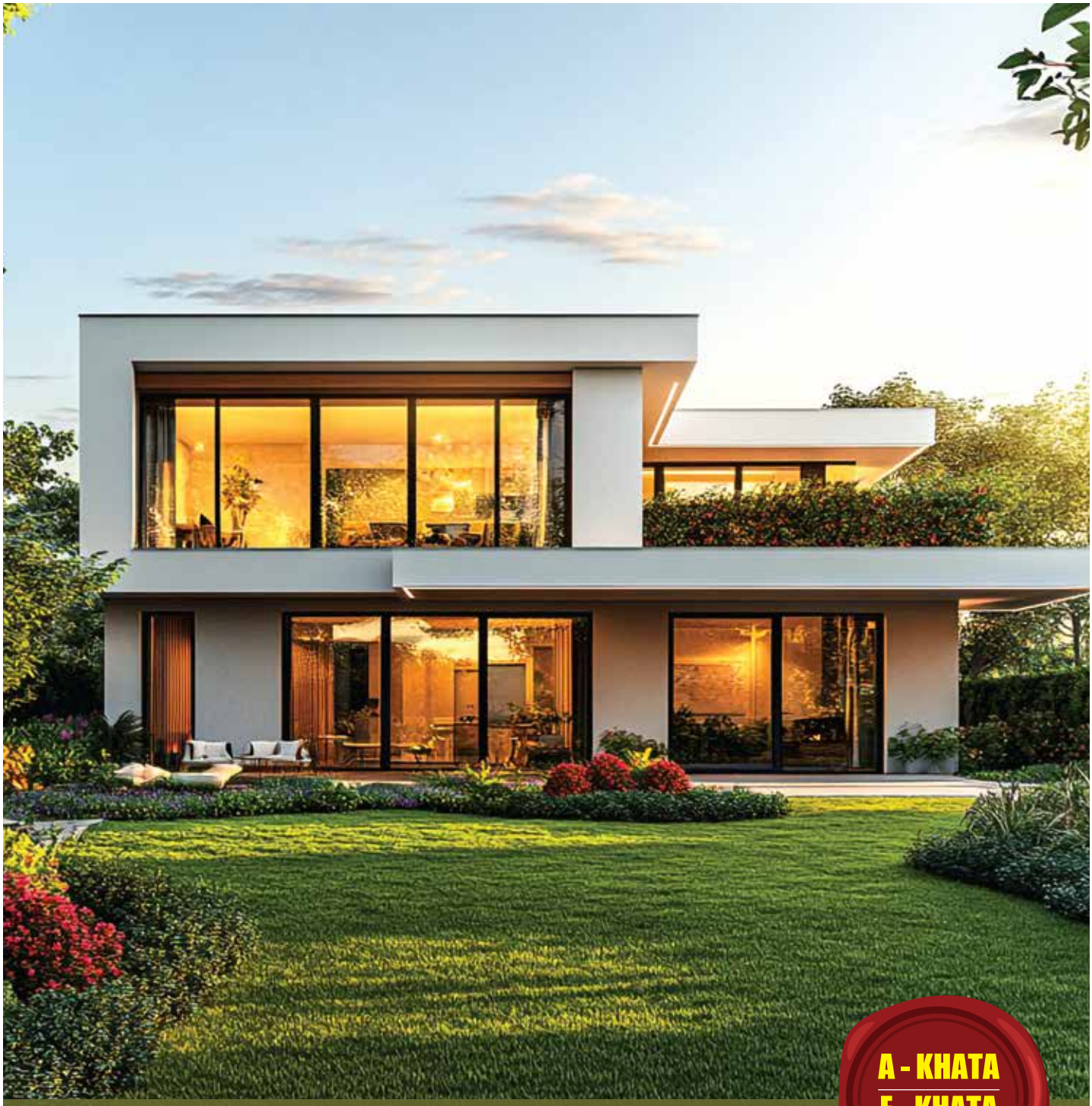


A - KHATA
E - KHATA
APPROVED

Aisiri

premium villa plots

by Medhini Projects and Bhanu Developers

Premium Villa Plots in North Bangalore

An exclusive enclave of luxury villa plots , spread across 1.20 acres of prime real estate off Chapparakallu Road, designed for a select few who value location, connectivity, and future potential.

Nestled just a short walk from iconic institutions like the Dravid-Padukone Centre for Sports Excellence, Stonehill International School, and the upcoming Embassy Group Mixed-Use Development, this project sits at the heart of a rapidly transforming neighborhood.



Unmatched Location Advantage

The project enjoys excellent proximity to key economic and infrastructure drivers:

20 minutes
Hebbal Flyover

45 Minutes
UB City

15 minutes
Kempegowda International Airport

12 Minutes
Foxconn Manufacturing Facility

15 minutes
Shell Technology Centre

15 minutes
KIADB Hardware & Aerospace Parks

Whether you're investing or planning your dream home, this location promises **exponential appreciation and seamless accessibility**.

Emerging
Educational Hub

Chapparakallu Road is fast becoming North Bangalore's premier education corridor, with a concentration of top-tier institutions including:



- Stonehill International School
- Harrow International School
- Amity University
- Manipal University
- Ryan International School
- Vidyashilp University
- Nitte Meenakshi Institute of Technology
- Sir MVIT College
- Venkateshwara Group of Institutions

Adventure, Sports & Leisure -
At Your Doorstep

For sports lovers and lifestyle seekers, the area is second to none:

- **Dravid-Padukone Centre for Sports Excellence – World-class training & facilities**
- **Embassy International Riding School – Equestrian experiences for all ages**
- **Terraform Arena – A cutting-edge concert and event venue**
- **To The Tee – A mini-golf course just 5 minutes away**
- **Phoenix Mall Of Asia - 15 Mins drive for an exciting shopping destination**
- **RMZ Galleria Mall - 10 Mins drive**

Whether it's a morning ride, an evening match, or a weekend concert, life here is vibrant, active, and fulfilling .

PROJECT PLAN



Site No	North-South	East-West	Total
01	25.61	12.01	307.68 sq mtr
02	25.61	12.01	307.68 sq mtr
03	25.61	9.14	234.21 sq mtr
04	25.61	9.14	234.21 sq mtr
05	12.81	14.78	189.34 sq mtr
06	12.81	14.78	189.34 sq mtr
07	17.38	8.81	153.11 sq mtr
08	17.38	8.81	153.11 sq mtr
09	12.80	8.81	112.78 sq mtr
10	12.80	8.81	112.78 sq mtr

Site No	North-South	East-West	Total
11	12.80	12.19	156.07 sq mtr
12	12.80	16.76	214.60 sq mtr
13	12.80	16.76	214.60 sq mtr
14	12.80	9.14	117.05 sq mtr
15	12.80	12.19	156.07 sq mtr
16	12.80	19.85	254.15 sq mtr
17	12.80	9.93	127.08 sq mtr
18	12.80	9.93	127.08 sq mtr
19	25.61	5.43	139.08 sq mtr

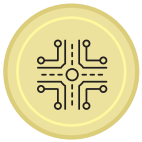
Enrich yourself for blissful living in an elite neighborhood

Project Infrastructure



Pedestrian Pathways

Thoughtfully designed, dedicated walkways ensure a safe and pedestrian-friendly environment, perfect for morning strolls or evening walks.



Road Network

A network of high-quality concrete roads - provides smooth and long-lasting internal connectivity across the development.



Rainwater Harvesting

Sustainability at the core — every plot comes with a dedicated rainwater harvesting system, contributing to groundwater recharge and eco-conscious living.



Water Supply

An underground water distribution system ensures uninterrupted, reliable water access for every plot — both now and in the future.



Electric Supply

Enjoy the convenience of an underground power cabling system, delivering electricity right to your doorstep, free of unsightly poles and wires.



Stormwater Drainage

A well-engineered stormwater drainage system effectively channels rainwater, preventing waterlogging and ensuring long-term durability of infrastructure.



Street Lighting

Solar-powered LED street lights - illuminate the entire layout, offering both safety and energy efficiency — lighting up your evenings responsibly.



Sanitary Network

A robust underground sanitary system ensures hygienic and efficient waste disposal, seamlessly integrated into the layout's infrastructure.



Plot Signage

Every plot features customized signage, designed to proudly mark your investment with elegance and clarity.



Plot Fencing

Individually fenced plots - provide privacy and security — your space, protected and defined.



Communication network

from your Fiber net to your Telephone cables , seemlessly covered in our underground ducts .



Amenities
That Enrich Everyday Life

1. Landscaped Grand Entrance – A welcoming green gateway that sets the tone for serene living

2. Aromatic Gardens – Infused with fragrant herbs and flowers to refresh your senses

3. Jogging & Walking Track – Designed for your fitness and leisure

4. Pet Corner – A dedicated space for your furry friends to play and socialize

5. Private Lawns for Each Plot – Enjoy your own green patch with every plot

6. Fruit Orchards for Every Plot – Pick fresh fruits from trees grown right on your land

7. Modern Art & Sculptures – Aesthetic elements thoughtfully placed across the layout

8. 24/7 Security – Manned entry and surveillance to keep your peace of mind intact

Why Invest in a Plot at North Bengaluru?

Strategic Sustainable High Appreciation

1. Proximity to Kempegowda International Airport

Located just 15–20 minutes from the airport, North Bengaluru offers unmatched access for frequent flyers, business travelers, and global connectivity.

2. Epicenter of Infrastructure Development

Home to massive government and private investments like:

» KIADB Aerospace & Hardware Parks
» Foxconn Manufacturing Unit
» Proposed Embasy development
» Peripheral Ring Road (Planned)
» Devanahalli Business Park
» KWIN city
» Namma Metro Phase 2B (Upcoming)

This growth is driving demand and rapidly increasing land value.

3. Booming Economic & Employment Zone

Major global corporations, tech parks, and logistics hubs are setting up operations here — creating job opportunities and a strong rental market.

4. Education & Healthcare Hub

Surrounded by prestigious institutions and hospitals:

» Stonehill & Harrow International Schools
» Amity, Manipal & Vidyashilp Universities
» Columbia Asia & Aster CMI Hospitals

Ideal for families seeking long-term settlement with premium infrastructure.

5. Green, Low-Density Environment

North Bengaluru offers a cleaner, quieter alternative to the congested city core —
with **Open Spaces, Better Air Quality, and Planned Development.**

6. High Appreciation & ROI Potential

Land prices in this region have consistently outperformed other Bangalore zones, thanks to strong infrastructure, connectivity, and corporate activity.

7. Perfect for Luxury Living & Weekend Homes

With its proximity to golf courses, sports academies, and natural surroundings, North Bengaluru is ideal for:

» Villa developments » Second homes » Retirement residences

8. Future-Proof Investment

As Bangalore expands northward, your plot today could become the heart of tomorrow's most desirable address.

Route Map



GET IN TOUCH

+91 97413 55509
+91 91484 12259

medhiniprojects@yahoo.com
bhanudevelopers2259@gmail.com

Scan for location

Near Dravid - Padukone Centre for Sports Excellence ,
Chapparakallu Road , Yelahanka Extension , Bangalore Urban District