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ALTURA

An illustrious life.

TVS Emerald

The evolution that leads to Altura.

An illustrious life is not an upgrade. It is alignment.

There comes a moment when success is no longer about proving anything. It is about recognising what you have built – the discipline, the ambition, the distance travelled.

The next phase is not louder. It is more considered.
More reflective of who you have become.

Altura is that natural evolution. A world shaped not around aspiration, but around self-worth. Where space feels intentional. Where calm feels earned. Where every detail acknowledges the life you have already built.

ALTURA

An illustrious life.

Let's take a stroll
into the illustrious life.

ALTURA

Artist's Impression

Master Layout Plan

In the heart of North Bangalore's rising landscape. A plan where every space is deliberate, and every detail considered.

1) Entrance
2) Sculpture
3) Jogging Track
4) Man-made Waterbody
5) Kid's Play Area
6) Senior Alcove
7) Pickleball Court
8) Party Lawn
9) BBQ Space
10) Floor Games
11) Skating Rink
12) Transformer
13) Temple
14) Civic Amenity
15) Park & Open Spaces

PROJECT HIGHLIGHTS.

10.06-ACRE
land area.

71%
open space.

On
BAGALUR
main road.

Total
975
residences.

Two clubhouses of
29,000 SQ. FT.
total.

Residences with
PREMIUM
finishes.

Total
12
towers.

Tower of
2 basements +
ground floor +
12 floors.

35+
curated amenities.

Offering
2 & 3
bed residences.

Edge
L2 pre-certified.

Overview.

1 Location

2 The Grand Entrance

3 Serene Landscapes

4 Outdoor Amenities

5 Clubhouse Amenities

6 Your Space

7 Specifications

8 Legacy

Location

Where the city works for you.

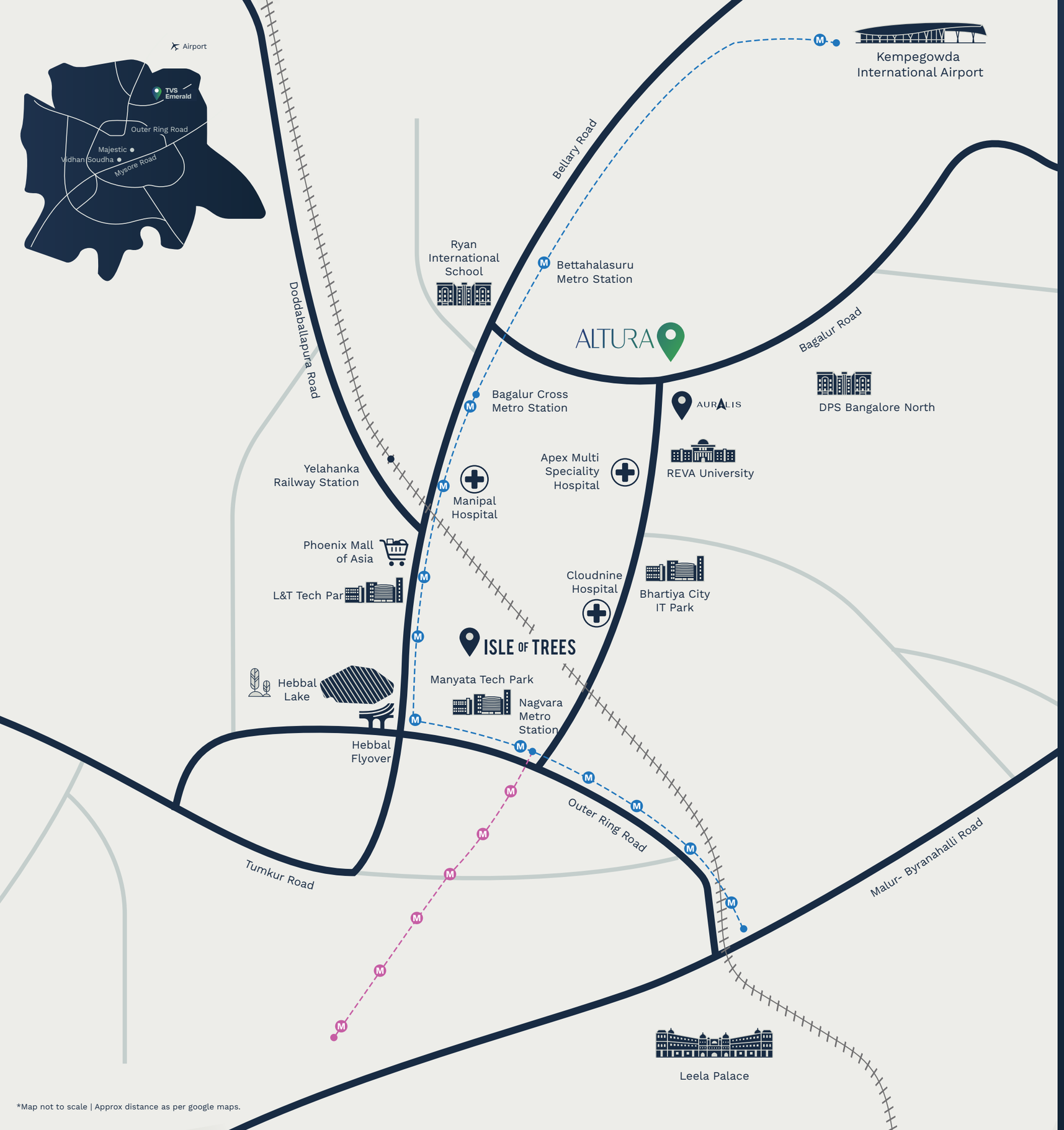
In Sathanur, Altura places you where life begins to respond differently.

The city no longer demands distance or compromise. Leading workplaces, established schools, trusted healthcare and everyday retail are within reach.

Here, connectivity is not about access alone. It is about reclaiming time. Reducing friction. Allowing your day to move with clarity rather than congestion.

Because when you have claimed your place, the next step is to live at the centre of what matters.

At Altura, the city works for you – a defining advantage of an illustrious life.



*Map not to scale | Approx distance as per google maps.

TRANSPORTATION

Bagalur Cross Metro Station* – 2.5 km
Bettahalasuru Metro Station* – 3 km
Yelahanka Metro Station* – 5.1 km
Yelahanka Railway Station* – 6 km
Nagawara Metro Station* – 9.9 km
Jakkur Metro Station* – 10.4 km
Kodigehalli Metro Station* – 11.8 km
Kempegowda International Airport – 16.1 km
Hebbal Metro Station* – 16.4 km
*Upcoming metro stations

IT HUBS

Bhartiya City It Park – 5.3 km
Purvankara Business Park – 8.4 km
Manyata Tech Park – 10.2 km
Century downtown – 10.5 km
L&T Tech Park – 11 km
Prestige Century Landmark – 12.9 km

EDUCATIONAL INSTITUTIONS

Reva University – 1.3 km
Delhi Public School – 1.6 km
EuroSchool North Campus – 4 km
Presidency Pu College – 4 km
Ryan International – 5.9 km
Chrysalis High School – 11.2 km

HOSPITALS

Apex Multi Speciality – 1.6 km
Manipal Hospital – 4.3 km
Cytecare Hospital – 4.8 km
Sparsh Hospital – 5.8 km
Cloudnine – 12.3 km
Aster CMI – 14.8 km

RETAIL HUBS

Bharitya City Mall – 5.9 km
Elements Mall - 9.3 km
Phoenix Mall of Asia – 12.1 km
Esteem Mall – 12.7 km

The Grand Entrance

Artist's Impression

Where the welcome is always warm.

A grand entrance frames Altura's 10.06-acre development offering seamless access from Bagalur Main Road. A striking contemporary sculpture marks the gateway, creating a distinctive landmark for the community. It lends the address a strong identity – recognisable and enduring.

At Altura, the entrance is designed to welcome you into an illustrious life.

Serene Landscapes

Where calm
isn't an escape.
It simply is
part of the day.
Artist's Impression

Representational Image

Where nature is part of your space.

Most developments place greens among the towers. At Altura, the towers stand within the greens. The result is a landscape that surrounds you – opening space, softening movement, and allowing nature to become part of everyday living.

At its heart lies a serene water body, bringing calm to your doorstep. Here, the day quietly slows – its pace softening into something more enduring.

Accompanied by a water feature, the surroundings are a thoughtfully designed world of greenery, quiet pathways, and spaces shaped for pause as much as for connection.

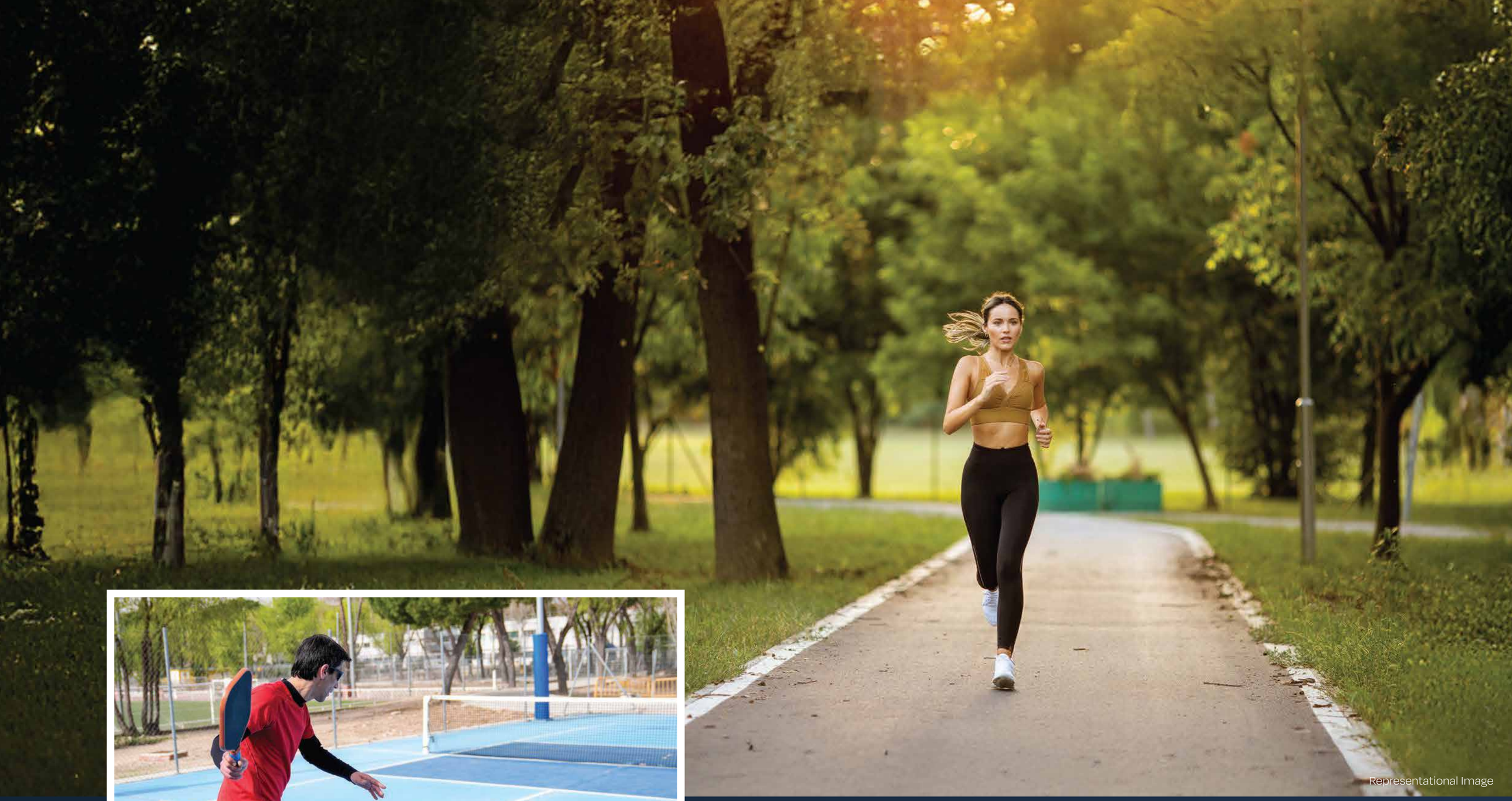
Here, nature becomes an essential part of an illustrious life.

Outdoor Amenities

Representational Image

Where time with family finds its perfect rhythm.

Thoughtfully crafted, these spaces bring everyone together and encourage movement, celebration and pause. Here, family time feels effortless and every day feels more complete.


Representational Image

Representational Image

Spaces that keep you moving,
at a pace that feels entirely your own.

- 1.4 km of jogging track
- Pickleball court

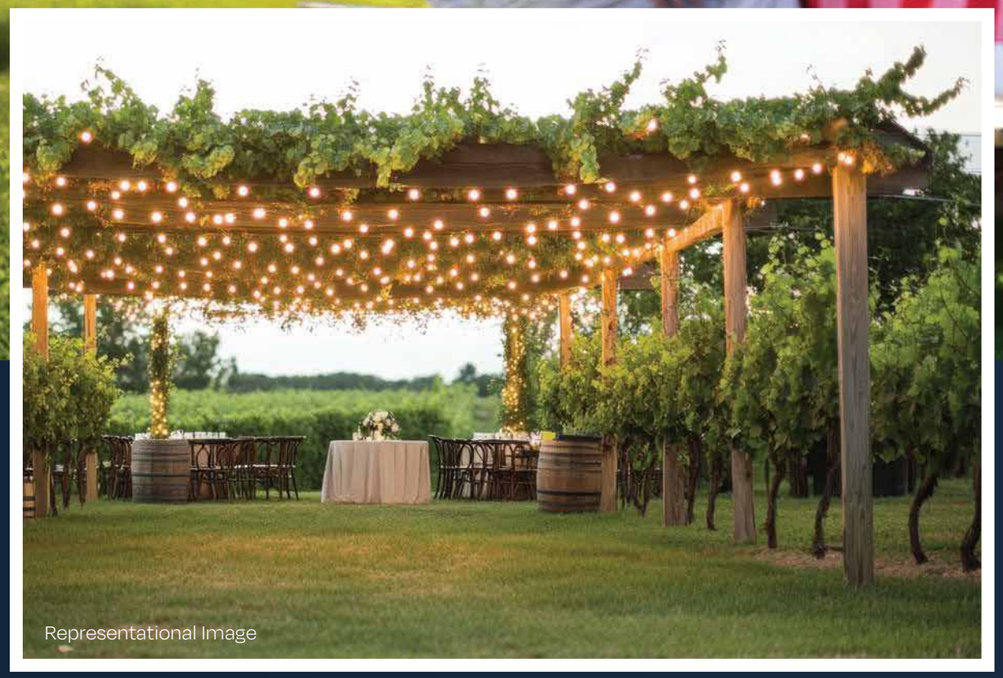
Representational Image

Representational Image

Made for carefree play and moments that become lasting memories.

- Kids' play area
- Floor games
- Skating rink

Representational Image


Representational Image

Because every celebration deserves the right setting.

- BBQ space
- Party lawn

Representational Image

Representational Image

A space for quiet reflection and the simple joy of unhurried living.

- Senior alcove
- Temple

Clubhouse Amenities

Artist's Impression

Where routine meets refinement.

Altura unfolds across 10.06 acres. A setting of this scale calls for two clubhouses. Thoughtfully positioned within the twelve towers, moments of pause and connection are always within reach. Together spanning over 29,000 sq. ft., these Japandi-inspired spaces bring together quiet design, natural materials and the right atmosphere.

Each clubhouse is crafted as its own private realm – for comfort, conversation and cultivated leisure, enriching the experience of an illustrious life.

Artist's Impression

Design that gives your day a softer rhythm.

Drawing from Japandi aesthetics, the clubhouse interiors embrace a flawless balance of minimalism and warmth. Natural materials, muted hues and open, breathable layouts create spaces that feel calming, grounded and intuitively welcoming. It's a sanctuary that quiets the mind and enriches every moment spent within it.

Artist's Impression

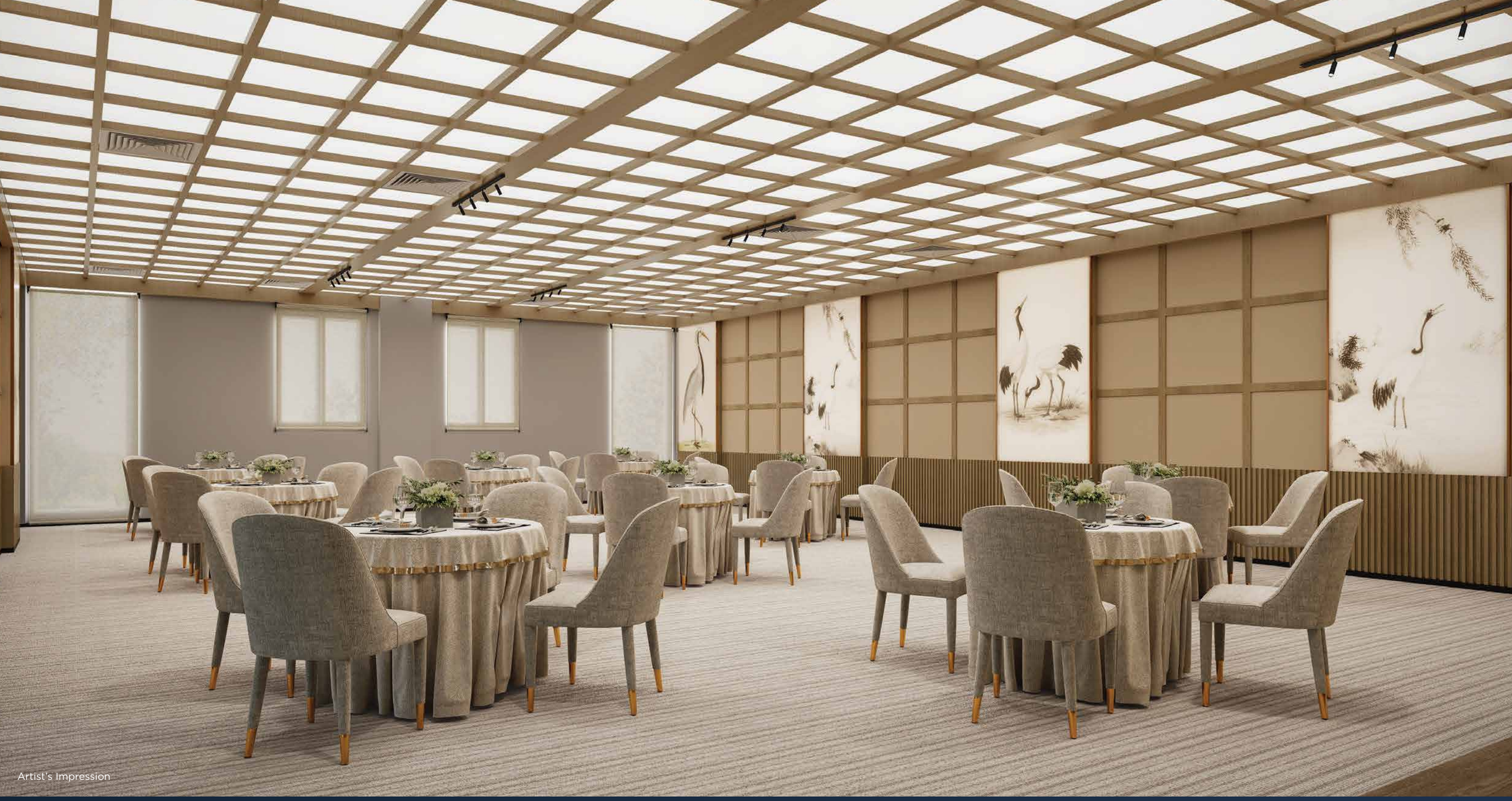
2 swimming pools. So that a refreshing swim is always a few steps away.

- Space for spa and salon

Artist's Impression

2 gymnasiums. Spread over 3,000+ sq. ft.
to keep your wellness routine uninterrupted.

- Pilates studio
- Zumba and aerobics room
- Yoga and meditation room



Artist's Impression

3 multipurpose halls. So you can host your special occasions with ease and elegance.

- Mini theatre
- Pre-function space

Artist's Impression

From high-energy sessions to immersive escapes – the choice is yours.

- 2 double-height badminton courts
- Table tennis room
- Indoor play area for kids
- Indoor game room
- Billiards room
- Golf simulator

Artist's Impression

Open-air experiences designed for evenings that linger.

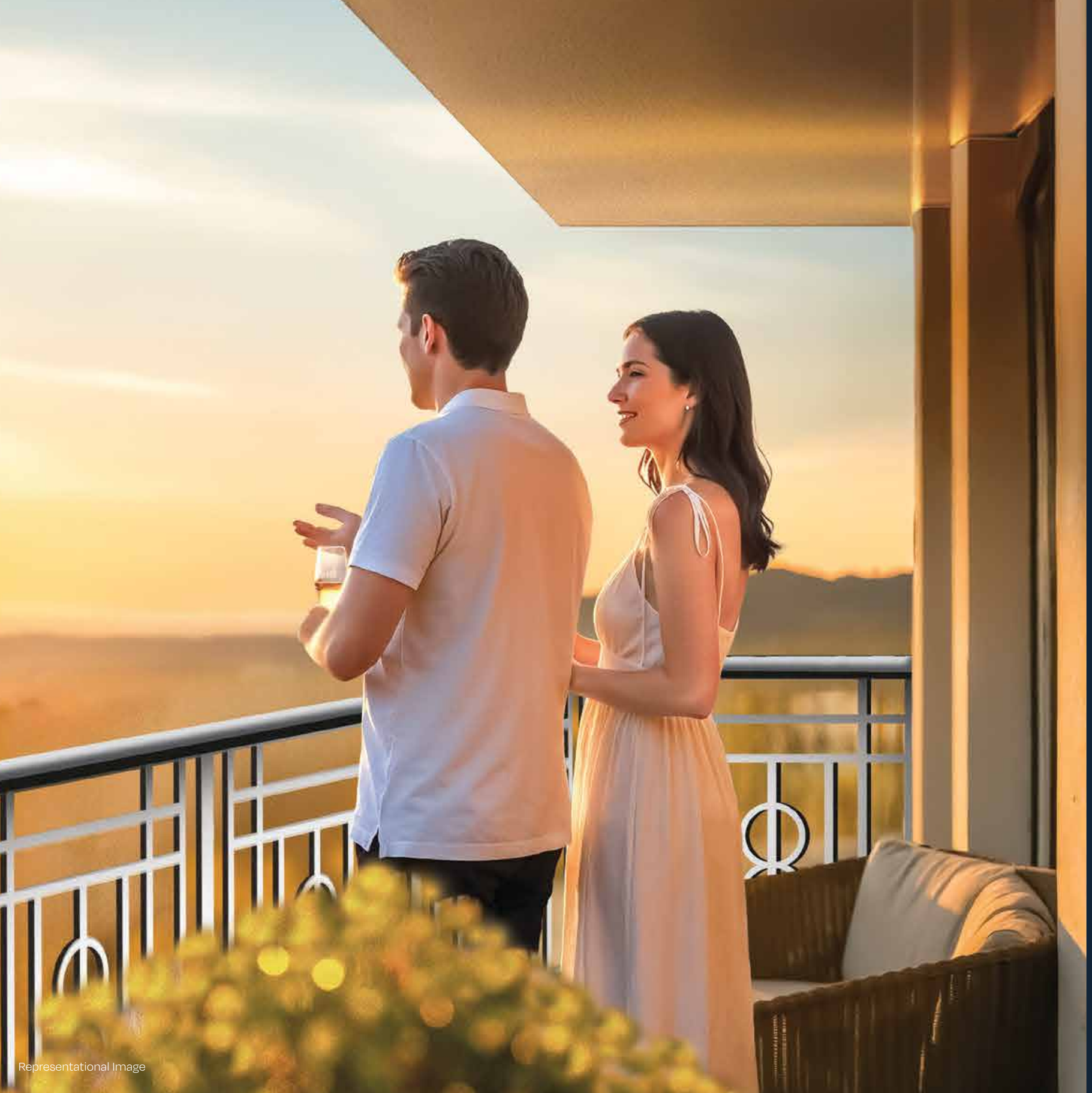
- BBQ and cafe
- Sky cinema
- Tea area

Artist's Impression

An environment that supports deep focus and productivity.

- Co-working space
- Meeting room
- Library cum reading space

Your Space


Representational Image

Where every home greets the sky.

The tower layout allows for 30% corner homes, where balconies open to a wider sense of space. From here, 180° views unfold across the landscape – uninterrupted by walls and unobstructed by neighbouring towers, drawing in light, air and a natural sense of openness. Your home feels brighter and breezier.

Here, design, and planning come together to shape an illustrious life.

Living room.

With a balcony that invites light and fresh air, the living room feels naturally open and uplifting. The seamless flooring creates a clean visual flow, making the room feel larger and more refined. The result is an inviting environment created for easy, luxurious living.

Representational Image

Master bedroom.

The master bedroom balances spacious design with thoughtful functionality, giving you room to relax, focus and unwind with ease. Its clean lines and continuous surfaces create a premium ambience that feels effortless to care for. It is a well-considered retreat shaped for pure comfort.

Representational Image

Kitchen.

A smart, all-needs kitchen crafted for modern routines. From modular flexibility, and a neatly attached utility zone, to dedicated points for a dishwasher and washing machine, every detail enhances convenience. Stylish Matt Vitrified Tiles tie it all together with understated sophistication.

Representational Image

Bathrooms.

The bathrooms feature exquisite Kohler CP and sanitary fittings, and clearly defined wet and dry zones that enhance convenience and usability. Each wash basin features a granite countertop and a mirror with a lighting point. Matt-finished Vitrified flooring (600x600 mm), ceramic wall tiles, and a clean PVC grid ceiling come together to create a space that is stylish, resilient, and effortlessly functional.

Specifications

Flooring.

Foyer/Living/Dining/Internal passage/Bedrooms – Glazed Vitrified tiles of size 1800x1200 mm.
Kitchen – glazed vitrified tiles of size 600x600 mm.
Balcony/Utility – anti-skid ceramic tiles of size 200x1200 mm.
Balcony railing – MS railing.

Wall finish.

Internal wall and finishing – interior grade acrylic emulsion paint.
External walls - exterior grade acrylic emulsion paint.
Ceiling – interior grade acrylic emulsion paint.

Doors.

All internal doors are made of ABS.
Main Door: 7 feet height – teak frame with pre-hung door with flush shutter finished with veneer on both sides.
Internal Doors: 7 feet height – pre-engineered pre-hung door with flush shutter finished with laminate (matching main door) on both sides.
Toilet Doors: 7 feet height – pre-engineered waterproof door.
Digital lock for main door – Dorset or equivalent.
Mortise lock for internal doors.

Lobby and lifts.

Granite flooring for ground level drop off lobby.
Lifts – Johnson or equivalent brand for passenger and service lifts.

Windows and ventilation.

Windows, living room and bedroom balconies – UPVC frame and shutter (sliding/openable) with mosquito mesh provision only for sliding windows.
Toilet ventilators – UPVC frame with glass louvers and exhaust fan provision.

DG Power backup.

1 BHK – 1 KW
2 BHK – 1KW
3 BHK – 1.2 KW
Common area – 100% DG power backup.
Solar panels backup provided for common area lighting.

Intentional design.

With intelligently arranged towers and open-spaces, each home receives maximum daylight. Bigger windows allow light to travel deeper into the rooms, creating brighter, more uplifting spaces. This reduces dependence on artificial lighting and improves overall energy efficiency.

Ample parking.

All homes come with the assurance of covered parking spread across two levels, making arrivals and everyday routines far more comfortable.

View optimisation.

Smartly designed to ensure that the maximum number of apartments in TVS Emerald Altura get commanding views, and every apartment gets maximum privacy.

Senior citizen friendly.

TVS Emerald Altura is thoughtfully planned for seniors. Broad corridors, uniform floor levels, and well-placed ramps support effortless mobility. The wide-entry, universal toilets are designed for wheelchair access. A dedicated DA-friendly parking space adds yet another layer of comfort, creating a community that considers everyone's needs.

Safe and secure.

* Strengthened by a robust security system in place, including CCTV cameras and a manned security gate.
* RFID access for ground floor lobby.

Smart space planning.

Every element at TVS Emerald Altura is designed with intention. The dining area sits close to the kitchen with a common wash basin for effortless serving and hosting. The kitchen has an attached utility for convenience. Positioned slightly away from the main living areas, the master bedroom offers a deeper sense of privacy.

Legacy

TVS Legacy: 115 years young.
The foundation that led to the creation of
TVS Emerald in 2012.

1911

SHRI T V SUNDARAM IYENGAR

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 begins 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 a 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.

TVS Emerald

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