

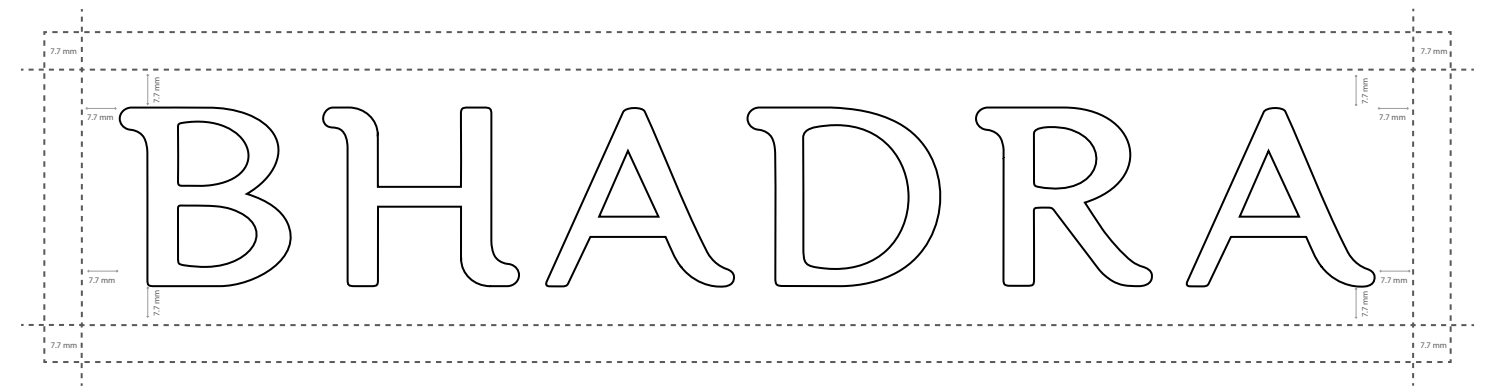
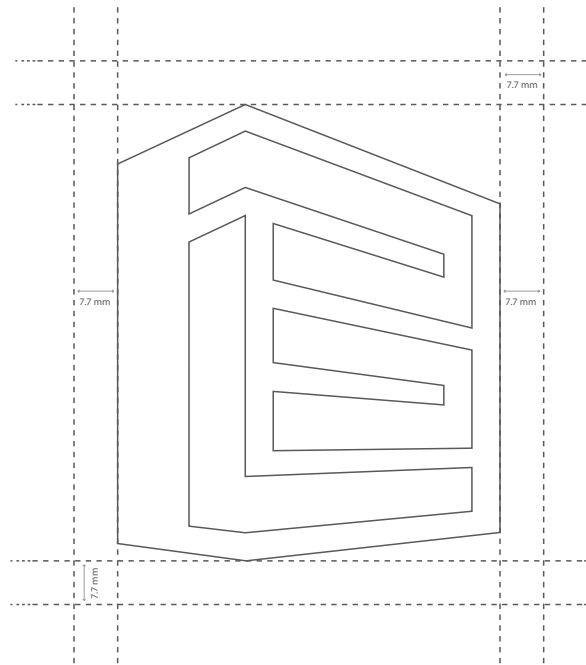
CODENAME
ANDREE ROAD



Codename
Andree Road



Codename Andree Road
The New Benchmark in
Luxury Residences



Brand Philosophy

Good. Built with Purpose.

At **BHADRA Group**, creation begins with intention. Every development is shaped with a deeper sense of responsibility toward the land it rises on, the culture it reflects, and the people it serves. Spaces are crafted to feel enduring, where Vaastu-promised planning, lasting materials, and refined detailing come together in thoughtful harmony.

This purposeful approach ensures that what **BHADRA** builds today evolves into a cherished legacy for tomorrow.

- 20+ Years of Experience
- 15+ Landmark Projects
- 500+ Happy Families and Counting
- 10+ Honours and Awards

BHADRA Group

Delivering Luxury Defining Bengaluru



2.7 Million sq. ft.

Delivered with distinction across Bengaluru.



200,000 sq. ft.

of real estate currently under development.



100,000 sq. ft.

of projects in progress.



Debt-Free Enterprise

Financial strength ensuring long-term trust.



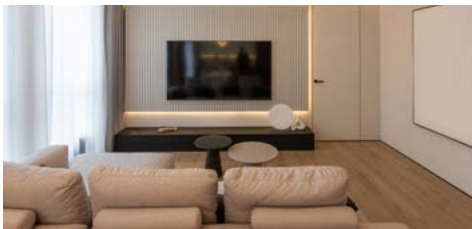
Employee-First Approach

A culture built on values and people.



Presence in Bengaluru’s CBD

Developments in the city’s most prime locations.



Upcoming Launches in 2026

A series of landmark residential projects set to redefine city living.

Integration as an Artform

At **BHADRA Group**, backward integration is the foundation of our craft. Every discipline, from design and engineering to construction and detailing, is underpinned with our own ecosystem. This complete command over the journey ensures a rare consistency where vision and execution are flawlessly aligned.

With every stage managed in-house, **BHADRA Group** ensures uncompromising quality that delivers far beyond expectation. The model enables innovation, embodies sustainability, and delivers luxury in its most authentic form.

For our Patrons this is a complete assurance that every detail bears the **BHADRA** imprint of precision, permanence, and sophistication.



The elegance of Purposeful design

At **BHADRA Group**, design is more than an expression of style. It is a philosophy where beauty and function come together with intent. Every line, every surface, and every finish is shaped with care to create homes that are graceful, enduring, and meaningful.

Foundation of Trust

Engineered with precision, the structure is built to stand firm for generations, offering strength and stability in every detail.



Elegant Interiors

Walls, floors, and finishes are crafted with finesse, bringing together durability, refinement, and seamless harmony.



Bathrooms of Comfort

Advanced detailing ensures these private spaces remain resilient and refreshing, designed to serve with ease and elegance.



Balconies and Terraces

Expansive outdoor areas finished with robust materials provide safety, charm, and open views to complement everyday living.



Parking with Ease

Planned with thought and care, driveways and bays ensure smooth movement and secure access at all times.



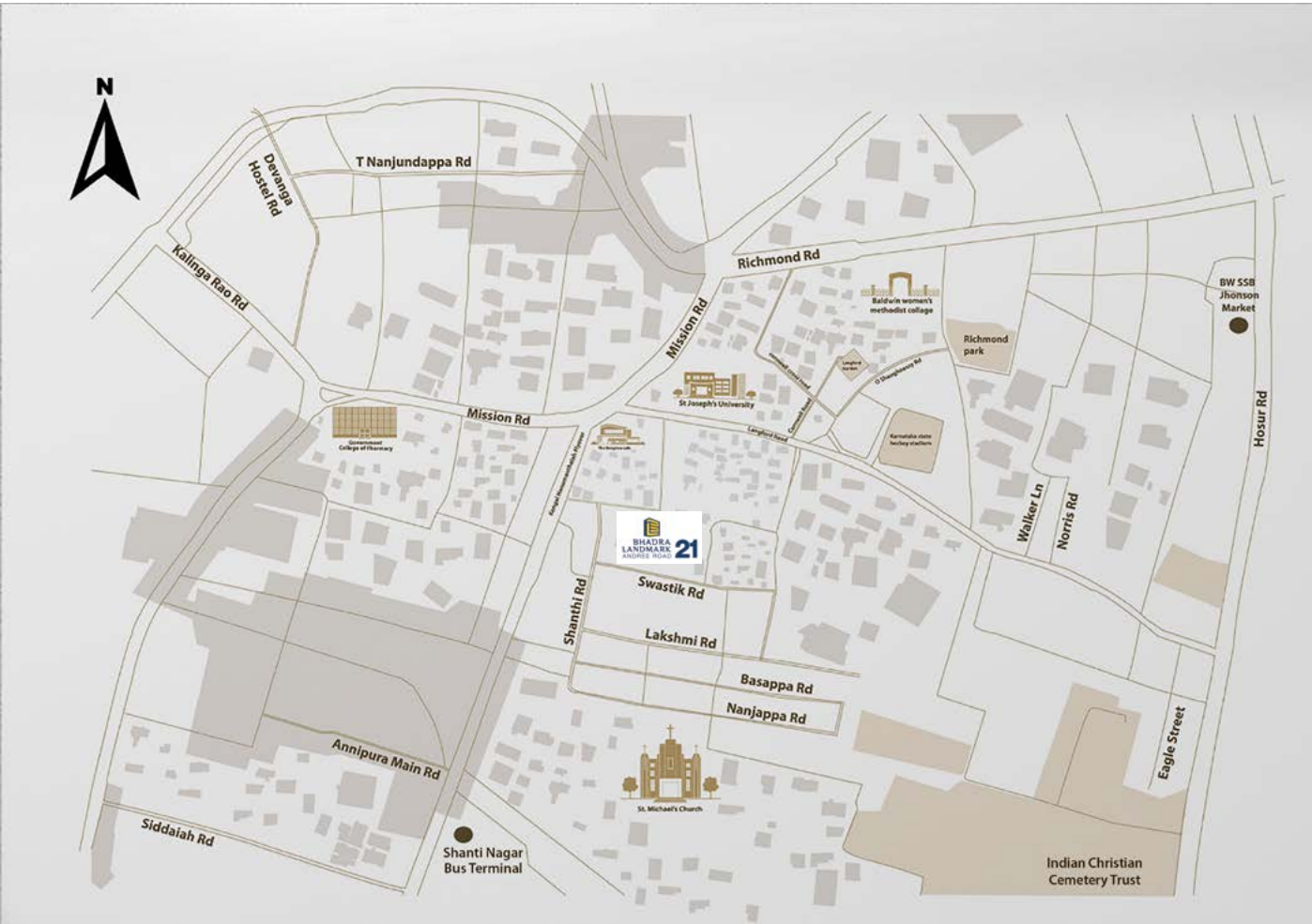
Codename Andree Road

A Signature Landmark in Ultra Luxury

After creating notable addresses across Bengaluru, **BHADRA Group** now introduces **Codename Andree Road**, an ultra-luxury development in the calm and well-established surroundings of Shanti Nagar, where character, culture, and modern design come together with ease.

Shanti Nagar is framed by some of the city’s most recognised landmarks, including St. Joseph’s University, Bangalore Club, and St. Patrick’s Church, with smooth access to MG Road, Cubbon Park, UB City, and Brigade Road, placing you close to Bengaluru’s finest avenues for dining, leisure, and business.

Codename Andree Road is more than a residence, it is an exclusive landmark, an expression of comfort, grace, and distinction, shaped with careful detailing for those who appreciate a higher way of living.



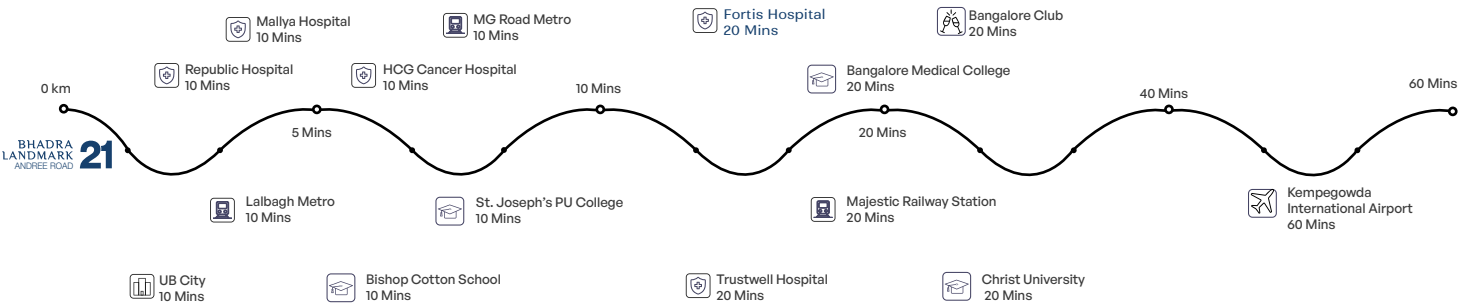
The Most Exclusive

Chapter in Bengaluru’s Story

Shanti Nagar brings together history, culture, and excellent connectivity. With renowned schools, noted universities, respected hospitals, and the city’s top shopping and dining venues close by, it offers seamless access to Lalbagh, Cubbon Park, MG Road, UB City, and landmark institutions such as Bangalore Club.

Codename Andree Road rises in this well-connected setting, offering a life shaped by comfort, convenience, and distinction.

- **Transport**
- **IT Parks & Employment Hubs**
- **Schools**
- **Healthcare**
- **Shopping Hubs**
- **Colleges and Universities**
- **Temples**



Precisely Crafted for Elegance and Exclusivity

Leveraging its central location in Shanti Nagar, **Codename Andree Road** has been thoughtfully designed to deliver privacy, sophistication, and luxury.

- **Expansive Living:** Large layouts with 4–5 private balconies and landscaped terraces bring openness and light into every residence.
- **Vaastu Compliant:** All residences are designed to be 100% Vaastu compliant.
- **Private Leisure:** Residents enjoy access to a dedicated clubhouse with a gym, yoga studio, swimming pool, indoor games, and a terrace lounge.
- **Seamless Connectivity:** Located minutes away from Bangalore Club, Cubbon Park, MG Road, UB City, and the city’s finest schools, hospitals, and cultural landmarks.

Project Overview

- **Location:** Andree Road, Shanti Nagar
- **Total Units:** 18 Residences
- **Configuration:** 3 BHK & 4 BHK
- **Structure:** Stilt + Ground + 5 Typical Floors + Clubhouse + Terrace
- **Vaastu Compliance:** 100%
- **Special Feature:** Select units with landscaped private terraces

Unit Dimensions

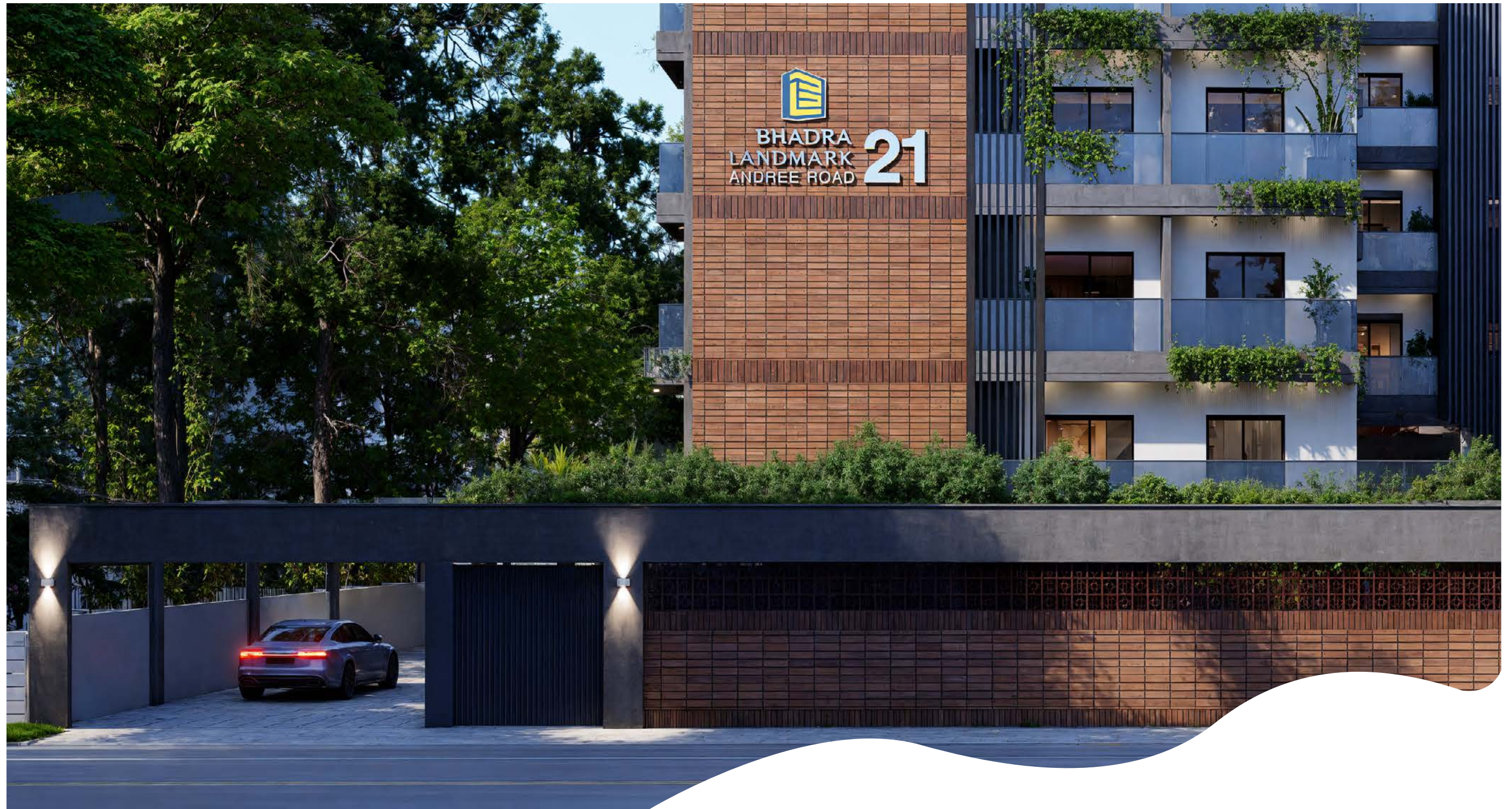
- 3 BHK Residences – 4,000 to 5,400 sq. ft. SBA – 4 Balconies
- 4 BHK Residences – 5,600 to 7,600 sq. ft. SBA – 5 Balconies

Amenities

- Exclusive Clubhouse with Gymnasium, Yoga & Aerobics Room
- Indoor Games & Children’s Play Zone
- Landscaped Terrace Lounge
- Swimming Pool & Party Area
- Secure Parking with CCTV Coverage



An Icon of Graceful Design



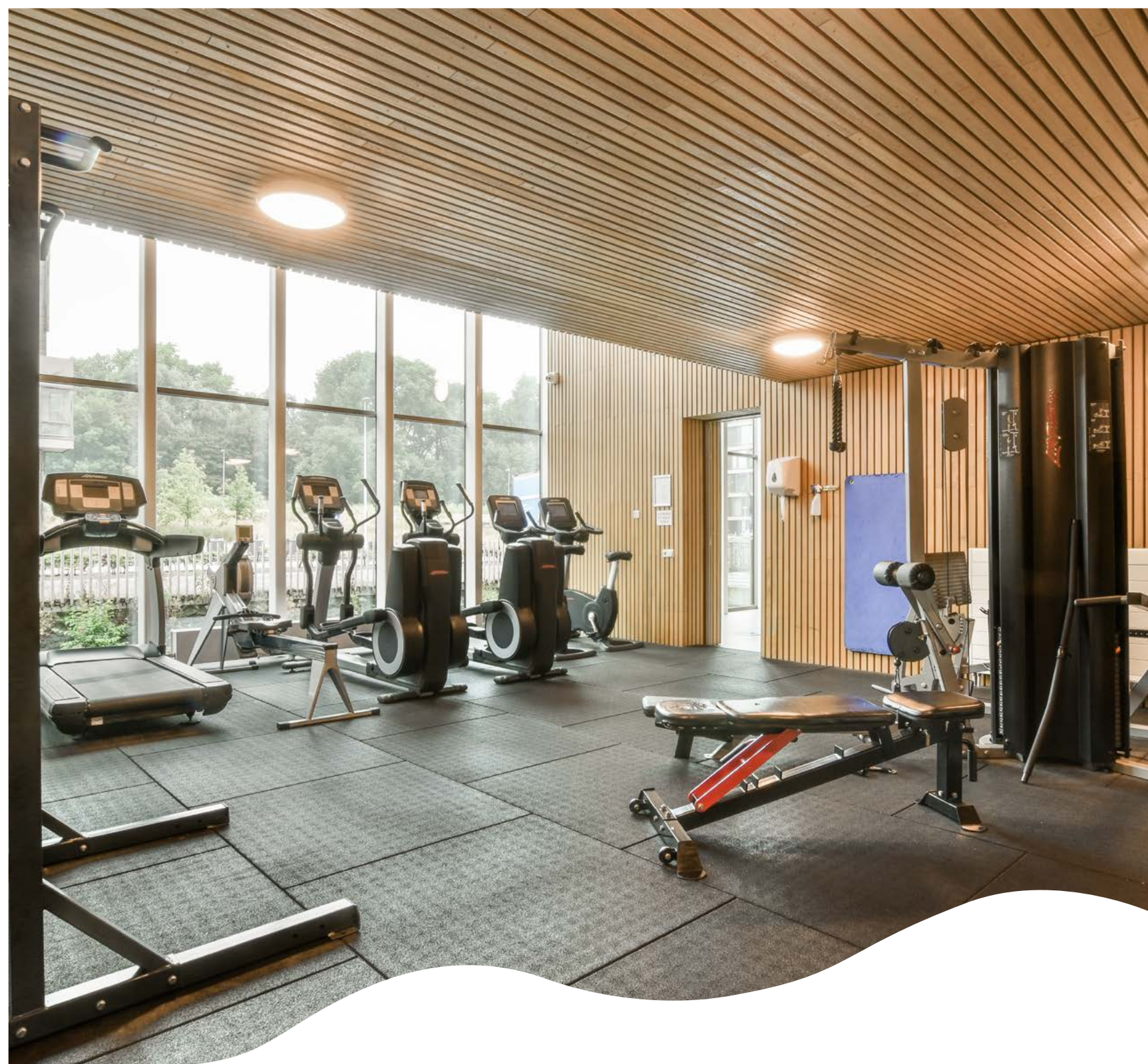
From the moment you arrive, the grand entrance framed with cascading elements sets a clear sense of elegance. Sculpted façades and beautifully contoured balconies rise with a calm, confident

presence, creating an immediate visual statement. Every detail has been shaped to reflect exclusivity, ensuring the very first glimpse leaves a lasting impression.

From the **100% Vaastu**-promised entrance to the grand façade, **Codename Andree Road** brings together thoughtful design and city-centre convenience.

Residences open to large balconies and

landscaped terraces with calm views of Shanti Nagar. With an elegant clubhouse and well-planned lifestyle spaces, it offers an elevated way of living in a prime Bengaluru location.



Your Private Realm of Indulgence

Designed as the social centre of **Codename Andree Road**, the clubhouse brings together wellness, leisure, and recreation. A spacious gymnasium,

calm yoga studio, and well-appointed lounges for billiards, table tennis, and AV entertainment create a space suited for both activity and ease.

The library and dedicated kids' area add meaningful variety, while landscaped balconies and waiting lounges offer composed spaces to unwind.



The Pavilion of Elegance

Gracefully crafted with a charming gazebo and an open-air setting, the Pavilion is designed for elegant gatherings and memorable occasions. Surrounded by

landscaped greens, it creates a warm ambiance where conversations flow with ease and every celebration feels special.

Rooftop Pool & Landscape Terrace



From the rooftop, views of Shanti Nagar stretch across its green avenues and historic landmarks. The swimming pool and landscaped terrace offer calm

outdoor spaces with elegant decks, creating a setting ideal for unwinding and appreciating the city from a distinguished vantage.

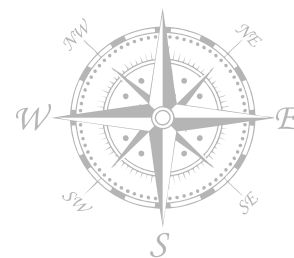
The Kids' Play Haven



A thoughtfully designed space where children can explore, create, and learn in a safe, engaging environment. With playful interiors and a welcoming setting, the

Kids' Play Area encourages imagination while offering parents the reassurance of comfort and care.

The Art of Vaastu Living



Every residence in **Codename Andree Road** is planned to support balance and well-being. Entrances are positioned to welcome positive energy, master bedrooms are oriented for comfort, and kitchens are arranged to encourage prosperity.

These thoughtful layouts bring structure and ease to daily living, blending traditional principles with contemporary design.

The Living Room A Signature of Sophistication



Impeccably designed spaces create a sense of sophistication from the moment you enter. Decks extend the living and dining areas, allowing natural light and fresh air to flow easily through the home.

Balconies frame open views of Shanti Nagar, offering elegant spots for morning coffee or relaxed conversations.

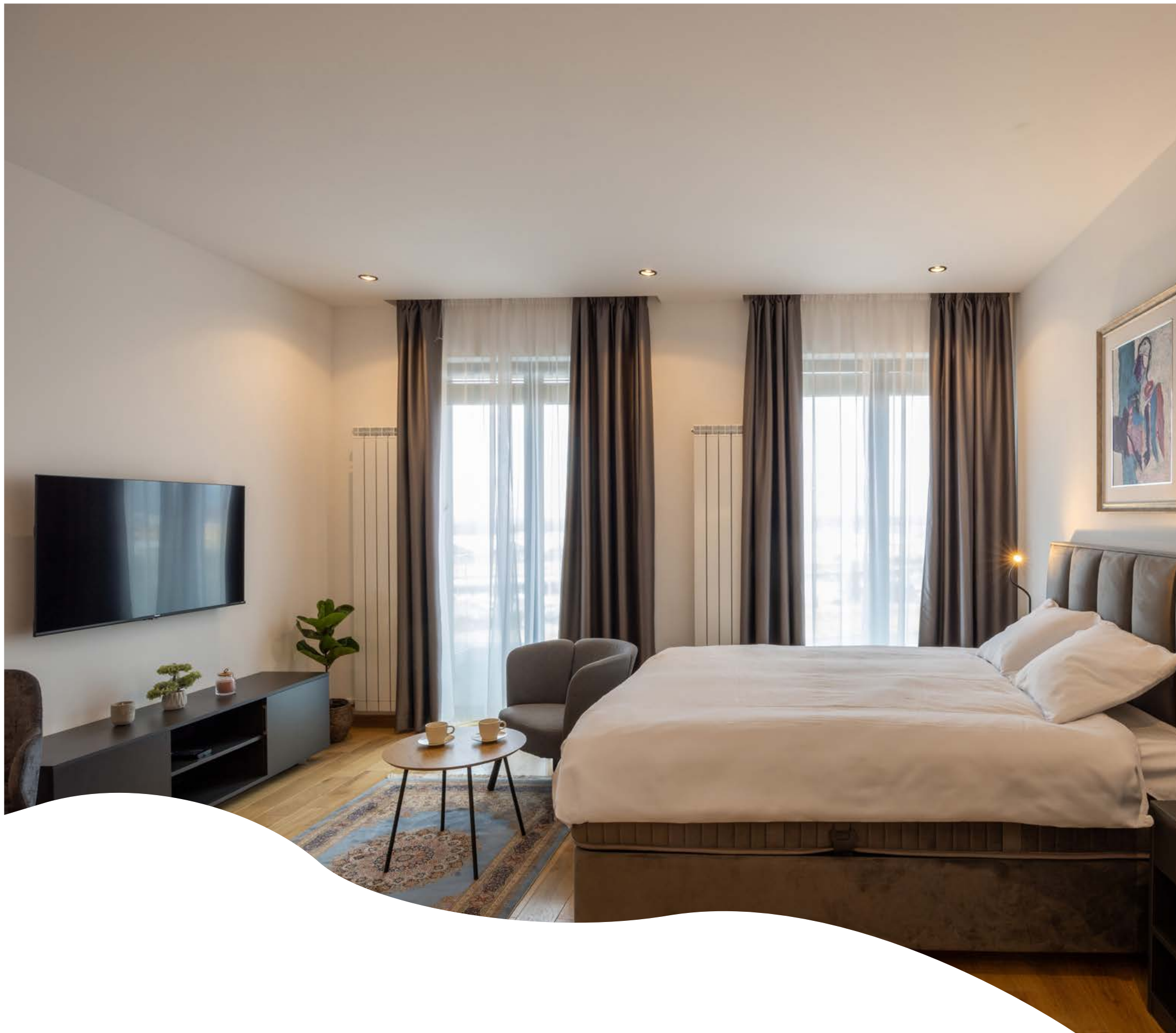
Each residence is planned for privacy and comfort, suited to those who value distinction.

An Expression of Grandeur

The living and dining spaces are designed with impressive scale and clean proportions, bringing a sense of clarity and sophistication to everyday living.

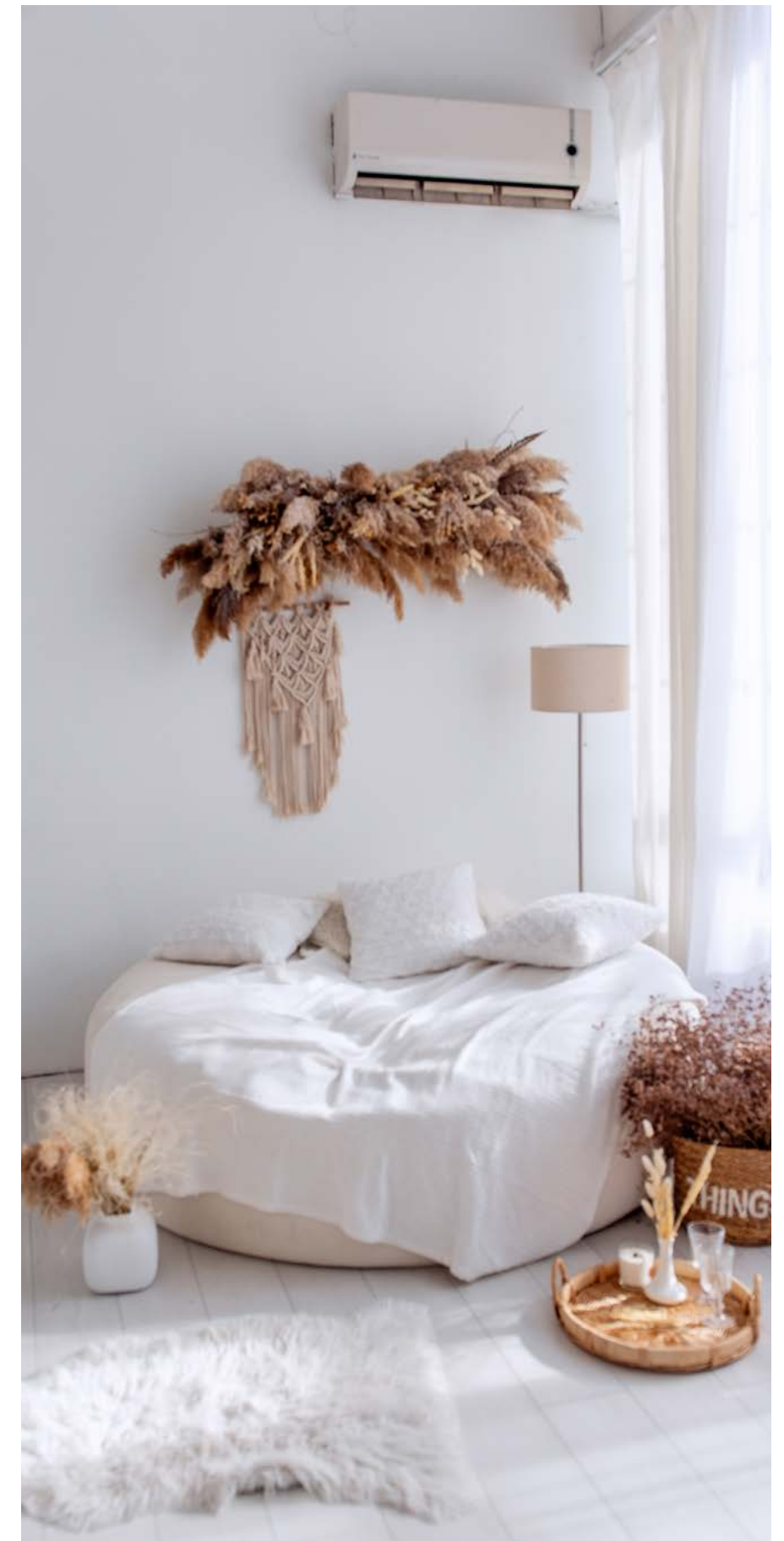
Large layouts invite natural light across the interiors, while well-planned foyers introduce a distinct layer of privacy.





Serenity Redefined

Expansive windows invite soft daylight and frame the green views of Shanti Nagar, giving the bedrooms a sense of calm and openness. Each space includes provisions for wardrobes and study nooks, while the master suites are enhanced with walk-in closets, a touch of understated luxury that completes the experience of personal comfort.





Culinary Excellence



Crafted with precision and refinement, the kitchen is both a statement of elegance and a hub of efficiency. The seamless layout connects to the dining area, allowing for effortless entertaining and intimate family meals alike. Expansive counters, smart storage, and premium finishes make every detail purposeful, while the adjoining utility ensures convenience without compromise.



Pristine Comfort

Step into bathrooms that blend contemporary design with refined elegance. Featuring premium fittings, seamless finishes, and thoughtfully detailed layouts, these spaces embody sophistication in every element.

Rain showers, ambient lighting, and bespoke fixtures craft an indulgent, spa-like atmosphere transforming everyday rituals into moments of pure rejuvenation.

Here, comfort is thoughtfully curated and beautifully assured.



Our Landmarks

Across Bengaluru

Notable projects in our portfolio include...



BHADRA LANDMARK, # 21,
Andree Road, Shanti Nagar



BHADRA LANDMARK, # 31,
BasavanaGudi



BHADRA LANDMARK, # 3,
Girinagar, BasavanaGudi



BHADRA LANDMARK, # 3/01,
Jayanagar 8th Block



BHADRA LANDMARK, # 37,
Jayanagar 4th Block



BHADRA LANDMARK, # 14/1,
Haudin Road



BHADRA LANDMARK, # 14,
Mahalakshmi Layout



BHADRA LANDMARK, # 5,
Girinagar, BasavanaGudi



BHADRA LANDMARK, # 153,
Off MG Road

BHADRA Connect

Our **YouTube Channel** brings **BHADRA Group's** vision to life through detailed project narratives, informed industry perspectives, and conversations that outline our long-term direction. Each video underscores our commitment to purposeful and future-ready development.

Scan the QR code to subscribe and engage with our vision.



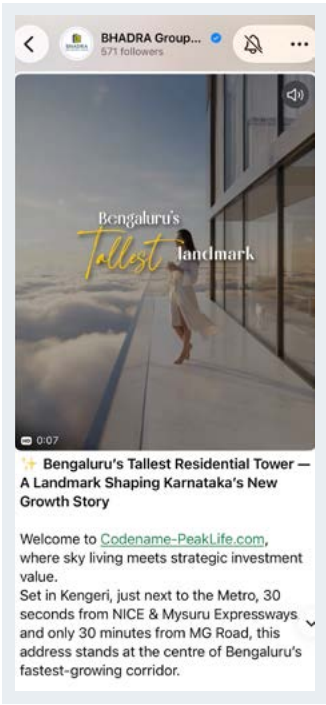
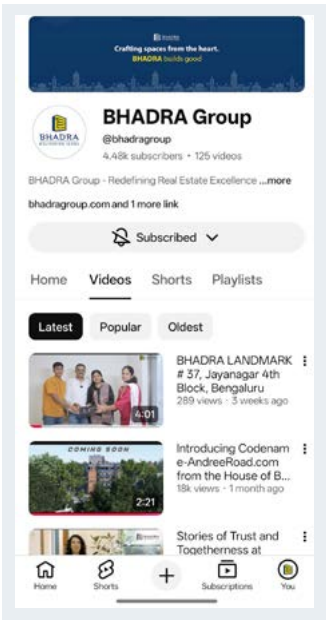
At **BHADRA Group**, we believe every detail tells a story. Our official Instagram reflects this philosophy, capturing moments, milestones, and the design language that defines our developments.

Scan the QR code to experience the **BHADRA** perspective.



Stay informed with real-time updates, launch announcements, and exclusive previews delivered directly to you.

Scan the QR code to follow our official **WhatsApp Channel**.



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Know more



 BhadraGroup.com

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