

Atrillion

— RESIDENCES —

AT BIDADI, BANGALORE

LIFESTYLE PLOTS,
VILLA &
MANSION PLOTS



AVILLION
INFRASTRUCTURES

DESIGNER LUXURY HOME
CONSTRUCTION COMPANY

NATURE-CENTRIC
EXPERIENTIAL REAL ESTATE



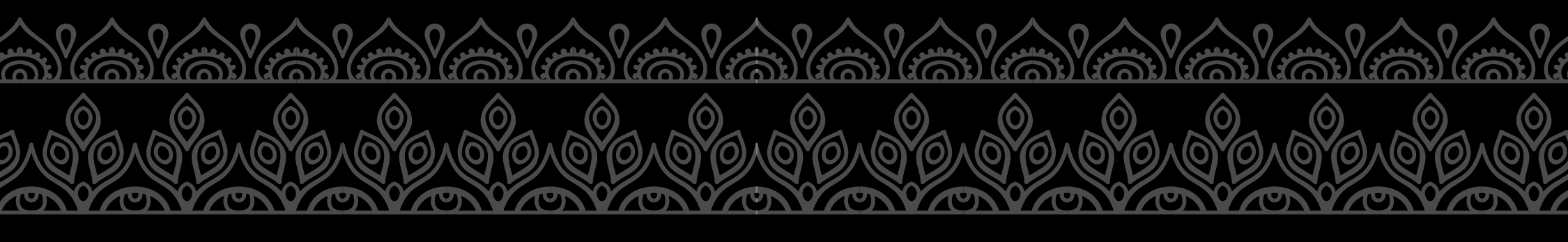
॥ Shri Ganesha Namaha ॥

OUR FAITH IN HIS GUIDANCE



॥ Om Shrim Hrim Klim Glaum Gam
Ganapataye Vara Varada Sarva
Janamme Vashamanaya Svaha ॥

I bow to Lord Ganesha, the doer of
all tasks, the remover of all
obstacles, the one who bestows
blessings and protects all beings,
ensuring overall well-being



WHERE ARRIVAL BECOMES
A FEELING

The Feeling of Coming Home

At Avillion Residences, the compound wall defines a quiet boundary of privacy, while the entry gate marks a gentle transition—from motion to stillness. Nothing is abrupt. Nothing overwhelms.



BANGALORE'S MOST EXCLUSIVE COLLECTION OF
LIFESTYLE PLOTS, VILLA & MANSION PLOTS



An artistic rendering of a modern house with a steep, thatched roof. The house has a light-colored exterior and a large, open copper door. The roof is made of dark, textured thatch. The house is surrounded by lush greenery, including tall trees and low-lying plants. The sky is a mix of soft orange and blue, suggesting a sunset or sunrise. The overall style is elegant and modern, with a touch of traditional architecture.

Avillion

— RESIDENCES —
AT BIDADI

Avillion
RESIDENCES
AT BIDADI

SPACES SHAPED FOR EVERYDAY,
DESIGNED FOR LIVING, NOT JUST
OWNING

Artistic Rendition

WHERE TIMELESS LAND MEETS THOUGHTFUL LIVING

Avillion Residences is an enclave that lies beyond the boundaries of ordinary living, a place that transcends architecture to celebrate the art of refined living.

Set gracefully in the verdant expanse of Bidadi, Avillion Residences offers a rare canvas of luxury plots, bespoke villas, and stately mansions within a gated sanctuary, thoughtfully conceived for those who appreciate space, stillness, and self-expression. A distinguished address where land ownership transcends tradition and becomes a statement of purpose, privacy, and possibility.

There are places you reside in — and then there are places that redefine how you live. Avillion Residences Bidadi is one such rare sanctuary.

Every element within this gated enclave of luxury, has been crafted not for display, but for depth. A winding pathway shaded by trees. A stillness that speaks. A freedom to shape your home, your way.

This is a setting where time breathes, light lingers, and life unfolds with intention.

NOT LOUD. NOT HURRIED. SIMPLY REFINED.
RARE. RESERVED. REMARKABLE.

THIS IS AVILLION RESIDENCES.

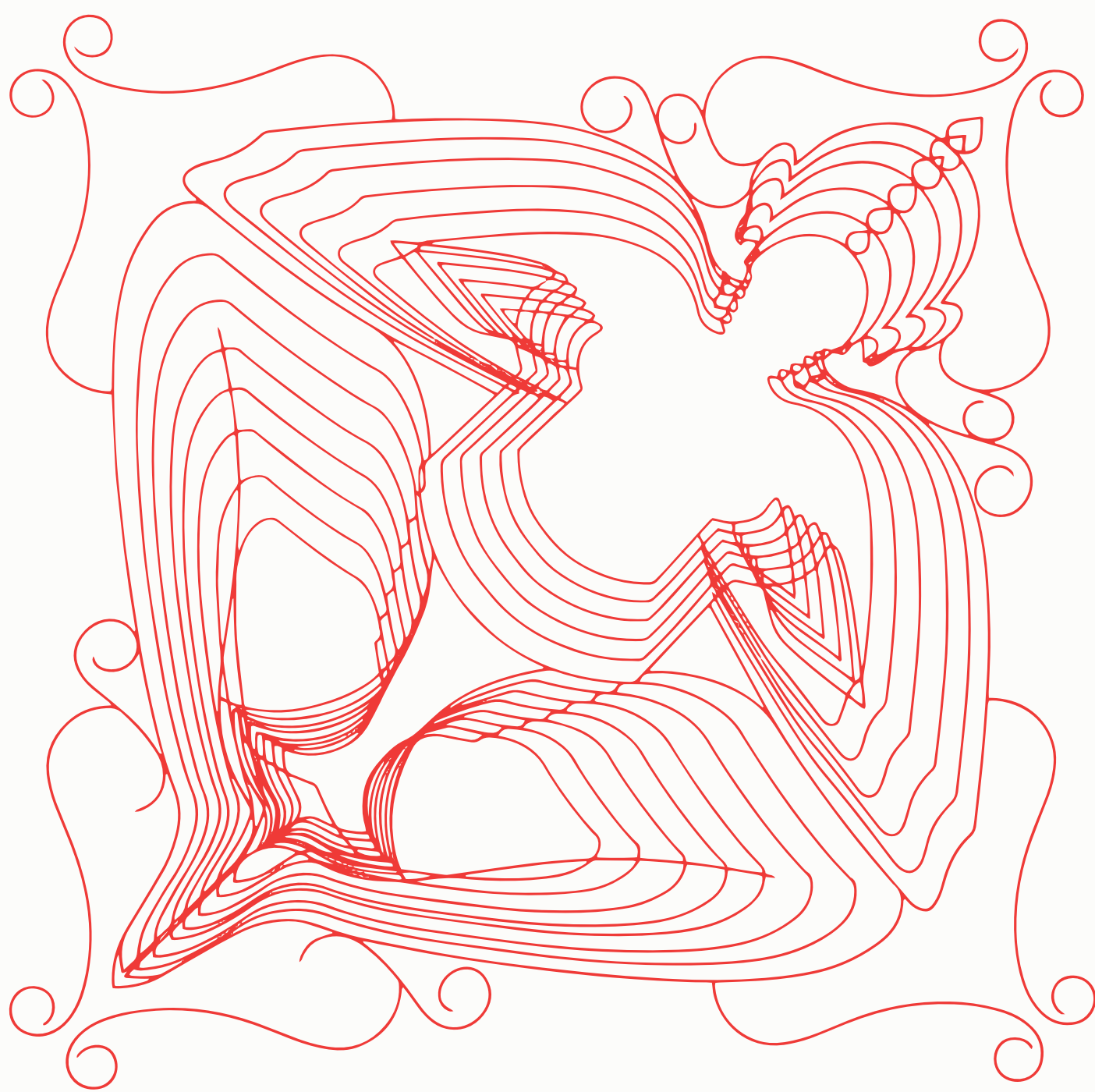


THE FIVE ELEMENTS OF NATURE
AT **AVILLION RESIDENCES**

At Avillion Residences, life unfolds in quiet harmony with the Pancha Bhootas—the five elements that shape all existence: Earth, Water, Fire, Air, and Space. Each is gently woven into the fabric of the community, creating a rhythm of balance, wellbeing, and timeless grace.



A True Believer of
VAASTU SHASTRA



**BUILT IN HARMONY WITH ENERGY,
SPACE, AND SPIRIT**

Rooted in architectural science and time-honoured wisdom, each space is shaped in harmony with the five elements—Jal, Akash, Agni, Vayu, and Prithvi—inviting natural energies to flow freely and restore balance to the spirit.

BIDADI



PROXIMITIES

- BENGALURU-MYSURU EXPRESSWAY – **5 MINS**
- NICE ROAD JUNCTION – **10 MINS**
- KENGERI – **20 MINS**
- RAJARAJESHWARI NAGAR – **25 MINS**
- ELECTRONIC CITY VIA NICE ROAD – **35 MINS**
- BGS GLOBAL HOSPITAL – **25 MINS**
- RAJARAJESHWARI MEDICAL COLLEGE HOSPITAL – **20 MINS**
- RV ENGINEERING COLLEGE – **30 MINS**

**FRAMED BY GREEN,
DEFINED BY PRIVACY**

**VALUE THAT
GROWS QUIETLY**

THE CHOICE OF WHEN

***Trees, buffers, and
natural boundaries***

Privacy, when designed well,
feels effortless—never imposed,
never intrusive. At Avillion
Residences, it is shaped by
nature itself.

***An asset that matures
with time***

Not built for speculation, but for
lasting relevance—where value
grows quietly with time. A
landholding that rewards
patience and vision.

***Build Now. Build Later.
Or Simply Hold***

Build now, while the vision is
fresh and the dream is
calling. Build later, when life
aligns and time feels right.



Artistic Rendition

Avillion
— RESIDENCES —
AT BIDADI

AVILLION RESIDENCES AT A GLANCE

PROJECT SIZE

64 Acres

NUMBER OF PLOTS

504

PLOT SIZE

1800 sqft
to 8850 sqft

AMENITIES

World Class
Amenities

CONCEPT

Lifestyle Plots, Villa
Plots & Mansion Plots

LOCATION

Bidadi, Mysore
Road, Bangalore,

KATHA

A Katha
Plots

APPROVALS

RERA & BMICAPA
Approved

THE ADDRESS OF
Quite Luxury

DESIGNING THE EXTRAORDINARY
WHERE IMAGINATION, ARCHITECTURE,
AND NATURE CONVERGE.

At Avillion Residences, imagination is the source from
which every creation flows. It pushes boundaries,
redefines what is possible, and gives rise to
masterpieces that transform the human experience.

An aerial photograph of a circular swimming pool. The pool is surrounded by a concrete deck. In the center of the pool, there is a small waterfall cascading over a pile of large, light-colored rocks. The pool is bordered by a dense ring of palm trees. The water is clear and blue, reflecting the sky. The overall scene is a high-angle, top-down view.

CENTRAL
BOULEVARD

Artistic Rendition

Avillion
RESIDENCES
AT BIDADI

THE RESIDENCE COLLECTION

TYPE 1



HOLIDAY HOMES | PRIMARY HOMES | MANSIONS

ELEVATED & REFINED

At Avillion Residences, the Villas transcend architecture to become a sanctuary, shaped by gentle flowing curves and arches that foster calm, comfort, and natural harmony..

TYPE 2



HOLIDAY HOMES | PRIMARY HOMES | MANSIONS

WHERE RARITY DEFINES LIVING

Avillion Residences shows a limited collection of state-of-the-art holiday homes, primary residences, and mansions—designed for those who value privacy, scale, and rarity.

TYPE 3



HOLIDAY HOMES | PRIMARY HOMES | MANSIONS

Artistic Rendition

Avillion
RESIDENCES
AT BIDADI

—
**NOTHING ORNAMENTAL.
EVERYTHING INTENTIONAL.**
|

At Avillion Residences, architecture blends tropical modernism with vernacular craft, where hand-thatched roofs, soft arches, and natural textures create a resort-like calm.

TYPE 4



HOLIDAY HOMES | PRIMARY HOMES | MANSIONS

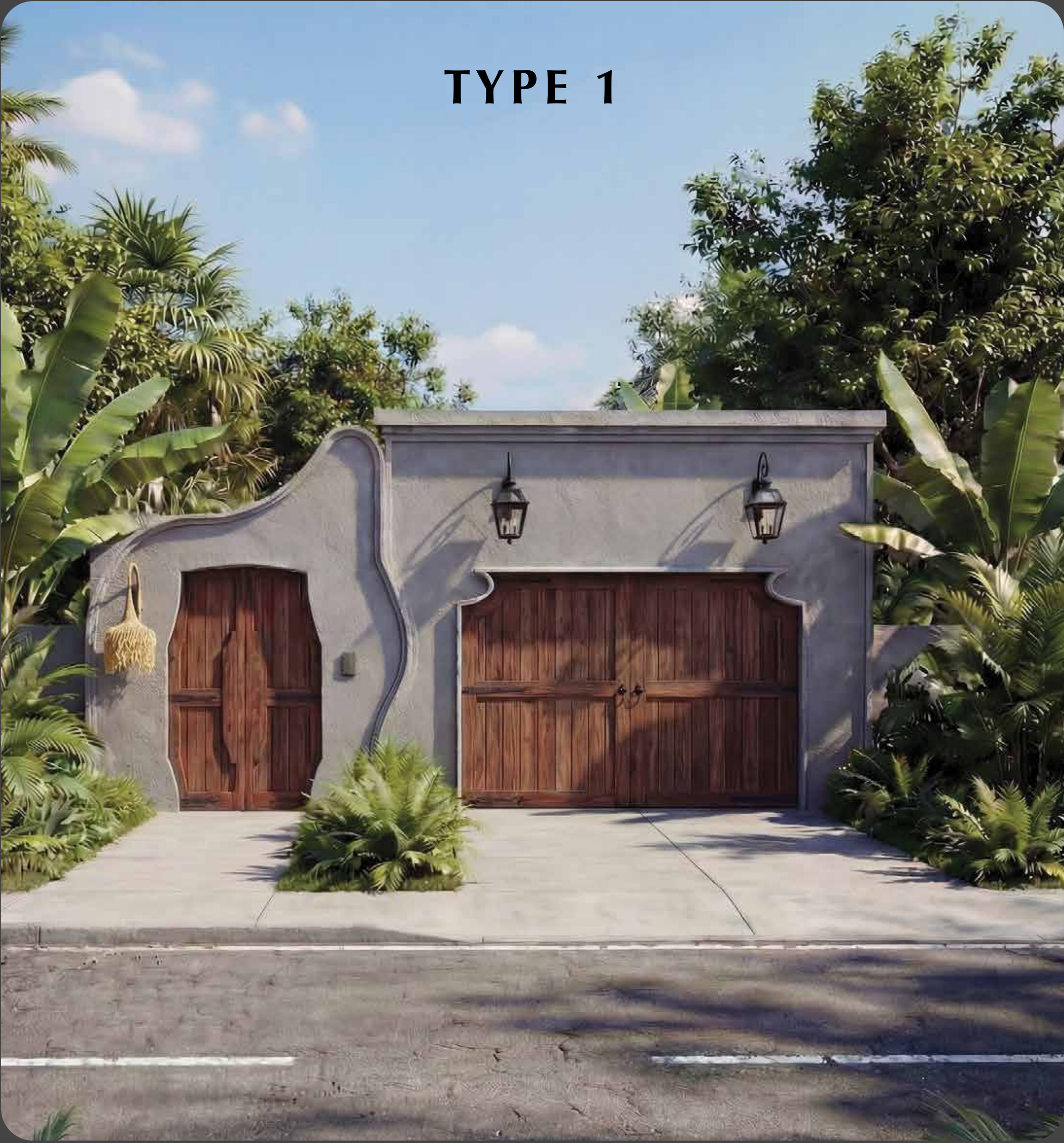
AN ENTRANCE WORTH COMING HOME TO

The entry gates to the homes at Avillion Residences are more than points of access—they are statements of arrival where arrival is intentional—an expression of exclusivity, identity, and the assurance of coming home to a place distinctly your own.



ENTRY GATES

TYPE 1

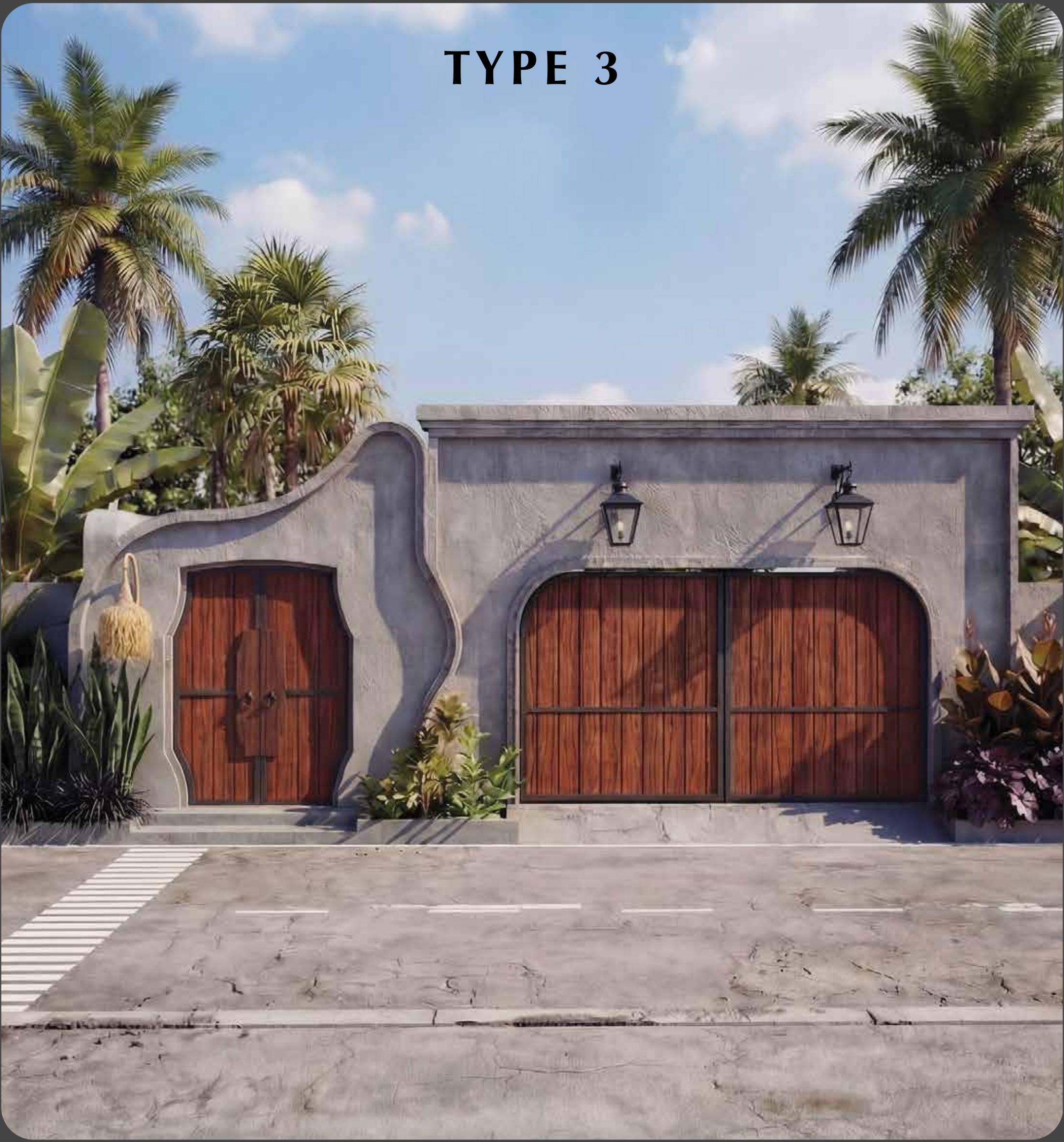


TYPE 2



ENTRY GATES

TYPE 3

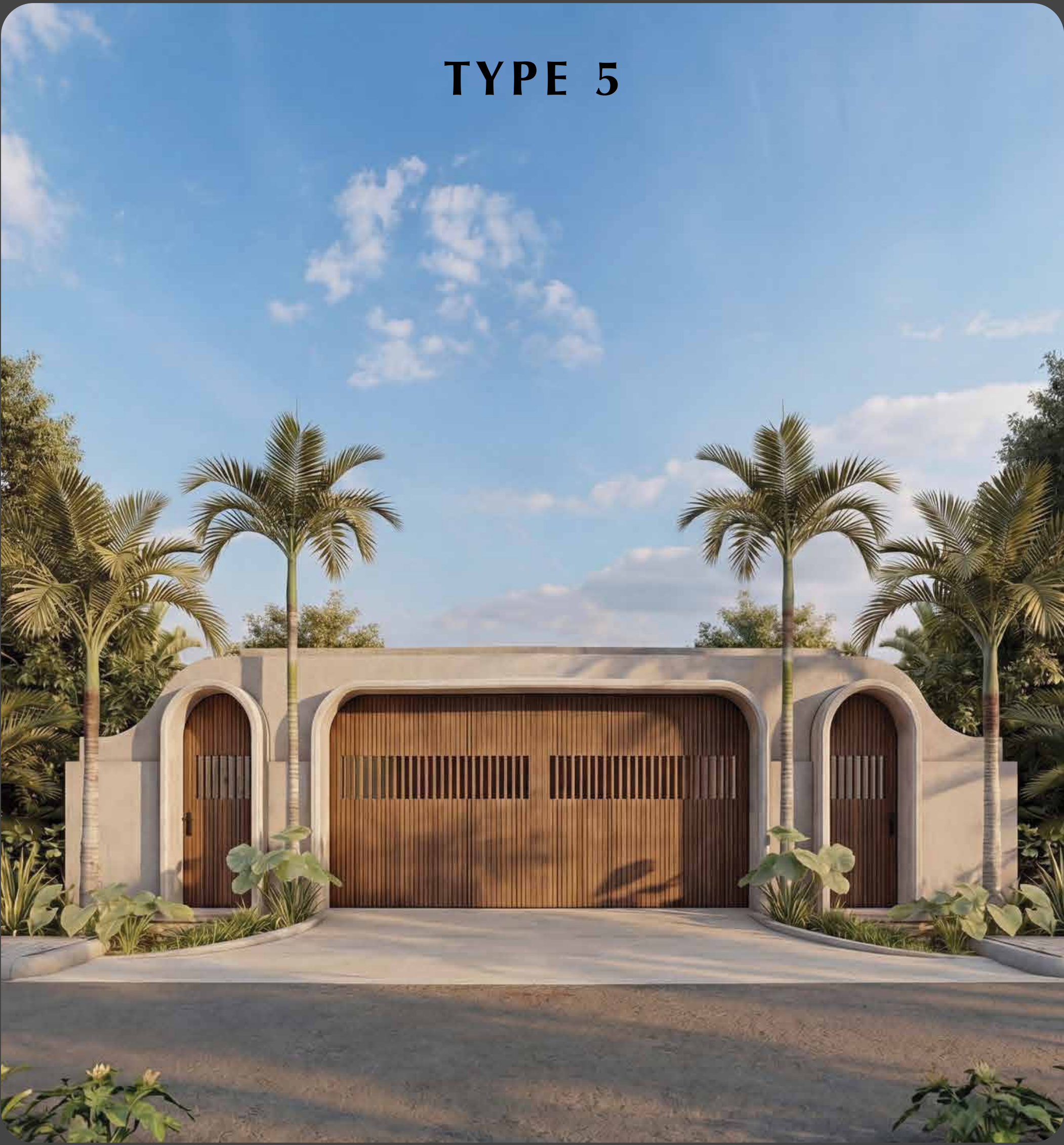


TYPE 4



ENTRY GATES

TYPE 5



TYPE 6





AMENITIES

**A COMMUNITY DESIGNED TO BE LIVED IN
WHERE LIFE ENGAGES, GATHERS, AND GROWS**



At *Avillion Residences*, common amenities are crafted to enrich everyday life balancing activity, wellness, and connection within a nature-led environment.

From the waterfall-lined Central Boulevard and open-air amphitheatre to sports courts, fitness zones, and cycling tracks, every space encourages movement and engagement.

Tranquil wellness areas, reflexology paths, and garden retreats offer moments of calm, while outdoor lounges, dining gazebos, children's play zones, pet parks, and community

Gardens & Parks bring people together. Seamlessly supported by modern conveniences, these shared spaces create a lifestyle that is active, balanced, and deeply fulfilling.

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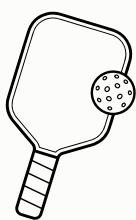




AMENITIES



MULTI-PURPOSE
SPORTS COURT



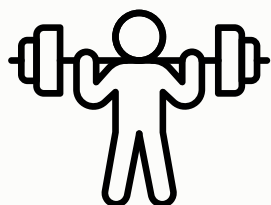
PICKLEBALL
COURT



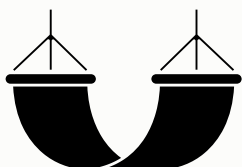
SKATING
RINK



E.V CHARGING
STATION



OUTDOOR
FITNESS ZONE



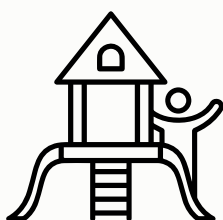
HAMMOCK &
SWINGS GARDEN



OPEN AIR
AMPHITHEATRE



SENIOR CITIZEN
PARK



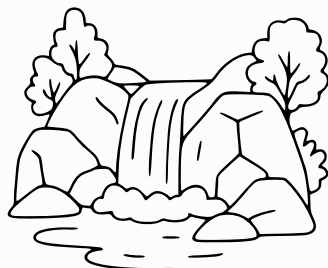
CHILDREN
PLAY ZONE



PET PARK



WELLNESS ZONES



LANDSCAPED
GARDENS



CYCLING TRACK



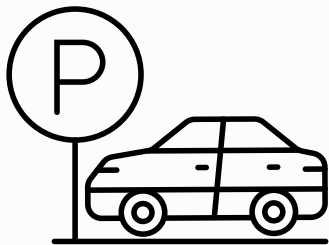
JOGGING TRACK



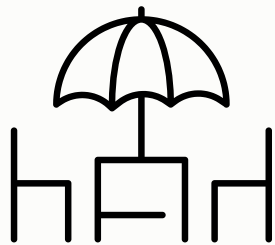
REFLEXOLOGY
PATH



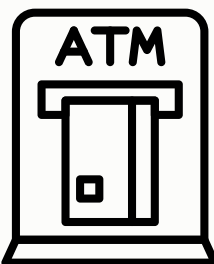
GAZEBO WITH
BBQ STATION



VISITORS
PARKING



OUTDOOR
SEATING AREA



ATM



FRUIT
ORCCHID

AMENITIES

- Central Boulevard with Waterfalls
- Multipurpose Sports Court
- (Basketball, Volleyball, Football, Tennis & Cricket Nets)
- Pickleball Court
- Skating Rink
- Fitness Zones & Outdoor Gym
- Open Air Amphitheatre
- Hammock & Swings Garden
- Outdoor Lounge
- Outdoor Dining Gazebos with Barbecue Station
- Visitors Parking
- Residents Parking
- Children's Play Zone
- Pet Parks
- Reflexology Path
- Cycling Track
- Jogging Track
- Wellness Zones
- Waterfalls/ Waterbodies around the
- Amphitheatre, Wellness Zones, Parks, etc.
- Fruit Orchard
- Community Farming Garden
- Butterfly Garden
- Forest-Themed Nature Park
- Visitors Waiting Lounge
- E.V Charging Stations & ATMs



PRIVATE CLUB, RESORT & SPA



ASAI

WHAT WE DO /

At ASAI, we curate refined experiences of leisure, wellness, and retreat within an exclusive private setting. As an exclusive club, resort, and spa, ASAI brings together thoughtfully designed social spaces, state-of-the-art amenities, elevated hospitality, and restorative wellness under one seamless experience.

From indulgent dining and social gatherings to immersive spa rituals and moments of quiet escape, everything we offer is intentionally composed. Our focus is not on excess, but on balance—creating a private world where luxury feels effortless, time slows naturally, and every experience feels complete.

WHY WE DO /

ASAI was created in response to a simple belief—that true luxury today lies in time, balance, and intentional living. In a world that moves relentlessly fast, we exist to offer a private retreat where life can slow, breathe, and regain its natural rhythm.

We do what we do to create spaces that restore rather than impress, that prioritise well-being over excess, and that foster meaningful connection—both with oneself and with others. ASAI is designed for those who value discretion, depth, and experiences that feel personal, unhurried, and enduring.

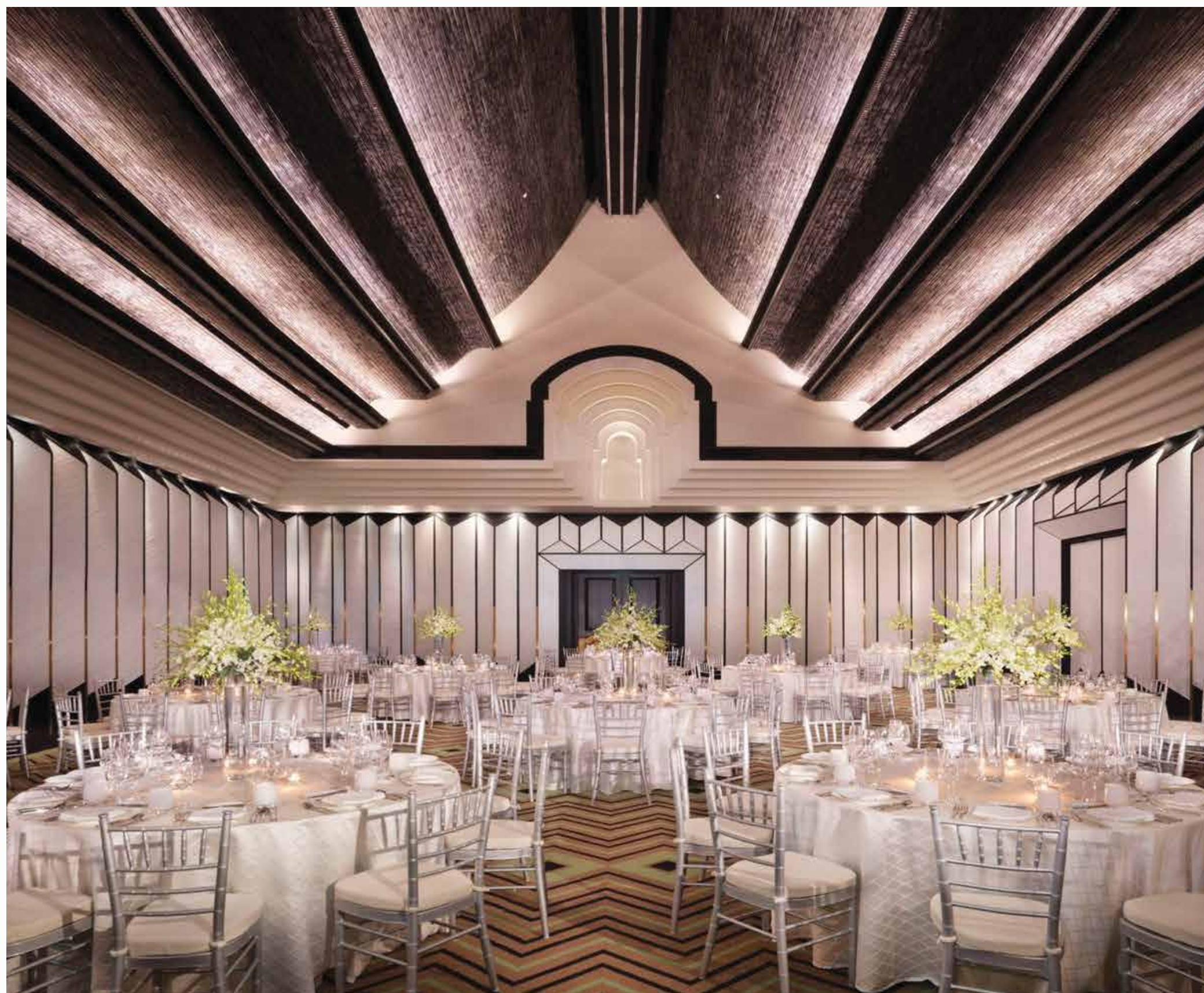


CURATED FOR THE ART OF LEISURE

Asai offers an elevated culinary destination with its restaurant, café, and bar offering a curated dining experience—from global cuisine and artisanal coffees to finely crafted cocktails—set within an atmosphere of understated elegance and ease. A destination of taste and elegance, crafted for unhurried moments and meaningful gatherings.

Thoughtfully designed to invite lingering conversations, quiet indulgence, and a sense of effortless sophistication. Each detail, from plate to pour, reflects a balance of craft, comfort, and contemporary refinement—where every visit feels both special and familiar.

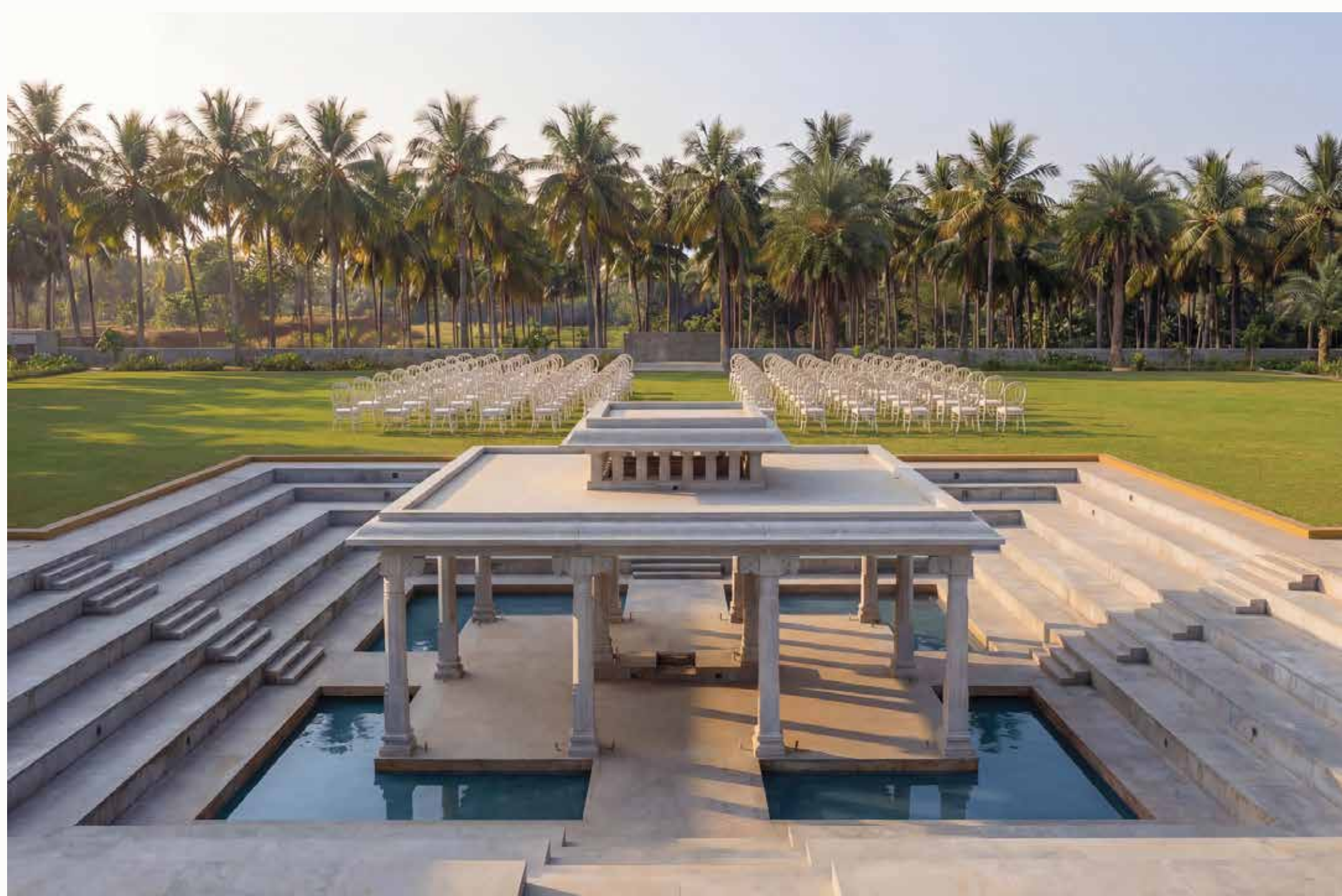




TIMELESS SPACES FOR TIMELESS MOMENTS

An elegant banquet hall paired with a beautifully landscaped outdoor lawn and Kalyani, where refined interiors and open-air settings come together to host weddings, gatherings, and corporate occasions with quiet sophistication.

Thoughtfully designed to host moments of distinction with effortless grace.





EVENINGS, ELEVATED OUTDOORS.

A beautifully landscaped outdoor lawn and open-air theatre designed for elegant events, performances, and gatherings beneath the open sky.

An open-air setting where celebrations, cultural evenings, and community events unfold in a serene, natural environment—bringing people together through shared experiences, timeless moments, and the quiet beauty of nature.

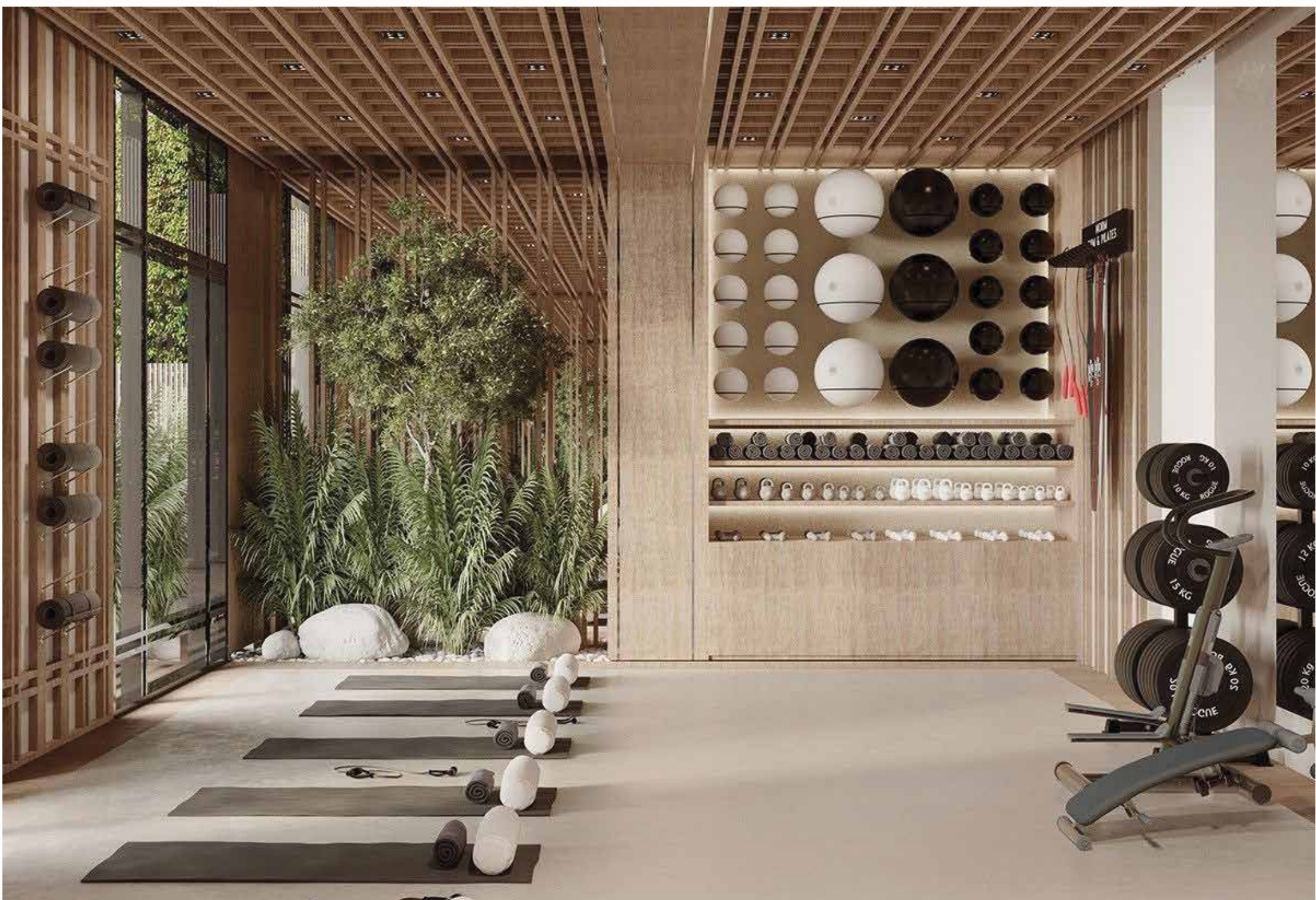
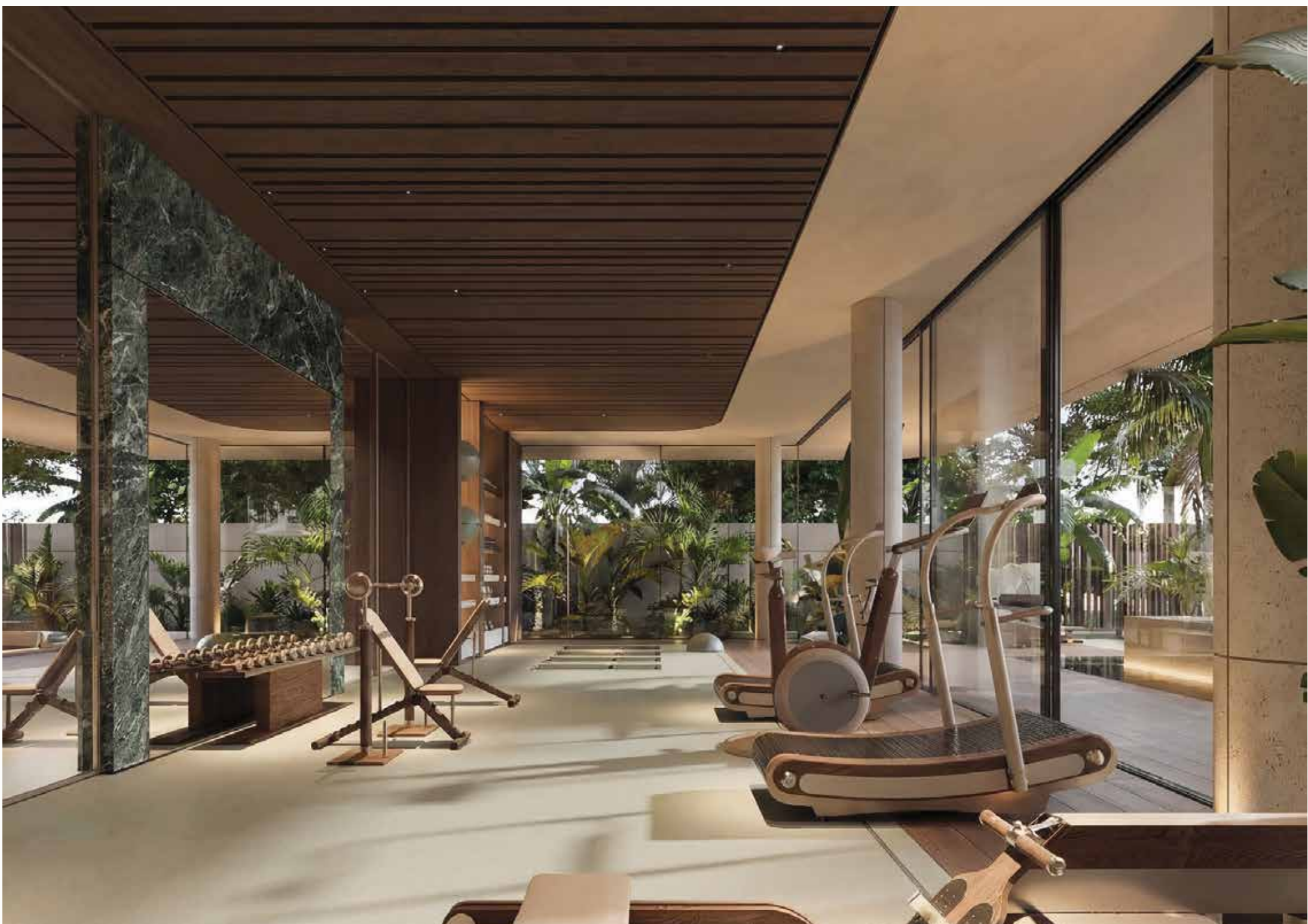


FOR FOCUSED WELL-BEING

A refined environment where strength, movement, and well-being come together effortlessly, in a space designed for focus and everyday vitality.

Thoughtfully equipped and elegantly composed, it transforms wellness into a calm, purposeful daily practice, inviting balance, consistency, and a renewed sense of energy with every visit.

Whether beginning the day with energy or unwinding through movement, it offers a setting that supports clarity, renewal, and lasting well-being.





THE PLAY COLLECTIVE





PRECISION, PLAYED WITH POISE.

A composed environment for indoor sport, crafted for agility, endurance, and elevated play designed for discerning players, where sport meets sophistication.

Professionally finished and thoughtfully planned, these courts support both competitive matches and recreational sessions in comfort and style.

A space that encourages focus, fluid movement, and a refined sporting experience at every level of play.





ZEN LIVING

The Spa at Asai, is an aesthetically designed, serene space to help you tune out your daily stress.

It is refined sanctuary of wellness offering private treatment rooms, steam and sauna rituals, and a serene swimming pool—designed for deep restoration and effortless indulgence.



•TREATMENT SUITES • STEAM ROOM •
MASSAGE PAVILIONS • SAUNA • JACUZZI •



EVERYDAY ESSENTIALS, EXCEPTIONALLY CHOSEN

A one-stop shop for all your daily essentials.
Bringing together the local heroes of street food as we
celebrate local cuisine, one dish at a time.

Everyday provisions, elevated through thoughtful curation
and uncompromising quality.



A QUIET PLACE TO THINK AND CREATE

A quiet haven for focus and
inspiration, the library and co-
working lounge is designed for
those who value both
productivity and calm.



WELLNESS, MADE CONVENIENT.

A trusted pharmacy offering essential medicines,
wellness products, and everyday healthcare
needs—ensuring comfort, care, and convenience
close to home.

WHAT WE OFFER



Restaurant



Bar



Cafe



Supermarket



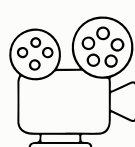
Pharmacy



Banquet/
Party hall



Event
Spaces



Open-Air
Theatre



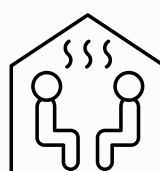
Swimming
Pool



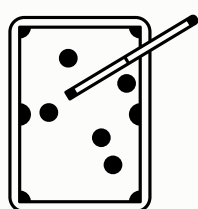
Spa



Steam



Sauna



Indoor
Games



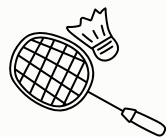
Virtual
Gaming Arena



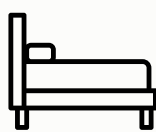
Fitness
Centre



Yoga
Studio



Badminton



Guest
Hotel



Kids Play
Arena



Library

- Restaurant/ Bar/ Coffee Shop
- Supermarket & Pharmacy
- Multipurpose Hall (Banquet/ Party Hall)
- Conference Room
- Outdoor and Indoor Event spaces & Wedding Kalyani
- Guest Hotel
- Open-Air Theatre
- Swimming Pool with Deck
- Fitness Heated Swimming Pool
- Luxury Spa, Sauna & Steam Rooms
- Indoor Games
- (Squash, Badminton, Snooker, Table Tennis, Carrom, Cards Room, Chess)
- Virtual Gaming Arena
- Indoor Gym, Fitness & Yoga Centre
- Library
- Kids Play Arena



ABOUT US



AVILLION INFRASTRUCTURES
DESIGNER LUXURY HOME CONSTRUCTION COMPANY

Avillion Infrastructures is a tech-enabled, design-led construction company redefining luxury real estate. Founded by Shah Rajesh, Shah Roopesh & Shah Rakesh, offering end-to-end, turnkey solutions, we bring transparency, precision, and accountability to every stage—from design to handover. Renowned for its bespoke architecture and rare construction quality and materials, Avillion Infrastructures creates highly personalised primary homes, holiday residences, and investment assets.

The success of Avillion Farms marked a defining moment, reshaping how farmhouses and second homes are perceived. Building on this momentum, Avillion Infrastructures continues to transform the real estate landscape—crafting state-of-the-art homes that elevate living and redefine long-term value.

AVILLION RESIDENCES AT BIDADI - *Designed & Conceptualised by*
AVILLION INFRASTRUCTURES

SAANKESHWAR NEXUS LLP

Saankeshwar Group is redefining real estate in Bengaluru with nature-centric, state-of-the-art developments that blend luxury, lifestyle, and modern design. Focused on green living, thoughtful planning, and elevated experiences, the group creates communities that offer a way of life unlike anything experienced before—where nature, comfort, and contemporary living come together seamlessly.

Where many real estate projects compete on location or pricing alone, Saankeshwar Group's pitch is more experiential: state-of-the-art living that feels grounded in nature, designed to deliver a premium lifestyle “not experienced before” through atmosphere, planning, and community-led features.

PATEL & TEXWORTH GROUP

Patel & Texworth Group, led by Mr Lalit Karbawala and Mr Vikram Karbawala, is a diversified enterprise operating across logistics and real estate. With over 30 years of experience, the group has developed and managed real estate projects across Bengaluru, Kerala, Delhi, Haryana, and Tamil Nadu. Backed by strong operational expertise and ethical leadership, with strategic real estate development, creating long-term value across real estate sectors.

The company also combines efficient logistics solutions with a strong pan-India presence and a legacy built on reliability and performance. Today, Patel & Texworth stands as a trusted name.



Established in 1996, Pearl Marble Inc began as a granite trading company with deep roots in the natural stone industry. In 2002, the company set up its first granite processing unit in Jigani, Bangalore, aligning with the early growth of Bangalore’s IT sector. Over the years, Pearl Marble Inc expanded its processing capabilities across Hosur and Kanakapura (Bangalore), Madurai (Tamil Nadu), and Jalore City (Rajasthan), building a strong nationwide presence.

In 2014, the company diversified into imported marble trading from its Bangalore head office, followed by the establishment of marble processing units, including one in Shoolagiri, Tamil Nadu.

Today, Pearl Marble Inc is among India’s largest importers of raw marble blocks, with an annual processing capacity of over 25,000 tonnes. The company is led by Pramod Bhandari, Dilip Kothari, and Bharath Bhandari, while Mannan Bhandari heads the Pearl Real Estate Division, steering its strategic expansion and driving growth in the real estate segment alongside the group’s continued operational excellence.



Founded in 1974 by Shri P. Mangilal Jain, M L Electricals began as a trusted supplier of high-quality electrical products, steadily building a strong reputation for reliability, integrity, and customer focus.

In 2000, under the leadership of Mr. M. L. Jain, the business expanded into sewing machines and advanced automation solutions, marking a significant milestone in its growth journey. Today, M L Electricals serves a diverse clientele ranging from small-scale units to large manufacturing facilities.

The company is currently led by its designated partners and directors — Raju Luniya (M. L. Jain), Mahaveer Luniya, and Hitesh Luniya — who continue to drive the organisation forward with a shared vision of innovation and operational excellence.

SHOWOFFFF

Founded in 1989 in Bengaluru, Showoffff began as a 200 sq. ft. apparel store in Jayanagar and has since grown into a leading fashion retail chain spanning over half a million sq. ft. across Karnataka. With 27 stores, a strong e-commerce presence, and a team of over 1,200, Showoffff is known for delivering choice, value, quality, and an exceptional shopping experience.

For over three decades, Showoffff has remained a trusted name in fashion retail, evolving with changing consumer aspirations while staying rooted in quality, value, and customer-centricity.

With its unwavering commitment to excellence, Showoffff is a brand that has stood the test of time and continues to shape the fashion landscape.

Guided by a culture of foresight and growth, the Showoffff legacy has expanded beyond fashion into real estate, holistic wellness resorts, and apparel manufacturing. Rooted in an Attitude of Gratitude, the brand remains deeply thankful to its people and customers who continue to shape its journey and inspire higher standards of excellence.

Avillion

RESIDENCES

AT BIDADI

Come and experience a rare sanctuary at Avillion Residences Bidadi, beyond the ordinary, crafted for those who choose depth, privacy and life lived with intention-where space, stillness, and self-expression define refined living.

GET IN TOUCH WITH US

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info@avillionresidences.com



[@avillionresidences](https://www.facebook.com/avillionresidences)

RERA NUMBER

PRM/KA/RERA/1270/302/PR/070326/008512



DISCLAIMER

Prospective purchasers are advised to contact the authorised Sales Team of Avillion Residences to obtain complete, current, and accurate information including but not limited to project details, specifications, approvals, timelines, and applicable terms. Any decision to purchase a plot, villa, or residence shall be made only after a thorough understanding of the project and its associated documentation.

Any reliance placed solely on the contents of this brochure, website, or any promotional material—without independent verification or direct consultation with the Sales Team—shall be entirely at the purchaser's own risk. Avillion Infrastructure or Saankeshwar Nexus LLP or any other company associated with this project, including its directors, officers, employees, and representatives, shall not be held liable for any loss, consequence, or claim arising from decisions made based exclusively on such material/information in this brochure.

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This brochure, website, or any related marketing material does not constitute an offer, invitation, or commitment of any nature whatsoever between the companies and the recipient. The development of Avillion Residences may be undertaken in phases, and details relating to future phases are subject to change.

The companies are fully committed to and is in the process in fulfilling all compliances as required by the government authority, however it will take some time to complete the said such compliances. The companies shall be fully responsible for all claims & disputes & any other legal impediments that may occur and arise in respect of the plots, villas, residences or mansions, at their cost till the handover of the finished product to it's prospective owner.