



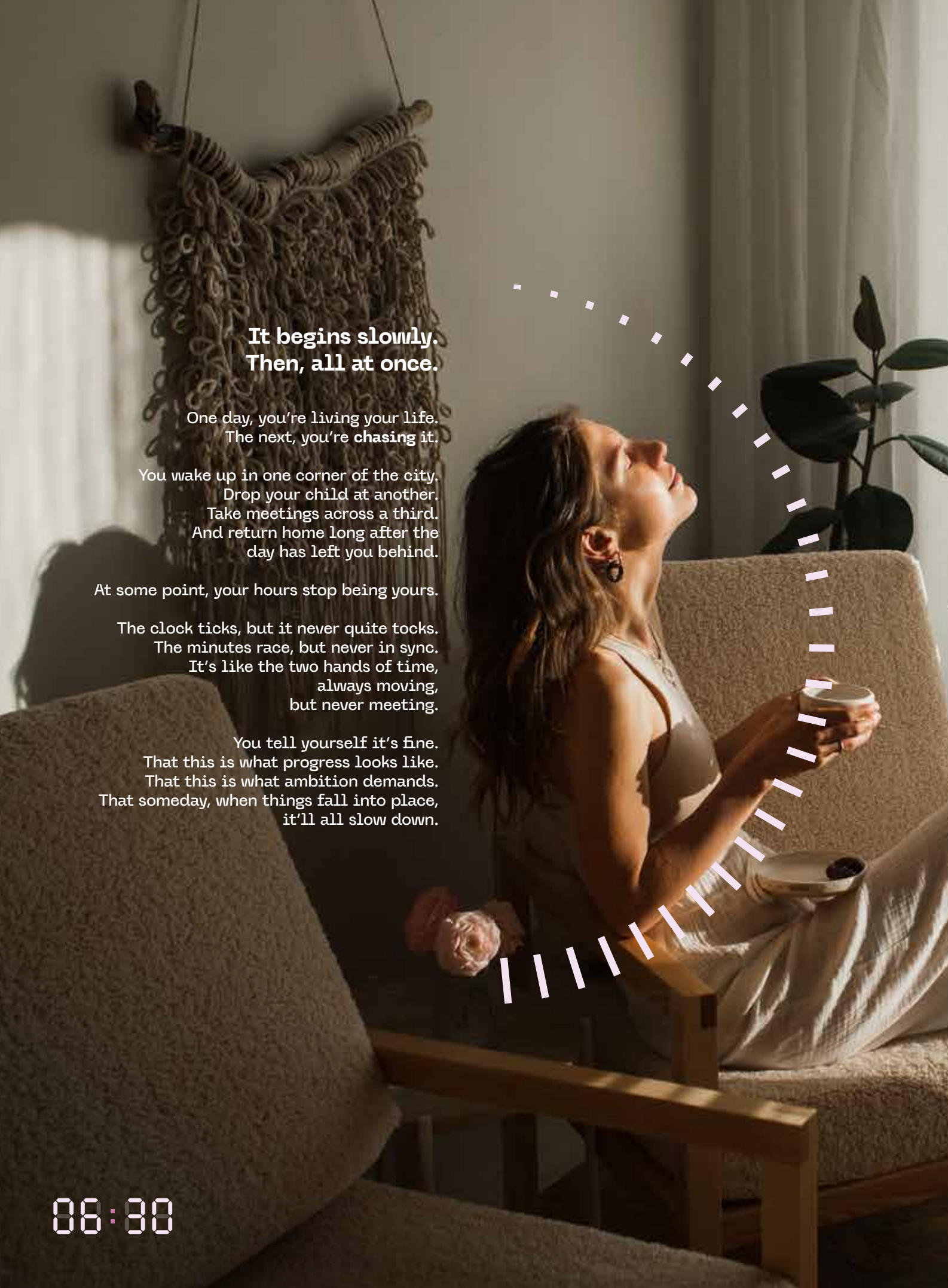
PLACE OF YOUR PACE

MARATHAHALLI



YOU DON'T
REALISE IT
AT FIRST,

THAT YOU'VE BECOME A PERSON
WHO LIVES IN TRANSIT.



**It begins slowly.
Then, all at once.**

One day, you're living your life.
The next, you're chasing it.

You wake up in one corner of the city.
Drop your child at another.
Take meetings across a third.
And return home long after the
day has left you behind.

At some point, your hours stop being yours.

The clock ticks, but it never quite tocks.
The minutes race, but never in sync.
It's like the two hands of time,
always moving,
but never meeting.

You tell yourself it's fine.
That this is what progress looks like.
That this is what ambition demands.
That someday, when things fall into place,
it'll all slow down.

08:30



**But what if the problem
isn't your pace,
it's your place?**

What if no amount of time-blocking or
calendar apps can save you,
because the real thief is **distance**?

Because this isn't a time problem.
It's a location problem.
If your life is scattered across a map,
the clock will always feel like a trap.
You'll always be running.
Always be rushing.
Always be watching the hours slip away,
without ever feeling them.

09:40



**What if the hands
could finally meet?**

Not clash.
Not compete.
But come together.
Like a day that aligns.
Like a life that makes sense.
Like a centre that finally holds.

09:02

WELCOME TO

MARATHAHALLI

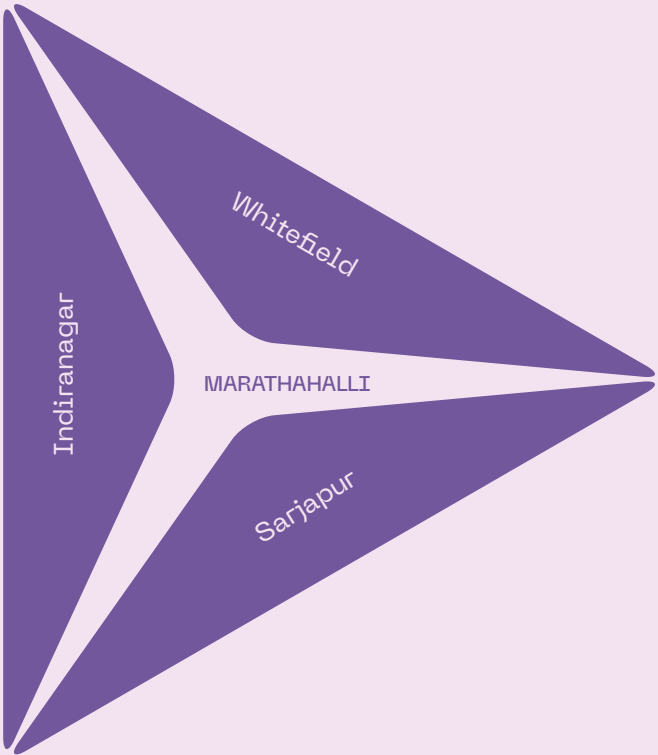
Connecting city's ambition to its action.

Where the east of Bengaluru finds its gravity, not in one place, but in three.

Whitefield. Sarjapur. Indiranagar.

THE TRINITY OF NO REGRETS.

Each one distinct.
Each one dominant.
And at their confluence,
Marathahalli.



WHITEFIELD

The Innovation District
Where tech giants plant flags
and R&D becomes ROI.



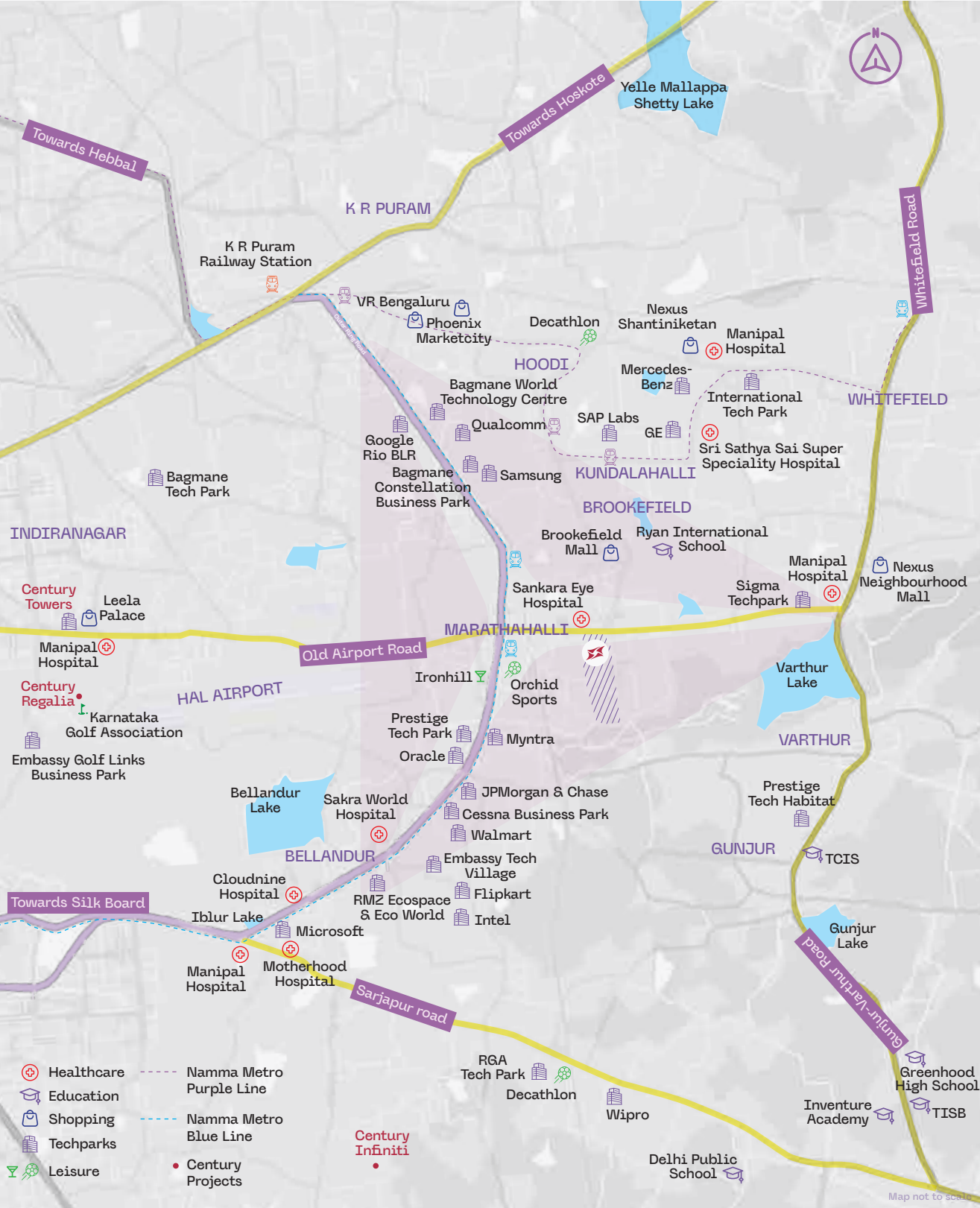
SARJAPUR

The Startup Core
Always on. Always scaling.
Always breaking
what's broken.




INDIRANAGAR

The Cultural Epicentre
Home to the bold,
the brewed, and the
beautifully unconventional.



All strategically rimmed by the outer ring road.
They don't compete. They converge.

And Marathahalli is where their pulses align.
Like the hour and the minute, finally meeting at 12.



THIS IS WHERE TIME STARTS WORKING WITH **YOU**, NOT AGAINST YOU.

Because here, the pieces of life
don't pull apart, they **fix** together.

The school drop-off and the office call.
The workout and the grocery run.
The hobby and the hustle.
The workday and the weekend.
All orbiting a single, sensible centre.
Here, your life stops being a commute
and starts becoming a rhythm.

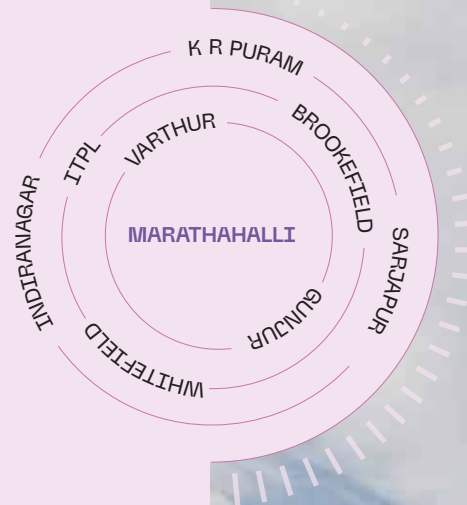
Let's see what it looks like when the
clock turns in your favour.

WORK, WITHIN REACH

1,000+
TECH FIRMS

1.5+ MILLION
PROFESSIONALS

ALL WITHIN
30 MINS



Google Ananta



Representative image

No more
wake-up-to-standstill
commutes.

15 mins

- > Sigma Tech Park
- > SAP Labs India
- > GE Healthcare
- > Cessna Business Park
- > JP Morgan & Chase
- > Oracle
- > Qualcomm
- > Myntra

30 mins

- > International Tech Park Limited
- > RMZ Ecospace
- > RMZ Ecoworld
- > Embassy Tech Village
- > Brigade Tech Park
- > Bagmane World Tech Centre
- > Google Ananta
- > Prestige Tech Park
- > Pritech Park
- > Samsung
- > Amazon
- > Microsoft
- > Prestige Tech Habitat

45 mins

- > Embassy Golf Links
- > Wipro - Kodathi Office
- > RGA Tech Park
- > Zepto HQ
- > Paypal
- > Accenture

FLEXIBILITY, BUILT IN.

1.43 LAKH+

PEOPLE WORK OUT
OF CO-WORKING
HUBS NEARBY.



The work-life balance isn't
forced, it's native.

- > WeWork Roshni Arcade
- > IndiQube Alpha
- > BHIVE Premium
- > Novel Office
- > Nucleus - Cessna Business Park
- > Global Technology Park
- > Nucleus - Exora Business Park
- > Awfis - Prestige Tech Park
- > Awfis - Prestige Shantiniketan

CARE, WHEN YOU NEED IT.

1,000+
DOCTORS.
24/7 HOSPITALS.



Because health shouldn't
be held up by traffic lights.

- Manipal Hospital <
- Sakra World Hospital <
- Motherhood Hospital <
- Parkmed Hospital <
- Sri Sathya Sai Super Speciality Hospital <
- Aster Women & Children Hospital <
- Rainbow Children's Hospital <
- Vydehi Institute of Medical Science <

FUTURE-PROOF LEARNING.

288+ ACRES
OF TOP-TIER SCHOOL
& COLLEGE CAMPUSES.



Your child's education is closer
than you think. And always on time.

- | | |
|---|--------------------------------------|
| The International School of Bangalore < | New Horizon College of Engineering < |
| Greenwood High < | JSS Public School < |
| Orchids International School < | Gopalan International School < |
| The Cambridge International School < | Inventure Academy < |
| Euro School < | Vydehi School of Excellence < |
| Delhi Public School < | National Public School < |
| Ryan International School < | Oakridge International School < |

YOUR INDULGENCE. YOUR TERMS.

10+ MALLS. 40+ BREWERIES.



Unwind at your time.
Be home as you please.
Without rushing either.

Brookfield Mall <
Nexus Whitefield <
Nexus Shantiniketan Mall <
Phoenix Market City <
VR Mall <
The Forum Neighbourhood Mall <
Soul Space Spirit Centro Mall <
The Forum Mall <
Gopalan Innovation Mall <
Ironhill <
Long Boat Brewing Co. <
BLR Brewing Co. <
Windmills Craftworks <

WHERE THE SIGNAL'S ALWAYS GREEN.

4 METRO STATIONS WITHIN 20 MINUTES.

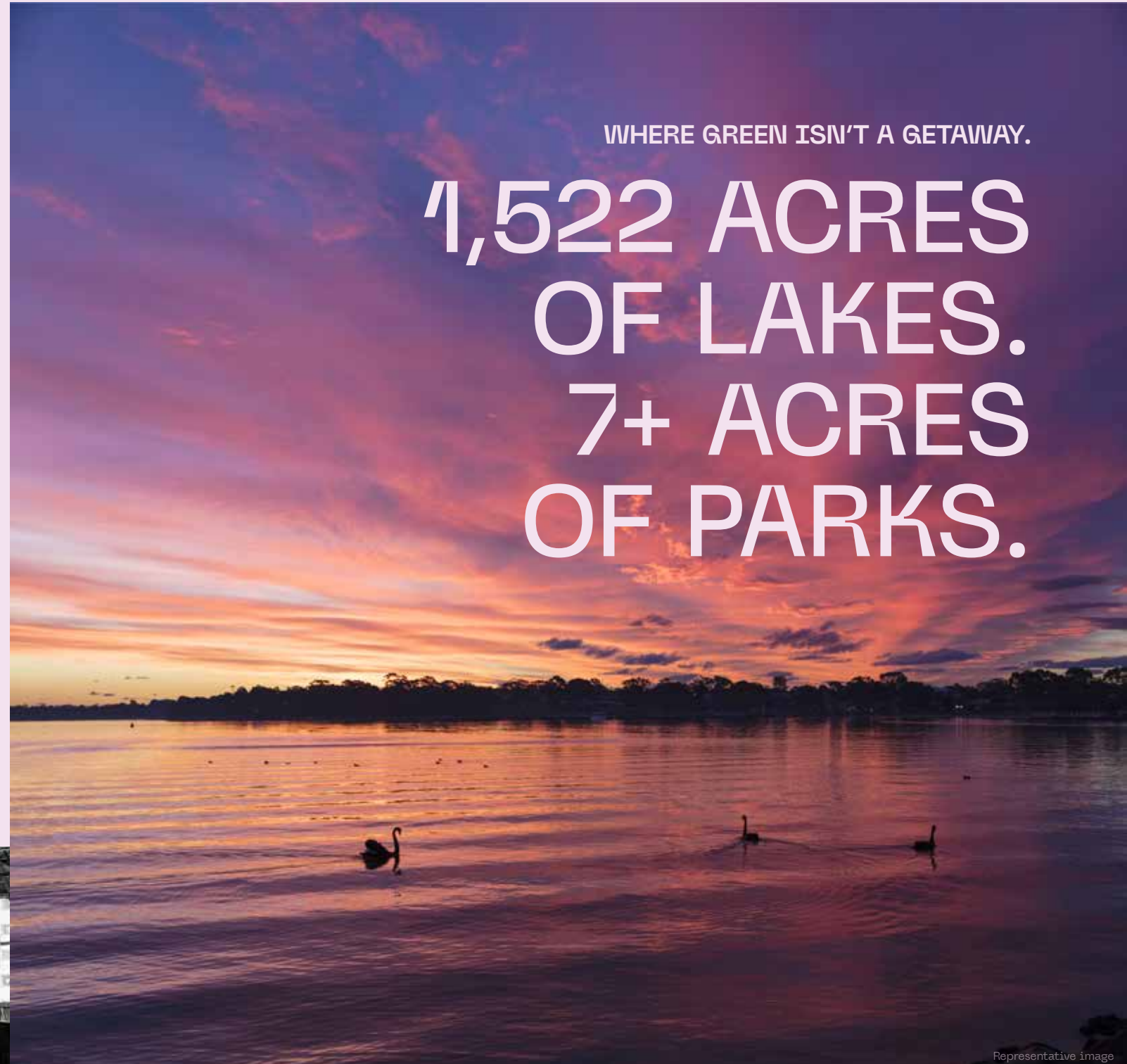
The fastest route to anywhere
begins here.

- > Kundalahalli Metro Station
- > Seetharam Palya Metro Station
- > ISRO Metro Station
- > Marathahalli Metro Station



WHERE GREEN ISN'T A GETAWAY.

1,522 ACRES OF LAKES. 7+ ACRES OF PARKS.



You don't need a break from the city.
The serenity is within.

Varthur Lake & Park < Agara Lake <
Bellandur Lake < Kaikondrahalli Lake <
Chinnappanahalli Lake Park < Kundalahalli Lake <
Thubrahalli Lake <

WHAT'S AHEAD IS

ACCELERATING

This isn't just a great lifestyle choice.
It's an even greater financial one.

BECAUSE SOME PLACES APPRECIATE MORE THAN OTHERS



8-10%

YOY CAPITAL
GROWTH

Fuelled by tech corridors, metro lines,
and unrelenting demand.
The kind of investment that doesn't
just grow — it compounds.

5%

AVERAGE RENTAL
YIELD

Among the highest in Indian metros.
Because good tenants go where
life makes sense.

AN INFLUX OF TALENT

ANNOUNCED

Powered by next-gen campuses and
future-ready talent, TATA Intelion Park's
25.5-acre footprint in Doddanekkundi
is set to create 5,500+ jobs.



Representative image



Representative image

ROAD TUNNEL DEVELOPMENT

PLANNED

Hebbal to Silk Board.
Smoother commutes, smarter flow.
Flyovers, tunnels, underpasses —
infrastructure on the move.

BANGALORE BUSINESS CORRIDOR

ANNOUNCED

73 kms. 8 lanes. Built to bypass
bottlenecks and accelerate
everything else.

SWIFT CITY

ANNOUNCED

Think ITPL. Think Electronic City.
Now think bigger.
1,000+ acres near Sarjapur — the next
startup pulse point.
Because innovation doesn't pause, and
neither does Bengaluru.

SO WHAT REALLY
HAPPENS...

WHEN THE HANDS FINALLY MEET?

You breathe easier.
Arrive earlier.
Stay present longer.



YOU DON'T JUST RUN THROUGH THE DAY.
YOU FEEL IT.

Because in a life that often asks you to choose
between family, career, wellness, and wealth
this is the one decision that lets you have all of them,
without running out of time.

MARATHAHALLI

NOT JUST A LOCATION.
NOT JUST CENTRAL.

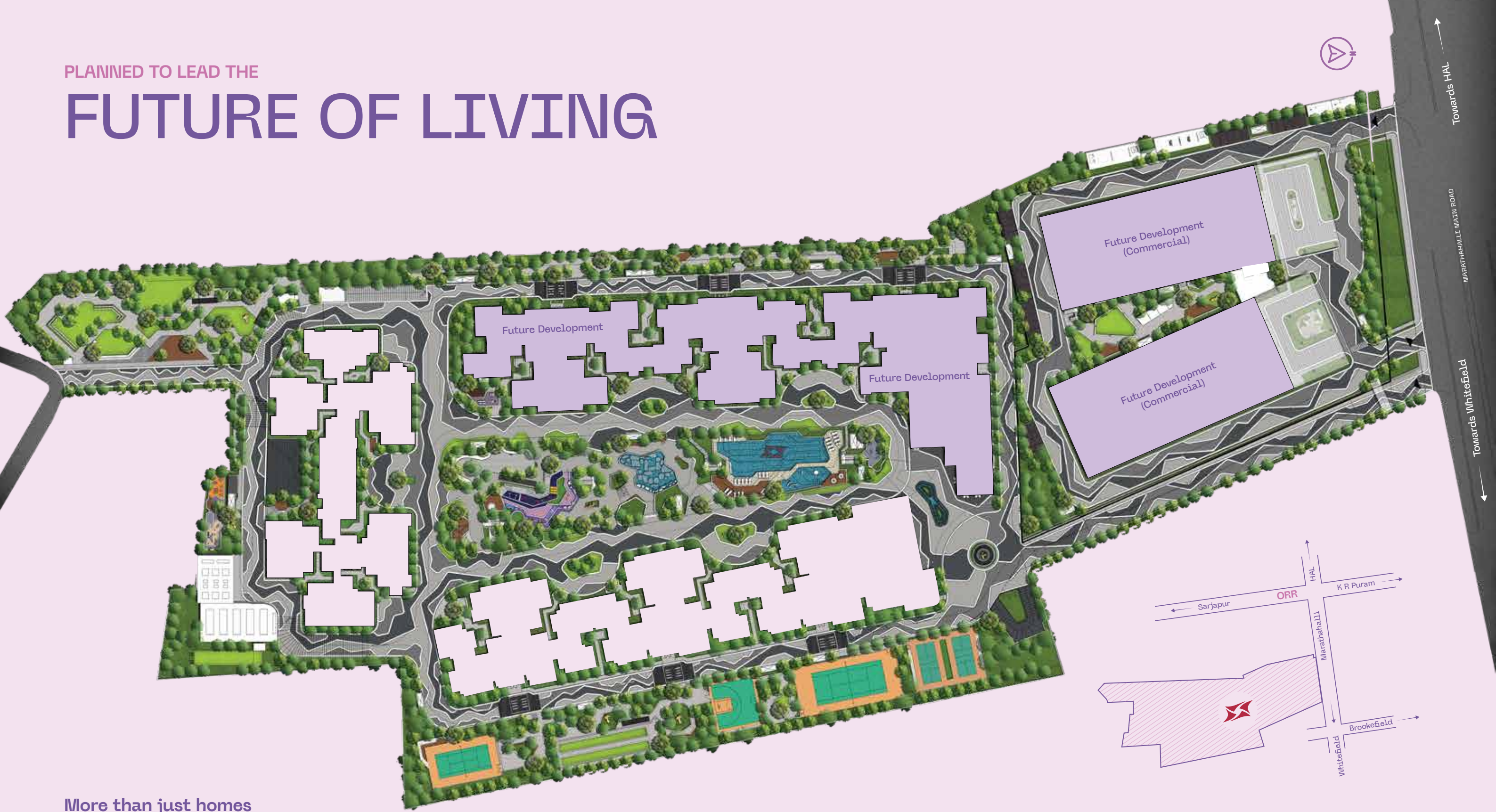
BUT ESSENTIAL

Where time isn't stolen.
It's given back.
Where life isn't partitioned.
It's put together.
Where the hands don't rush against each other.
They finally meet.


Because in a city that never stands still,
A location like this will always stand out.

PLANNED TO LEAD THE


FUTURE OF LIVING



More than just homes
WE ARE BUILDING

 A rare mix of **residential and commercial spaces** spread across ~14 acres, designed to fit every way of life.

 **50+ thoughtfully curated amenities**, planned by **BELT COLLINS** & **RSP ARCHITECTS** to set a world benchmark.

 **Vastu Compliant homes** with **80% open spaces** that frame every corner, letting nature, light, and positive energy flow freely.

Configuration	Size
2 BHK	1,375 sq. ft.
3 BHK Smart	1,665 sq. ft.
3 BHK Luxe	1,990 – 2,400 sq. ft.
4 BHK	3,115 sq. ft.

Architectural rendition and areas are indicative only and liable to change without prior notice.



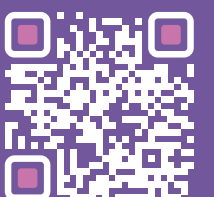
MARATHAHALLI IS THINKING **AHEAD**

ICONIC
ADDRESS

TRULY
GLOBAL
HOMES

DYNAMIC
NEIGHBOUR
HOOD

KNOW MORE



A LEGACY OF 5 DECADES -
HARNESSING THE PAST,
DEFINING THE PRESENT, AND
CREATING THE BLUEPRINT FOR THE FUTURE.



3,000+ ACRES
OF LAND BANK



25+ MIN. SQ. FT.
OF QUALITY ASSETS



32+ PRESTIGIOUS
AWARDS

50 YEARS
— OF —
THINKING AHEAD

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