



HOMES WITH  
AN ATTACHED ORCHARD

**ROHAN**  
Upavan

1, 2 and 3 BHK Apartments



## **COME HOME TO ARCHITECTURAL BRILLIANCE**

Rohan Upavan – located off Hennur Road – is a world of surprises. The homes are planned around the fruit bearing orchard to blend your indoors with the nature around. Designed to fulfill your needs and dreams alike, here aesthetics and architecture discover the perfect harmony.

Choose a 1, 2 & 3 BHK home with a breathtaking view of the 4.5 acre orchard bearing mango, chikoo, coconut and teak trees.



## **ARCHITECT'S NOTE**

Rohan Upavan is designed to enhance the connection between community and nature. The clubhouse and the other recreational facilities are woven into a large orchard of fruit-bearing trees and the sky garden is poised at upper level to encourage social interaction and create a lively neighborhood. While maintaining view towards the lush green central lung space, the aesthetically laid out units ensure privacy with ample light and ventilation.

## MASTER PLAN



### PROJECT FEATURES

- 4.5-acre orchard with full grown mango, saphota, coconut, teak trees.
- Unique nature amenities within the orchard like tree house, bio retention pond, reflexology walkway, garden gym, picnic & camping area with tents, hammocks.
- Organic vegetable garden.
- Furnished club house consisting of: Multipurpose Hall, Squash court, Equipped Gymnasium, Indoor games, Space for day care facility, Guest rooms, Library, Mini theatre.
- 11th floor Sky Deck with Indoor games like Pool, Table Tennis, Lounge area, Multi-function gathering area, Library.
- 3 outdoor multipurpose courts for Tennis, Basketball, Futsal, Cricket & Hockey.
- Swimming pool, Kids pool & Aquatherapy pool.
- Amphitheatre with stage plaza.
- Outdoor Fitness park, Yoga Deck, Senior citizens court, Jogging & Hiking tracks.



Typical **3 BHK**  
Carpet Area 1020 - 1060 sqft



Typical **2 BHK**  
Carpet Area 610 - 760 sqft



Typical **2.5 BHK**  
Carpet Area 850 - 900 sqft



Typical **1 BHK** Carpet Area 390 - 430 sqft



Typical **1.5 BHK** Carpet Area 470 - 480 sqft

**Key Areas:**

- Outer Ring Road - 5 Km
- KR Puram - 10.1 Km
- Hebbal - 12.1 Km
- Yelahanka - 12.5 Km
- MG Road - 13.3 Km

**Connectivity:**

- Kyalasanahalli - 400 m
- Byrathi Cross Bus Stop - 1.6 Km
- KR Puram Railway Station - 11.6 Km
- Yelahanka Railway Station - 12.5 Km
- Bangalore Int. Airport - 23.8 Km

**Entertainment:**

- Decathlon - 2.3 Km
- Agon Sports - 2 Km
- Lumbini Gardens - 8.7 Km
- Elements Mall - 7.4 Km

**Nearby WorkPlaces:**

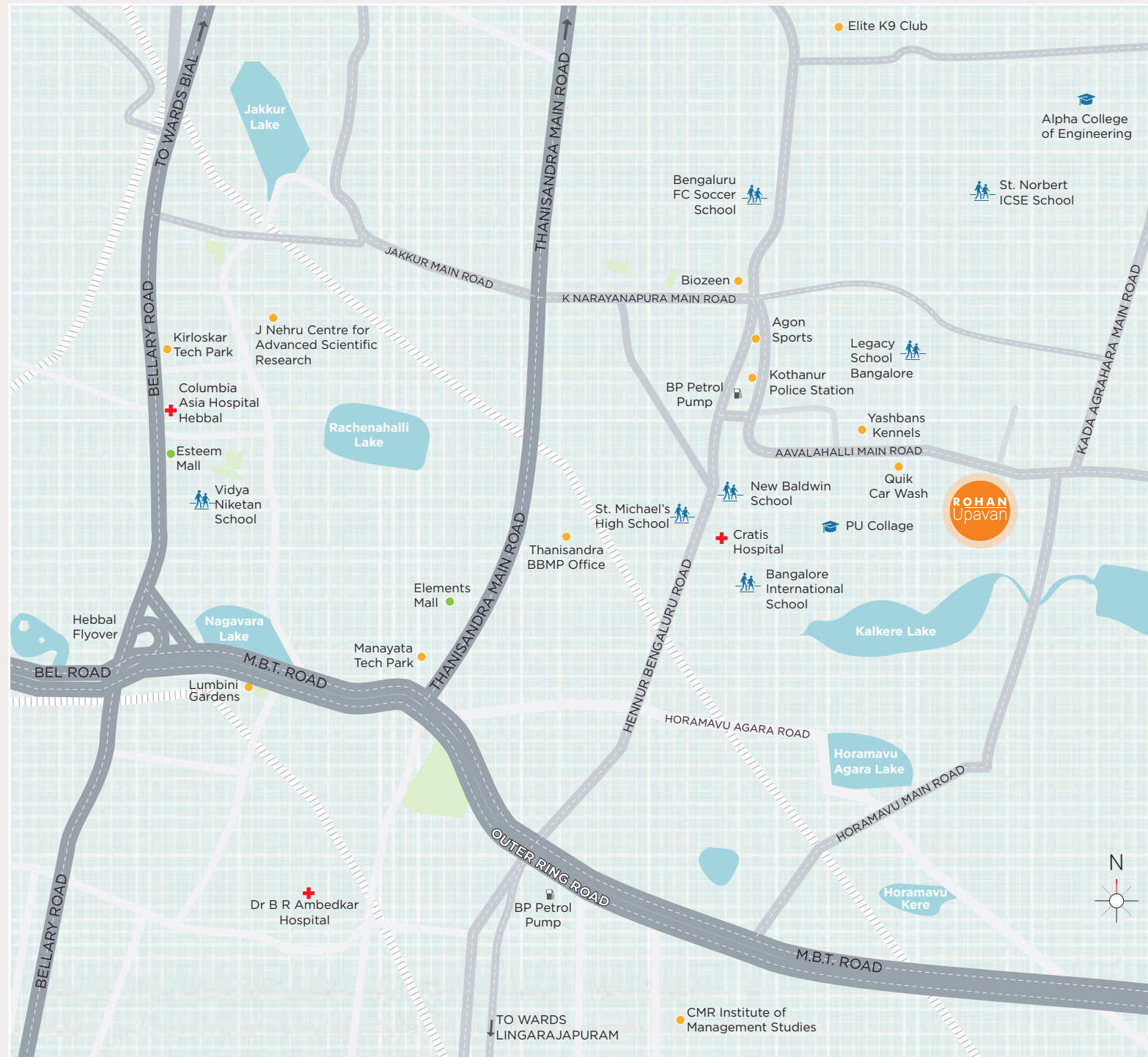
- Manyata Business Park - 7.4 Km
- Karle Town Center - 9.3 Km
- Kirloskar Business Park - 11.3 Km

**Hospitals:**

- Cratis Hospital - 2.6 Km
- People Tree Hospitals - 5.9 Km
- Manipal Hospitals - 5.9 Km

**Schools:**

- Legacy School - 2 Km
- Bangalore Int. School - 2.8 Km
- New Baldwin School - 2.2 Km
- Vibgyor High School - 6.8 Km



**Site Location:** Kyalasanahalli Village, Avalahalli Main Road, Near Byrathi Cross, Off Hennur Main Road, Bangalore - 560077  
**GPS:** 13.055839, 77.659886

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