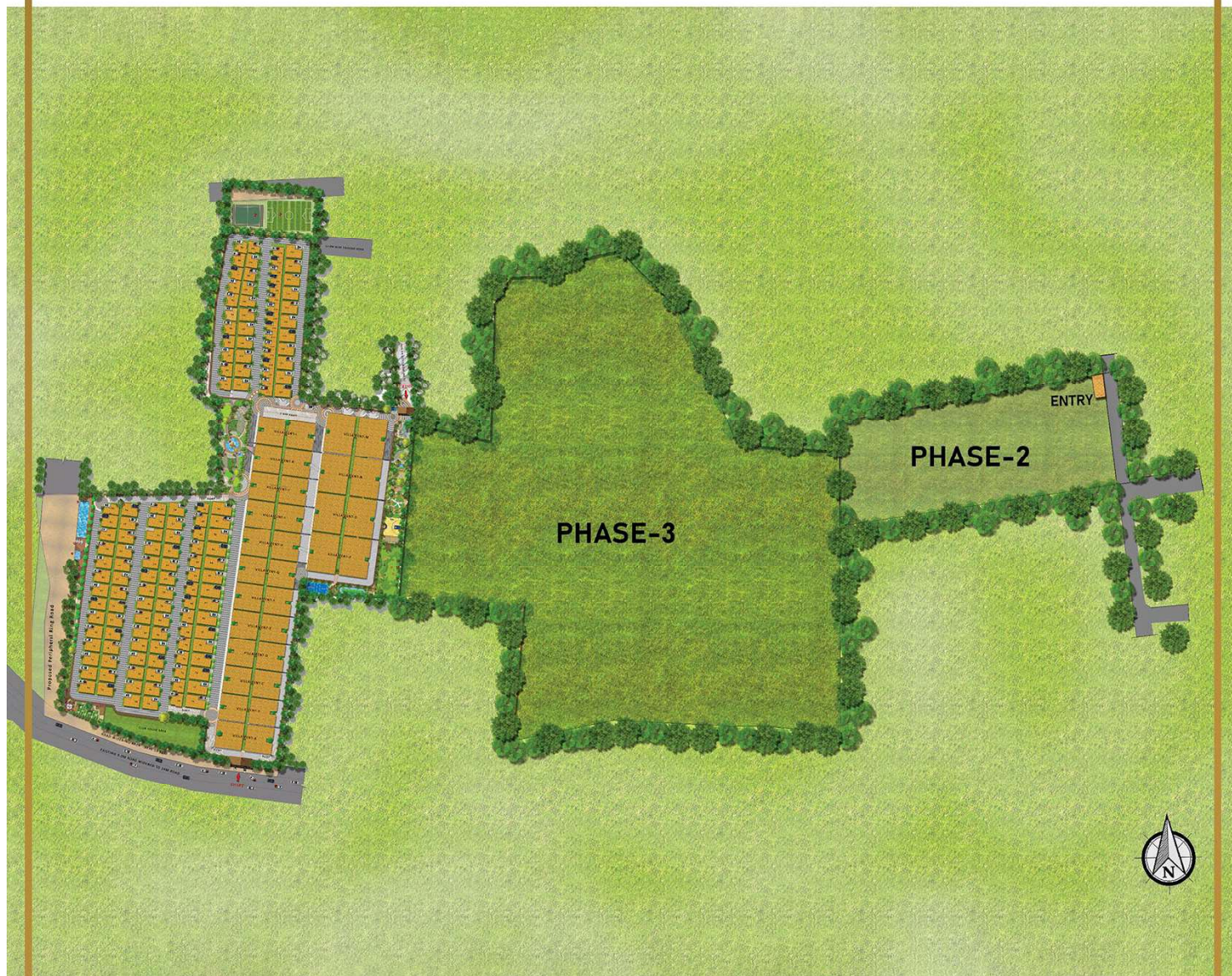
HOSPITALS & HEALTH CENTRES

The locality features some of Bangalore's leading hospitals and health centers, ensuring quick access to medical assistance. Additionally, the police station is just a 14-minute drive away, guaranteeing the safety of all residents.

- **Spandana hospital**
- **Manipal Hospital (Varthur road)**
- **Manipal Hospital (Sarjapur road)**
- **Natus Women and Children Hospital**
- **Belenus Champion Hospital**
- **Rainbow Children's Hospital**
- **Cloudnine Hospital**

[illegible]

36 ACRES MASTER PLAN



PHASE 1 MASTER PLAN



AMENITIES

- ENTRANCE PLAZA
- WATER BODY
- SECURITY CABIN
- LILY POND
- HERBAL SHRUB PLANTATION
- MURAL
- PEDESTRIAN PATHWAY
- SEATING LOUNGE
- GRAPHIC PATTERN PAVERS
- BUGGY PARKING
- VISITOR'S PARKING
- THICK PLANTATION
- TRANSFORMER & OG YARD
- SENIOR CITIZEN CORNER
- WATER BODY WITH SPOUTS
- OUTDOOR SEATING WITH STONE PAVERS
- COLOURED COBBLE STONE

PAVERS

- CHILDREN'S PLAY AREA
- GRASS PAVERS PATHWAY
- HALF-BASKET BALL COURT
- VIEWING GALLERY
- CRICKET PRACTICE PITCH1 (NTTH NET)
- MINI GOLF COURSE
- GRAPHIC WALL
- STEPPED SEATING
- SKATING RINK
- WOODEN DECK LOUNGE
- BADMINTON COURT
- FLOWER GARDEN
- MURAL WITH SEATING LOUNGE
- OUTDOOR PARTY LAWN
- BUSINESS LOUNGE
- AMPHITHEATRE
- OUTDOOR CHESS

35. BUTTERFLY GARDEN

- OUTDOOR GYMNASIUM
- PEBBLE PATHWAY
- STEPPED DECK LOUNGE
- PADDLE POOL
- WOODEN DECK SEATING
- SWIMMING POOL
- SEATING LOUNGE FOR POOL
- ROCK GARDEN
- BONFIRE PIT
- LAWN SEATING LOUNGE
- STONE SEATING AREA
- PATHWAY WITH CIRCULAR MS PERGOLA
- LOTUS POND
- COBBLE STONE WITH WOODEN BENCHES
- PEBBLE PARK

CLUB PANACHE

40,000 SQ.FT.



51. EIFFEL TOWER

52. FISH POND

53. STONE SEATING LOUNGE

54. PEBBLE PARK SEATING LOUNGE

55. STONE PAVERS LAWN

56. GRASS PAVERS LAWN

57. AEROBICS

58. GRASS PATHWAY WITH CIRCULAR
MS PARGOLA

59. OUTDOOR YOGA & MEDITATION

60. HERBAL PARK GARDEN

61. TENNIS COURT

62. FOOTBALL COURT

63. PETS PARK

64. ROSE GARDEN

65. COVERED PARTY HALL

66. CRECHE

67. OUTDOOR PARTY LAWN

68. KIDS CENTRIC HOME

69. GROCERY

70. CLINIC

71. PHARMACY

72. RECEPTION AREA

73. WAITING LOUNGE

74. PETS PARK

75. BOWLING ARENA

76. CAFETERIA

77. YOGA ROOM

78. KICK BOXING

79. INDOOR GYM

80. DANCE STUDIO

81. GUEST ROOM

82. LIBRARY

83. CO-WORKING SPACE

84. THEATRE ROOM

85. SQUASH COURT

86. POOL TABLE

87. TABLE TENNIS

88. VIRTUAL GAMING STATIONS

89. CHESS

90. INFINITY POOL.

91. STEAM

92. WOODEN DECK

93. CARROM

94. FOOSBALL

95. SAUNA

96. ROOF TOP LOUNGE

97. WOOD FIRE PIZZA HEAVEN

98. ROOF TOP RESTAURANT

99. LIVE KITCHEN COUNTER

100. BUGGY SERVICE

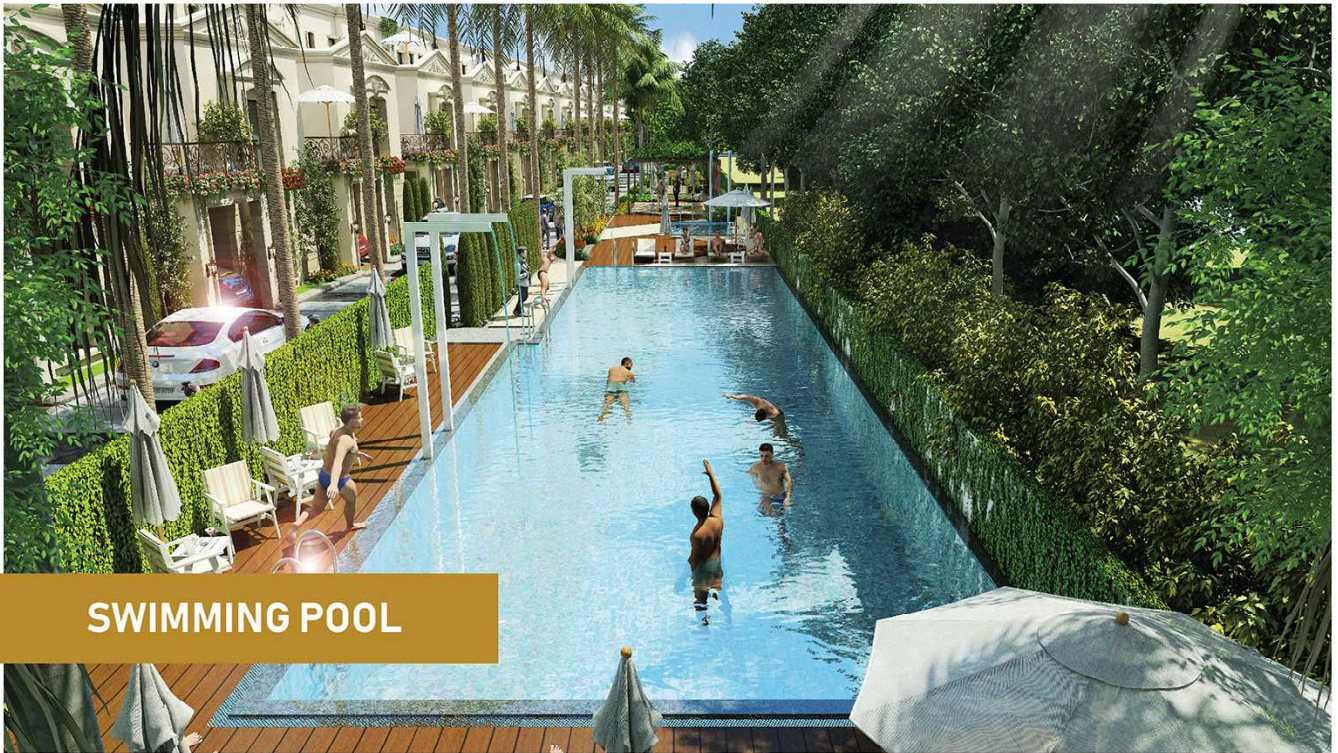
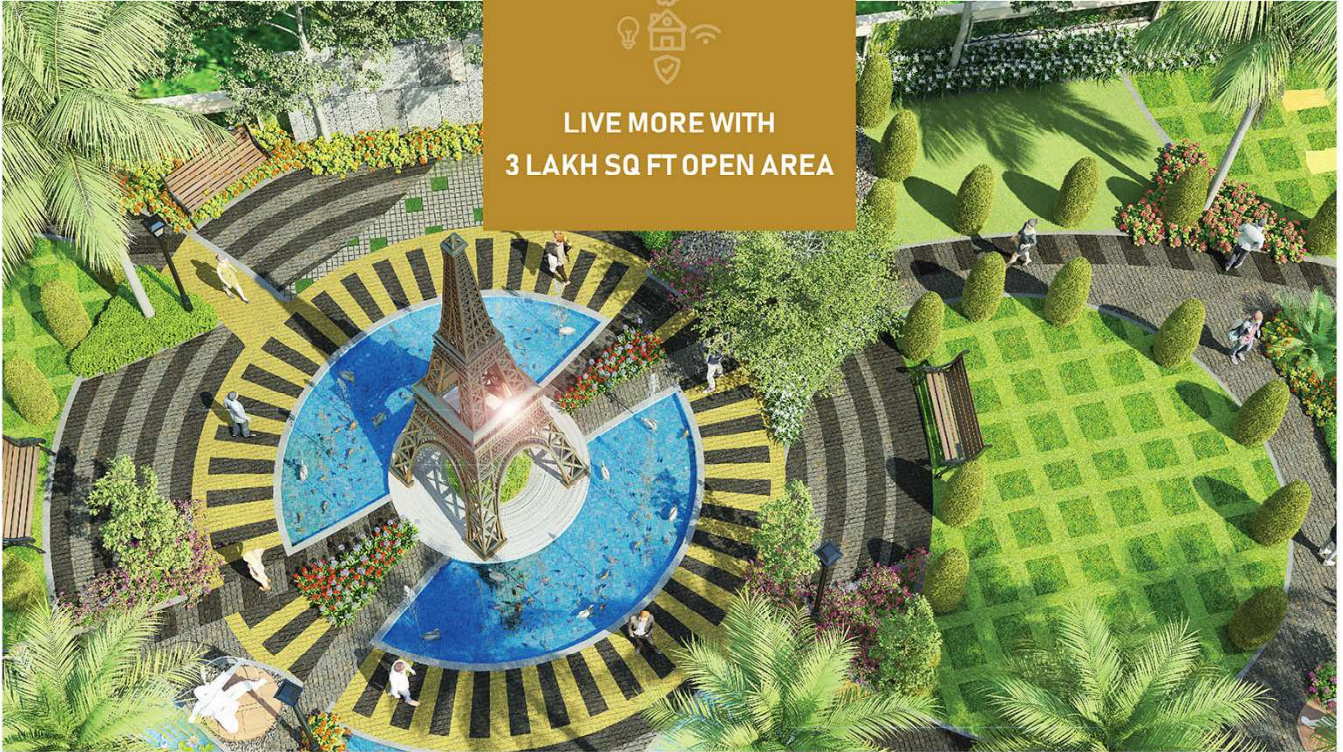
101. TERRACE GARDEN

102. ROSE GARDEN

103. TEMPLE



LIVE MORE WITH
3 LAKH SQ FT OPEN AREA



SWIMMING POOL

Discover the ultimate in convenience and community living with **100+ amenities** at your fingertips, including gyms, pools, parks, and more, ensuring that every aspect of daily life is catered to within your residential complex.



CRICKET PITCH



FOOTBALL TURF



KIDS PLAY AREA



MINI GOLF COURSE



CAMPFIRE AREA



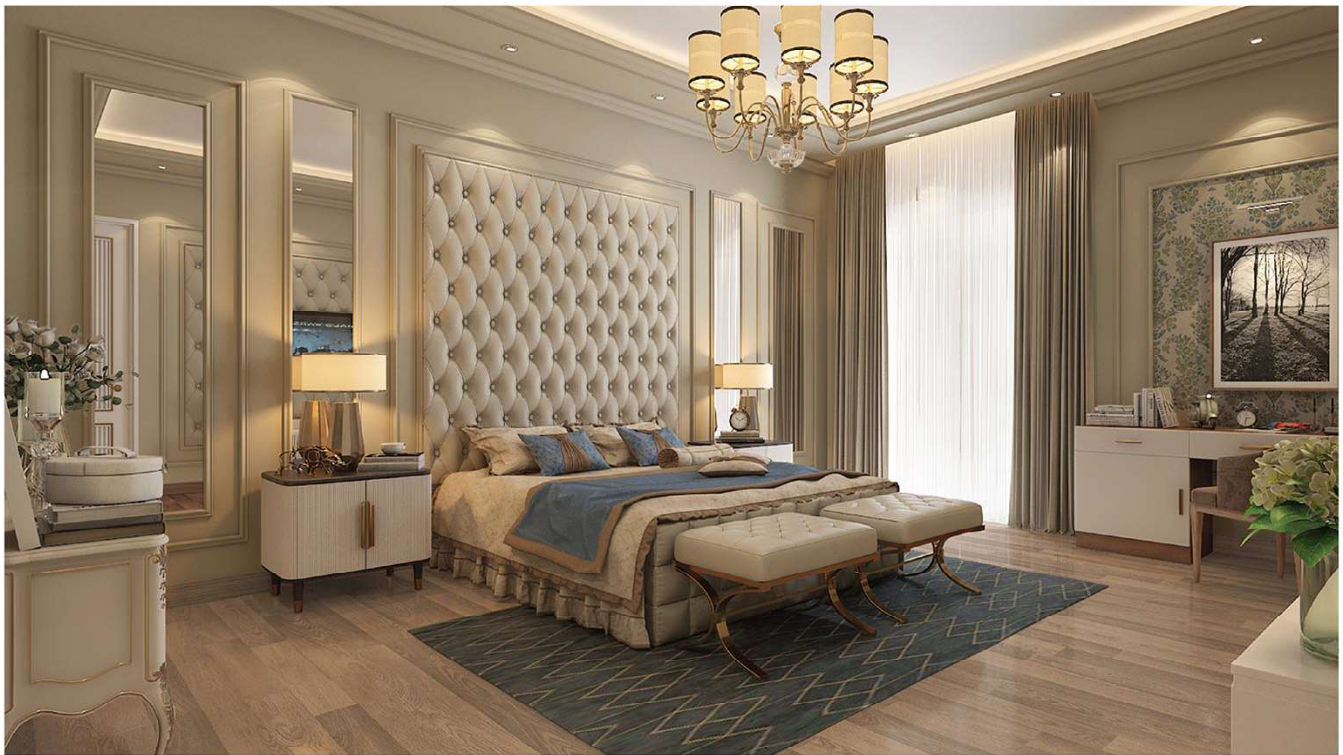
BARBEQUE AREA



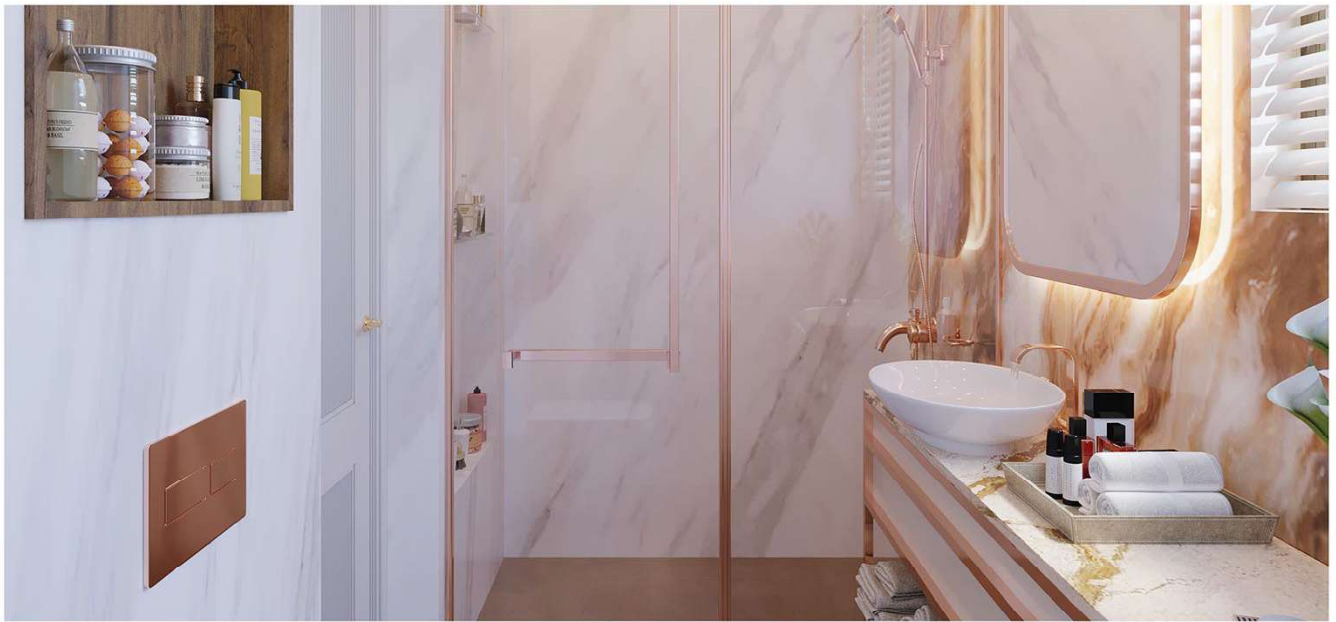
BADMINTON COURT



PARTY LAWN



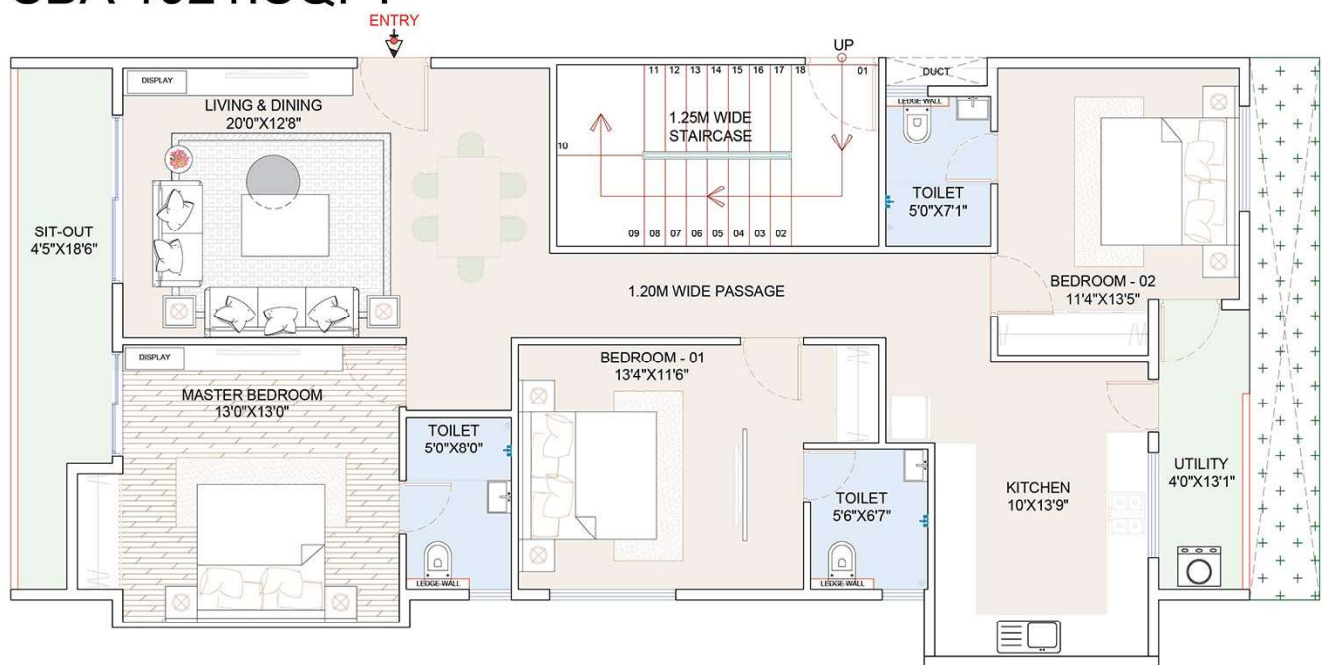
These palatial homes offer luxury living at its finest. Floor-to-ceiling windows flood the interiors with light and provide stunning views. Expansive balconies seamlessly blend indoor and outdoor spaces, perfect for relaxation and entertainment. With plush furnishings and elegant finishes throughout, these homes epitomize sophistication and grandeur. Welcome to a world where luxury knows no bounds.



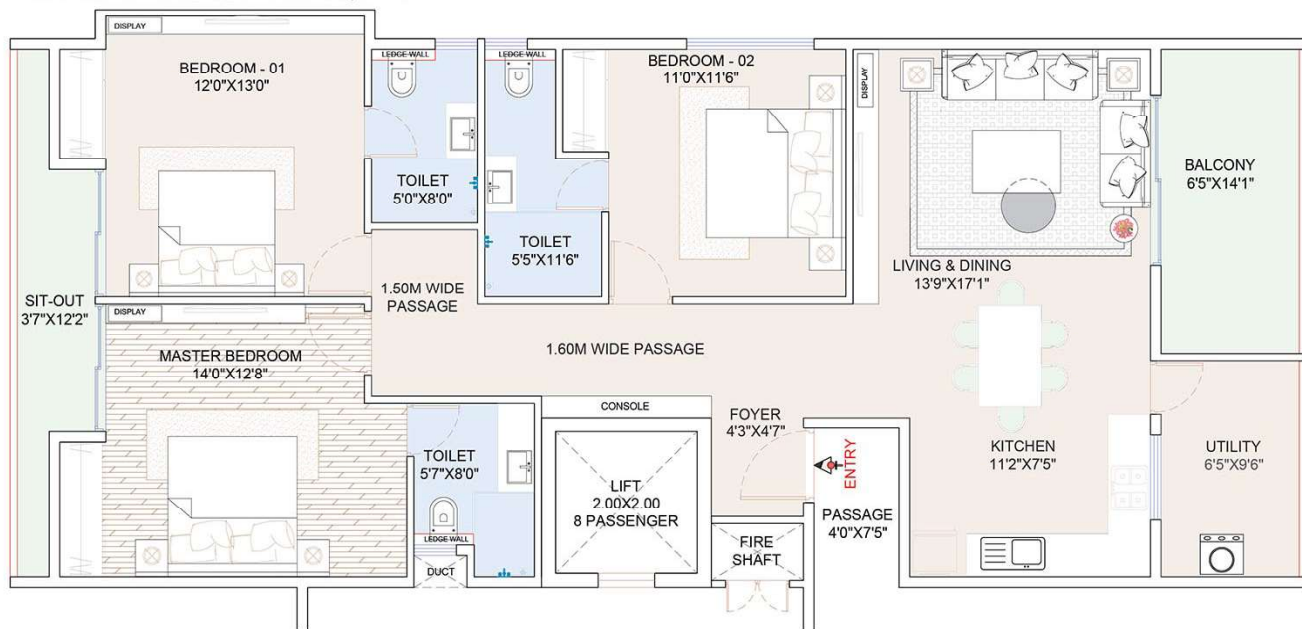


FACING NORTH WITH BACKYARD

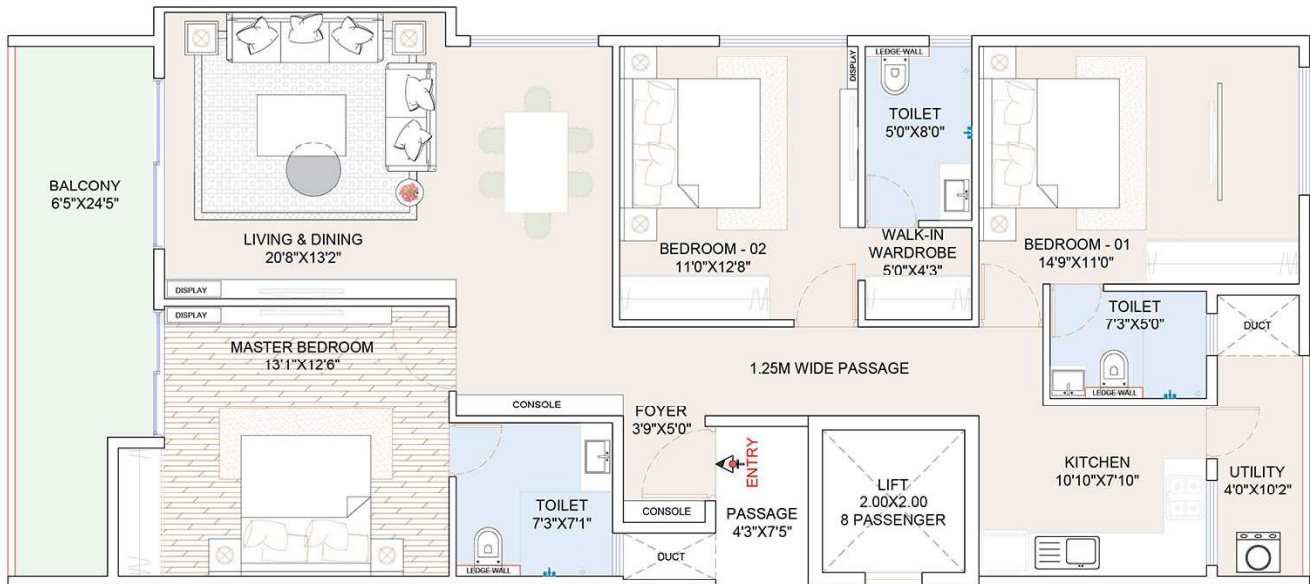
SBA 1921.SQFT



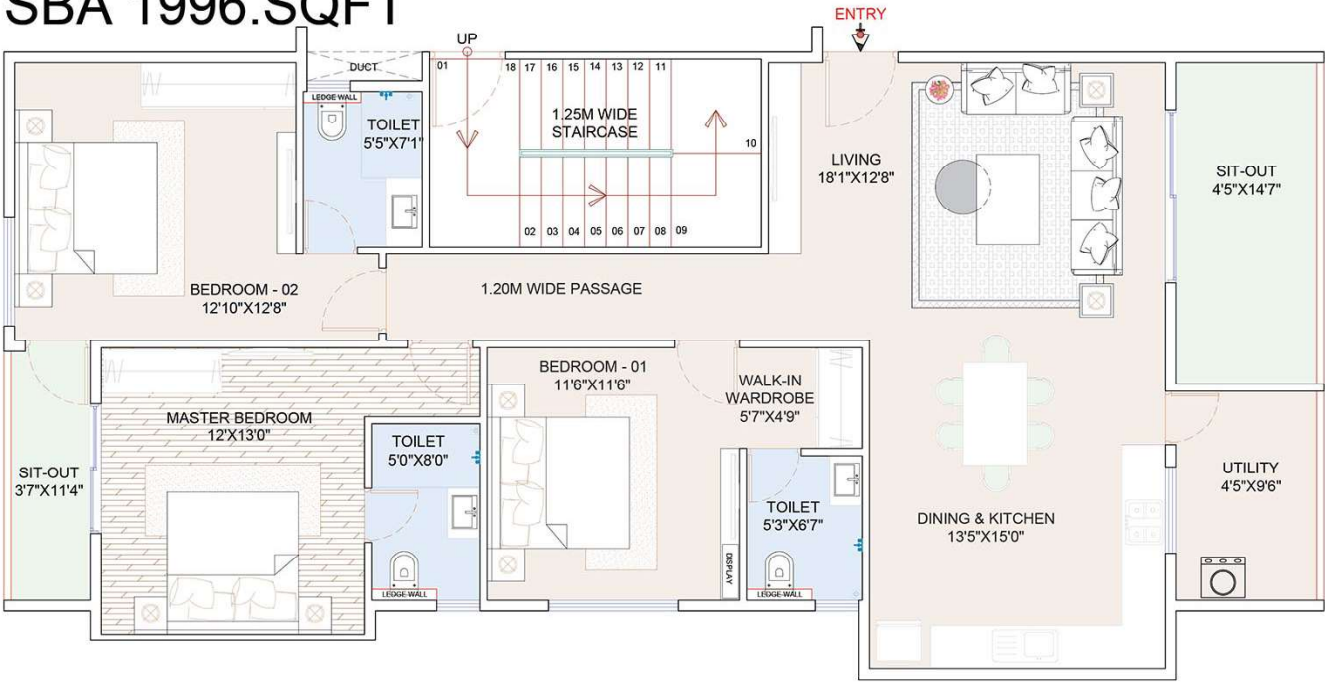
FACING EAST SBA 1967.SQFT



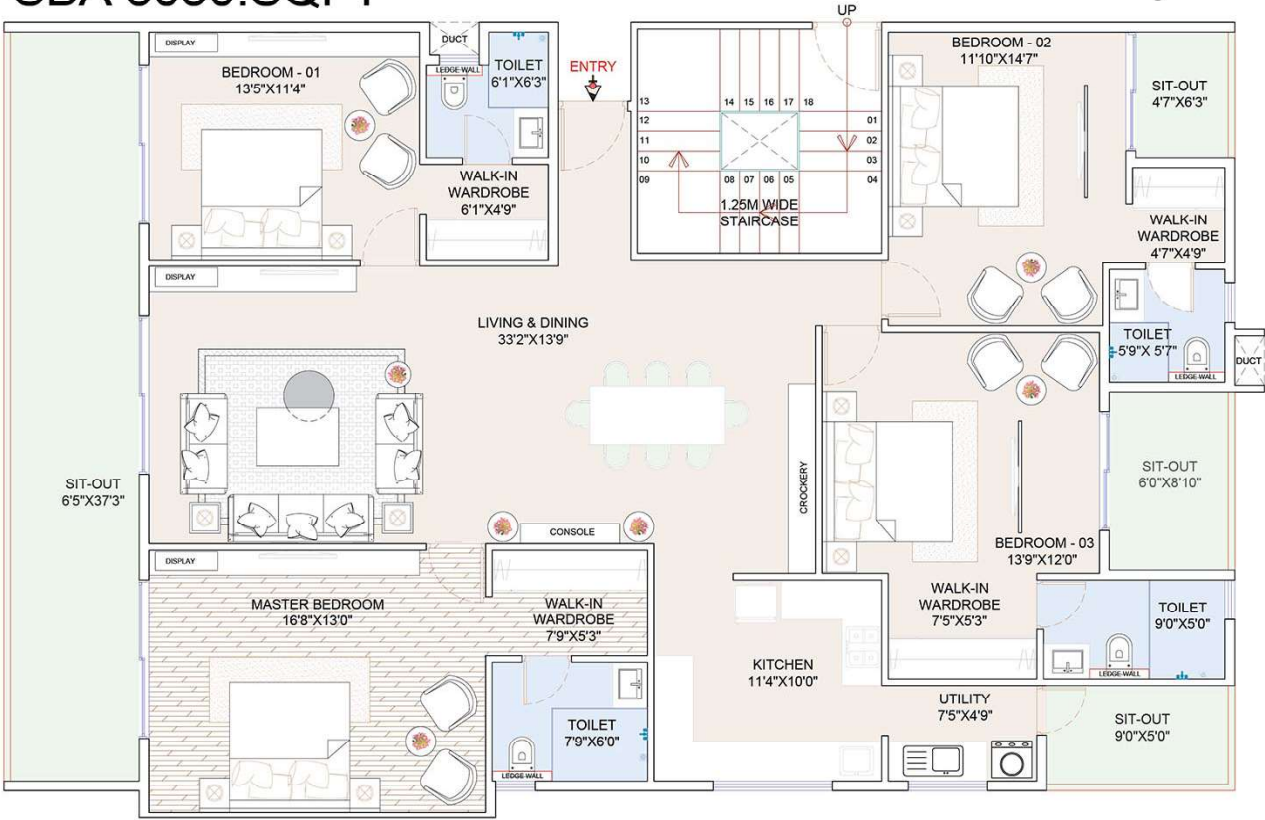
FACING EAST SBA 1992.SQFT



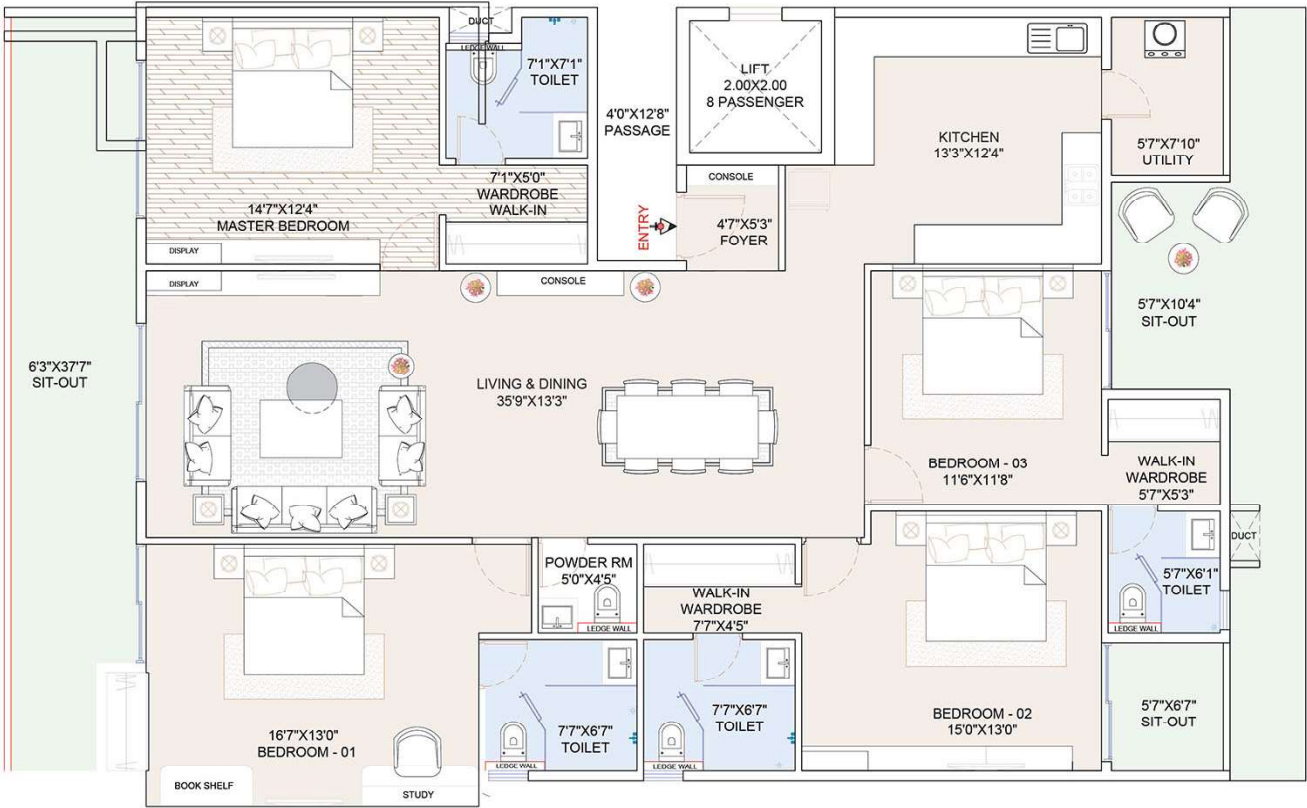
FACING NORTH
SBA 1996.SQFT



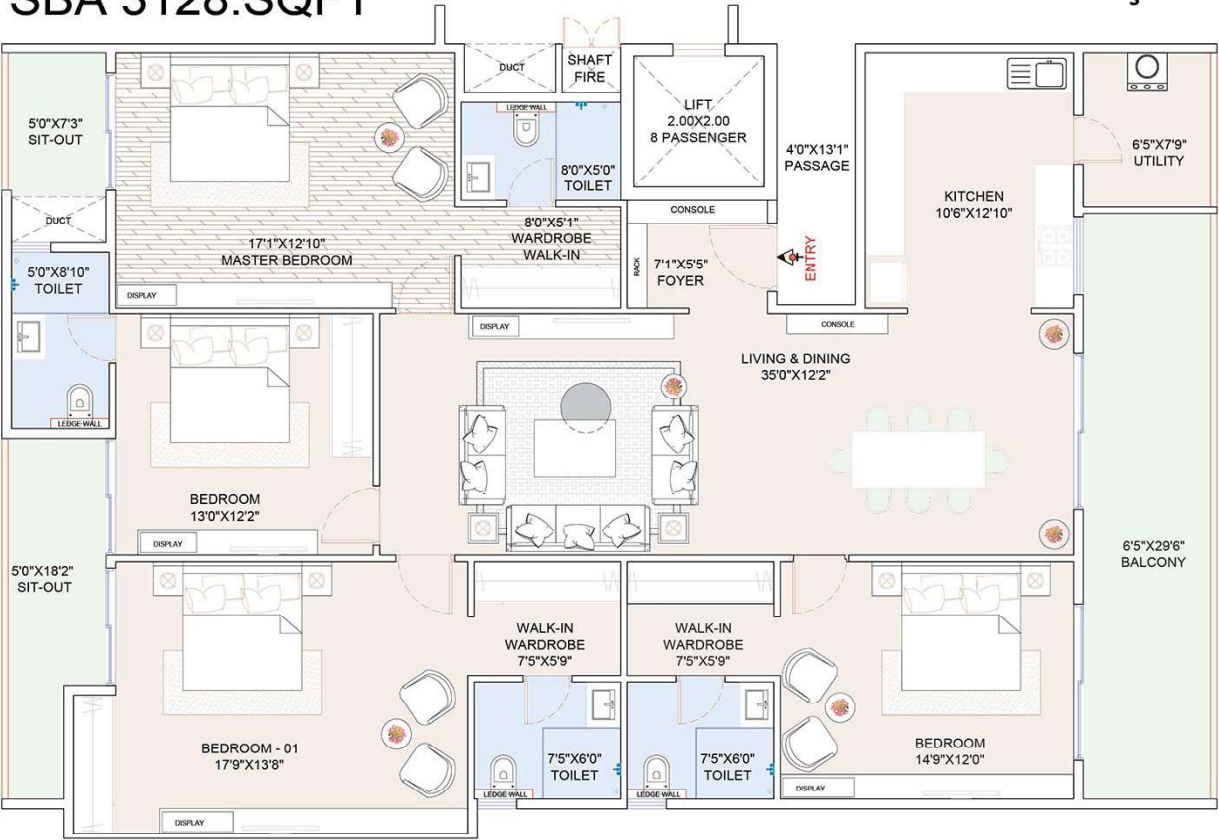
FACING NORTH
SBA 3030.SQFT



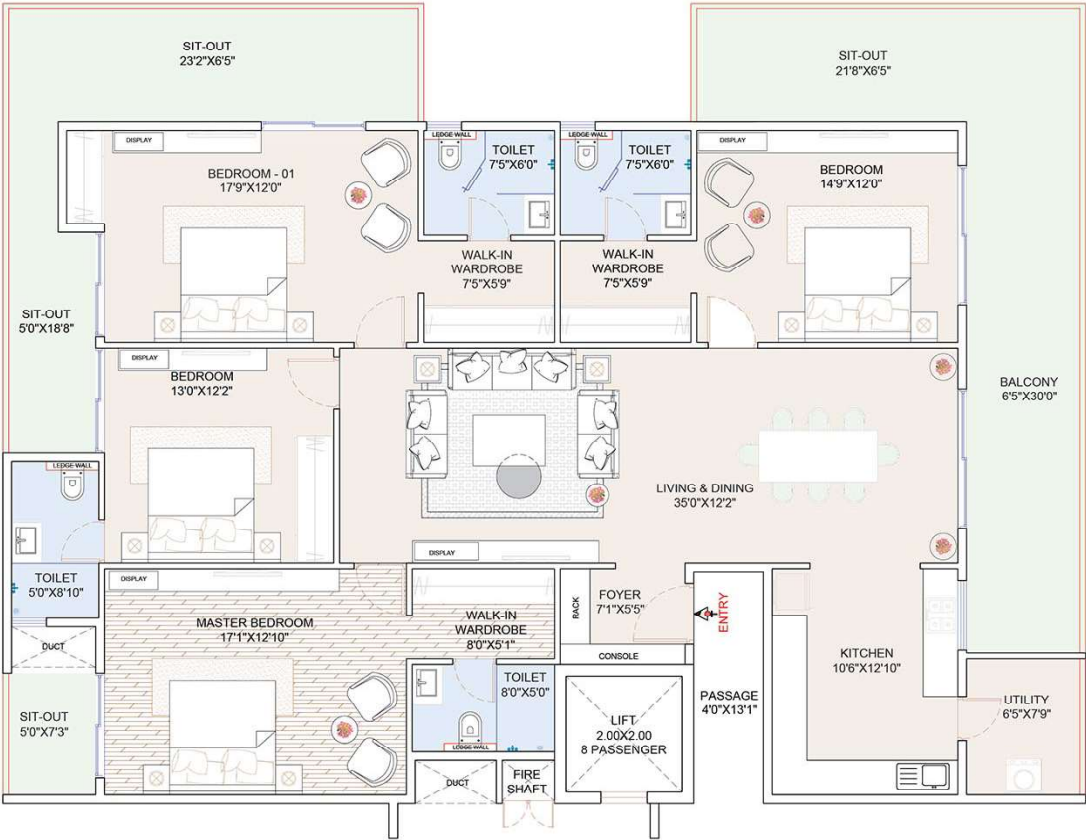
FACING WEST WITH BACKYARD
SBA 3117.SQFT



FACING EAST
SBA 3128.SQFT



FACING EAST
SBA 3695.SQFT



FACING EAST
SBA 3710.SQFT

