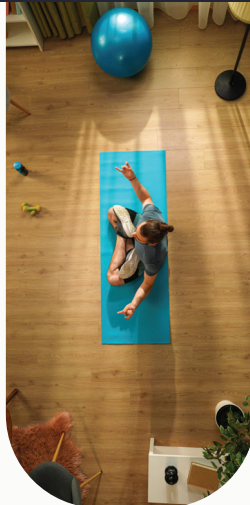




Move In.
Stretch Out.
Stay Connected

All In Just
12 Months.





In a city that constantly moves,
Vaishno Luxuria invites you to pause,
breathe, and belong.

This exclusive community of just **70 elegant villas** is nestled across **4.5 lush acres** in Varthur, one of East Bengaluru's most connected and evolving neighbourhoods. Crafted for those who seek more — more space, more ease, more time Luxuria offers a rare blend of comfort, convenience, and craftsmanship.





BDA
Approved

■ Project Snapshot



Location: Varthur, Bengaluru



Type: 4BHK Triplex Villas



Land Area per Villa: 1550 sq. ft. (avg.)



Built-Up Area: 3110-3130 sq. ft.



Total Villas: 70



Project Area: 4.5 acres



Delivery Timeline: 12 Months

■ Closer To Everything That Matters

Vaishno Luxuria is strategically located to keep you connected to life's essentials — from reputed schools and IT parks to hospitals and shopping zones. You're never far from work, nor far from where your day begins.



for life. not just commute.
Location that works



4
BHK

■ Finally. A Home That Thinks Bigger

Every villa at Luxuria is a celebration of space — not just in square footage, but in the way it feels. With expansive built-up areas, generous layouts, natural light, and multiple levels of comfort, these 4BHK triplex homes are designed for modern families that won't settle for less.



4BHK triplex villas

Built-up area:
~3110-3130 sq. ft.



Lower, upper & terrace
floors for layered privacy

Wooden-floored master bedrooms,
dedicated guest rooms



Large balconies, lounge
spaces & open living

indoors and out.
More breathing room.

■ The Backyard

A House Into A Home.

Apartments give you a balcony. These villas give you a **backyard of 600+ sq. ft.** space of your own, ready to evolve with your lifestyle. Whether you see a garden, a play area, a pet zone or a morning chai corner, it's yours to shape.

Perfect for gardening,
lounging, or entertaining

Exclusive backyard space of
avg 600 sqft in every villa

A rare feature even in most
villa communities

A woman with sunglasses and a white t-shirt is sitting on an orange lounge chair on a large, green lawn. She is reading a book. Next to her is another empty orange lounge chair. The background shows lush green foliage and trees.

More than just a backyard.
It's your everyday retreat.



12
MONTHS

■ From Booking To Belonging In A Year

Waiting years for possession is a thing of the past. At Vaishno Luxuria, delivery is promised in just 12 months — backed by Vaishno Ventures' reputation for punctuality and quality.

Handovers in 12 months

RERA-registered: PRM/KA/RERA/
1251/308/PR/180924/007042

Fully bank-approved &
financially secure project

Homes That Keep
Their Promise — On Time

■ Amenities That Elevate The Everyday.

Luxuria goes beyond **spacious homes** — it creates a lifestyle of leisure, health, and connection. With over 30+ thoughtfully curated amenities, every day brings something new to experience.



Indoor swimming pool
gym & spa



Indoor badminton
court & games area



Cafeteria + Open café



Indoor party hall &
semi-covered event spaces



Multi-level
clubhouse (G+3 floors)



Grocery store
inside the premises



Grand entrance
lobby and reception



Landscaped gardens &
children's play zone



Clubhouse spanning
20,000+ sq.ft

More than a home.
It's a community crafted for well-being.





■ Crafted To Impress. Abuilt To Last.

Every inch of **Luxuria** reflects superior design, high-grade materials, and attention to detail. From foundations to finishes, this is a home built for peace of mind and pride of ownership.

- RCC frame with seismic & wind resistance
- Premium vitrified tiles + wooden flooring (master bedrooms)
- Engineered veneered doors with Yale smart lock
- High-end UPVC windows with tinted float glass
- Kitchen & utility with geyser, dishwasher and purifier provisions
- High-quality fittings from Grohe / American Standard Internet, intercom, home lift provision
- 100% DG power backup
- STP + Solar fencing + CCTV surveillance
- 14 ft height living are

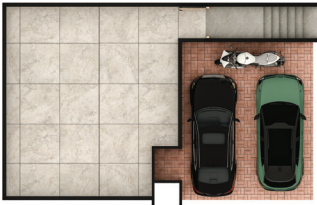
Built for comfort.
Crafted for longevity.



East Facing Villa floor plans

Land Area : 1550 SFT.

Villa Built-Up : 3117 SFT.



Lower ground floor Plan



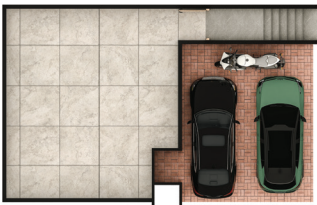
Back yard view



First Floor Plan



Second Floor Plan



Lower ground floor Plan



Back and side view



First Floor Plan



Second Floor Plan



North Facing Villa floor plans

Land Area : 1550 SFT.

Villa Built-Up : 3126 SFT.



Lower ground floor Plan



Back yard view



First Floor Plan



Second Floor Plan



Lower ground floor Plan



Back and side view



First Floor Plan



Second Floor Plan



West Facing Villa floor plans

Land Area : 1550 SFT.

Villa Built-Up : 3115 SFT.



Lower ground floor Plan



Back yard view



First Floor Plan



Second Floor Plan



Lower ground floor Plan



Back and side view

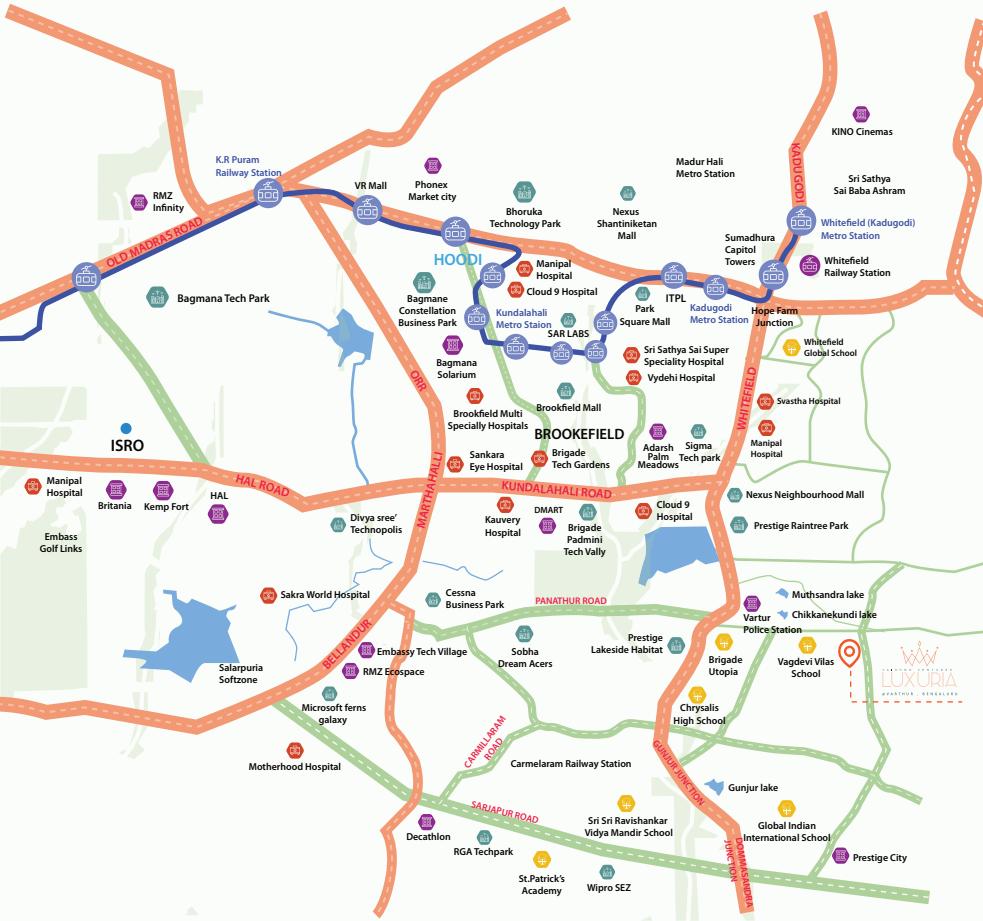



First Floor Plan




Second Floor Plan

LOCATION MAP




- 


Metro

- 


Hospital

- 

Tech Park

- 

Education Institute

- 

Shopping Mall

Big. Near. Fast. Yours.

Come home to Vaishno Luxuria —
where more isn't just a promise.
it's delivered



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