

THE RISE OF
GRAND ICON



www.blueskyproperties.in

RERA No.: PRM/KA/RERA/1251/446/PR/110326/008520

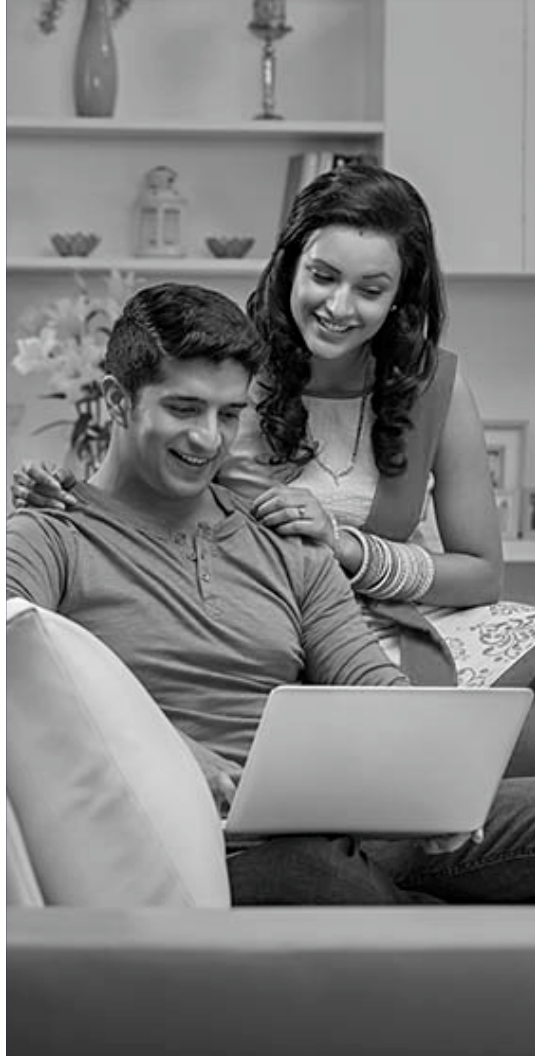
EXPERIENCE A

NEW SPACE

LIKE NEVER BEFORE



The Aura isn't just an address—
it's a refined lifestyle where your aspirations
find their perfect home.



experience
THE NEXT LEVEL
of living in sky-high
towers of grandeur



NESTLED AMIDST VARTHUR'S SERENE GREENS, BENGALURU

2 ELEGANT TOWERS

Rising gracefully above landscaped avenues

14 FLOORS OF MODERN LIVING

With panoramic views and ample daylight

154 PREMIUM 3 BHK HOMES

Crafted for comfort, privacy, and open ventilation

2 ACRES OF THOUGHTFUL DESIGN

Blending contemporary architecture with nature's calm

8,000+ SQ.FT. CLUBHOUSE & RECREATION ZONE

Spread across four levels with indoor lounges, pools, and leisure decks

INFINITY EDGE & TODDLER POOL

Set amidst palm-lined decks and landscaped sit-outs

FITNESS & WELLNESS SPACES

Gymnasium, yoga deck, indoor games & rejuvenating spa

WORK & RELAX ZONES

Co-working office, library, guest suites & lounge

SMART & SECURE COMMUNITY

Smart door locks, CCTV surveillance & fire safety systems

SEAMLESS CONNECTIVITY

Minutes from Whitefield, Outer Ring Road & Sarjapur Tech Corridors

WHY AURA?

Blue Sky Aura isn't just another residential address — it's a statement of calm sophistication, crafted to harmonize urban convenience with serene green living. Every detail, from the glass-lined clubhouse to the landscaped sports courts, reflects an elevated sense of lifestyle and design precision.

ARCHITECTURAL ELEGANCE

Twin towers rising gracefully above landscaped greens, featuring clean vertical lines, shaded balconies, and an earthy palette inspired by natural tones.

SPACIOUS HOMES, SMARTLY PLANNED

Each 3-BHK apartment is designed with intelligent spatial flow, large windows, and extended balconies that maximize natural light and cross-ventilation.

SIGNATURE CLUBHOUSE

A four-level glass façade clubhouse overlooking the pool and courts — complete with fitness studio, indoor lounge, and leisure deck.

RESORT-STYLE RECREATION

Dive into the stunning edge pool, enjoy open-air seating lounges, or unwind amidst palm-lined courts and play zones — a perfect weekend within your community.

THE PERFECT BALANCE

Thoughtfully set apart Blocks A & B ensure privacy, ventilation, and clear views — allowing you to experience open-to-the-sky living in every direction.

ACTIVE & HEALTHY LIFESTYLE

Basketball, tennis, shuttle courts, and jogging tracks blend recreation with well-being, fostering a vibrant, balanced life.

SECURE & GATED COMMUNITY

Round-the-clock security, smart access control, and CCTV surveillance ensure complete peace of mind for your family.

SUSTAINABLE DESIGN

Rainwater harvesting, dual plumbing systems, and recycled landscape irrigation reflect responsible urban development.

CONNECTIVITY WITH CALM

Strategically located off Balagere Road, Varthur — close to IT parks, schools, and hospitals, yet enveloped in serene greenery and open views.

LIFE DESIGNED **BY LUXURY**



AN ICONIC TOWERS THAT ELEVATE YOU
TO AN UPSCALE LIFESTYLE.



WELCOME TO
OUR ARCHITECTURE WORLD

DESIGN PHILOSOPHY

CRAFTED SPACES THAT
REFLECT BALANCE & BEAUTY



At Blue Sky Aura, design is not just about aesthetics — it's about creating harmony between architecture and everyday life.

Each home has been thoughtfully shaped to blend openness, function, and comfort, ensuring an effortless living experience. As you step inside Aura, you're welcomed by expansive layouts, natural light, and a refreshing sense of space.

Every apartment is a sanctuary of privacy and calm — where large balconies bring in the morning sun and soft breeze, and interiors flow seamlessly from one space to another. The proportions, details, and materials are all curated to complement your rhythm of life, making your home truly crafted to your liking.





DRIVEN BY A VISION

INSPIRED LIVING,
ROOTED IN SERENITY



Blue Sky Aura stands as a tribute to modern urban living — where thoughtful architecture meets a peaceful environment.

True to its name, Aura embodies openness, positivity, and balance. It is envisioned as a community that allows residents to experience the calm of nature without losing touch with the city's vibrancy.

Each tower rises with a sense of purpose and grace, offering wide-open views, efficient layouts, and refined finishes.

The idea behind Aura was to create homes that breathe — spaces that invite natural air, light, and emotion. A home here is not just a place to live; it's a canvas for new beginnings, a celebration of everyday moments, and a reminder that the best living is both simple and soulful.



LANDSCAPE PHILOSOPHY

WHERE NATURE
MEETS WELL-BEING



In a world that's constantly in motion, Blue Sky Aura offers a place where you can slow down, recharge, and reconnect.

The lush, landscaped outdoors are designed not just for recreation but for rejuvenation. Walk beneath tree-lined avenues, unwind by the shimmering pool, or find a quiet corner in the senior citizens' park — every inch of green is crafted to restore balance to body and mind.

The master plan integrates sports, leisure, and relaxation seamlessly — with tennis, basketball, and shuttle courts, jogging tracks, and open plazas surrounded by palms and greenery. Even the club decks and poolside areas flow into the landscape, blurring the boundary between architecture and nature.

Here, outdoor life becomes an everyday pleasure — a perfect blend of wellness, community, and serenity, under an endless blue sky.

AN EVER CELEBRATING CLUB-LIFE



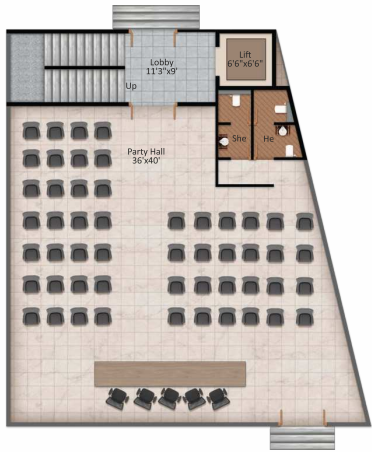
Premium indulgences and lifestyle amenities designed for your socializing needs. Play, enjoy & celebrate with the best of health & entertainment options.

LIFESTYLE HALLMARKS

- | | | | |
|--|----------------------|----------------------|------------------|
| Entrance Feature Wall with Planting | Garden Cricket Pitch | Park Under Rain Tree | Swing Park |
| Multipurpose Lawn for Yoga / Party / Informal Café | Pickle Ball | Toddler's Play Area | Neem Grove Court |
| Floor Games on EPDM / Stamped Concrete | Outdoor Party Zone | Elders Zone | |
| Block Entry Pergola with Seating | Chit-chat Zone | Cycle Stand | |
| Jogging / Walking Track | Visitor's Parking | Outdoor Workspaces | |

COMMON AMENITIES

- | | | | |
|----------------------------|------------------|----------------|-------------------|
| Open Badminton Court | Bus Bay | Table Tennis | Basketball Court |
| Cycling + Walking Path | Gymnasium | Swimming Pool | Yoga Deck |
| Community Gathering Spaces | Kids Play Area | Creche | Guest Rooms |
| Party Hall with Pantry | Pool Table | Football Table | Space for Library |
| Multipurpose Court | Open Work Spaces | Steam / Sauna | |
| Space for Health Care | Games Room | Spa | |



CLUB HOUSE
GROUND FLOOR PLAN



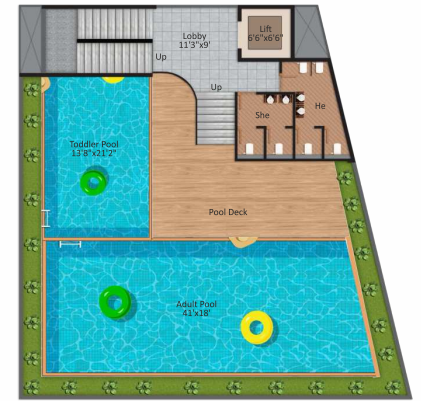
CLUB HOUSE
FIRST FLOOR PLAN



CLUB HOUSE
SECOND FLOOR PLAN



CLUB HOUSE
THIRD FLOOR PLAN



CLUB HOUSE
TERRACE FLOOR PLAN

MORE OF JOY
AND HEALTH, MORE THAN
YOU ALWAYS IMAGINED



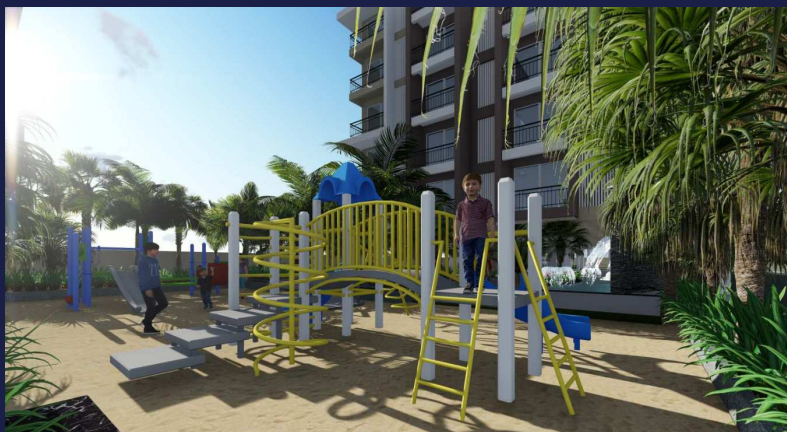
Joy here is not an occasion, it's a way of life. At Blue Sky Aura, open skies, fresh air, and well-crafted homes come together to create moments of warmth and belonging. Laughter echoes in shared spaces, quiet smiles fill private corners, and each day brings a renewed sense of contentment — this is living with more of joy.

At Blue Sky Aura, life is designed to give you more of what truly matters — joy in every moment. From sunlit mornings to peaceful evenings, each space encourages comfort, connection, and calm. Thoughtful layouts, open views, and inviting amenities create an environment where happiness flows naturally, transforming everyday living into a truly joyful experience.



**A HEAVEN OF HEALTH
RECREATION NOW COMES HOME**

A thoughtfully designed lifestyle where wellness and recreation blend seamlessly into everyday living. From active mornings to relaxed evenings, every space at Blue Sky Aura supports a healthier, happier way of life.



A world of fun for growing minds;
Big smiles begin here

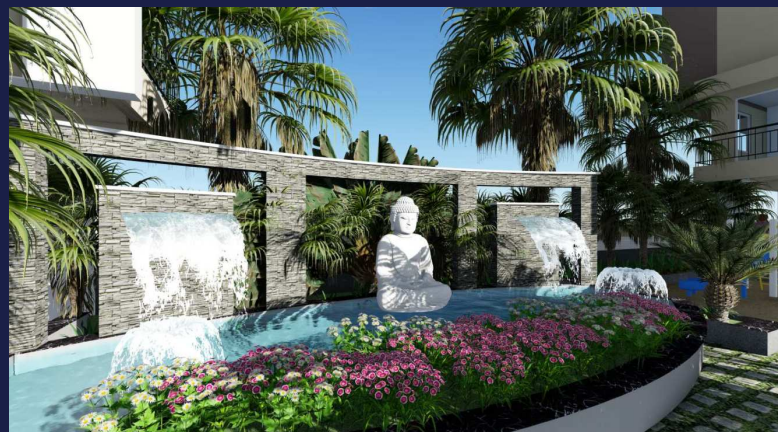


Kids Play Area

A symbol of peace, calm, and inner balance;
Designed to soothe the mind and spirit



Buddha Statue with Water Pond



Gentle mornings, restful evenings;
A place to sit, share, and smile



Refined Elders Seating Area





Designed for strength, speed, and stamina;
Play hard. Live healthy



Outdoor Sports Area

Safe courts, fearless swings;
Building champions one game at a time



Tennis





Your daily space for health and vitality;
Fit living starts here

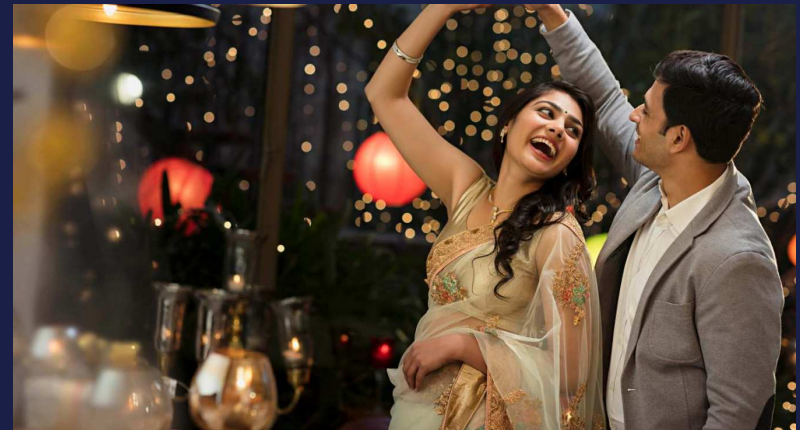


Modern Indoor Gym

Create memories. Celebrate together;
Because good times deserve great spaces



Multi-purpose Area



A space for all ages to unwind;
Every game brings a smile



Indoor Games





Friendly matches, active moments;
A space to energize your day



Half Basketball Court

A smooth path to active living;
A safe and scenic route for daily activity



Cycling Track

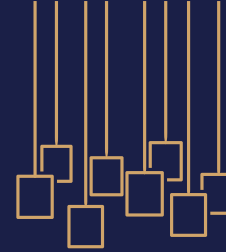


A dedicated arena for honing skills and focus;
Your daily dose of active living



Cricket Practice Net

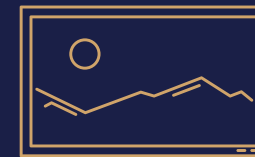




LIFE DESIGNED **BY QUALITY**



Materials and finishes that reflect premium living.
Excellence in every detail, quality in every corner.



Every home is crafted with precision, using superior materials and thoughtful design. From durable construction to elegant finishes, quality is woven into every corner, ensuring a lifestyle that is comfortable, enduring, and truly exceptional.



SPACES WITH
A STYLE STATEMENT

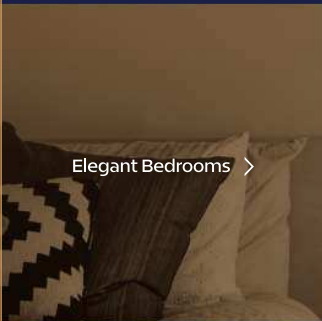
Tastefully Designed Spaces with
Top Quality Internal Specifications.



< Spacious Living Room with
Imported Flooring



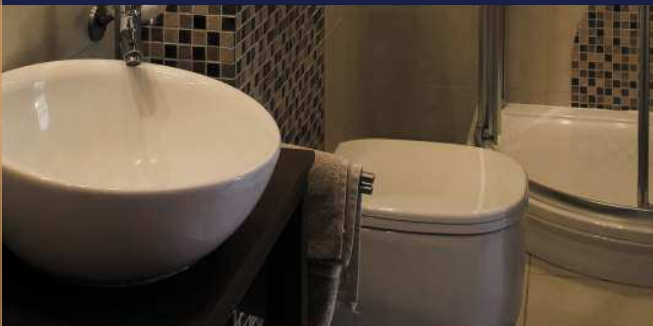
< Main Door With
Digital Lock System



Elegant Bedrooms >



Modern Kitchen >



< Luxury Bath Spaces with
World-class Sanitary Ware



< App Based Mygate
Security System

MASTER LAYOUT PLAN



LIVE IN THOUGHTFUL SPACES



Where every corner is designed for comfort,
convenience, and inspired living.

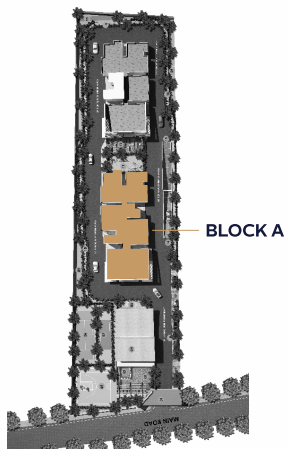
LEGEND

- | | | |
|----------------------|------------------------|-----------------------|
| 01 24/7 SECURITY | 08 SHUTTLE COURT | 15 STP (BELOW) |
| 02 SWIMMING POOL | 09 FESTIVAL PLAZA | 16 ENTRY TO BASEMENT |
| 03 KIDS POOL | 10 SEATING AREA | 17 EXIT FROM BASEMENT |
| 04 CLUB HOUSE | 11 JOGGING TRACK | 18 VISITORS PARKING |
| 05 PICKLE BALL COURT | 12 CHILDRENS PLAY AREA | 19 UG SUMP (BELOW) |
| 06 BASKET BALL COURT | 13 SENIOR CITIZEN PARK | 20 TC YARD |
| 07 TENNIS COURT | 14 CRICKET PITCH | |

FIRST FLOOR PLAN

BLOCK - A AREA STATEMENT IN SFT

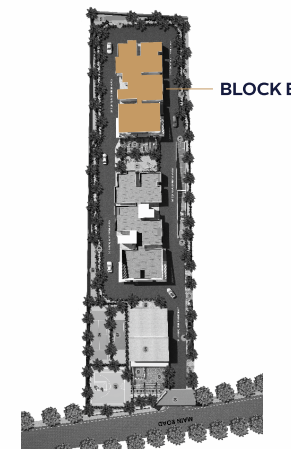
F NO	A1	A2	A3	A4	A5	A6
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CA	1070	963	1070	1056	951	1059
B&U	168	133	141	182	84	237
COM.A	372	329	363	372	310	389
SBA	1610	1425	1575	1610	1345	1685
FACING	WEST	WEST	WEST	EAST	EAST	EAST



FIRST FLOOR PLAN

BLOCK - B AREA STATEMENT IN SFT

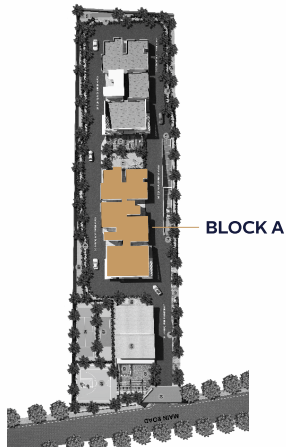
F NO	B1	B2	B3	B4	B5
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CA	1071	1093	1056	951	1059
B&U	187	130	87	77	216
COM.A	377	367	343	308	383
SBA	1635	1595	1485	1335	1660
FACING	WEST	WEST	EAST	EAST	EAST



TYPICAL FLOOR PLAN

BLOCK - A AREA STATEMENT IN SFT

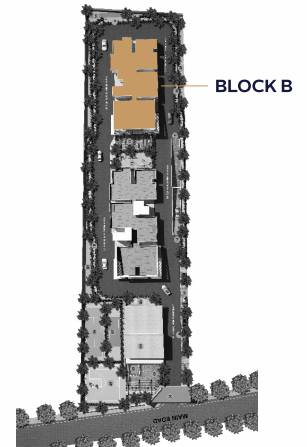
F NO	A1	A2	A3	A4	A5	A6
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CA	1070	963	1070	1078	930	1081
B&U	199	168	214	218	201	254
COM.A	381	339	385	389	339	400
SBA	1650	1470	1670	1685	1470	1735
FACING	WEST	WEST	WEST	EAST	EAST	EAST



TYPICAL FLOOR PLAN

BLOCK - B AREA STATEMENT IN SFT

F NO	B1	B2	B3	B4	B5
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
CA	1071	1070	1078	930	1081
B&U	199	214	218	201	254
COM.A	381	385	389	339	400
SBA	1650	1670	1685	1470	1735
FACING	WEST	WEST	EAST	EAST	EAST



F NO: A6 **1735 SFT**
EAST FACING **3 BHK**

01	LIVING / DINING	: 23'10"X11"
02	KITCHEN	: 8'2"X13'8"
03	UTILITY	: 8'X5'
04	A. TOILET	: 5'X9'
05	BEDROOM 1	: 12'X13'
06	BALCONY	: 4'X13'10"
07	C TOILET	: 10'X5'
08	BALCONY	: 6'X11'8"
09	BEDROOM 3	: 10'X12'
10	BALCONY	: 11'X4'
11	A TOILET	: 5'X8'
12	BALCONY	: 11'X4'
13	BEDROOM 2	: 10'2"X12'

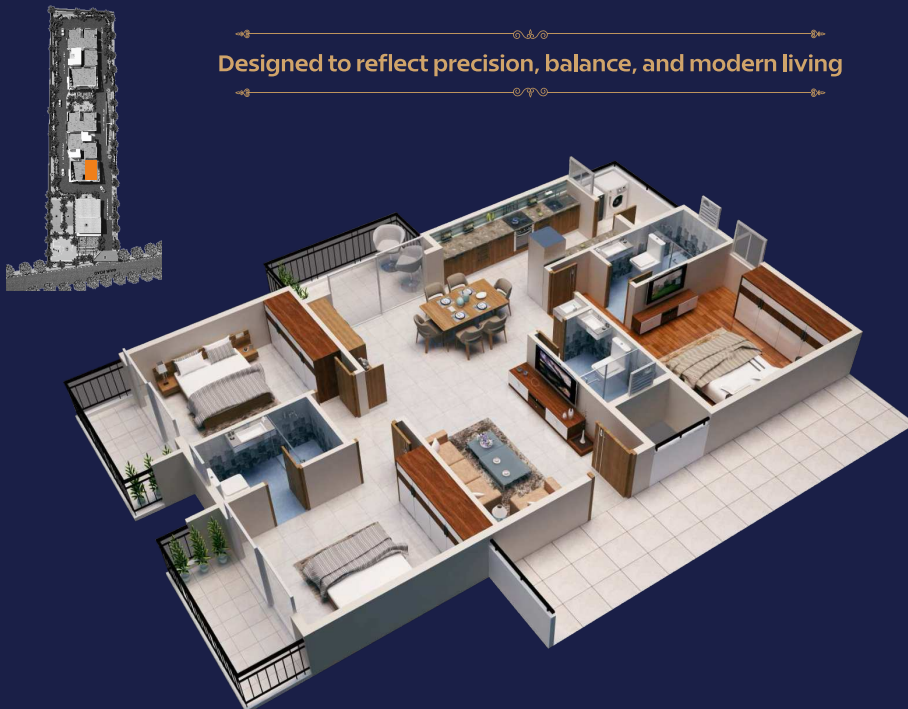


F NO: A1 **1650 SFT**
WEST FACING **3 BHK**

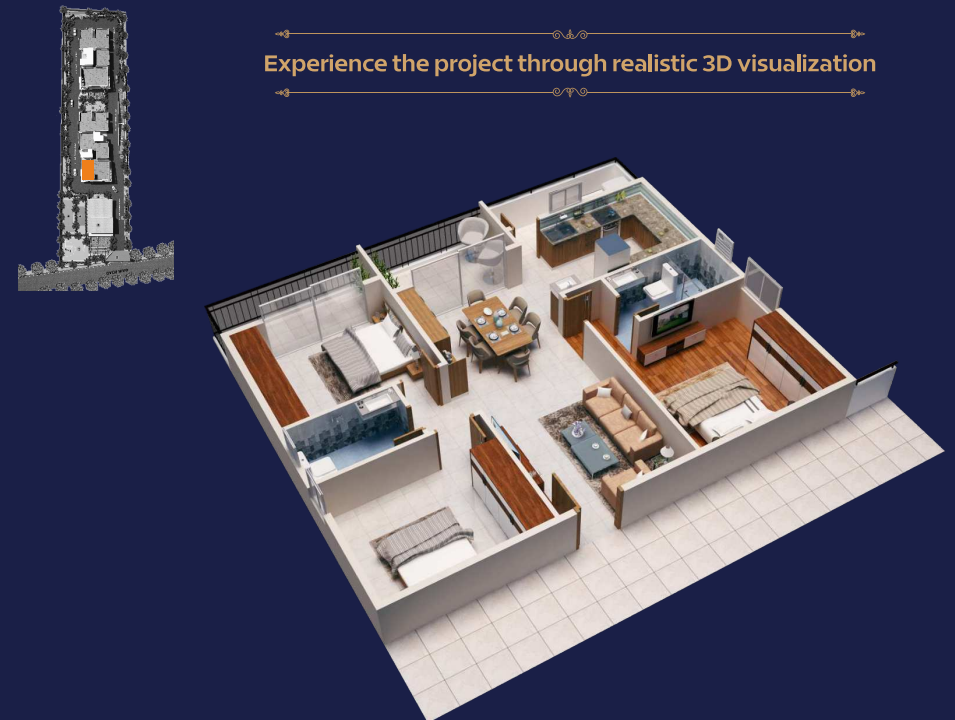
01	LIVING / DINING	: 23'10"X11"
02	BEDROOM 2	: 10'2"X12'
03	BALCONY	: 11'X4'
04	A. TOILET	: 5'X8'
05	BALCONY	: 10'10"X4'
06	BEDROOM 3	: 10'X 12'
07	BALCONY	: 6'X11'8"
08	KITCHEN	: 8'2"X13'2"
09	UTILITY	: 8'6"X5'
10	A TOILET	: 5'X9'
11	BEDROOM 1	: 12'X13'
12	C TOILET	: 8'X5'



Designed to reflect precision, balance, and modern living



Experience the project through realistic 3D visualization



**F NO: A5
EAST FACING**

**1470 SFT
3 BHK**

- | | | |
|----|-----------------|----------------|
| 01 | LIVING / DINING | : 23'10"X10'6" |
| 02 | KITCHEN | : 8'2"X9' |
| 03 | UTILITY | : 8'2"X4' |
| 04 | A. TOILET | : 5'X9' |
| 05 | BEDROOM 1 | : 12'X12'6" |
| 06 | BALCONY | : 4'X13' |
| 07 | BALCONY | : 6'X10'6" |
| 08 | BALCONY | : 4'X12'6" |
| 09 | BEDROOM 2 | : 10'2"X12' |
| 10 | C TOILET | : 5'X8' |
| 11 | BEDROOM 3 | : 10'X12' |



**F NO: A2
WEST FACING**

**1470 SFT
3 BHK**

- | | | |
|----|-----------------|----------------|
| 01 | LIVING / DINING | : 23'10"X10'6" |
| 02 | BEDROOM 3 | : 10'X12' |
| 03 | C TOILET | : 5'X8' |
| 04 | BEDROOM2 | : 10'2"X12' |
| 05 | BALCONY | : 4'X12'6" |
| 06 | BALCONY | : 6'X10'6" |
| 07 | UTILITY | : 4'X13' |
| 08 | KITCHEN | : 8'2"X12'6" |
| 09 | A TOILET | : 5'X9' |
| 10 | BEDROOM 1 | : 12'X12'6" |



Visualizing spaces, connectivity, and lifestyle at a glance



An immersive perspective of the entire community



F NO: A4 **1685 SFT**
EAST FACING **3 BHK**

01	LIVING / DINING	: 23'10"X11'
02	KITCHEN	: 8'2"X13'8"
03	UTILITY	: 8'6"X5'
04	A. TOILET	: 5'X9'
05	BEDROOM 1	: 12'X13'
06	BALCONY	: 4'X13'6"
07	C TOILET	: 10'X5'
08	BALCONY	: 6'X11'4"
09	BALCONY	: 4'X12'6"
10	BEDROOM 2	: 10'2"X12'
11	A TOILET	: 5'X8'
12	BEDROOM 3	: 10'X12'

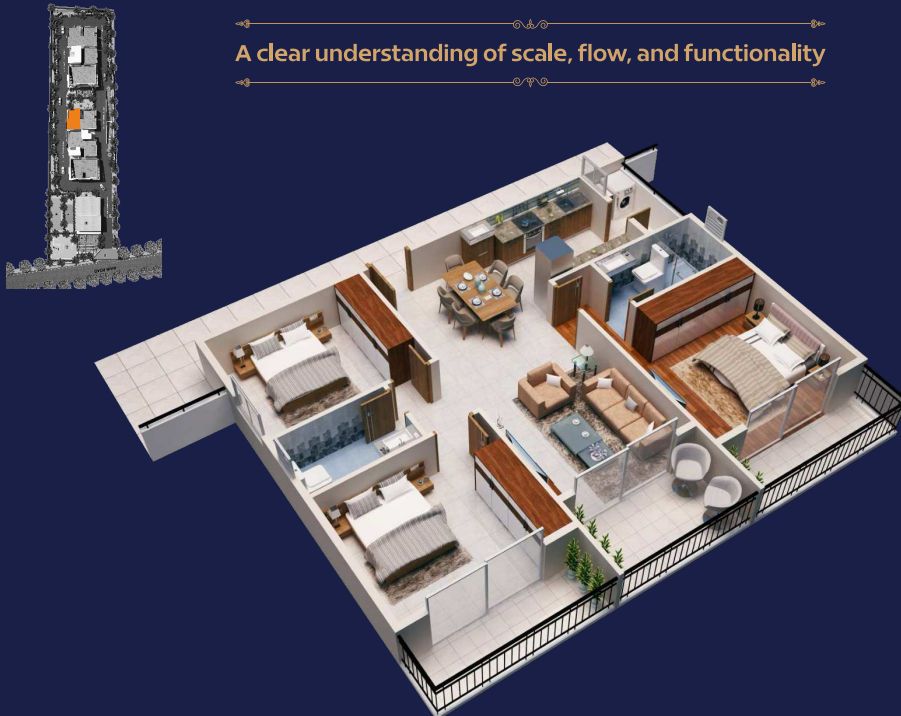


F NO: A3 **1670 SFT**
WEST FACING **3 BHK**

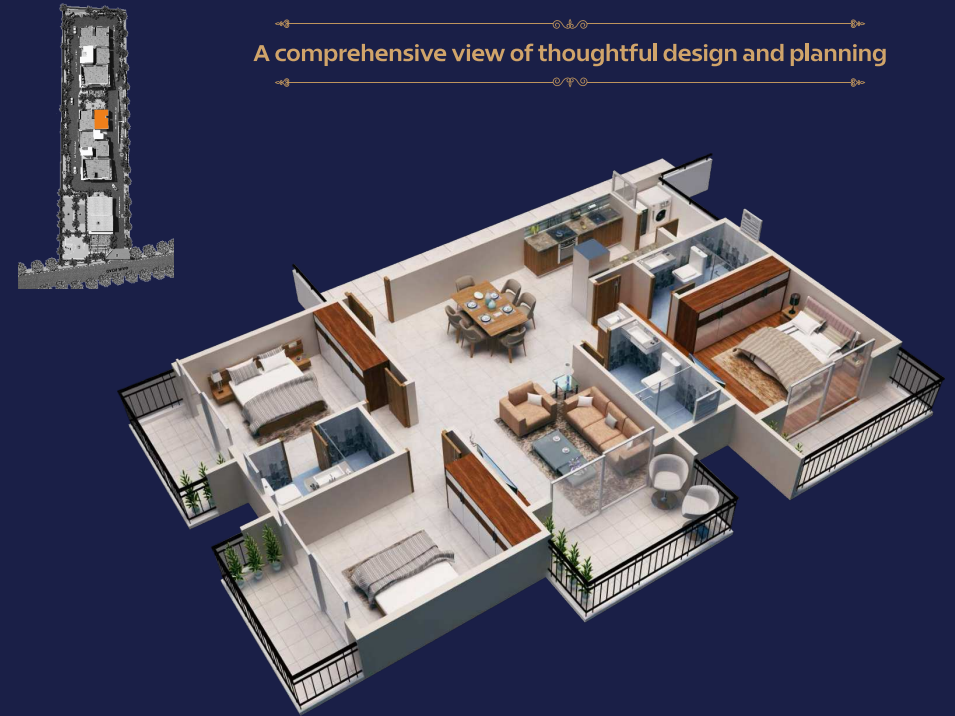
01	LIVING / DINING	: 25'10"X11'
02	BEDROOM 3	: 10'X12'
03	A TOILET	: 5'X8'
04	BEDROOM 2	: 10'2"X12'
05	BALCONY	: 4'X12'6"
06	BALCONY	: 6'X11'4"
07	KITCHEN	: 8'2"X13'2"
08	UTILITY	: 8'6"X5'
09	A TOILET	: 5'X9'
10	BALCONY	: 12'10"X4'
11	BEDROOM 1	: 12'X13'
12	C TOILET	: 8'X5'



A clear understanding of scale, flow, and functionality



A comprehensive view of thoughtful design and planning





CIVIL

Structure

RCC framed structure and 6" solid cement blocks for external walls and 4" solid cement blocks for internal walls.



ARCHITECTURE

Doors

- Main Door:
Door frame Engineered wood, 8 ft height and provided with smart door lock (Hafele / Yale / Godrej or equivalent).
- Internal Doors:
Door frame – Engineered wood, height 8 ft with flush shutter and laminate finish.
- Hardwares:
Hafele / Hettich / Europa / Premium or equivalent hardware for all doors.

Windows

- UPVC 3-track sliding windows and shutters with plain glass.
- 3-track balcony sliding doors and shutters with plain glass.



FLOORING AND WALL CLADDING

- **Living, Dining, Kitchen & Bedrooms:**
Vitrified tile flooring of size 800×1600 / 600×1200 mm.
- **Master Bedroom:**
Laminated wooden flooring.
- **Bathrooms**
Floor: Anti-skid vitrified tiles of size 600×600 mm (2'×2').
Walls: Vitrified tiles of size 600×1200 mm (2'×4').
- **Balcony:**
Anti-skid vitrified tiles.
- **Railings: Balcony & staircases**
Mild steel railings with enamel paint finish.



PAINT

- **Internal Walls:**
Wall putty with primer and premium emulsion paint.
- **External Walls:**
Weatherproof exterior grade paint (Apex Ultima or equivalent).
- **Ceiling:**
Finished with oil-bound distemper.



SERVICES

- Dual piping system and dual flush system for sanitary.
- All landscape maintained through recycled water.
- Water-efficient fixtures.
- Rainwater harvesting.
- Groundwater recharge.



PLUMBING, ELECTRICAL & SERVICES CP & SANITARY FITTINGS & FIXTURES

- Kohler / Grohe / Jaquar or equivalent water-efficient CP fixtures.
- American Standard / Kohler / Jaquar or equivalent sanitaryware.
- Anti-bacterial coated soft-close seat covers for EWC.
- Branded quartz sink (one-piece) in kitchen.



ELECTRICAL FITTINGS GRID POWER & BACKUP POWER

- EB Power – 3 BHK: 5 kW.
- DG Power Backup – 3 BHK: 1.5 kW and 100% backup for lighting, lifts & utilities.
- Norisys / Legrand / Anchor Roma or equivalent switches.
- Provision for telephone and data cabling.
- Schneider / Indo Asian or equivalent make distribution boards.
- Electrical cables: ISI brands like Havells / Polycab or equivalent.
- RCCB incomer with overload & earth leakage protection.



ELECTRICAL POINTS

- Provision for refrigerator, hob, chimney, washing machine, dishwasher, and water purifier with two additional plug points for microwave & mixer/grinder.
- TV point in living room and in all bedrooms (except guest bedroom).
- Electrical points for geyser and exhaust fan in toilets.
- AC points in all bedrooms (except guest bedroom).



ADDITIONAL SERVICES

- Piped natural gas provision (subject to availability).
- Sewage Treatment Plant (STP).



ELEVATORS

- 2 elevators per block (6 & 13 passenger capacity) – OTIS / KONE or equivalent.
- 1 elevator in clubhouse (6 passenger capacity) – OTIS / KONE or equivalent.



SAFETY & SECURITY

- Round-the-clock private security guards and CCTV surveillance.
- Fire-rated doors at fire escape staircases at required levels.
- Fully equipped fire-fighting system as per norms.



WHY THIS LOCATION?



THE ADVANTAGE OF LIVING AT THE HEART OF EAST BENGALURU

Nestled off Balagere Road, Varthur, Blue Sky Aura enjoys a rare blend of connectivity and calm.

It places you within minutes of Bengaluru's most dynamic tech corridors, premier schools, and leisure destinations — yet tucked away in a green, peaceful neighbourhood. Here, every convenience is close, every view is open, and every moment feels effortless.

IT Parks

+ Prestige Tech Park	: 3.6 Km
+ Embassy Tech Village	: 3.7 Km
+ Global Technology Centre	: 4.7 Km
+ Ecospace	: 5.3 Km
+ Wipro	: 7.6 Km

Education Institutions

+ Delhi Public School	: 1 Km
+ Vibgyor Rise School	: 1.3 Km
+ Orchids The Intl. School	: 2.2 Km
+ New Horizon Gurukul School	: 3 Km
+ Gear Innovative Intl. School	: 5 Km

Entertainment Hubs

+ Reliance Smart Bazar	: 4 Km
+ Dmart	: 4.9 Km
+ Forum Value Mall	: 6 Km
+ Centro Mall	: 8 Km
+ VR Bengaluru	: 13 Km
+ Phoenix Market City	: 13 Km

Hospitals

+ Apollo Cradle Maternity & Children's Hospital	: 3.9 Km
+ Sakra World Hospital	: 4.7 Km
+ Manipal Hospital, Varthur Kodi	: 5.4 Km
+ Belenus Champion Hospital	: 6.4 Km
+ Manipal Hospital, Sarjapur	: 8.3 Km

A LOCATION THAT'S A LANDMARK





— EXCLUSIVE SALES PARTNER —



MyEazyHomes



REAL ESTATE | HOME LOANS | INVESTMENTS

— FINDING HOMES MADE EASY —



7795762143



myeazyhomes@gmail.com



myeazyhomes.com



SCAN TO
VISIT OUR WEBSITE



TRUSTED ADVICE
TRANSPARENT DEALS



YOUR TRUST
OUR PRIORITY



THANK YOU FOR CONSIDERING US
for your dream home.

