



ABHEE
Aaria

Near Gunjur Lake

The background is a solid teal color. Overlaid on this are several sets of thin, white, wavy lines that flow from the left side towards the right. These lines vary in frequency and amplitude, creating a sense of movement and depth. The lines are most concentrated on the left and become more sparse as they move towards the right.

THE ESSENCE OF BREATH

A woman with long dark hair, wearing a white long-sleeved dress, is sitting in a field of wildflowers. She is holding a large bouquet of wildflowers in her right hand and has her left hand near her face, looking up at the flowers with a smile. The background is a dense, out-of-focus green forest. The text "A BREATH OF BEGINNINGS" is overlaid in large, white, bold, sans-serif capital letters on the left side of the image.

A BREATH OF BEGINNINGS

Breathe. Because life begins with a breath. In that very first inhale, our existence is whispered into being—a silent promise etched into our soul. Yet amid the rush of hurried mornings and restless nights, we often forget the quiet power of a deep, mindful breath. It is more than survival; it is the spark that fuels our body, clears our mind, and anchors us in the eternal now.

A woman with dark hair tied back is performing a yoga pose on a green mat on a grassy field. She is in a Bhujangasana (Cobra) pose, with her arms extended upwards and her head tilted back. She is wearing a dark brown crop top and black leggings. The background is a dense line of green trees, and the lighting suggests it is either early morning or late afternoon, with a warm, golden glow.

A BREATH OF VITALITY

The air we breathe is not mere oxygen—it is the essence of life itself. Every inhalation carries vitality, soothing our nerves, sharpening our focus, and restoring balance within. In spaces where fresh, flowing air prevails, anxiety fades, sleep deepens, and our inner resilience is renewed. Here, science meets poetry, as every breath nurtures our well-being.

A woman with long dark hair, wearing a light green button-down shirt over an orange top, stands outdoors with her eyes closed and hands clasped over her heart. She appears to be breathing deeply. The background is a soft-focus outdoor scene with trees and a body of water under a bright sky.

A BREATH OF LIBERATION

When you breathe better, you live better. Imagine the lightness felt on a walk by a shimmering lake or beneath an endless, open sky—the magic of unpolluted, oxygen-rich air. In these moments, your lungs expand, your mind unwinds, and every cell is rejuvenated. A home that effortlessly invites such pure air is not just comfort; it is a fundamental necessity for a life replete with energy and ease.

PRESENTING A BREATH OF INSPIRATION ABHEE AARIA

Like a soft melody carried on the wind, the name Aaria captures an essence of openness and gentle strength. Here, experience how a vision is distilled into a home where every detail sings of freedom and vitality.



**DESIGNED TO
BREATHE**



**ABHEE
Aaria**

Near Gunjur Lake

1 - 4.5 BHK **Airy Homes**,
Near Gunjur Lake.





Artistic Impression

A BREATH OF VERDANT VITALITY

Step into a realm where nature reigns supreme. At Abhee Aaria, 85% open spaces, a sprawling 2 acre central forest, and a vast oxygen park create a living canvas of green. Elevated walkways invite tranquil wanderings; serene stream gardens and over nine dedicated healthy living spaces ensure that every corner pulses with natural renewal. Here, every element sings in harmony with the rhythm of the earth.

A BREATH OF SEAMLESS CONNECTION

Experience the effortless union of connectivity and calm. Nestled in Gunjur near Sarjapura, Abhee Aaria offers direct access to Bengaluru's premier IT hubs and world-class schools. With emerging routes like IRR, PRR, and STR, every journey is transformed into a serene passage—affirming that modern life, when paced with care, becomes a continuum of gentle, unhurried movement.





A BREATH OF LUXURIOUS EASE

Luxury at Abhee Aaria is reimagined as a state of being—a refined ease that resonates with every breath. With a majestic 60,000 sq.ft. clubhouse and more than 60 modern amenities, grand double-height entrances, and meticulously designed spaces including multi-level parking and pet zones, every detail exudes an inviting warmth. Here, luxury is felt in the quiet moments of repose as much as in the grand gestures of design.

A BREATH OF BLISSFUL PLACES

Imagine a home that flows with the essence of fresh air. Each residence is crafted with expansive layouts, optimized floor plans, and abundant natural ventilation. Free from the confines of common walls and blessed with 360 degree panoramic views, every home becomes a sanctuary—a canvas where light, space, and nature intermingle in a timeless dance.





A BREATH OF PLAYFUL WONDER

For our youngest inhabitants and the young at heart, every moment should sparkle with unbridled joy. Thoughtfully curated kid-centric amenities—from lively play areas and skating tracks to vibrant trampoline parks and playful water zones—ensure that laughter is the only sound that fills the air. Here, playful adventures are as natural as the deep, refreshing breath of morning.

32
STOREYS

ONLY
RESIDENTIAL

5
TOWERS

ARRIVAL
LOUNGE

4 BHK
+HOME OFFICE

3 LEVEL
BASEMENT PARKING

3 BHK
+HOME OFFICE

60+
AMENITIES

SURROUNDED BY A HUGE
OXYGEN PARK

2 CLUBHOUSES
60,000+ SQ. FT.

1 - 4.5 BHK
LUXURY APARTMENTS

360°
PANORAMIC OPEN VIEW



PRESIDENTIAL TOWER

32 Storeys
126 Apartments
3 BHK + Home Office
4 BHK + Home Office

TOWER 2

32 Storeys
254 Apartments
2 & 3 BHK

COMFORT TOWER

20 Storeys
121 Apartments
1 & 2.5 BHK

TOWER 3

33 Storeys
262 Apartments
2 & 3 BHK

TOWER 1

32 Storeys
254 Apartments
2 & 3 BHK

A BREATH OF AMENITIES

Imagine a collection of moments that uplift and rejuvenate.
This place offers a taste of diverse, thoughtfully curated
amenities—from playful escapes and tranquil retreats to
green sanctuaries—all resonating with the promise of
refreshed living.

A BREATH OF ARCHITECTURAL WONDER

Step into a realm where structure transforms into art. In this curated collection, visionary design and impeccable craftsmanship converge to create spaces that are as inspiring as they are functional. Every architectural detail is a deliberate celebration of form, light, and innovation, a timeless invitation to pause and breathe in beauty.



STEP THROUGH TIMELESS ARCHES

A majestic gateway where every curve welcomes you into a realm of refined artistry. This striking portal is a testament to timeless design—an evocative invitation that sets the tone for an experience defined by elegance and creative brilliance.

Artistic Impression



ARRIVE IN SOARING GRANDEUR

Enter a grand lobby reminiscent of a luxury hotel, where double-height spaces and sumptuous detailing transform your arrival into a celebration of elevated luxury. Bathed in cascading light, this entrance offers a spacious embrace that speaks of refined sophistication.

Artistic Impression



STROLL AMONG SCULPTURAL INSPIRATIONS

Wander along a pathway that doubles as an outdoor gallery, where abstract art installations punctuate your journey. These contemporary sculptures invite quiet reflection and celebrate the seamless interplay of modern design with nature's gentle rhythms.

Artistic Impression



REST IN A HAVEN OF FLUTTERING BEAUTY

Discover a tranquil oasis where a butterfly garden, adorned with intimate seating cabanas, offers a serene retreat. Amid vibrant blooms and fluttering wings, this space provides a gentle interlude—a sanctuary of calm where nature and design blend in perfect harmony.

Artistic Impression

A woman with long brown hair, wearing a light green sleeveless dress and a straw hat, is walking on a wooden boardwalk. She is looking to her right, touching the railing. The boardwalk is surrounded by dense tropical foliage, including large green leaves and red flowers. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The text "A BREATH OF UNMATCHED GRANDEUR" is overlaid in large, white, bold, sans-serif capital letters on the left side of the image.

A BREATH OF UNMATCHED GRANDEUR

Step into an extraordinary collection where every amenity is a celebration of innovation and elegance—a signature experience found nowhere else. Each element of this collection is designed to transform everyday moments into timeless expressions of grandeur.



WALK ABOVE THE ORDINARY

An elevated pathway meanders through a 2-acre central forest, offering vistas that inspire and uplift. Each step on this walkway is a journey above the ordinary—a quiet escape into the heart of nature.

Artistic Impression



A GRAND WELCOME AWAITS

An entry roundabout inspired by Singaporean architecture creates a ceremonial arrival. Every curve and detail speaks of distinction, inviting you to step into a world where excellence is inherent.

Artistic Impression



2 ACRE CENTRAL FOREST

At the center lies a lush expanse—a living, breathing forest that envelopes the project in its serene embrace. This verdant haven is a timeless retreat, grounding every moment in the beauty of nature.

Artistic Impression



SPLASH, PLAY, REPEAT

A dynamic water stream brings playful energy to life. Here, the gentle rush of water becomes a perpetual invitation to refresh, celebrate, and let your spirit dance in the joy of unending play.

Artistic Impression

A woman with long brown hair, wearing a light purple t-shirt and light-colored pants, is smiling and pushing a dark blue baby stroller. A young child is sitting in the stroller, looking towards the camera. They are walking on a path through a lush garden with various green plants and small orange flowers. The background is filled with dense foliage and trees, creating a serene and peaceful atmosphere.

A BREATH OF SOULFUL SERENITY

Immerse yourself in experiences that transform everyday moments into sanctuaries of calm. Curated to nurture the spirit, these amenities are gentle oases where the soul finds rest and every breath is a quiet celebration of serenity.



CELEBRATE EVERY MOMENT

A picturesque event lawn sets the stage for graceful gatherings and quiet celebrations alike—each moment elegantly framed by nature's soft embrace.

Artistic Impression



SPLASH, SIT, AND SOAK IN THE FUN

Multiple water features create a playful yet soothing ambiance. Here, the interplay of light and water invites you to pause, relax, and delight in the simple joy of being.

Artistic Impression



SERENITY IN BLOOM

A meticulously crafted lotus pond offers a living portrait of tranquility. The delicate blooms mirror the calm and balance that a pure, mindful breath can bestow.

Artistic Impression



NATURE AT EVERY STEP

A verdant periphery garden encircles the project, offering a constant invitation to reconnect with the earth. In this green embrace, every step becomes a journey back to the heart of nature.

Artistic Impression

A man and a woman are jogging through a lush, green park. The man, on the left, is wearing a dark green t-shirt and black shorts, carrying a blue duffel bag over his shoulder. The woman, on the right, is wearing a red sports bra and green leggings, holding a water bottle. They are both smiling and looking at each other. The background is filled with dense green foliage and trees, with soft sunlight filtering through the leaves.

A BREATH OF FAMILY JOY

Discover spaces that transform family time into a vibrant celebration of life. Here, every amenity is a promise of playful adventures and cherished memories—a world where laughter and togetherness infuse every breath with delight.



FITNESS UNDER THE OPEN SKY

An outdoor gym awaits, set against the expansive backdrop of nature. Here, each workout is powered by the invigorating freshness of open air—a celebration of strength and vitality.

Artistic Impression



GAME ON, RAIN OR SHINE

A vintage garden offers a versatile play space, ensuring that sports and games thrive in any weather. Every moment under this natural shelter is an invitation to enjoy life's playful challenges.

Artistic Impression



A KINGDOM OF WONDER

A whimsical miniature fort garden sparks the imagination of young explorers. In this enchanting space, every corner is an adventure—a realm where dreams take flight with every breath.

Artistic Impression



WHERE IMAGINATION RUNS WILD

A dedicated play haven for kids offers a world of creative exploration. Here, vibrant spaces become canvases for joy, inviting every child to breathe in a realm of endless possibility.

Artistic Impression

A young boy in a light grey sweater and blue jeans stands in a sunlit garden, holding a green ball high in the air. A golden retriever is jumping up towards the ball. The background is filled with lush green trees and foliage, with sunlight filtering through the leaves, creating a warm, bokeh effect. The overall mood is joyful and peaceful.

A BREATH OF PET PARADISE

Recognizing that our four-legged companions are family, this collection is a loving tribute to pet-friendly design. Each amenity is a joyful space where pets revel in freedom and comfort—a testament to a home that cherishes every life.

An artistic rendering of a fenced-in dog park for small dogs. The park is enclosed by a chain-link fence and contains various colorful toys, including blue and yellow tunnels, a soccer ball, and a small slide. A man in a dark jacket is standing in the center of the park, looking at a small dog. The background is filled with lush green trees under a blue sky with a few clouds.

A PAW-SOME PLAYGROUND FOR LITTLE TAILS

A quaint, inviting play area is crafted exclusively for small dogs—a safe haven where tiny tails wag in joyful abandon.

Artistic Impression

An artistic rendering of a large dog park. The park is enclosed by a chain-link fence and features a large, dark-colored tunnel in the foreground. In the background, there are various toys, including a soccer ball, a small slide, and a large, colorful structure. The ground is covered in green grass, and the background is filled with lush green trees under a blue sky with a few clouds.

BIG SPACE FOR BIG PAWS

An expansive area is designed for larger dogs, offering ample room to roam and explore. Every step in this vibrant space is a celebration of boundless canine energy.

Artistic Impression



MAKE A SPLASH

A dedicated water playground invites pets to revel in refreshing play. Here, cool splashes and playful currents create moments of pure, carefree joy.

Artistic Impression



A WONDERLAND DESIGNED FOR PETS

A whimsical dog-themed park captures the spirit of playful charm—a landscape where every detail celebrates the delightful nature of our canine companions.

Artistic Impression

A BREATH OF COMMUNITY

Enter hubs of connection and calm. Whether it's a refined lounge or a dynamic sports arena, these spaces are conceived to nurture both relaxation and spirited engagement—a place where leisure and vitality coalesce effortlessly.

A BREATH OF REFINED REPOSE

Enter the Leisure Clubhouse—a sanctuary where refined indulgence meets quiet reprieve. With serene lounges, a reflective poolside, and rejuvenating spa sessions, this space offers a gentle pause from life's rush—a moment to simply be, to breathe, and to savor the art of elegant living.



Leisure Clubhouse

- Reception & waiting lounge
- Break-out space
- Multi-purpose hall with green rooms & pantry
- Creche
- Supermarket
- Heated pool with deck
- Changing room / lockers
- Spa / saloon
- Mini theatre
- Business center
- Outdoor seating
- Library
- 8 guest rooms
- Cafeteria





Artistic Impression

A BREATH OF ATHLETIC PASSION

For those whose hearts beat in rhythm with movement, the Sports Clubhouse is a dynamic arena of energy. Here, state-of-the-art training facilities, professional-grade courts, and immersive sports experiences converge in a space where every breath propels you toward vigor, achievement, and the joyful thrill of active living.

Sports Clubhouse

- Reception & waiting lounge
- Coffee bar lounge
- Video / board games room
- Squash court
- Supermarket / convenience store
- Clinic
- Pharmacy
- ATM
- Badminton Court
- Lockers / changing rooms with toilets
- Gym
- Yoga / meditation area
- Indoor games room
- Infinity swimming pool

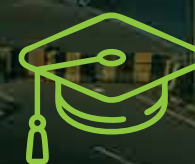


A BREATH OF PLACE

Discover a locale where modern connectivity meets serene surroundings. Here, a thoughtfully chosen setting serves as the backdrop for a life in harmony with nature, inviting you to live in step with the gentle rhythm of the environment.

WHY GUNJUR IS THE NEXT BIG INVESTMENT HUB?

Gunjur, near Sarjapura in Bengaluru's east, is a fast-growing suburb with a 69% surge in residential prices since 2019. Strategically connected to major IT hubs like Whitefield and Marathahalli, it offers seamless access to work, schools, hospitals, and malls. With lush green surroundings, upcoming projects like Infosys IT SEZ, and a world-class university by the Azim Premji Foundation, Gunjur is the perfect blend of growth and lifestyle.



Seven prestigious international schools in close proximity to the project, ensuring world-class education for your children.

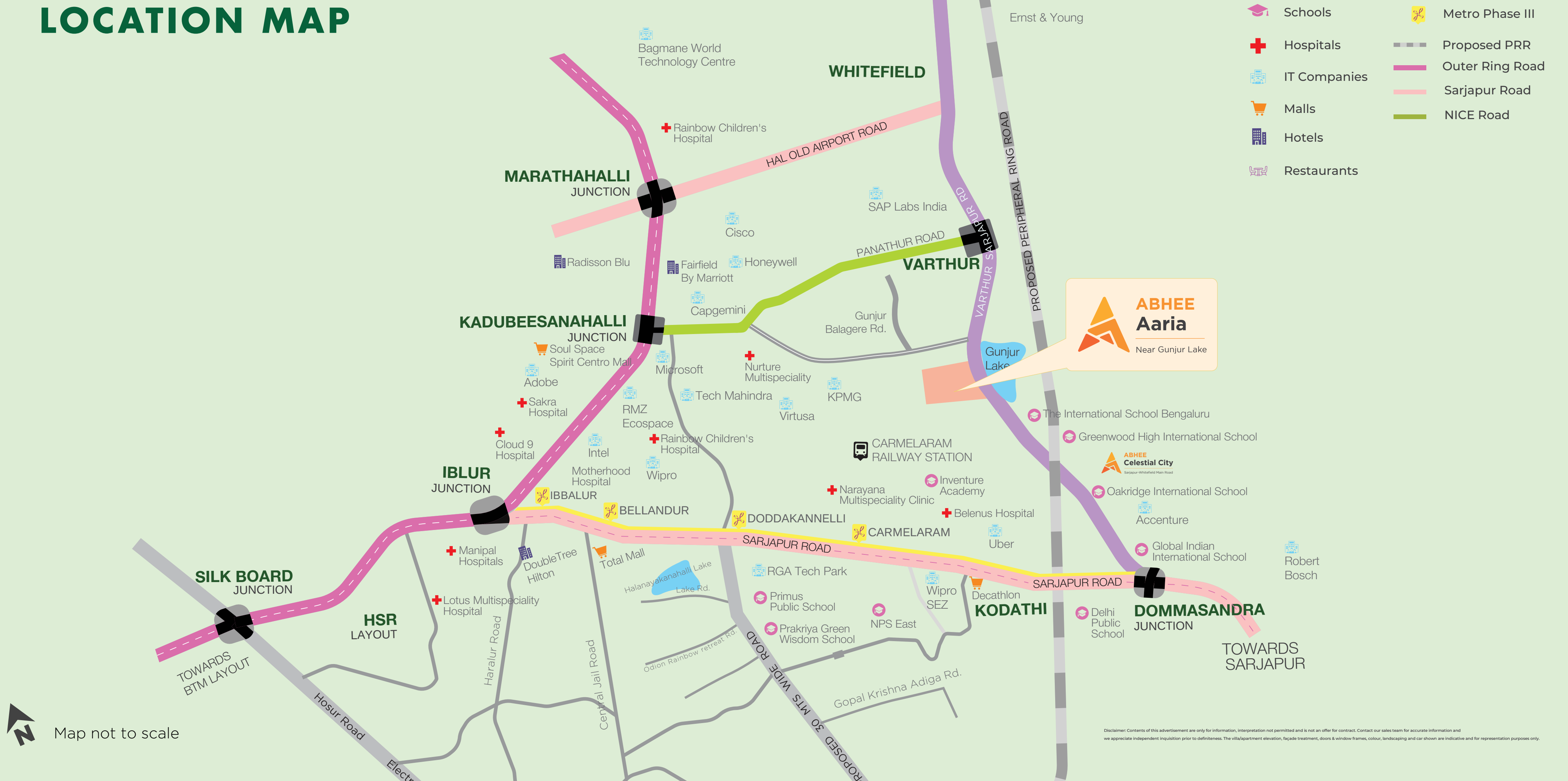


Strategically located near the city's leading IT hubs, offering unparalleled connectivity and convenience for professionals.



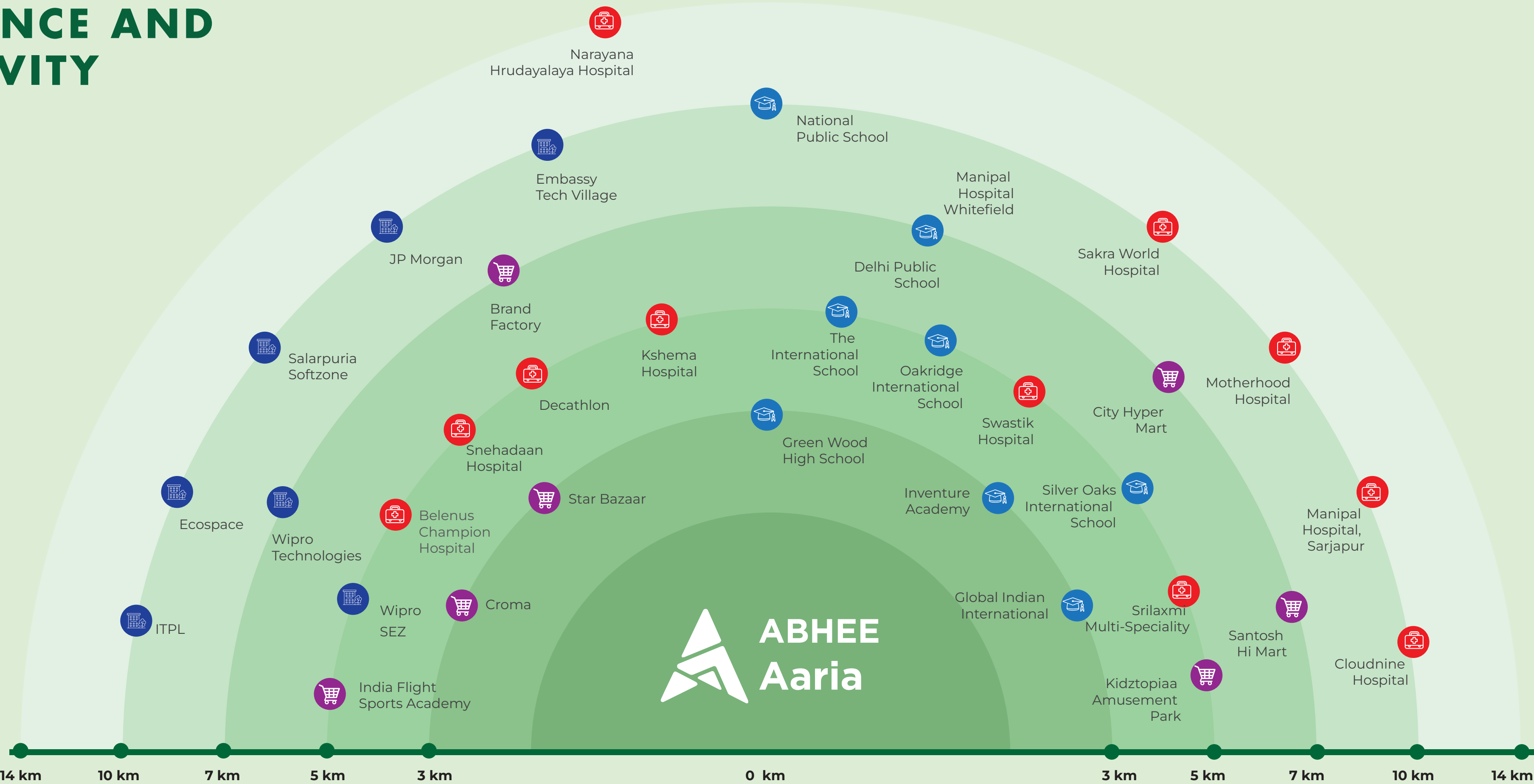
Strategically located near the upcoming connectivity routes for IRR, PRR, STR, and Namma Metro offering seamless accessibility and enhanced convenience.

LOCATION MAP



WHERE CONVENIENCE AND CONNECTIVITY MEET.

-  Education
-  Healthcare
-  Shopping Malls
-  IT Hubs



A BREATH OF VISION

Unveil a master plan that marries space, light, and air into one harmonious design. This expansive layout is a testament to visionary planning—a blueprint where every line and curve is inspired by the art of breathing freely.



Amenities:

1. Mist Oasis at Roundabout
2. Feature Pavilion
3. Seasonal Stream with Bubblers for Kids
4. Yoga Area
5. Lush Planting
6. Kids' Play Area
7. Muga Court with Step Seating
8. Feature Waterbody
9. Crossover Bridge
10. Lotus Pond
11. Hammock Garden
12. Mini Golf
13. Vintage Garden
14. Boxing Bay
15. Cycle Parking Zone
16. Outdoor Gym
17. Basket Tree
18. Butterfly / Aroma Garden
19. Cricket Practice Net
20. Pet Park Pavilion
21. Floor Game
22. Event Lawn
23. Deck with Stone Seats
24. Seating Niche
25. Miniature Fort
26. Lawn Maze
27. Skating Track
28. Pickle Ball
29. Walking / Jogging Track
30. Bus Bay
31. Orchard Gardens
32. Aroma Garden
33. Medical Garden
34. Culinary Garden
35. Pocket Garden
36. Reflexology Pathway
37. Zen Garden
38. BBQ Area
39. Stage
40. Entry Plaza

A BREATH OF SPACE

Experience living spaces conceived as canvases for natural light and endless air. Every residence is crafted with meticulous attention to detail, featuring premium finishes, modern appliances, and sustainable materials. From floor-to-ceiling windows to smart home integrations, each element is designed to enhance comfort, efficiency, and elegance—creating a seamless harmony between luxury and livability.

Specifications

SUPER STRUCTURE

- RCC shear wall-framed structure.

WALLS

- **External Walls:** Aluminum formwork and shear wall technology.
- **Internal Walls:** Aluminum formwork and shear wall technology.

CEILING FINISHES

- **Drawing, Dining, Living, Bedrooms, Kitchens And Balcony:** Smoothly finished with putty and premium emulsion paint.
- **Bathrooms:** Grid Ceiling to cover all service lines.

WALLS FINISHES

- **Drawing, Dining, Living, Bedrooms, Kitchens And Balcony:** Smoothly finished with putty and premium emulsion paint.
- **Bathrooms:** Tiles cladding up to 7 feet height to be provided.

FLOORING

- **Drawing, Dining, Living, Bedrooms, Kitchens:** 800 X 800 mm size vitrified tiles of reputed brands with spacer joint.
- **Balcony / Bathrooms / Utility:** Anti-skid tiles reputed brands.
- **Corridors:** Vitrified tiles of reputed brands with spacer joint.

WINDOWS / GRILLS

- All windows are of UPVC glazed sliding shutters and mosquito mesh shutter provision with necessary hardware.

JOINARY WORKS / DOORS

- **Main Door:** African teak wood frame, finished with golden teak veneer solid flush door shutter and necessary reputed hardware.
- **Bedroom Doors:** Beachwood frame, solid flush doors finished with beach veneer and necessary reputed hardware.
- **Bathroom Doors:** Beachwood frame, solid flush doors finished with beach veneer on front side and white laminate on back side with necessary reputed hardware.
- **Balcony Doors:** UPVC glazed French sliding door with mosquito mesh provision.

ALL BATHROOMS

- Counter-top type washbasin with single lever basin mixer.
- Wall-mount EWC with concealed flush tank.
- Thermostatic divertor (temperature control) with single level bath and shower mixer for all master bedroom bathroom only.
- Normal divertor with single lever bath and shower mixer (other bathrooms).
- Provision for geysers in all bathrooms.
- All sanitary and CP fittings: Kohler or equivalent.

KITCHEN

- Provision for water purifier.
- Provision for washing machine and dishwasher in utility.

ELECTRICAL

- Concealed copper wiring of reputed make (Anchor / Havells).
- Power outlet for air-conditioners in all bedrooms and living.
- Power outlets for geysers in all bathrooms and utility.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, exhaust, dishwasher in kitchen.
- Washing machine point in utility area.
- Single phase supply for each unit and individual meters.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make (Anchor / Havells).

TV / TELEPHONE / INTERNET

- Provision for fiber to the home.
- Telephone / Internet: Drawing room and master bedroom.
- Television points: Living and master bedroom.

WATER-PROOFING

- Waterproofing shall be provided for all bathrooms, balconies, utility area and terrace.

SECURITY

- Round-the-clock security at entry and exit gates.
- Comprehensive security system with cameras in appropriate locations.

FIRE SAFETY

- Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.

POWER BACK-UP

- 100% DG power backup for each Flat for all lighting circuits. Additional 100% power back-up for amenities, lifts, water pump and common area lightings.

LIFTS AND LIFT LOBBIES

- High speed lifts of reputed make (Kone or equivalent).

WTP & STP

- Treated water will be made available through water softening for domestic purpose.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.

CAR PARK

- Exclusive covered and open parking system, will be designed to suit the number of car parks required.
- Parking signages and equipment at required places will be provided to improve driving comfort.
- Dedicated space for EV car charging will be provided.

BUILDING TIMELESS HOMES WITH A VISION FOR THE FUTURE

Transforming Bengaluru
Since 2009



3500+
Happy Families



16 Projects
Completed



8 Ongoing
Projects



7 Mega Projects
Launching Shortly



Abhee Celestial City



Abhee Pride



Abhee Silicon Shine II

**OUR
ONGOING
PROJECTS**



Abhee Riviera Royale



Abhee King's Court