





DISCOVER A WORLD OF TIMELESS LUXURY.



WELCOME TO A PLACE IN HISTORY.

BANGALORE PALACE

*STOCK IMAGE FOR
REPRESENTATION PURPOSES ONLY



If ever there was a congregation of heritage hotspots it would be right here in the heart of Bengaluru.

A neighbourhood that's been close to the heart of the rich and famous for over a hundred years now.

The Cubbon Park has served as a green retreat for generations of families over the last 150 years. Located an arm's length away, it's your easily accessible avenue of peace and serenity.

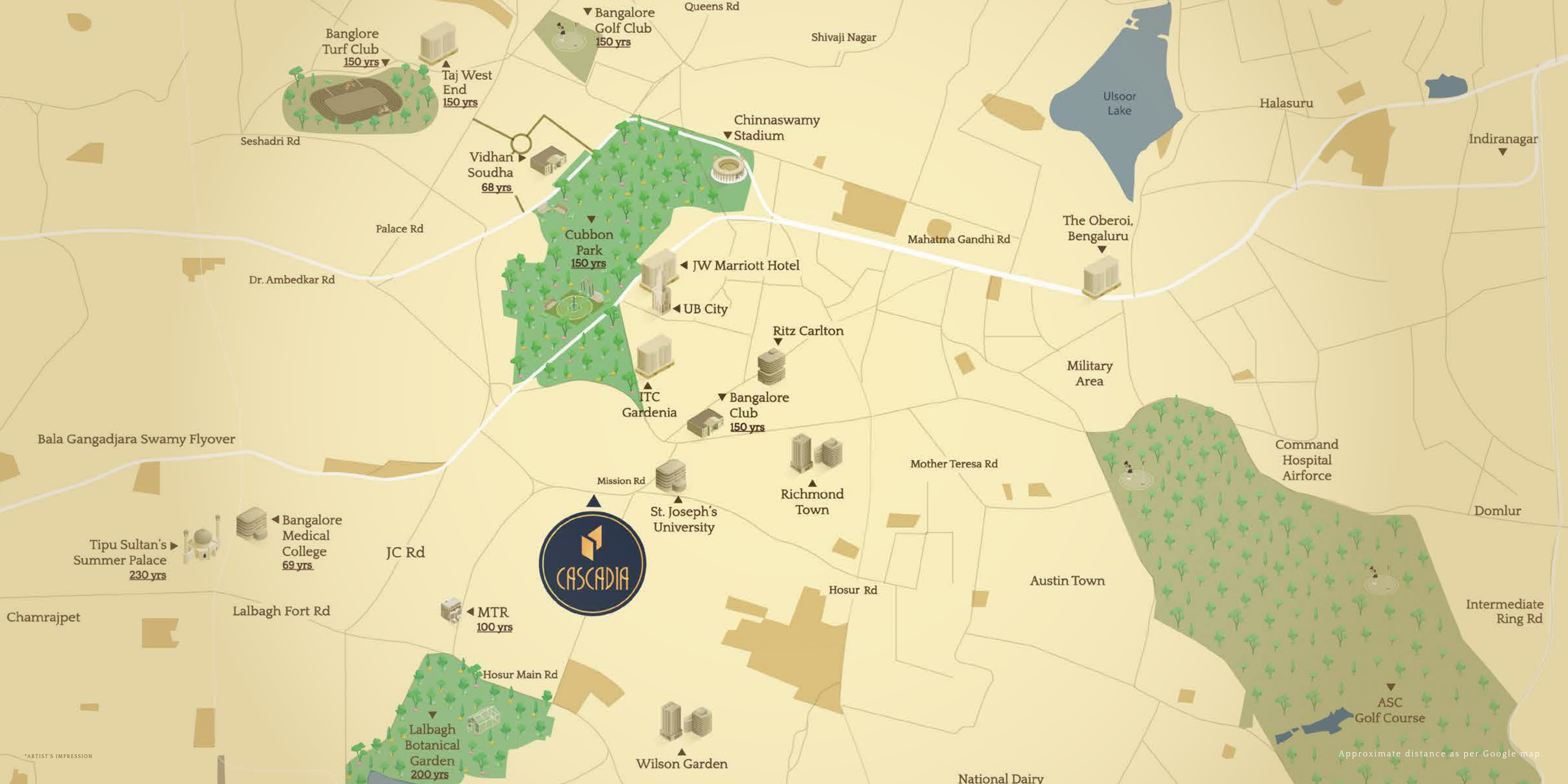
The Lalbagh Botanical Garden is one of India's most renowned botanical gardens, and home to a diverse collection of flora, including rare and exotic species. The garden also features a stunning glass house, which hosts the city's magnificent annual flower show.

The Turf Club is one of India's premier horse racing venues. Its colonial-era grandstand, modern amenities, and vibrant atmosphere attracts horse racing enthusiasts, breeders, and jockeys from across the country and abroad.

The Bengaluru Club has been the venue for many prestigious gatherings over the last century and a half.

A PRECINCT OF HISTORY.





Bangalore Turf Club
150 yrs

Taj West End
150 yrs

Bangalore Golf Club
150 yrs

Vidhan Soudha
68 yrs

Chinnaswamy Stadium

Ulsoor Lake

Halasuru

Indiranagar

Seshadri Rd

Palace Rd

Dr. Ambedkar Rd

Cubbon Park
150 yrs

JW Marriott Hotel

UB City

Mahatma Gandhi Rd

The Oberoi, Bengaluru

Ritz Carlton

ITC Gardenia

Bangalore Club
150 yrs

Military Area

Bala Gangadara Swamy Flyover

Command Hospital Airforce

Tipu Sultan's Summer Palace
230 yrs

Bangalore Medical College
69 yrs

JC Rd

Mission Rd

St. Joseph's University

Richmond Town

Mother Teresa Rd

Domlur



MTR
100 yrs

Hosur Rd

Austin Town

Intermediate Ring Rd

Lalbagh Fort Rd

Hosur Main Rd

Lalbagh Botanical Garden
200 yrs

Wilson Garden

ASC Golf Course

*ARTIST'S IMPRESSION

Approximate distance as per Google map.

National Dairy



HISTORICAL

- 1.5 KM
6 mins | Lalbagh Botanical Garden | 200 yrs
- 2.4 KM
12 mins | Cubbon Park | 150 yrs
- 2.3 KM
11 mins | Tipu Sultan's Summer Palace | 230 yrs
- 1.4 KM
5 mins | Bangalore Club | 150 yrs
- 3.0 KM
13 mins | Vidhana Soudha | 68 yrs
- 4.4 KM
16 mins | Bangalore Turf Club | 150 yrs
- 5.3 KM
20 mins | Bengaluru Palace | 145 yrs
- 9.4 KM
43 mins | ISKCON Temple | 27 yrs
- 4.0 KM
16 mins | Bangalore Golf Club | 150 yrs



HOTELS

- 1.5 KM
6 mins | The Ritz-Carlton
- 8.0 KM
6 mins | The Leela Palace
- 5.0 KM
21 mins | Shangri-La
- 4.2 KM
16 mins | Taj West End
- 4.9 KM
19 mins | ITC Windsor
- 5.6 KM
21 mins | The Lalit Ashok
- 1.1 KM
7 mins | ITC Gardenia



COLLEGES

- 500 M
2 mins | St. Joseph's University
- 6.1 KM
24 mins | St. John's Medical College
- 5.2 KM
20 mins | Mount Carmel College
- 4.4KM
15 mins | Christ University
- 8.1 KM
29 mins | Indian Institute of Science
- 8.2 KM
29 mins | IIM Bangalore
- 2.8 KM
11 mins | Bangalore Medical College



ENTERTAINMENT

- 2.2 KM
11 mins | UB City
- 3 KM
15 mins | Garuda Mall
- 4.3 KM
15 mins | Lido Mall
- 5.2 KM
25 mins | Nexus Mall Koramangala



SCHOOLS

- 1.2 KM
5 mins | Baldwin Girls' High School
- 1.7 KM
6 mins | Bishop Cotton Boys School
- 2 KM
7 mins | Bishop Cotton Girls School
- 2.1 KM
7 mins | Sacred Heart
- 4.1 KM
15 mins | Sophia High School
- 8.5 KM
31 mins | St. Charles High School



CASCADE 19

THE JEWEL IN YOUR CROWN

Welcome to a world of your own.
Cascading down from the clouds
above. A residence of eminence
with all the elegance you would
expect. Nestled in the heart of
Bengaluru with an architectural
embellishment most desired.
It's a new landmark in the midst
of historical ones. Make it your own.

A structure that soars from the
ground to the clouds.
It's a masterpiece in the making.

**CALLED THE
CASCADIA.**



A MOTIF FOR
A MASTERPIECE.

CASCADIA

An extraordinary structure deserves
to be represented extraordinarily.
Commonplace text wouldn't do.
A font needed to be created to reflect
its cascades. A typeface inspired by
its form. One that conveyed the crown
at the top as well as the elevation
that it stands upon. It combined
the curves and the linearity. Creating
an identity as unique as its look.



AN INSIGNIA FOR AN ICON.



Inspired by the tower's facade, the insignia takes the shape of a capital L. A golden sign of recognition that always welcomes you home.

That's the logo of TVS Emerald Cascadia.

The architects chosen to create this legacy come with a legacy of their own. Perkins Eastman has roots stretching back a hundred years.

Today the firm has over 24 studios and a reputation of bringing fascinating projects to fruition in 60 countries across the globe.

It has won over 800 awards for its excellence and it is now here to create a landmark in a neighbourhood of Bengaluru that has a rich legacy and a tapestried past of its own.

**PERKINS —
EASTMAN**

-NEW YORK, USA

A LEGACY CONCEIVED BY A LEGACY.

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GROUND LEVEL AMENITIES

1. Cascade Water Feature
2. Spice Garden
3. Childrens' Play Area
4. Pet's Park
5. Jogging/Walking Track
6. Butterfly Garden

LEVEL-13 GRAND CLUBHOUSE

- Gym
- Spa
- Reception
- Multi Purpose Hall
- Mini Theatre
- Games Room 1
- Games Room 2
- Childrens' Zone

LEVEL-14 AMENITIES

- Infinity Pool
- Aqua Gym

LEVEL-15 AMENITIES

- Yoga Terrace

LEVEL-16 AMENITIES

- Squash Court
- Informal Seating

LEVEL-20 AMENITIES

- Pantry, Barbeque & Bar Counter
- Pavilion
- Zen Garden
- Dining Area
- Central Lawn
- Tent Seating



UNFOLDING THE MASTERPIECE.

AN ADDRESS OF EMINENCE

Over an acre in the midst of a neighbourhood that's replete with greenery, TVS Emerald Cascadia stands tall in all its majesty.

Offering 63 families an exclusive opportunity to call these lavish 3 and 4 bed residences home.



WHERE YOU'RE GREETED BY GRANDEUR.

GRAND
DROP OFF



ARTIST'S IMPRESSION

GRAND
RECEPTION LOBBY

LIVE A LIFE IMMERSSED IN LUXURY.
DAY IN. DAY OUT.

An architectural jewel welcomes you
even before you step into your abode.

**A PATIO THAT'S
ONE OF A KIND.**

Host guests, catch up with friends
or just share a cosy moment with
your family. It's where you'll create
many unforgettable moments.





**YOUR OWN LITTLE
CORNER OF THE SKY.**

Wooden balcony decks
present you with a view of
the world from the top.
The feeling of old-worldly
charm pervades through
the home.

WHERE YOU'RE EMBRACED BY
OPULENCE IN EVERY ROOM.

The ceilings rise 11 feet high and
the floors are encased in fine marble.
Every square inch here keeps up with
your regal expectations.

All, so that you're enveloped by
richness as you stroll through
your home.





WHERE TIMELESS ELEGANCE IS UNVEILED AT EVERY STEP

Enter a master bedroom where luxury effortlessly flows. The gracefully patterned herringbone wooden flooring weaves a story of elegance beneath your feet.

Each step you take in this room is a gentle reminder of its refined charm, inviting you to savour the beauty of a space designed for cozy moments and serene dreams.



ENDLESS AMENITIES.
LIMITLESS POSSIBILITIES.

Unwind with not just an array,
but an entire floor of amenities.



WHERE LEISURE RISES
TO THE OCCASION.

On the 13th floor, you find a world
of possibilities. Flex your muscles,
watch blockbuster hits or engage
in activities with others who share
your tastes. It's leisure at its
luxurious finest that awaits you.



MINI
THEATRE
WITH BOSE SOUND SYSTEM

*ARTIST'S IMPRESSION



*ARTIST'S IMPRESSION

MULTIPURPOSE
HALL



GAMES
ROOM

*ARTIST'S IMPRESSION



*STOCK IMAGE FOR REPRESENTATION PURPOSES ONLY

CHILDRENS' ZONE



STATE-OF-THE-ART
GYMNASIUM

*ARTIST'S IMPRESSION



SOAK IN THE INDULGENCE.

Ascend to the 14th floor, where the infinity pool invites you to dive in, and your favourite drink complements every dip.

OR SWEAT IT OUT.

Take in the panoramic views while lounging under the canopies. And on the 16th floor, you could engage in a thrilling game of squash.





*ARTIST'S IMPRESSION

POOL &
AQUA GYM



SQUASH
COURT

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YOGA
DECK

STOCK IMAGE FOR
REPRESENTATION PURPOSES ONLY



PLATINUM PRE-CERTIFICATION



NATURAL VEGETATION COVERING 25% OF TOTAL SITE AREA



EV CHARGING FACILITY



100% ROOF AREA SHIELDED WITH HIGH SRI (SOLAR REFLECTIVE INDEX) TILES



WATER-EFFICIENT PLUMBING FIXTURES



RAINWATER HARVESTING SYSTEM



LANDSCAPING WITH 90-95% NATIVE PLANTS



ENERGY-OPTIMIZING



DOUBLE GLAZED WINDOWS



NATURALLY ILLUMINATED HOMES



WELL-VENTILATED



LOW VOC CONSTRUCTION CHEMICALS



EFFICIENT WASTE SEGREGATION

Upon completion, TVS Emerald Cascadia will join the distinguished club of approximately 100 platinum-certified residential buildings in the country, recognized under the IGBC Green Homes rating system.

WHERE LUXURY IS AT
YOUR BECK AND CALL.

LITERALLY.

At TVS Emerald Cascadia, the world is at your fingertips. That's why we've joined hands with Quintessentially to give every family who calls Cascadia home a complimentary one year membership. Whether it's restaurant reservations, tickets to the World Cup final, a chartered jet to anywhere or simply sourcing a gift, this global luxury lifestyle service has you covered.



QUINTESSENTIALLY

Expect the best. *Experience better.*



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THE TVS LEGACY





Shri T. V. Sundaram Iyengar

— 1911 —




Launches South India's first rural bus service.

— 1929 —




TVS brings General Motors to South India.

— 1946 —




Southern Roadways starts serving the transport needs of India.

— 1954 —



IMPAL brings trading auto spares.

— 1962 —



Lucas TVS formed to make Auto Electricals.

— 1964 —



Brakes India begins operations. Sundaram Clayton starts producing Brake Actuation equipment.

— 1978 —



Sundaram Clayton Limited opens two-wheeler plant in Hosur.

— 1984 —



TVS Srichakra starts operations.

— 1986 —



TVS Electronics launches printers and keyboards.

— 2001 —




TVS Motor Company formed.

— 2012 —



TVS forays into real estate as TVS Emerald.

— AND —



More milestones to come.

A LEGACY BACKED BY OVER 200 ACCOLADES OF
TRUST AND OVER 113 YEARS OF HAPPY CUSTOMERS.

Since 1911, trust, value and service have been the foundation of our business. An ethos that comes from 113 years of serving customers with passion. Our homes are designed by top architects to suit your everyday needs.

Every TVS Emerald home is curated by world class architects with care because we believe your deepest memories are those that you create with your loved ones. One of the many reasons why home buyers put their faith in us. Along with that, we also make sure to extend our care to our planet as we build IGBC pre-certified homes.

