



ABHEE Tranquilla

Sarjapur-Attibele Road

A woman with long dark hair, wearing a brown tank top and white shorts, is kneeling in a grassy field. She is holding a Dalmatian dog. The background shows a line of trees and a clear blue sky with a hint of sunset. The word "YOU" is written in large white letters over the image.

Invest in land
that works for

YOU

Live closer to the
FUTURE.

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In a world that moves fast,
Find a place that waits for you.
Where mornings walk with tranquillity,
And evenings sit under quiet stars.
Where your dreams breathe easy,
And every sunrise writes your story.
Because here, life isn't built.
It's crafted around you.

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Where life is **CURATED** around you.

Welcome to Abhee Tranquila, a luxury **20-acres plotted development** beside SWIFT City. Here, you're not just buying land, but a lifestyle curated around your aspirations. Every space is designed to adapt to your needs, your pace, and your future. It's a community where your vision comes alive effortlessly.

At Tranquila, mornings begin with tranquil forest walks and sunlit yoga lawns, while afternoons flow into vibrant gatherings at the clubhouse café or quiet moments by tree-lined avenues. Evenings bring a sense of calm as the pathways glow under starlit skies, inviting you to pause and unwind. Each day is crafted to balance nature, community, and solitude in perfect harmony.

This is more than a plotted development, it's a canvas for your dreams. Whether you choose to build your home now, invest for tomorrow, or simply own land in Bengaluru's next growth corridor, Tranquila empowers you with the freedom to shape life on your terms. Because here, everything begins and grows with **you**.



Artistic Impression



Highlights that **WORK** for you.



Strategically located
off Sarjapur–Attibele Road



279 premium plots within
a secure gated community



Right beside the upcoming
1500+ acres SWIFT City










50+ thoughtfully designed
outdoor amenities for every lifestyle



An exclusive 12,000 sq. ft.
clubhouse for leisure and wellness

Connected to **EVERYTHING** that matters to you.

Stay close to where Bengaluru grows next. Tranquila's location connects you seamlessly to work hubs, schools, hospitals, and lifestyle destinations. Experience unmatched convenience that makes every journey easier, every day smoother, and life more fulfilled.


-  Shopping
-  Metro
-  Hospital
-  Factory
-  Developer Existing Project
-  IT Hubs
-  Educational institutions

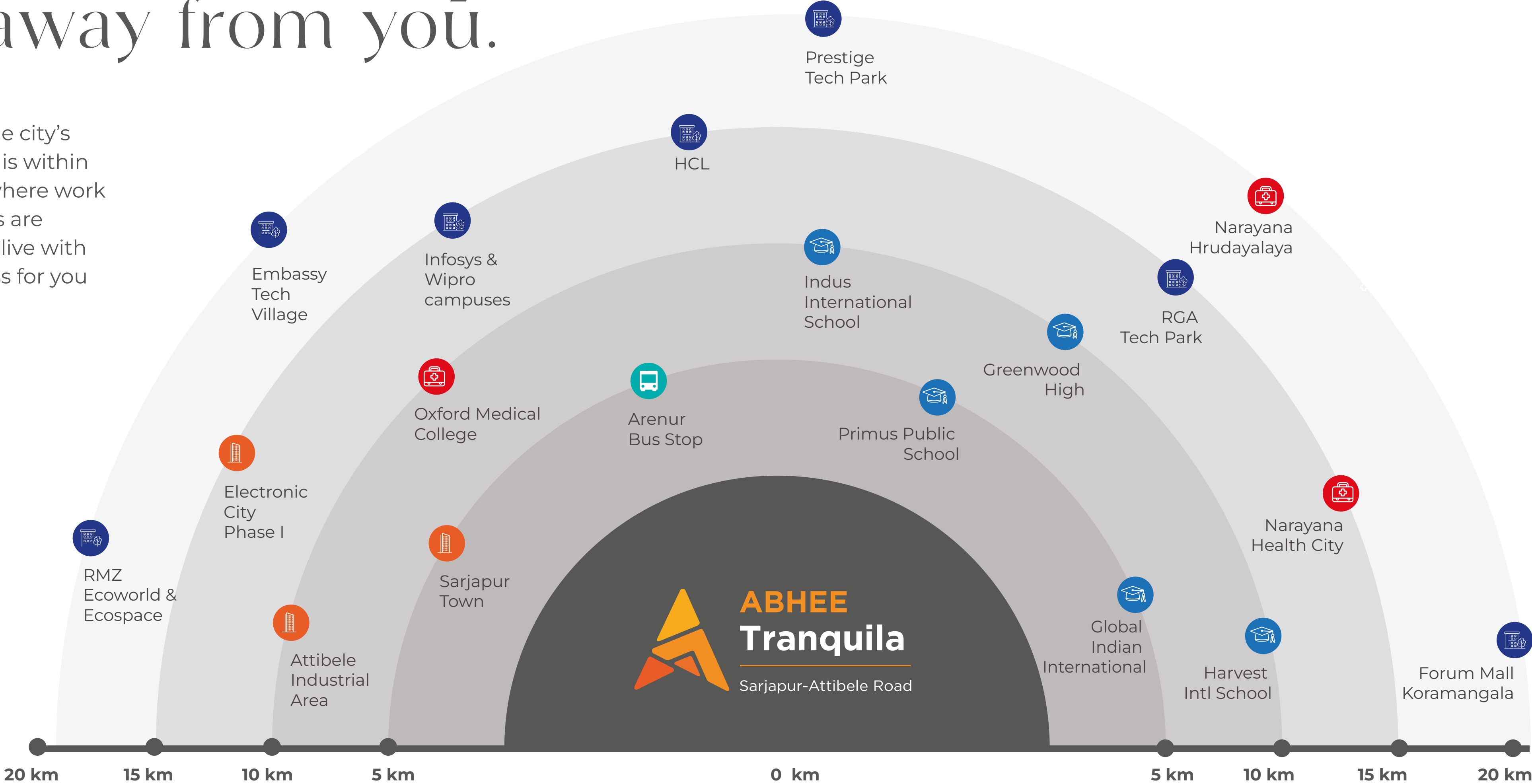
Disclaimer: Contents of this advertisement are only for information, interpretation not permitted and is not an offer for contract. Contact our sales team for accurate information and we appreciate independent inquisition prior to definiteness. The villa/apartment elevation, façade treatment, doors & window frames, colour, landscaping and car shown are indicative and for representation purposes only.



All the **ESSENTIALS,** minutes away from you.

From everyday essentials to the city's biggest tech hubs, everything is within easy reach. Live in a location where work commutes are shorter, schools are nearby, and weekends come alive with options. A future-ready address for you and your family.

-  Education
-  Healthcare
-  Shopping Malls
-  IT Hubs
-  Town
-  Bus stop



1500 acres of **SWIFT** growth beside you.

The Karnataka Government has announced SWIFT City, a 1500+ acre government-backed innovation and industrial hub that's set to transform this thriving region. With advanced manufacturing units, IT & R&D parks, and global industrial clusters, SWIFT City is designed to drive economic growth, generate thousands of jobs, and attract global investments.

Artistic Impression

S

Start-ups

W

Workspaces

I

Innovation

F

Finance

T

Technology



₹10.27 lakh crore investment commitment at the Global Investors Meet



Projected to create thousands of jobs



Excellent connectivity to Sarjapur Road, Bellandur ORR, and major highways (NH44 & NH48)

Why it matters?

In the last 5 years Whitefield (incl. EPIP) and E-City rose by 80% and 38% respectively, thanks to the rise in IT Hubs. SWIFT City is set to mirror this trend in the coming years.

Source: Hindustan Times

ITPL Main Road saw 36% year on year growth, driven by metro and infrastructure upgrades. Similar development is planned around SWIFT City.

Source: : Housing.com

Sarjapur Road rose 58% in 5 years, proving that early investments in growth zones like SWIFT City pay off.

Source: Hindustan Times

A tale of two **TECH HUBS.**

SWIFT City Sarjapura Road vs. Electronic City.

Electronic City: From Humble Beginnings to a Global Tech Powerhouse

When Electronic City was first envisioned in the 1970s and 80s, it was a modest industrial park with few takers. Over the years, however, it evolved into one of India's most prestigious IT corridors — a magnet for global corporations and a catalyst for rapid urban transformation.

Employment Epicenter:

Hosting over 200 IT/ITES companies — Infosys, Wipro, Siemens, HP, and more — Electronic City became synonymous with career opportunities.

Infrastructure Overdrive:

The elevated expressway, NICE Ring Road, and upcoming metro line revolutionized connectivity, turning commute time from a concern to a convenience.

Real Estate Revolution:

Land values soared as tech parks, apartment complexes, and commercial hubs transformed the skyline.

Lifestyle Evolution:

Top-notch schools, hospitals, malls, and recreational hubs sprung up, creating a complete ecosystem where professionals and their families thrive.



SWIFT City Sarjapura Road

The Next Tech & Lifestyle Destination

Today, history is poised to repeat itself — but this time, on Sarjapura Road. SWIFT City is the new canvas where Bangalore's next growth story is being painted.

What makes SWIFT City a game-changer?

Corporate Growth Engine

- Prime location on Sarjapura Road, with easy access to ORR, Whitefield & Electronic City
- Presence of major IT giants and emerging startups
- Operational tech parks like Wipro SEZ, Infosys & Schneider Electric

Connectivity Redefined

- Upcoming Metro Phase-3 along Sarjapura Road for faster commutes
- Peripheral Ring Road to enhance airport access and ease traffic
- Direct arterial road links to Whitefield, Marathahalli, Bellandur & Electronic City

Residential & Lifestyle Renaissance

- Expansion of Sarjapura-Attibele Road and integrated transport hubs
- Development of self-sustaining townships
- Tech-driven upgrades: smart lighting, green corridors & pedestrian pathways

• Future-Ready Infrastructure

- Wide range of housing options with strong ROI potential
- Proximity to leading schools: Indus International, Oakridge, DPS, Greenwood High
- Access to top hospitals: Columbia Asia, Narayana Multi-speciality, Motherhood
- Thriving social infrastructure: malls, cafes, fine dining & entertainment hubs

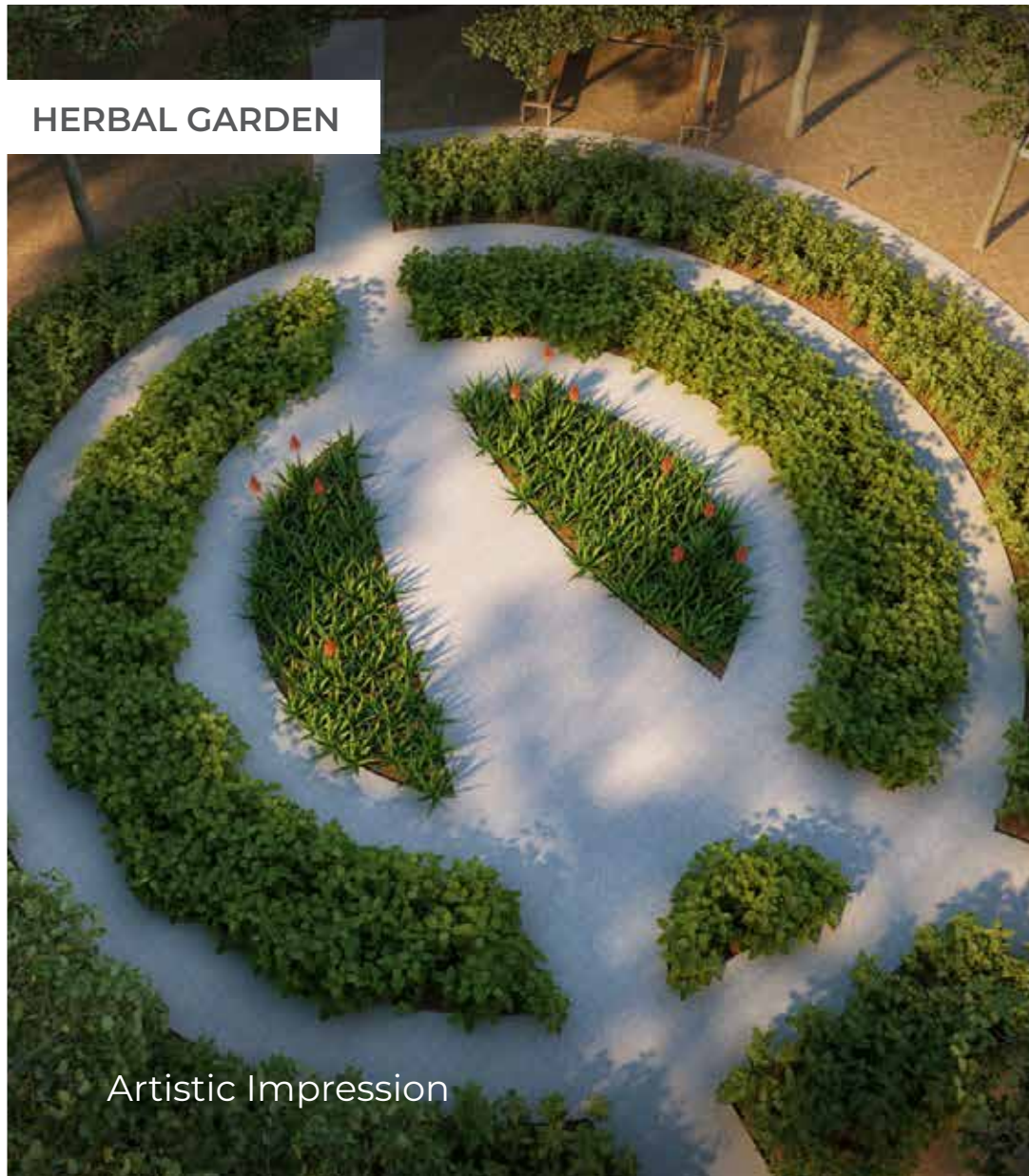
Why **SARJAPUR** Road is the perfect place to plot your tomorrow?

Parameters	Electronic City	ITPL Whitefield	SWIFT City Sarjapura Road
Tech Presence	IT Services led set-up with large campuses of Infosys, Wipro, Bosch, TCS, Tech Mahindra, etc.	IT & ITES R&D led set-up because of smaller land IBM, Dell, Oracle, TCS, etc.	Big setup of startups and financial companies along with IT & ITES.
Connectivity	Elevated Expressway, NICE Road, Metro Phase-2.	ORR, Metro Phase-2.	Metro Phase-3 extension, PRR, ORR, STRR, Hosur Airport (proposed).
Residential Options	Affordable to premium apartments.	High-rises, villas, integrated townships.	Large Villas, luxury plotted and integrated townships because of availability of land.
Social Infrastructure	Good, but patchy in some pockets.	Good schools, malls, hospitals and infra building around 10-15 km radius.	Top international schools, hospitals, malls, vibrant lifestyle of Sarjapura Road and upcoming Prestige mall will shift the balance towards outer end of Sarjapura.
Planning & Sustainability	Moderate (some congestion).	Denser layout and narrow roads.	Modern, sustainable, balanced development with smart planning.
ROI (Real Estate)	There is not much upside left because of low paying jobs in the area and secluded connectivity to the rest of Bangalore. Mature micromarket for investment.	Well-connected to everything but rates have already capped out over 14,000 psf and investor have lost interest because of larger ticket size and no future infra-addition to the place.	Perfect time to start investment at an affordable rate. This area gets double advantage of being closer to Sarjapura and E-City. Extended connectivity to Whitefield-Sarjapura area and diamond connectivity via upcoming PRR and STRR.

AMENITIES

thoughtfully
designed for you.

With 37+ amenities, Tranquila offers endless ways to unwind, play, and connect. From serene forest walks to playful evenings, every amenity here is designed to nurture your well-being. Discover spaces that make every day feel refreshing and meaningful.



1. Entrance Signage Pylon
2. Entrance Portal
3. Security Cabin
4. Bus Waiting Bay with Shelter
5. Forest Walk with Compacted Soil
6. Tree House
7. Hammocks
8. Fire Pit
9. Skating Rink
10. Pavilion with Seat
11. Kitchen Garden
12. Jogging/Walking Track
13. Sculpture Park with Seats
14. Multipurpose Lawn – Gathering, Futsal, Yoga
15. Pavilion with Food Counter
16. Amphitheatre
17. Pergola with Climbers
18. Giant Chess
19. Snake and Ladder
20. Hopscotch
21. Volleyball Court
22. Tree Court with Outdoor Gym
23. Multipurpose Court (Tennis/Basketball)
24. Children Play Area (6–12 yrs)
25. Children Play Area (3–6 yrs)
26. Sand Pit
27. Meditation Pavilion
28. Kitchen Garden
29. Yoga Lawn
30. Raised Platform/Stage
31. Outdoor Gym
32. Reflexology Pathway
33. Elders Chit Chat Zone
34. Pet Park

MULTIPURPOSE COURT



YOGA ZONE



SCULPTURE PARK



GIANT LUDO



OUTDOOR GYM



PET PARK












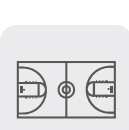





OUTDOOR WORKSTATION



A signature **CLUBHOUSE** crafted for you.

Experience leisure redefined at the 12,000 sq. ft. clubhouse. From fitness to relaxation, celebrations to quiet retreats, it offers everything under one elegant roof. A space that makes your every day feel exclusive, indulgent, and fulfilled.

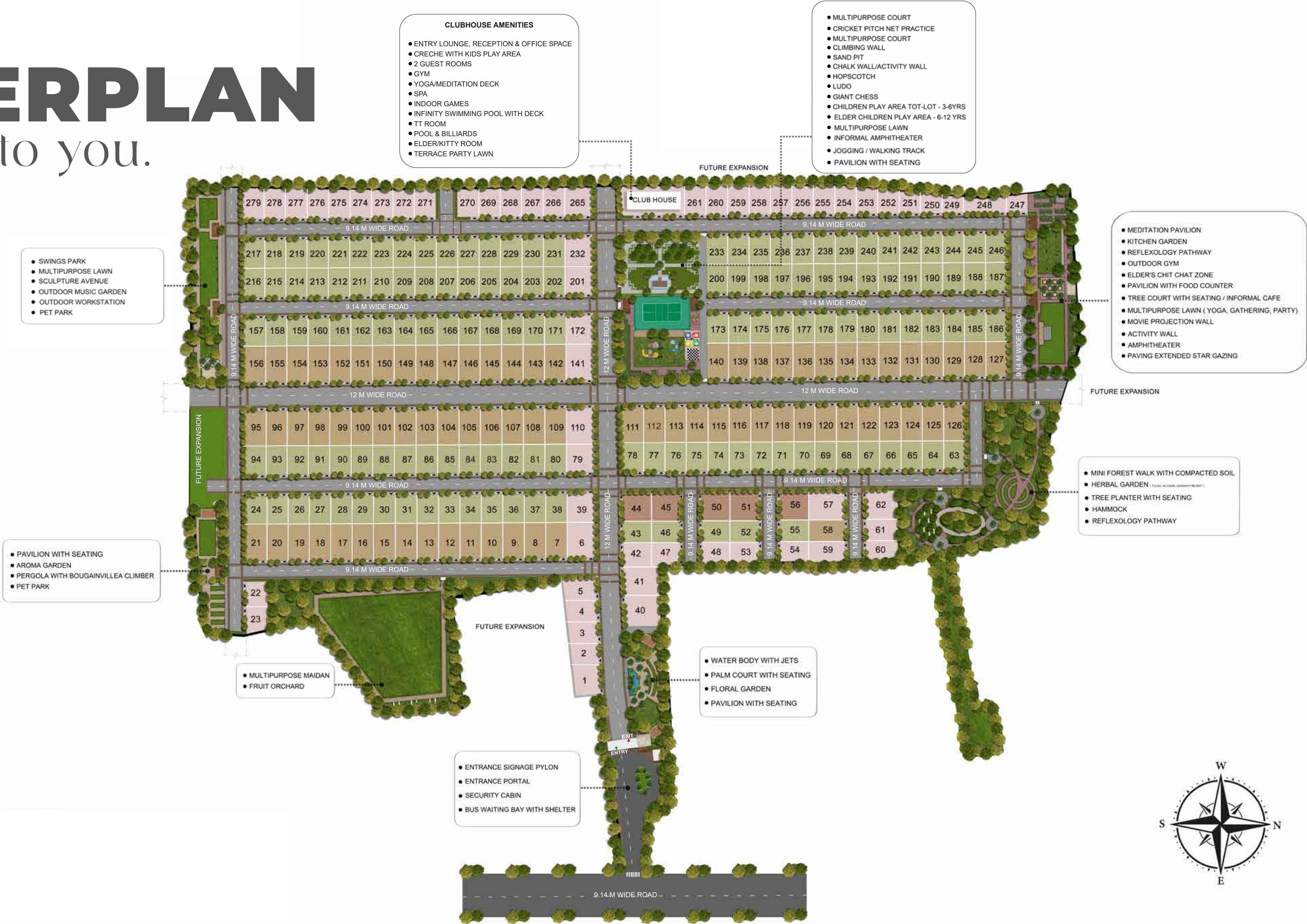
Artistic Impression

-  Entry Lounge
-  Office Space
-  Reception
-  Kids' Play Area
-  Creche
-  2 Guest Rooms
-  Gym
-  Yoga / Meditation Deck
-  Terrace Party Lawn
-  Indoor Games
-  Infinity Swimming Pool With Deck
-  TT Room
-  Pool & Billiards
-  Elder Room / Kitty Room
-  Multi Purpose Hall

MASTERPLAN

that adapts to you.

Every detail of Tranquila’s masterplan is thoughtfully designed. From vibrant zoning to wide roads and sustainable infrastructure, it creates a community that feels open, organised, and secure. A plan that effortlessly adapts to your evolving life.



Prepared for **TOMORROW.** Ready for you.

At Tranquila, every inch of your land comes with future-ready infrastructure and reliable utilities, ensuring it's ready when you are. With thoughtfully planned roads, underground cabling, water systems, and rainwater harvesting, your investment remains safe, strong, and future-proof – empowering you to build, grow, or invest with complete confidence.

Road Network

Durable concrete roads are engineered with proper drainage and service corridors to prevent flooding during rain, outperforming many conventional urban roads.

Tree-Lined Avenues

Seasonal flowering trees line the roads, creating a lush, green ambiance and elevating the overall landscape experience.

Lighting System

A modern LED street lighting system ensures well-lit roads throughout the layout. Additionally, decorative post-top lanterns illuminate park and garden areas, while floodlights enhance visibility.

Modern Electric Cabling

The layout features underground electrical cabling from ground-mounted transformers, ensuring efficiency, safety, and a clutter-free environment.

Water System

A well-engineered water supply network provides consistent flow, hygienic conditions, and easy maintenance. Water is stored in an overhead tank of suitable capacity and distributed via a gravity-based system, ensuring optimal pressure at every plot.

Pedestrian Infrastructure

Well-planned pedestrian sidewalks built using concrete pavers enhance both functionality and aesthetics, blending seamlessly with the road network for a polished look.

Rainwater Harvesting

Strategically placed soak and percolation pits along the drains help recharge groundwater. Excess water, post-harvesting, is directed to the external municipal drain as per the site's natural topography.



Why INVEST IN LAND?



Artistic Impression



High Flexibility

Build a home, set up a business, or hold for the future.



No Depreciation

Land stays intact it doesn't age or wear out.



Portfolio Diversification

Land lowers risk and cushions market swings.



Low Maintenance

Land comes with almost zero upkeep.



Rising Demand

As cities grow, so does the need for land.



Easy to Buy & Sell

Enter or exit the market with ease.

Building
TIMELESS homes
with a vision for the future.

TRANSFORMING BENGALURU
SINCE 2009



3,500+
Happy Families



16 Projects
Completed



8 Ongoing
Projects



7 Upcoming
Projects



Abhee Aaria



Abhee Celestial City



Abhee Pride



Abhee Silicon Shine II

OUR
ONGOING
PROJECTS



Abhee Riviera Royale



Abhee Serenity Springs



Abhee King's Court

All images are artistic impression

Invest in **LAND** that works for you.

At Abhee Tranquila, every element is built around you. Here, life flows smoother, investments grow stronger, and your vision finds its true home. Discover a plotted community that's ready for your dreams today and tomorrow.



Artistic Impression