ABHEE VENTURES · WHITEFIELD–SARJAPUR MAIN ROAD



Abhee City Urban Glenn

From a home to a world of possibilities.

A 45-acre Scottish-themed township with golf, a loch and four clubhouses.

MANIFESTO

A home for all that life can be.



Since 2009, Abhee Ventures has built spaces that make room for the many ways life takes shape. Choose golf. Choose Scottish landscapes. Choose wellness. Choose clubhouses.

What we believe

- Innovation
- Customer centricity
- Integrity & quality
- Sustainability

Our portfolio

- 10M+ sq ft completed
- 9M+ sq ft ongoing
- 10M+ sq ft upcoming

Recognition: Emerging Developer of the Year (VK Real Estate Summit & Award 2026), Best Realty Brand (ET Edge 2026), Luxury Project of the Year (ET Achievers 2025).

THE TOWNSHIP

Built around the landscape.



45 acres
Scottish-themed township

200+
Amenities

14
Towers, up to 35 floors

3,000
Units

2, 3, 3.5 & 4 BHK
Apartments

4
Clubhouses, 1,50,000+ sq ft

1.5 acre
Man-made lake, the Loch

4 km
Jogging and cycling track

Designed in an international partnership with UHA and RSP.

CLUBHOUSE · WELLNESS

Club Inverness



Inspired by the Highlands, it brings water, greenery and open skies into everyday life, with spaces to unwind, recharge and reconnect with nature.



AMENITIES

- Wellness lounge, coffee shop
- Yoga and Pilates studios
- Spin and personal training
- Wellness gym, longevity bar
- Wellness restaurant Highlands
- Kids zone, hair salon, barber
- Spa: massage rooms, flotation
- Therapy and wellness pools
- Cold plunges, snow room
- Infrared sauna, dry sauna, hammam

CLUBHOUSE · LIFESTYLE

Club Glasgow



Where the city energy meets everyday life: spaces for music, games, conversation and friendly competition, from movie nights to meals that turn into drinks.

AMENITIES

- Cafe, restaurant, sports bar
- Event space, banquet hall
- Bowling alley, karaoke room
- Mini theatre, music rooms
- Trampoline and games zone
- Content creation studio
- Co-working space, boardroom
- Executive business lounge
- Guest rooms and suites
- Outdoor cooking area

CLUBHOUSE · SPORTS

Club Edinburgh



Inspired by timeless facades, a clubhouse shaped around culture, conversation, sport and the pleasure of beautifully considered spaces.

AMENITIES

- Doubles badminton court
- Squash courts and lounge
- Pickleball and padel courts
- Gym, spinning studio
- Yoga and Pilates studios
- Skating rink, table tennis
- AV/VR gaming zone
- Pool table, carrom, chess
- Crèche and kids club
- Multipurpose hall, seniors lounge

CLUBHOUSE · GOLF

Club St. Andrews



Where golf becomes a daily ritual, with spaces for play, dining and lingering over views of the greens.

AMENITIES

- Golf simulator lounge
- Whiskey bar, juice bar
- Dining hall, private dining
- Fine dining
- Croquet court and lawn
- Outdoor deck, sunken seating
- Swimming pool, jacuzzi
- Plunge pool
- Changing rooms
- Executive business lounge

CLAN TOWERS

Every tower has a story to tell.





Facades inspired by ancient standing stones

Each tower draws on a Scottish clan, with motifs informing colours, patterns and details within one cohesive architectural language.

Elliot, Sinclair, Douglas	G+35 · 214 apts · 2 & 3 BHK
MacNab, Gunn, Mackintosh	G+35 · 286 apts · 2 & 3 BHK
Hamilton	G+34 · 138 apts · 3.5 & 4.5 BHK

LIFE IN THE OPEN

A life where you don’t have to choose.



The golf course: 3.5 acres, no memberships



The 1.5-acre Loch



4 km jogging and cycling track



Barbecue zone

Also outdoors

- Laird’s Garden and Royal Arbor
- Royal event lawn
- Lake-view seating
- Campfire

For everyone

- Outdoor kids’ play area
- Football and basketball courts
- Pet park
- Art and craft zone

Abhee City Urban Glenn · Whitefield–Sarjapur Main Road · 9/11 · Artistic impressions, not to scale

LOCATION

Wired into Bengaluru's growth.

Bengaluru Business Corridor	500 m
Upcoming Red Line Metro (airport link)	2 km
Sarjapura–RMZ–Hebbal metro (proposed)	1.5 km
Carmelaram Suburban Rail (by 2027)	15 min drive

Nearby

- 7 international schools in 2–3 km
- Manipal, Sakra, Cloudnine, Motherhood
- Park Square, Phoenix Marketcity

SWIFT City

- 1,000+ acre innovation hub
- Start-ups, workspaces, finance, tech
- Announced by Govt. of Karnataka

5-YEAR GROWTH

Whitefield	80%
Sarjapura Road	58%
Electronic City	38%

153% price appreciation in 5 years (99acres, PropEquity); 15–20% CAGR projected through 2030. Projections are not guarantees; metro, rail and SWIFT City are upcoming or proposed.

SPECIFICATIONS

Built to be lived in.

Structure and finish

- RCC structure, cement block walls
- UPVC windows and sliding doors
- Timber main door, engineered internal doors
- No counter or tile dado in kitchen

Services

- Concealed copper wiring, AC provision
- CCTV security cabins at all entries
- Common-area generator (apartment backup at extra cost)
- EV charging, rainwater harvesting, STP and WTP

RERA: Phase 1 PRM/KA/RERA/1251/308/PR/250826/008887 · Phase 2 PRM/KA/RERA/1251/308/PR/300926/008986. Images are artistic impressions, not to scale; this is not a legal offer. Please verify all details with the promoter. Project mortgaged with and funded by Bajaj Housing Finance Limited (disclosure applies to Phase I, Towers 4, 5 & 6 only).