

IN THE HEART OF THE CITY.
AND JUST AS CLOSE TO YOUR HEART.

Personal wrap-around regalia garden residences,
with 3 & 4 bed residences attached.



Representative Image

PRIVATE WRAP-AROUND GARDENS WITH 3 & 4 BED RESIDENCES ATTACHED.

Presenting limited-edition private wrap-around garden residences, right in the heart of the city and minutes from everything that matters. A rare collective of uber-sized 3 & 4 bed residences, with beautiful, soul-resuscitating, lavish garden spaces. Outside, an approx. 35,000 sq. ft luxury Club, landscaping and curated greens, lovingly crafted by world-renowned partners. It's all that you ever really wanted. Only 7 connoisseurs will covet these.

Book your bit of soulful living today. Understandably, this world won't wait.

3 Bed Regalia Garden Residence: ₹ 4.37 cr.* (+taxes).	4 Bed Regalia Garden Residence: ₹ 5.03 cr.* (+taxes)	Completion by mid 2024.	7 Select Homes
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Schedule an appointment with your Relationship Manager now. Bookings open for a limited-period only.



A GARDEN, A LIBRARY AND AN OPEN MIND. THE TRUE HALLMARK TO THE FINE LIFE.

4 compelling reasons why the Regalia collection is the Bengaluru connoiseurs' must-have asset.







PRIVATE WRAP-AROUND AMAZON: Curate a dense tropical garden, a bonsai space, a private mini park for morning walks, a yoga zone or a lovely library. A 36 ft. tall green wall with vertical gardens - envelops you into a delightful soulful retreat.

UNIQUE LAYOUTS: Well-designed layouts with zero wastage, all residences with an abundance of natural light and ventilation, and a large canvas of green, below - forming yet another extended green canopy, the courtyard.

ENTHRALLING AMENITIES: Approx. 35,000 sq. ft. Clubhouse, with a grand double-height lobby, with art installations. Temperature controlled covered swimming pool. Poolside party deck. Expandable function hall. Private dining area with live world class kitchen. Sports courts and a brilliantly-appointed gym. The world comes to you.

AT THE CENTRE OF SOUL, ENERGY, GROWTH: Minutes from Manyata Tech Park, MG Road, Cubbon Park, North Bengaluru, Indiranagar. Easy, quick access in all directions. Stay at the nerve centre of Bengaluru.

INDISPUTABLE MERITS OF THE 'GARDEN LIFE':

-  Enhanced physical activity + absorption of Vitamin D, thanks to exposure to sunlight.
-  Lowered stress levels, enhanced dopamine and endorphins with a spot of gardening.
-  Better sleep cycles.
-  Direct impact on qualitatively richer family time, sans digital distractions.
-  Gardening may positively impact blood pressure, blood sugar levels and reduce dementia.
-  Amplified oxygen supply. Breathe better, live better.





WELLNESS. AN ELIXIR IN ENHANCED DEMAND, FOR THE TIMES WE LIVE IN.

From a developer who has evangelised and promoted wellness and fine living, with a throwback to more space, more nature and enhanced freshness. Konzept Ambience has built spaces around this very philosophy. The company has set benchmarks in residential and commercial development, with invigorated design and architecture.



37 years of
Konzept Ambience



India's most
experienced
villa developer



Over
6 million sq. ft.
delivered



Over
4 million sq. ft.
in the making



India's first retail and
shopping mall - Swapnalok
Complex (1987)



Makers of India's
first gated community
- Whisper Valley (1998)



A RARE, POWERFUL, ACKNOWLEDGED ADDRESS RIGHT IN THE HEART OF THE CITY.

Everything that you love and need, within minutes. From the bustling shopping sessions and food escapades on MG Road, to the Sunday morning Cubbon Park run, to the corner office at Manyata Tech Park, to the airport, you're at the heart of it all. A beautiful development, marked by a melange of reds, browns and beiges, rising above the quaint environs of Cooke Town, offering a natural resort-like retreat, yet putting you at the epicenter of the city. Primed to let you savour the city in its fullest from. All that you need is around the corner, and all that you love, around you.

Educational Institutes:

- St. Francis Xavier Girls High School 2.4 km
- Kendriya Vidyalaya 2.5 km
- St. Germain Academy 3.0 km
- CMR National Public School 3.4 km
- St. John's School 3.5 km

Malls:

- Orion Avenue 1.2 km
- 1 MG-Lido Mall 5.7 km
- UB City 7.3 km
- Phoenix Market City 9.0 km
- Orion Mall 10.0 km

Hotels:

- Conrad Hilton 5.0 km
- The Oberoi 5.3 km
- Taj Vivanta 6.1 km
- JW Marriott 7.0 km
- ITC Gardenia 7.4 km

Business Centres:

- ITC Infotech India 1.0 km
- Manyata Tech Park 7.4 km
- Karle Town Centre 8.8 km
- Diamond District 8.9 km
- Bagmane Business Park 10.0 km

Healthcare:

- Divine Speciality Hospital 3.8 km
- Motherhood Hospital 3.8 km
- Bhagwan Mahaveer Jain Hospital 4.9 km
- Manipal Hospital 5.5 km
- Fortis Hospital 5.7 km

Others:

- Indian Gymkhana 1.5 km
- Bangalore East Station 1.9 km
- Sir M Visvesvaraya Railway Station 2.8 km
- Shivajinagar Transit Hub 4.1 km
- Outer Ring Road 4.5 km
- Commercial Street 5.5 km
- Bangalore Palace 6.6 km
- Vidhana Soudha 7.0 km



Representative Image



Representative Image



Representative Image



Representative Image



- Landmark architecture with brick and metal facade
- 124 homes over 2.15 acres
- An exclusive community of lavish 3 & 4 bed condos
- Plush 35,000 sq.ft. (approx.) clubhouse

Artistic Impression

THE
GOOD LIFE.
LET IT TAKE
OVER.



A cluster of benches to meet someone you've never met before. A sculptural plant garden to tell your kid a rich and imaginative story. Fountains, waterbodies, little alcoves, and a one-with-nature feel. There's nothing quite like the goodness you get, from great community spaces.

- Picnic Alcoves
- Parents' Arbour
- Pet Gardens
- Kids' Playground
- Meditation & Yoga Deck
- Waterbodies



Representative Image



Representative Image



Representative Image



Representative Image



Representative Image



Artistic Impression

CLUB ELIXIR.
ONE OF BENGALURU'S FINEST.



A relaxing dip in the pool, or a refreshing game on the courts. The clubhouse brings state-of-the-art facilities for your recreation. Add to that, an elegant design, and it's the ideal space to unwind.



Representative Image of AV Room



Artistic Impression of the Business Centre



Artistic Impression of the Games Room



Artistic Impression of the Party Deck

- Grand double-height entrance lobby with art installations
- Temperature controlled covered swimming pool with light-well effects
- Poolside party deck
- Party lounge with juice bar
- Separate BBQ pit for veg and non-veg sections
- Expandable function hall with preparation kitchen
- Kids nursery with indoor and out door play areas
- Indoor badminton and squash courts
- Table tennis, pool and games room
- Private dining area with live world-class kitchen
- 18-seater mini theatre
- Co-working space with meeting rooms, workstations and a library
- Fully-equipped gymnasium
- Yoga/Meditation room
- Spa and steam rooms



Representative Image of Spa

DESIGNED WITH THE BEST.
DESIGNED FOR GOODNESS.

WING A
APARTMENT

A1 (E) 4 BHK



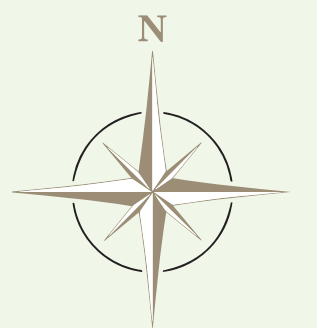
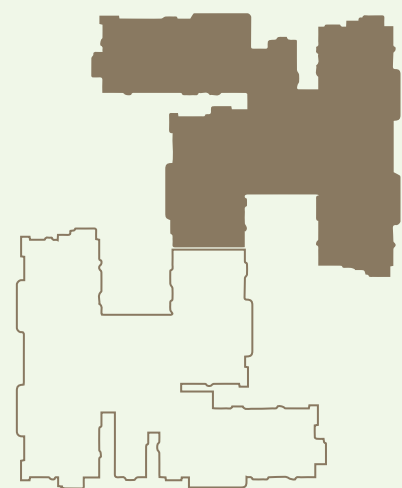
A2 (W) 3 BHK



A4 (E) 3 BHK



A3 (W) 3 BHK

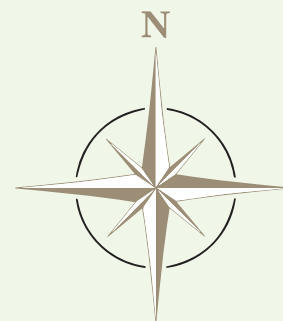


Unit No	Unit Type	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Carpet Area (sq.ft.)	Balcony + Utility (sq.ft.)
A0201	4 BHK + ST (T1) EAST FACING	2656	3599	1904	587.71

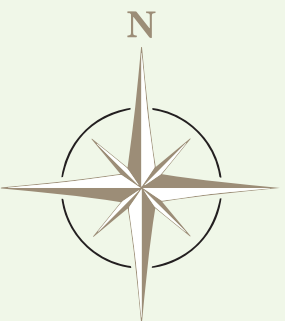
Unit No	Unit Type	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Carpet Area (sq.ft.)	Balcony + Utility (sq.ft.)
A0202	3 BHK + ST (T1) WEST FACING	2300	3117	1517	647.23



- A (6'10" x 12'2") Foyer area ensures living-room privacy.
- Living room and dining (25'7" x 16'3") opens up towards the balcony which gets a private access to the wrapped around garden.
- A (25'7" x 16'3") spacious living and dining area gives a sense of airiness.
- Master bedroom (14'3" x 11'10") also gets access to the balcony, opening up pathway to private garden space.
- Private wrapped around garden gives a sense of refreshment and sets up the mood for the start of the day.
- Additional 4th washroom for guest use.



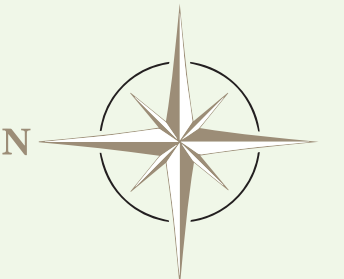
- Dining area as well as master bedroom opens up to the balcony getting access to the private wraparound garden.
- Private wrapped around garden gives a sense of refreshment and sets up the mood for the start of the day.
- Bedroom 2 also has access to the balcony area towards the private garden area.
- A (10'6" x 6'3") dedicated study room ensures undisturbed workflow.
- Additional 4th washroom for guest use.



Unit No	Unit Type	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Carpet Area (sq.ft.)	Balcony + Utility (sq.ft.)
A0203	3 BHK + ST (T1) WEST FACING	2302	3120	1491	669.62



- Dining area as well as living area opens up to the balcony getting access to the private wrapped around garden.
- Private wrapped around garden gives a sense of refreshment and sets up the mood for the start of the day.
- Bedroom 1 also has access to the balcony area towards the private garden area
- A (8'10" x 7'5") dedicated study room at the corner of the unit ensures private uninterrupted workflow.
- This unit comparatively gets the most wrapped around garden area among 3 and 4 BHKs.



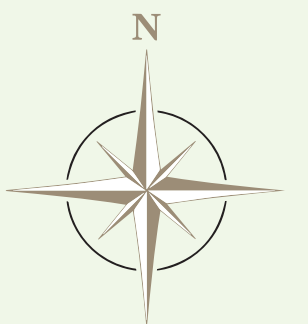
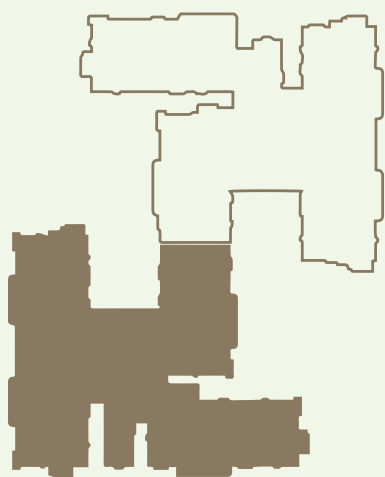
WING B
APARTMENT

← B3 (E) 3 BHK

B4 (W) 3 BHK →

← B2 (E) 3 BHK

B1 (N) 4 BHK →

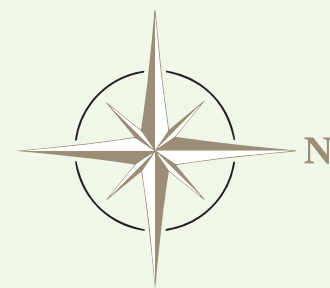


Unit No	Unit Type	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Carpet Area (sq.ft.)	Balcony + Utility (sq.ft.)
B0201	4 BHK (T1) NORTH FACING	2724	3691	1880	682.86

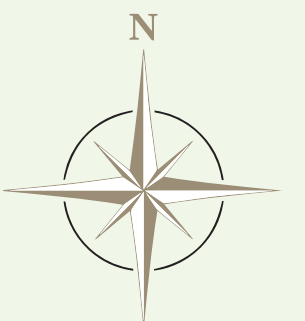
Unit No	Unit Type	Built-up Area (sq.ft.)	Super Built-up Area (sq.ft.)	Carpet Area (sq.ft.)	Balcony + Utility (sq.ft.)
B0203	3 BHK + ST (T1) EAST FACING	2296	3111	1503	661.34



- A large (5'6" x 13'3") foyer area.
- Living room, bedroom 1 gets a uber-sized balcony opening up to the wrapped around garden.
- A huge living and dining space of (25'3" x 15'0"), with balcony allows cross-ventilation.
- Master bedroom has a (6'0" x 9'4") walk-in wardrobe area.
- Private wrapped around garden acts as a walk around during the start of the day and evening unwind.
- Additional 4th washroom for guest use.



- A considerable foyer area of (12'6" x 5'0")
- Dining area (15'6" x 10'6") opens up to the balcony getting access to the private wrapped around garden.
- Private wrapped around garden gives a sense of refreshment and sets up the mood for the start of the day.
- A (10'0" x 6'0") dedicated study room ensures private uninterrupted workflow.
- Additional 4th washroom for guest use.





A HOME THAT'S TRUE TO NATURE. AND YOU.

- Recycle waste, turn it into manure, help our plant life blossom.
- Water saving fixtures so we use just what we need.
- Parking built for the eco-conscious too.
- With bicycle bays and their own paths for pedestrian safety



Representative Image



Representative Image



Artistic Impression



Representative Image



THE GOOD LIFE COMES FUTURE READY.

- 100% power back-up.
- Complete automation for smart living.
- Video door phones with biometric door locks, smart lighting and sensors, with provisions for further automation.
- All linked to the security control room for safety monitoring. And a host of other conveniences and safety features, including a centralised gas bank, dedicated fire elevator.



Representative Image



Representative Image



Representative Image



Representative Image



Artistic Impression



HOMES RIGHT AFTER
YOUR HEART.
A DELIGHT TODAY,
AN HEIRLOOM TOMORROW.

- 3-side open homes to ensure maximum light and ventilation
- Low heat absorption with eco-friendly materials
- Vaastu-compliant, scientifically designed to maintain harmony and balance



Artistic Impression



Artistic Impression



Representative Image

THE FINEST MINDS LAYING THE BLUEPRINT. NOTHING LESS WOULD DO.

ma architects

PRINCIPAL ARCHITECT MA Architects Delivered over 150 residential, commercial and hospitality projects in over 25 locations across India and Mauritius.
Prominent Projects: Mantri Square, Divyasree 77, Holiday Inn, Sheraton, The Botanika.



Dhruva Landscape Architects
Have dedicated 2 decades worth of work towards an integrated approach towards projects incorporating all the aspects of site, economics, timeframe, ecology, functionality and visual requirements.
Some projects: Brigade Pinnacle, SNN Raj Serenity, Brigade Southfields, L&T Infotech Park, Dr Reddy's Labs, BITS Pilani Goa.



Sanctuary Architects and Designers Founded in Bangalore in 2003, they are committed to working on new design approaches and solutions that are truly sustainable by exploring new sustainable materials, reusing and recycling materials used in projects, Passive Solar methods and changing fixed mindsets on design, materials, construction, technologies and lifestyles. Some projects: Manipal Institute of Technology, IIM Bangalore, Bounce Whitefield, 70 MM Hyderabad, Speakeasy Bangalore.



RREN Consultants & Contractors Pvt. Ltd.



MEP Design Tree Service Consultants Pvt. Ltd.



Colliers International Group Inc.

CONSTRUCTION PARTNER BCD One of the most reliable construction companies in the country, with over 100 global projects to its name.
Prominent Projects: Supreme Court of India, Delhi High Court, The Oberoi, New Delhi, Egyptian Embassy, Diamond District, Bengaluru, and many more.

OTHER GREAT SPACES, FROM THE HOUSE OF GOODNESS. KONCEPT AMBIENCE.

- ✓ **Whisper Valley, Hyderabad:** India's first gated community
- ✓ **Ambience Canton, Hyderabad:** Serene villas, unmatched beauty
- ✓ **Ambience Fort, Hyderabad:** 14 acres of great living spaces overlooking the Golconda Fort
- ✓ **Ambience Anthem, Hyderabad:** The benchmark in gated community project
- ✓ **Palm County, Hyderabad:** Spacious villas with all the greatest luxuries
- ✓ **Vistas, Hyderabad:** The most peaceful gated community with large open spaces
- ✓ **Trails, Hyderabad:** A well-crafted community of tranquil villas
- ✓ **The Neighbourhood, Hyderabad:** Gated community amidst natural landscapes
- ✓ **The Botanika, Hyderabad, Phase 1:** Great luxuries, great open spaces and great homes



59/2, Banaswadi Main Road, Maruthi Sevanagar, Bengaluru-560033, Karnataka.

1800 212 169 169 www.ambienceowntown.com

Specifications, amenities and facilities will be set out in the agreement for sale as uploaded on the RERA website (<https://rera.karnataka.gov.in>) under Registration No. PRM/KA/RERA/1251/446/PR/191107/002995

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