

YESHWANTHPUR, BENGALURU

RERA No: PRM/KA/RERA/1251/309/PR/110625/007817,
available at website: <http://rera.karnataka.gov.in>.

GODREJ TIARA

GODREJ TIARA

— FOR LIFE'S PRECIOUS MOMENTS —

Godrej | PROPERTIES

Our Purpose Statement



We create spaces that enable **Everyday Joys**
One Community,
One Family, and
One Home at a Time.

Crafting timeless landmarks across Bengaluru



Artist impression. Not an actual site photograph.

GODREJ WOODSCAPES

RERA No: PRM/KA/RERA/1251/446/PR/170524/006882,
PRM/KA/RERA/1251/446/PR/170524/006888



Artist impression. Not an actual site photograph.

GODREJ LAKESIDE ORCHARD

RERA No: PRM/KA/RERA/1251/446/PR/300924/007105



Artist impression. Not an actual site photograph.

GODREJ ATHENA

RERA No: PRM/KA/RERA/1251/446/PR/090123/005605



Artist impression. Not an actual site photograph.

GODREJ MSR CITY

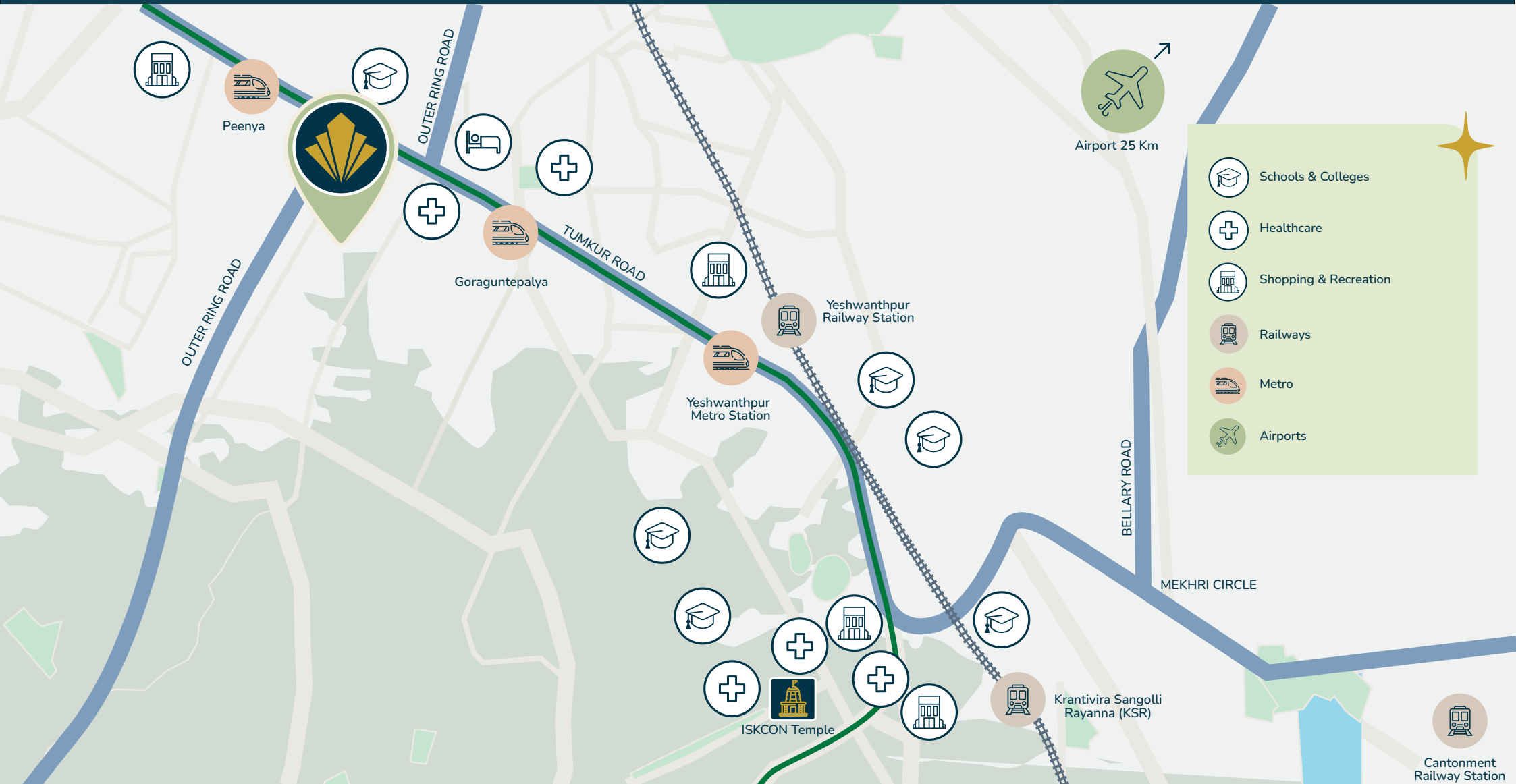
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Yeshwanthpur

A hub of connectivity and convenience

Located in the heart of Bengaluru, Yeshwanthpur is a dynamic blend of residential, commercial, and industrial spaces. With excellent connectivity to major roads, metro stations, the Yeshwanthpur Junction Railway Station, and the Kempegowda International Airport, it offers seamless access to key areas of the city. The neighbourhood is also close to the ISKCON Temple and major commercial hubs like the World Trade Centre, making it a sought-after destination for professionals and businesses alike.

A mélange of old and new Bengaluru, Yeshwanthpur perfectly balances heritage and modernity for those seeking convenience, growth, and a well-rounded lifestyle.



Where every destination feels within reach

COMMUTE AND CONNECTIVITY

Airport



- Located 34 Km away from the Kempegowda International Airport.
- Easily accessible via the Outer Ring Road and Bellary Road.

Roadways



- National Highway 4 - The subject site is located adjacent to NH 4.
- Outer Ring Road - The subject site is located adjacent to Outer Ring Road.
- Bellary Road - The subject site is located 6.0 Km away from Bellary Road/ Mekhri Circle.

Railways



- Yeshwanthpur Railway Station - 1.5 Km from the site.
- Krantivira Sangolli Rayanna - Bengaluru Railway Station (KSR) is located at a distance of 8 Km from the site.
- Cantonment Railway Station - 9.5 Km from the site.

Metros



- Goraguntepalya - 0.15 Km/ 1 Min
- Peenya Metro Station - 1.5 Km/ 3 Min
- Yeshwantpur Metro Station - 1.3 Km/ 3 Min

HEALTHCARE FACILITIES

RECREATIONAL AVENUES

UPCOMING INFRASTRUCTURE

SCHOOLS & COLLEGES



1. People Tree Hospital (0.1 Km) - 0.5 Min Drive
2. Sparsh Hospital (0.55 Km) - 2 Min Drive
3. Manipal Hospital (2.5 Km) - 6 Min Drive
4. Narayana Nethralaya (3.7 Km) - 10 Min Drive
5. Fortis Hospital (4.1 Km) - 11 Min Drive
6. M.S. Ramaiah Hospital (5.3 Km) - 14 Min Drive



1. PVR Vaishnavi Sapphire Mall (1.2 Km) - 4 Min Drive
2. Metro Cash & Carry (2.9 Km) - 9 Min Drive
3. Orion Mall (2.9 Km) - 9 Min Drive
4. Ikea (5.3 Km) - 16 Min Drive
5. Lulu Mall (7.3 Km) - 23 Min Drive
6. Mantri Square (7.3 Km) - 23 Min Drive
7. GT World Mall (8 Km) 20 Min Drive



1. Sattva Knowledge point (0.85 Km) - 5 Min Drive
2. DNR Altitude (0.9 Km) - 3 Min Drive
3. Brigade Twin Towers (1.2 Km) - 5 Min Drive
4. BCM Vertex (2.3 Km) - 10 Min Drive
5. Puravankara - Keppel Project (2.6 Km) - 9 Min Drive
6. Prestige Capital Square (7.3 Km) - 23 Min Drive



1. National Public School (1 Km) - 4 Min Drive
2. Euro Kids, Nandini Layout (1.9 Km) - 8 Min Drive
3. Brigade School (3 Km) - 9 Min Drive
4. BGS World School (3.9 Km) - 10 Min Drive
5. Indian Institute Of science (4.1 KM) - 9 Min Drive
6. Kendriya Vidhyalaya (4.1 KM) - 15 Min Drive
7. Ramaiah Institute of Technology (5.7 K) - 17 Min Drive
8. Ramaiah Medical College (6Km) - 18 Min Drive

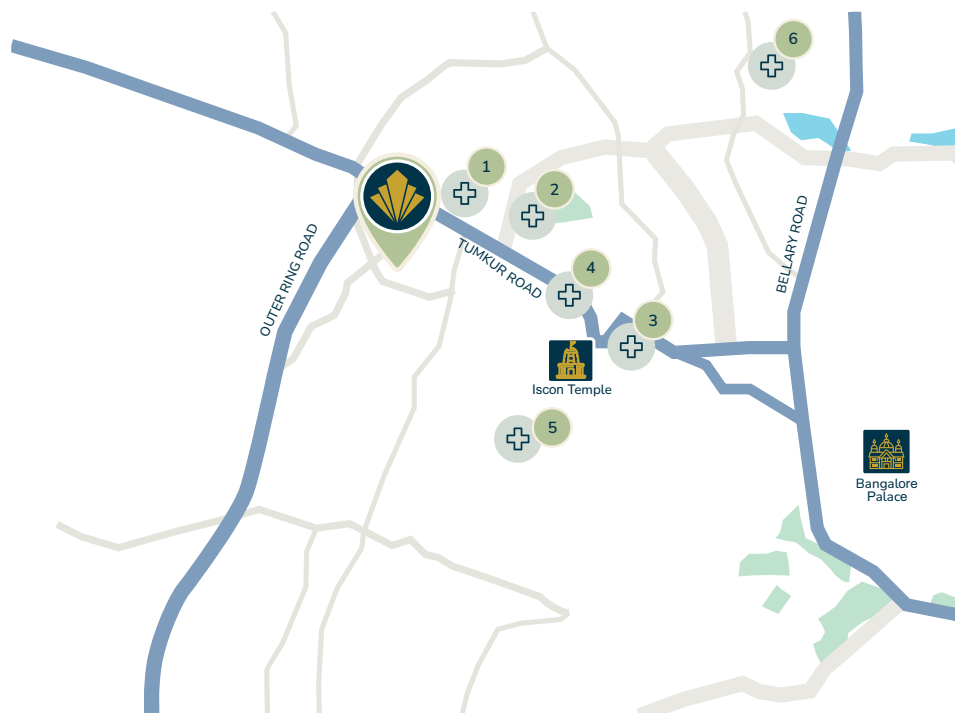
Easy access to top healthcare services

Experience the comfort of knowing that exceptional healthcare is always within reach, ensuring your family's well-being and the moments that matter most.

HEALTHCARE FACILITIES



1. People Tree Hospital (0.1 Km) - 0.5 Min Drive
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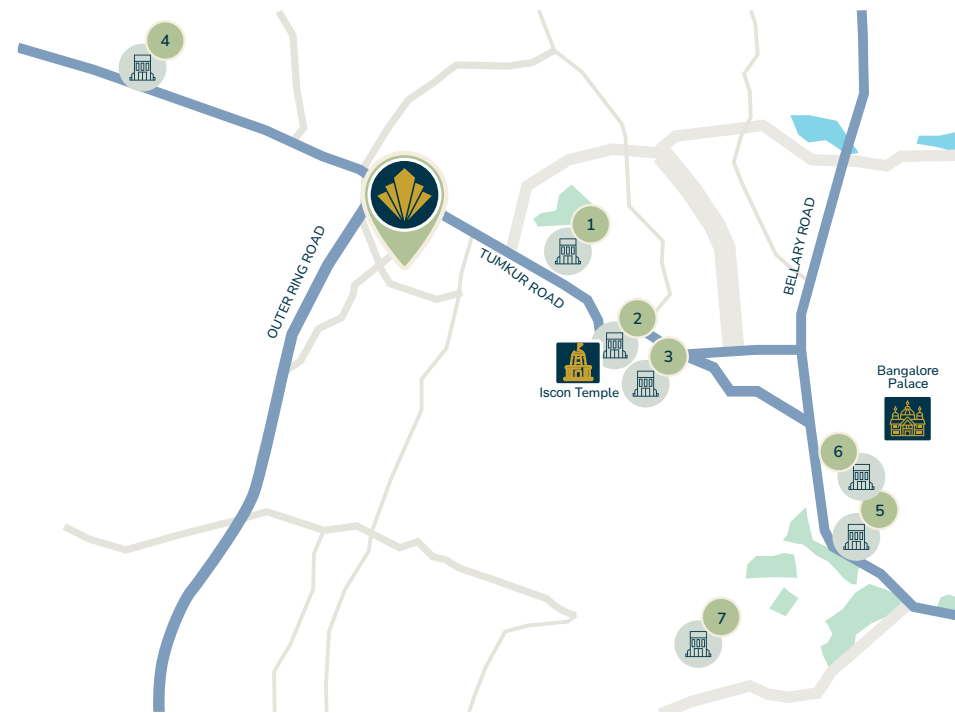
At the intersection of shopping, fine dining and recreation

A vibrant hub where every experience—whether it's shopping, dining, or unwinding comes together, making every moment unforgettable.

RECREATIONAL AVENUES



1. PVR Vaishnavi Sapphire Mall (1.2 Km) - 4 Min Drive
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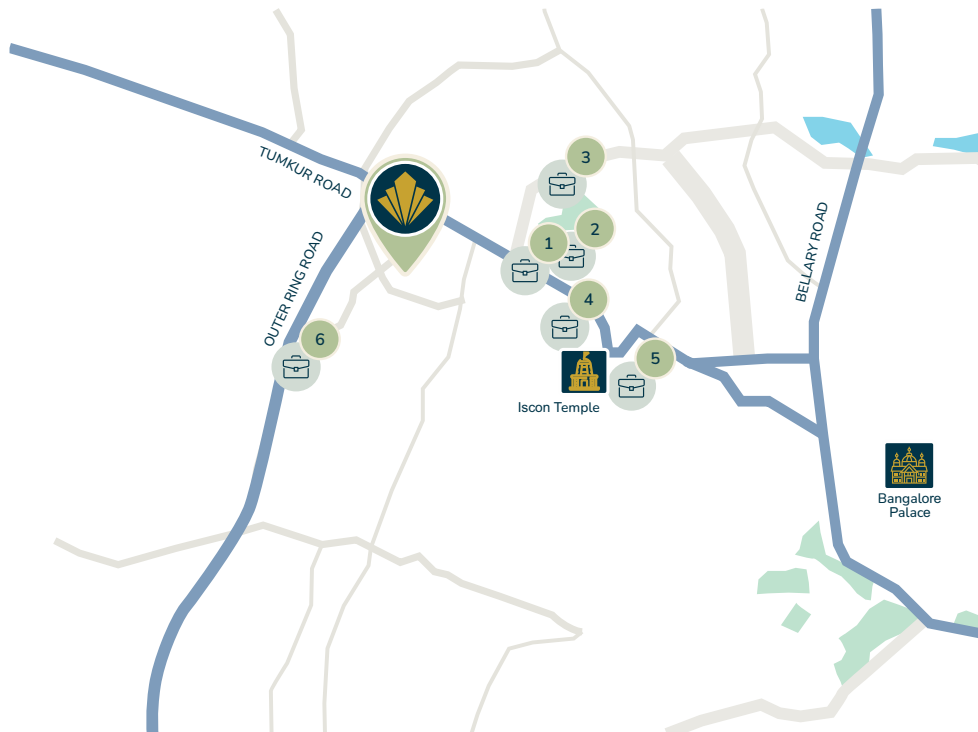
Positioned for **SUCCESS** in an emerging **business hub**

Located at the heart of a thriving business district, offering boundless opportunities for success and the moments that follow.

UPCOMING INFRASTRUCTURE



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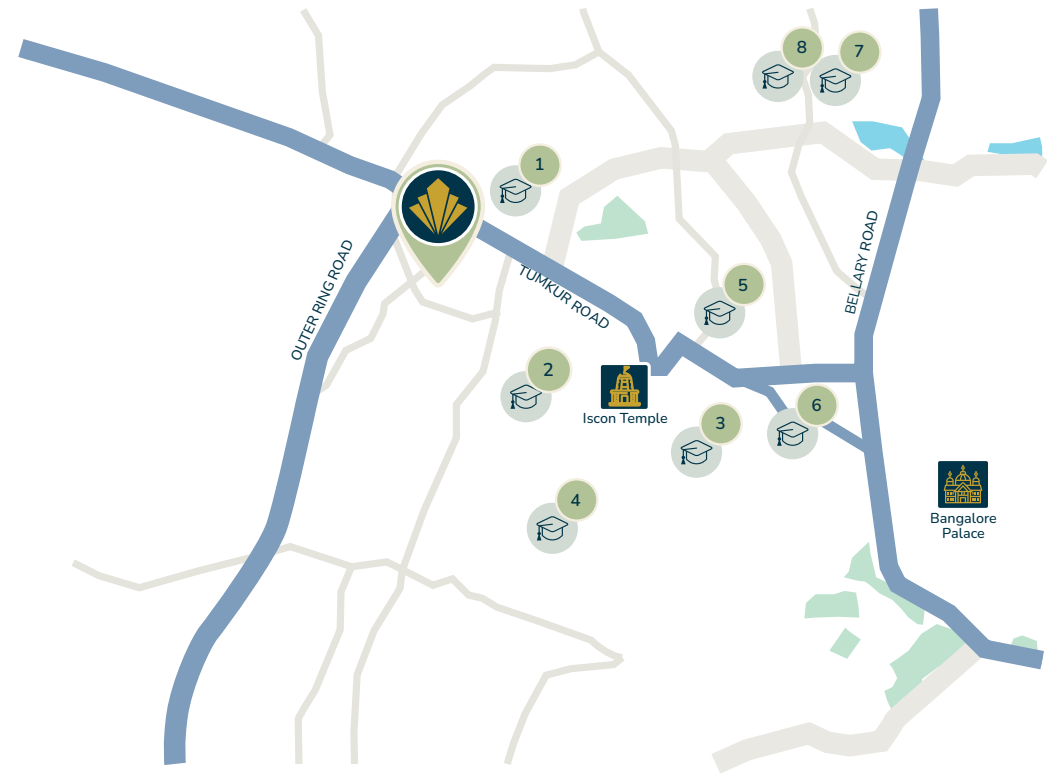
Access to the city's finest **educational institutions**

Step through the door to a future brimming with potential, offering seamless access to the city's finest educational institutions.

SCHOOLS & COLLEGES



1. National Public School (1 Km) - 4 Min Drive
2. Euro Kids, Nandini Layout (1.9 Km) - 8 Min Drive
3. Brigade School (3 Km) - 9 Min Drive
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INTRODUCING

GODREJ TIARA

— FOR LIFE'S PRECIOUS MOMENTS —

Godrej Tiara celebrates the beauty found in life's most cherished moments, big and small. Inspired by the timeless allure of a perfectly cut jewel, every detail here is thoughtfully crafted to help you embrace these experiences—whether it's enjoying a quiet morning with views of lush greenery or unwinding with a serene walk at sunset. This is a space **For Life's Precious Moments**.

Four facets of brilliance, One multifaceted life.



1

Serene Banyan Walkways



2

Never-ending Green Views



3

A Sparkling Rooftop Clubhouse



4

A Grand Community Clubhouse

GODREJ TIARA

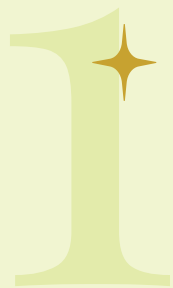
— FOR LIFE'S PRECIOUS MOMENTS —



Artist's impression. Not an actual site photograph.



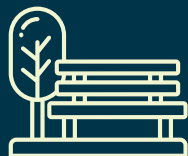
Artistic impression. Not an actual site photograph.



Godrej Tiara presents an exceptional outdoor experience, with thoughtfully designed pathways that meander serenely around a grand Banyan tree. These peaceful walkways provide a serene escape from daily life, inviting moments of reflection, relaxation, and reconnection with your true self.



Reflective Water Haven



Cosy Tree Pits

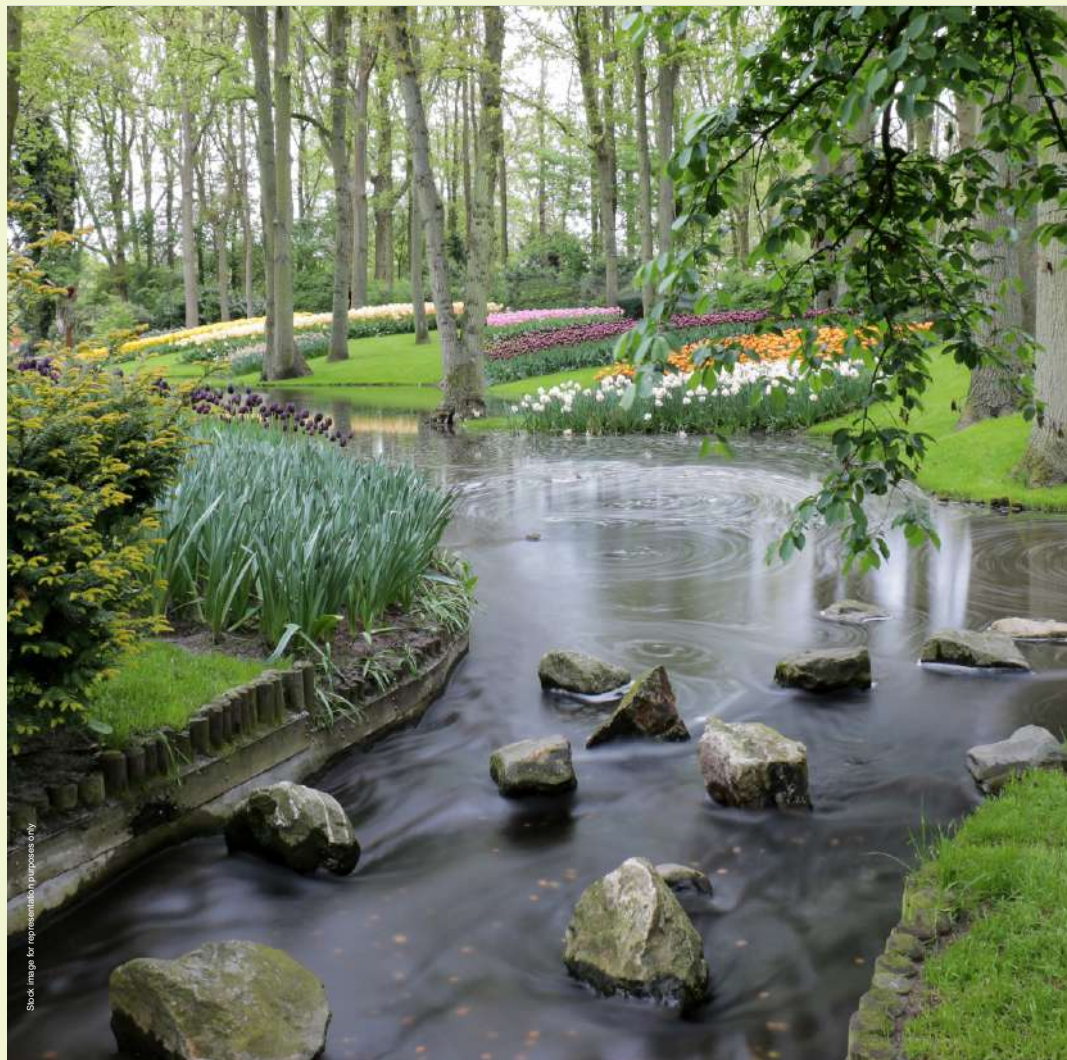


Elevated Walkways

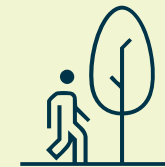
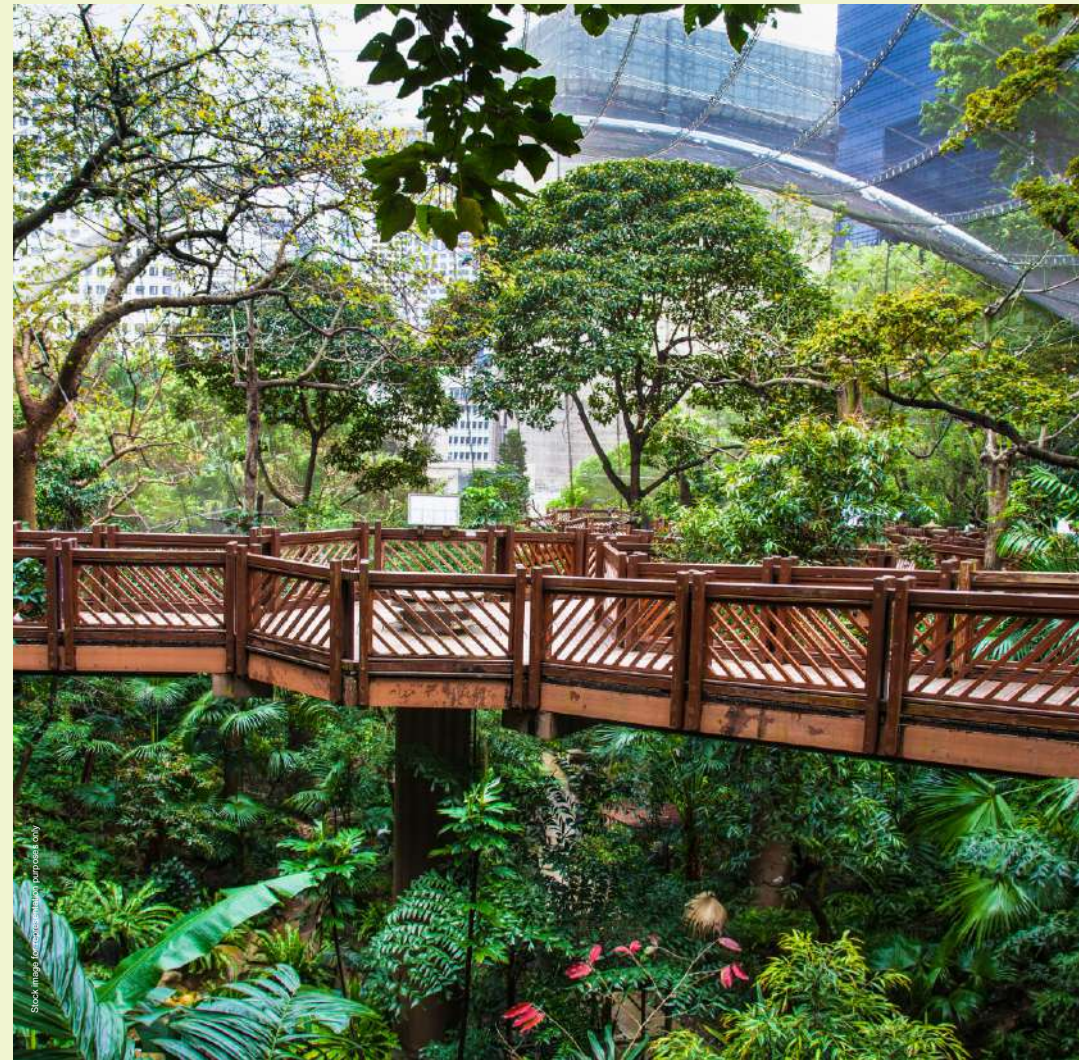


Serene Meditation Deck

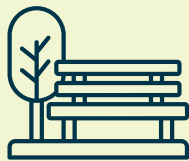




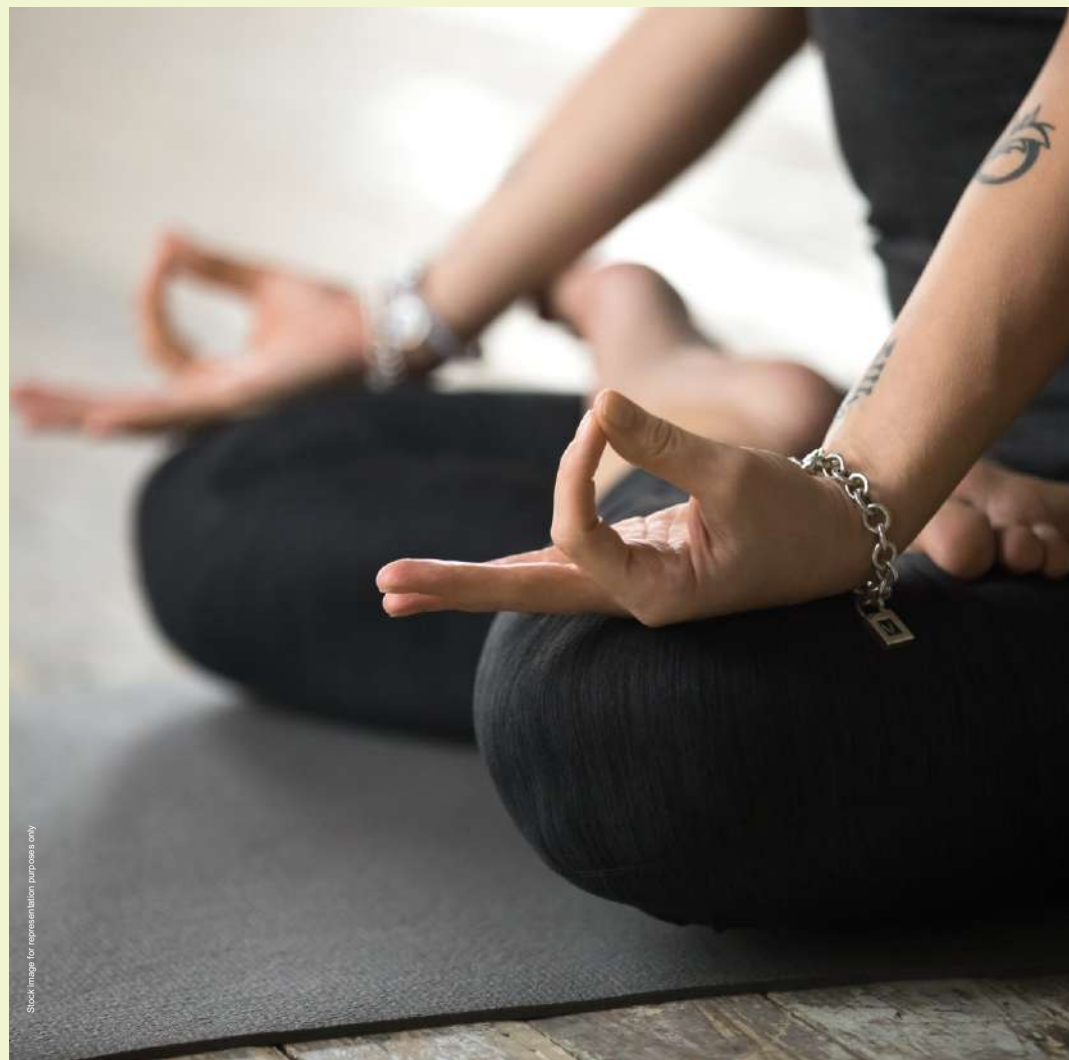
Reflective Water Haven: Water feature with a shallow water body for reflection



Elevated Walkways: An elevated walkway with a shade structure for peaceful strolls



Cosy Tree Pits: Cozy seating around
the tree pit to unwind and relax



Serene Meditation Deck : Rediscover your inner peace at
the serene Yoga & Meditation Deck



2

Imagine starting each day surrounded by the serene beauty of endless greenery. At Godrej Tiara, this vision becomes reality. Located across from an expansive 2,000-acre greens and surrounded by thoughtfully designed open spaces within the property, your mornings are filled with inspiration, and your evenings end in serenity.



Celebration Lawn



Lush Sculpture Court



Sunken Retreat

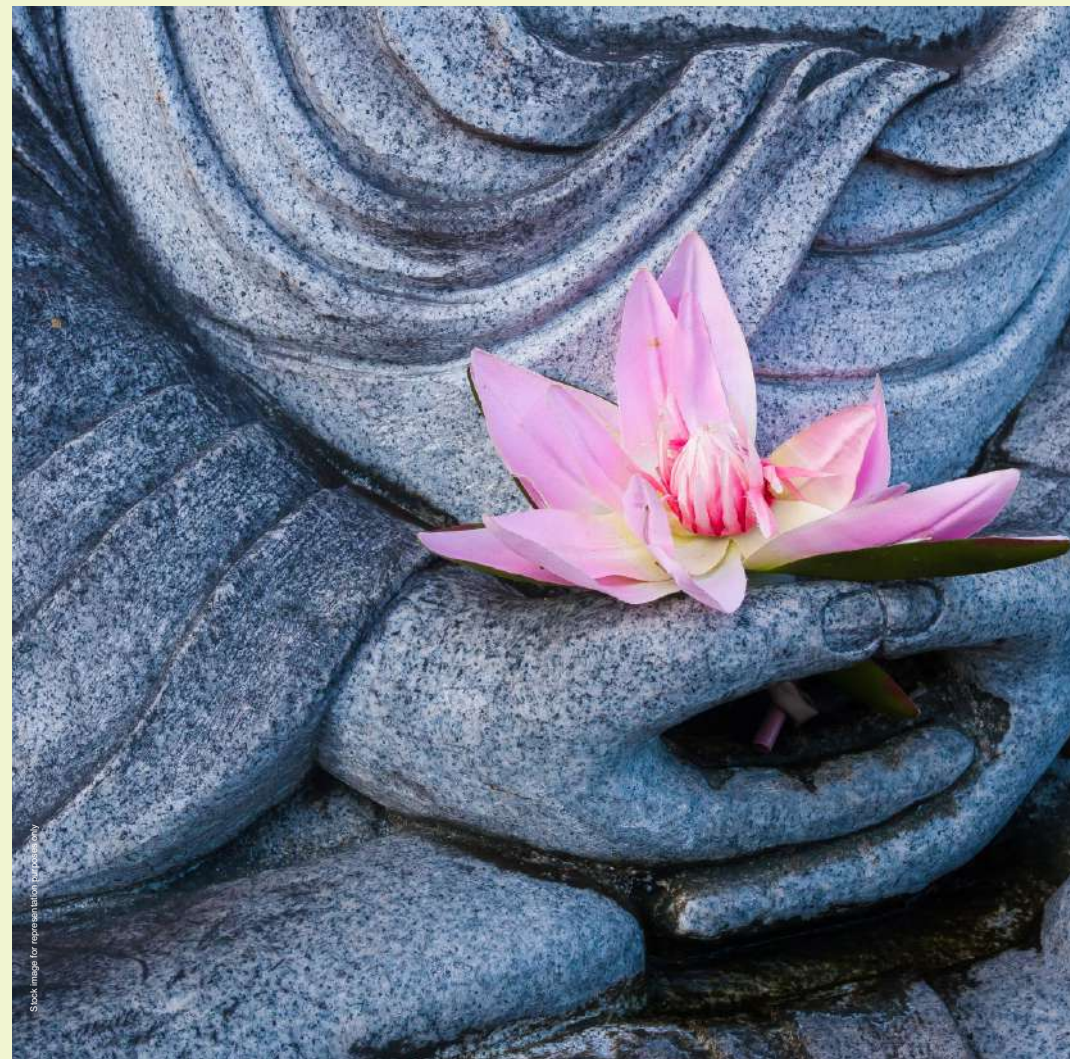


Therapeutic Nature Trail

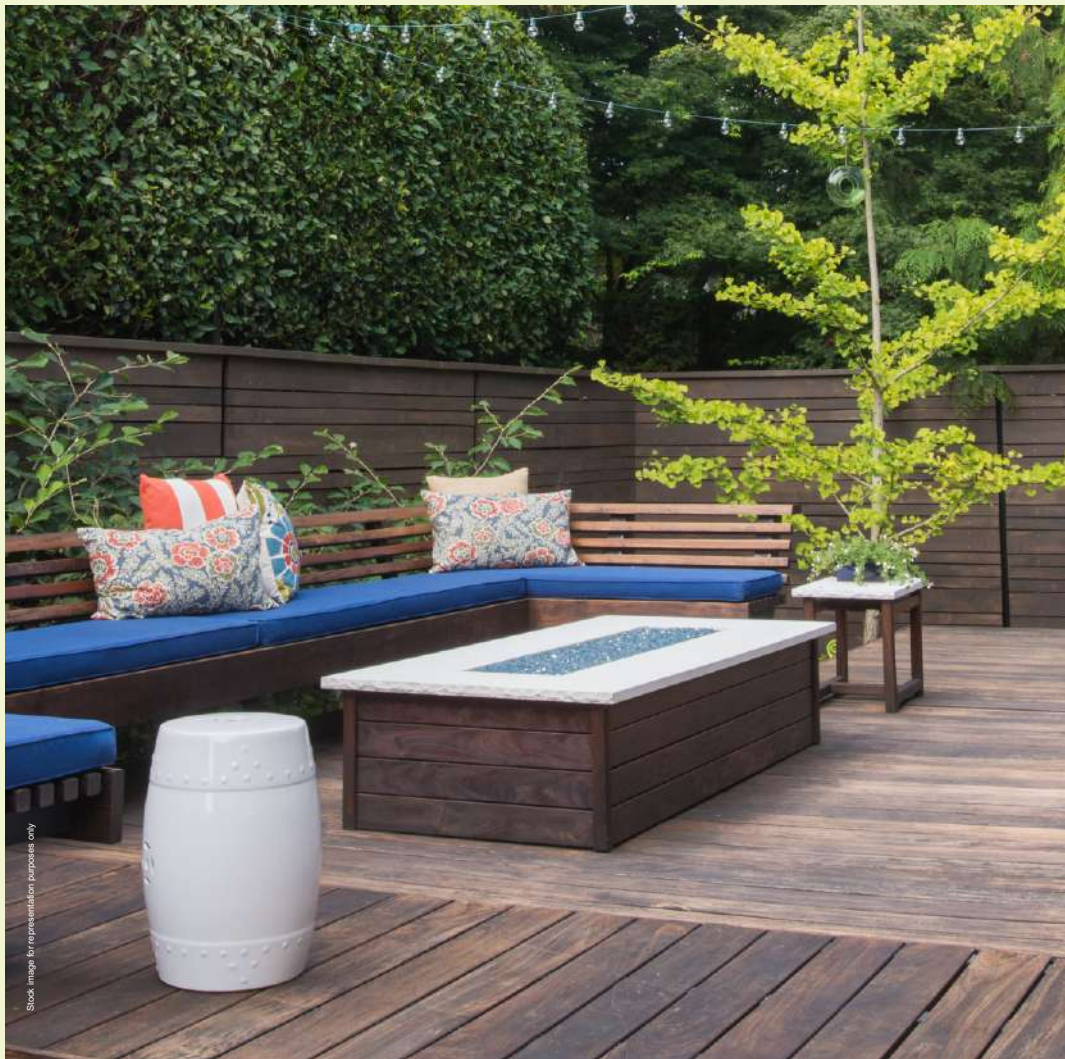




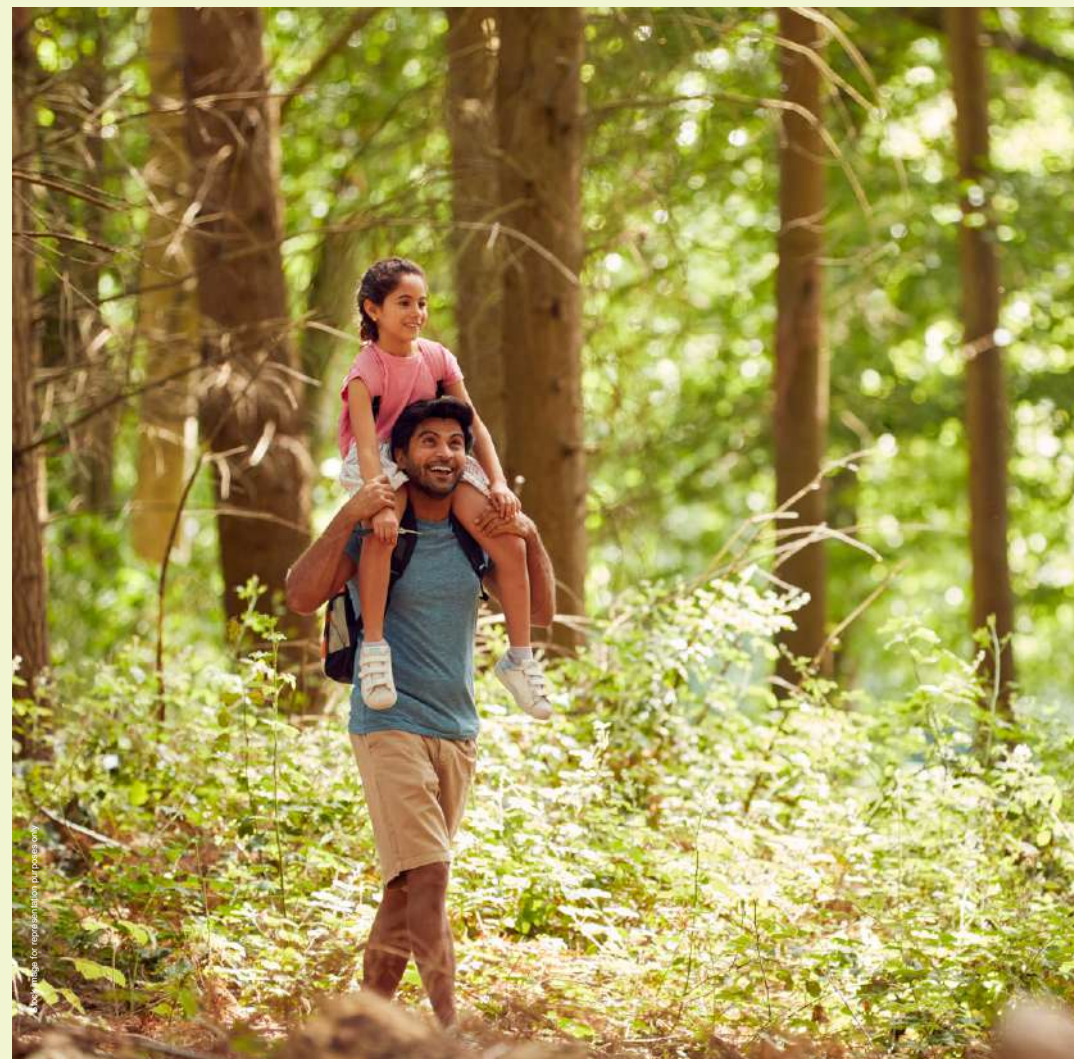
Celebration Lawn: Celebrate life's milestones
in an open, lush setting



Lush Sculpture Court: Admire art surrounded
by the calm embrace of nature



Sunken Retreat: Relax in a beautifully designed
sunken retreat, perfect for quiet moments



Therapeutic Nature Trail: Rejuvenate your senses
with a calming stroll along nature's therapeutic pathway



3

Welcome to a space where life rises to meet your dreams. At our sky-level clubhouse, every moment reveals a new facet of your lifestyle—whether you're seeking serenity, connection, or indulgence, this thoughtfully designed retreat offers the perfect blend of relaxation, wellness, and memorable experiences. Here, every detail enriches your life, creating a haven where unforgettable moments unfold naturally.



Infinity Pool



Wellness Centre



Rooftop Cinema



Gym



Dance Studio

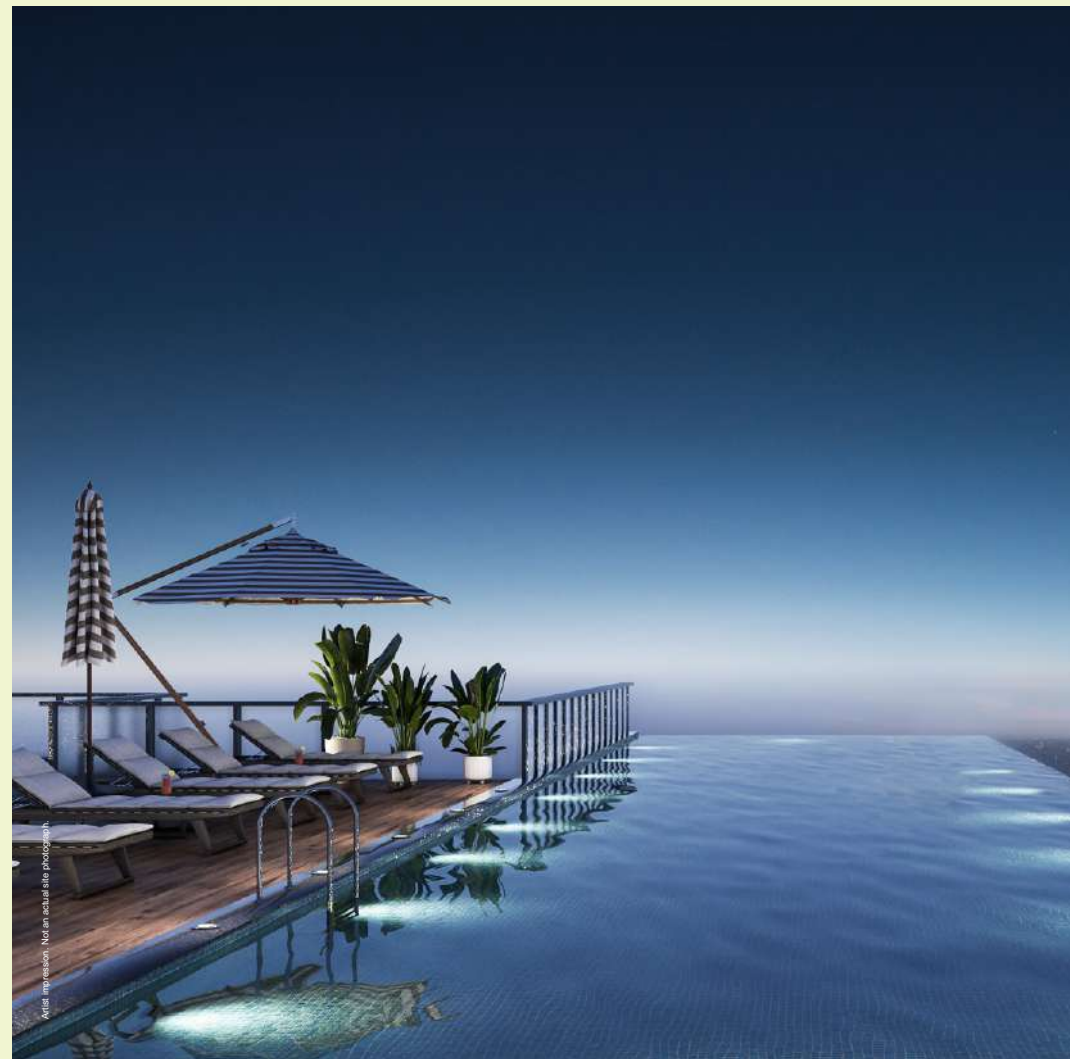


Cigar Room

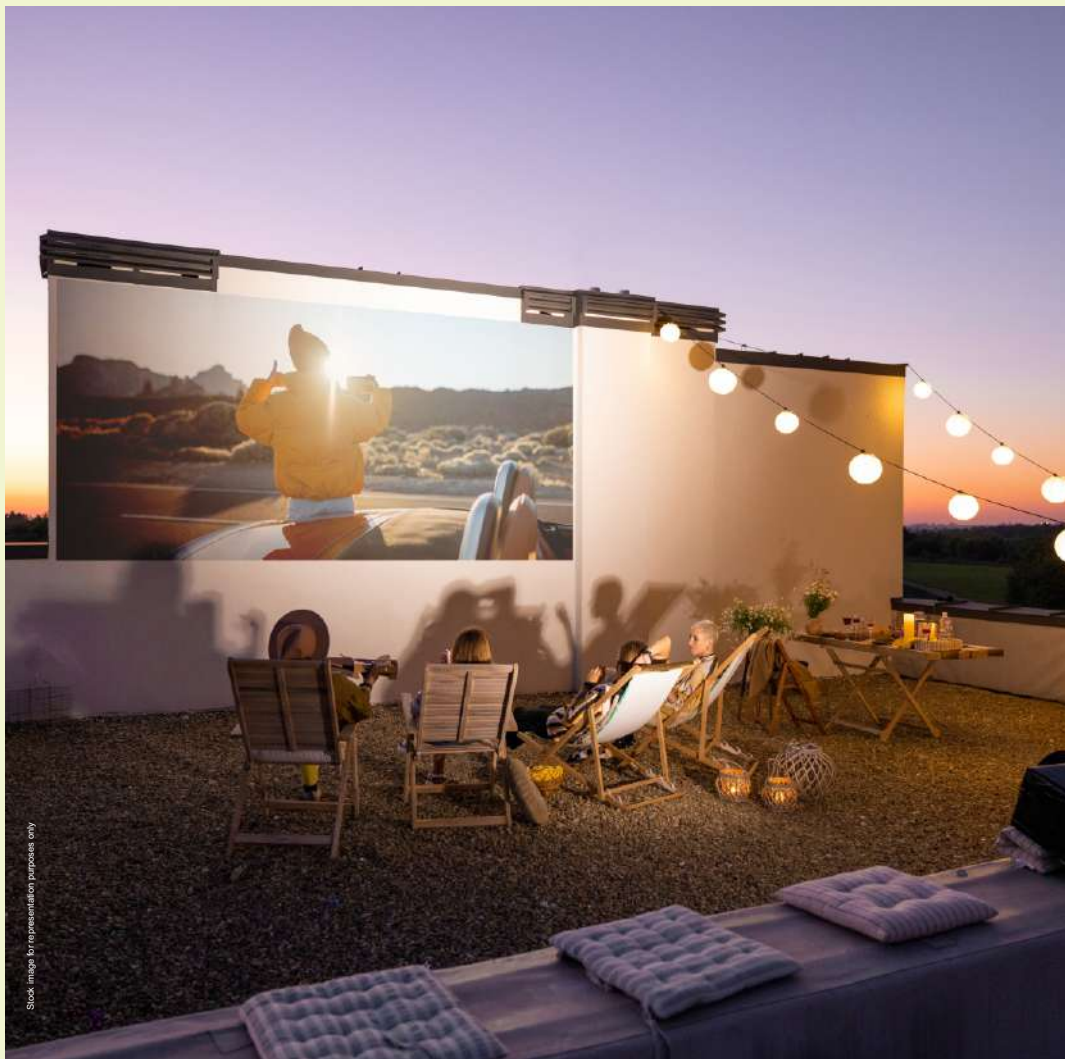




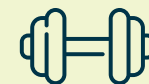
Wellness Centre: Rejuvenate your body and mind in
a sanctuary of calm and indulgence



Infinity Pool: Dive into tranquility with panoramic
views and endless horizons



Rooftop Cinema: Experience movie nights under the stars



Gym: A modern fitness centre to power your workouts and wellness goals



Dance Studio: A rooftop space designed to inspire movement and self-expression



Cigar Room: A refined retreat for moments of quiet indulgence



4

At the heart of Godrej Tiara stands our grand community clubhouse—a space where life's most important moments are cherished and celebrated. Thoughtfully designed to bring together relaxation, connection, and well-being, this clubhouse offers the ideal setting for making lasting memories and embracing every aspect of life to its fullest.



Celebration Hall



Game Zone



Squash Court



Badminton Court

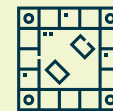


Business Hub

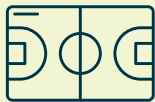




Celebration Hall: A stylish setting for hosting distinguished events and creating cherished memories



Game Zone: A space for friendly rivalry and building lasting connections



Squash Court: For those who enjoy an energising workout or a lively match



Badminton Court: Elevate your fitness routine or indulge in a spirited game with friends



Business Hub: A refined and elegant space
designed for collaboration and success

Technical specifications

Type of Structure

RCC structure with aluminium formwork

Flooring & Dado

- Imported marble for living, dining, kitchen and passage, Wooden vitrified tiles for the master bedrooms, and Vitrified flooring for other bedrooms.
- Antiskid tiles flooring for toilets, utility & balcony.
- Ceramic tile Dado for toilets

Doors

- Main door - Decorative veneer finish
- Bedroom - Flush door - laminate finish
- Toilet door - Flush door - Laminate finish
- Smart door lock: Yes – only for main door

Windows

UPVC Double glazed windows

Railing

Glass railing for balcony

Kitchen/Utility Platform

No platform, no sink & no Dado in kitchen

Painting

- Internal walls- Emulsion paint
- Ceiling- Emulsion paint
- External paint- Exterior grade texture paint and exterior grade texture paint for balconies
- Basement paint - OBD/CEM paint

CP Sanitary Fittings

Grohe & American Standard/Equivalent Brands

Your blueprint to timeless moments of joy

Master Layout Plan



LEGEND

LANDSCAPE OUTDOOR AMENITIES

- | | |
|--------------------------|-----------------------------|
| 1. EVENT LAWN | 7. PADDLE COURT |
| 2. WATER BODY | 8. PET PARK |
| 3. CRICKET PRACTICE NET | 9. MINI SOCCER |
| 4. REFLEXOLOGY PATH | 10. ELEVATED WALKWAY |
| 5. CHILDREN'S PLAY AREA | 11. AMPHITHEATRE |
| 6. TODDLER'S PLAY AREA | 11. YOGA & MEDITATION DECK |
| | 13. SCULPTURE COURT |

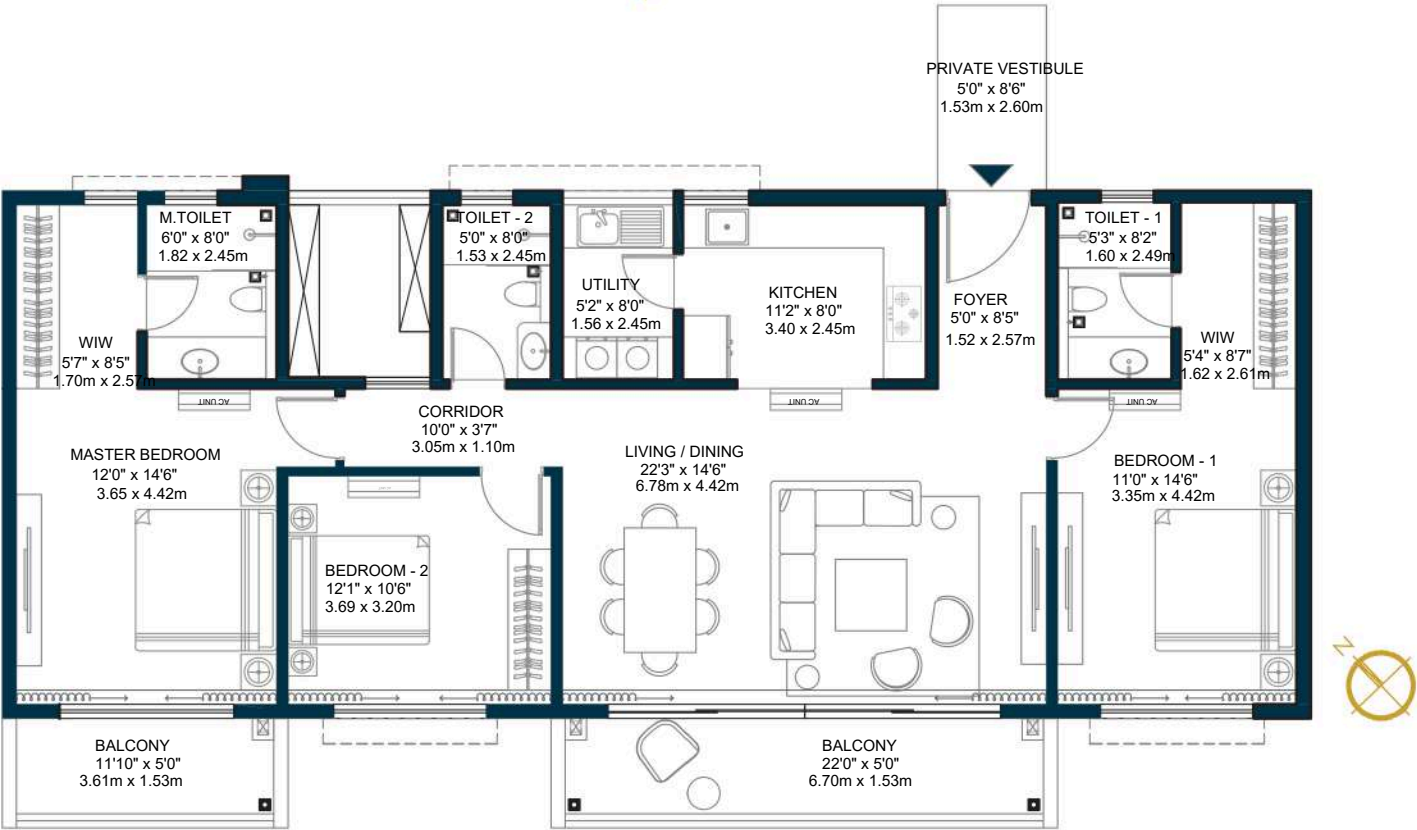
CLUBHOUSE AMENITIES

- | |
|----------------------------------|
| 14. BANQUET HALL & PRE-FUNCTION |
| 15. BOARD GAMES |
| 16. SQUASH COURT |
| 17. BADMINTON COURT |
| 18. BUSINESS LOUNGE |
| 19. PRIVATE DINING |

ROOFTOP AMENITIES

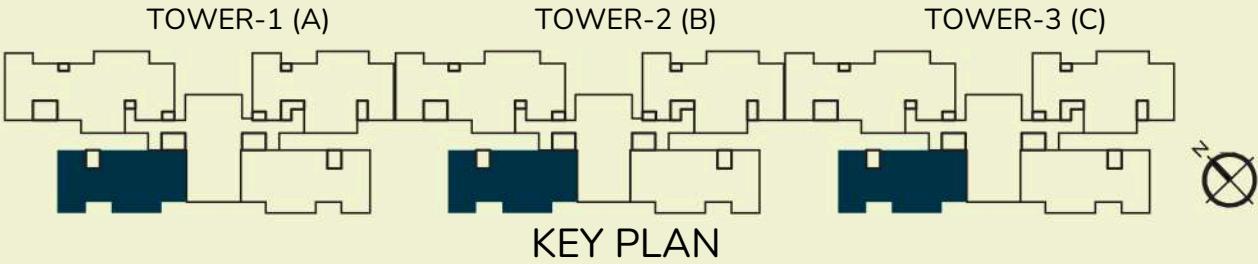
- | |
|-------------------------|
| 20. GYMNASIUM |
| 21. DANCE STUDIO |
| 22. SALON |
| 23. STEAM |
| 24. SAUNA |
| 25. MASSAGE ROOM |
| 26. JACUZZI |
| 27. CAFE |
| 28. LIBRARY |
| 29. CIGAR ROOM |
| 30. SWIMMING POOL |
| 31. KIDS POOL |
| 32. CALISTHENICS COURT |
| 33. YOGA ZONE |
| 34. INFORMAL SEATING |
| 35. ROOF TOP CINEMA |
| 36. KIDS ZONE |

Floor plan 3 BHK - TYPE 01

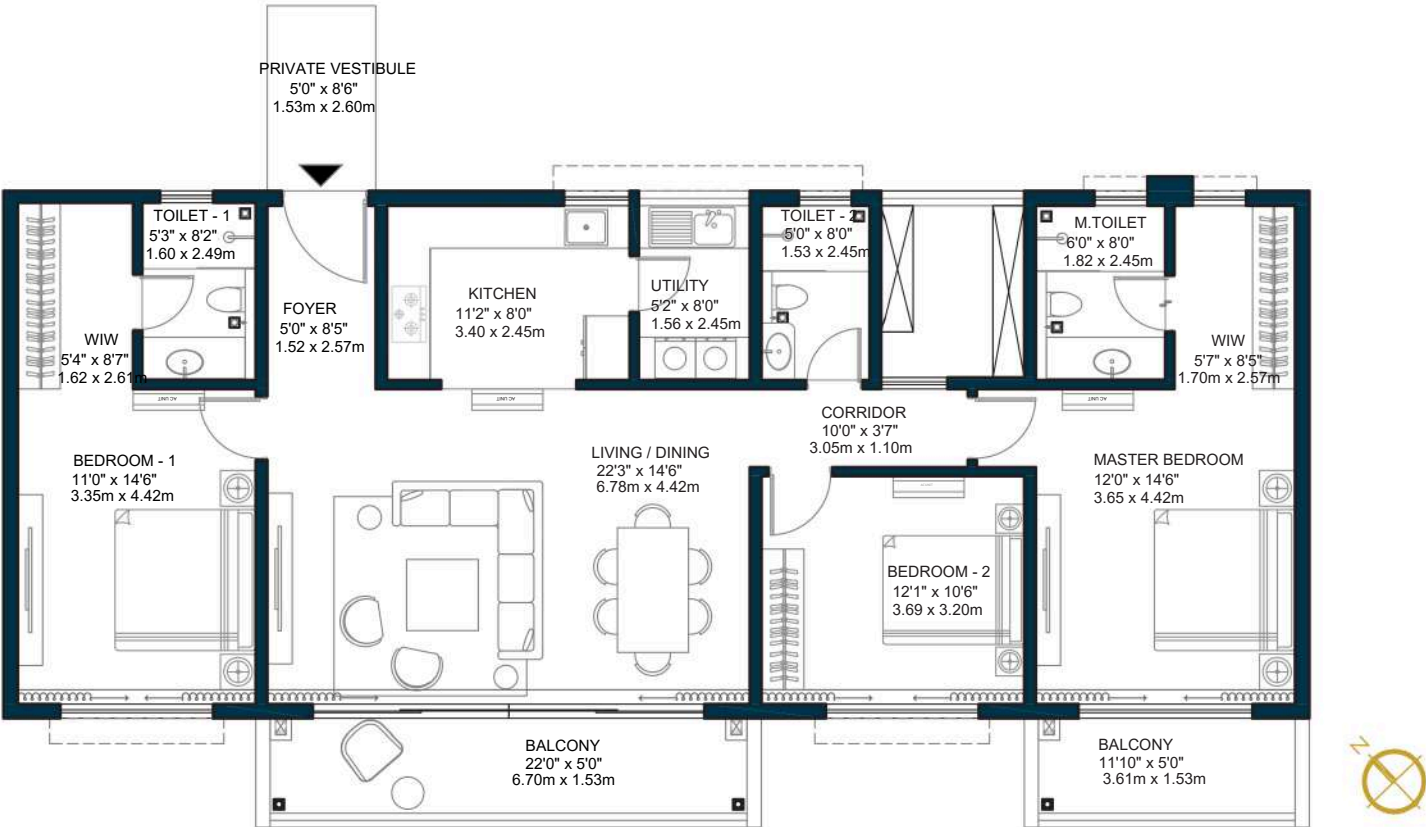


UNIT TYPE
3 BHK TYPE - 01
FLOOR - 1 to 29
SERIES - 4

3 BHK TYPE - 01	
RERA CARPET AREA	116.20 Sq.Mts. (1250.87 Sq.Ft)
BALCONY AREA	16.94 Sq.Mts. (182.360 Sq.Ft)
UTILITY AREA	3.89 Sq. Mts (41.26 Sq.Ft)
SALE AREA	196.98 Sq. Mts (2120 Sq.Ft)

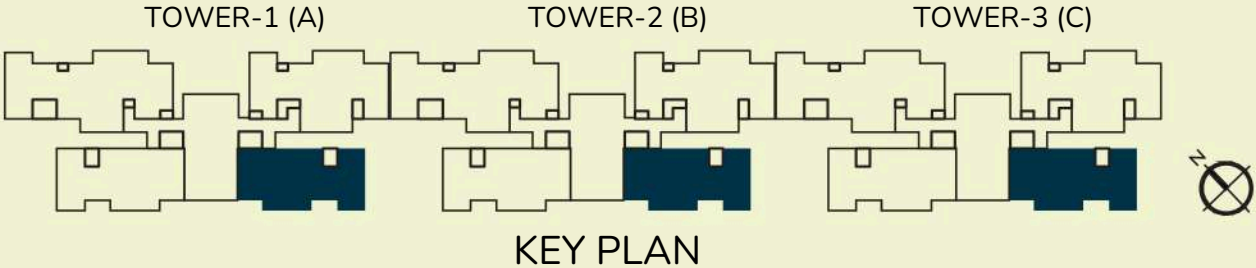


Floor plan 3 BHK - TYPE 02

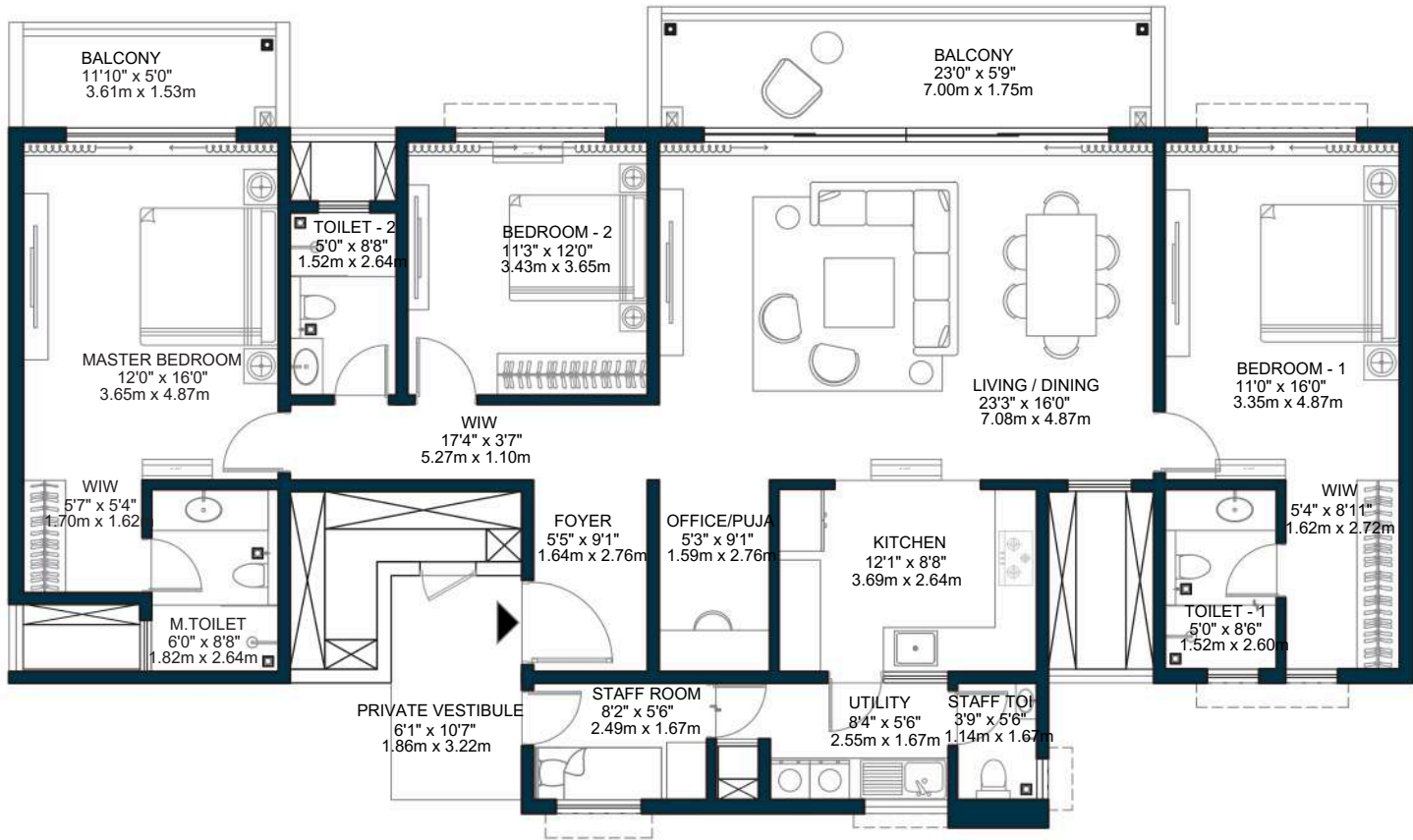


UNIT TYPE
3 BHK TYPE - 02
FLOOR - 1 to 29
SERIES - 3

3 BHK TYPE - 02	
RERA CARPET AREA	116.20 Sq.Mts. (1250.87 Sq.Ft.)
BALCONY AREA	16.94 Sq.Mts. (182.36 Sq.Ft.)
UTILITY AREA	3.83 Sq.Mts. (41.26 Sq.Ft.)
SALE AREA	196.98 Sq. Mts (2120 Sq.Ft)

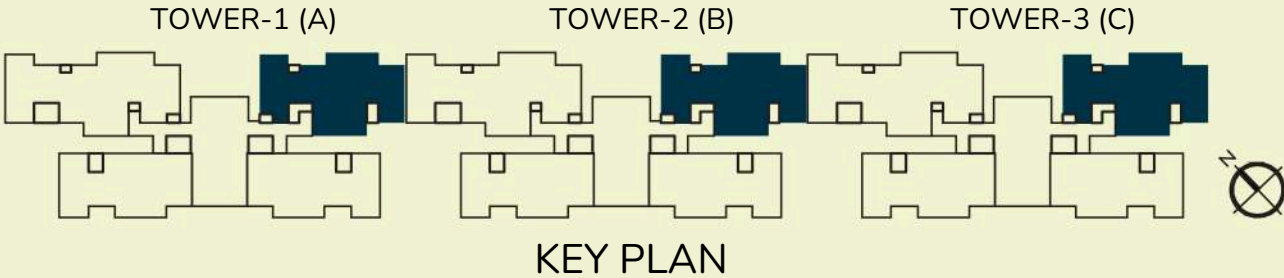


Floor plan 3 BHK + STAFF

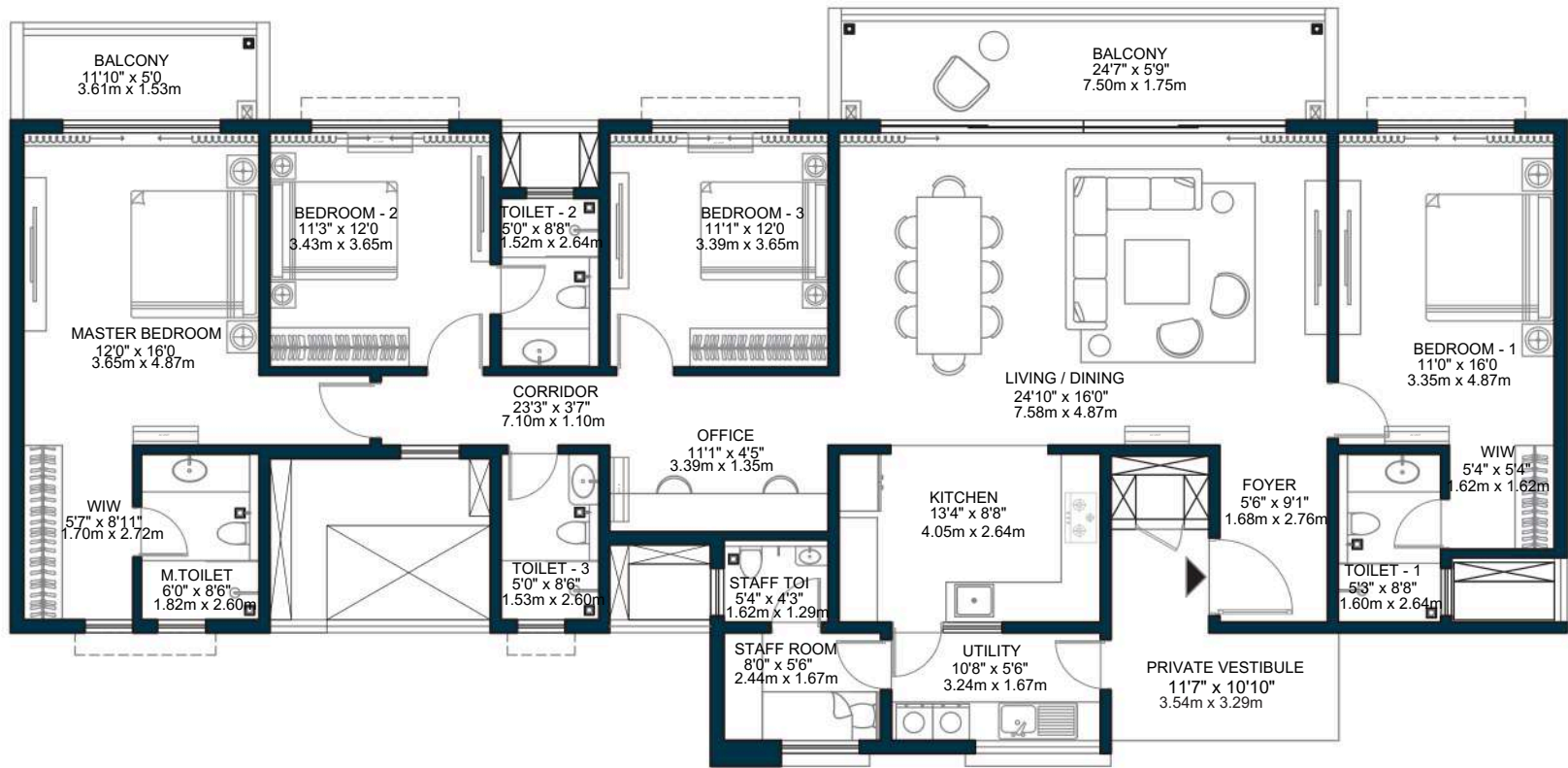


UNIT TYPE
3 BHK + STAFF
FLOOR - 1 to 29
SERIES - 2

3 BHK + STAFF	
RERA CARPET AREA	139.08 Sq.Mts. (1497.13 Sq.Ft.)
BALCONY AREA	19.06 Sq.Mts. (205.21 Sq.Ft.)
UTILITY AREA	5.09 Sq.Mts. (54.83 Sq.Ft.)
SALE AREA	234.75 Sq. Mts (2527 Sq.Ft)

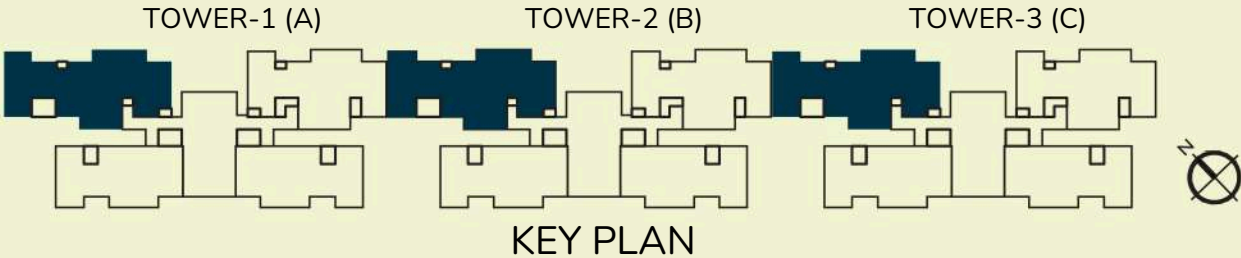


Floor plan 4 BHK + STAFF



UNIT TYPE 4 BHK
TYPE + STAFF
FLOOR - 1 to 29
SERIES - 1

4 BHK TYPE + STAFF	
RERA CARPET AREA	164.48 Sq.Mts. (1770.53 Sq.Ft.)
BALCONY AREA	19.94 Sq.Mts. (214.63 Sq.Ft.)
UTILITY AREA	5.55 Sq.Mts. (59.79 Sq.Ft.)
SALE AREA	273.19 Sq. Mts (2941 Sq.Ft)





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