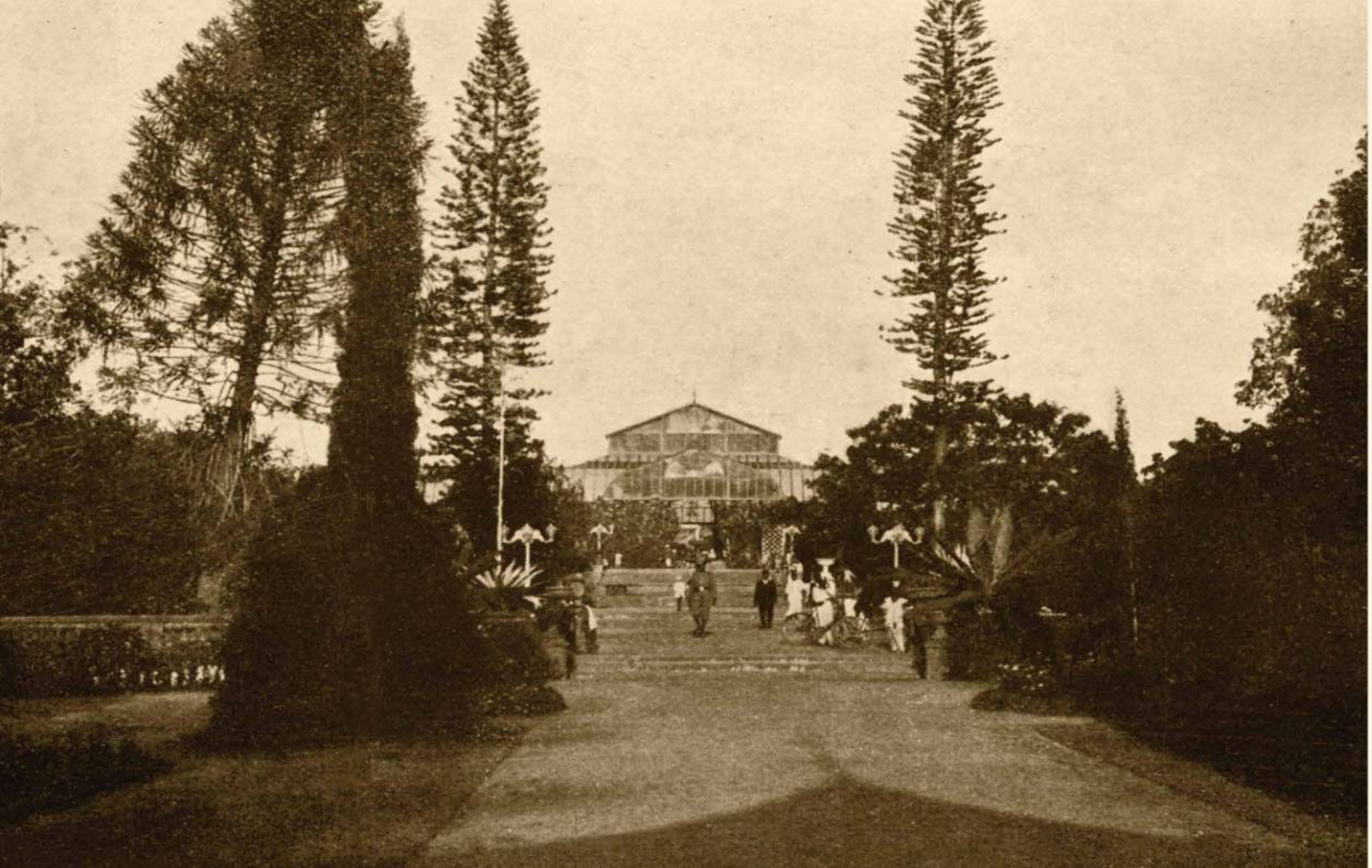
VAISHNAVI®

at-one®

KRISHNA BRINDAVAN



THE BIRTHPLACE OF A CITY

South Bengaluru is where our story began. In 1537 AD, Kempe Gowda I envisioned a well-planned city, marking its first streets with decorated bullocks at the junction of Doddapete and Chikkapete. This region became home to Bengaluru's earliest residents, evolving into a cultural and intellectual hub.

From the heritage of Malgudi Days to the lush expanse of Lalbagh, South Bengaluru continues to embody the soul of the Garden City - a perfect blend of history, culture, and progress.



BANASHANKARI: WHERE NOSTALGIA AND MODERNITY CO-EXIST

For many, South Bengaluru evokes images of tree-lined roads and a city that still preserves its old-world charm.

Lush green spaces and charming neighbourhoods dot the landscape. Excellent connectivity, access to key business districts, and recreational options make it bustle with a unique energy.

It is here, in Banashankari, that Vaishnavi AT-One Krishna Brindavan finds a home.





Artistic Impression

BUILT FROM THE HEART

At its core, Vaishnavi AT-One Krishna Brindavan is an ode to the garden city of Bengaluru. It draws inspiration from traditional courtyard homes, featuring a central garden or Brindavan that serves as the focal point around which the living spaces are arranged.

This expansive 4.95-acre space boasts 359 luxurious apartments, offering both 3-BHK and 4-BHK configurations. World-class amenities and facilities complement the living spaces, making it the perfect blend of convenience, comfort and modern elegance.

Home is where the heart is and at Vaishnavi, we build from the heart, understanding that a home goes beyond just the physical space. It is where you will create some of the most cherished memories of your life with the people you care about.

LOCATED IN THE HEART OF SOUTH BENGALURU

Situated in **Banashankari, South Bengaluru,** a neighbourhood known for its old-world charm, tree-lined avenues and seamless connectivity to IT hubs like HSR Layout, Bellandur and Electronic City.

Schools and Colleges

Dayananda Sagar International School	1.4 KM
Sri Kumaran Children's Home PU College	1.6 KM
Delhi Public School	3.3 KM
Clarence Public School	3.8 KM
Ekya School	3.8 KM
Indian Institute of Management, Bangalore	5.0 KM
BMS College of Engineering	5.1 KM
Orchids The International School	5.2 KM

Hospitals

Motherhood Hospital	2.4 KM
Cloudnine Hospital	4.3 KM
Jayadeva Hospital	4.4 KM
Apollo Speciality Hospital	4.8 KM
Fortis Hospital	5.4 KM

Shopping Malls

Central Mall	3.3 KM
Forum Falcon City Mall	3.8 KM
Nexus Vega City Mall	4.2 KM

Restaurants

Pump House	2.3 KM
Fat Owl Gastropub	2.4 KM
Go Native	3.0 KM
Phurr	3.9 KM
URU Brewpark	4.2 KM

Events & Recreation

Ranga Shankara	2.4 KM
Prestige Centre for Performing Arts	3.7 KM
Indian Music Experience Museum	4.0 KM

Supermarkets

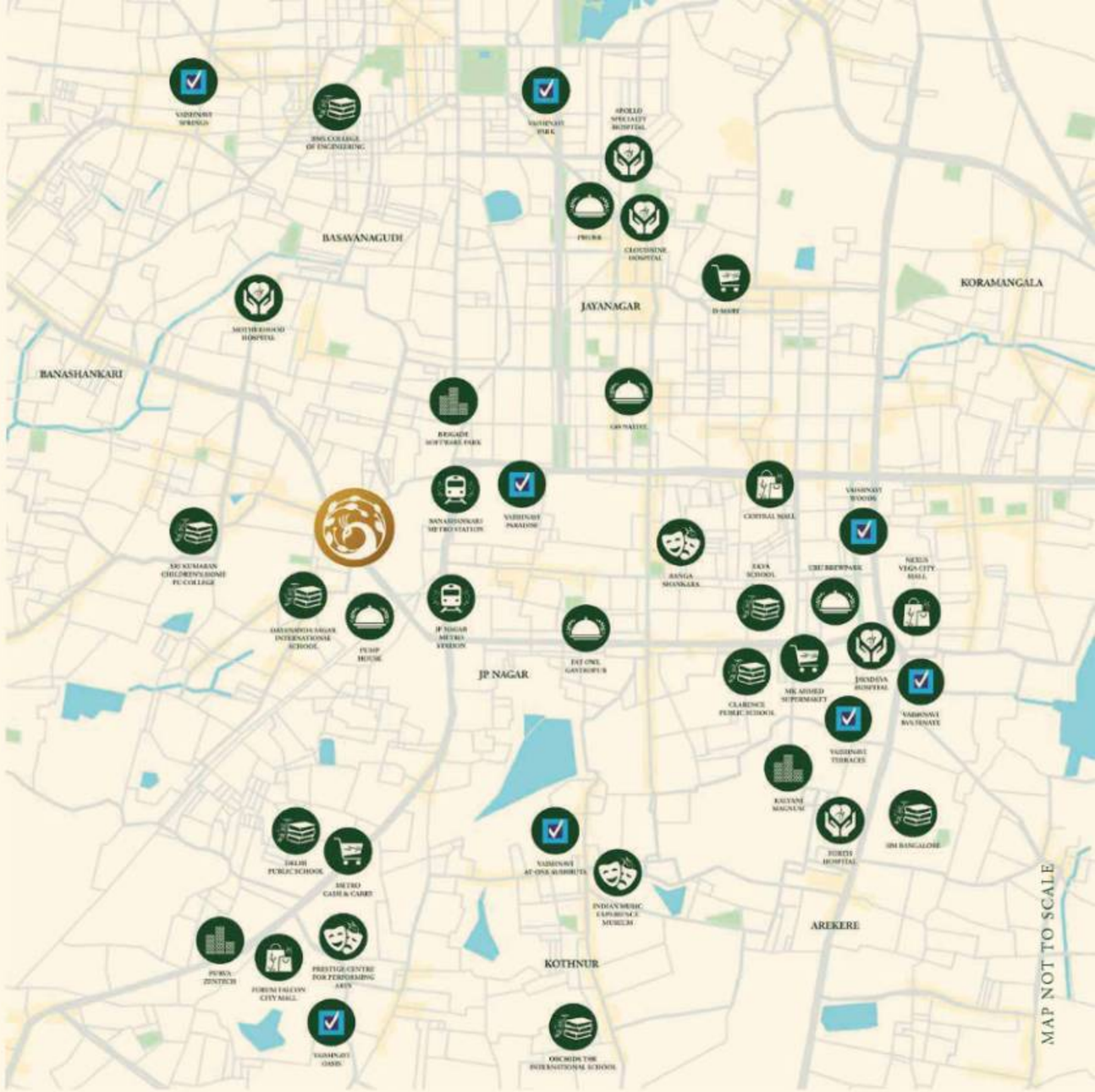
Metro Cash & Carry	2.9 KM
MK Ahmed Supermarket	3.3 KM
D-Mart	4.9 KM

Tech Parks

Brigade Software Park	1.7 KM
Purva Zentech Business Park	4.0 KM
Kalyani Magnum Infotech Park	4.3 KM

Vaishnavi Group's Presence in South Bengaluru

Vaishnavi Paradise	1.7 KM
Vaishnavi AT-One Sushruta	3.0 KM
Vaishnavi Terraces	4.1 KM
Vaishnavi BVS Senate	4.5 KM
Vaishnavi Woods	4.5 KM
Vaishnavi Park	5.0 KM
Vaishnavi Springs	5.5 KM
Vaishnavi Oasis	5.7 KM



Top-rated schools nearby, giving your kids more time to thrive.

Nearby metro stations make navigating Bengaluru quick and easy.

Renowned hospitals just minutes away.

High-end malls and lively shopping streets just a short drive away.



Artistic Impression

STANDS TALL ABOVE THE REST

Designed to seamlessly blend architecture with nature, Vaishnavi AT-One Krishna Brindavan redefines urban living with open spaces, lush greenery and modern luxury. Two soaring towers rise above beautifully landscaped gardens, creating a serene retreat while offering breathtaking views of both the verdant property and the dynamic cityscape beyond.

Built on three levels of parking, every residence is positioned to maximise privacy, openness and connection, ensuring a harmonious living experience for you and your family.


The backdrop to
life's best moments
Artistic Impression

MASTER PLAN

Spread across **4.95 acres,** the development features two towers and three levels of parking. It is designed to blend lush green open spaces, modern architecture and community-centric living.

LEGEND

GROUND FLOOR

01. ENTRANCE GATEWAY
02. EVENT LAWN
03. WALKWAY
04. PLAZA WITH POTTED PLANTS
05. TREE COURT
06. CHILDREN'S PLAY AREA
07. HALF BASKETBALL COURT
08. PICKLEBALL COURT
09. COMMUNITY LAWN
10. PADEL COURT
11. SKATING RINK
12. OUTDOOR FITNESS ZONE
13. CRICKET NET
14. SERVICES
15. VISITORS' CAR PARKING
16. PET PARK
17. WAITING PAVILION
18. STAIRS AND ELEVATOR FROM GROUND FLOOR TO SECOND FLOOR PODIUM

PODIUM

19. RAMP ACCESS TO PARKING LEVELS
20. COMMUNITY LAWN
21. CONSERVATORY
22. HARDSCAPE
23. SEATING FOR ELDERS
24. CANOPY COURT
25. REFLECTIVE WATER FEATURE
26. SEATING COURT
27. HERB GARDEN

CLUBHOUSE

28. AMPHITHEATRE
29. INFINITY POOL
30. KIDS' POOL
31. MULTIPURPOSE DECK
32. CONNECTING BRIDGE





Artistic Impression

DESIGNED FOR JOY

At Vaishnavi AT-One Krishna Brindavan, design is not just about form, it is where aesthetics meet purpose.

Independent Living

Thoughtfully designed independent dwellings with separate entrances for enhanced privacy.

Advanced Construction

Aluminium formwork construction for superior durability, speed and structural integrity.

Vaastu-Compliant Design

All homes are designed in harmony with traditional principles of wellbeing.

Unparalleled Heights & Space

Tallest towers in Banashankari for spectacular views, with over 10 ft. clear ceiling height, adding to the sense of openness.

THOUGHTFUL LUXURY

Every detail is crafted to quietly delight the senses. From the finishes to the flow, comfort is seamlessly woven into form and function.

World-class Amenities

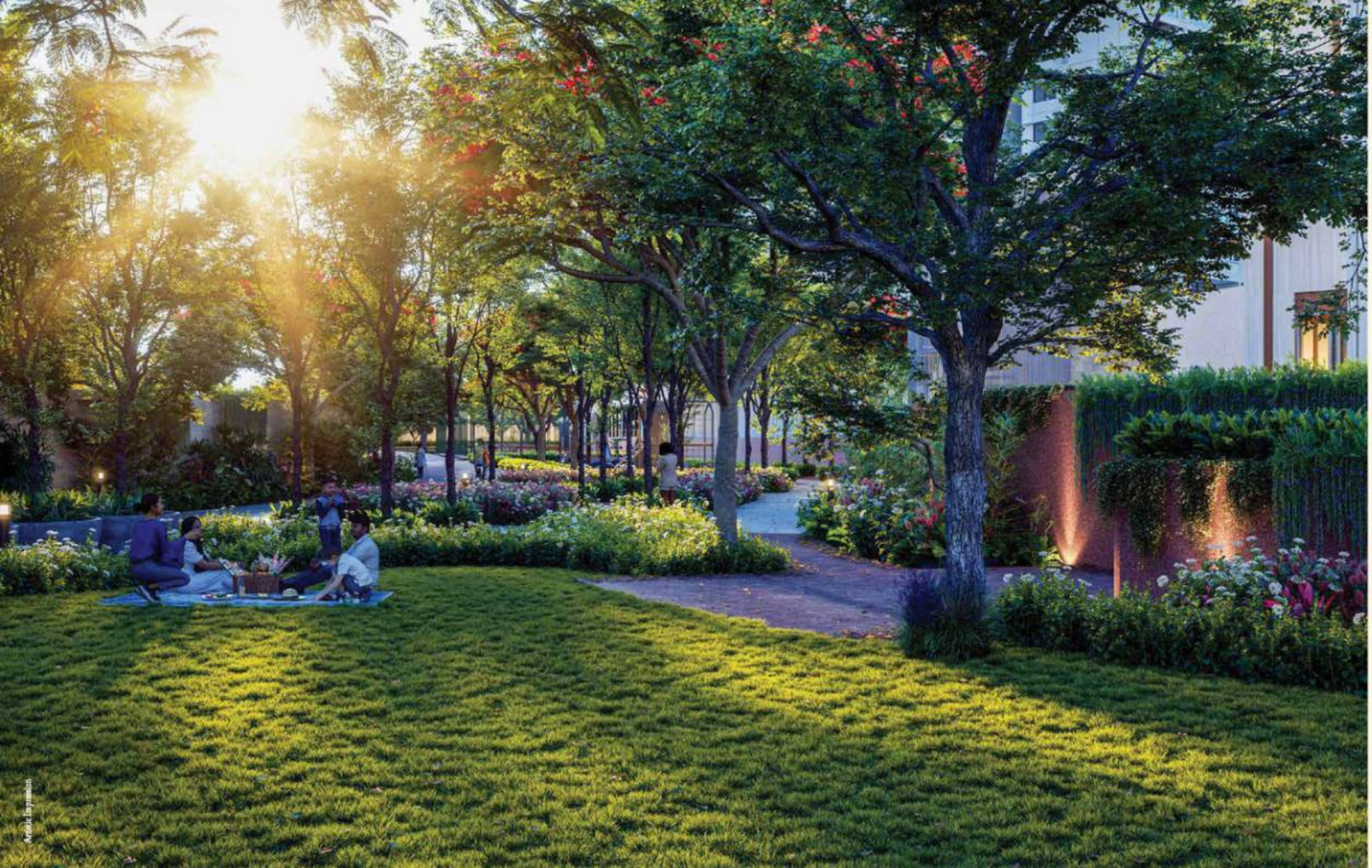
25,745 sq. ft. clubhouse with premium indoor and outdoor facilities.

Residences overlooking internal gardens and lush green surroundings, offering a tranquil, nature-inspired lifestyle.

Luxury Specifications

- Imported marble flooring in living and dining areas.
- Wooden flooring in all bedrooms for warmth and elegance.
- Shower cubicles, geysers and premium fittings in every home.
- Gypsum plastering for a flawless finish.





SUSTAINABILITY

Vaishnavi AT-One Krishna Brindavan is designed for a greener future. It features solar power, rainwater harvesting, and energy-efficient systems to minimise environmental impact. The community is enriched with lush green spaces, native plants and smart water conservation measures.

With recycled water and sustainable resource management, it offers a home that is not just beautiful, but also eco-friendly and responsible.



Artistic Impression



WHERE LIFE UNFOLDS

At the heart of Vaishnavi AT-One Krishna Brindavan is the courtyard, which stands as a vibrant oasis where people come together and everyday moments turn into cherished memories. It is a place where boundaries blur and neighbours become family.

A Verdant Wonderland

Inspired by sacred gardens, flowing water and serene spaces, this lush sanctuary blends nature and design in perfect harmony.

Every pathway here is shaded by lush green canopies and the symphony of chirping birds puts you in a state of relaxation. Whether it is morning yoga, evening strolls, or festive celebrations, every experience here deepens your connection to nature, community, and home.

More than just a place to live, this is a place to belong.


Unwind and relax
at your own pace



THE HEART OF TOGETHERNESS

At the core of Vaishnavi AT-One Krishna Brindavan lies a state-of-the-art clubhouse designed to bring people of all ages together.

Make exercise fun
Stay active with world-class sports facilities.

Make the most of down time
Watch a movie in the mini theatre, enjoy various indoor games and host parties at the mini event deck.

Unwind effortlessly
Take a refreshing dip in the infinity pool and soak in the stunning views.

Connect and celebrate
The senior lounge, multipurpose hall, children's play area and pet park are all spaces to create new memories.


Find your rhythm
in every moment

RECONNECT WITH WHAT MATTERS

- Badminton Courts
- Squash Court
- Children's Play Area
- Indoor Games: Cards, Carrom, Foosball, Billiards, Table Tennis
- Gymnasium
- Multipurpose Hall
- Lounge for Senior Citizens
- Library / Reading Room
- Mini Theatre
- Infinity Pool
- Kids' Pool
- Yoga Deck
- 2 Mini Event Decks
- Mini BBQ Station
- Mini Amphitheatre







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PLAY TO YOUR HEART'S CONTENT

- Children's Play Area
- Outdoor Fitness Zone
- Walking / Jogging Track
- Skating Rink
- Cricket Net
- Pickleball
- Pet Park
- Padel Court
- Half Basketball Court



SPECIFICATIONS

STRUCTURE

RCC structure compliant with Seismic Zone–2

Covered car parks in the basement, two upper levels and surface open car parking.

FINISHES

FLOORING

Lobbies in the Basement, Parking Level 1 and Parking Level 2 leading to the Lifts and Staircases	Granite / Vitrified tiles / Equivalent
Podium Entrance Level	Marble / Granite / Vitrified tiles / Equivalent
Typical Floor Lobbies	Vitrified tiles / Equivalent
Living / Dining	Marble / Equivalent
Master Bedroom	Engineered wooden flooring / Equivalent
Bedrooms	Laminated wooden flooring / Wooden finish vitrified tiles / Equivalent
Kitchen	Vitrified tiles / Equivalent
Balcony / Utility / Drying Yard	Anti-skid vitrified tiles / Equivalent
Toilets	Anti-skid vitrified tiles / Equivalent
Staircase – Basement, Parking Level 1 and Parking Level 2	Granite / Vitrified tiles / Equivalent
Staircase – Typical Floors	Granite / Vitrified tiles / Equivalent

WALLS

All Internal Walls	Gypsum punning and emulsion paint
Kitchen	Dado, granite counter, sink and faucet will not be provided
Utility	Vitrified tiles / Equivalent for dado up to 4 feet height and emulsion paint above
Drying Area	Vitrified tiles / Equivalent for dado up to 4 feet height and emulsion paint
Toilets	Vitrified tiles / Equivalent for dado up to false ceiling
Lift Wall Cladding	Second floor: Marble / Granite / Vitrified tiles / Equivalent cladding Basement, Parking Level 1, Parking Level 2 and Typical Floors: Granite / Vitrified tiles / Equivalent Cladding.
Exterior Fascia of Building	External texture with weather-proof exterior emulsion paint
Corridor Walls	Emulsion paint





CEILINGS

All Internal Ceilings within the Units	Putty and emulsion paint
Toilets	PVC ceiling

HANDRAILS

Staircases	MS railings
Balcony	SS railings with toughened laminated glass

FIXTURES & FITTINGS

DOORS & WINDOWS FOR APARTMENTS

Windows	Schüco / Equivalent - 2.5 track aluminium sliding shutters with insect mesh and safety grill
Balcony Doors	Schüco / Equivalent - 2.5 track aluminium sliding shutters with insect mesh
Ventilators	uPVC with Louvered / Hinged / Fixed shutters with exhaust fan
Main Door	Engineered wood frame, shutter with teak veneer finish on both sides including biometric digital lock
Bedroom Doors	Engineered wood frame, shutter with veneer finish on both sides
Toilet Doors	Engineered wood frame, shutter with veneer finish outside and laminate finish on inside

PLUMBING /SANITARY FITTINGS

All Sanitary and Plumbing Fixtures	Kohler / Equivalent
All Toilets	Glass shower partition and geyser will be provided

ELECTRICAL WORKS

Power Supply	3BHK: 6 KW; 4BHK: 8KW
DG Power Backup	100% backup for all units and common areas
Elevators	Each tower will be provided with 3 high-speed passenger lifts and 1 service lift of reputed make

OTHER SERVICES / INFRASTRUCTURE

Services	Sewage treatment plant, water treatment plant and organic waste converter will be provided as per requirements
Intercom Point	Each apartment is connected to main security and clubhouse
CCTV	CCTV coverage for all lifts, driveways, entry and exit points, clubhouse common areas and clubhouse terrace



Artistic Impression

KEY PROJECT COLLABORATORS

At Vaishnavi AT-One Krishna Brindavan, some of the finest minds have come together to turn this vision into reality:

Architecture: **URBAN FRAME PRIVATE LTD.**

Structural Expertise: **TRC ENGINEERING (I) PVT. LTD.**

Landscape Mastery: **PRABHAKAR BHAGWAT**

MEP Innovation: **XCELLENCE MATTERS**

It is the coming together of vision, expertise, and craftsmanship to create a home you will always cherish.

IT'S A VAISHNAVI PROMISE

For 25+ years,

we have been building trust, pushing boundaries and innovating – all to ensure you enjoy a living experience that is second to none. We are constantly challenging ourselves by diversifying our portfolio with projects ranging from residential to commercial to retail.

We listen to what our customers have to say and provide them with a level of comfort they never knew existed.

This is the Vaishnavi way.

The Promise of Timeliness

Our consistent track record of early handovers reflects our unwavering commitment to delivering ahead of time, every time.

The Promise of Uncompromising Quality

Our commitment to excellence is reflected in our relentless pursuit of the highest quality standards and meticulous attention to detail in every project that we undertake.

The Promise of Impeccable Service

We redefine the home-buying experience with a customer-first approach, ensuring complete satisfaction. Our Customer Satisfaction Score stands at an impressive 84%*, a true testament to our dedication.

The Promise of Trust

We build trust through unwavering transparency, adhering to the highest standards of integrity in every transaction, and deeply understanding our customers' unique needs.

*Syndicated study conducted with existing customers and prospects.


Towering over
South Bengaluru
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Where every moment blooms
into treasured memories
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