



### AMBARAM PROJECT ADDRESS

VAISHNO AMBARAM,  
OLD SY NO.139,  
NEW SY NO.139/2, KHATA NO 1643/139/298  
GUNJUR VILLAGE, VARTHUR HOBLI, BENGALURU - 560087

Phone:  
+91 8884567136 / 37 / 38

Email: [info@vaishnoambaram.com](mailto:info@vaishnoambaram.com)

Web: [www.vaishnoambaram.com](http://www.vaishnoambaram.com)

RERA No.: PRM/KA/RERA/1251/446/PR/280224/006659



# ELEVATE

YOUR LIVING EXPERIENCE



3 B H K S K Y R I S E R E S I D E N C E S

## THE PHILOSOPHY

Our philosophy revolves around placing our customers at the forefront of everything we do. We believe in creating exceptional living spaces that meet and exceed our valued client's expectations. Taking great care to ensure that every aspect of our properties is crafted to perfection is the cornerstone of our approach.

From innovative architectural designs to premium finishes, we strive for excellence in every detail to offer our residents a superior living experience.

With our commitment to providing unmatched service, we understand that buying a home is not just a transaction but a significant milestone in our customers' lives. Our utmost goal is to offer our customers exceptional care and support, which drives us to go above and beyond to make the handover process as seamless as the buying experience.



ambaram

embrace  
SERENITY

## WHERE DREAMS MEET REALITY AMONGST THE CLOUDS

Experience the pinnacle of luxurious living in a vibrant urban environment at Vaishno Ambaram. With meticulous craftsmanship, visionary design, natural elements, and lavish amenities, this project fulfills your aspirations. Enjoy 75% open land, lush greenery, tranquility, and pristine surroundings. Live a life of luxury, where your dreams come to life.



# SKYRISE LIVING UNVEILED

You deserve unparalleled exclusivity, and we embrace your unique aspirations.

Embark on an extraordinary living experience at Vaishno Ambaram. It is your gateway to sky-rise living that lets you experience the right balance between city life and peaceful refuge. Located in Gunjur, a happening residential locality in Bengaluru, the project offers an unmatched blend of grandeur, convenience, and tranquility.

Ambaram seamlessly combines practicality with perfection, drawing from its earthly foundation and gazing majestically at the vastness of the blue sky.

28 LEVELS

25+ AMENITIES

143 CURATED HOMES

## OUR GROUP

Vaishno Builders has established an admirable reputation for timely delivery and exceptional quality in their projects. With a strong focus on transforming land into lifestyle destinations, they have successfully demonstrated this prowess in 12 projects and continue to excel. Guiding the company into a promising future is a dynamic and experienced managing director with over two decades of expertise.

We create wonderful communities where people love to live, by blending beautiful places with great facilities. Through our professional approach, entrepreneurial thinking, and loyalty to our clients, Vaishno Group has attained an enviable reputation.

02 LEVELS OF CLUBHOUSE

0 COMMON WALLS

270 DEGREE VIEW



# MASTER PLAN

- 1.ENTRY
- 2. Exit
- 3. SECURITY CABIN
- 4. TRANSFORMER YARD
- 5. PARKING
- 6. MULTI-PURPOSE COURT
- 7. CRICKET PITCH
- 8. BADMINTON COURT
- 9. GAZEEO
- 10. AMPHIE THEATER
- 11 CHILDREN'S PARK



# FIRST FLOOR & GROUND FLOOR PLAN





TYPICAL FLOOR PLAN

TYPICAL FLOOR AREA STATEMENT  
(2,4,5,6,8,9,10,12,13,14,16,17  
18,20,21,22,24,25)

Flat No.	Facing	Type	Area (sft.)
A1	WEST	3BHK	1600
A2	WEST	3BHK	1655
A3	EAST	3BHK	1470
A4	EAST	3BHK	1350
A5	EAST	3BHK	1350
A6	EAST	3BHK	1520



1st Floor Plan

FLOOR AREA STATEMENT  
(3, 7, 11, 15, 19, 23)

Flat No	Facing	Type	Area (sft.)
A1	WEST	3BHK	1765
A2	WEST	3BHK	1820
A3	EAST	3BHK	1705
A4	EAST	3BHK	1510
A5	EAST	3BHK	1510
A6	EAST	3BHK	1690



DREAMS  
& BUILDING COMMUNITIES  
THE MASTERPLAN THAT  
ELEVATES LIVING

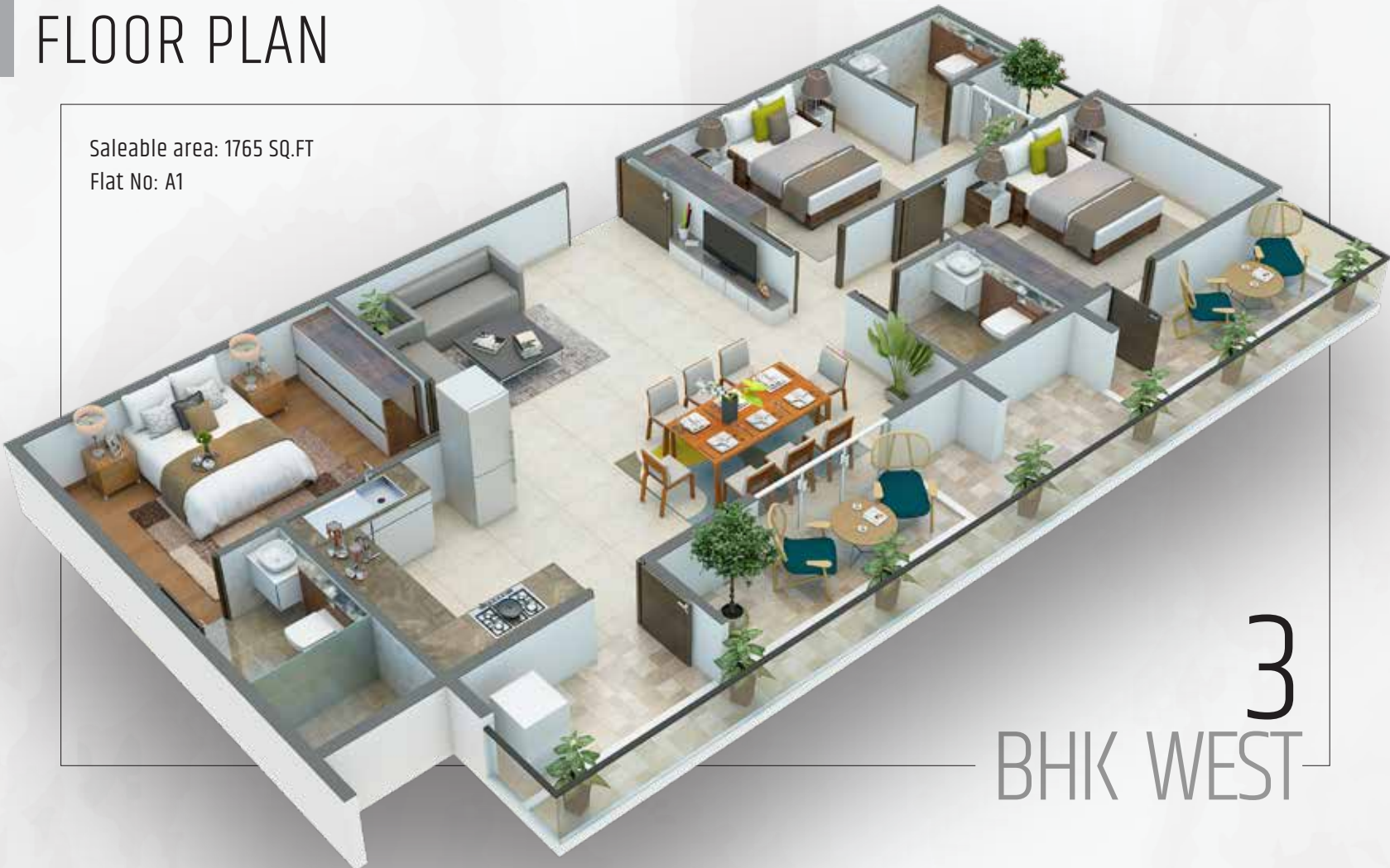


2nd Floor Plan



FLOOR PLAN

Saleable area: 1765 SQ.FT  
Flat No: A1



3  
BHK WEST

Saleable area: 1705 SQ.FT  
Flat No: A3



3  
BHK EAST

3  
BHK WEST



Saleable area: 1820 SQ.FT  
Flat No: A2

3  
BHK EAST



Saleable area: 1510 SQ.FT  
Flat No: A4, A5



# FLOOR PLAN

Saleable area: 1690 SQ.FT  
Flat No: A6



3  
BHK EAST

CLOUD NINE LIVING  
WHERE YOUR WORLD ASCENDS TO NEW HEIGHTS













# BEHOLD ARCHITECTURE AND DESIGN

The property showcases flawless design, effortlessly combining modern aesthetics with timeless elegance. Every detail has been meticulously crafted to create a harmonious and visually captivating environment. Experience the perfect blend of sophistication and comfort in the elegantly designed interiors.



# UNIQUE FEATURES SET US APART

-  Unique property in this area with all 3BHKs and a close-knit community.
-  Sprawling 1.45-acre project featuring 75% open spaces.
-  Rise above with 28 stories of architectural splendor while there's more to explore.
-  The seamless merging of indoors and outdoors with multiple balconies.
-  Over 25 amenities to delight the whole family.

-  An abundance of light and air with 270-degree open views.
-  Enjoy an exquisite panoramic view from your home.
-  Energy-balanced design following Vaastu principles.
-  Revel in privacy and tranquility with no common walls in the private apartments.
-  Thoughtfully designed floor plans for a comfortable lifestyle.
-  Villa-grade specs to finish in style.

# skyrise perks

BREATHTAKING VIEWS



# SKYLINE DREAMS WHERE EVERY DETAIL TOUCHES THE CLOUDS

From sunrise to sunset, here nature's canvas unfurls. Indulge in uninterrupted views from your balconies and windows, allowing you to savor the beauty of the surroundings without obstructions. Bringing the outdoors into your living space is easier when you receive a greater amount of nature every day.



dive  
INTO BLISS

WHERE SERENITY MEETS SPLASH

























# AMENITIES GALORE

As part of its world-class amenities, Vaishno Ambaram caters to its residents' diverse needs and desires. With state-of-the-art fitness centers, clubhouses, an amphitheater, an indoor badminton court, other sports facilities, jogging trails, lush green spaces, and recreational areas, it is a holistic living environment that promotes both physical and mental well-being.



DISCOVER AMBARAM'S EXQUISITE AMENITIES

- |  |  |  |
|--|--|--|
|  Swimming pool    |  Jogging track          |  CCTV surveillance        |
|  Toddlers pool    |  Outdoor gym            |  Round-the-clock security |
|  Badminton court  |  Senior citizen         |  Security App             |
|  Basketball court |  Banquet hall           |  Passenger Lifts          |
|  Cricket Pitch    |  Landscaped area        |  Rainwater Harvesting     |
|  Kids play area   |  Sewage Treatment Plant |  Solar Heater             |
|  Indoor Games     |  Covered car parking    |  |

experience  
LUXURY BEYOND BOUNDARIES





**STRUCTURE:**

RCC framed structure.

**WALLS:**

6" parotham blocks for exterior walls & 4" parotham blocks for internal walls.

**DOORS:**

Main Door – Readymade Doors ,7ft Hight  
Bedroom and Toilets Doors with Laminate finish.

**WINDOWS:**

Upvc Three track windows and shutters with plain glass.

**FLOORING:**

5 x 2 1/2 Vitrified tiles flooring for living, dining and Bedrooms, Ceramic tiles for balconies ,with Anti - skid tiles, in toilets of a minimum size of 600mm x 1200mm from Cera or equivalent.



**KITCHEN:**

Provision for Aqua - guard point, Provision for washing, machine in utility area, Kitchen wall tiles- 2ft Hight (stainless steel sink and Kitchen Platform, not providing as per Architect's designs).

**ELECTRICAL:**

Power Supply of 3 KVA for 3 BHK apartments. Concealed conduits with good quality Copper wire -Anchor or equivalent, Modular electrical switches – Great white, Havells or equivalent. One Earth Leakage Circuit Breaker (ELCB) for each apartment. One Miniature Circuit Breaker (MCB) for each room. Points for Geyser in toilets, Washing Machine in utility, Refrigerator in Kitchen or Dining, Microwave Oven in Kitchen, Air Conditioner in all Bed Rooms and hall included, TV & Telephone Point at Living and master bedrooms.

**TOILETS:**

Colored glazed tiles up to 7ft. height fitting & Accessories - EWC commode and wash basins (white color) of American/Grohe or equivalent make. Hot and cold Single Liver Diverter, pillar cock, health faucet in each toilet of half turn of standard make like brands.

**WATER:**

Water Supply from Borewells with the overhead tank and sump.

**FINISHING:**

Exterior Walls -One coat of primer and two coats of Cement paints.

**PAINTING:**

Interior Walls and ceiling in Tractor Emulsion (Asian Paints) external walls – Apex paint.

**Lift:**

6 capacity passengers lift automatic and make will be Kone or equivalent.

**BACKUP GENERATOR:**

Standby generator for light in common area, lifts and pumps 1 KVA power backup to each apartment.



**SECURITY:**

Round the clock security, security room, club house and other apartments.

**INFRA-STRUCTURAL FACILITIES:**

Sewage Treatment Plant, Rainwater harvesting pits. Compound wall .

elevating  
EVERY MOMENT

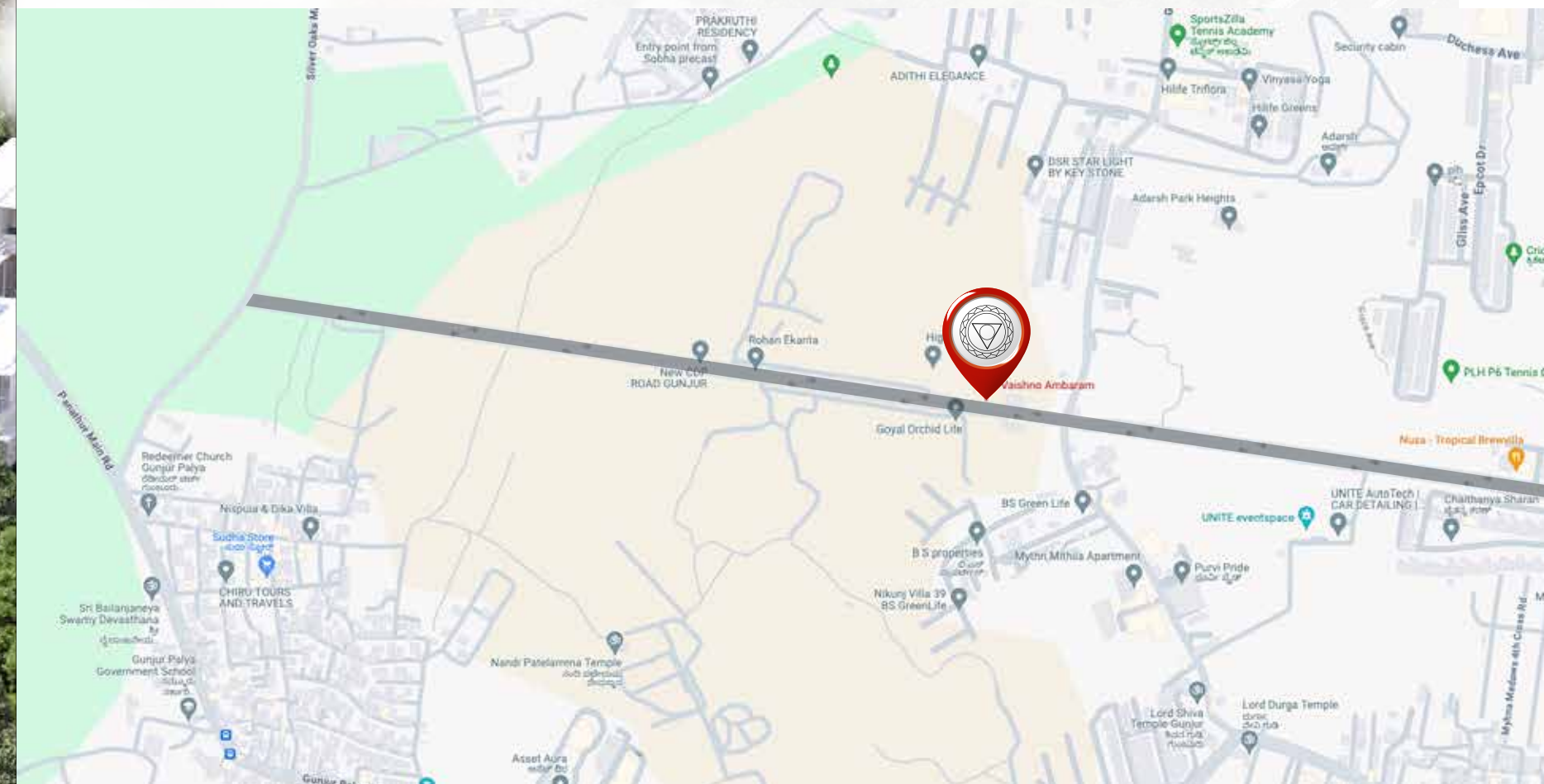
SPECIFICATIONS





## LOCATION MAP

This property offers convenient access to bustling city centers, cultural landmarks, upscale shopping districts, and renowned dining establishments. At your fingertips, you will find the epitome of cosmopolitan living.



## YOUR NEIGHBOURHOOD

### HOSPITALS

Columbia Asia  
VIMS  
Sakra World Hospital  
Motherhood  
Rainbow Children's Hospital

### MALLS

Virginia Mall  
Forum Value Mall  
Central Mall, Bellandur  
TOTAL Mall, Sarjapur road

### IT PARKS

J.P. Morgan Chase  
Adobe Systems  
Prestige Tech Park  
Oracle India  
Sigma Tech Park  
Cessna Business Park  
Walmart Global Technology Services  
Embassy Tech Village  
Cisco  
Intel  
Eco Space  
Accenture  
Wipro head office  
RGA Tech Park  
ITPL  
Bagmane world Technology Center  
Electronic City

### EDUCATIONAL

Krupanidhi College  
Chrysalis High School  
Vahe Global Academy  
Global Indian International  
Sri Sri Ravi Shankar Vidya Mandir  
The Foundation School  
Deens Academy  
Green wood High School  
Inventure Academy  
TISB  
Indus International School  
Oakridge International School  
New Horizon Gurukul  
Delhi Public School  
Gear Innovative Intl. School  
Silver Oaks International School  
Harvest International  
Primus Public School