

ATMOS

A whole world of worth

ELEGANT
ATMOS



Having it all was once a
promised whisper, a faraway
goal, a dream written in mist.

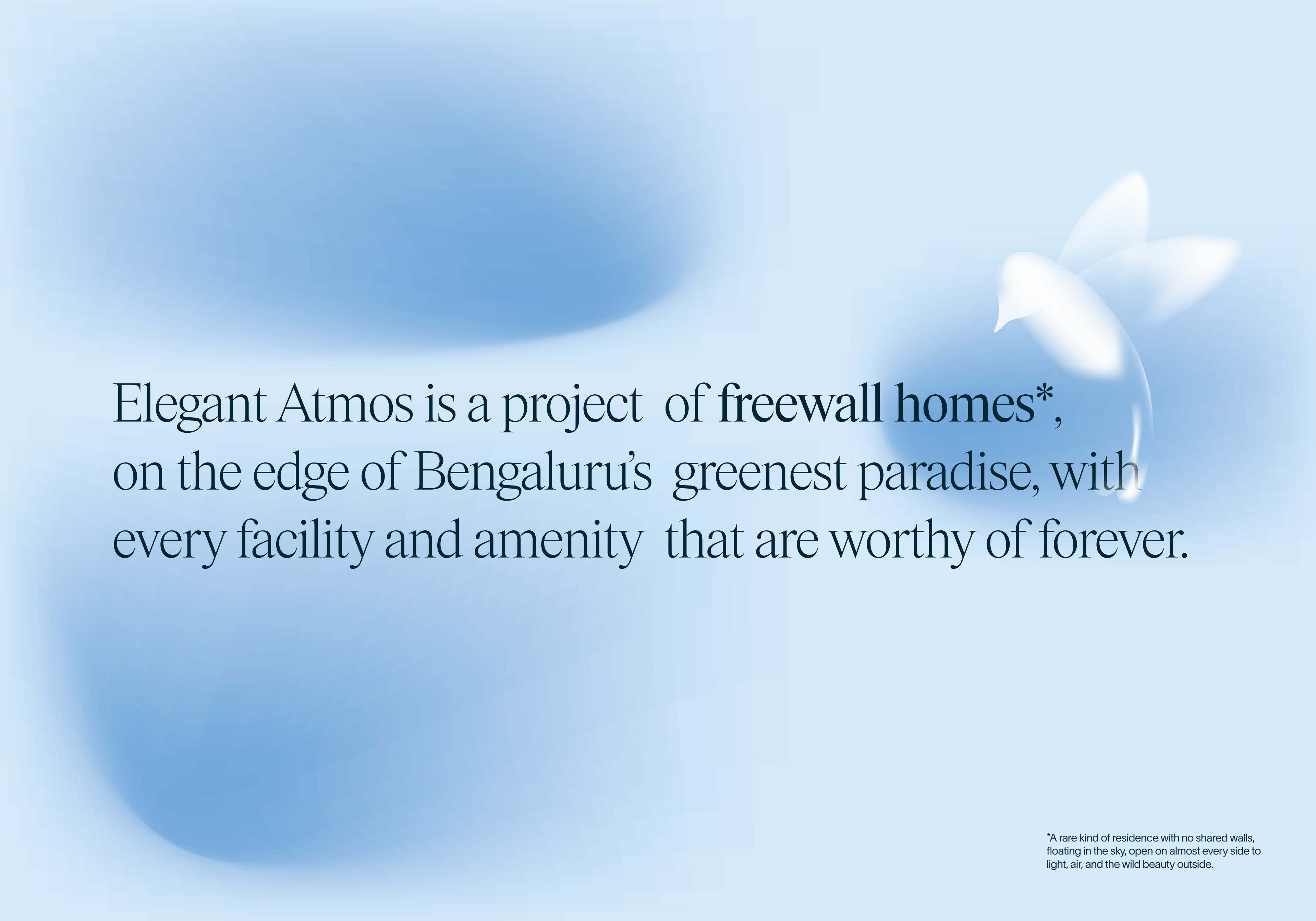
But now, that castle in the sky can
have your name on the front door.

Come on in. Revel in the grand welcome.

Atmos is built to be a beautiful amalgamation of
ecology, design, luxury, function and community.

A whole world of ————— worth





Elegant Atmos is a project of freewall homes*,
on the edge of Bengaluru's greenest paradise, with
every facility and amenity that are worthy of forever.

*A rare kind of residence with no shared walls,
floating in the sky, open on almost every side to
light, air, and the wild beauty outside.

ELEGANT ATMOS



AERIAL VIEW | RENDER

Welcome to a whole world of worth.
Where having it all becomes second
nature. Where everything you seek
lives with you.

2 towers
of G+14 floors

68
units per wing

136
perfect units

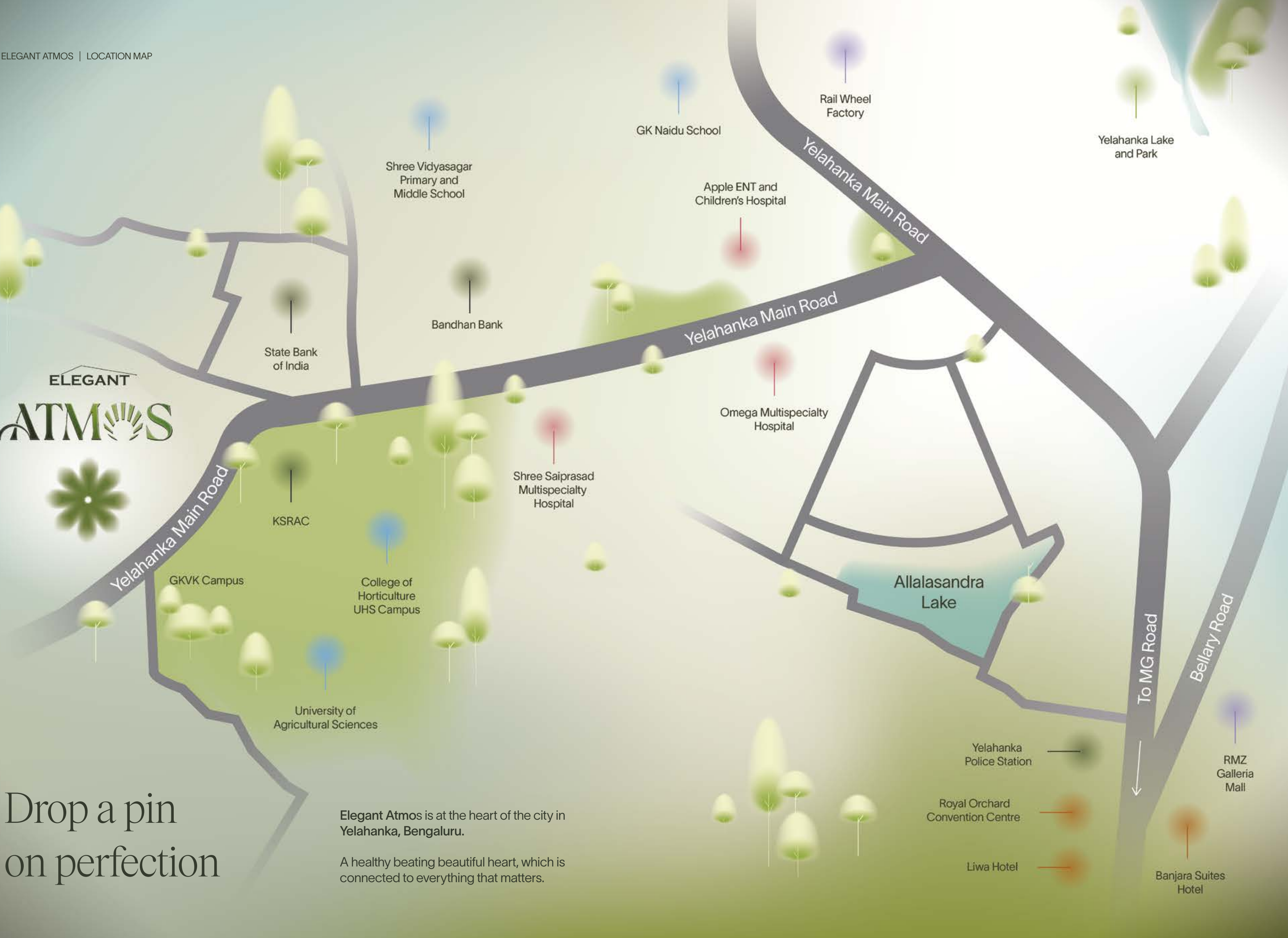
5
units per floor

3 and 3.5
BHK

100%
focus on space
and sustainability

1.8
acres

of everything
you desire.



Drop a pin
on perfection

Elegant Atmos is at the heart of the city in Yelahanka, Bengaluru.

A healthy beating beautiful heart, which is connected to everything that matters.

Every element of Atmos is worth the world

Legend

- | | | |
|--|--|---|
| 01. Common Security Cabin | 11. Seating Gallery/ Informal Amphitheatre | 17. Pet Park |
| 02. Residential Security Cabin | 12. Tree Court with Seating (Senior citizens zone) | 18. Childrens Play Area |
| 03. Bus Shelter | 13. Speed Digital Play, Swing Park, Giant Chess | 19. Reflexology Pathway |
| 04. Signage Wall | 14. Seating | 20. Feature Wall |
| 05. Pylon with Signage | 15. Transformer Yard | 21. Multipurpose Court (Volley Ball, Badminton) |
| 06. Block entry Accent Paving | 16. Multipurpose Court (Badminton, Box Cricket, Volley Ball) | 22. Dribble Court |
| 07. Pavilion with Seating | | 23. Skating Rink |
| 08. Block Entry Pergola | | 24. Visitors Car Parking (Commercial) |
| 09. Visitors Car Parking (Residential) | | |
| 10. Floral Garden | | |



This much green is — gold

To the North East and North West

Avalahalli Forest
Kodimanchanahalli Tree Park
Forest Research Station

- More than 1200 acres of pristine nature

To the East

Gandhi Krishi Vigyana Kendra

- 1,400 acres of preserved biodiversity.
- Home to 165 species of birds and over 530 species of plants.
- Declared a heritage site in 2010.
- Protected under the Biological Diversity Act.

A wide open green space that will remain Untouched. Unbuilt. Uncompromised.

Surrounding are multiple
Elegant Atmos living sanctuaries

In a city where greenery is becoming rare, having this much of it next to your home is a luxury.

Within a 10 km radius

14 lakes surrounding Atmos

- Your personal island in this land of mirages

To the South

Jarkabandi Forest
Shetty Halli Forest
IISC Campus

- A combined 1300 acres of rich green forest land

The luxury of being cornered



Elegant Atmos has mastered the art
of creating freewall homes full of love,
light and freedom



Homes that share no walls, just a sense
of purpose, identity and community

Homes that are each a corner flat, that
open to the outdoors on at least 3 sides.

Homes full of natural light and breeze,
with spectacular views of the lush green
GKVK from its balconies.

APARTMENTS & HOMES

Everything the light touches is yours

Elegant Atmos has made life, hope and tomorrow seem endless, stretching beyond the horizon. The mind opens. The world unfolds. Prospects feel infinite.

Throw open a window

Let your gaze stretch across uninterrupted views- green, lush, and lit by the light of a brilliant golden sun.

Every window is a view

The wild serenity of GKVK, a glimmering pool, shaded green pockets, an elegant skyline... there's beauty wherever the eye turns.

Breathe deeply

Wind flows in from all 4 sides, with oxygen from the planned 1.5 lakh trees replenishing you.





50+

amenities that add
layers of joy



Life unfolds across every level

Built into every edge, every level, every breath of Elegant Atmos are features and facilities meant to add worth to your life.



OUTDOOR PAVILION | RENDER

Along the periphery

Shaded paths. Quiet green nooks. Spaces to move, play, pause, and gather, from sport zones to spots made simply to sit and be.

In the clubhouse

A pool glimmering with calm. A sunlit café. Decks to unwind. Corners built for conversation, connection, and nothing in particular.

On the terrace

Open-air fitness. Party and community spaces. Venues made for every aspect of life with the sky as your ceiling.



And just outside

Nature, vast and protected. Shops, close and convenient. A rare balance of wilderness and need.



TOWER 2 TERRACE | RENDER

AMENITIES



For the social

- Pavilions for unhurried conversations
- A stage and amphitheatre for community and celebration
- Garden paths to stroll, sit, and stay

For the active

- A gym under the sky
- A yoga lawn for breath and flow
- Play areas for badminton, basketball, volleyball, futsal, box cricket, and a skating rink
- Paths that lead through movement and pause



Where the landscape

becomes the lifestyle

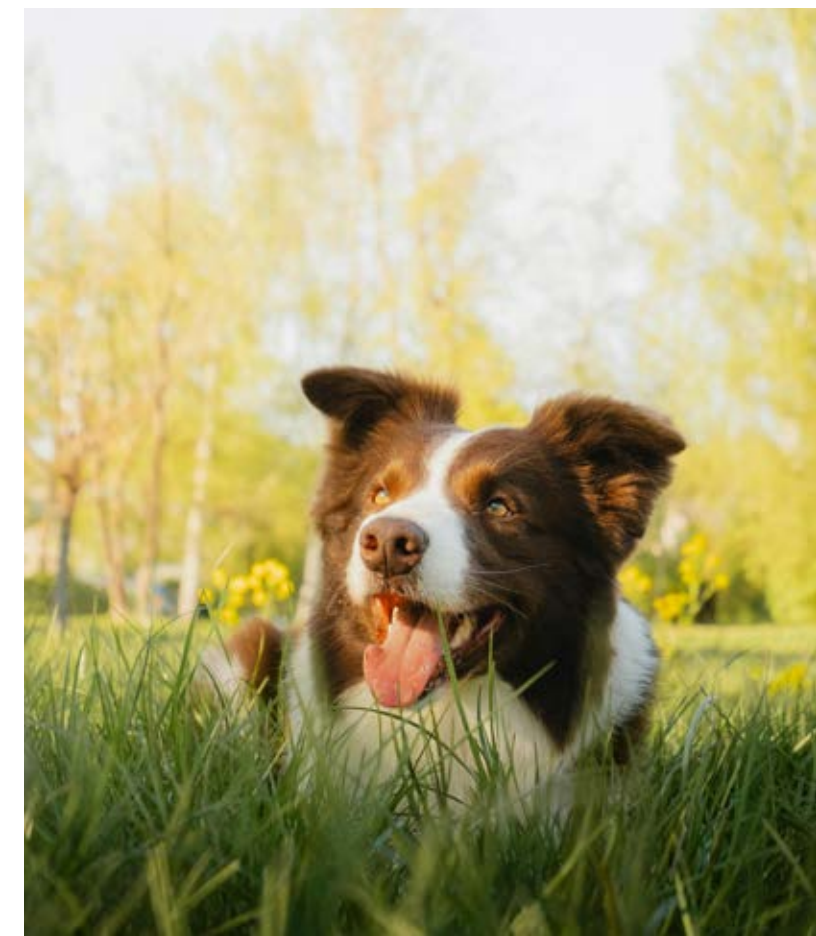


For everyday ease

- Shaded walkways that flow through the landscape
- Thoughtfully placed seating
- Parking and paths designed around comfort and accessibility

For children and pets

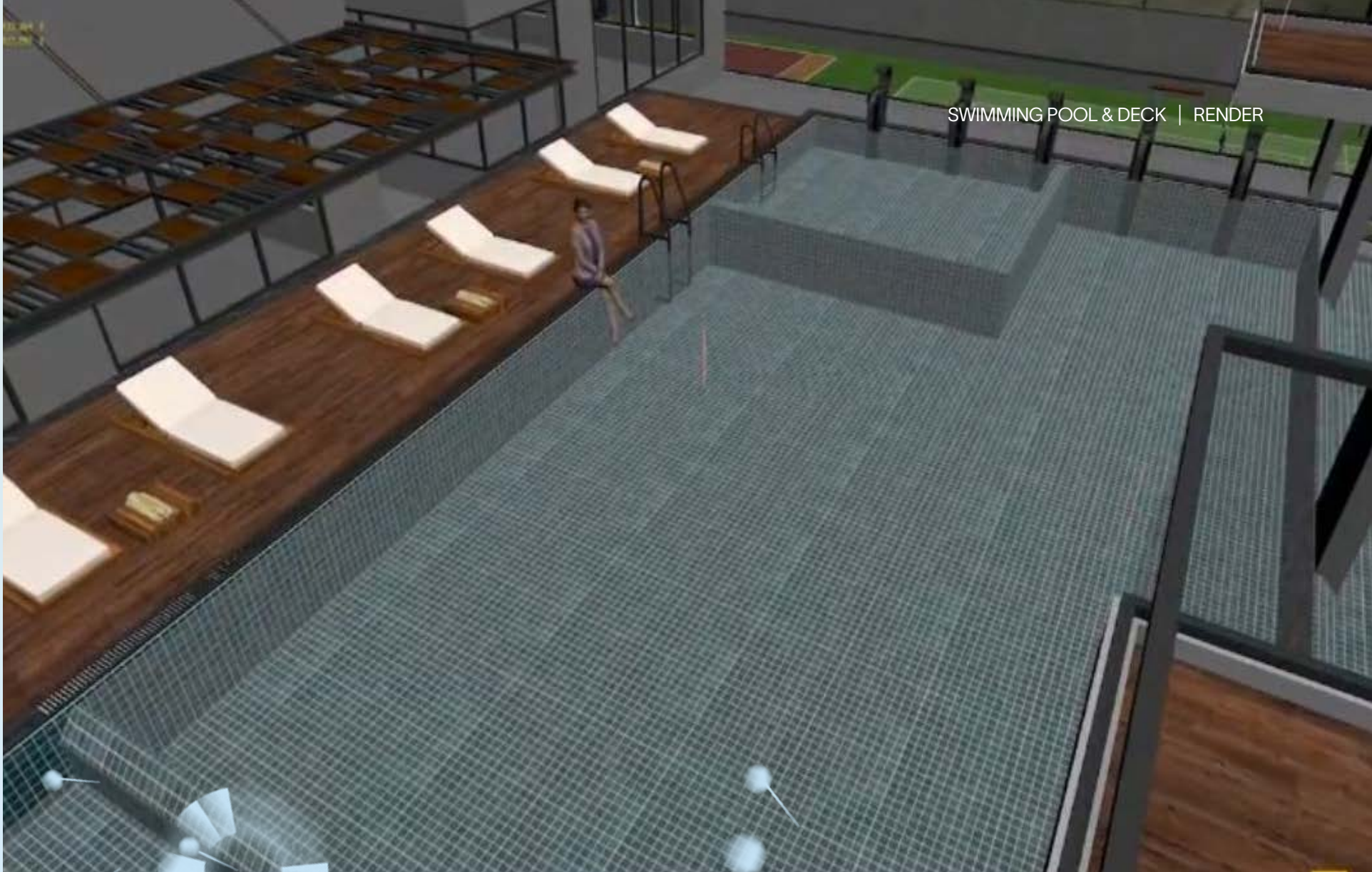
- A colourful play zone made for joy
- A green enclosure where pets explore freely



ELEGANT ATMOS

Step out from either tower, and the pool lies glimmering, edged with light, where you can begin your mornings or drift through dusk.

A stretch of water between worlds



Beside it, an expansive deck and cafeteria unfolds with loungers and seats along the edge, made for slow hours and meaningful company.

A space for movement, pause, and all the moments in between.

Shared by both towers.
Framed by the sky.
Full of worth.

CLUBHOUSE AMENITIES



The elements have aligned. The elegance shines



through

Energy flows forward. Water finds
its way back. We draw from the
planet and replenish it.

Atmos is built to keep the natural elements in balance, and keep life future-ready.



Every degree cooler is a promise for the future

Climate-responsive architecture

Our homes are designed to stay naturally cooler, using reflective roofs, high-performance glass, and smart layouts to reduce heat gain. The result is lower energy bills, less glare, and a space that feels in sync with the world outside.



Every drop is counted and cared for

Water-secure homes

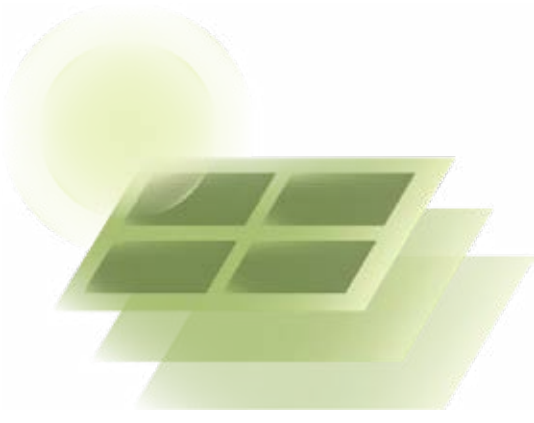
Atmos homes are built to save, reuse, and replenish water. From efficient fixtures and recycled STP water to smart meters and sponge-effect landscaping, every thoughtful element cuts freshwater demand by 70% and helps reduce usage, reuse it, and conserve it.



Nothing wasted, everything returns

Zero waste-to-landfill

95% of construction debris is reused or recycled. An on-site Organic Waste Converter turns kitchen and garden waste into compost that nourishes the landscape. At every step, Atmos remains light on the earth.



It's all powered by the planet

Smart power & renewable energy

Atmos uses solar panels and windmills to generate over 30,000 kWh of green energy/year, powering 37% of common lighting. Smart power management including timers, sensors, and 5-star equipment optimise energy use further by over 30%.



This much design is

devotion

What makes an Atmos home special

Structure

- **Build & Structure:**
RCC framed structure designed as per seismic zone 2 compliance.

Flooring

- **Apartment:**
Vitrified tiles in all areas (AGL or equivalent make)
- **Toilets & Utility**
Ceramic tiles
- **Common Areas:**
A combination of vitrified tiles, granite, and Kota stone flooring

Doors & Windows

- **Main Door:**
Pre-hung door with shutter (Sumai Doors or equivalent)
- **Internal Doors:**
PVC doors
- **Windows:**
PVC windows (Eureka or equivalent)
- **Ventilators:**
PVC ventilators with a provision for an exhaust fan

Walls, Painting & Finishes

- **Interior Walls:**
Emulsion paint or distemper with granite architraves
- **Exterior Walls:**
Exterior texture paint
- **Ceilings:**
Distemper or whitewash finish

Provisions

- **Power Points:**
Power sockets in all rooms and provisions for split A/C

Electrical

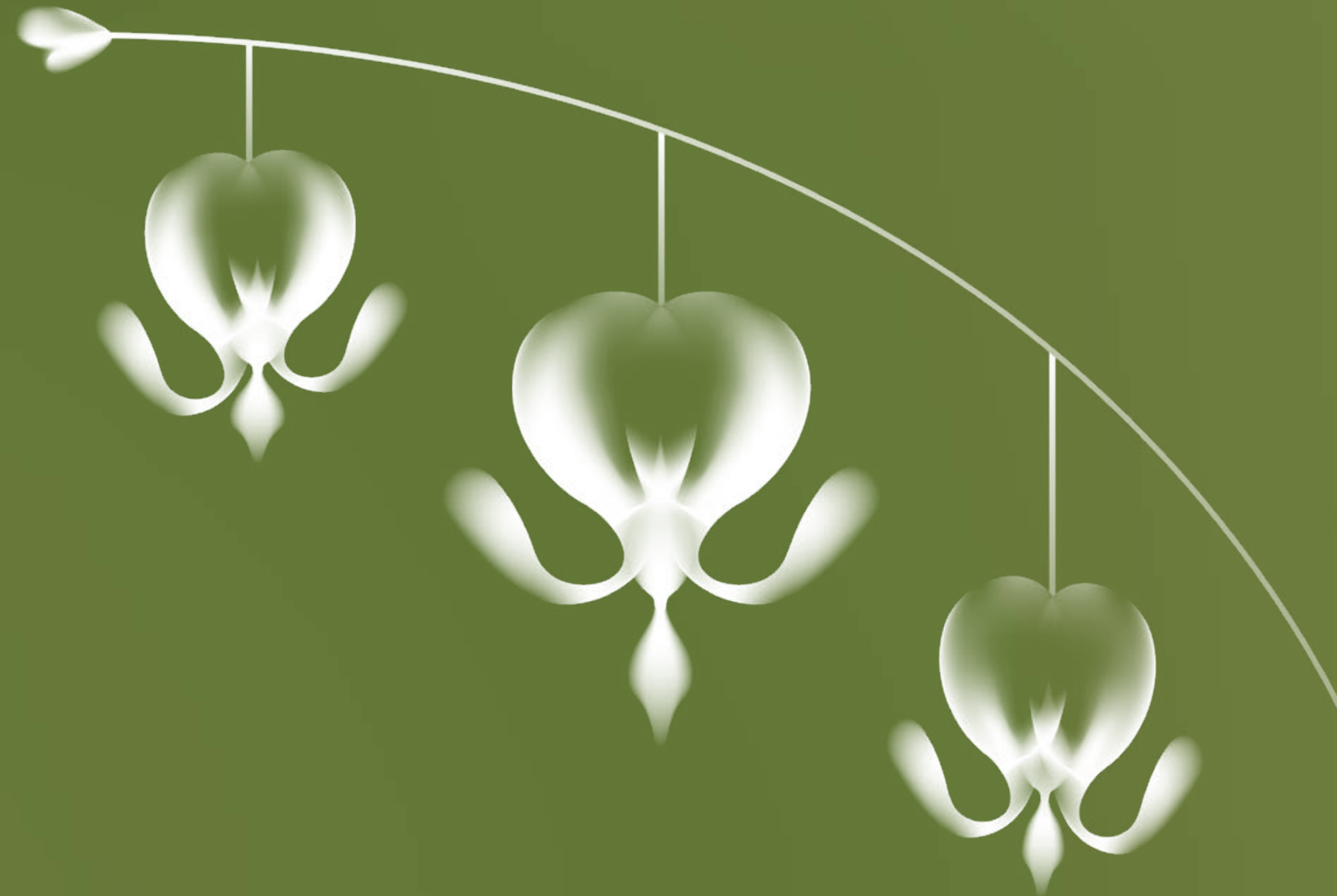
- **Power:**
1 kW power provision for lights, fans, and -5amp sockets within the apartment
- **Switches:**
Modular switches of a reputed make (Schneider or equivalent)

Kitchen & Utility

- **Countertops:**
Granite counter with a single bowl stainless steel sink and drainboard
- **Fittings:**
Provision for Hot & Cold water CP mixer (Grohe or equivalent)
- **Provisions:**
Dedicated point for a washing machine in the utility area

Toilets

- **Sanitaryware:**
Wall-mounted EWC of a reputed make (Grohe or equivalent)
- **CP Fittings:**
Chromium plated fittings of a reputed make, including health faucets and toilet paper holders
- **Shower:**
Hot & Cold water shower with a concealed diverter
- **Wash Basin:**
Provision for a Hot & Cold water mixer
- **Provisions:**
Point for a geyser with necessary piping and wiring



Crafting homes worthy of time

From the craftsmen of
Elegant Tranquility | Elegant Hermitage | Elegant Aura

Elegant Builders & Developers has been shaping the skyline of Bengaluru for over 2 decades since 2004.

With 16,000+ happy customers, over 50 projects delivered, 2,540+ amenities created, and 3.5 million sq. ft. built, we are now widening our horizons. We are currently on track to deliver another 3 million sq. ft, adding worth to the lives of many.

We believe in building spaces that are celebrated through generations, and redefine elegance in living. Our journey is guided by ethics, empathy, and the joy of creating places people are proud to call home.



Major Sandeep Unnikrishnan Road, Bettahalli Layout, Vidyaranyapura,
Yelahanka New Town, Bengaluru, Karnataka 560064
homes@elegantatmos.com | [REDACTED]

This brochure is for general information only. While Elegant Builders and Developers strives for accuracy, readers should independently verify details before relying on them. Elegant Builders and Developers makes no warranties regarding the content and is not liable for any resulting loss or damage. By using this brochure, you accept this disclaimer. Designs, specifications, and plans are subject to change without notice. Images and renderings are artistic impressions, not exact representations. For verified details, visit our sales office and consult authorized representatives.