





ELEM14 GRANDEUR BUNGALOW VISION

Signature Second Homes · Legacy Investments · Limited Exclusivity



The Vision

Elem14 Ventures LLP (www.elem14.in) presents a curated luxury second-home project in North Bengaluru's growth corridor, Chikkaballapura.

We deliver a turnkey investment:

- ✦ Land aggregation
- ✦ Bespoke Bungalow construction
- ✦ Curated interiors

A home designed for global connoisseurs who seek not just luxury, but legacy.

The Offering

- ✧ **Price:** ₹9 Cr onwards
- ✧ **Residence:** 4BHK Luxury Bungalow (G+2)
- ✧ **Plot Size:** ~7,200 sq.ft. Approx.
- ✧ **Package for:** Land + Construction + Interiors (all-inclusive)
- ✧ **Approvals:** CUDA Approved · RERA Registered
- ✧ **Exclusivity:** Limited Pre-launch Residences

Strategic Location Advantage

North Bengaluru Side,
Chikkaballapura = City's Most
Promising Investment Zone

- ✿ 50 mins – Kempegowda International Airport
- ✿ 2 mins – Isha Foundation, Bangalore
- ✿ 8 mins – NH44 (Bangalore–Hyderabad Highway)
- ✿ 30 mins – Nandi Hills · Weekend destination
- ✿ 40 mins – STRR (Satellite Town Ring Road)
- ✿ 1 min – Proposed ORR (as per CUDA Master Plan)

Why it matters for investors:

- ✓ Airport-driven economic growth
- ✓ Proximity to Aerospace & ITIR hubs
- ✓ Seamless highway & metro connectivity
- ✓ Premium weekend + wellness ecosystem

Investment Thesis

North Bangalore = Growth Capital

- ✱ ITIR (12,000 acres) attracting global tech & manufacturing
- ✱ Aerospace giants: Boeing, Airbus, Rolls Royce, Safran
- ✱ Foxconn Apple Manufacturing (300 acres, 15 mins away)
- ✱ Prestige Tech Cloud & World Trade Center (Devanahalli, 2027)

Land Appreciation Catalyst

- ✱ STRR & ORR Master Plans to unlock multi-fold value
- ✱ Devanahalli & Chikkaballapura transforming into “Greater North Bangalore”

Luxury Second Homes Market

- ✱ Increasing demand among HNIs for weekend retreats + legacy assets
- ✱ Scarce supply of curated hillock-view bungalows with approvals



Why Elem14 Grandeur?

- ✦ Turnkey Asset — Land + Build + Interiors handled end-to-end.
- ✦ Limited Inventory — Exclusivity ensures rarity premium.
- ✦ Strategic Location — Between Airport, Nandi Hills & STRR.
- ✦ Future Appreciation — Growth corridor ensures rising land value.
- ✦ Lifestyle Differentiator — Not just a home, but a curated retreat.

Beyond the Bungalow

House with Private Pool,
Banquets, Yoga, Mini-
theatre, Gym

Family Zones: Children's
play parks, Sports
courts

Recreation:
Amphitheatre, Sculpture
Park

Wellness: Meditation
lawns, Serenity gardens,
Outdoor gyms



Bungalow Craftsmanship



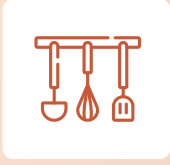
Living Spaces: Marble floor, expansive lounges, natural light



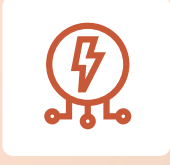
Bedrooms: Custom wardrobes · calm tones · indulgent finishes



Bathrooms: Kohler, Grohe, American Standard fittings



Kitchen: Granite counters · designer dado tiles · functional luxury



Tech & Power: 8 KVA backup · smart wiring · AC-ready rooms

Client Advantage

Exclusivity: Limited
☀ ownership ensures legacy value

Appreciation: North Bangalore
☀ emerging as India's top real estate hub

Diversification: Ideal for
☀ portfolio diversification into luxury second homes

Legacy Asset: Designed to
☀ be passed on for generations



Our Commitment

“Not just a home. A legacy investment.”

“Where exclusivity meets appreciation.”

“From weekend retreat to wealth creation.”

“North Bangalore’s luxury second-home address.”

“Curated for connoisseurs. Limited for investors.”

Connect **With Us**

Elem14 Grandeur Bungalow Vision is a rare opportunity to secure a curated luxury residence in a future-ready growth corridor.

Registered Office

BHIVE Workspace Koramangala
5th Block: No. 19, 4th C Cross
Koramangala Industrial Area,
5th Block, Bengaluru, Karnataka,
India - 560095.

