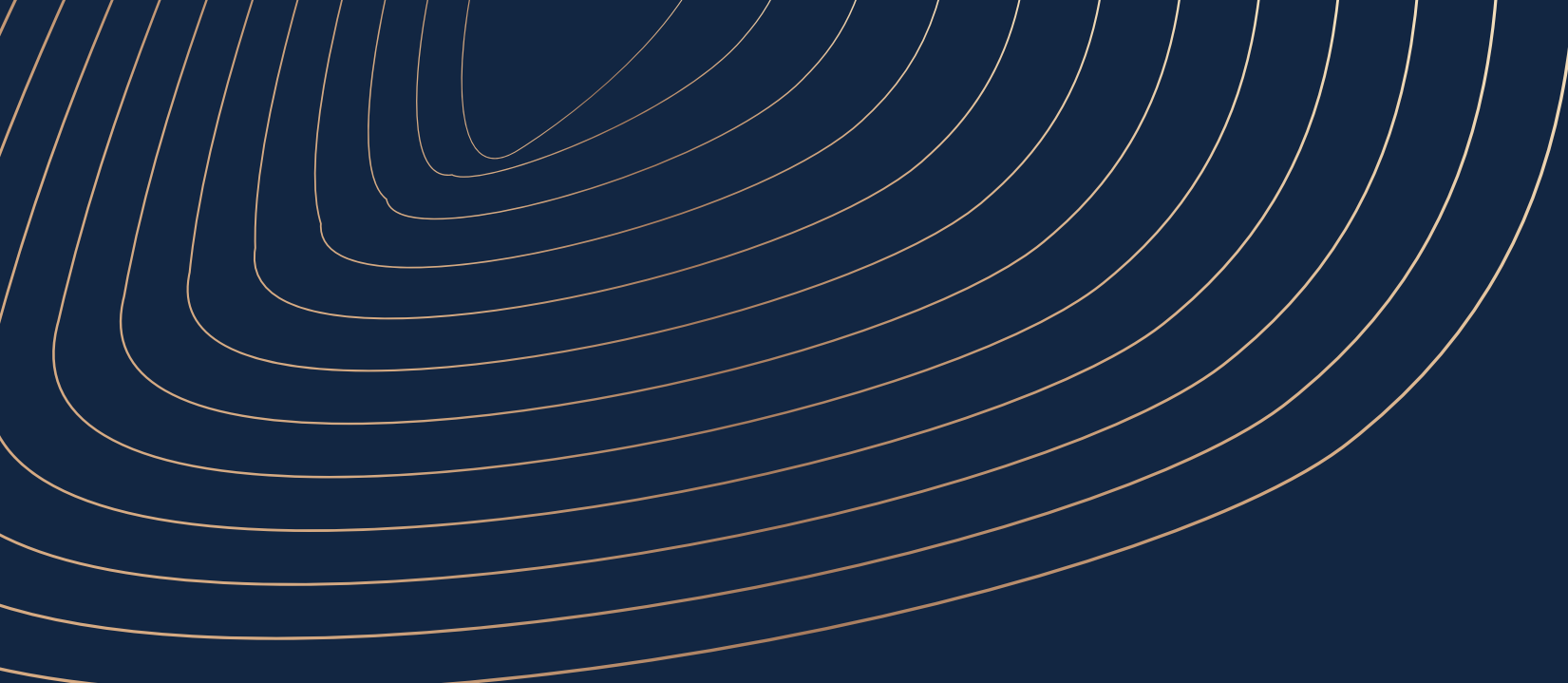




VENTARA

RESIDENCES

Where life flows,
spirit thrives.



AMBERSTONE
PROPERTIES



Crafting Homes with **Purpose**

At Amberstone Properties, we believe in creating homes that reflect the pinnacle of quality, guided by a deep commitment to integrity and excellence. Every home is an intricate tapestry woven with the threads of integrity, precision, and care.

Homes are where stories unfold and memories take root. We design spaces that are thoughtfully crafted to offer comfort, security, and a sense of belonging, making every home a place where life thrives.



AMBERSTONE
PROPERTIES

Home



The foundation of life.
Represents comfort, security,
and a sense of belonging.

Diamond



Built on a framework
of rigorous standards.
Resilience to deliver the
highest quality projects.

Heart



Unwavering commitment
to our customers. A promise
to always put customers'
needs first.

The Amberstone Logo A Symbol with Meaning

The Amberstone logo is more than just a
symbol, it is a reflection of everything we
stand for. Each element represents the
core essence of our brand.

3 Towers



The three identical towers
stand as symbols of strength,
transparency, and vision.

Pinnacle



Pinnacle of quality & integrity.
Holding everything together
at the highest point.

The Logo



Scientifically Crafted Living

At Amberstone Properties, we strive to elevate the standards of modern living. Our approach is rooted in ancient principles, such as Vastu Shastra, which have guided the construction of harmonious living spaces for centuries.

By combining these timeless traditions with modern scientific reasoning, we ensure that every home is perfectly aligned with the natural world, providing a balance of light, space, and energy that nurtures well-being and prosperity.

This is the foundation of our commitment to scientifically crafted living, where each home is thoughtfully designed to offer both innovation and balance.

Our **Values**



Integrity:

A cornerstone of our craft, ensuring transparency and trust in every detail.



Precision:

Every line, every curve is measured with care, so your home stands the test of time.



Care:

At the heart of our philosophy is the deep commitment to our customers and the desire to build spaces where life can flourish.



Innovation:

Melding ancient wisdom with contemporary design, we shape homes that are both timeless and forward-thinking.

Sarjapur: Bengaluru's Thriving Growth Corridor

Sarjapur is a land where the future unfolds, connecting you to the heartbeat of Bengaluru. Once a serene suburb, it is now a thriving community where the pulse of the city meets the peace of open spaces.



Prime Connectivity:

Seamlessly linked to Bengaluru's key destinations, ensuring effortless access to work, leisure, and everyday conveniences.



Leisure and Entertainment:

A community rich in culture, food, and entertainment, providing endless opportunities to unwind.



Educational Institutions:

Some of the finest schools and universities are just a stone's throw away.



Green Spaces:

Nature weaves through this urban canvas, providing pockets of serenity amidst the hustle.



Healthcare and Wellness:

A sanctuary of health and well-being, with top-tier hospitals nearby.

From the Founder's Desk

At Amberstone Properties, we believe a home is not just a structure - it's the foundation of life itself. It's where aspirations take shape, where comfort and belonging come together, and where the essence of living finds its purest form.

Every project we undertake is driven by a singular vision: to craft homes that seamlessly blend innovation with traditional wisdom. We believe that the finest living spaces are those that respect the past, embrace the present, and are built for the future.

With Ventara Residences, we set out to redefine modern living through a scientific and thoughtful approach. Inspired by the natural flow of wind, light, and energy, this development is crafted for harmony, clarity, and well-being. Here, design is not just about aesthetics - it is about purpose, balance, and creating an effortless flow of life.

Sarjapur is evolving into one of Bengaluru's most dynamic corridors, and Ventara stands at the heart of this transformation - offering a lifestyle that is both connected yet peaceful, forward-thinking yet timeless. Every element, from meticulously designed layouts to expansive green spaces, has been carefully considered to enrich the lives of those who call Ventara home.

As we bring Ventara to life, our commitment remains unwavering: to build homes that inspire, endure, and elevate the way you live. We invite you to be part of this journey - to experience a home where life flows effortlessly, and your spirit thrives.

Warm regards,

Yashwanth Kumar H
Managing Partner

Kiran Kumar S
Managing Partner



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From the Architect's Desk

This project masterfully integrates luxury, sustainability, and architectural precision to create an exceptional living environment. The towers are strategically sited in the southern portion of the plot to optimize solar orientation and mitigate potential disruptions, ensuring a commanding visual presence from all four sides. Each floor is designed with four spacious corner units, maximizing natural light, ventilation, and airflow through expansive glazing and three-sided exposure. The architectural layout enhances cross-ventilation, while the towers' orientation leverages prevailing winds to facilitate passive cooling. A central courtyard acts as the focal point, reinforcing natural airflow and creating a sense of openness. Nearly 80% of the site is dedicated to verdant green spaces, seamlessly incorporating landscaped gardens, outdoor seating, and communal areas. This design thoughtfully blends functional aesthetics with sustainable principles, offering residents a refined, healthy, and elevated urban living experience, perfectly attuned to its environment.

Warm Regards,
FWD Architects

From the Landscape Architect's Desk

As a landscape architect, approaching a site with immense potential means leveraging science and sustainability to create a design that harmonizes ecological function with aesthetic appeal. Every site has unique characteristics - soil composition, topography, microclimate, and hydrology - that, when studied scientifically, inform a resilient and environmentally responsible design. Sustainable strategies like native planting, rainwater management, biodiversity corridors, and permeable surfaces will be integrated to enhance ecological balance while reducing environmental impact. The site's inherent strengths will guide the design, ensuring that the landscape not only thrives naturally but also contributes to climate resilience, urban cooling, and habitat restoration. By embracing the site's potential, the landscape will evolve into a self-sustaining, regenerative space that enriches both the environment and the user experience.

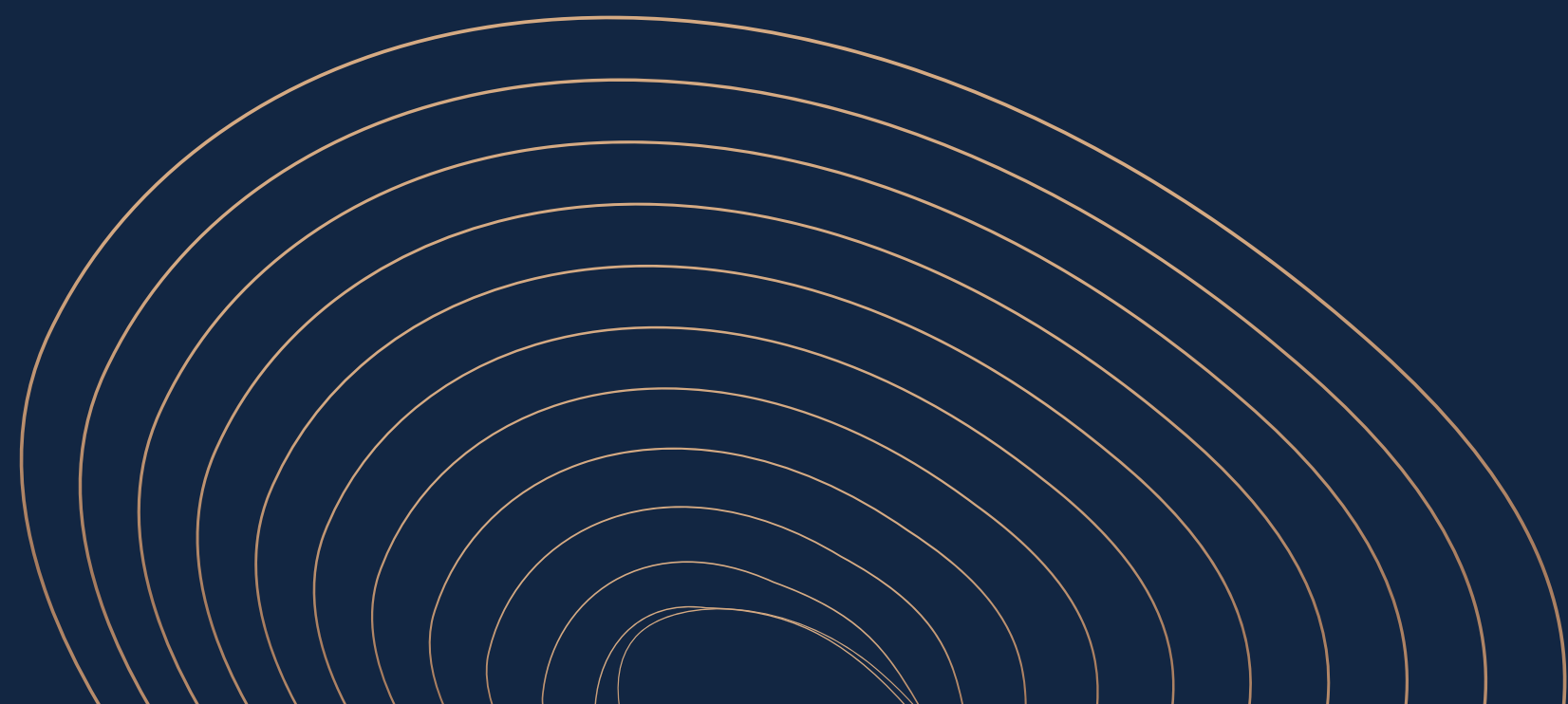
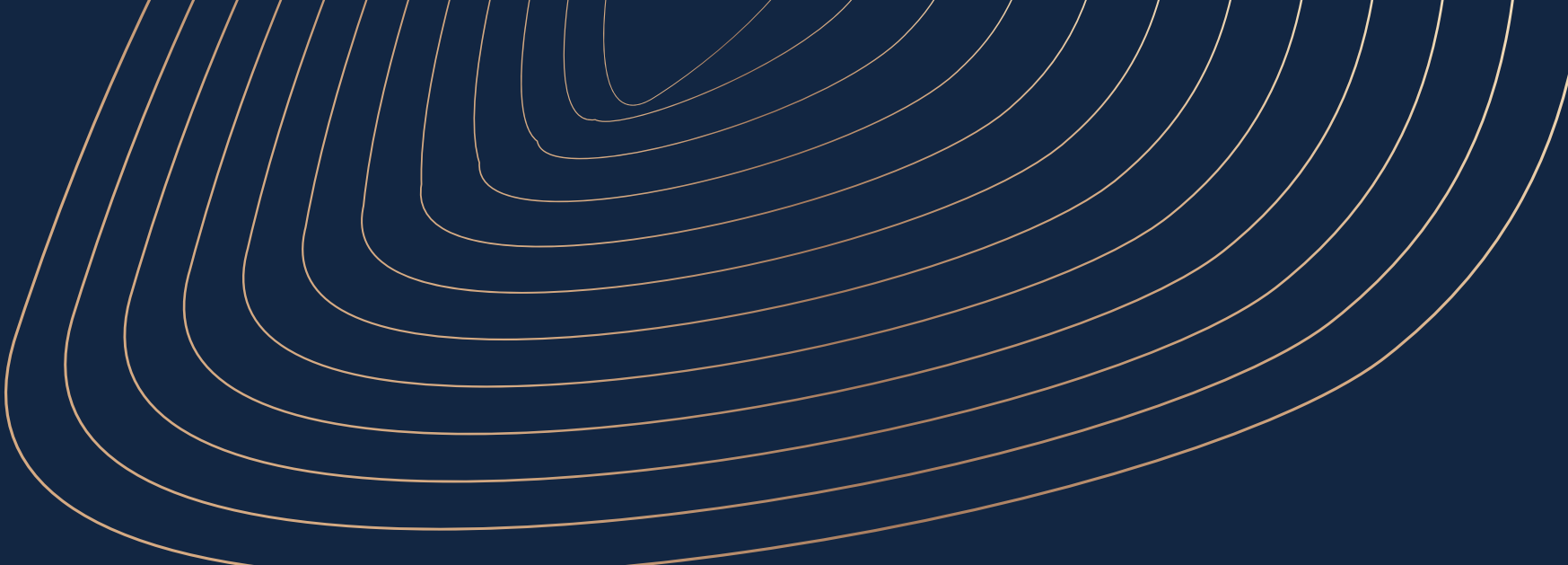
Warm Regards,
Dhruva Landscape Architects

An
Iconic Address

by



AMBERSTONE
PROPERTIES

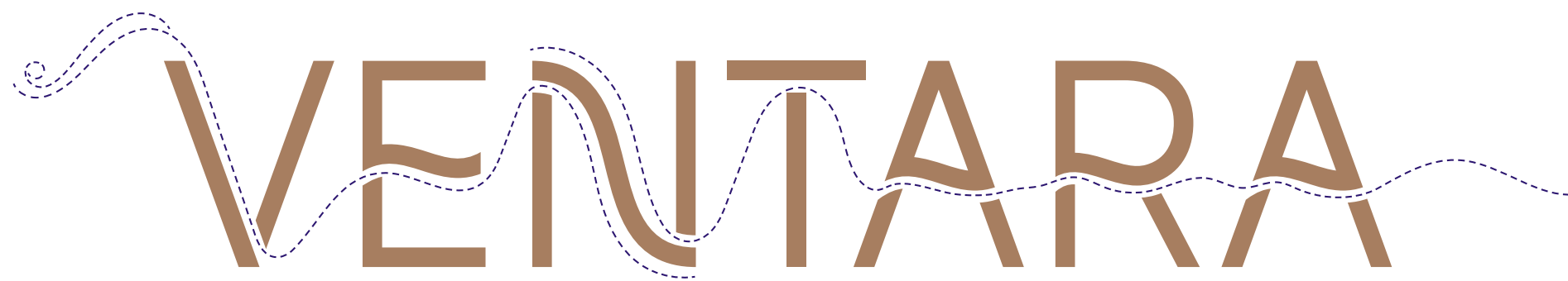


VENTARA

RESIDENCES

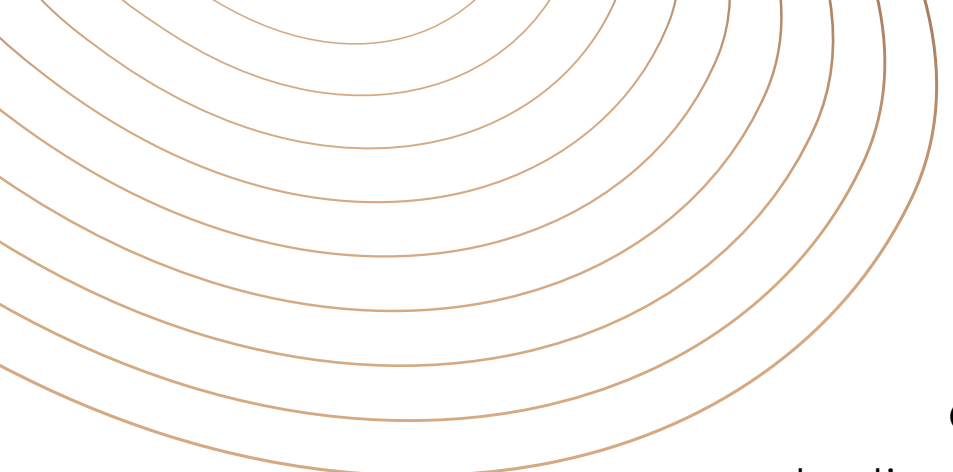


WIND
LIGHT
ENERGY
LIFE



Welcome to Ventara Residences
a scientific living experience inspired by
the flow of wind, light, energy and life.

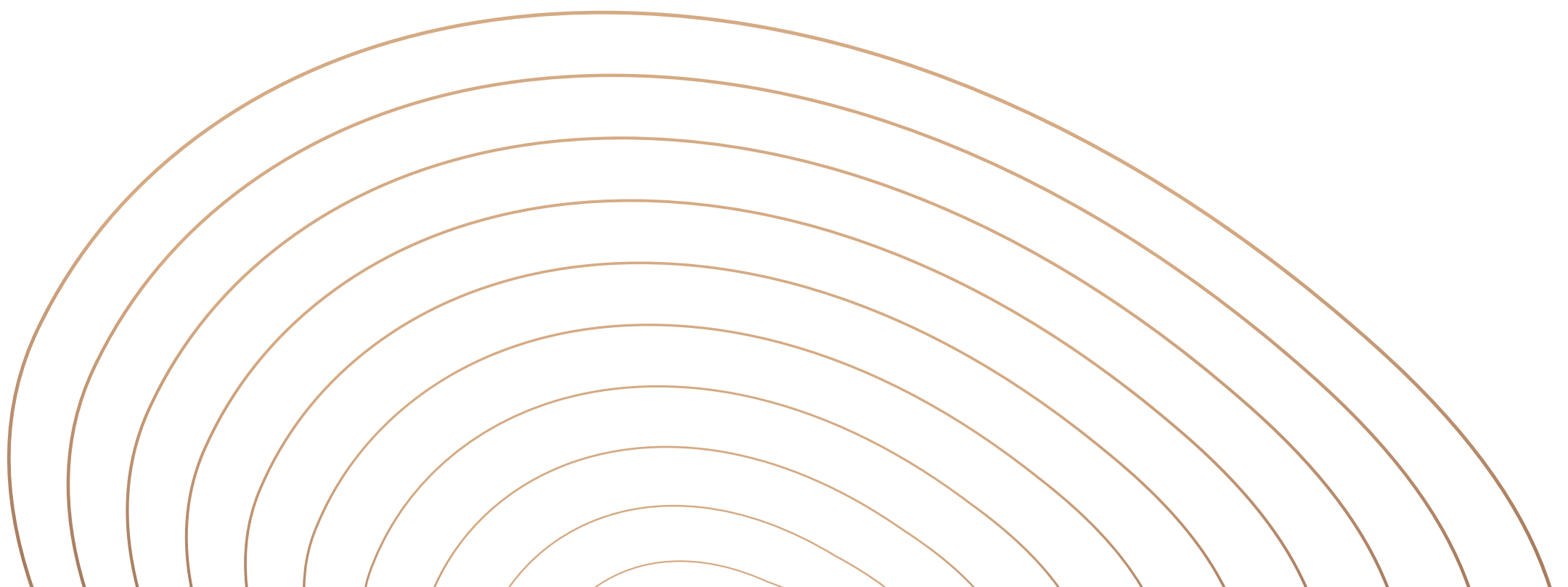




Crafted with care and rooted in harmony, Ventara is the embodiment of Amberstone Properties' vision of scientifically crafted living. This flagship project symbolizes our commitment to excellence, designed to provide clarity, comfort, and a serene lifestyle.

Strategically located Off Sarjapur Road, Ventara offers 3, 3.5, and 4 BHK premium residences with unmatched attention to detail. From thoughtfully planned layouts to expansive green spaces, every aspect of Ventara is designed to enhance your living experience.

Here, life flows effortlessly,
and your spirit thrives.





**Energy of a
community in motion.**
Alive, growing, and
full of promise.



Where essence of a vibrant life comes alive.

Here, every morning feels like a breath of fresh air. Every evening, a peaceful retreat. Ventara isn't just a home - it's an energy, a rhythm, a sanctuary where every moment is in harmony with nature and self.



Close to Everything, Yet Far from the Noise

Nestled in a peaceful enclave of Sarjapur, this project offers the perfect balance of urban living and serene retreat. Close enough to the buzz of the city, but far enough to let you savour moments of calm and quiet.

A Retreat from the Hustle:

Just minutes away from key destinations, yet a world away from the city's noise.

Privacy and Peace:

Designed with ample green spaces, it's a sanctuary where you can relax and recharge.

Seamless Connectivity:

With easy access to major roads, your journey home is smooth and effortless.

Natural Surroundings:

Enveloped by nature, this location provides a peaceful haven to reconnect with yourself.



Kaggadasapura

Brookefield

Channasandra

Whitefield

Marathahalli

Varthur Lake

Koramangala

Kadubeesanahalli

Bellandur Road

Varthur Police Station

Towards
Silk Board Junction

Outer Ring Road

HSR Layout

Thippasandra

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Chennekothapalli Road

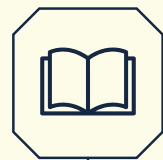
Ambalipura-Sarjapur Main Road

Varthur-Gunjur Road

Towards
Electronic City

N

Map not to scale



Schools

- ◆ National Pubilc School Varthur - 3.5 km
- ◆ Oakridge International - 3.9 km
- ◆ The International School Bangalore - 4.3 km
- ◆ One World International School - 4.5 km
- ◆ Greenwood High International School - 5.5 km



Hospitals

- ◆ Swastik Hospital, Sarjapur Road - 3.7 km
- ◆ Sri Lakshmi Multi Speciality Hospital, Chambenahalli - 3.8 km
- ◆ Cloudnine Hospital - 6.2 km
- ◆ Belanus Champion Hospital, Sarjapur Road - 9 km
- ◆ Sparsh hospital - 9.3 km
- ◆ Natus Women & Children Hospital, Sarjapur Road - 10.2 km
- ◆ Motherhood hospital - 12.8 km
- ◆ Manipal hospital - 13.7 km
- ◆ Rainbow children hospital - 13.9 km



Corporates

- ◆ Wipro Limited - 7.9 km
- ◆ RGA Tech Park - 9.8 km
- ◆ Microsoft Bellandur - 13.9 km
- ◆ Prestige Tech Park - 14.1 km
- ◆ Salarpuria Softzone - 14.5 km



Malls

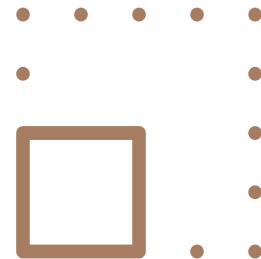
- ◆ Upcoming Forum Mall - 2.3 km
- ◆ DMART - 4.8 km
- ◆ Upcoming Ramsons Mall - 8.2 km
- ◆ Nexus Whitefield - 10.3 km

Designed for Life.



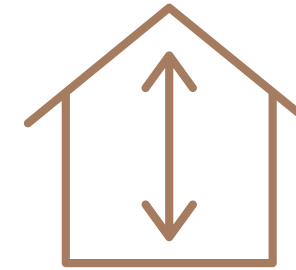
100% Vastu Compliance

Every brick placed for balance, harmony, and prosperity.



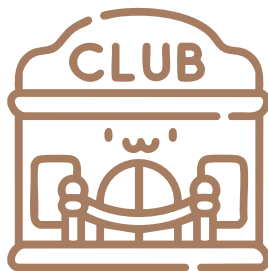
Every Home, a **Corner Home**

Light and air flow freely, making every home a refreshing sanctuary.



11 feet Floor to Ceiling Height

Expansive vertical space for better ventilation, openness, and grandeur.



38,000 Sq.ft Clubhouse

A grand space designed for leisure, fitness, and community gatherings.



5 Mins* from Varthur Sarjapur Main Road

Unmatched connectivity to key hubs, ensuring ease and convenience.



4 lifts per tower

Effortless vertical mobility with four lifts in every tower, ensuring convenience and reduced wait times.

Crafted to Perfection.



Mini-Forest

750+ of trees breathe life into every moment, creating a serene green haven.



8+ Acre Development

A vast expanse designed for a harmonious blend of nature and modern living.



No Common Walls

Complete privacy and peace - every home stands independently from the next.



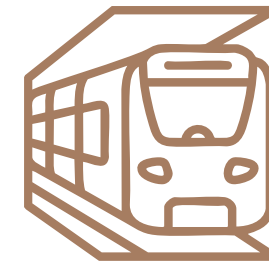
80% Open Spaces & Low-Density Living

Breathe easy in a thoughtfully designed community with vast open spaces, ensuring privacy, greenery, and room to thrive.



60+ Lifestyle Amenities

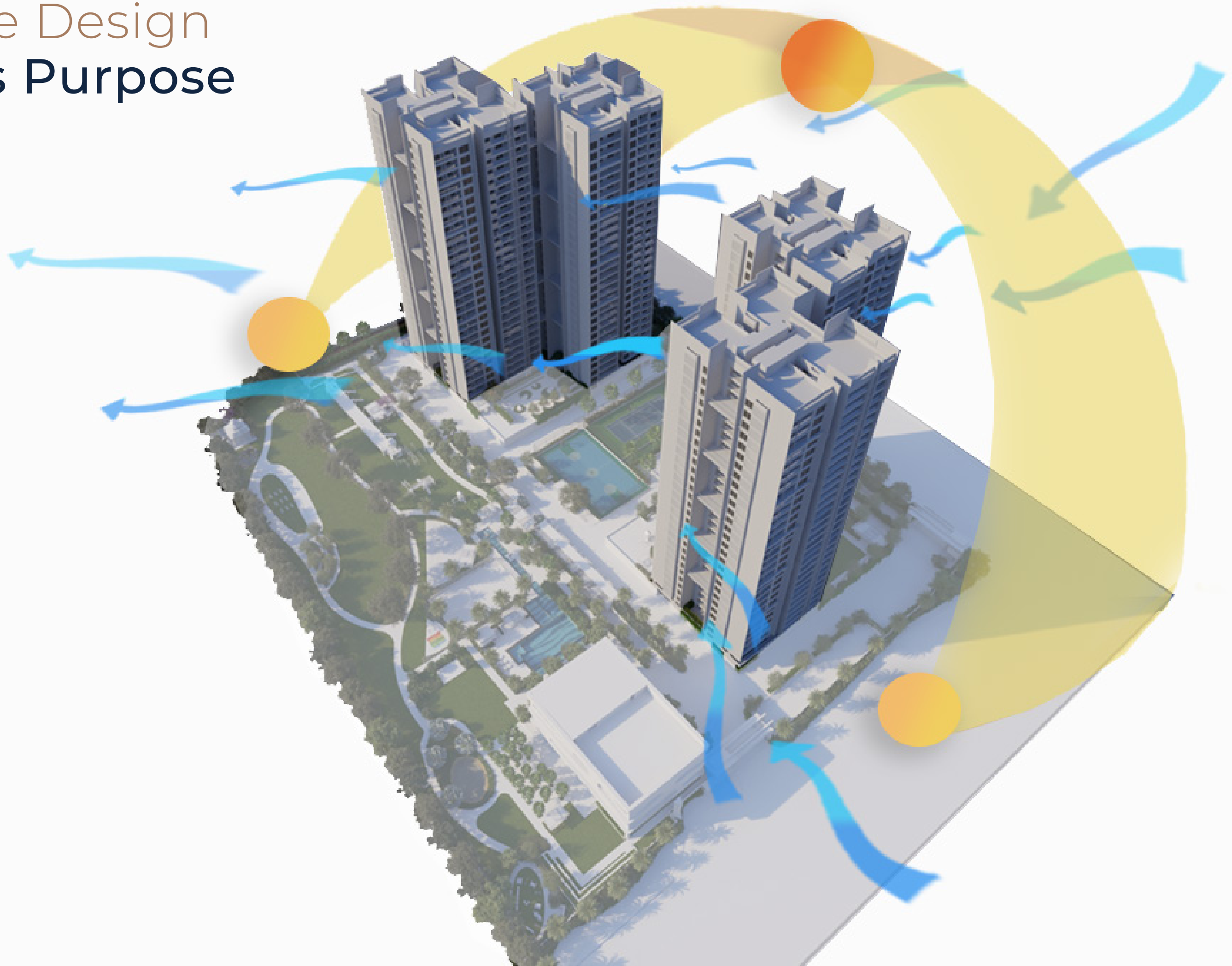
A curated selection of amenities catering to recreation, wellness, and leisure.

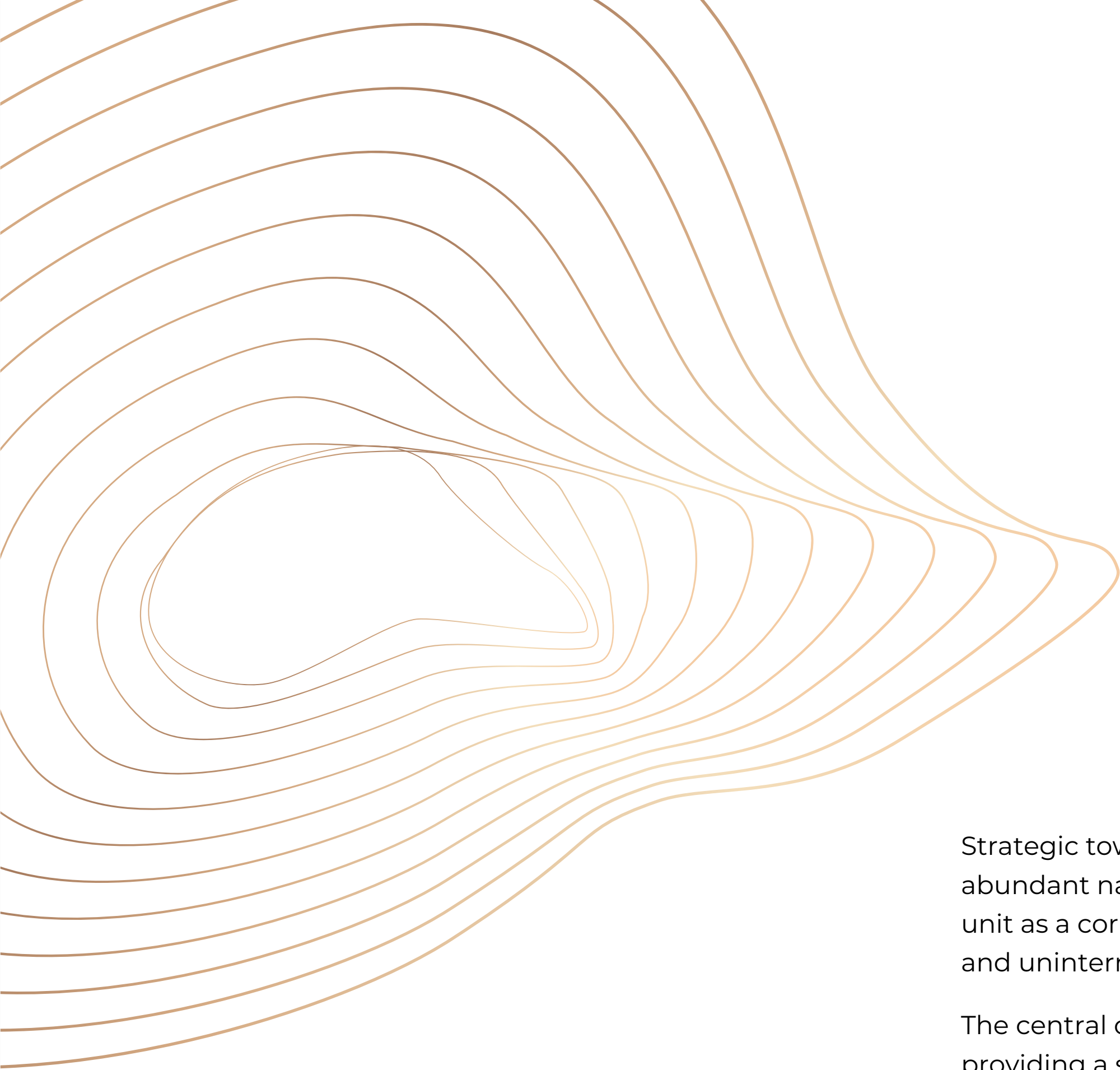


2.5 km from Upcoming Metro Station

Seamless connectivity to Bengaluru's expanding metro network, making city travel effortless.

Where Design Meets Purpose





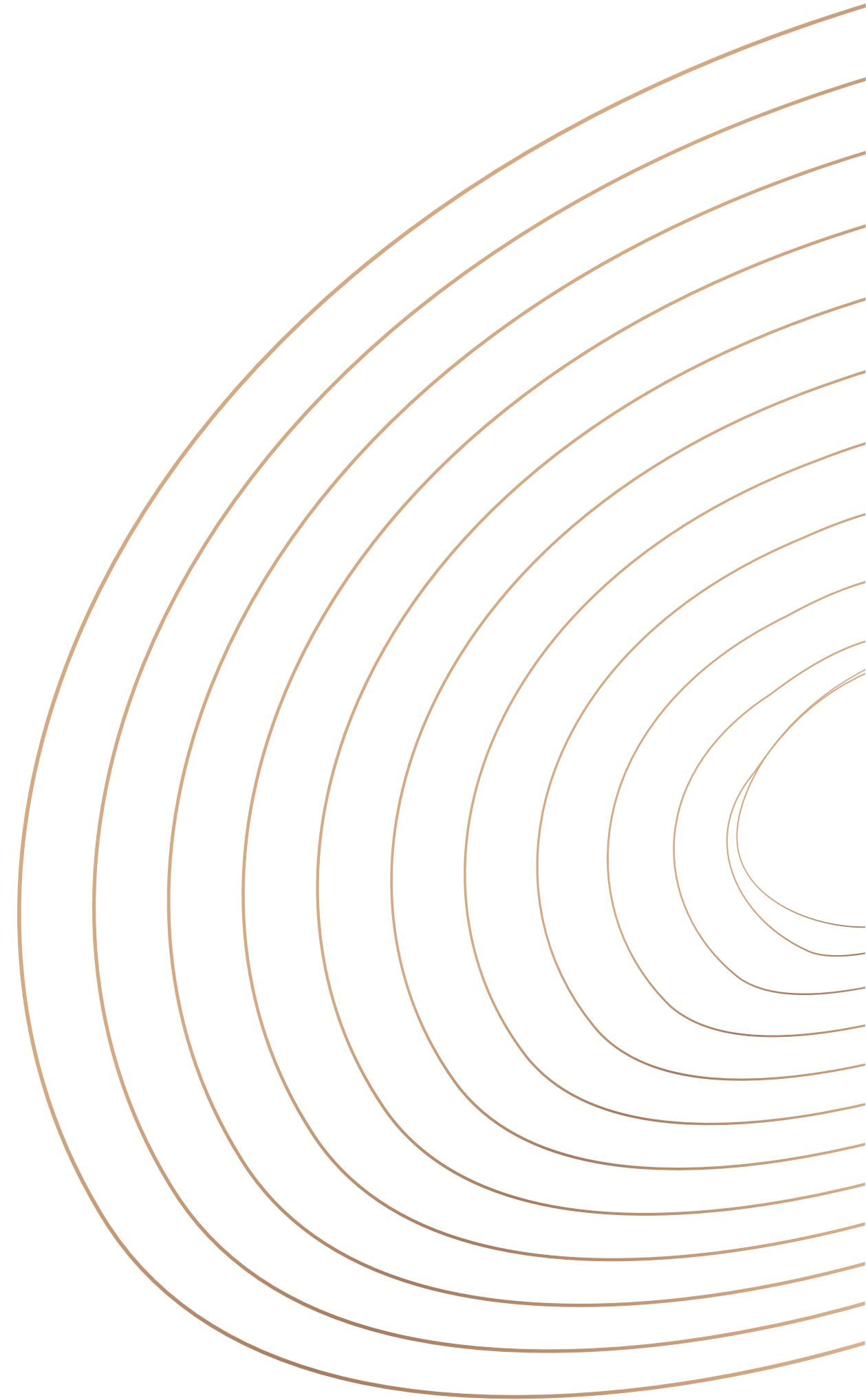
#ScientificallyCraftedLiving

Strategic tower placement ensures optimal wind flow, abundant natural light, and visual cohesion. With every unit as a corner home, residents enjoy cross-ventilation and uninterrupted natural light.

The central courtyard ties the community together, providing a serene space to relax, rejuvenate, and connect with nature.

Your World, Thoughtfully Designed

Every corner of Ventara Residences is a testament to thoughtful planning and design. From the strategic placement of towers to maximize natural light and ventilation, to the expansive central courtyard that fosters community and tranquility - the master plan seamlessly integrates modern living with the beauty of nature.



Master Plan

EXISTING 13.10 M WIDE ROAD
WIDENING TO 24.00 M MP ROAD

FROM CHAMBENAHALLI



EXISTING 14.6 M WIDE ROAD



LEGEND

1. Entrance/Exit Portal
2. Bus Bay - Seating Shelter
3. Security Cabin
4. Amphitheater
5. Pet Park
6. Party Spillover Outdoor Party
7. Recharge Pond
8. Pavilion With Food Counter
9. Hammock Station
10. Swimming Pool
11. Kid's Pool
12. Water Channel With Jets
13. Splash Pod
14. Seats With Umbrella
15. Sheltered Car Parking
16. Pergola With Climbers
17. Sand Pit
18. Pickle Ball + Volleyball Court
19. Mini Forest - Native Trees & Fruit Bearing Trees
20. Forest Trail, Jogging / Walking
21. Gazebo With Seating
22. Lily Pond With Aquatic Plants
23. Reflexology Pathway
24. Proposed Temple
25. Meditation Pavilion

26. Kid's Play Area
27. Adventure Play Area
28. Tree House
29. Cricket Pitch
30. Feature Wall With Signage
31. Giant Chess
32. Hopscotch
33. Ludo
34. Snake & Ladder
35. Basketball Court
36. Skating Rink
37. Tennis Court
38. Cycle Track
39. Bicycle Stand
40. Block Entry
41. Aroma Garden
42. Yoga Lawn
43. Sculpture Court
44. Children Play Area
45. Zen Garden
46. Plumeria Tree Court With Seating
47. View Deck
48. Pavilion With Seat
49. Floral Garden

CLUBHOUSE AMENITIES

50. Admin Office
51. Clinic
52. Pharmacy
53. Creche
54. Multipurpose Hall
55. Mini Mart
56. Billiards Room
57. Indoor Games
58. Badminton Court
59. Squash Court
60. Class Room
61. Music Room
62. Reading Nook
63. Art & Craft Room
64. Co-Working Space
65. Gym
66. Meditation Nook
67. Yoga-Studio
68. Spa
69. Jacuzzi
70. Steam Room
71. Salon
72. BBQ Counter
73. Guest Room



Amenities in Harmony,
Moments in Flow.

At Ventara Residences, over 60 thoughtfully curated amenities create an environment where life flows effortlessly. From tranquil green retreats to dynamic sports arenas, every corner is designed to inspire movement, nurture well-being, and foster vibrant connections. This is where every generation finds its rhythm in harmony with nature.

Step into a life where every moment flows effortlessly.

1. Wellness and Tranquility

- Meditation Pavilion
- Yoga Lawn
- Reflexology Pathway
- Zen Garden
- Aroma Garden
- Sculpture Court
- Plumeria Tree Court with Seating
- Lily Pond with Aquatic Plants
- Recharge Pond
- Proposed Temple
- Mini Forest - Native Trees and Fruit- Bearing Trees
- Studio Space (Yoga, etc.)
- Salon & Spa
- Meditation Nook

2. Nature and Green Spaces

- Forest Trail, Jogging/Walking Track
- Floral Garden
- Gazebo with Seating
- Pergola with Climbers
- Tree House
- View Deck
- Pavilion with Seat
- Central Landscape Area

3. Active Living and Fitness

- Swimming Pool
- Kid’s Pool
- Water Channel with Jets
- Splash Pod
- Badminton Court
- Pickle Ball + Volleyball Court
- Squash Court
- Tennis Court
- Basketball Court
- Skating Rink
- Cricket Pitch
- Cycle Track
- Bicycle Stand
- Gym
- Pet Park

4. Family-Friendly Features

- Kid’s Play Area
- Adventure Play Area
- Hammock Station
- Seats with Umbrella
- Sand Pit
- Giant Chess
- Hopscotch
- Ludo
- Snake & Ladder

5. Community and Leisure

- Amphitheater
- Party Spillover Outdoor Party Area
- Pavilion with Food Counter
- Open Terrace Restaurant
- Lounge Area (Terrace)
- Multipurpose Hall
- Music Room
- Art & Craft/Multipurpose Room
- Guest Rooms (Terrace)
- Coworking Space
- Reading Nook
- Classroom

6. Convenience and Functionality

- Mini Mart
- Pharmacy + Clinic
- Creche
- Laundry Room
- Indoor Games 1 (Table Tennis & Foosball)
- Indoor Games 2 (Board Games)
- Billiards Room



Club house



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A Destination for Wellness, Leisure, and Community

At Ventara Residences, the 38,000 Sq.ft clubhouse is more than just an amenity - it's a lifestyle centerpiece designed to elevate your everyday. Across multiple thoughtfully curated floors and a scenic terrace, it offers an array of spaces to unwind, connect, and thrive.

From relaxing spa treatments to energizing games, from co-working zones to serene lounges, the clubhouse caters to your every need, blending luxury with functionality. Whether you're hosting a gathering, finding your fitness groove, or simply recharging in peaceful surroundings, this is where life flows effortlessly.

Welcome to a space where
well-being meets vibrancy, and
every moment is crafted to
enrich your lifestyle.

Ground Floor

Multipurpose Hall with Dry Pantry

Mini-Mart for Essentials

Pharmacy & Clinic

Creche for Little Ones





First Floor

Indoor Games

Billiards Room

Squash Court

Badminton Court

Second Floor

Art & Craft Multipurpose Room

Music Room

Reading Nook

Co-Working Spaces

Classrooms for Workshops





Third Floor

Spa & Salon

Meditation Nook

Gym with State-of-the-Art Equipment

Studio for Yoga & Fitness

Steam Room & Jacuzzi

Terrace

Open Terrace Lounge

BBQ Counter & Store

Guest Rooms for Visitors



Not just a place to live, but a space to
breathe, dream, and truly be.





100%
Vastu - compliant homes.



Only 4 units per floor.
More privacy, more space.



80% Open Spaces.
Breathe Free.



Only 456 residences.
More space, more exclusivity.



60+ curated amenities
for a vibrant lifestyle.



A thriving mini forest.
750+ of trees growing
alongside you.

**Every home,
a corner home.**

A home where every
side opens to light, air
& endless possibilities.





A community alive with
energy, connections & joy.



A Community for Every Generation.
Amenities crafted for toddlers, seniors, and even your pets.



A Childhood Dream, Realized.

A treehouse designed to spark joy and imagination.



Temple with a Courtyard.

A sacred space for prayers, reflection, and togetherness.

Experience the
vision before it
becomes reality.



Grand Entry



Artist's impression

Central Podium



Artist's impression



One Acre of Forest



Outdoor Party Deck
with DJ Space.



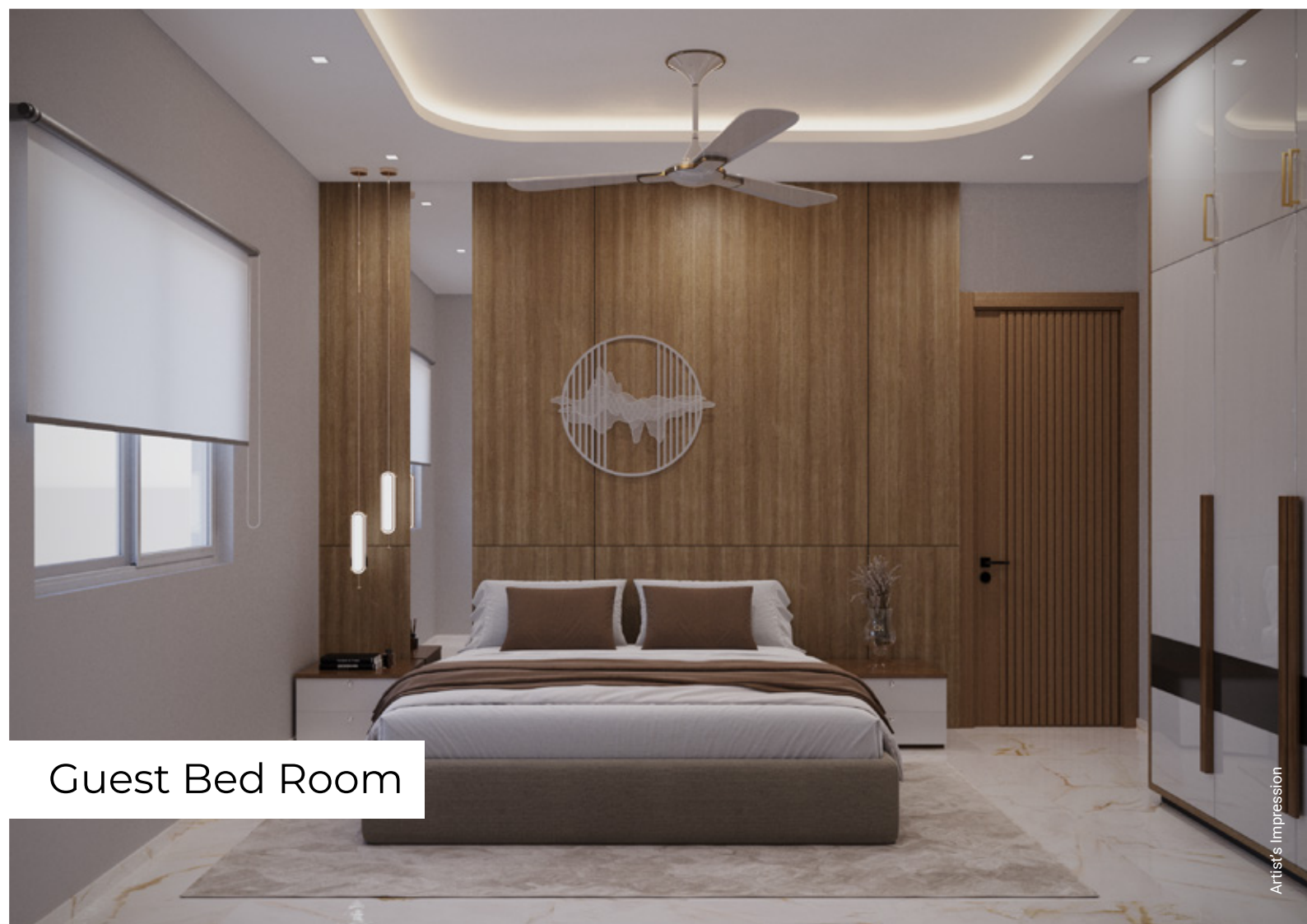
Foyer

Artist's Impression



Living Room

Artist's Impression



Guest Bed Room

Artist's Impression



Kids Bed Room



Master Bed Room



Kitchen

Where Life Flows, Spirit Thrives

Ventara Residences isn't just a place to live - it's a lifestyle that celebrates flow, harmony, and the spirit of Sarjapur. Here, every moment feels effortless, and every space is crafted to perfection.



Our Trusted Partners



Master Planner
FWD Architects



Structural Consultants
Quadometry Engineering



Landscape Designer
Dhruva Landscape Architects



MEP Consultants
Design Hub Consultants



Strategic Partner
Anarock



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SCIENTIFICALLY CRAFTED LIVING

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This Project is funded by
BAJAJ HOUSING FINANCE LIMITED



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Strategic Partner

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