ATMOS

TROPICALWOODS

Homes That Breathe as Freely as You Do

Haven’t you heard? Good things come the Atmos way.

They say serenity has an address—find it at Atmos

At Atmos, we believe your home should be your everyday escape—a space that feels refreshing, welcoming, and truly yours. We design with nature and comfort in mind, putting you at the heart of it all.

For us, it's not just about building houses; it's about creating places where dreams grow, memories flourish, and life unfolds with ease. Because when you choose Atmos, you're choosing more than a home—you're choosing a lifestyle crafted just for you.

Your Private Tropical Retreat



A Tropical Touch, Perfected for Urban Life

At Tropicalwoods, a villa is more than just a home—it's a thoughtful blend of design, nature, and well-being. Here, luxury finds its place within lush surroundings, bringing a sense of calm and community together.



Tropical Design Philosophy:

Each home is thoughtfully crafted to welcome sunlight, fresh air, and a touch of the outdoors—turning every corner into a serene retreat.



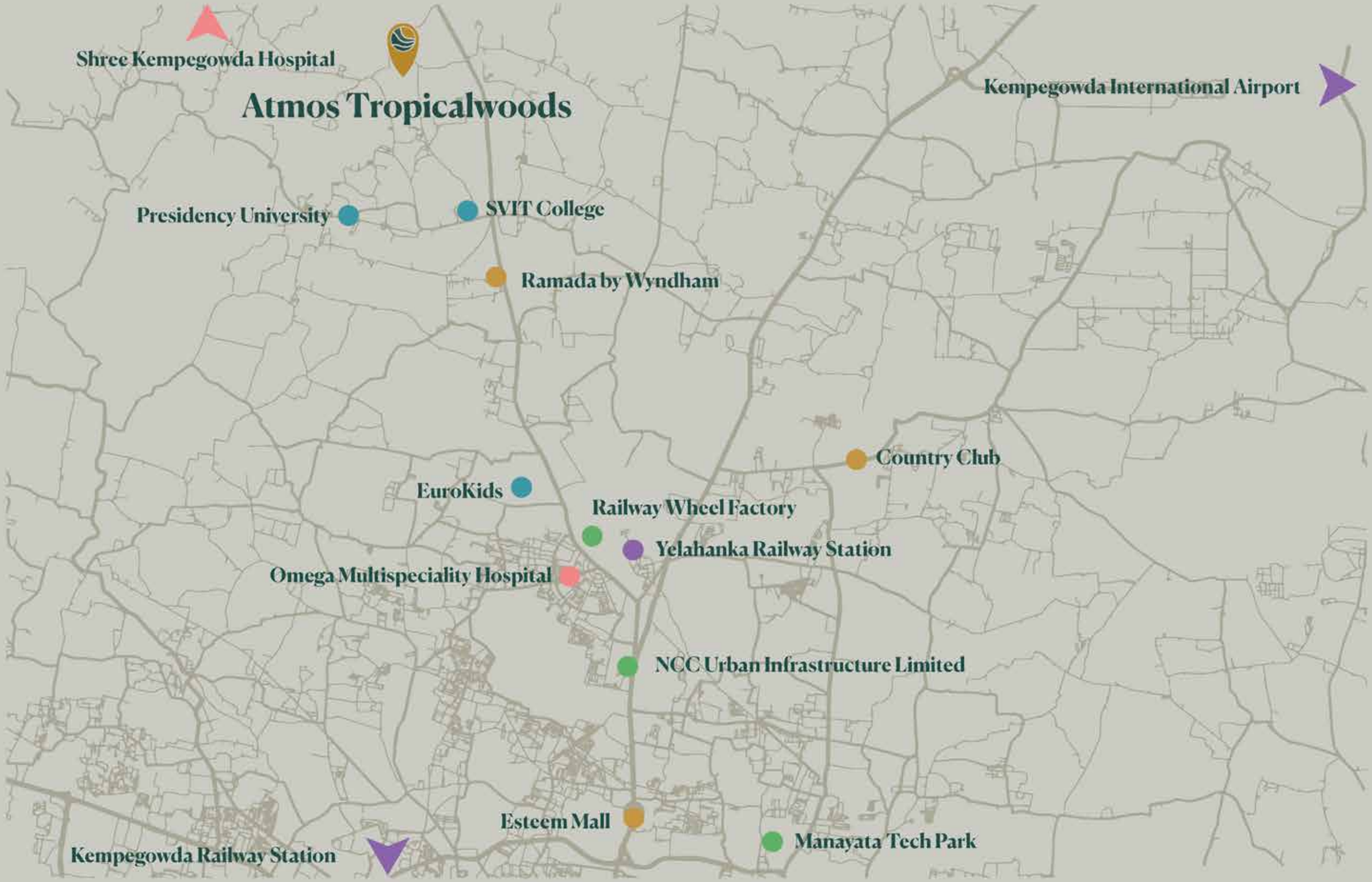
Seamless Indoor-Outdoor Flow:

With skylights, breezy layouts, and lush courtyards, you'll hardly know where the indoors end and the outdoors begin—nature's always just a step away.



Sustainable Living:

Climate-smart design keeps things cool and comfy year-round, proving that luxury and eco-friendly living can coexist beautifully. Who says you can't have it all?


Shree Kempegowda Hospital
Atmos Tropicalwoods
Kempegowda International Airport
Presidency University
SVIT College
Ramada by Wyndham
Country Club
EuroKids
Railway Wheel Factory
Yelahanka Railway Station
Omega Multispeciality Hospital
NCC Urban Infrastructure Limited
Esteem Mall
Manayata Tech Park
Kempegowda Railway Station

Location & Connectivity

Strategically situated away from the hustle & bustle of Bengaluru, yet close to all the world-class infrastructure in the city, the word inconvenience will disappear from your vocabulary at Atmos **Tropicalwoods.**

32+ *Educational Institutes*

11+ *Corporate Offices & Tech Parks*

13+ *Healthcare Facilities*

12+ *Leisure & Entertainment Spaces*

Educational Institutes

Vibgyor High School
Orchids The International School
Ryan International School
Canadian International School
Gnana Bharathi Public School
National Public School
Hilton High Innovative Learning School
Cambridge English High School
Winmore Academy
Infomatics National Public School
Stonehill International School
Sadhu Vaswani International School
NITTE International School
Vishwa Vidyapeeth Takshashila
We Care International School

MES College Of Pharmacy
CMR National PU College
St Philomenas Pre-University College
Nagarjuna Degree College
Manipal Academy of Higher Education
BMS Institute of Technology and Management
Dr. NSAM First Grade College
Nitte Meenakshi Institute of Technology
Sir M. Visvesvaraya Institute of Technology
Aditya College Of Engineering And Technology
Vidyashilp University
S.J.P.U Pre-University College
Presidency University
Rai Technology University
Amity University
Cambridge Institute Of Technology

Heath Care Facilitiies

Manipal Hospital
Aadya Hospital Speciality Surgical Centre
Chiguru Hospital
Valens Hospital
Omega Multispeciality Hospital
K K Hospital

Sparsh Hospital
Pavan Hospital
Shushrusha Hospital
Aster CMI Hospital
Motherhood Hospital
Rainbow Children's Hospital

Corporate Offices & Tech Parks

Foxconn - Project Elephant
KWIN City
Prestige Tech Cloud
Ecopolis, IT/ITES SEZ
Tech Park Valley
Bhartiya City Tech Park

CapitaLand IT Park
L&T Tech Park
Rathnamahal Tech Park
Kirloskar Business Park
Embassy Manyata Tech Park

Leisure & Entertainment

The Galleria Mall
Garuda Mall
Bhartiya Mall Of Bengaluru
Phoenix Mall Of Asia
Nandi Hills
Avalahalli Forest
Nellakunte Forest

Makalidurga Trek
Jarakabande Nagaravana
Salumarada Thimmakka Tree Park
Angsana Resort
Silver Oak Resort

Rail

Rajanukunte Metro Station
Kempegowda Railway Station
Yelahanka Railway Station

Airport

Kempegowda International Airport

World Class Amenities

For a Life
Less Ordinary.


Future Expansion
Future Expansion
Future Expansion
A Entry Portal
B Lilliput Grove
C Club House
D Whispering Willows
E The Green Circuit
F UG Sump
G DG
H Transformer yard 01
I Stp
J Transformer yard 02
K Half basketball court
L Skating rink
West facing villas
East facing villas



Lilliput Grove

- Kid's Park

Whispering Willows

- Senior's Park

The Green Circuit

- Gym & Activities Park

Club Tropicana

- Lounge Area
- Banquet Hall
- Restaurant
- Yoga Deck
- Gym
- Swimming Pool
- Library
- Mini Theatre
- Indoor Badminton
- Convenience Store
- Clinic
- Dance Studio
- Indoor Game Zone
- Table Tennis
- Salon
- Spa & Sauna
- Crèche
- Indoor Cricket Pitch



Escape, Connect, Play, or Unwind—All Within Reach

At Tropicalwoods, there's a space for every mood. Let the kids loose in the Children's Park, while seniors find their peaceful corner in lush green spaces. Feeling active? The multipurpose park is perfect for outdoor workouts or a spontaneous game on the lawn.

And when it's time to unwind, the clubhouse is calling your name. Whether you're here to play, chill, or just breathe in the fresh air, there's always a little something to lift your spirits.

Kid's Park

Lilliput Grove



A world made for little explorers

Welcome to Lilliput Grove—a lively spot where fun never takes a timeout. Whether it's climbing, sliding, or chasing dreams, this space is all about letting kids be kids. With open spaces designed for boundless play, it's the perfect spot for kids to explore, make new friends, and create unforgettable memories. Because here, adventure isn't just encouraged—it's the rule of the land.

Seniors Park

Whispering Willows

A peaceful nook for timeless moments

Welcome to Whispering Willows, where serenity is the name of the game. This park is crafted for those who enjoy the simpler pleasures—gentle strolls, quiet conversations, or just soaking up nature's beauty. With cosy seating and shaded paths, it's a haven where every moment feels like a breath of fresh air.

Gym & Activities Park

The Green Circuit

Move freely, breathe deeply, live fully

At the Green Circuit, staying active has never felt so refreshing. The outdoor gym is your go-to spot for working up a sweat, with every lift and stretch enhanced by fresh air. Meanwhile, the multi-purpose lawn is all about flexibility—think morning yoga, evening sports, or weekend gatherings. It’s a space that adapts to your energy, whether you’re here to move, play, or simply unwind in nature.

Club Tropicana



For a life of refined pleasures

The clubhouse is designed for those who appreciate the finer details in life—a place where every corner is thoughtfully crafted for comfort, leisure, and a touch of indulgence.

Whether you're here to unwind by the pool, find your rhythm in the dance studio, or savour a quiet moment in the library, it's all about curating moments that feel both luxurious and peaceful. Because here, every experience is made to be savoured.

Elevate the art of living well



Lounge Area



Banquet Hall



Restaurant



Yoga Deck



Gym



Swimming Pool



Library



Mini Theatre



Convenience Store



Clinic



Dance Studio



Kids Play Area



Indoor Game Zone



Table Tennis Lounge



Salon



Spa & Sauna



Crèche



Living Spaces as Lush as the View

Our villas blend tropical charm with all the modern comforts you crave—think sunlit courtyards, airy verandahs, and spaces that flow effortlessly between indoors and out. It's like living in a nature resort where lush greenery, soft breezes, and warm sunlight greet you at every turn. Here, relaxation is more than a weekend plan—it's a way of life, turning each moment into a perfect escape right at home

Skylit courtyards that brighten every corner

Indoor spaces that spill into verdant landscapes

Spacious verandahs and split levels that flow effortlessly

Climate-smart designs for guilt-free comfort

Cross ventilation keeps things cool without breaking a sweat

Community-focused layouts wrapped in greenery

Our villas are available in east-facing and west-facing orientations, aptly named Aurora and Twilight.

Aurora

East-facing villas designed to capture the gentle morning light.

Full-sized living spaces with the option for an additional bedroom.

Available with or without a lift for added convenience.

Twilight

West-facing villas that embrace the warmth of the evening glow.

Spacious layouts tailored to fit your lifestyle needs.

Choose with or without a lift for effortless accessibility.

Split-Level Spaces, Crafted for Comfort

These villas are designed with spacious, open floor plans that effortlessly blend privacy and togetherness. The innovative split-level layout creates distinct zones for every member of the family, allowing dedicated areas for work, play, or relaxation—all while keeping everyone connected.

Bringing the Outdoors In

Strategic skylights, expansive windows, and courtyards ensure that every room is bathed in natural light and fresh air. This seamless indoor-outdoor integration brings nature closer, making every day feel brighter, fresher, and more connected to the surroundings.

Our Design Philosophy

A Breath of Fresh Air, All Year Round

The design emphasises cross ventilation and natural cooling, creating a consistently comfortable environment throughout the year. Thoughtfully placed vents and open spaces optimise airflow, reducing the need for air conditioning while keeping interiors cool and refreshing.

Every villa is crafted with spacious, open floor plans that offer both privacy and connecion. Split-level layouts carve out spaces for family time, creative pursuits, or simply a quiet escape. Sunlight pours in through expansive windows and skylights, bringing warmth and vibrancy to every corner.

At the heart of it all are central courtyards and lush landscapes that blur the lines between indoors and outdoors. Clever ventilation and passive cooling ensure your home stays refreshingly cool, creating an airy, inviting atmosphere. It’s all about blending modern comfort with the timeless charm of tropical living—where every space feels like a breath of fresh air.

Aurora: *East-Facing*

Living Room

Living Room

Kitchen

Dining

Bedroom 1

Bedroom 2



Kids Bedroom

Terrace Bar

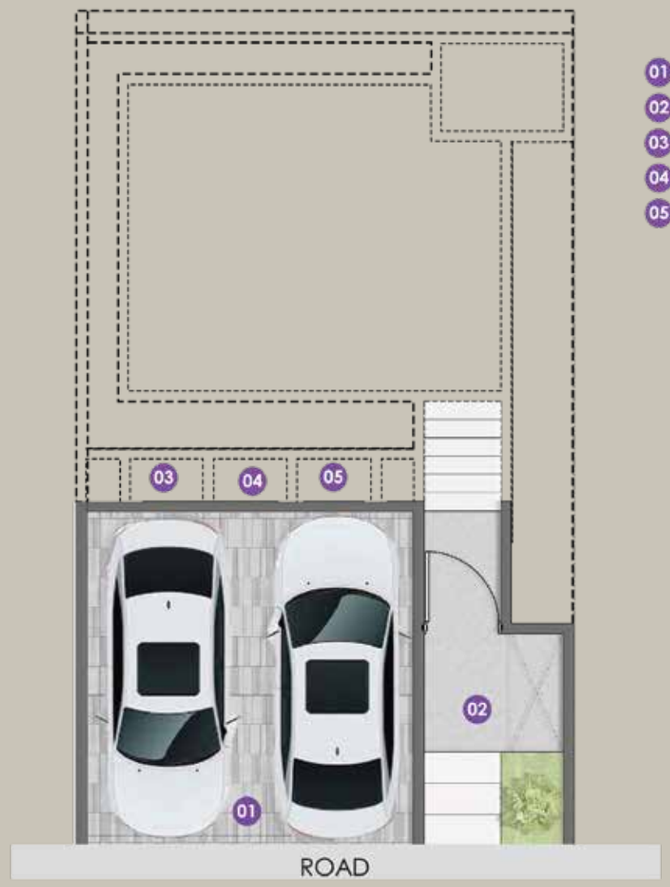
Yoga Deck

Terrace Seating

Aurora: East-Facing

Area statement - SUPER BUILT UP AREA (SFT) - 2370 SFT

E



01 PARKING - 15'8" X 16'0"
02 ENTRANCE - 6'8" X 5'8"
03 GAS BANK
04 UPS PROVISION
05 STORE

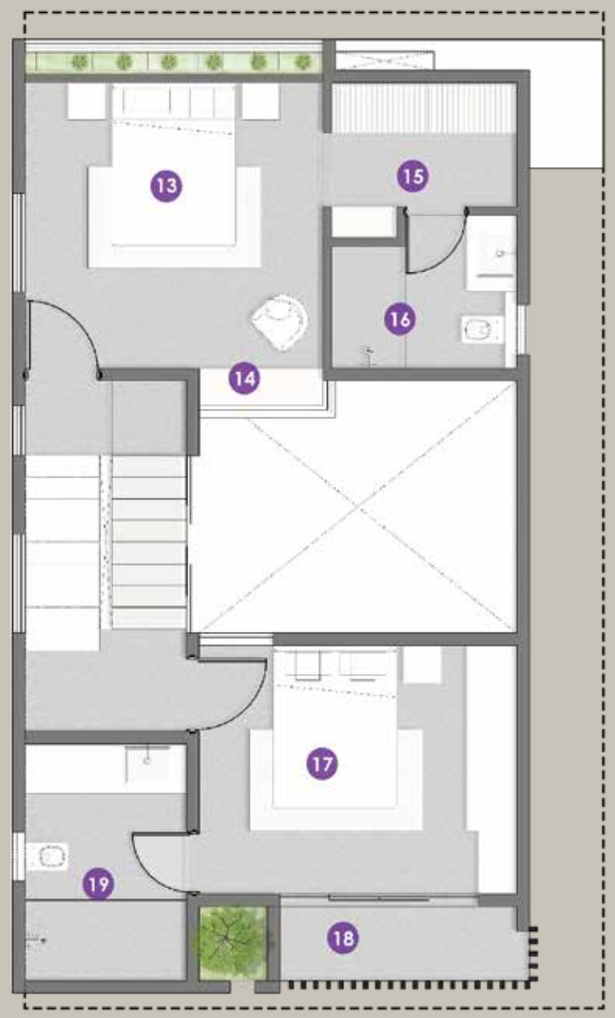
Stilt



06 CENTRAL COURT
07 LIVING AREA - 18'4' X 12'5"
08 LANDSCAPE COURT
09 POWDER ROOM - 5'10" X 4'2"
10 DINING AREA - 11'0" X 12'0"
11 KITCHEN - 9'9" X 10'10"
12 BALCONY - 5'4" X 3'0"

Ground Floor

E



13 MASTER BEDROOM - 12'0" X 11'6"
14 BAY WINDOW
15 DRESS ROOM
16 TOILET - 7'6" X 6'2"
17 BEDROOM 01 - 12'10" X 10'0"
18 BALCONY - 10'0" X 3'0"
19 TOILET - 6'6" X 9'6"

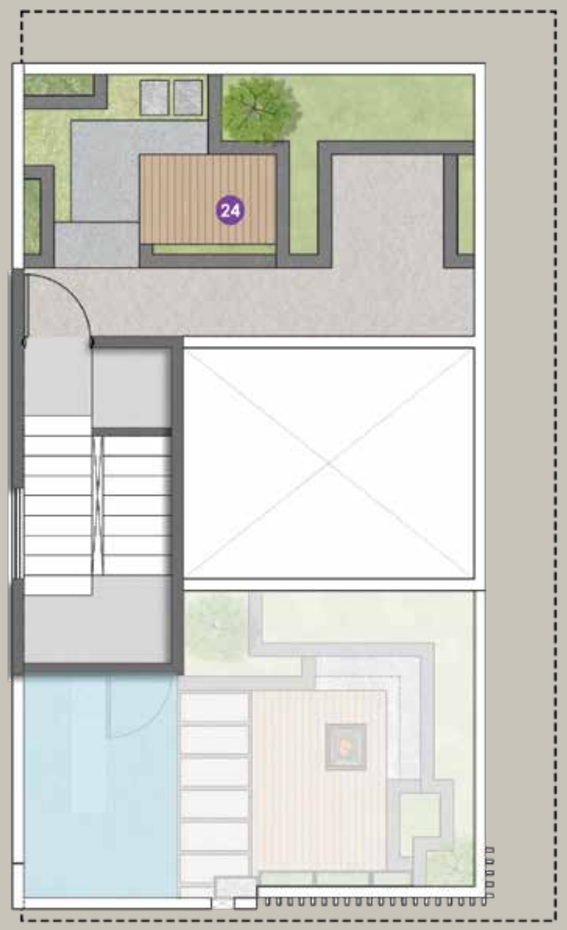
First Floor



20 BEDROOM - 12'0" X 11'6"
21 DRESSER - 7'6" X 5'0"
22 TOILET - 7'6" X 6'2"
23 TERRACE - 01

Second Floor

E



24 TERRACE - 02

Terrace

Twilight: *West-Facing*

Living Room

Living Room

Kitchen & Dining

Kitchen & Dining

Bedroom 1

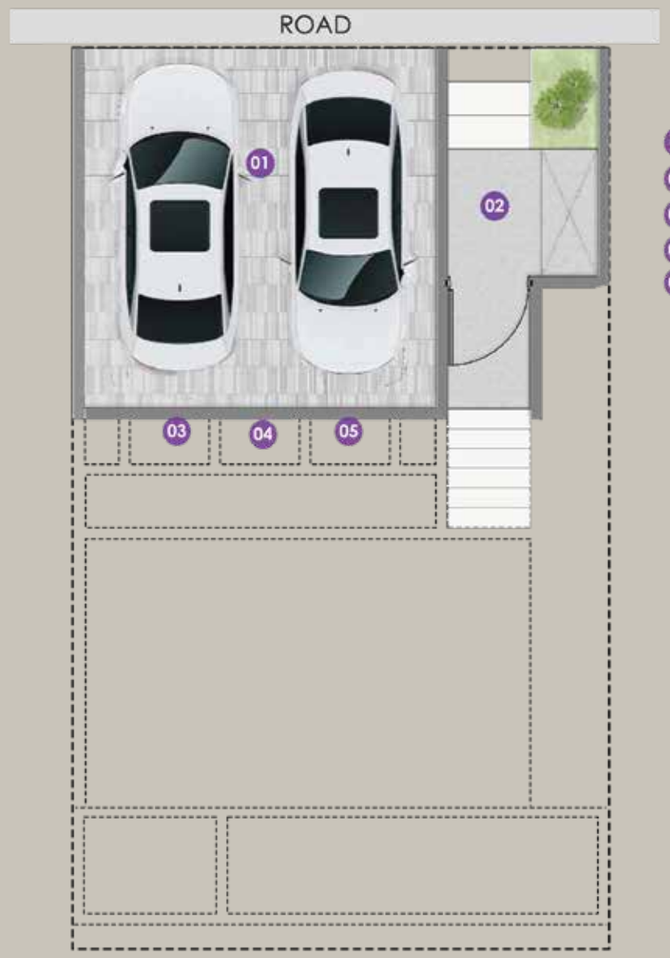
Bedroom 2

Kids Bedroom

Twilight: West-Facing

Area statement - SUPER BUILT UP AREA (SFT) - 2324 SFT

W



01 PARKING - 15'8" X16'
02 ENTRANCE - 6'8" X 5'
03 GAS BANK
04 UPS PROVISION
05 STORE

Stilt



06 CENTRAL COURT
07 LIVING AREA - 19'9" X 13'0"
08 LANDSCAPE COURT
09 POWDER ROOM - 6'0" X 4'0"
10 DINING AREA - 11'0" X 12'0"
11 KITCHEN - 15'3" X 8'6"
12 BALCONT - 5'4" X 3'0"

Ground Floor

W



13 BEDROOM - 12'3" X 10'3"
14 TOILET - 7'2" X 6'9"
15 MASTER BEDROOM - 12'9" X 11'6"
16 BAY WINDOW
17 BALCONY - 10'0" X 3'6"
18 DRESS ROOM - 6'6" X 5'9"
19 TOILET - 6'6" X 8'9"

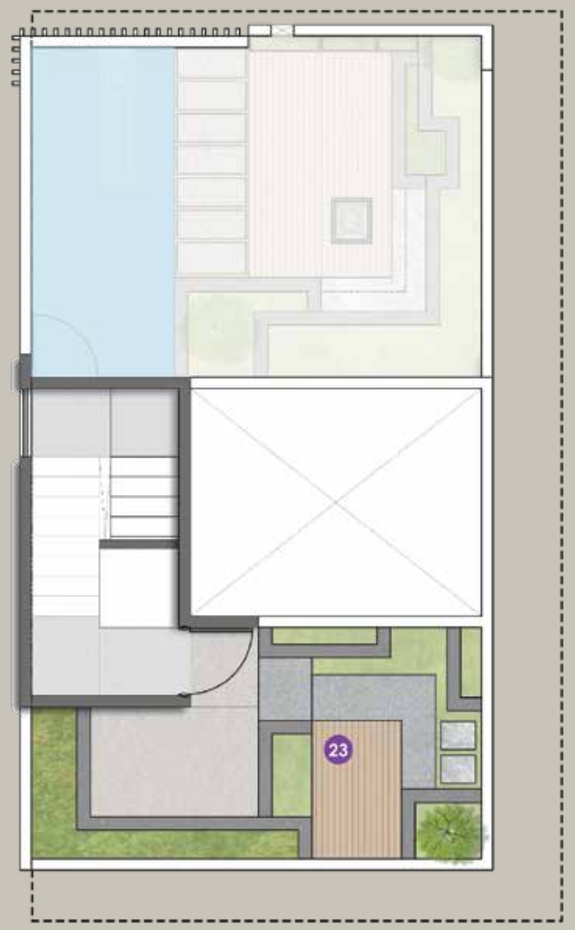
First Floor



20 BEDROOM - 12'3" X 10'3"
21 TOILET - 7'2" X 6'9"
22 TERRACE - 01

Second Floor

W



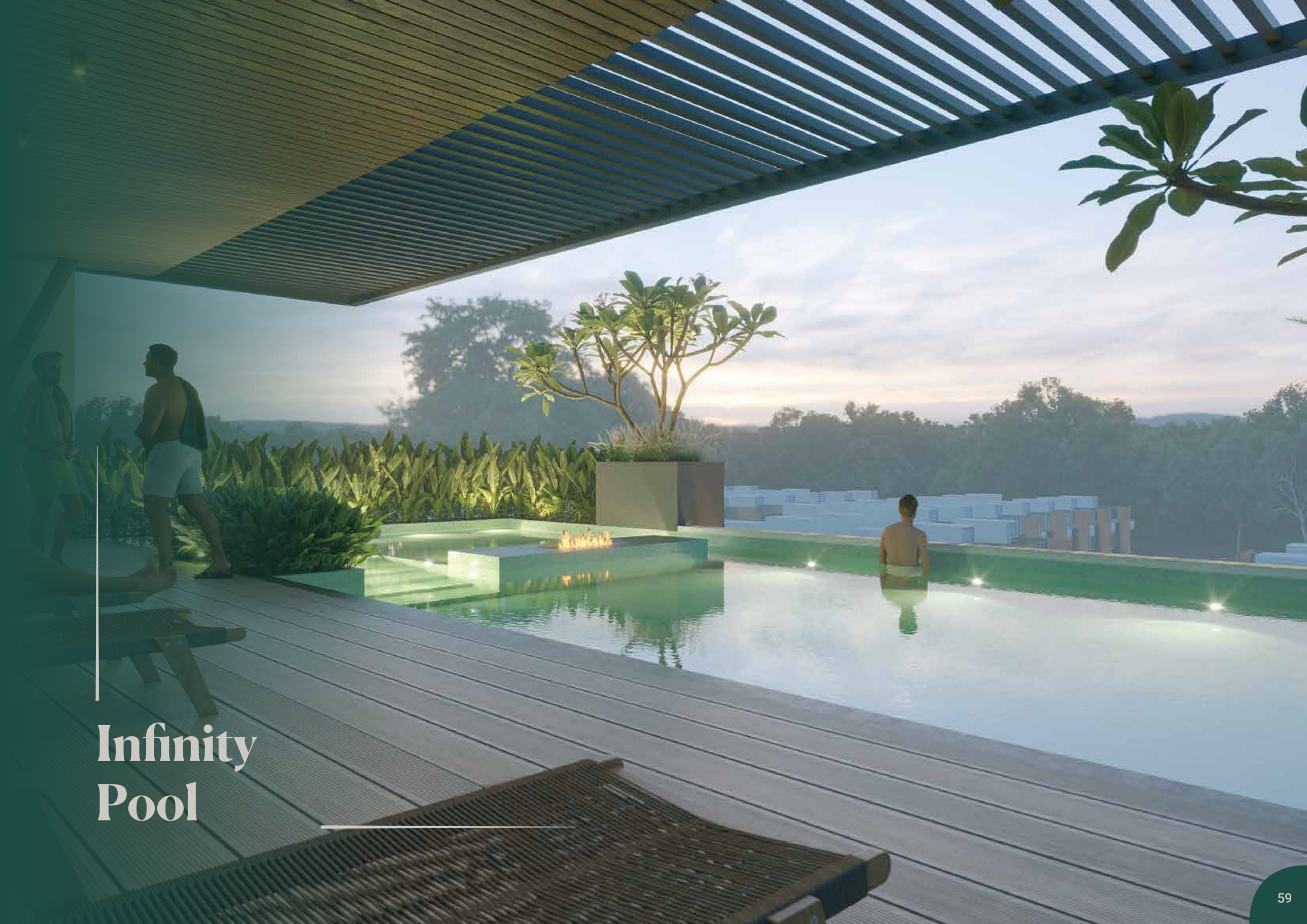
23 TERRACE - 02

Terrace



Clubhouse

Clubhouse Seating Area



Infinity Pool

Club House:

Total Super Buildup Area - 25,352 Sq ft.





First Floor

01 STAIRCASE
02 LIFT-7'0" X 7'6"
03 BANQUET HALL - 44'0"x 34'6"
04 PREPARATION ROOM 17'6" X 13'0"
05 HE TOILET 13'6" X 9'9"
06 SHE TOILET 13'6" X 9'9"
07 CUTOUT AREA
08 6'0" WIDE CORRIDOR
09 TOODLER PLAY AREA- 13'6" X 18'6"
10 INDOOR PLAY ZONE BELOW

Ground Floor

01 DROP OFF
02 DRIVEWAY
03 DENSE LANDSCAPE
04 CONVENIENCE STORE-33'3" X 23'9"
05 OUTDOOR LANDSCAPE
06 CLINIC-19'0" X 13'0"
07 LOBBY-11'6" X 26'0"
08 WAITING LOUNGE-22'6" X 35'6"
09 INDOOR LANDSCAPE
10 LIFT-7'0" X 7'6"
11 STAIRCASE
12 HE TOILET-13'6" X 9'9"
13 SHE TOILET-13'6" X 9'9"
14 CRECHE-19'9" X 18'6"
15 PASSAGE WIDE 5'0"
16 STEPPED SETAING & STORAGE
17 CRICKET PITCH 55'0" X 10'0"
18 PASSAGE WIDE 8'0"
19 SHUTTLE COURT 44'0" X 20'0"
20 PASSAGE WIDE 7'0"



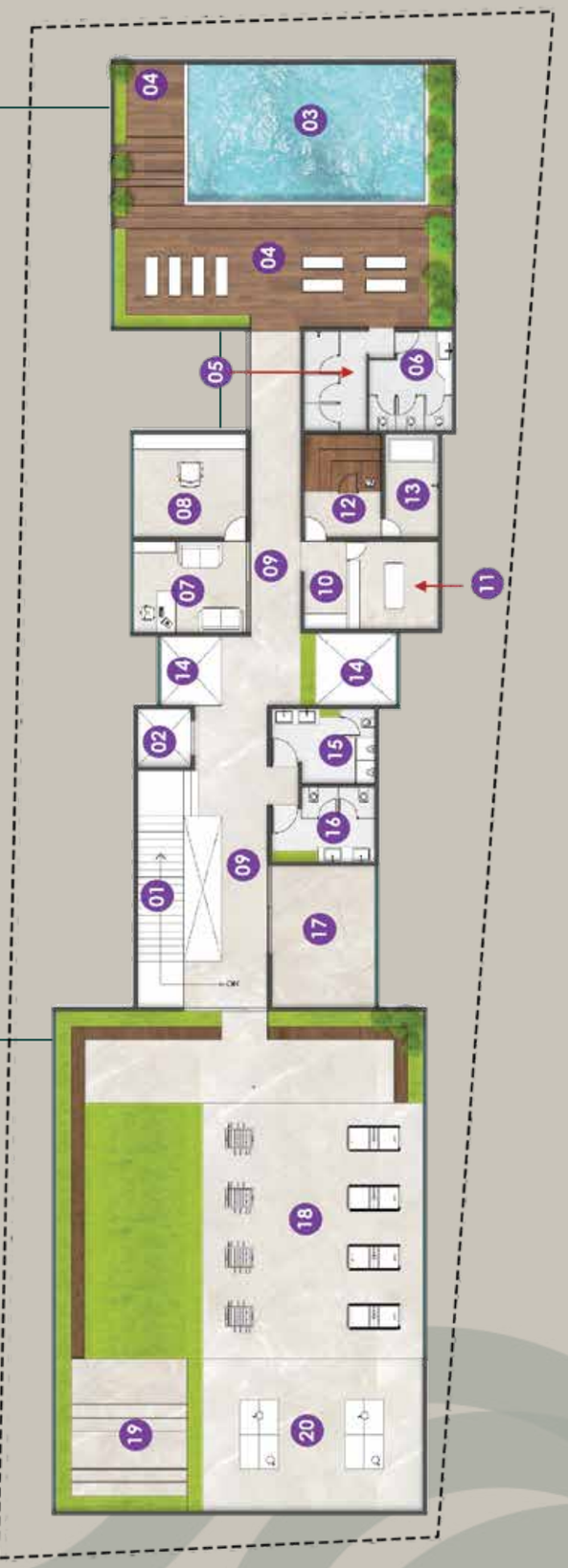


Second Floor

01 STAIRCASE
02 LIFT-7'0" X 7'6"
03 DANCE STUDIO - 24'3" X 24"0"
04 OPEN SEATING-18'3" X 10'0"
05 MINI THEATRE - 19'3" X 48'0"
06 CUTOUT AREA
07 WORKSPACE - 12'6" X 16'6"
08 6'0" WIDE CORRIDOR
09 HE TOILET-13'6" X 9'9"
10 SHE TOILET-13'6" X 9'9"
11 CONFERENCE - 13'6" X 18'6"
12 YOGA DECK-16'6" X 55'6"
13 OPEN SEATING 20'9" X 10'0"
14 GYM-31'3" X 55'0"

Terrace

01 STAIRCASE
02 LIFT-7'0" X 7'6"
03 SWIMMING POOL-32'0" X 20'0"
04 POOL DECK-44'0" X 12'9"
05 CHANGE ROOM 8'0" X 13'0"
06 TOILET 10'9" X 13'0"
07 WAITING AREA - 14'9" X 12'0"
08 SALON-14'9" X 13'6"
09 6'0" WIDE CORRIDOR
10 STORE ROOM
11 SPA-11'9" X 11'6"
12 SAUNA-10'0" X 7'6"
13 SHOWER-7'0" X 13'6"
14 CUTOUT AREA
15 HE TOILET-13'6" X 9'9"
16 SHE TOILET - 13'6" X 9'9"
17 TOODLER PLAY AREA-13'6" X 18'6"
18 INDOOR GAME ZONE 48'0" X 65'6"
19 STEPPED SEATING
20 TABLE TENNIS LOUNGE-24'0" X 20'0"



SPECIFICATIONS

SCHEDULE -F

SPECIFICATION OF THE UNIT/VILLA

1 STRUCTURE

1.01 Foundation: Reinforced Cement Concrete Footings.
1.02 Super Structure: Reinforced Cement Concrete with Shear Wall structure.
1.03 Roofing/Slab: Reinforced Cement Concrete slab.
1.04 External Walls: Shear Walls.
1.05 Internal Walls: Shear Walls.

2 Putty/Punning

2.01 Internal Walls: Smooth Punning Plaster Finish with Good Quality Interior Grade Emulsion Paint.
2.02 External Walls: Good Quality Exterior Grade Texture Paint.
2.03 Staircase Railing: Ms Railing Finished with Enamel Painting.

3 FLOORING AND TILING

3.01 Living, Dining, 1st Floor Bedroom, Upper Living: PGVT/GVT Tile.
3.02 Master & 2nd Floor Bedroom: HDF Wooden Flooring.
3.03 Kitchen and Utility Area: PGVT/GVT Tile with Dado of 600mm High above Platform.
3.04 Toilets: Antiskid PGVT/GVT Tiles with Dado up to 2400mm High.
3.05 Balcony Area and Sit out – Antiskid GVT Tiles.
3.06 Terrace – Cement Mortar Finished Flooring with Waterproofing.

4 DOORS, WINDOWS AND FITTINGS

4.01 Main Door: Teak Wood Frame with Designer Flush Door Shutter.
4.02 Other Doors: Hardwood Frame with Flush Door Shutter.
4.03 Windows: 3 Track UPVC Shutter with Clear Toughened Glass and Mosquito Mesh.
4.04 Ventilators: UPVC with Tinted Glass and Exhaust Provision.
4.05 Fittings: Safety Lock, SS Handle, Ball Bearing Hinges, Tower Bolt, and Magnetic Catcher.

5 SANITARY, CP AND OTHER FITTINGS

5.01 Sanitary: EWC and Washbasin.
5.02 CP Fittings: Single Lever Diverter for all showers and Single Lever Mixer for all Washbasins
5.03 Health Faucet in all Toilets.
5.04 Other: Provision for Solar Water Heater to supply hot water to all toilets. Provision for Exhaust Fans in all toilets. Granite Tops for the Washbasin.
5.06 Provision for Granite Platform with Single Bowl Sink in Kitchen.

6 ELECTRICAL

6.01 Wiring: Concealed Wiring with PVC insulated Copper Wires and Modular Switches with sufficient.
6.02 Power Outlets and Light Points.
6.03 Power: Up to 5 KW power for all Villas, Backup Power of up to 30% (Up to 2 KW) to all Villas and Common Services.
6.04 Service Cabling: TV and Data Points In Living and Upper Living.
6.05 Safety: Earth Leakage Circuit Breaker and Individual Meters for all Villas.
6.06 Provisions AC point provisions in all rooms.

7 SAFETY FEATURES

7.01 Security: The entire estate is secured with a compound Wall and Entrances will be manned by Security.

INFRASTRUCTURE

8 External Civil Works

8.01 Entry scape with Security Room; Peripheral Compound Wall, Roads, Kerbs and pavered Pathways.

9 Landscape Works

9.01 Children's Play Area; Irrigation system for Landscape Water Requirements; Parks; Landscape in Common Areas.

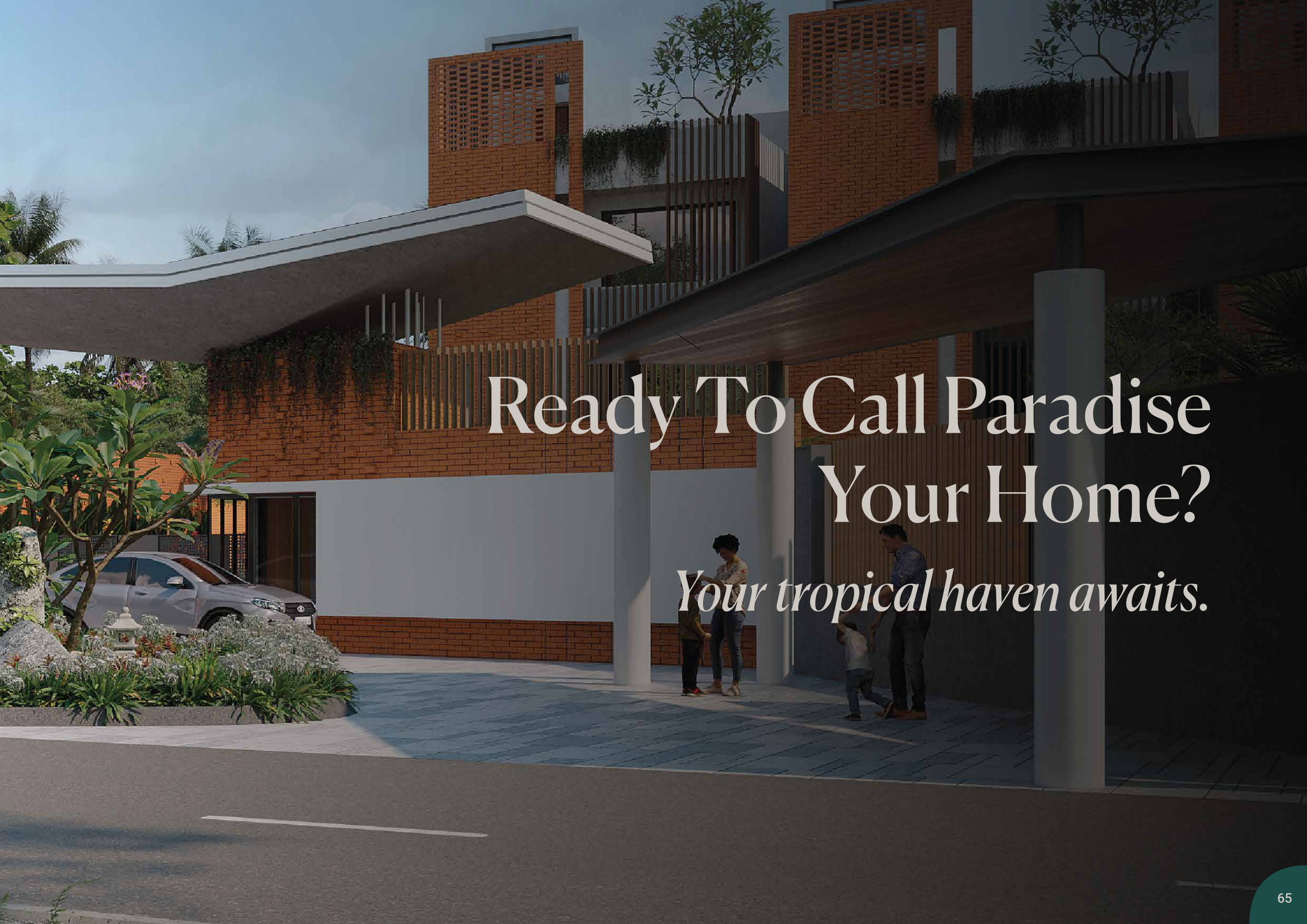
10 PHE Works

10.01 Storm Water Drains; Bore wells, Under Ground Sump, Pump Room, Water Treatment Plant; Hydro Pneumatic System for Domestic Water Supply; Underground Water Supply Lines; Underground Sanitary Lines; Sewage Treatment Plant; Rain Water Harvesting.

11 Electrical Works

11.01 Underground Electrical, Data and Communication Lines; Power supply for all Infrastructure. Components from BESCOM/Service Providers; Street Lights; DG Power Backup for all Infrastructure Components.


ATMOS
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Ready To Call Paradise Your Home?

Your tropical haven awaits.

ATMOS

TROPICALWOODS

www.atmoslifestyle.com | tropicalwoods@atmoslifestyle.com

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