





Birla Ojasvi symbolises a departure from the conventional. A tapestry of architectural and nature-inspired brilliance, the design strives to drape every experience with uniqueness.

It fosters a culture of openness, innovation and limitless potential in its sprawling 10 acres of land. Embellished with 3 towers of apartments and 1 block of row houses, the address encourages an inclusive ecosystem where youthful energy, vibrancy and liveliness thrives.



# The masterplan

## GROUND AMENITIES

- 1 Repose Area
- 2 Children's Play Area
- 3 Kid's Play Area
- 4 Sand pit
- 5 Skating Rink
- 6 Reflexology Path
- 7 Outdoor Fitness
- 8 Lawn Tennis Court
- 9 Basketball Court
- 10 Amphitheatre
- 11 Senior Citizen's pavillion
- 12 Yoga Deck
- 13 Civic Amenity
- 14 Tree Thicket
- 15 Market Place
- 16 Community Garden
- 17 Floral Garden
- 18 Pet Park

## PODIUM AMENITIES

- 19 Club Street
- 20 Health Street
- 21 Barbeque Pods
- 22 Seating Pods
- 23 Party Lawn
- 24 Pavilion
- 25 Lawn
- 26 Jacuzzi
- 27 Seating Deck
- 28 Swimming Pool
- 29 Kid's Pool

## CLUBHOUSE AMENITIES

- Lounge
- Library
- Badminton Court
- Gym Area
- Indoor Games
- Squash Court
- Mini Theatre
- Aerobics
- Terrace Party Area
- Steam and Sauna



Map not to scale. For representation purposes only.

# When you feel like you're not growing old, you know you're really growing.

Unwind yourself in a space where vibrancy and liveliness reside as permanent inhabitants.

At Birla Ojasvi, not a single moment passes in monotony and you are encouraged to think beyond their limitation. Here, every day unfolds a fresh vibe that makes you believe in the beauty of life.

Spending time in delight and indulging in holistic rejuvenation is a daily affair at this address. The youthfulness and sense of liveliness of this place makes every moment a timeless memory to reckon with.



A world LifeDesigned®  
to elevate your life  
in more ways than one.



# Partake in a rich tapestry of experiences at the Club Square.

The Club Square stands as the focal point, a vast open space atop the podium designed for community bonds and leisure. At its heart lies a magnificent half Olympic-size swimming pool, a symbol of vitality.

The Clubhouse, adorned with bespoke amenities, provides residents with diverse options for an active and engaging lifestyle. Here, every moment becomes timeless, capturing the essence of everlasting youth. Birla Ojasvi seamlessly weaves together luxury, community, and the promise of a vibrant, ageless living experience.



# Embrace vitality and balance along the Health and Club Street.

The Spa, or the Steam and Sauna rooms along the health street offer restorative embrace, revitalizing body and mind. Unleash your potential in our gym, tailored for diverse fitness pursuits. Engage in dance, aerobics, or find inner peace through invigorating yoga. Sports enthusiasts can challenge themselves on the Squash court.

Navigate through the Club Street, a connecting walkway fostering bonds between the clubhouse and towers. This pathway ensures every step is a journey towards a vibrant community. Birla Ojasui, where well-being and camaraderie intertwine seamlessly, offering a myriad of choices for a fulfilling lifestyle.





# The skyline is ready for its next big icon.

Welcome to the pinnacle of Birla Ojasui – the Signature Tower that redefines luxury living. This tower, crowning the development, offers an exclusive panorama of lush greenery, a dynamic cityscape, and the vibrant Sky Club, seamlessly elevating the residential experience.



# Not just brick and mortar, these are homes crafted with care, and designed for a life well-lived.

Towers 2 & 3 embrace thoughtful designs, with majority of the units featuring a three-sided open layout to ensure abundant light and ventilation. Luxurious master bedrooms with walk-in wardrobes, serene views for majority of the units, and vibrant cityscapes for others characterize these towers.

Adding to the allure, the row houses become sanctuaries within Birla Ojasvi, enriching the residential fabric. With a harmonious blend of nature, urban vibrancy, and leisure, Birla Ojasvi embodies a new dimension of contemporary living, where luxury meets lifestyle.



# Welcome an unparalleled living experience.

Step into homes that redefine spaciousness, featuring larger sizes meticulously designed to provide comfort and elegance. Each residence extends the living space outdoors with inviting balconies, fostering a seamless blend between the indoors and the panoramic outdoors.

Reserved for the young at heart, the details underscore the contemporary designs, commitment to luxury, and set the standard for sophistication within every home.



# Elevating leisure to new heights.

Perched majestically on the 33rd floor, Sky Club stands as a testament to elevated living. Exclusive to the residents of the signature tower, it is a coveted escape where luxury meets the sky.

The sky deck here is not just a spot; it's an experience where each resident of the signature tower is invited to become a spectator of the sky's ever-changing canvas. For those seeking entertainment, the Media and Coffee Lounge beckons, offering a cosy space for special screenings, from thrilling matches to blockbuster movies.

Beyond the enchanting views, the Sky Club seamlessly integrates leisure and productivity. Be it unwinding with a game of billiards, immersing oneself in the library, or finding focus in the well-equipped business centre, Birla Ojasui's Sky Club is an emblem of sophisticated living at its highest peak.



# Check-in to an unrushed life every day.

Birla Ojasvi, an expansive residence, finds its place in the thriving south-western enclave of RR Nagar.

Rooted in history since the early 1980s, RR Nagar has evolved into a dynamic suburb, harmonizing cultural diversity with modern vibrancy. Beyond its residential landscape, RR Nagar is a mosaic of commercial and educational establishments.

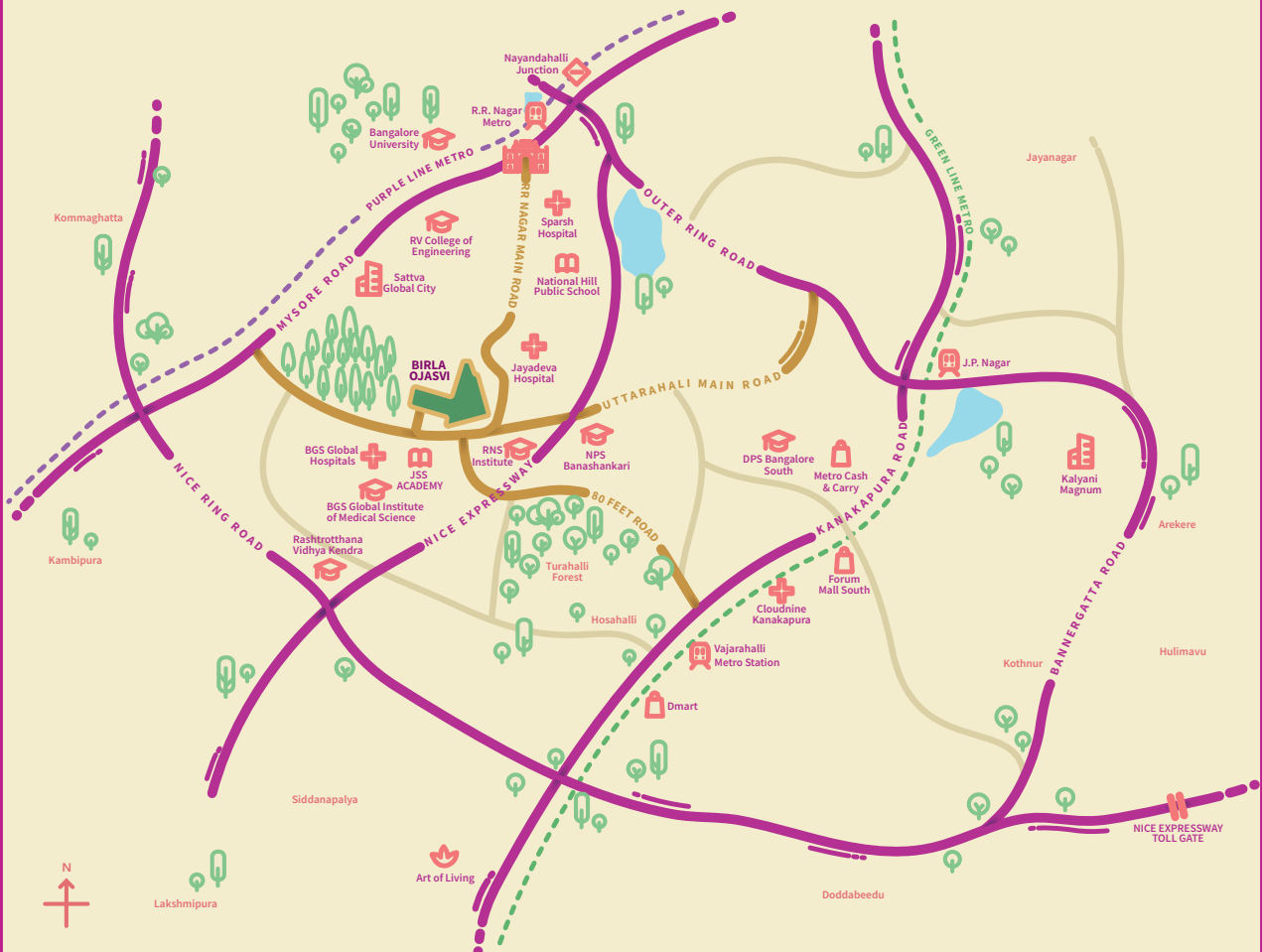
The revered Rajarajeshwari Temple, further enriches the area's heritage. From the temple's sacred grounds to the modern elegance of Birla Ojasvi, RR Nagar seamlessly weaves a narrative that celebrates its past while embracing a contemporary, bustling lifestyle.


Connected by the convenience of "Namma Metro," the Purple Line offers swift access to prime city centres including - Whitefield, Krishnarajapura, MG Road, Vidhana Soudha and Majestic station, enhancing the overall comfort and connectivity of Birla Ojasvi's residents. Birla Ojasvi also enjoys good connectivity to – NICE (Nandi Infrastructure Corridor Enterprises) Road.

# Spotlighting Convenience



**BIRLA  
OJASVI**  
RR NAGAR





**Only the  
best of the world,  
for your world.**

# Schools / Educational Institutions

- BGS Global Institute of Medical Science – 1.3 km
- BGS Public School – 2 km
- RNS Institute – 2 km
- NPS Banashankari – 3 km
- National Hill View Public School – 4 km
- Sri Jnanakshi Vidhyaniketan – 2 km
- RV College of Engineering – 3 km
- Global Academy of Learning - 2.5 km
- Rashtrottana Vidhya Kendra – 6 km
- DPS Bengaluru South – 10 km





# Hospitals

- BGS Global Hospitals – 1.3 km
- Jayadeva Memorial Hospital and Research Centre – 2 km
- Sparsh Hospital – 4 km
- Cloudnine – Kanakapura - 7 km



# Malls

- Gopalan Arcade Mall – 4 km
- Global Mall – 6 km
- Dmart – 7 km
- Forum Mall South – 8 km
- Metro Cash & Carry – 9 km



# Tech Park

- Sattva Global City (Global Village Tech Park - Accenture, Mindtree ,Mphasis Etc ) - **2 km**
- Kalyani Magnum (Oracle , Honeywell , VMware , E&Y Etc ) - **12 km**
- Bidadi Industrial Hub – (Toyota , Bosch , Coca-cola Etc ) – **20 Km**
- Electronic City – IT Hub (Infosys , Wipro , HCL Etc ) - **30 km**





ADITYA BIRLA

REAL ESTATE



**BIRLA ESTATES**

#### SITE ADDRESS

No. 352, Mylasandra Road (Off Uttarahalli Main Road),  
Mylasandra, Bengaluru - 5600059.

#### REGIONAL ADDRESS

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