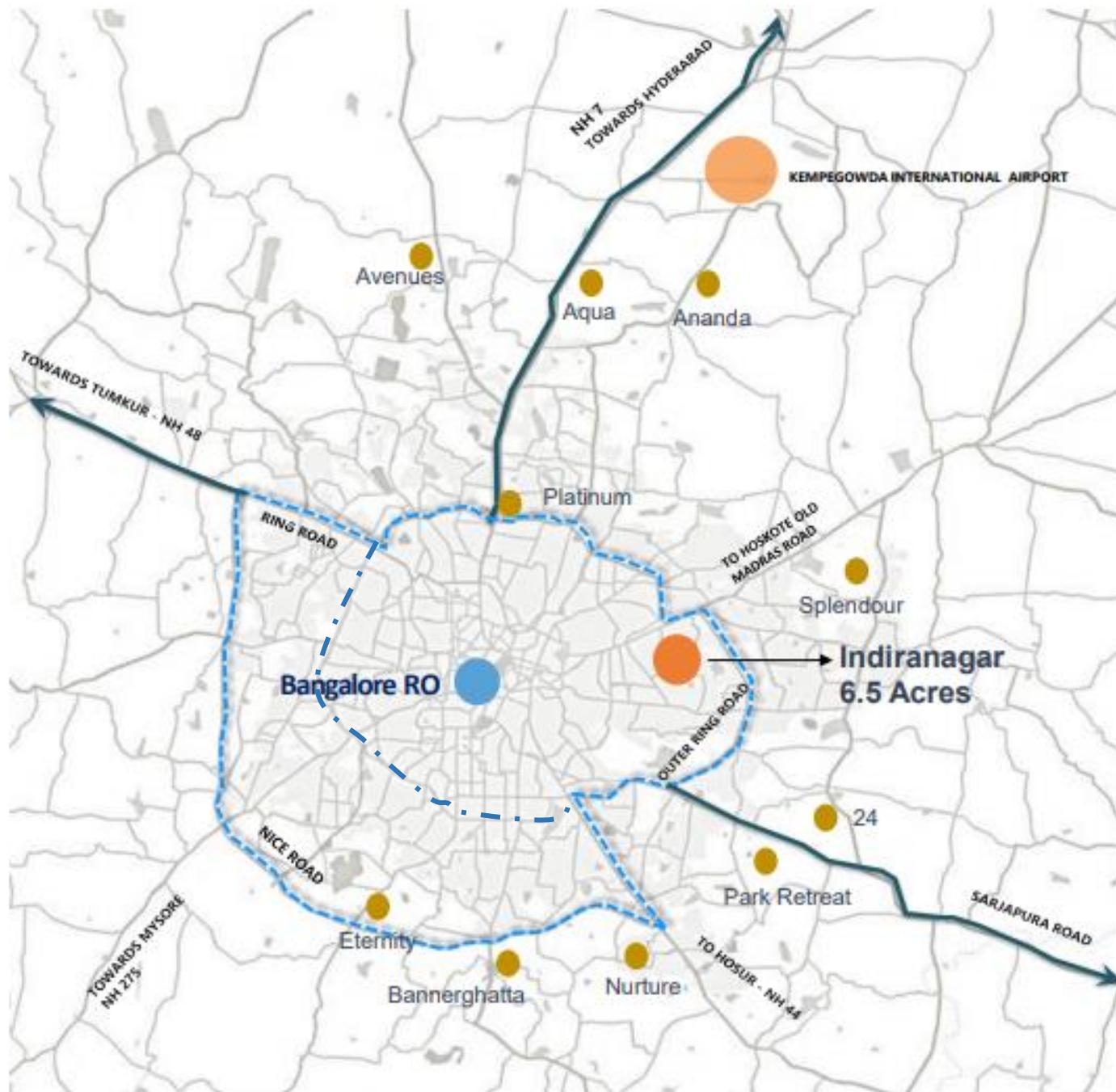


GODREJ ATHENA

INDIRANAGAR EXTN, BANGALORE



STRATEGIC FIT :-

East Bengaluru is one of the largest and growing commercial establishments in the city.

It is attractively located in the CBD extension close to HAL airport

It is close proximity to 94 Million Sq.Ft. of office space and close to major residential. hubs such as Domlur, Indiranagar and Marthahalli

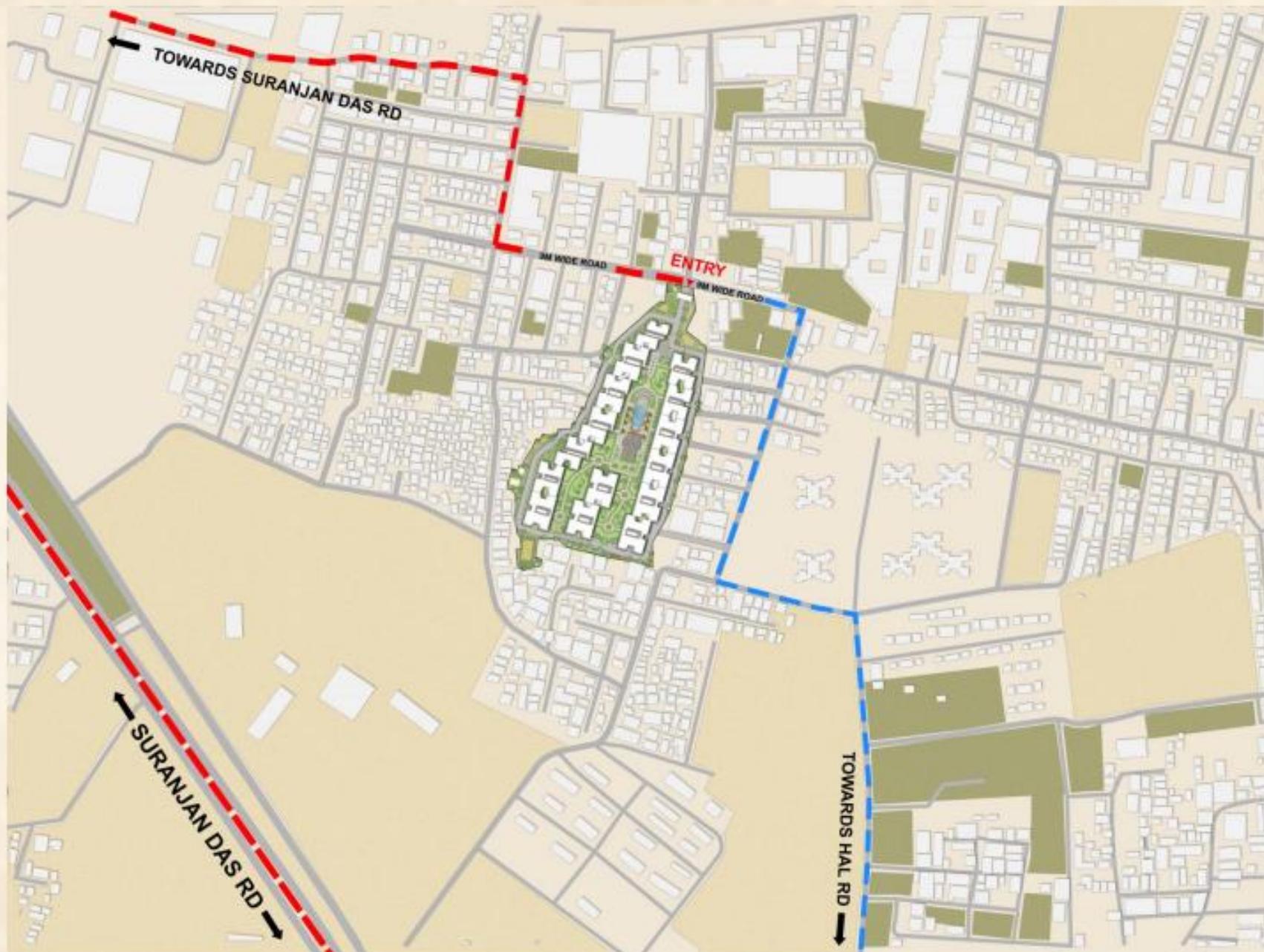


- First GPL project inside ORR
- Excellent social infra – education, shopping, offices (Bagmane Tech Park, Domlur, CBD, ORR)

Key Locations	Distance from Project
GPL Projects	
Godrej United	10.3 km
Godrej Air	11.2 km
Godrej Splendour	15.8 km
Prominent Micro-markets	
Marathalli	5.1 Km
Bellandur	7.7 Km
KR Puram	10.5 Km
Office Locations	
HAL	1.7 Km
Bagmane Tech Park	2.9 Km
CBD	9.5 Km
ITPL	14.5 Km
Key Retail Spaces	
Gopalan Grand Mall	3.2 Km
Brookfield Mall	8.2 km
Phoenix Market City	9.6 km
Public Transport	
Indiranagar Metro Station	4.1 Km
Baiyappannahalli Metro Station	5.4 Km



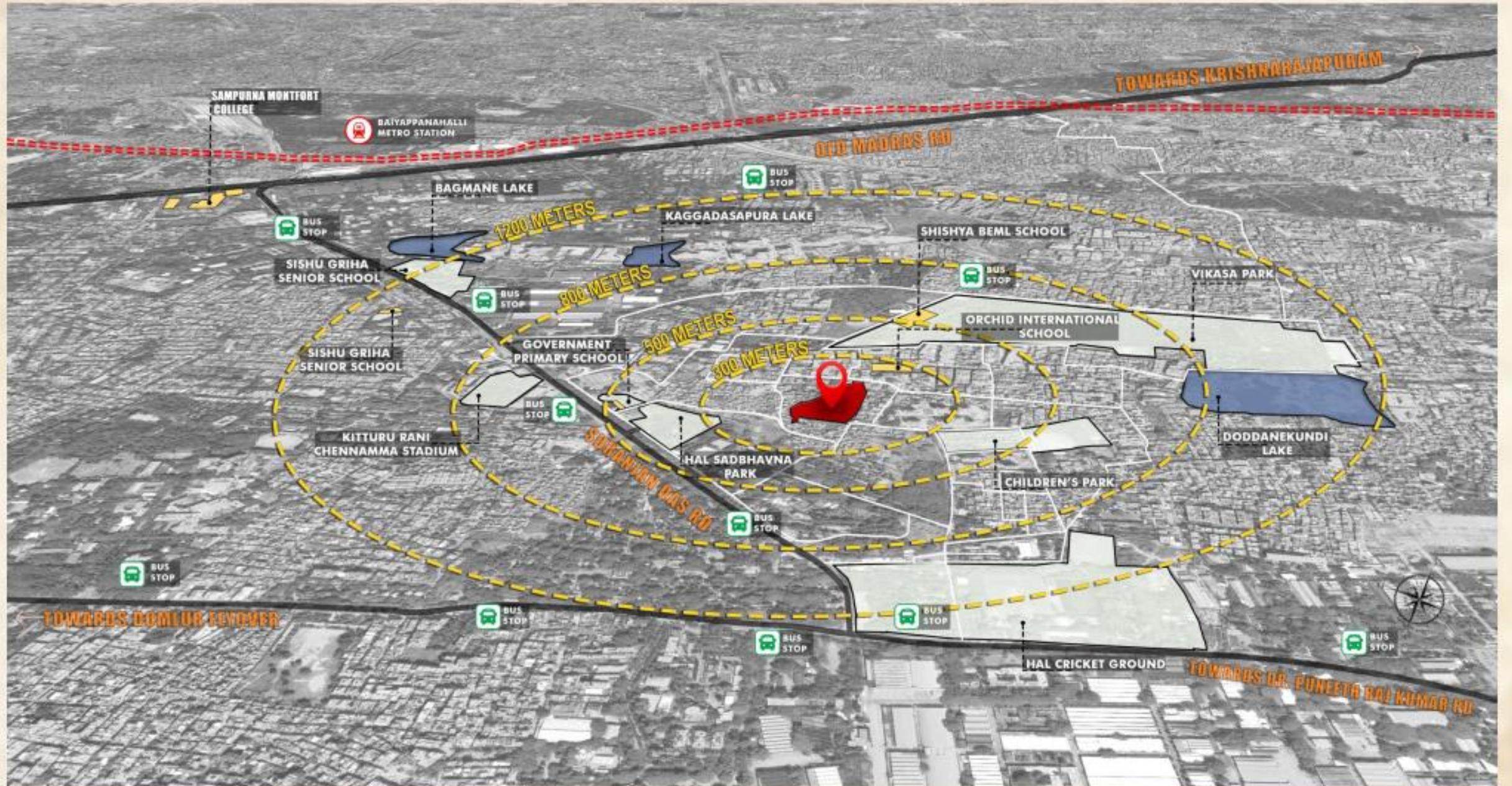
SITE ACCESS



- Legend:
- Primary Access
 - Secondary Access



LOCATION PLAN



FROM INSPIRATION TO REALITY



Grand Entrance to the Project

Inspired from the Arch De Triumph



Palazzo style abodes



Classical façade

Inspired by the Italian Palazzo

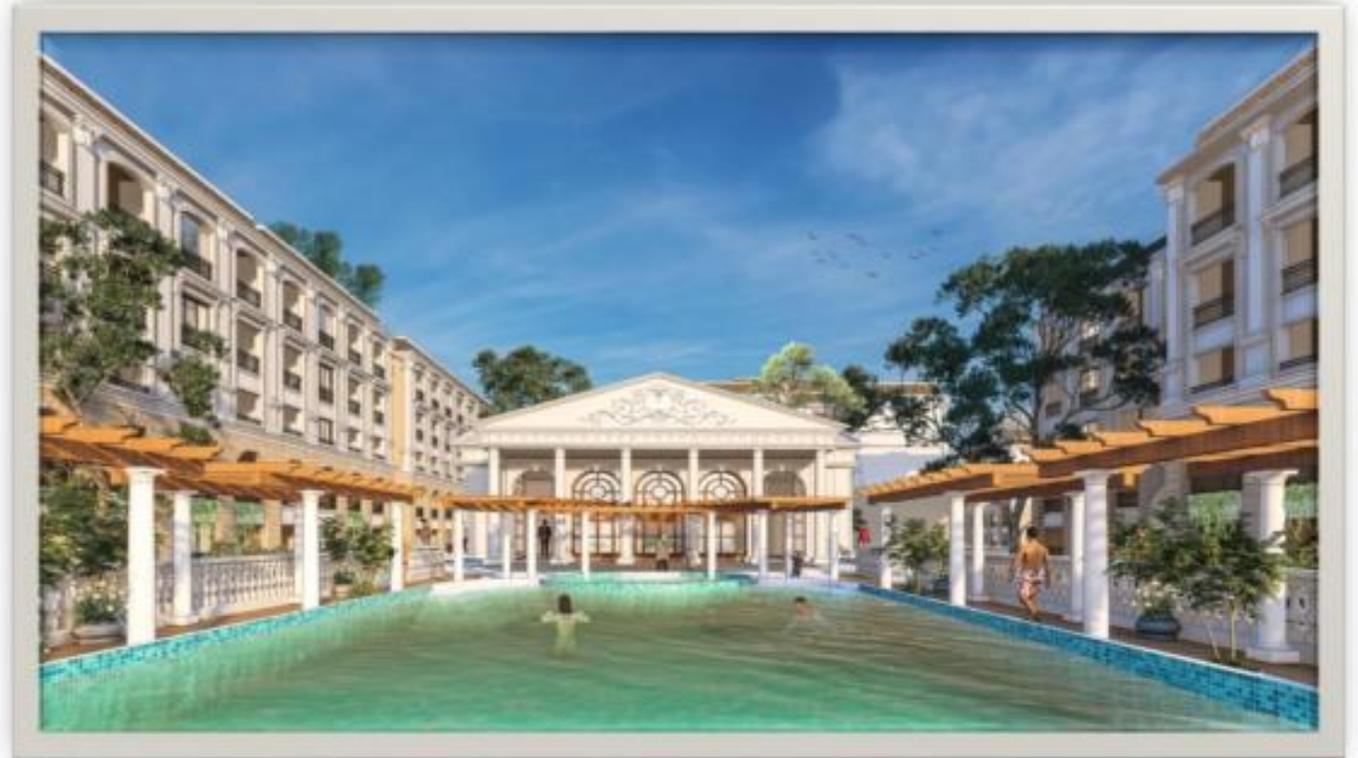
FROM INSPIRATION TO REALITY



Palazzo style abodes



FROM INSPIRATION TO REALITY



Club house architecture

Inspired by the Roman Pantheon

Palazzo style abodes

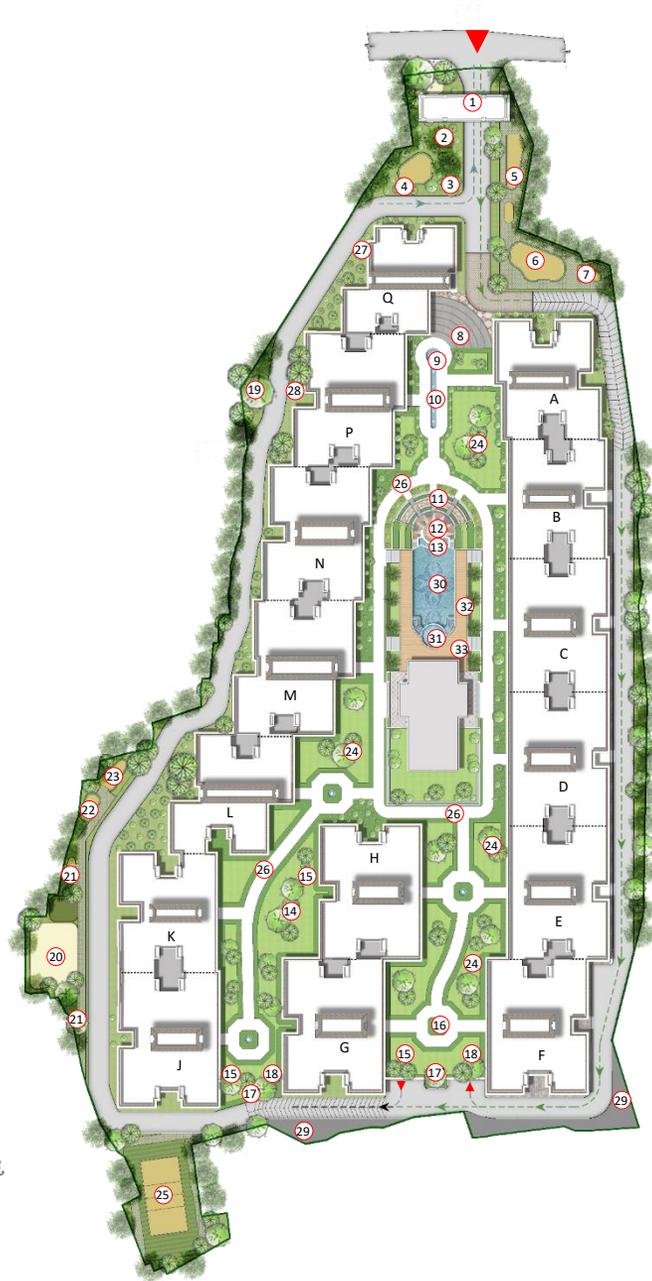
THE PANTHEON – CENTRAL CLUB



Amenities

- Lounge area
- Badminton (2 courts)
- Squash court
- Indoor Games (Table Tennis, Chess, Carrom)
- Space for convenience store
- Banquet with pantry
- Dance/ Zumba studio

- Gymnasium
- Mini Theatre
- Conference Room
- Temperature controlled swimming pool
- Kids Pool



MASTER PLAN AMENITIES

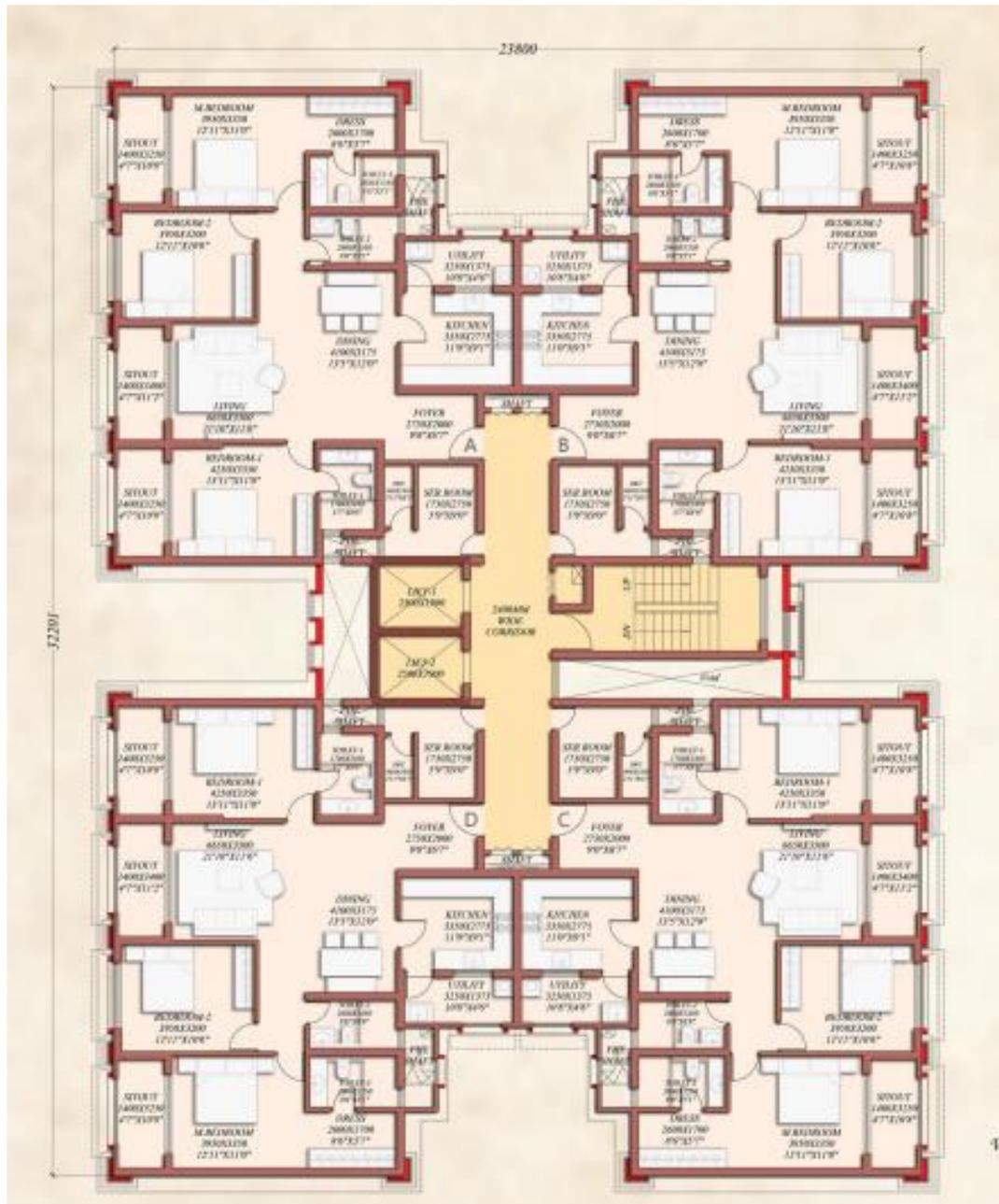
1. ENTRY PORTAL
2. SKATE BOARD PARK
3. TREE COURT
4. CALISTHENICS COURT
5. COMMUNITY GARDEN
6. KID'S PLAY AREA
7. TIC TAC TOE COURT
8. ENTRY PLAZA
9. OBELISK
10. WATERBODY WITH FROTHY FOUNTAIN
11. AMPHITHEATRE
12. WATERBODY
13. CASCADE
14. CLASSICAL THEMED COURT
15. PERGOLA WITH SEATING
16. STEPPED SEATER
17. WATERBODY
18. FEATURE WALL WITH WATER SPOUT
19. PET PARK
20. MULTIPURPOSE COURT
21. KIDS PLAY AREA
22. YOGA DECK
23. SENIOR'S ZONE
24. THEMED TREE COURT
25. TENNIS COURT (NON STANDARD)
26. WALKING / JOGGING TRACK
27. UG SUMP IN BASEMENT
28. STP IN BASEMENT
29. SERVICES

CLUBHOUSE (CIVIC AMENITIES)

30. TEMPERATURE CONTROLLED SWIMMING POOL
31. PADDLE POOL
32. POOLSIDE PERGOLA
33. PRIVATE PARTY DECK

NOTE -

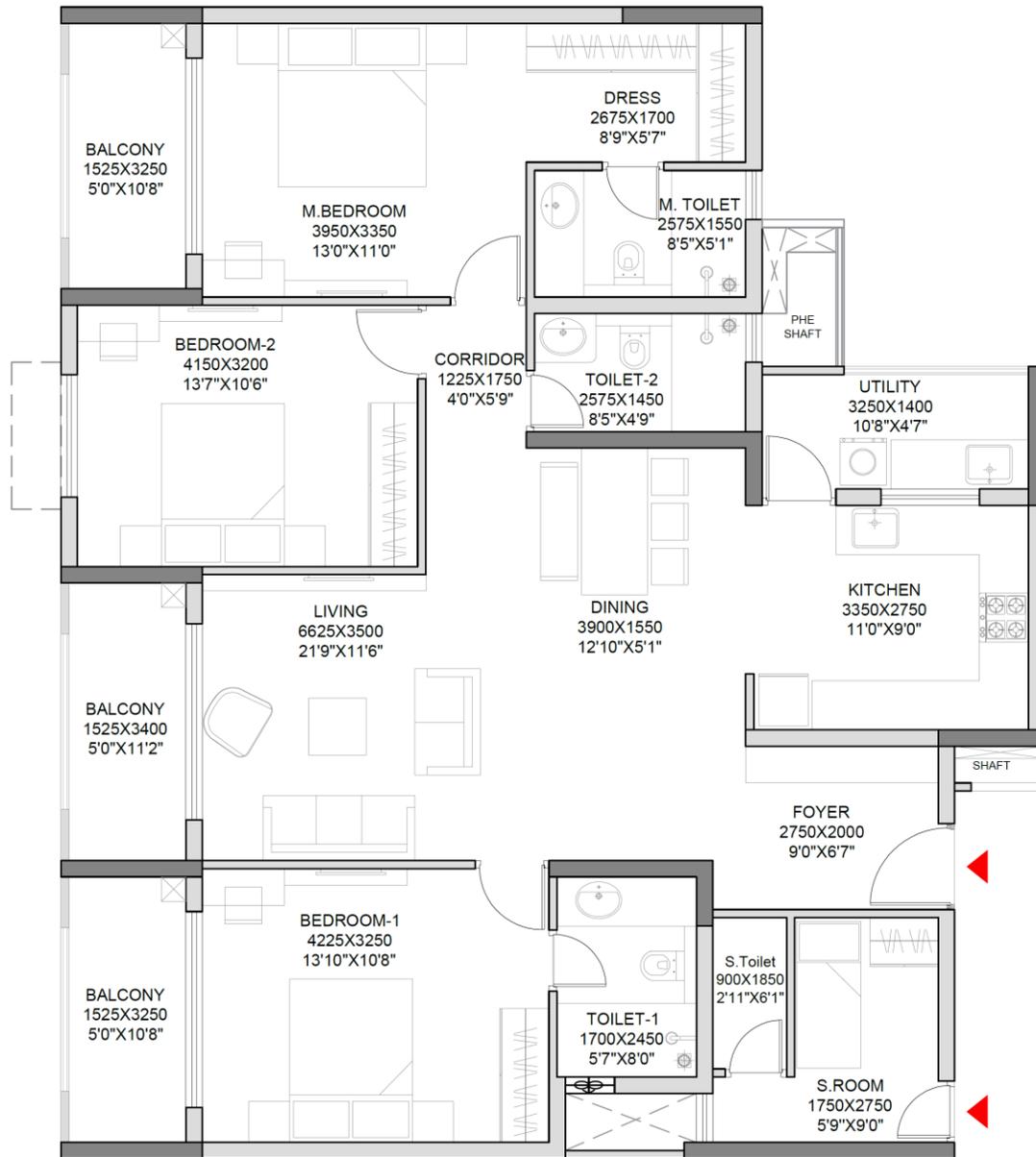
- DRAWINGS ARE NOT TO SCALE
- DEVELOPER RESERVES THE RIGHT TO ADD OR REMOVE AND CHANGE LOCATION OF ANY AMENITIES / SPECIFICATIONS AT THEIR OWN DISCRETION



GODREJ ATHENA

3.5 BHK - TYPE 01

RERA CARPET AREA	- 119.71 Sq.Mts. (1288.56 Sq.Ft.)
BALCONY AREA	- 14.85 Sq.Mts. (159.85 Sq.Ft.)
UTILITY AREA	- 4.46 Sq.Mts. (48.10 Sq.Ft.)
SALEABLE AREA	- 190.46 Sq.Mts. (2050 Sq.Ft.)



NOTE :

1. ALL DIMENSIONS MENTIONED ARE FROM UNFINISHED WALL TO UNFINISHED WALL (EXCLUDING LEDGE WALL AREA)
2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL
3. CARPET AREA INCLUDES LEDGE WALLS
4. BALCONY AREA AND DIMENSIONS INCLUDE THE UP-STANDS
5. DRAWINGS ARE NOT TO SCALE
6. DEVELOPER RESERVES THE RIGHT TO ADD OR REMOVE AND CHANGE LOCATION OF ANY AMENITIES / SPECIFICATIONS AT THEIR OWN DISCRETION

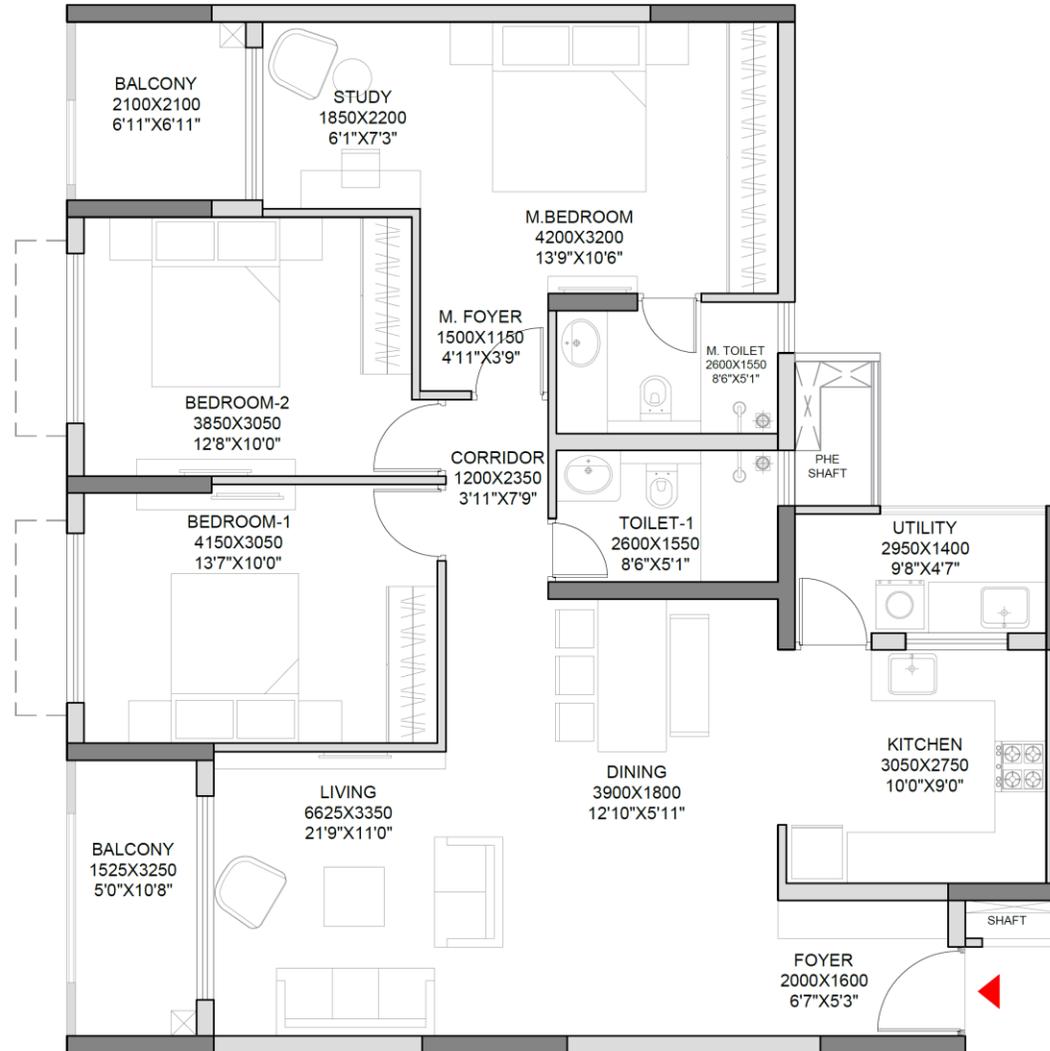


1 SQ.M. = 10.7639 SQ.FT.

GODREJ ATHENA

3 BHK - TYPE 01

RERA CARPET AREA	- 102.52 Sq.Mts. (1103.53 Sq.Ft.)
BALCONY AREA	- 9.43 Sq.Mts. (101.50 Sq.Ft.)
UTILITY AREA	- 4.05 Sq.Mts. (43.59 Sq.Ft.)
SALEABLE AREA	- 158.92 Sq.Mts. (1710 Sq.Ft.)



NOTE :

1. ALL DIMENSIONS MENTIONED ARE FROM UNFINISHED WALL TO UNFINISHED WALL (EXCLUDING LEDGE WALL AREA)
2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL
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1 SQ.M. = 10.7639 SQ.FT.



The Central Green Courtyards overlooking the classical style architectural facades. The pocketed Landscape courtyards are to be carefully curated into themed landscapes courts; offering various amenities and flowering / fruit bearing trees



KEY PLAN

The towers with dedicated entrance porches are connected via a Central Avenues with vivid landscape elements and gathering spots



KEY PLAN

The Central Green Courtyards overlooking the classical style architectural facades. The pocketed Landscape courtyards are to be carefully curated into themed landscapes courts; offering various amenities and flowering / fruit bearing trees



KEY PLAN

The large greens in front of the Clubhouse entry open up the space and enables to have a perfect setting for the amenities for the development

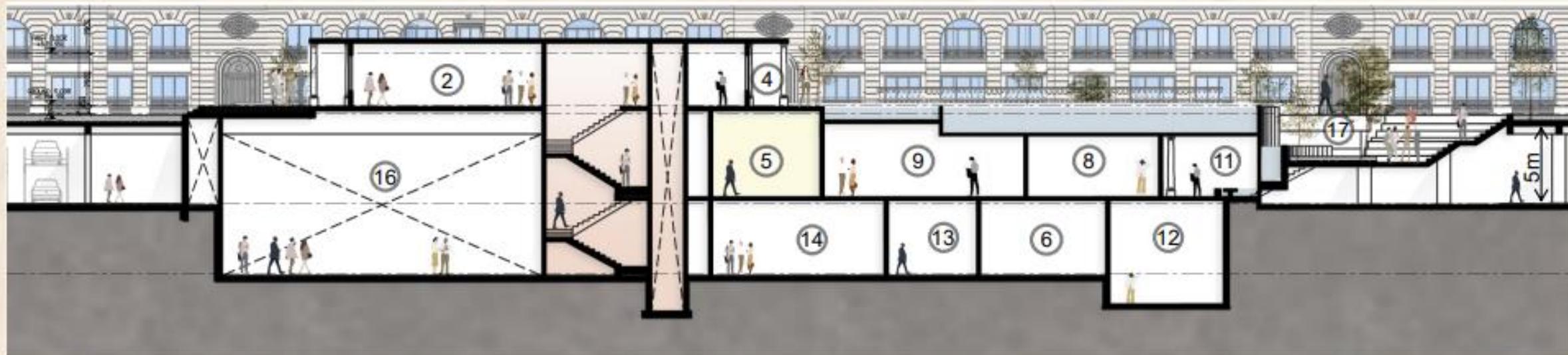
AMPHITHEATRE WITH INFINITY POOL



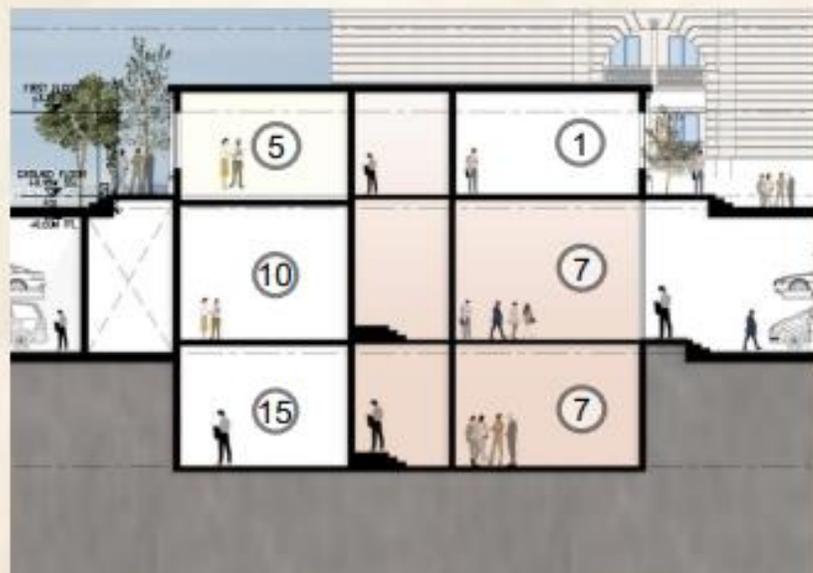
KEY PLAN

The sunken Amphitheatre with infinity pool as a Backdrop of the Stage forms a perfect setting for the residents to enjoy festivities / events / performance and leisure time all round the year

CLUB HOUSE



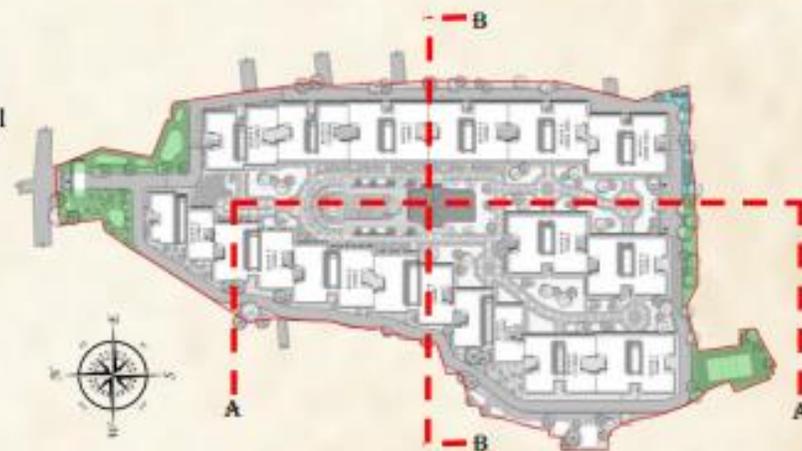
SECTION AA



SECTION BB

Legend:

- 01 Entrance lobby/reception area
- 02 Multipurpose hall
- 03 Party lawn area
- 04 Lounge area
- 05 Toilet block
- 06 Indoor table tennis, carom board, darts, chess, foosball
- 07 Lift lobby
- 08 Dance/ Zumba studio/yoga
- 09 Gym
- 10 Electrical/ahu room
- 11 Sitting area/statue area
- 12 Squash court
- 13 Departmental store
- 14 Mini theatre
- 15 AV room
- 16 Badminton court
- 17 Amphitheatre



KEY PLAN