



Premium villa plots - BMRDA Approved,
Near Soukya Road, Whitefield





250+ Premium Villa Plots

Integrated Club Resort

18 Acres - 1500 & 1650 Sq.Ft

60+ lifestyle Amenities

BMRDA Approved

**Near Soukya Road,
Whitefield**





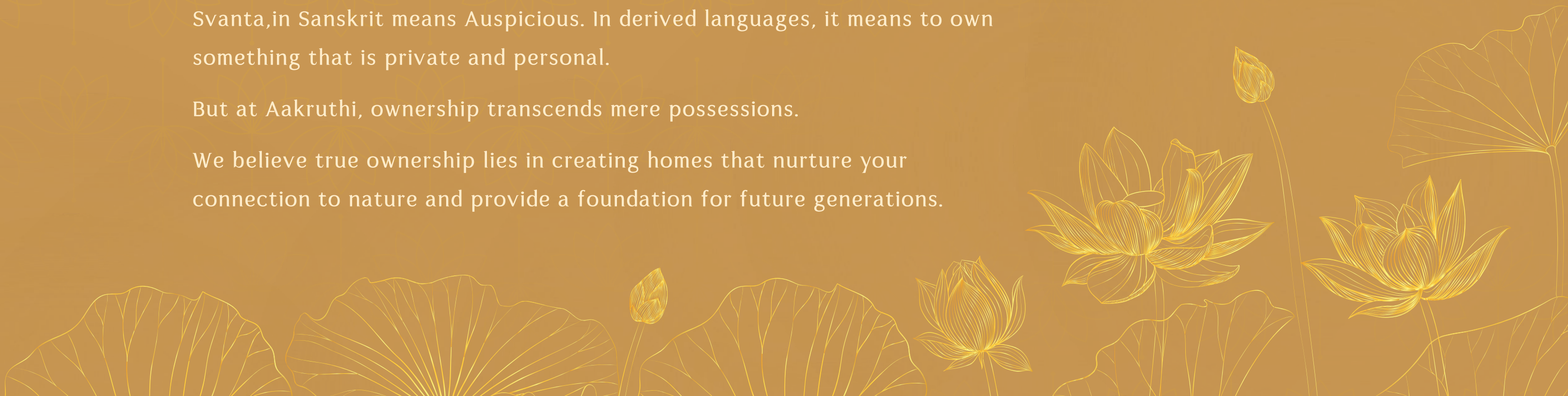


What is Svanta?

Svanta, in Sanskrit means Auspicious. In derived languages, it means to own something that is private and personal.

But at Aakruthi, ownership transcends mere possessions.

We believe true ownership lies in creating homes that nurture your connection to nature and provide a foundation for future generations.





Beyond Ownership

There is a profound essence to ownership when it transcends material possession.

It is felt in the gentle sunlight that graces a room, the lingering stillness of tranquil mornings, and the seamless harmony of a space deeply connected to its natural surroundings.

At Aakruthi, we intertwine legacy with lived experiences, blending thoughtful design with heartfelt emotions to create spaces that resonate for generations.



svantā
— Truly Your Own —

Own your Time

At Svanta, your hours are not lost in traffic or long commutes. They return to you as mornings spent with family, evenings that end on time, and weekends that feel longer. Living close to the city gives you that rare balance of movement and calm.

Owning Svanta means owning time itself.

Schools

• DPS, Whitefield	10 min
• The Polaris International School	10 min
• Winmore Academy, Whitefield	10 min

Hospitals

• Soukya International Holistic Centre	15 min
• Aster Whitefield Multi-Speciality Hospital	30 min
• Manipal Hospital Whitefield	30 min

Malls

• Orion UPTOWN Mall	20 min
• Park Square Mall	25 min
• Inorbit Mall	30 min
• Phoenix Marketcity	30 min

Colleges

• MVJ Medical College And Research Hospital	15 min
• MVJ College of Engineering	20 min
• Bangalore International Academy, Whitefield	20 min

Tech Parks

• Bearys Global Research Triangle	25 min
• International Tech Park Bengaluru	30 min
• Brigade Tech Park	30 min

Upcoming Infrastructure

• Bengaluru-Chennai Expressway	05 min
• Satellite Town Ring Road	05 min
• BMRDA Ring Road	05 min
• Proposed bullet train station, Kodihalli	05 min
• Upcoming PRR (Peripheral Ring Road)	10 min



Bidarahalli

New Baldwin
International
School, Mandur

Hoskote

MVJ Medical College
And Research Hospital
Blood Bank

Sharanya Narayani
International School

East Point Medical
College & Hospital

East Point College of
Engineering & Technology

Roots
& Rays
by akkruthi

Aakruthi Roots
and Rays

National
Public School
KR Puram

Budigere Cross

Orion UPTOWN Mall

OLD Madras Road (NH 4)

Upcoming BMRDA Ring Road

The Polaris International School

Bangalore Chennai Expressway

svantā
— Truly Your Own —

Garden City
University
OMR Campus

Aavalahalli

Decathlon Sports (OMR)

One World
International School

Bearys Global
Research Triangle

Chrysalis
High School, Marq

IKEA Essensis
(Whitefield)

DPS Whitefield

Kadugodi

Upcoming (Bengaluru–Chennai)
Bullet Train Station

Winmore
Academy

Kodihalli

Phoenix Market City

Hoodi

Nexus
Shantiniketan

Whitefield Metro

Upcoming PRR

Hope Farm
Junction

Manipal
Hospital,
ITPL

ITPL

Whitefield

ITPL Main Road

Soukya International
Holistic Health Centre

Proposed
Embassy
Township

Bangalore
International
Academy

Decathlon,
Whitefield

Towards Chikka Tirupati

STRR



Own the Extraordinary

A massive 18-acre land, 30,000sq.of integrated resort-club, 60+ amenities and super-quick access to the city.

Own unparalleled urban living for you and your family, with options to exercise the physical, intellectual, mental, and spiritual aspects of life. Be part of a community that build legacies of belonging, of aspiration that feels grounded, of spaces that let you be more of yourself.

Live a life beyond the ordinary with Svanta.

18 Acres Shaped Around Life, Leisure & Belonging. (part of 30 acres of development)

Zone 1 Elders' Park

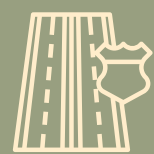
Zone 2 Mini golf course

Zone 3 Badminton court, half basketball court,
Skating rink, party lawn

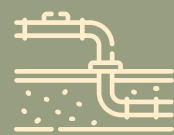
Zone 4 Walking track/Jogging, Seating area,
Lawn berm

Zone 5 Integrated resort club - Spa & Salon, Gym, Retail Avenue,
Swimming Pool, Indoor Games & more

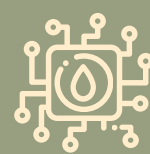
Zone 6 Multi-sport court, Turf court, Cricket practice pitch,
Bamboo Walking trail



Wide
Concrete Roads



Underground
Utilities



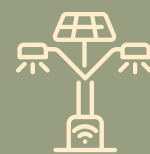
Centralized
Water System



Rainwater
Harvesting & STP



Secure Gated
Community



Energy-Efficient
Street Lighting

30x50 | 1500 sq.ft

30x55 | 1650 sq.ft

30x40 | 1200 sq.ft

Custom Dimensions



Own Beyond the Square Feet

The story of 18 acres and 250+ plots is one of a place brimming with life. It feels open, generous, and welcoming from the moment you enter.

To own Svanta is to choose a life that expands with the people around you.







Own the Outdoors, Own the Energy

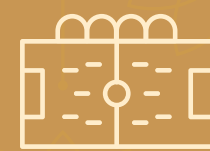
Sports & Recreation



Badminton
Court



Half Basketball
Court



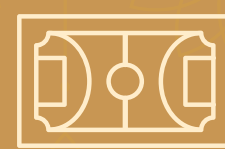
Turf Court



Cricket
Practice Pitch



Skating Rink



Multi-Sport
Court



Mini Golf Course



Own Refreshing Moments Every Day

Leisure & Lifestyle



Swimming Pool



Kids Pool with
Changing Rooms



Pool Pavilion



Private
Banquet Lawn



Outdoor Pavilion
/Stage





Own a Healthier, Happier Childhood

Kids & Family Zone



Kids Play Area



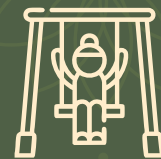
Kids Pool



Tree House &
Sand Pit Area



Activity Wall
(Rock/ Rope Climbing)



Tot Lot (Tunnel,
Swing & Slide)



Jungle Gym &
Trampoline Park



Play Mat
(Hopscotch & Chess)



Own a Lifestyle that Loves Movement

Fitness & Wellness



Walking Jogging
Cycling Track



Yoga & Meditation
Decks



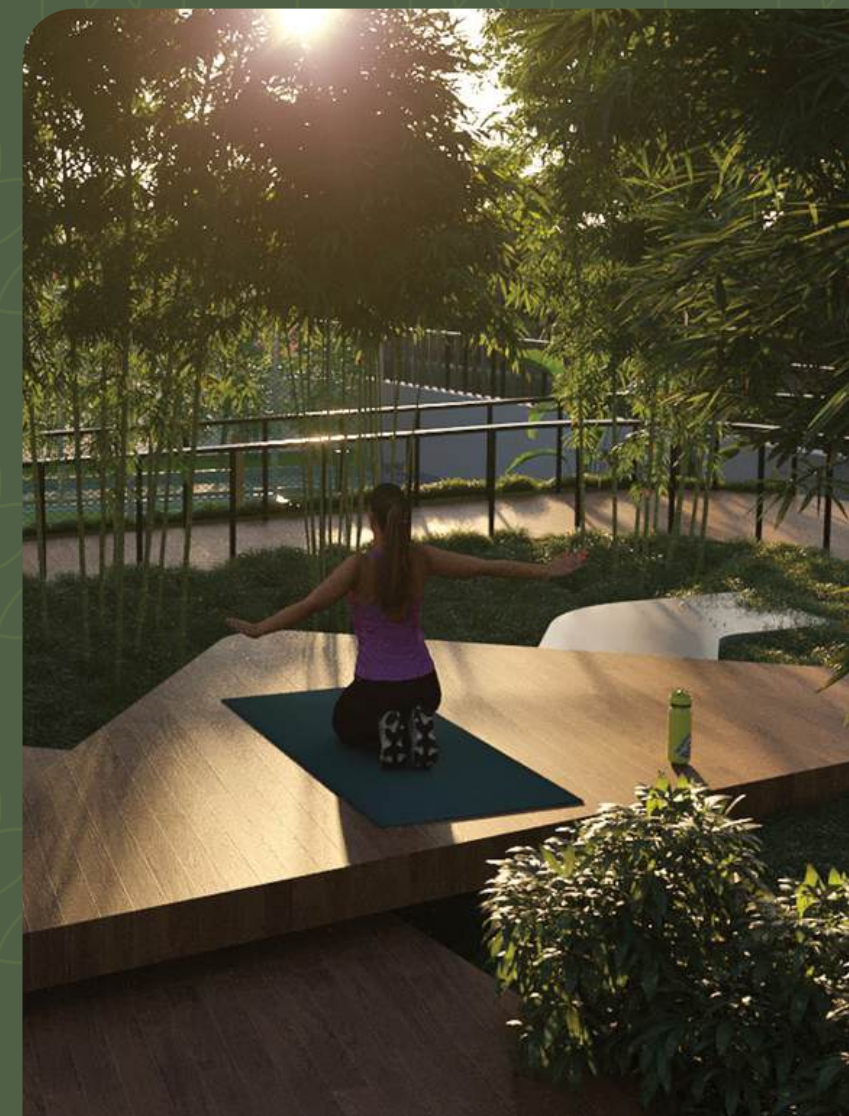
Outdoor Gym



Lawn Bern



Water Court
Seating Deck





Own Togetherness Naturally

Community & Gathering Spaces



Central Plaza with Tree Cut-outs



Informal Gathering/ Performance Area



Seating Areas with Focal Tree Bench



Elders' Park with Community Seating



Gallery Seating



Pre-function & Party Lawns



Bamboo Walking Trail



Own the Little Moments That Feel Alive

Nature & Pet Corners



Butterfly/ Aromatic Garden



Floral Theme Garden



Sensory Park Pathway



Water Cascade & Fountain Spouts



Pet Park







Infrastructure That Elevates Everyday Living

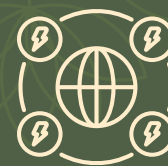
18-acre community with 50%+ open green spaces.
Fully underground, future-ready infrastructure.
Secure gated enclave with 24x7 surveillance.

Engineered Infrastructure



- ✔ Stormwater drains and concealed sewage systems
- ✔ Borewells with centralized WTP for reliable supply
- ✔ Wide concrete roads for smooth internal mobility

Smart Utility Network



- ✔ Underground electrical systems for safety and aesthetics
- ✔ Pre-laid conduits for fibre-optic connectivity
- ✔ Intercom and communication provisions in place

Designed for Bespoke Living



- ✔ Plug-and-play plots for easy villa construction
- ✔ Low-maintenance & long-lasting infrastructure
- ✔ Planned with integrated landscape design

Security & Reliability



- ✔ Entry with boom barriers and CCTV monitoring
- ✔ Dedicated on-site security cabin



Integrated Resort Club



Svanta is more than a home; it is a complete world built around how you want to live. Set within a vast estate, the 30,000 sq. ft. resort stretches across acres of curated experiences and over 25 premium amenities that turn everyday living into a personal statement of comfort and choice. It flows through landscaped courtyards, wellness spaces, leisure zones, retail outlets and corners designed for connection.

*The resort club shall remain the private property of the developer and will be operated and maintained by the developer or its associate.



Owning More Than Your Home

Svanta brings together an all-in-one extraordinary estate built for those who aspire to live without limits.

Wellness & Fitness



Indoor Court
(Badminton & Pickle Ball)



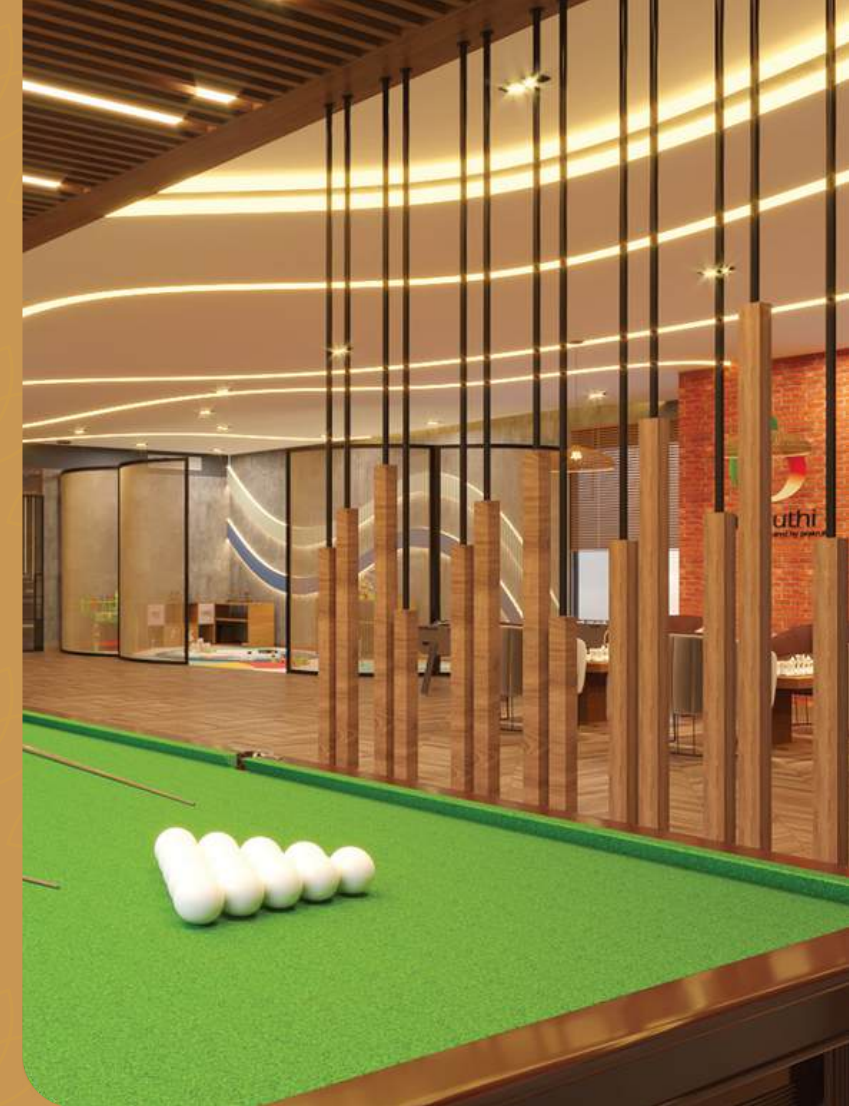
Gymnasium



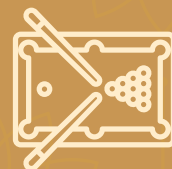
Yoga Deck



Zumba Studio



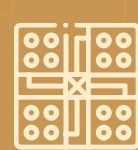
Indoor Recreation



Billiard Pool Boards



Table Tennis



Pachisi Board Game



Crèche/Kids Activity Room



Chess Board Games



Carrom Board Games



AV Room/
Mini Theatre



Digital Library



Multipurpose Hall





Curated Social Experiences

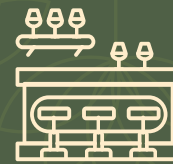
Hospitality & Social Spaces



Banquet Hall with
Pre-Function Lounge



F & B Counters



Restaurant



Retail Avenue &
Cafe Zone



Luxury & Lifestyle Services



Spa & Saloon



Digital Game
Simulator

Guest Stay & Service Facilities



Guest Rooms



EV Car Charging
Points





Disclaimer:
The resort club shall remain the private property of the developer and will be operated and maintained by the developer or its associate. Development, access, and usage may be implemented in phases and governed by applicable terms and regulations. The developer reserves the right to modify the design, specifications, location, area, and usage based on technical, statutory, or regulatory requirements. All images and renders are artistic impressions and are for representational purposes only.







Grounded in Nature

The lotus pond at Svanta is more than a feature. Like the lotus that blooms from the earth, your life here will be deeply rooted in the landscape. Svanta offers not just ownership of a property but a profound, enduring connection to the land.





Growing with Aakruthi Community

At Aakruthi, we craft experiences intertwined with integrity. From design to development, and in every relationship with our customers, we aim to create unforgettable experiences built on trust and transparency.

Every community we design is a place where nature and people co-exist in harmony, guided by a commitment to sustainability and future generations. Placing relationships at our heart, we listen, understand, and craft experiences that are personal and meaningful.

From supporting real estate projects to leading our own, we've always been driven by virtue and responsibility. At Aakruthi, we build more than homes, we create spaces where nature, people, and trust thrive together.

We Plant Hopes, We Grow Dreams

At Aakruthi,

Years of earth-bound efforts now turn into homes that rise not just on land, but on belief.
Earning us the trust and honour of our customers that stand as tall testaments.

Completed Projects



Our journey is strengthened by partners who share our values:

Milestone Design Studio
brings visionary practical design.

Fox Mandal & Associates
ensures legal transparency and trust.





sales@aakruthigroup.com

www.aakruthiproperties.com

RERA Registration No. PRM/KA/RERA/1250/304/PR/031025/008139
Project details available at: <https://rera.karnataka.gov.in>