

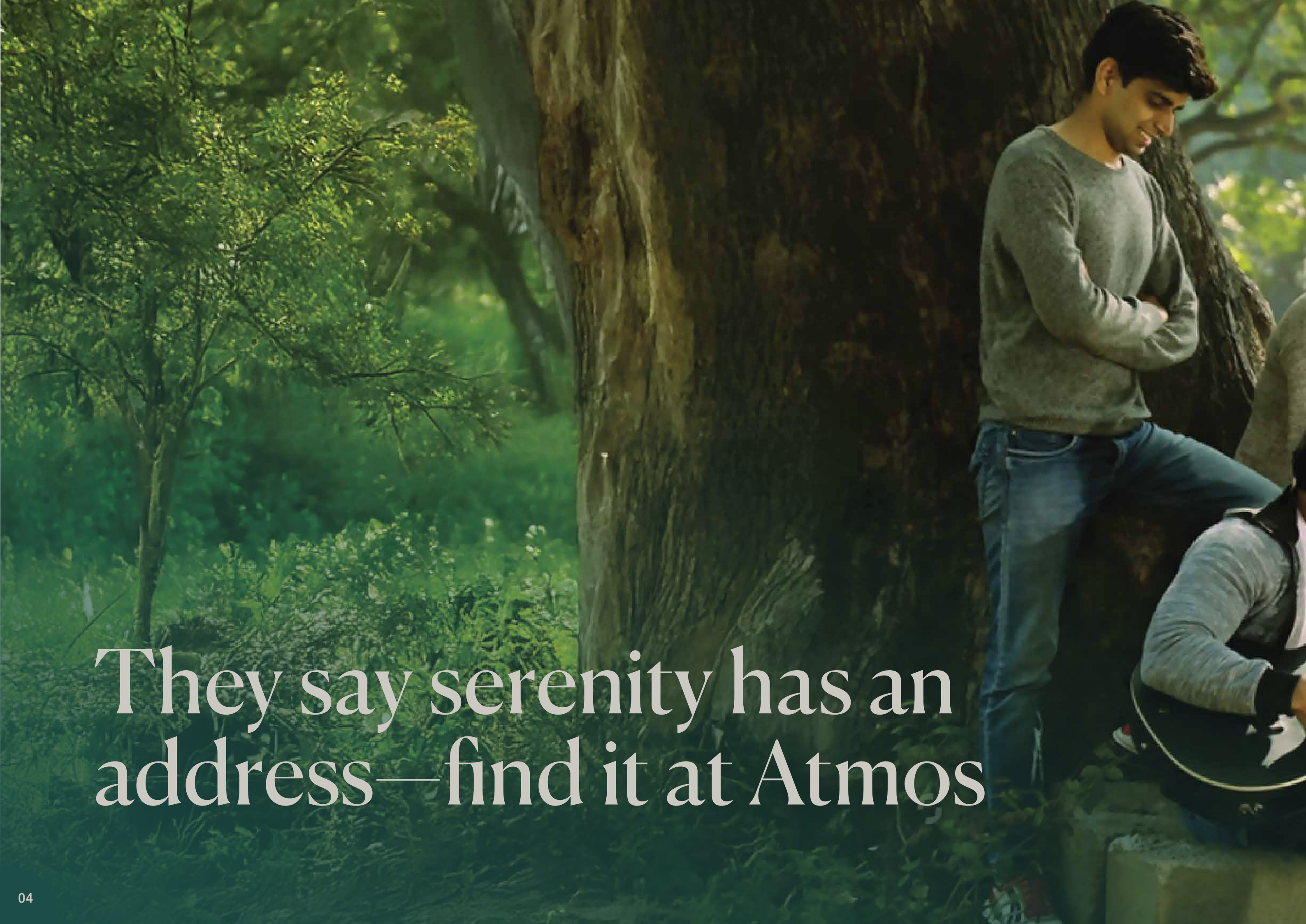
An aerial architectural rendering of a modern residential development. The scene features a central clubhouse with a large white roof and a smaller covered entrance. To the left is a paved parking lot with a few cars. To the right is a landscaped area with a playground, a small fountain, and various tropical plants. In the background, a multi-story apartment building with white facades and orange-brown vertical accents is visible. The entire development is surrounded by lush greenery and trees.

ATMOS
TROPICALWOODS

Homes That Breathe
as Freely as You Do



Haven't you heard?
Good things come
the Atmos way.



They say serenity has an
address—find it at Atmos



*At Atmos, we believe
your home should be
your everyday escape—a
space that feels refreshing,
welcoming, and truly yours.
We design with nature and
comfort in mind, putting you
at the heart of it all.*

*For us, it's not just about
building houses; it's about
creating places where
dreams grow, memories
flourish, and life unfolds
with ease. Because when
you choose Atmos, you're
choosing more than a
home—you're choosing a
lifestyle crafted just for you.*



Your Private Tropical Retreat





A Tropical Touch, Perfected for Urban Life

At Tropical Woods, a villa is more than just a home—it's a thoughtful blend of design, nature, and well-being. Here, luxury finds its place within lush surroundings, bringing a sense of calm and community together.



Tropical Design Philosophy:

Each home is thoughtfully crafted to welcome sunlight, fresh air, and a touch of the outdoors—turning every corner into a serene retreat.



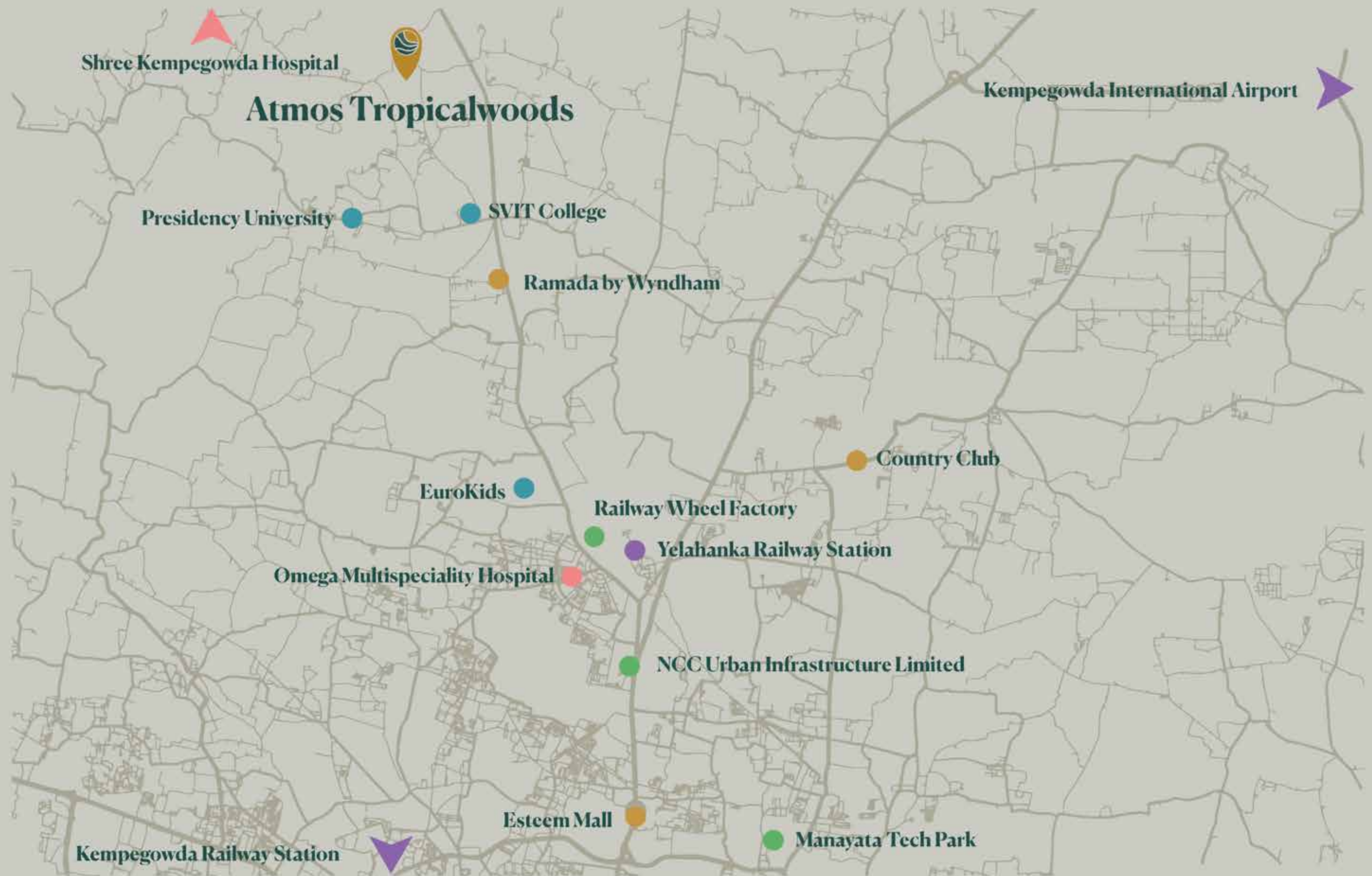
Seamless Indoor-Outdoor Flow:

With skylights, breezy layouts, and lush courtyards, you'll hardly know where the indoors end and the outdoors begin—nature's always just a step away.



Sustainable Living:

Climate-smart design keeps things cool and comfy year-round, proving that luxury and eco-friendly living can coexist beautifully. Who says you can't have it all?



Location & Connectivity

Strategically situated away from the hustle & bustle of Bengaluru, yet close to all the world-class infrastructure in the city, the word inconvenience will disappear from your vocabulary at Atmos Tropicalwoods.

● Educational Institutes

Vibgyor High School	MES College Of Pharmacy
Orchids The International School	CMR National PU College
Ryan International School	St Philomenas Pre-University College
Canadian International School	Nagarjuna Degree College
Gnana Bharathi Public School	Manipal Academy of Higher Education
National Public School	BMS Institute of Technology and Management
Hilton High Innovative Learning School	Dr. NSAM First Grade College
Cambridge English High School	Nitte Meenakshi Institute of Technology
Winmore Academy	Sir M. Visvesvaraya Institute of Technology
Infomatics National Public School	Aditya College Of Engineering And Technology
Stonehill International School	Vidyashilp University
Sadhu Vaswani International School	S.J.P.U Pre-University College
NITTE International School	Presidency University
Vishwa Vidyapeeth Takshashila	Rai Technology University
We Care International School	Amity University
	Cambridge Institute Of Technology

● Heath Care Facilities

Manipal Hospital	Sparsh Hospital
Aadya Hospital Speciality Surgical Centre	Pavan Hospital
Chiguru Hospital	Shushrusha Hospital
Valens Hospital	Aster CMI Hospital
Omega Multispeciality Hospital	Motherhood Hospital
K K Hospital	Rainbow Children's Hospital

32+
Educational Institutes

11+
Corporate Offices & Tech Parks

13+
Healthcare Facilities

12+
Leisure & Entertainment Spaces

● Corporate Offices & Tech Parks

Foxconn - Project Elephant	CapitaLand IT Park
KWIN City	L&T Tech Park
Prestige Tech Cloud	Rathnamahal Tech Park
Ecopolis, IT/ITES SEZ	Kirloskar Business Park
Tech Park Valley	Embassy Manyata Tech Park
Bhartiya City Tech Park	

● Leisure & Entertainment

The Galleria Mall	Makalidurga Trek
Garuda Mall	Jarakabande Nagaravana
Bhartiya Mall Of Bengaluru	Salumarada Thimmakka Tree Park
Phoenix Mall Of Asia	Angsana Resort
Nandi Hills	Silver Oak Resort
Avalahalli Forest	
Nellakunte Forest	

● Rail

Rajanukunte Metro Station
Kempegowda Railway Station
Yelahanka Railway Station

● Airport

Kempegowda International
Airport

World Class Amenities



*For a Life
Less Ordinary.*



- A Entry Portal
- B Lilliput Grove
- C Club House
- D Whispering Willows
- E The Green Circuit
- F UG Sump
- G DG
- H Transformer yard 01
- I Stp
- J Transformer yard 02
- K Half basketball court
- L Skating rink
- West facing villas
- East facing villas



Lilliput Grove

- Kid's Park

Whispering Willows

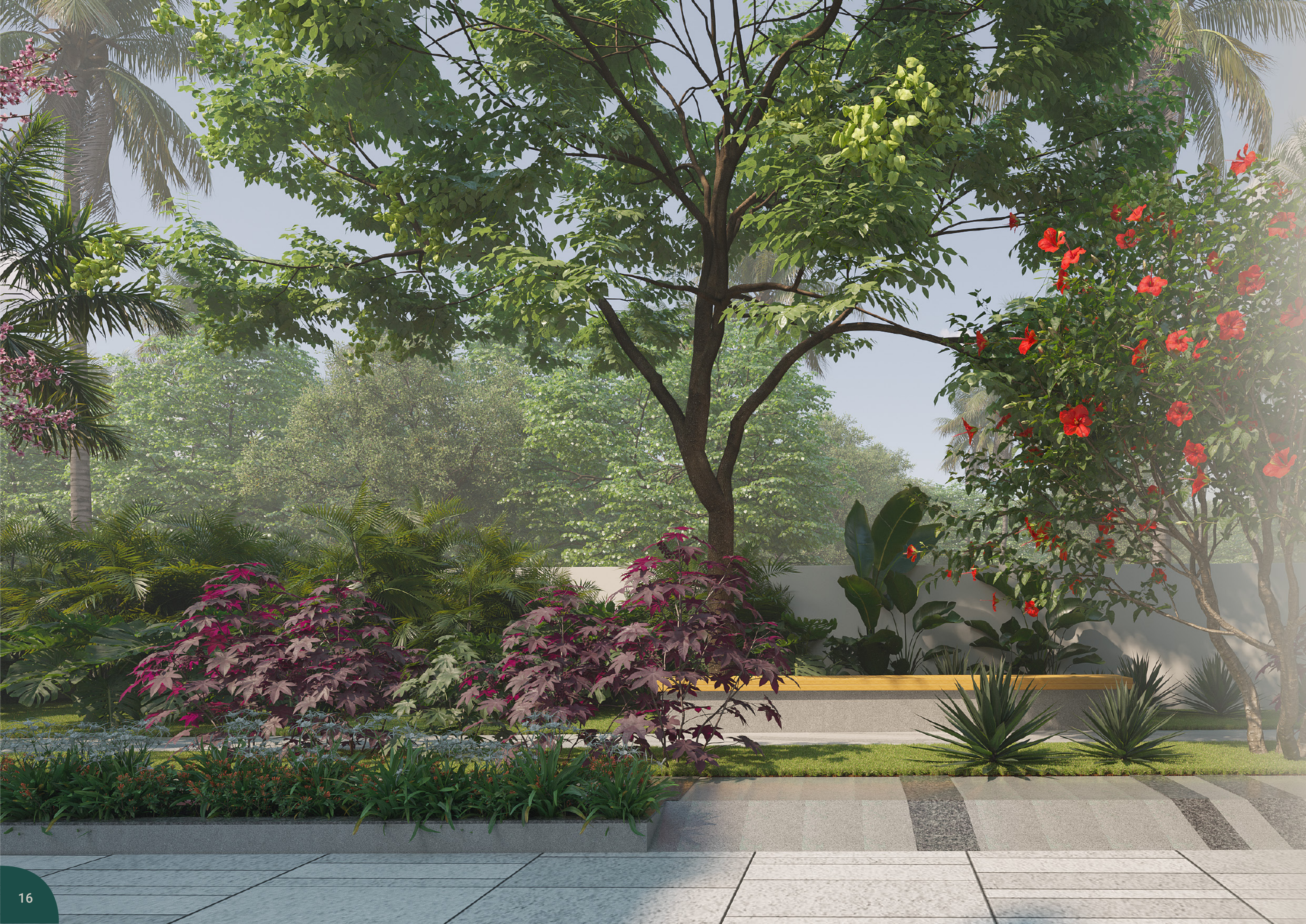
- Senior's Park

The Green Circuit

- Gym & Activities Park

Club Tropicana

- Lounge Area
- Banquet Hall
- Restaurant
- Yoga Deck
- Gym
- Swimming Pool
- Library
- Mini Theatre
- Indoor Badminton
- Convenience Store
- Clinic
- Dance Studio
- Indoor Game Zone
- Table Tennis
- Salon
- Spa & Sauna
- Crèche
- Indoor Cricket Pitch





Escape, Connect, Play, or Unwind—All Within Reach

At Tropicalwoods, there's a space for every mood. Let the kids loose in the Children's Park, while seniors find their peaceful corner in lush green spaces. Feeling active? The multipurpose park is perfect for outdoor workouts or a spontaneous game on the lawn.

And when it's time to unwind, the clubhouse is calling your name. Whether you're here to play, chill, or just breathe in the fresh air, there's always a little something to lift your spirits.

Kid's Park

Lilliput Grove





A world made for little explorers

Welcome to Lilliput Grove—a lively spot where fun never takes a timeout. Whether it's climbing, sliding, or chasing dreams, this space is all about letting kids be kids. With open spaces designed for boundless play, it's the perfect spot for kids to explore, make new friends, and create unforgettable memories. Because here, adventure isn't just encouraged—it's the rule of the land.



Seniors Park

Whispering Willows



A peaceful nook for timeless moments

Welcome to Whispering Willows, where serenity is the name of the game. This park is crafted for those who enjoy the simpler pleasures—gentle strolls, quiet conversations, or just soaking up nature’s beauty. With cosy seating and shaded paths, it’s a haven where every moment feels like a breath of fresh air.

Gym & Activities Park

The Green Circuit



Move freely, breathe deeply, live fully

At the Green Circuit, staying active has never felt so refreshing. The outdoor gym is your go-to spot for working up a sweat, with every lift and stretch enhanced by fresh air. Meanwhile, the multi-purpose lawn is all about flexibility—think morning yoga, evening sports, or weekend gatherings. It's a space that adapts to your energy, whether you're here to move, play, or simply unwind in nature.

Club House

Club
Tropicana





For a life of refined pleasures

The clubhouse is designed for those who appreciate the finer details in life—a place where every corner is thoughtfully crafted for comfort, leisure, and a touch of indulgence.

Whether you're here to unwind by the pool, find your rhythm in the dance studio, or savour a quiet moment in the library, it's all about curating moments that feel both luxurious and peaceful. Because here, every experience is made to be savoured.

Elevate the art of living well



Lounge Area



Banquet Hall



Restaurant



Yoga Deck



Gym



Swimming Pool



Library



Mini Theatre



Convenience Store



Clinic



Dance Studio



Kids Play Area



Indoor Game Zone



Table Tennis Lounge



Salon



Spa & Sauna



Crèche



Living Spaces as Lush as the View

Our villas blend tropical charm with all the modern comforts you crave—think sunlit courtyards, airy verandahs, and spaces that flow effortlessly between indoors and out. It's like living in a nature resort where lush greenery, soft breezes, and warm sunlight greet you at every turn. Here, relaxation is more than a weekend plan—it's a way of life, turning each moment into a perfect escape right at home



Skylit courtyards that brighten every corner



Indoor spaces that spill into verdant landscapes



Spacious verandahs and split levels that flow effortlessly



Climate-smart designs for guilt-free comfort



Cross ventilation keeps things cool without breaking a sweat



Community-focused layouts wrapped in greenery

Our villas are available in east-facing and west-facing orientations, aptly named Aurora and Twilight.

Aurora

East-facing villas designed to capture the gentle morning light.

Full-sized living spaces with the option for an additional bedroom.

Available with or without a lift for added convenience.

Twilight

West-facing villas that embrace the warmth of the evening glow.

Spacious layouts tailored to fit your lifestyle needs.

Choose with or without a lift for effortless accessibility.





Split-Level Spaces, Crafted for Comfort

These villas are designed with spacious, open floor plans that effortlessly blend privacy and togetherness. The innovative split-level layout creates distinct zones for every member of the family, allowing dedicated areas for work, play, or relaxation—all while keeping everyone connected.

Bringing the Outdoors In

Strategic skylights, expansive windows, and courtyards ensure that every room is bathed in natural light and fresh air. This seamless indoor-outdoor integration brings nature closer, making every day feel brighter, fresher, and more connected to the surroundings.

A Breath of Fresh Air, All Year Round

The design emphasises cross ventilation and natural cooling, creating a consistently comfortable environment throughout the year. Thoughtfully placed vents and open spaces optimise airflow, reducing the need for air conditioning while keeping interiors cool and refreshing.

Our Design Philosophy

Every villa is crafted with spacious, open floor plans that offer both privacy and connection. Split-level layouts carve out spaces for family time, creative pursuits, or simply a quiet escape. Sunlight pours in through expansive windows and skylights, bringing warmth and vibrancy to every corner.

At the heart of it all are central courtyards and lush landscapes that blur the lines between indoors and outdoors. Clever ventilation and passive cooling ensure your home stays refreshingly cool, creating an airy, inviting atmosphere. It's all about blending modern comfort with the timeless charm of tropical living—where every space feels like a breath of fresh air.

Aurora: *East-Facing*

Living Room



Living Room



Kitchen



Dining



Bedroom 1



Bedroom 2



Kids Bedroom

Terrace Bar



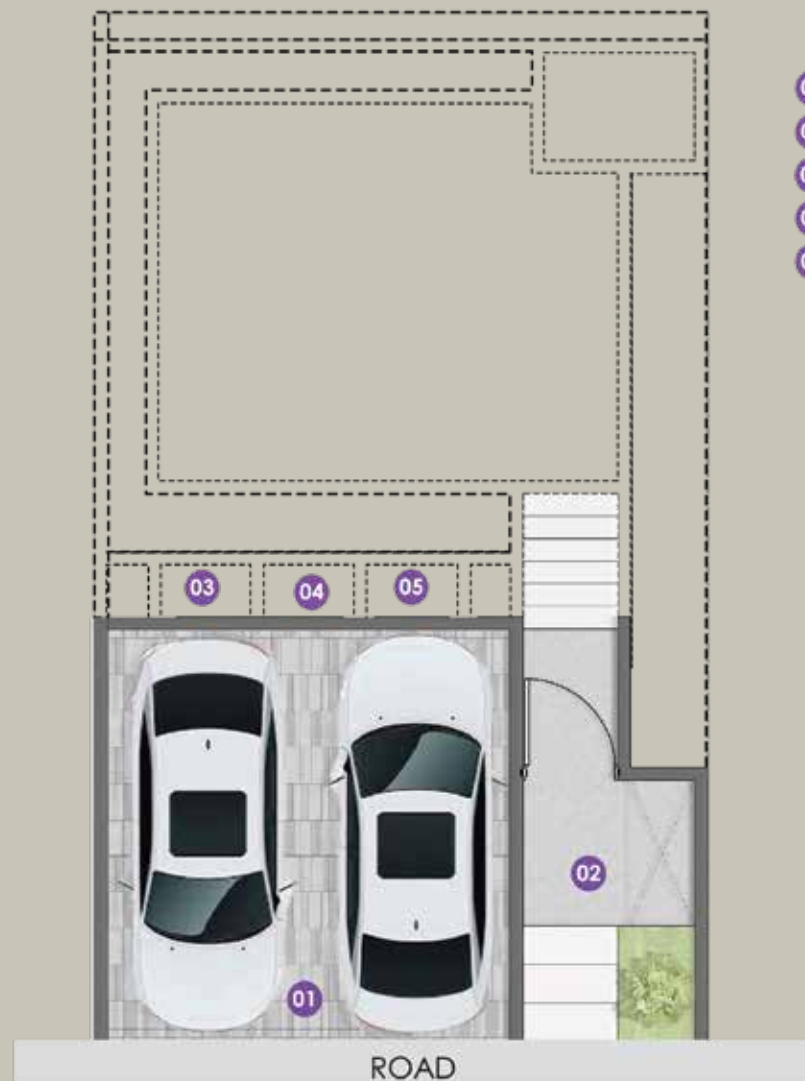
A woman with reddish hair is sitting in a meditative lotus position on a wooden yoga deck. She is wearing a black tank top and dark leggings. The deck is situated on a rooftop or terrace, surrounded by various tropical plants in large concrete planters. In the background, there are modern buildings with brick and white facades under a clear blue sky. The scene is bathed in the warm, golden light of late afternoon or early morning.

Yoga Deck



Terrace Seating

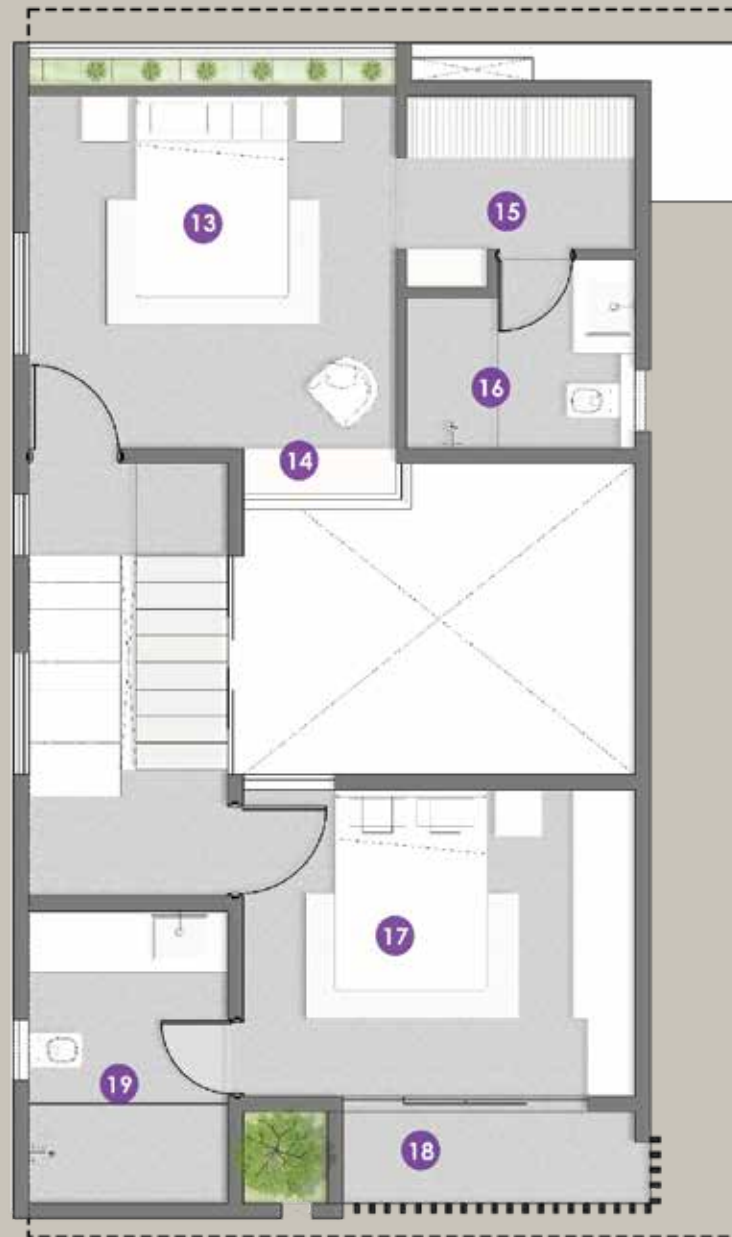
Area statement - SUPER BUILT UP AREA (SFT) - 2370 SFT



Stilt



Ground Floor



LEGEND

- 13 MASTER BEDROOM - 12'0" X 11'6"
- 14 BAY WINDOW
- 15 DRESS ROOM
- 16 TOILET - 7'6" X 6'2"
- 17 BEDROOM 01 - 12'10" X 10'0"
- 18 BALCONY - 10'0" X 3'0"
- 19 TOILET - 6'6" X 9'6"

First Floor



- 20 BEDROOM - 12'0" X 11'6"
- 21 DRESSER - 7'6" X 5'0"
- 22 TOILET - 7'6" X 6'2"
- 23 TERRACE - 01

Second Floor



LEGEND

24 TERRACE - 02

Terrace



A modern living room interior featuring a large, leafy potted plant on the left, a light-colored sectional sofa with several pillows, a low wooden coffee table, and a window with horizontal blinds. The room has a clean, minimalist aesthetic with light walls and a textured rug. The text "Twilight: West-Facing" is overlaid in the top right corner.

Twilight: *West-Facing*

Living
Room

Living Room



Kitchen & Dining



A modern kitchen and dining area featuring a light wood dining table with four matching chairs. The table is set with a white cup and saucer, a glass of water, and a plate of fruit. In the background, the kitchen has dark grey upper and lower cabinets, a light wood upper cabinet, and a green glass backsplash. A long, thin light fixture hangs over the dining table. Large windows on the left and right provide natural light and views of greenery.

Kitchen & Dining



Bedroom 1

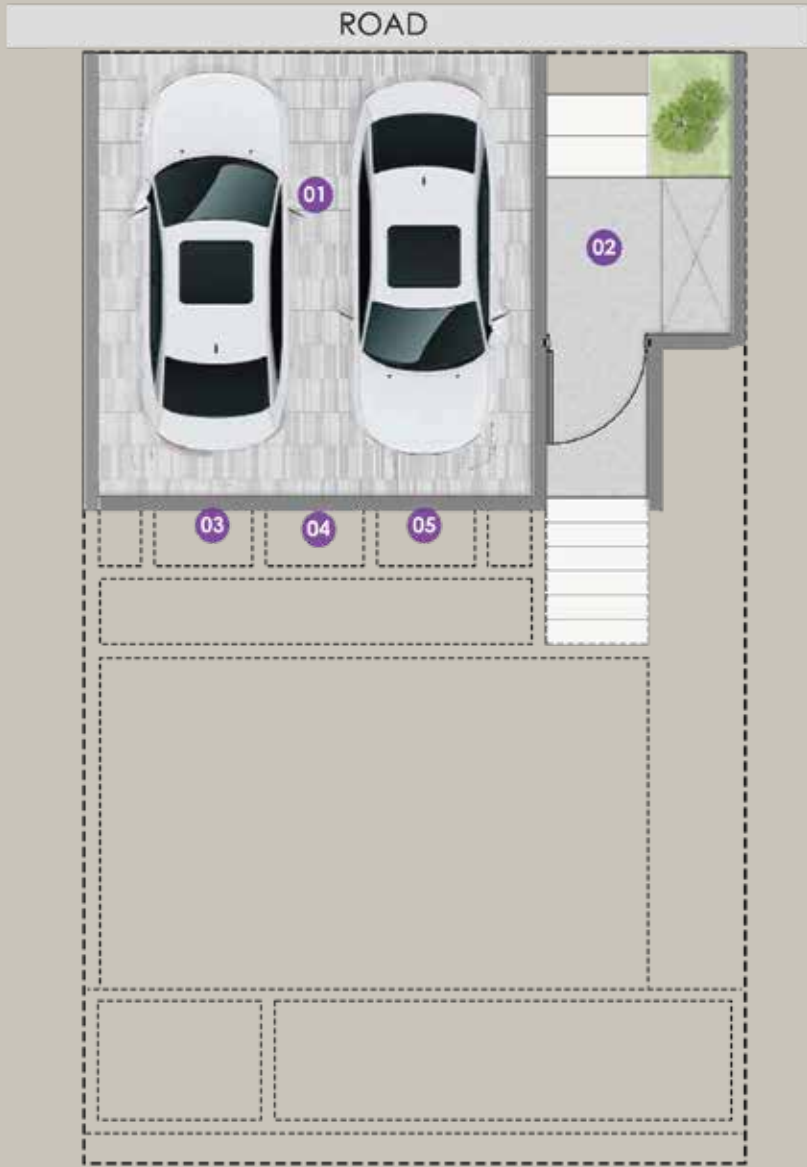


Bedroom 2

Kids Bedroom



Area statement - SUPER BUILT UP
AREA (SFT) - 2324 SFT



Stilt

- 01 PARKING - 15'8" X 16'
- 02 ENTRANCE - 6'8" X 5'
- 03 GAS BANK
- 04 UPS PROVISION
- 05 STORE



Ground Floor

- 06 CENTRAL COURT
- 07 LIVING AREA - 19'9" X 13'0"
- 08 LANDSCAPE COURT
- 09 POWDER ROOM - 6'0" X 4'0"
- 10 DINING AREA - 11'0" X 12'0"
- 11 KITCHEN - 15'3" X 8'6"
- 12 BALCONT - 5'4" X 3'0"



- 13 BEDROOM - 12'3" X 10'3"
- 14 TOILET - 7'2" X 6'9"
- 15 MASTER BEDROOM - 12'9" X 11'6"
- 16 BAY WINDOW
- 17 BALCONY - 10'0" X 3'6"
- 18 DRESS ROOM - 6'6" X 5'9"
- 19 TOILET - 6'6" X 8'9"

First Floor



- 20 BEDROOM - 12'3" X 10'3"
- 21 TOILET - 7'2" X 6'9"
- 22 TERRACE - 01

Second Floor



23 TERRACE - 02

Terrace



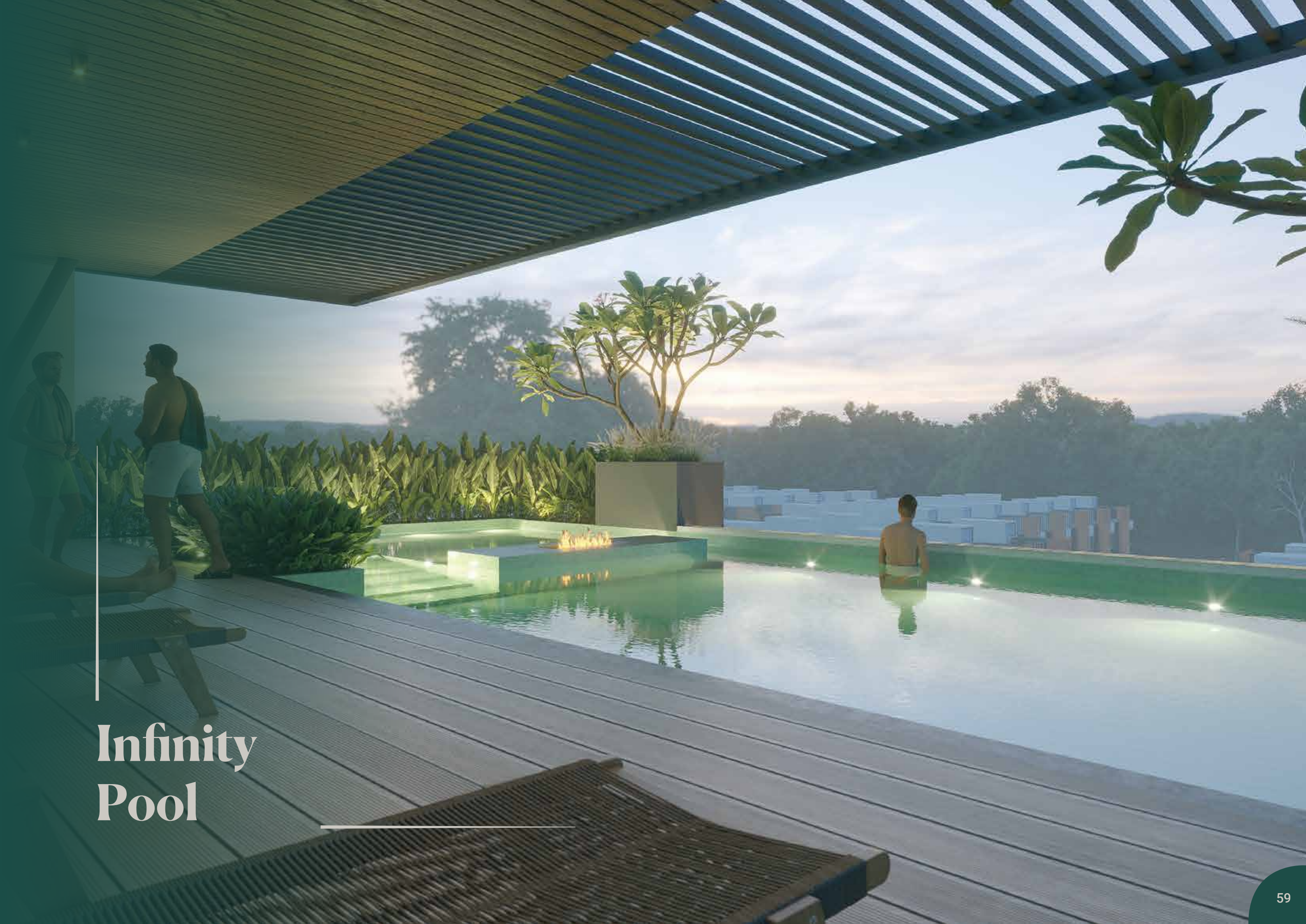


Clubhouse



The image shows a spacious, modern interior lounge area. On the left, a large floor-to-ceiling window provides a view of a lush garden with palm trees and a barbed-wire fence. The room features a curved, light-colored modular sofa with several cushions. A man in a brown jacket is sitting on the sofa, looking at a device. In the center, there is a low, round, dark-colored coffee table with a few items on it. To the right, another person is sitting on a separate sofa, and a third person is sitting in a modern, ribbed armchair. The back wall is made of vertical wooden slats and has a decorative white sculpture of a sun and clouds. A staircase with a glass railing is visible in the background on the right. The ceiling has exposed wooden beams and modern pendant lights. The floor is a light-colored, polished material.

Clubhouse Seating Area



Infinity Pool

Club House:

**Total Super
Buildup Area -
25,352 Sq ft.**



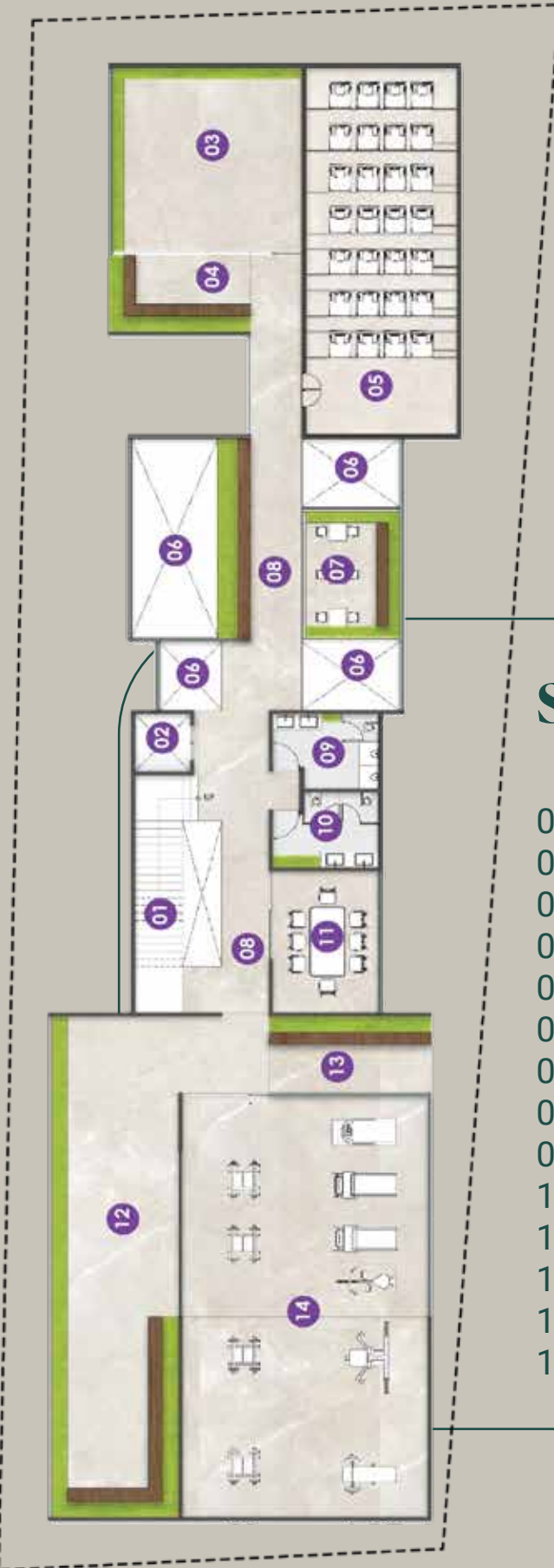
First Floor

- 01 STAIRCASE
- 02 LIFT-7'0" X 7'6"
- 03 BANQUET HALL - 44'0"x 34'6"
- 04 PREPARATION ROOM 17'6" X 13'0"
- 05 HE TOILET 13'6" X 9'9"
- 06 SHE TOILET 13'6" X 9'9"
- 07 CUTOUT AREA
- 08 6'0" WIDE CORRIDOR
- 09 TODDLER PLAY AREA- 13'6" X 18'6"
- 10 INDOOR PLAY ZONE BELOW

Ground Floor

- 01 DROP OFF
- 02 DRIVEWAY
- 03 DENSE LANDSCAPE
- 04 CONVENIENCE STORE-33'3" X 23'9"
- 05 OUTDOOR LANDSCAPE
- 06 CLINIC-19'0" X 13'0"
- 07 LOBBY-11'6" X 26'0"
- 08 WAITING LOUNGE-22'6" X 35'6"
- 09 INDOOR LANDSCAPE
- 10 LIFT-7'0" X 7'6"
- 11 STAIRCASE
- 12 HE TOILET-13'6" X 9'9"
- 13 SHE TOILET-13'6" X 9'9"
- 14 CRECHE-19'9" X 18'6"
- 15 PASSAGE WIDE 5'0"
- 16 STEPPED SETAING & STORAGE
- 17 CRICKET PITCH 55'0" X 10'0"
- 18 PASSAGE WIDE 8'0"
- 19 SHUTTLE COURT 44'0" X 20'0"
- 20 PASSAGE WIDE 7'0"



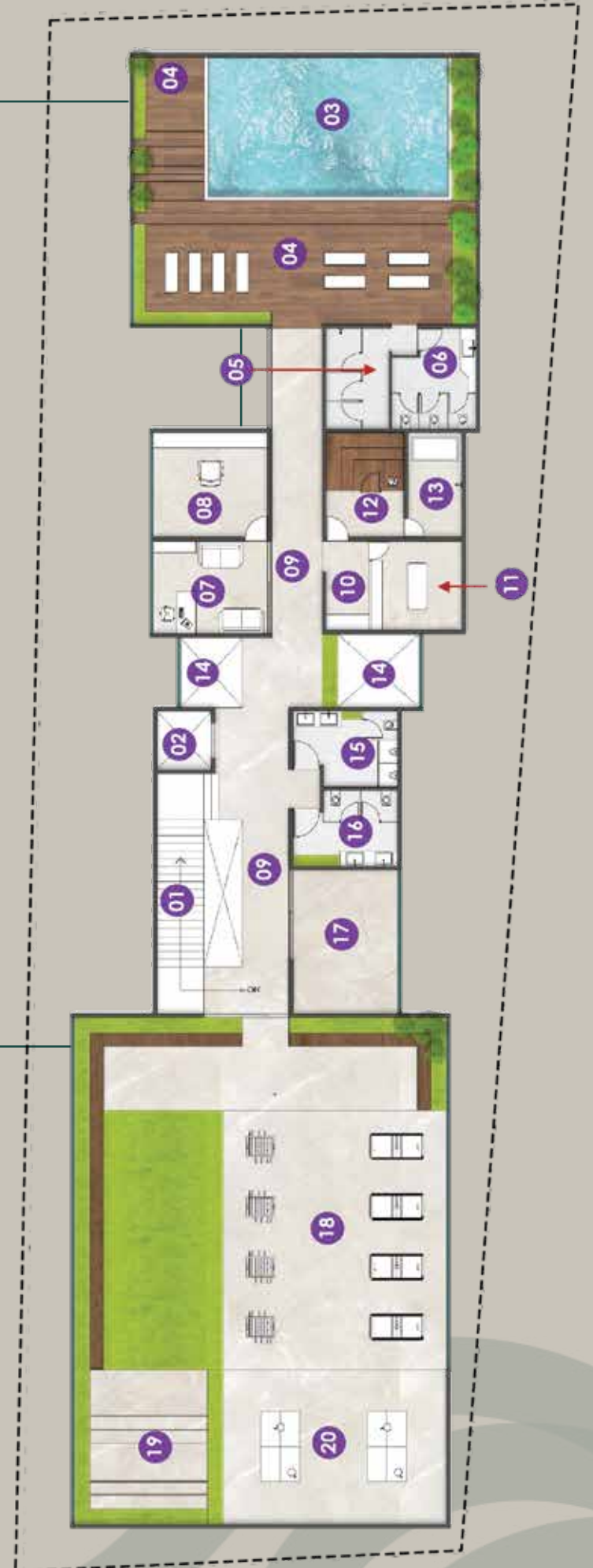


Second Floor

- 01 STAIRCASE
- 02 LIFT-7'0" X 7'6"
- 03 DANCE STUDIO - 24'3" X 24'0"
- 04 OPEN SEATING-18'3" X 10'0"
- 05 MINI THEATRE - 19'3" X 48'0"
- 06 CUTOUT AREA
- 07 WORKSPACE - 12'6" X 16'6"
- 08 6'0" WIDE CORRIDOR
- 09 HE TOILET-13'6" X 9'9"
- 10 SHE TOILET-13'6" X 9'9"
- 11 CONFERENCE - 13'6" X 18'6"
- 12 YOGA DECK-16'6" X 55'6"
- 13 OPEN SEATING 20'9" X 10'0"
- 14 GYM-31'3" X 55'0"

Terrace

- 01 STAIRCASE
- 02 LIFT-7'0" X 7'6"
- 03 SWIMMING POOL-32'0" X 20'0"
- 04 POOL DECK-44'0" X 12'9"
- 05 CHANGE ROOM 8'0" X 13'0"
- 06 TOILET 10'9" X 13'0"
- 07 WAITING AREA - 14'9" X 12'0"
- 08 SALON-14'9" X 13'6"
- 09 6'0" WIDE CORRIDOR
- 10 STORE ROOM
- 11 SPA-11'9" X 11'6"
- 12 SAUNA-10'0" X 7'6"
- 13 SHOWER-7'0" X 13'6"
- 14 CUTOUT AREA
- 15 HE TOILET-13'6" X 9'9"
- 16 SHE TOILET - 13'6" X 9'9"
- 17 TODDLER PLAY AREA-13'6" X 18'6"
- 18 INDOOR GAME ZONE 48'0" X 65'6"
- 19 STEPPED SEATING
- 20 TABLE TENNIS LOUNGE-24'0" X 20'0"



SPECIFICATIONS

SCHEDULE -F

SPECIFICATION OF THE UNIT/VILLA

1 **STRUCTURE**

- 1.01 Foundation: Reinforced Cement Concrete Footings.
- 1.02 Super Structure: Reinforced Cement Concrete with Shear Wall structure.
- 1.03 Roofing/Slab: Reinforced Cement Concrete slab.
- 1.04 External Walls: Shear Walls.
- 1.05 Internal Walls: Shear Walls.

2 **Putty/Punning**

- 2.01 Internal Walls: Smooth Punning Plaster Finish with Good Quality Interior Grade Emulsion Paint.
- 2.02 External Walls: Good Quality Exterior Grade Texture Paint.
- 2.03 Staircase Railing: Ms Railing Finished with Enamel Painting.

3 **FLOORING AND TILING**

- 3.01 Living, Dining, 1st Floor Bedroom, Upper Living: PGVT/GVT Tile.
- 3.02 Master & 2nd Floor Bedroom: HDF Wooden Flooring.
- 3.03 Kitchen and Utility Area: PGVT/GVT Tile with Dado of 600mm High above Platform.
- 3.04 Toilets: Antiskid PGVT/GVT Tiles with Dado up to 2400mm High.
- 3.05 Balcony Area and Sit out – Antiskid GVT Tiles.
- 3.06 Terrace – Cement Mortar Finished Flooring with Waterproofing.

4 **DOORS, WINDOWS AND FITTINGS**

- 4.01 Main Door: Teak Wood Frame with Designer Flush Door Shutter.
- 4.02 Other Doors: Hardwood Frame with Flush Door Shutter.
- 4.03 Windows: 3 Track UPVC Shutter with Clear Toughened Glass and Mosquito Mesh.
- 4.04 Ventilators: UPVC with Tinted Glass and Exhaust Provision.
- 4.05 Fittings: Safety Lock, SS Handle, Ball Bearing Hinges, Tower Bolt, and Magnetic Catcher.

5 **SANITARY, CP AND OTHER FITTINGS**

- 5.01 Sanitary: EWC and Washbasin.
- 5.02 CP Fittings: Single Lever Diverter for all showers and Single Lever Mixer for all Washbasins
- 5.03 Health Faucet in all Toilets.
- 5.04 Other: Provision for Solar Water Heater to supply hot water to all toilets. Provision for Exhaust Fans in all toilets. Granite Tops for the Washbasin.
- 5.06 Provision for Granite Platform with Single Bowl Sink in Kitchen.

6 **ELECTRICAL**

- 6.01 Wiring: Concealed Wiring with PVC insulated Copper Wires and Modular Switches with sufficient.
- 6.02 Power Outlets and Light Points.
- 6.03 Power: Up to 5 KW power for all Villas, Backup Power of up to 30% (Up to 2 KW) to all Villas and Common Services.
- 6.04 Service Cabling: TV and Data Points In Living and Upper Living.
- 6.05 Safety: Earth Leakage Circuit Breaker and Individual Meters for all Villas.
- 6.06 Provisions AC point provisions in all rooms.

7 **SAFETY FEATURES**

- 7.01 Security: The entire estate is secured with a compound Wall and Entrances will be manned by Security.

INFRASTRUCTURE

8 **External Civil Works**

- 8.01 Entry scape with Security Room; Peripheral Compound Wall, Roads, Kerbs and pavered Pathways.

9 **Landscape Works**

- 9.01 Children's Play Area; Irrigation system for Landscape Water Requirements; Parks; Landscape in Common Areas.

10 **PHE Works**

- 10.01 Storm Water Drains; Bore wells, Under Ground Sump, Pump Room, Water Treatment Plant; Hydro Pneumatic System for Domestic Water Supply; Underground Water Supply Lines; Underground Sanitary Lines; Sewage Treatment Plant; Rain Water Harvesting.

11 **Electrical Works**

- 11.01 Underground Electrical, Data and Communication Lines; Power supply for all Infrastructure. Components from BESCO/Service Providers; Street Lights; DG Power Backup for all Infrastructure Components.



ATMOS

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A modern tropical house with a covered driveway and a family walking in the courtyard. The house features a combination of red brick and light grey concrete. The driveway is covered by a wide, flat concrete overhang supported by several thick, white cylindrical columns. The ground floor has large glass doors and windows. The upper floors have balconies with glass railings and some have greenery. A silver car is parked in the driveway. In the foreground, a family consisting of a man, a woman, and two children are walking on a paved path. The scene is set in a lush, tropical environment with various plants and trees. The sky is clear and blue.

Ready To Call Paradise
Your Home?
Your tropical haven awaits.

ATMOS

TROPICALWOODS

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 7378 85 85 85

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RERA APPROVED - PRM/KA/RERA/1251/472/PR/111124/007218