

# Sumadhura Capitol

Residences

VOL#1

Leaders live at  
the capitol

PAGE

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EXCLUSIVE

“Homes  
designed for  
*leaders and  
future leaders*”

EXCLUSIVE

“Relax and Recharge:  
*A Leader’s Retreat*”

COVER STORY

*Whitefield’s  
Boldest  
Residential  
Project!*

FEATURE

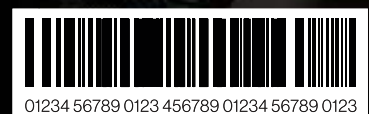
“Time is the Greatest  
Luxury”

FEATURE

“Maximising Productivity  
in Modern Living”

FEATURE

“The perfect location  
for your life’s HQ”



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**SUMADHURA<sup>®</sup>**  
CAPITOL RESIDENCES

# Homes designed for leaders and future leaders



Launching a forward-thinking community for leaders and future leaders in the heart of Whitefield.

Homes designed to inspire and elevate the next generation of tech professionals and disruptors, where top-notch amenities and strategic location

ensure a vibrant, future-ready lifestyle. Efficiently designed to offer everything that leaders want — **Time, convenience, productivity, relaxation and more.**

“Cutting  
down  
commute  
time means  
more time  
to lead.”

# Leaders value every second

Right off ITPL Main Road and just a few blocks from Kadugodi Tree Park Metro, this prime spot is ideal for IT pros, entrepreneurs and newsmakers seeking unbeatable convenience and connectivity.



“Networking  
isn't a task, it's  
a lifestyle.”



# Leaders like to connect with other leaders

Strategically located in bustling Whitefield, this community offers abundant opportunities for networking and collaboration among like-minded professionals, with vibrant social spaces and engaging communal areas.



“Every  
day is an  
opportunity  
to live  
exceptionally.”



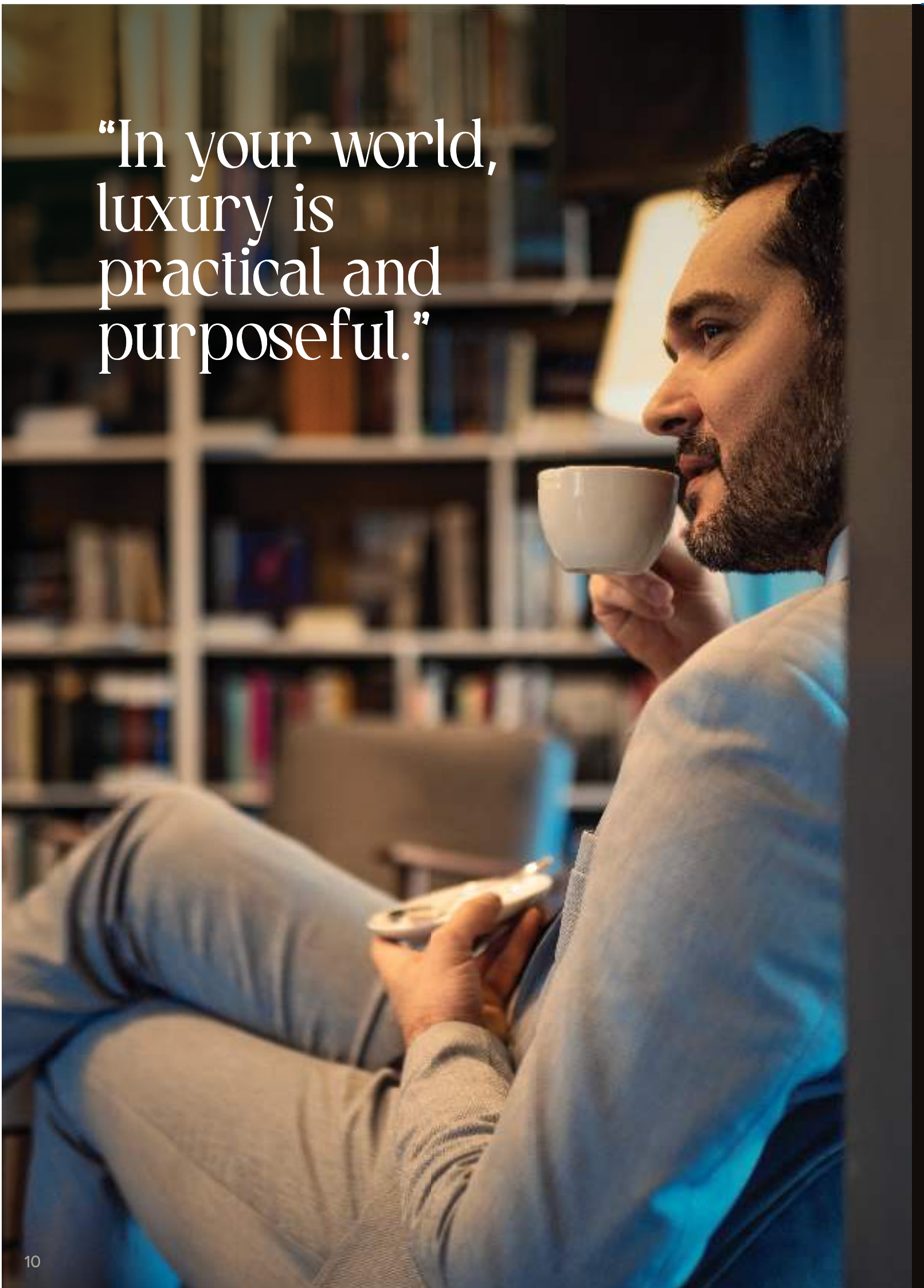


# Leaders live life to the fullest

Score big on convenience.  
With comprehensive  
amenities and effortless ease,  
each day becomes fulfilling  
and stress-free for those  
who seek excellence in every  
aspect of life.



“In your world,  
luxury is  
practical and  
purposeful.”

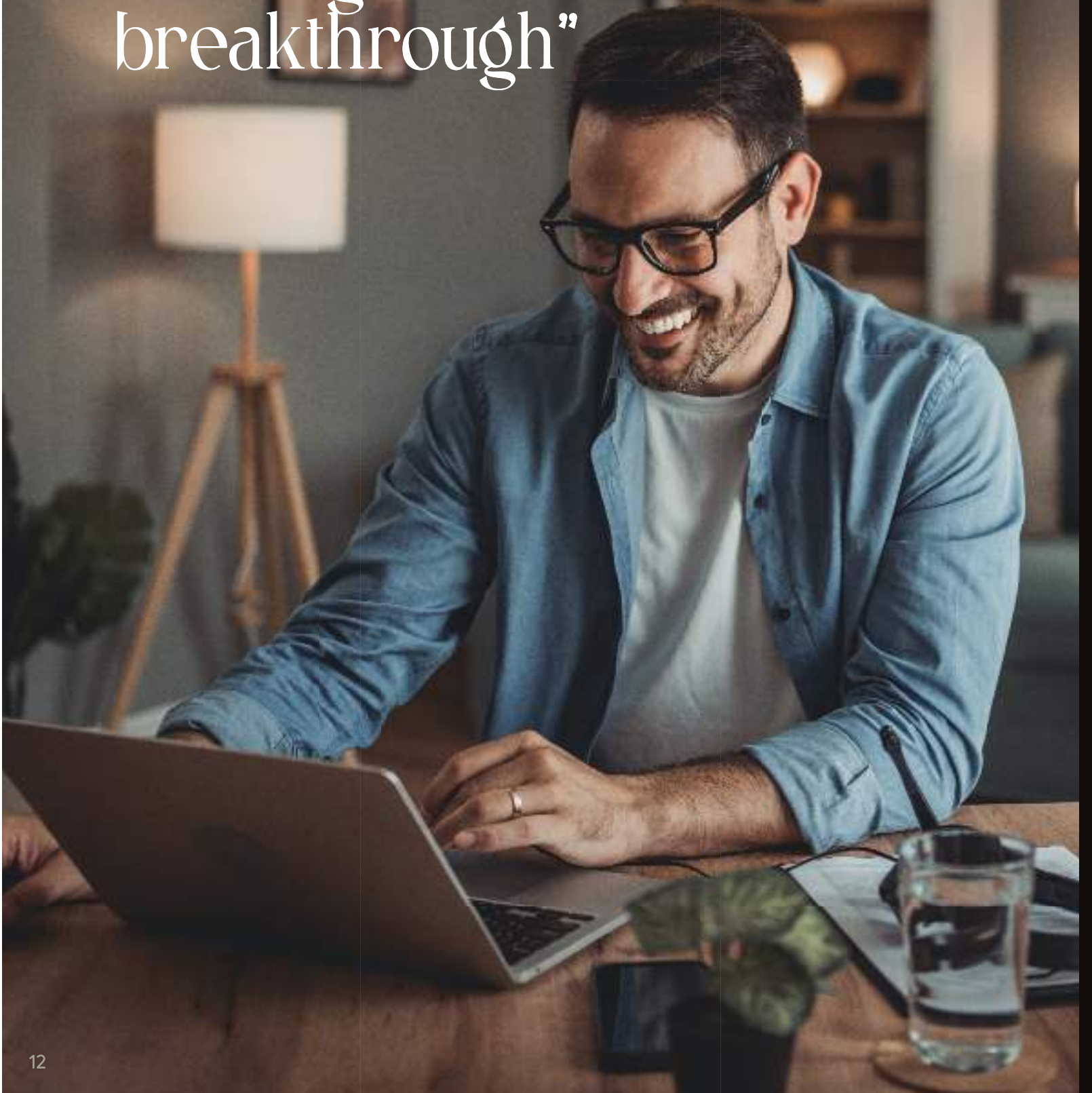


# Leaders appreciate functional luxury

Impeccable design meets practicality here. From spacious study rooms to extensive green spaces and a clubhouse designed for work-life balance, every detail enhances your everyday living experience.



“Your home office could spark the next big breakthrough”

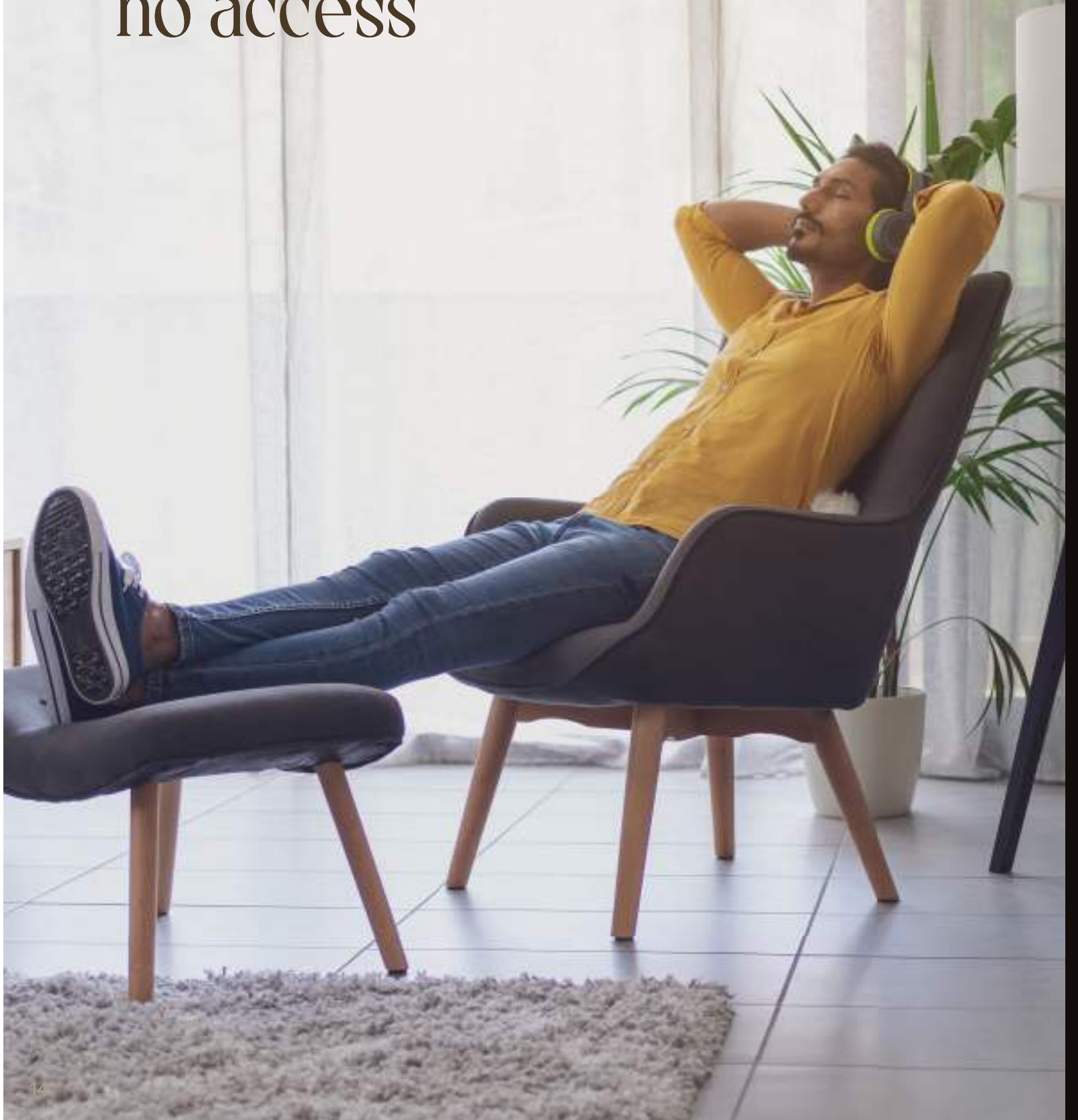


# Leaders prioritise productivity

Imagine a home where quiet workspaces, natural light, and ergonomic design come together to fuel your focus and efficiency. Whether working remotely or in dedicated zones, every detail is crafted to inspire peak performance.



“A sanctuary  
where  
stress has  
no access”



# Leaders crave relaxation

Enjoy lush landscaped gardens, rejuvenating spa facilities, and peaceful outdoor lounges designed to unwind and recharge, ensuring a perfect balance between work and relaxation.



“A decision your  
future self will  
thank you for”





# Leaders think ahead

Invest in your future with a visionary community offering lasting value, prime location benefits and opportunities for future growth.

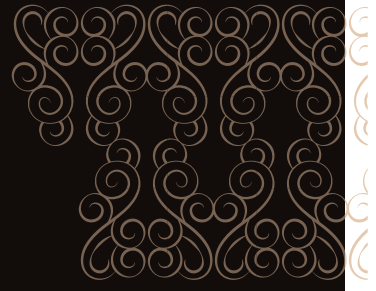




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## Signature Features





You've  
strategized,  
hustled,  
disrupted  
and made a  
difference.

But now,  
you deserve  
to unwind.

# Prime Location



Right off ITPL Main Road and just a few blocks from Kadugodi Tree Park Metro...

This location is perfectly positioned for IT professionals and entrepreneurs. Nestled in the heart of Bengaluru's thriving tech district, it offers easy access to major office complexes, significantly

reducing commute times. The close proximity to the metro ensures seamless connectivity to key areas across the city, allowing you to avoid traffic and make the most of your time.

# Forward-thinking Community



Immerse yourself  
in a community  
where success is  
a shared vision.

**B**y surrounding yourself with individuals who are driven, accomplished, and always ahead of their time, you'll gain invaluable inspiration and access to new opportunities.

Our vibrant social areas are designed to nurture these connections, creating an environment where collective success fuels personal growth.

# Optimised for serendipity

## Legend

### ENTRANCE

- 01. Entrance
- 02. Entrance portal
- 03. Bus bay
- 04. Swiggy parking
- 05. Entry water feature
- 06. Entrance plaza
- 07. Driveway
- 08. Sculptures
- 09. Feature wall

### LIFESTYLE

- 10. Pool deck
- 11. Adult pool
- 12. Shallow pool
- 13. Baby pool
- 15. Pet park
- 14. Changing room
- 16. Swing corner

### OUTDOOR/PLAY

- 17. Snakes and ladders
- 18. Giant ludo
- 19. Sand pit and trampoline
- 20. Obstacle course
- 21. Giant chess
- 22. Giant floor twister
- 23. Giant floor maze
- 24. Four square
- 25. Hopskotch
- 26. Mirror me
- 27. Kids play area

### INTERACTION

- 28. Party lawn
- 20. Barbeque pavilion
- 30. Senior citizen court
- 31. Amphitheater
- 32. Stage
- 33. Seating plaza

### LANDSCAPE

- 34. Enchanted garden
- 35. Butterfly garden
- 36. Fragrance garden
- 37. Mounds

### FITNESS/SPORTS

- 38. Jogging track
- 38. Half-basketball court
- 40. Pickleball court
- 41. Outdoor gym
- 42. Skating rink
- 43. Cricket pitch



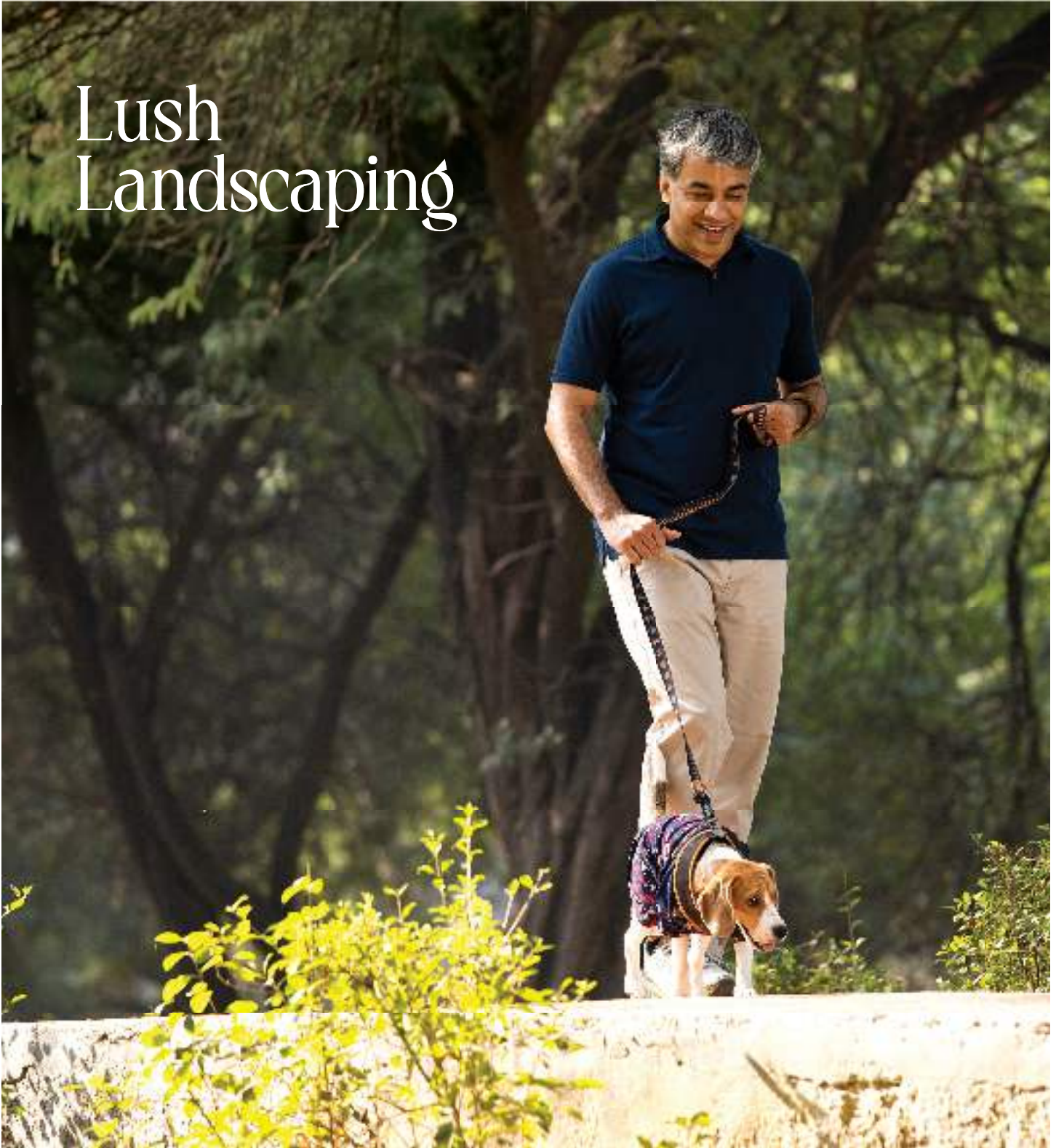
The Masterplan

**SERVICES**

- 44. Transformer yard
- 45. Gas bank
- 46. OWC
- 47. DG yard



# Lush Landscaping



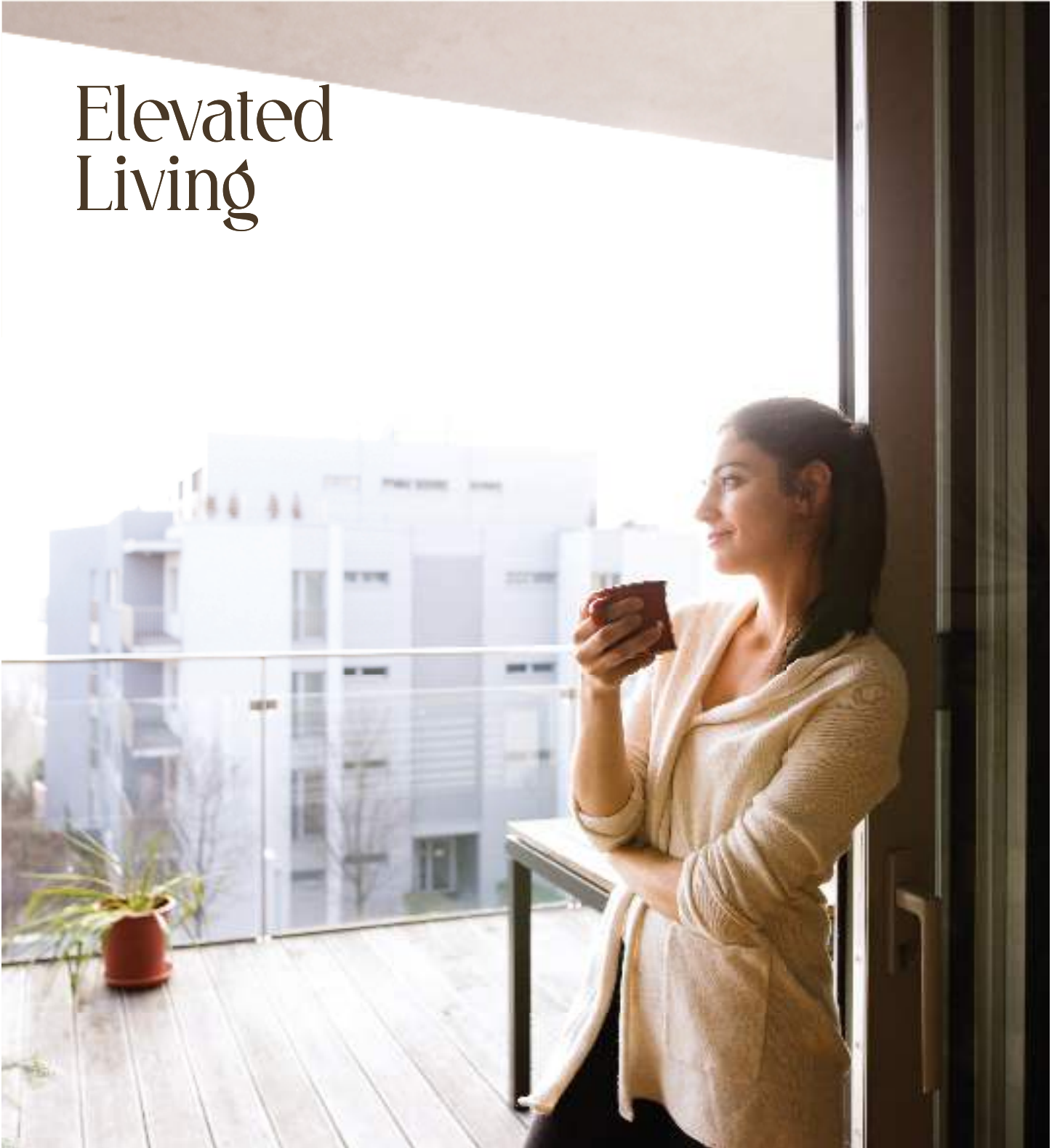
Ample green views are a key feature here, with 77% of the space dedicated to lush greenery and open areas.

The central area is designed for expansive landscaping, including green roofs, open plazas, and vibrant community

activity spaces, all nestled amid abundant greenery for a serene retreat in the heart of the city.



# Elevated Living



Enjoy high-rise living with stunning views that highlight your success and elevate your lifestyle.

Positioned near expansive open spaces such as the Whitefield Metro Depot, Kadugodi Tree Park, and a reserved forest, you'll enjoy unparalleled vistas and a serene

environment. Tucked away in a quiet lane, this prime location offers stunning panoramic views and a peaceful retreat from the bustling city.

# Integrated Development



Enjoy the ultimate convenience with an integrated lifestyle where everything you need is right at your doorstep.

**R**educe commute times with a nearby office complex, and make the most of integrated F&B retail spaces for seamless dining and shopping. This one-stop location

brings together work, professional interactions, and leisure, creating a perfect balance between productivity and relaxation.

# Modern Clubhouse



Relax in a modern clubhouse at home where you can enjoy a range of activities for fitness, fun and socialising.

**W**hether you're looking to unwind, stay active, or spend time with loved ones, this home has everything

you need to make the most of your downtime. It's the perfect place to find balance and enjoy a well-rounded lifestyle.

# Functional Luxury



Experience unmatched privacy in homes thoughtfully designed for light, space and style.

Our design ensures that no towers face each other, providing excellent ventilation and abundant natural light. The high-quality construction and premium finishes are

crafted to elevate your living experience, blending elegance with functionality. Enjoy a serene, well-lit environment where every detail enhances your daily life.

# Appreciation Potential & High Rental Income



Realise impressive value growth potential with this savvy investment opportunity.

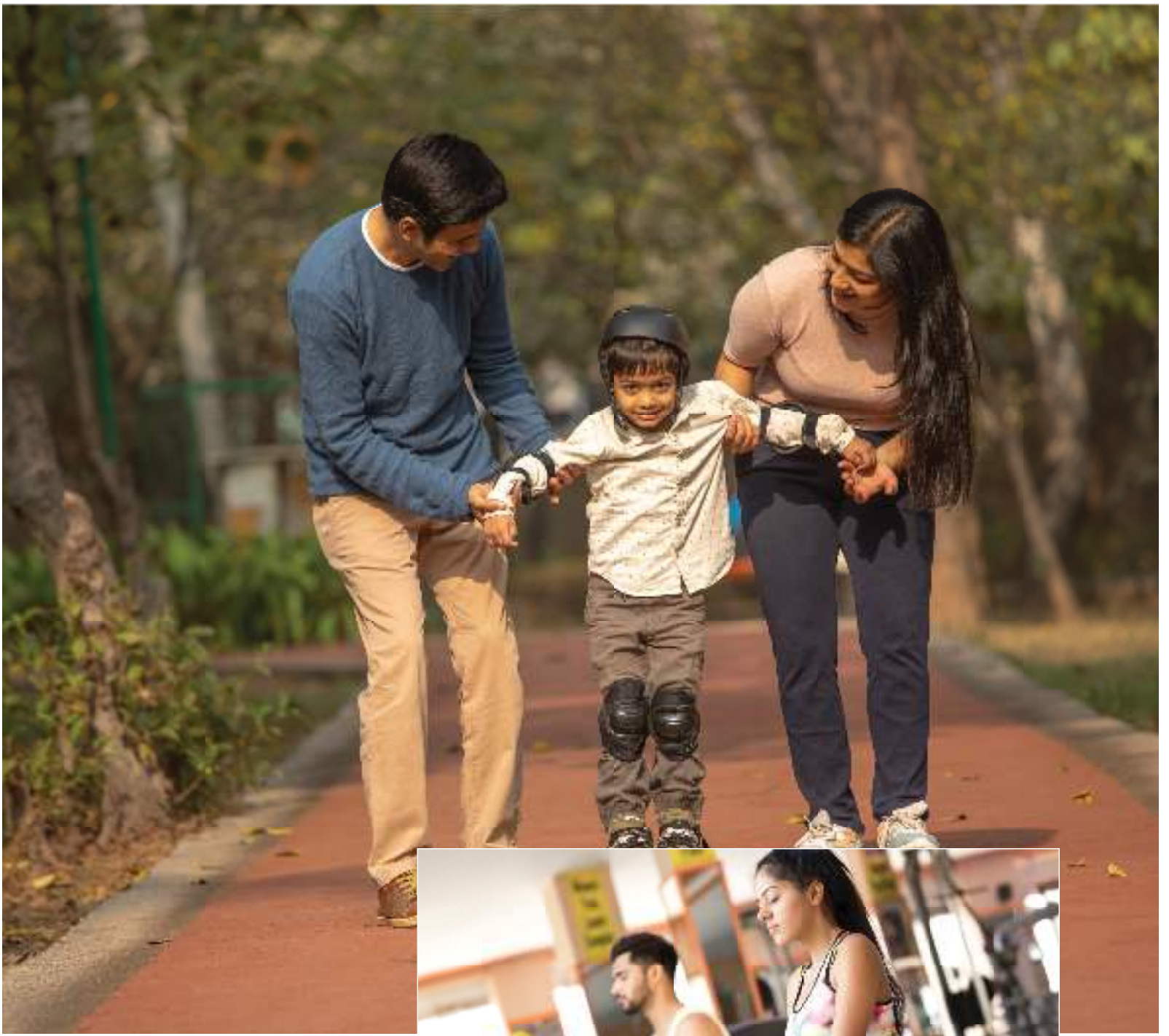
The integration of office and retail spaces not only enhances the property's appeal but also significantly boosts its future market value. Located in a prime area known for its continuous growth and value appreciation,

this property offers excellent rental income potential. As a leading city for real estate investments, it promises strong returns, making it a smart choice for both immediate gains and long-term success.



Your  
off-hours  
just got  
legendary.

Experience a modern clubhouse with vibrant social spaces, top-notch amenities, and serene green areas—all designed for a balanced lifestyle.



## Your leisure time gets a promotion

### Leisure amenities

- » Entertainment facilities and gaming zones
- » Relaxing outdoor spaces with gardens and pools
- » Spa and wellness spaces
- » Adventure and sports areas including a skating rink



## Your wellness is your only lifelong project

Health & productivity amenities

- » Fully equipped fitness centres
- » Outdoor fitness tracks and cycling paths
- » Yoga and meditation spaces for mental well-being
- » Modern coworking areas





## Your downtime is prime-time for memories

### Social amenities

- » Comfortable guest accommodations
- » Sports courts including badminton and basketball
- » Versatile event spaces and community halls for gatherings and celebrations
- » Serene garden areas for conversations



Every family member deserves their own slice of awesome

Family-centric amenities

- » Childcare facilities and play areas
- » Senior-friendly relaxation zones
- » And much more for family, friends and visitors!



# The perfect location for your life's HQ

Right off ITPL Main Road and just a few blocks from Kadugodi Tree Park Metro, this upcoming community

is the prime spot for IT pros, entrepreneurs, and newsmakers looking for unbeatable convenience and connectivity.

## What's nearby?

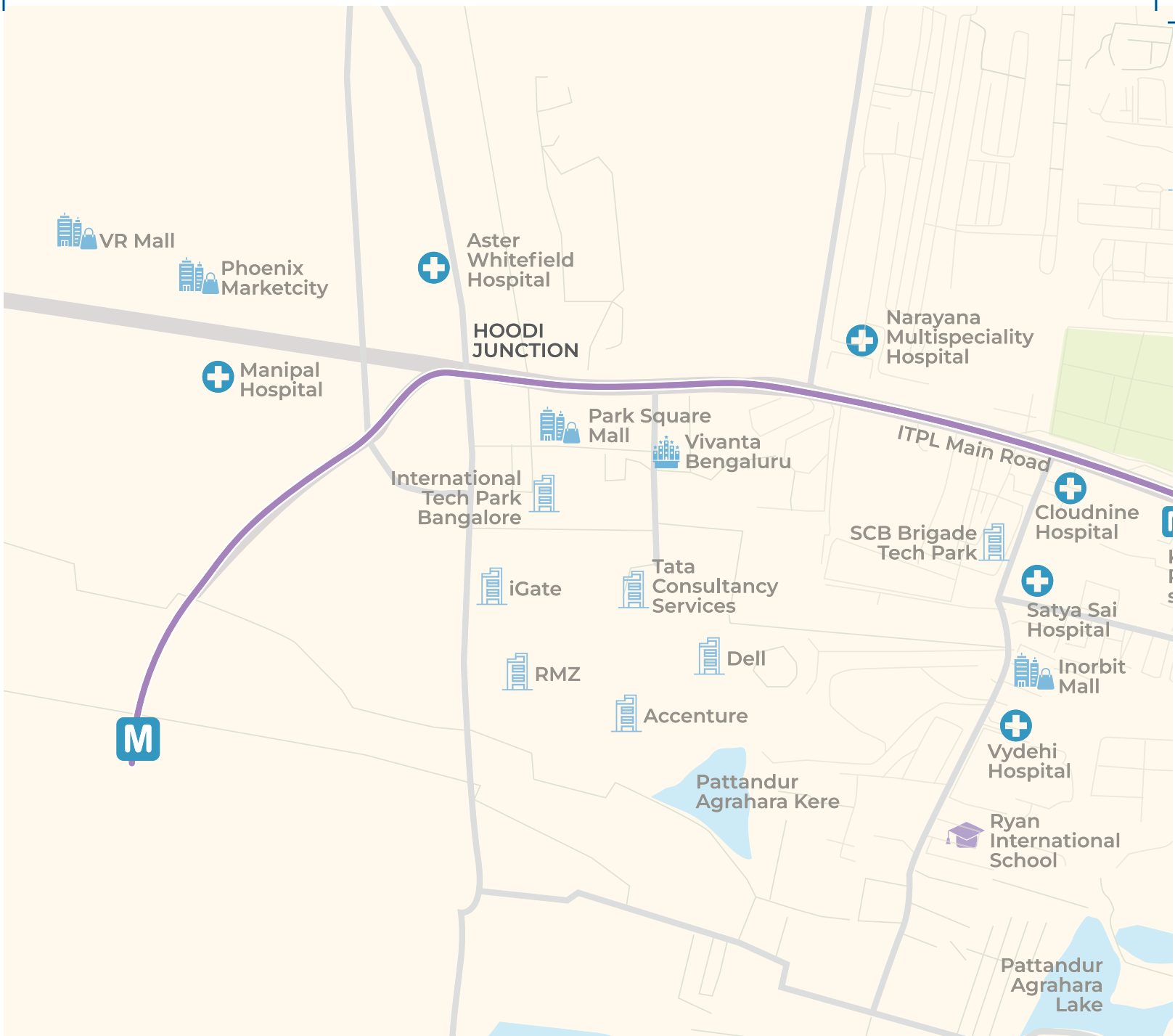
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**180 m** from Kadugodi Tree Park Metro Station (Whitefield)

**1.4 km** from Park Square Mall

**1.6 km** from International Tech Park Bangalore (ITPB)

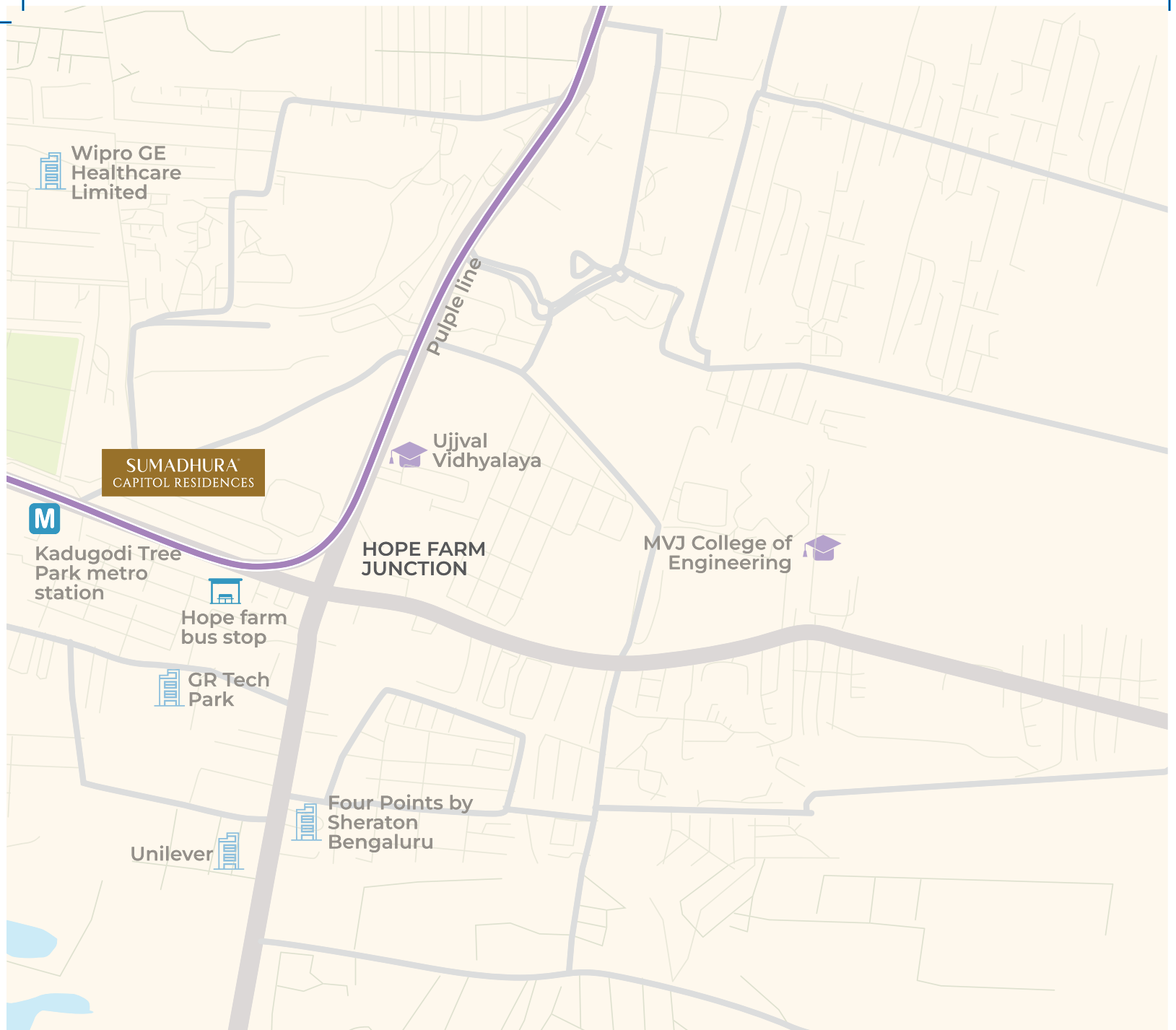
**1.8 km** from Aster Whitefield Hospital



Seamless  
access  
to work,  
education,  
healthcare,  
shopping  
and beyond

#### Schools & Institutions

Whitefield Global School	1.2 km
Oakhill School	1.5 km
MVJ College of Engineering	1.6 km
Deens Academy	1.7 km
Ujjval Vidhyalaya	2.3 km
Orchids The International School	5.2 km
Chrysalis High School	5.6 km
Ryan International School	7.8 km
National Public School, ITPL	8.3 km



### Hospitals

Aster Whitefield Hospital	1.8 km
Cloudnine Hospital	2.1 km
Manipal Hospital	2.6 km
Satya Sai Hospital	2.8 km
Svastha Hospital	2.9 km
Vydehi Hospital	3.5 km
Motherhood Hospital	3.9 km
Narayana Multispeciality Hospital	5.3 km

### Malls

Park Square Mall	1.4 km
Nexus Shantiniketan Mall	2.4 km
Inorbit Mall	3 km
Virginia Mall	3.8 km
Nexus Whitefield Mall	3.8 km
Phoenix Marketcity	6.9 km

### Tech Parks & Offices

Sumadhura Capitol Towers	210 m
GR Tech Park	700 m
Wipro GE Healthcare Limited	900m
ITPB	1.6 km
HM Tech Park	1.6 km
Tata Consultancy Services	1.6 km
Hindustan Unilever Research Center	3.3 km
Divyasree Technopark	4.2 km
Accenture	4.4 km
Sigma Soft Tech Park	4.7 km
iGate	4.6 km
RMZ	5.2 km



A legacy  
of trust.  
A foundation  
of happiness.

Folium by Sumadhura

For over 30 years, the Sumadhura Group has been an enabler for people across Bengaluru & Hyderabad to live the most fulfilling and gratifying lives at home, at work & beyond.

Together we expand, evolve and elevate life as we know it. We are not about fleeting momentary delights. We are about the moment.

We empower lives on the...

**FOUNDATION  
OF HAPPINESS.**

## Milestones

**2**  
cities

**50+**  
world-class  
projects

**11**  
million sq.ft.  
delivered

**40**  
million sq.ft. under  
development

**10000+**  
happy customers



The Olympus by Sumadhura



**SUMADHURA<sup>®</sup>**  
CAPITOL RESIDENCES

Reach out to learn more!

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