



EESHANYA
— I N F R A —



AAROHA



**2, 2.5 & 3 BHK LUXURY RESIDENTIAL APARTMENT
@ WHITEFIELD - SOUKYA ROAD, BENGALURU.**

RERA NO: 1250304PR150925008093

**www.eeshanyainfra.com
www.aaroha.eeshanyainfra.com**



SMART LIVING. RISING LUXURY.

ELEVATE YOUR EVERYDAY

Experience elevated living at Eeshanya Aaroha, Where modern convenience meets refined luxury in one of the city's most sought-after addresses.



WHITEFIELD – SOUKYA ROAD. LOCATION WELL CONNECTED.

STRATEGIC LOCATION WITH EXCELLENT CONNECTIVITY

Well-connected to ITPL, Outer ring road, Sarjapur road, Airport road, STRR and existing Namma metro enhancing seamless connectivity to key city hubs.

THRIVING CIVIC INFRASTRUCTURE

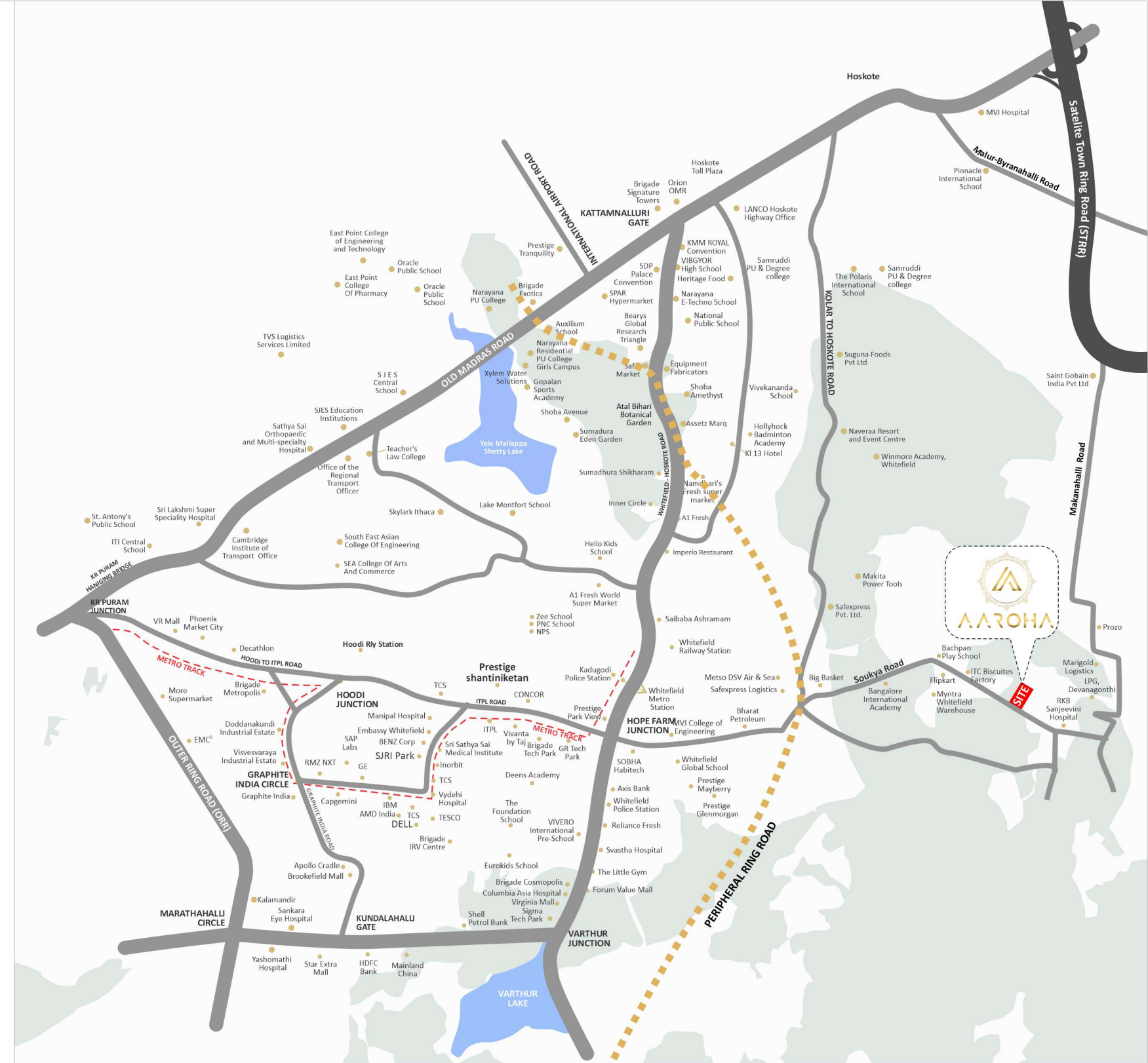
Surrounded by top-rated schools, reputed hospitals, shopping malls and fine dining options – ensuring comfort and convenience for the entire family.

SERENE YET CENTRAL

Nestled in a peaceful enclave that offers a tranquil living experience while being just minutes away from the city's bustling hotspots.

TECH PARKS

- | | | |
|----------------------------|---------------------|---|
| + ITPL | + HP | + Brigade Tech Garden |
| + First Technology Park | + TCS | + Bagmane Business Park |
| + Sigma Tech Park | + GE India | + Prestige Tech Park |
| + Techno Park | + RMZ Infinity | + Sumadhura Capitol Tower |
| + Titanium Tech Park | + GR Tech Park | + Beary's Global Research Triangle (BCRT) |
| + SAP Labs | + HM Tech Park | |
| + Kalyani Magnum Tech Park | + Brigade Tech Park | |
| + Prestige Ferns Galaxy | + Accenture | |



EDUCATIONAL INSTITUTES

- | | | |
|-----------------------------------|--------------------------------------|----------------------------|
| + Bengaluru International Academy | + Delhi Public School, Whitefield | + Vibgyor High School |
| + MVJ College of Engineering | + National Public School, Whitefield | + Narayana Olympiad School |
| + Whitefield Global School | + Jain Heritage School | + Cambridge School |

HEALTH CARE

- | | | |
|--------------------------------------|--------------------------------|-------------------------------------|
| + Soukya Holistic Health Care Center | + Miracle Hospital | + Vydehi Hospital |
| + Sri Sathya Sai Super Speciality | + Cloud 9 | + Motherhood Clinic |
| + Svastha Hospital | + Manipal Hospital, Whitefield | + Narayana Multispeciality Hospital |

MALLS

- | | | |
|--------------------------|-----------------------|---------------------|
| + Nexus Shantiniketan | + Phoenix Market City | + Orion Uptown Mall |
| + Nexus Mall, Whitefield | + Brookefield Mall | + VR Mall |

DESIGNED FOR ELEGANCE, BUILT FOR PRESTIGE.

Step into refined living, where every detail is crafted for sophistication and comfort. Experience luxury through timeless design and modern amenities.



EESHANYA
AAROHA



NO COMMON WALL
CONSTRUCTION

A perfect blend of contemporary design and timeless elegance, this stunning elevation redefines sophistication. Crafted to reflect luxury, it stands tall, just like your aspirations.

ACTIVITY ZONE

- + Outdoor Yoga Deck
- + Jogging Track
- + Outdoor Gym

KIDS ZONE

- + Kids Play Area
- + Swing Park
- + Skating Rink

SPORTS AND
ACTIVE LIVING

- + Multipurpose Court
- + Cricket Practice Net
- + Pet Friendly Space

PARK AND
PLAZA

- + Elders Park
- + Aroma Garden
- + Meditation Lawn

RECREATIONAL
ZONE

- + Swimming Pool
- + Pergola Seating
- + Gazebo
- + Sculpture Feature Wall
- + Fountain Garden

OUTDOOR
AMENITIES



INDOOR
AMENITIES



INDOOR AMENITIES &
SOCIAL ENVIRONMENT

- + Reception
- + Guest Room
- + WorkStation / Dance Room
- + Party Hall

FITNESS AND
WELLNESS

- + Yoga / Aerobics
- + Arts and Music Room
- + Indoor Gym
- + Indoor Games



A LIFE OF WELLNESS, COMFORT & ACTIVITY

At Eeshanya Aaroa, we offer a vibrant lifestyle, wellness living, engaging activities and unmatched convenience—all at your doorstep.

LIFE STYLE



ACTIVITIES



HEALTH



CONVENIENCE

AMENITIES THAT DEFINE ELEGANCE.

Experience elevated living where elegance meets ease. Thoughtfully designed spaces, timeless aesthetics and premium comforts come together to reflect the life you aspire to.

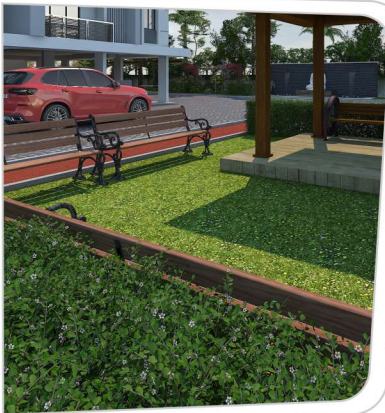


ALL AMENITIES ON GROUND FLOOR

At Eeshanya Aaroa, convenience is redefined with all amenities located on the ground floor. From fitness to leisure, everything is just a few steps away, making your daily life effortless and enjoyable.

LUSH GREEN SPACES

Experience tranquility with beautifully landscaped gardens and open spaces. These serene zones offer the perfect escape for relaxation and rejuvenation, right within your community.



COMMUNITY LOUNGE

The community lounge is a cozy space to connect, unwind, and build relationships. It's where neighbors become friends and memories are created.

A modern apartment building with a swimming pool and lounge area. The building is multi-storied with balconies and large windows. In the foreground, there is a swimming pool with a tiled deck, a lounge chair, and a small table. The background features palm trees and a clear sky.

REFRESH. RECHARGE. REJUVENATE

Refresh in crystal-clear waters, recharge your senses, and rejuvenate your spirit in a serene oasis.

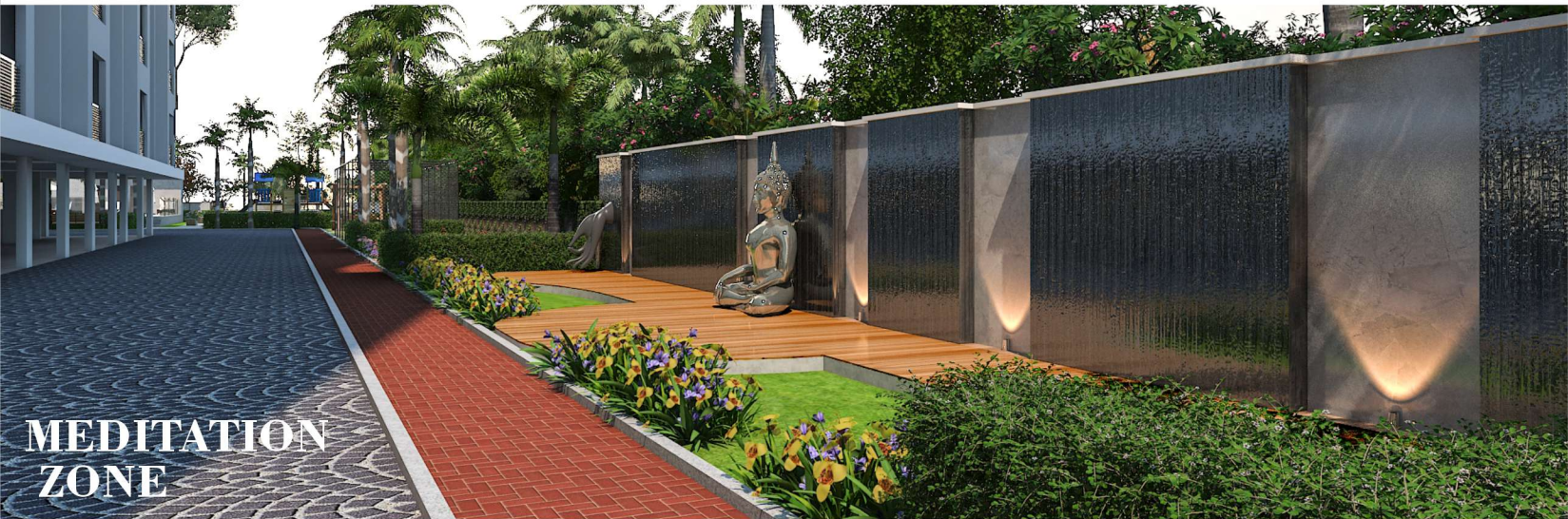


KIDS POOL

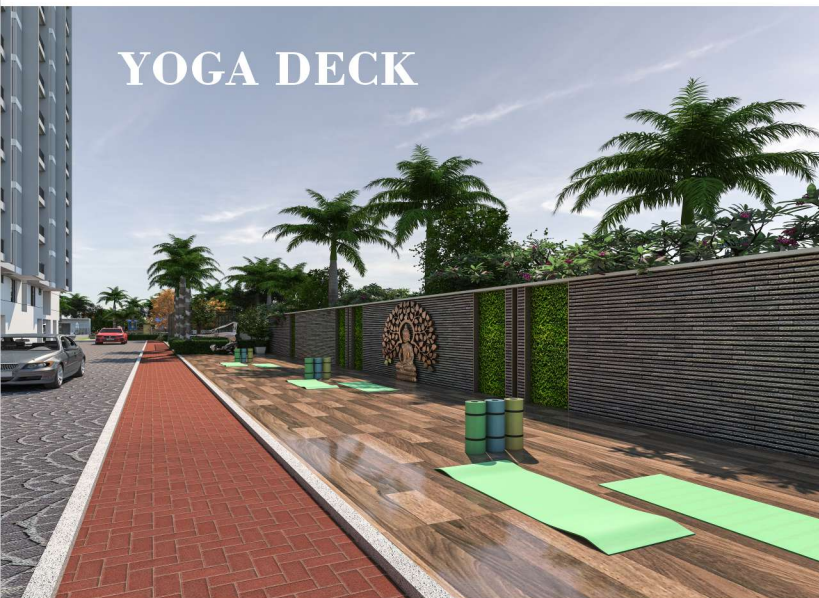
ENRICH,
REFRESH IN
YOGA,
&
MEDITATION.

Starting the day with physical and mental wellness sets the tone for the rest of the day, making it a significant contributor to overall health.

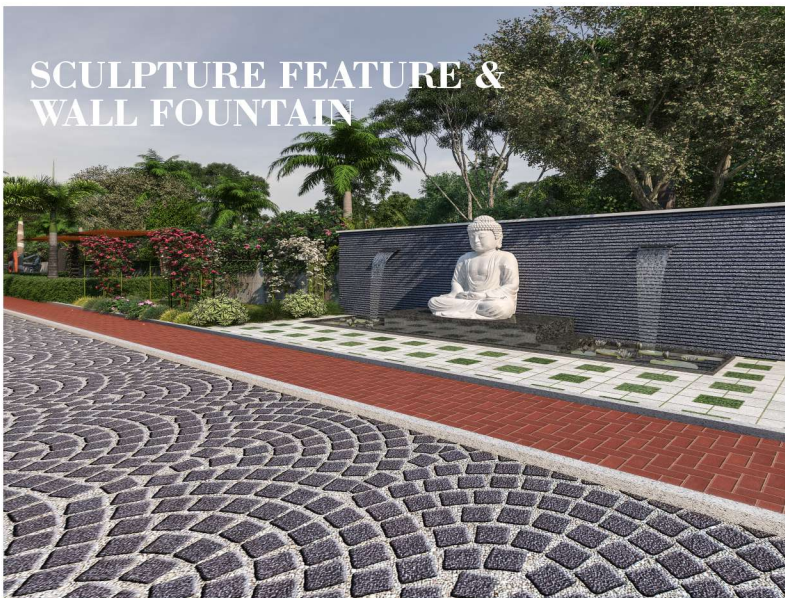
JOGGING
TRACK



MEDITATION
ZONE



YOGA DECK



SCULPTURE FEATURE &
WALL FOUNTAIN



OUTDOOR
FITNESS STATION

JOGGING
TRACK
&
OUTDOOR
GYM
(FITNESS STATION)

Morning wellness rituals lay the foundation for a healthier, happier life.

INDOOR
GAMES



- ◇ SNOOKER / POOL / BILLIARDS
- ◇ CHESS
- ◇ TABLE TENNIS (PING PONG)
- ◇ CARROM

PLAY
AREAS
&
ART ROOM

While focused on children,
it indirectly supports
parents' mental well-being.



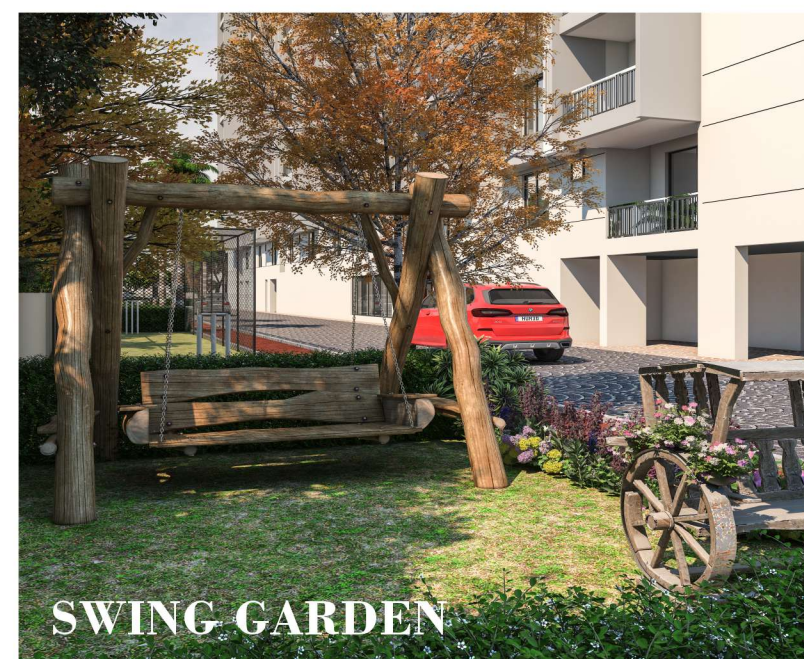
ART ROOM



PERGOLA
SEATING

PERGOLA
SEATING
&
SWING
GARDEN

Stroll through Aroma Garden
or enjoy family picnics at
Seating Area and Swing Garden.



SWING GARDEN



AROMA GARDEN



SEATING AREA



PET PARK

CRICKET PRACTICE NET



CRICKET
PRACTICE
NET

&

MULTI
PURPOSE
COURT

Active sports play an important role in enhancing overall health and strengthening inner resilience.



MULTIPURPOSE COURT

Get active at the Multipurpose Court, Skating Rink or Cricket Net while kids enjoy the Play Area.

FITNESS
& FUN



SKATING RINK

SKATING
RINK
&
KIDS
PLAY AREA

Glide through the Skating Rink or spark joyful laughter at the vibrant Kids Play Area.



KIDS PLAY AREA

MASTER PLAN & LEGEND



01 Grand Entrance & Exit	05 Butterfly Garden	09 Outdoor gym
02 Drive Way	06 Seating Area	10 Car Parking
03 Jogging Track	07 Sculpture Feature Wall	11 Skating Rink
04 Fountain Garden	08 Outdoor Yoga Deck	12 Pets Friendly Space
MASTER PLAN LEGEND		
13 Gazebo	17 Reflexology Park	21 MultiPurpose Court
14 Hammock Garden	18 Cricket Practice Pitch	22 Elders Park / Pergola Seating
15 Meditation Lawn	19 Swing Park	23 Swimming Pool
16 Aroma Garden	20 Kids Play Area	

A MASTER COMMUNITY THAT KEEPS ON GIVING



The master plan of Eeshanya Aarooha blends nature with urban living through open spaces, smart design, and seamless connectivity. Every detail is crafted to elevate your lifestyle.



- | | | |
|---------------------------|------------------------------|------------------------|
| 01 KIOSK | 06 INDOOR GAMES | 11 PANTRY |
| 02 OFFICE / WORKING PLACE | 07 CRECHE | 12 FIRE COMMAND CENTER |
| 03 GUEST ROOM | 08 CLUBHOUSE | 13 ELECTRICAL ROOM - 2 |
| 04 ELECTRICAL ROOM - 1 | 09 RECEPTION / WAITING LOBBY | 14 CAR PARKING |
| 05 GYM | 10 PARTY HALL | |



GROUND FLOOR PLAN

Experience a lifestyle that reflects your individuality with amenities for work, wellness, and recreation. From the workstation and dance room to the indoor gym and yoga studio, every space enhances your daily routine. Enjoy indoor games, relax or celebrate in the party hall—all within a thoughtfully designed, joyful environment.



TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT.



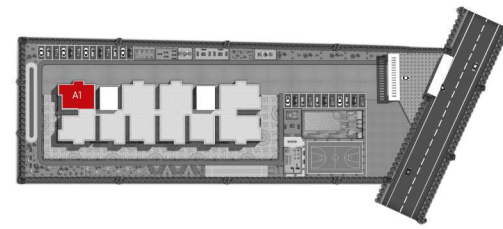
No	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
CA	896.2	883.1	883.1	1040.1	1040.1	689.1	689.1	689.1	689.1	896.9
BA	1086.2	1018.4	1018.4	1238.8	1238.8	792.1	792.1	792.1	792.1	1091.7
SBA	1445	1355	1355	1660	1660	1055	1055	1055	1055	1445
Type	2.5 BHK	2.5 BHK	2.5 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK
Facing	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST

DESIGNING WELLNESS INTO EVERY CORNER FOR YOUR FAMILY

Our homes are designed to support physical and emotional well-being, with open layouts that encourage connection. Airy rooms, natural light, play areas, and serene balconies create a healthy, balanced lifestyle for your family.



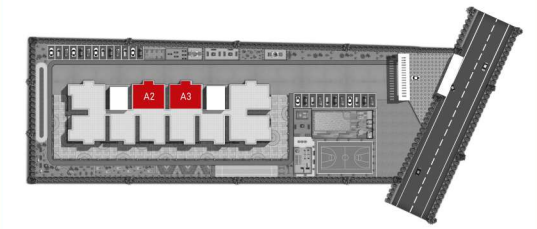
A1 | 2.5 BHK | 1445 SFT. | WEST



- | | | |
|-----------------------|-----------------------------------|---------------------------|
| 01 Bedroom
12'X11' | 02 Living/
Dining
11'X24'2" | 03 M.Bedroom
11'6"X13' |
| 04 Toilet
8'X4'6" | 05 Kitchen
7'6"X8' | 06 Balcony
11'9"X4' |
| 07 Bedroom
12'X11' | 08 Toilet
8'X4'6" | |



A2, A3 | 2.5 BHK | 1355 SFT. | WEST



- | | | |
|---------------------------|----------------------|-----------------------------------|
| 01 M.Bedroom
11'6"X13' | 02 Toilet
8'X4'6" | 03 Utility
8'X3'8" |
| 04 Kitchen
7'6"X8' | 05 Balcony
11'X6' | 06 Living/
Dining
11'X24'2" |
| 07 Bedroom
11'6"X11' | 08 Toilet
8'X4'6" | 09 Bedroom
11'6"X10' |

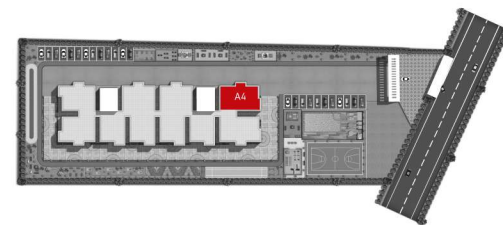
3D VIEWS

Our homes are designed to nurture well-being, with open layouts that foster connection. Airy rooms and natural light create a healthy, welcoming environment.

**WHERE SUNLIGHT
SHAPES SPACE**



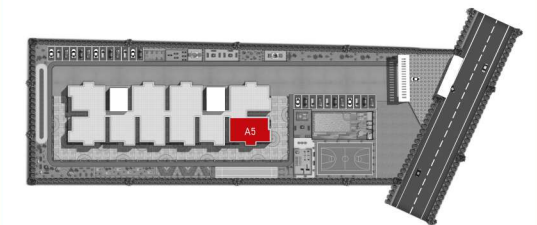
A4 | 3 BHK | 1660 SFT. | WEST



- | | | |
|---------------------------|----------------------------|------------------------|
| 01 M.Bedroom
11'6"X13' | 02 Balcony
12'10"X4' | 03 Toilet
8'X4'6" |
| 04 Utility
8'X4' | 05 Kitchen
9'6"X8' | 06 Balcony
11'8"X6' |
| 07 Dining
11'X9'4" | 08 Living
15'10"X14'10" | 09 Toilet
4'6"X8' |
| 10 Bedroom
12'X11' | 11 Toilet
8'X4'6" | 12 Bedroom
12'X10' |



A5 | 3 BHK | 1660 SFT. | EAST



- | | | |
|---------------------------|-------------------------|----------------------------|
| 01 M.Bedroom
11'6"X13' | 02 Balcony
12'10"X4' | 03 Toilet
8'X4'6" |
| 04 Utility
8'X4' | 05 Kitchen
9'6"X8' | 06 Living
15'10"X14'10" |
| 07 Dining
11'X9'4" | 08 Sitout
11'8"X6' | 09 Toilet
4'6"X8' |
| 10 Bedroom
12'X11' | 11 Toilet
8'X4'6" | 12 Bedroom
12'X10' |

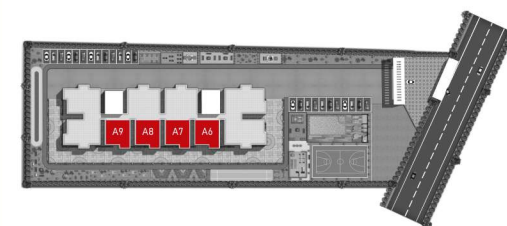
3D VIEWS

Our homes are crafted for comfort and connection, featuring spacious layouts that bring people together. Abundant natural light and ventilation ensure a bright, uplifting atmosphere every day.

SPACE TO LIVE
ROOM TO CONNECT



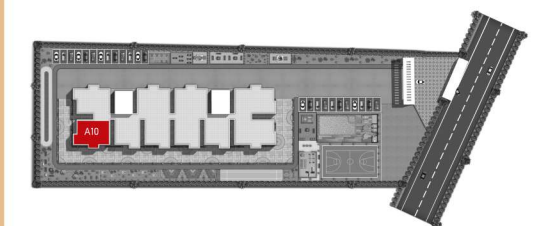
A6, A7, A8 & A9 | 2 BHK | 1055 SFT. | EAST



- | | | |
|-------------------------|-------------------------|---------------------------|
| 01 Living
15'X11' | 02 Toilet
7'6"X4' | 03 Bedroom
10'6"X10'6" |
| 04 Toilet
4'2"X7' | 05 Balcony
11'10"X4' | 06 M.Bedroom
11'X10'6" |
| 07 Dining
11'4"X7'4" | 08 Utility
8'X3'8" | 09 Kitchen
7'4"X8' |



A10 | 2.5 BHK | 1445 SFT. | EAST



- | | | |
|---------------------------|-----------------------------------|-----------------------|
| 01 M.Bedroom
11'6"X13' | 02 Toilet
8'X4'6" | 03 Utility
8'X3'8" |
| 04 Kitchen
7'10"X8' | 05 Living/
Dining
11'X24'3" | 06 Sitout
11'X6' |
| 07 Bedroom
12'X11' | 08 Toilet
8'X4'6" | 09 Bedroom
12'X11' |



EXPERIENCE LIFE.
VISUALIZED WITH SPACE,
FELT IN MOMENTS.

At Eeshanya Aaroha, every corner is thoughtfully designed to blend modern architecture with heartfelt living.

CRAFTING EXCELLENCE IN EVERY DETAIL



STRUCTURE & SUPERSTRUCTURE

RCC Framed with 6 inches of outer wall
4 inches internal walls



PLASTERING

External and internal coat cement plaster



PAINTING

Double coat painting for internal &
external Asian Paints / Apex Ultima
or Equivalent



DOORS, WINDOWS & RAILINGS

Main Door:
8' Height Teak Veneer /
Laminated Door
Internal Doors:
Engineer Wood with Laminate



KITCHEN

Provision for designer modular kitchen.
Electrical points to suit the electrical
appliances needed in the kitchen.
Provision for water purifier, exhaust fan /
chimney.
Provision for washing machine in the Utility area



FLOORING

800 mm X 800 mm vitrified tiles for all Bedrooms
(Exxaro, Aparna, Kajaria or Equivalent)

Toilet

Acid Resistance and Anti-skid Flooring.

Utility & Balcony

Acid resistance anti skid of reputed make.

Staircase

Natural stone / Tiles flooring
with edge chamfering / polish.

Corridor

Anti skid Double charged tiles.



LIVING & BEDROOM

Double Charged Vitrified Tiles.



ELECTRICAL AND COMMUNICATION

Cables:
Anchor or Equivalent

Switches:
Anchor or Equivalent in all rooms.

AC:
Power outlet provision in Master Bedroom,
Living area.

Power outlet provision for Geyser,
Exhaust fan in all toilets.

Kitchen:- Power plug for cooking range,
chimney, refrigerator,
microwave oven, mixer / grinder.

QUALITY SPECIFICATIONS



PLUMBING AND SANITARY

Concealed flush with Wall mounted concealed
flush tank Jaquar / Cera or equivalent

Wash basin in all toilets and provision in
Dining area.

All water lines and drainage lines are
PVC / CPVC of Supreme / Aashirvad / Equivalent

Hot and cold water wall Diverter with shower.

Provision for geyser in all toilets.



ELEVATORS/LIFTS

Automatic passenger, Service lifts of Kone /
Schindler / Equivalent brand with front
tiles cladding.



POWER Backup

Generator backup for common area (lifts and
other) & complete lighting back up for
individual flats.

Kirloskar or equivalent make generator sets.

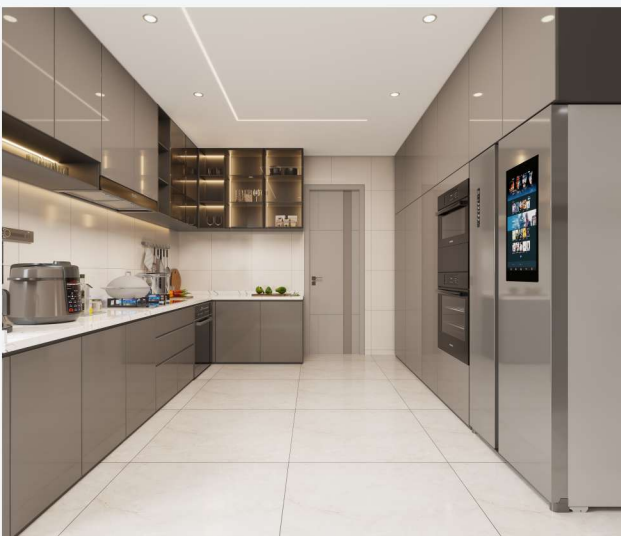


OTHERS

STP, Rainwater Harvesting &
Fire Safety Equipments

Gas Pipeline to each flat,
Common EV Charging points.

Discover the quality and precision behind our
community, where superior materials, smart
design, and thoughtful features create a living
space that exceeds expectations. From striking
architecture to modern amenities, every detail
enhances your lifestyle.





EESHANYA
— INFRA —

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www.aaroa.eeshanyainfra.com



Eeshanya Infra, 4th floor, SR Square, Nallurahalli Main Road,
Siddapura, Bengaluru, Karnataka - 560 066.

Site Address

Soukya Road, Kacharakanahalli,
Bengaluru - 562 114.

sales@eeshanyainfra.com



RERA NO: 1250304PR150925008093

**studio
ORCA**
Architecture | Planning | Interiors
151, 1st Cross Rd, Kamadhenu Nagar,
B Narayanapura, Mahadevapura,
Bengaluru, Karnataka 560 016
info@studioorca.in
www.studioorca.in

Brochure Design by:
CE CREATIVE ETHICS
+91 90329 32953

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The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.