UrbanIQ
ANMOLDEEP
Bungalow Plots

A London Inspired
UrbanIQ
DEVELOPMENT

UrbanIQ ANMOLDEEP

Twelve plots,

built for mansions.

A gated, London-style estate in Prime Nelamangala, Bangalore — wide avenues, heritage street lamps and plots generous enough for a home with real presence.

12 Mansion plots

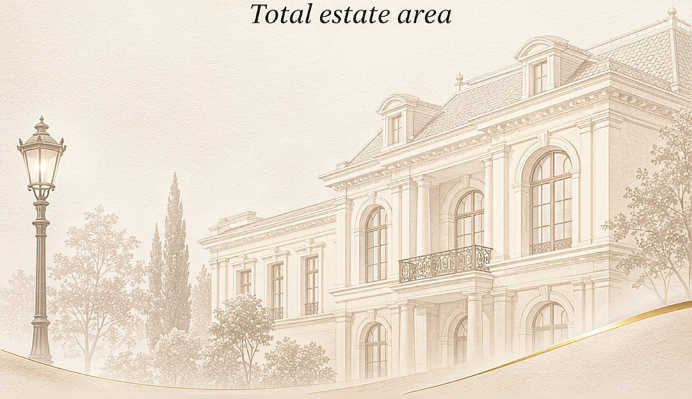
08 Residential plots

04 Semi-commercial plots

40 ft Wide internal roads

3 ACRES

Total estate area



A New Address.
A Timeless Standard.

LONDON-STYLE LIVING

Tree-lined avenues.

Lamp-lit evenings.

40 ft Wide Roads
Generous, effortless access

Palm-lined Avenue
Shade, scale and grandeur

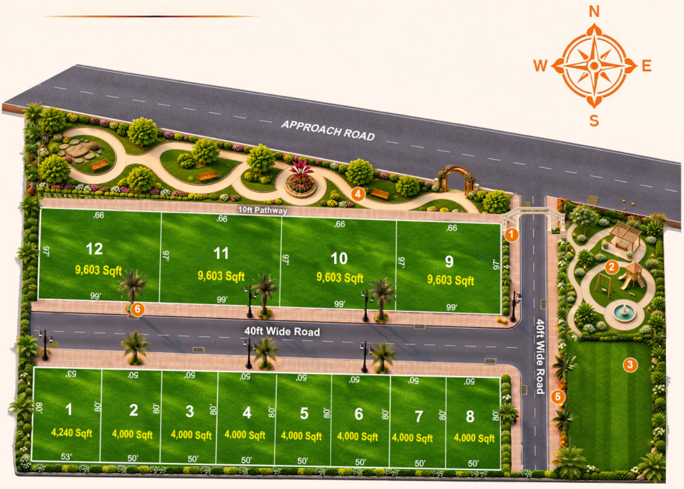
Park & Play Area
Space for every age

Gated Community
Private, secure and serene

THE ESTATE, IN DETAIL

MASTER PLAN

A plan with *room to breathe.*


N
W
E
S
APPROACH ROAD
4
10ft Pathway
URBANIQ ANMOLDEEP
1
2
12
9,603 Sqft
11
9,603 Sqft
10
9,603 Sqft
9
9,603 Sqft
99'
97'
6
40ft Wide Road
40ft Wide Road
3
5
1
4,240 Sqft
53'
80'
2
4,000 Sqft
3
4,000 Sqft
4
4,000 Sqft
5
4,000 Sqft
6
4,000 Sqft
7
4,000 Sqft
8
4,000 Sqft
50'

1. Entrance arch
2. Landscaped park
3. Civic amenity area
4. Park / future road expansion
5. Pedestrian walkway
6. Palm tree avenue

PLOT 01
4,240
sq.ft
Residential

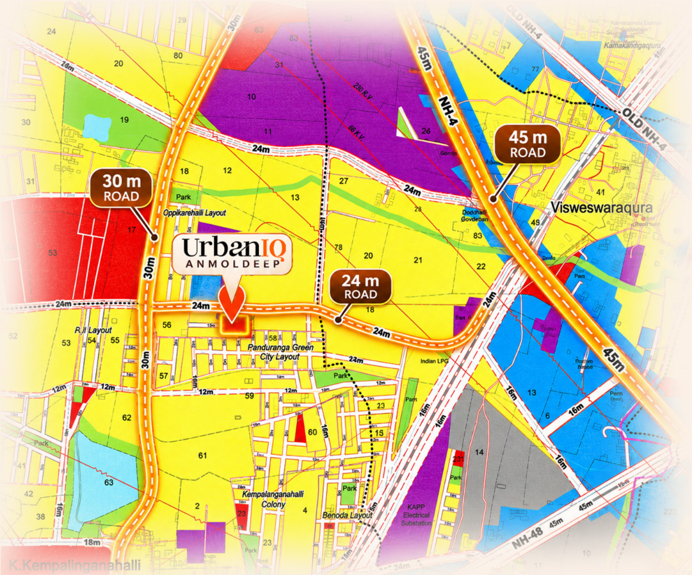
PLOTS 02 – 08
4,000
sq.ft each
Residential

PLOTS 09 – 12
9,603
sq.ft each
Semi-commercial

PROJECT POSITIONING

Strategically Located *Bungalow Plots*

In a high-growth zone with excellent multi-road connectivity and future development potential.

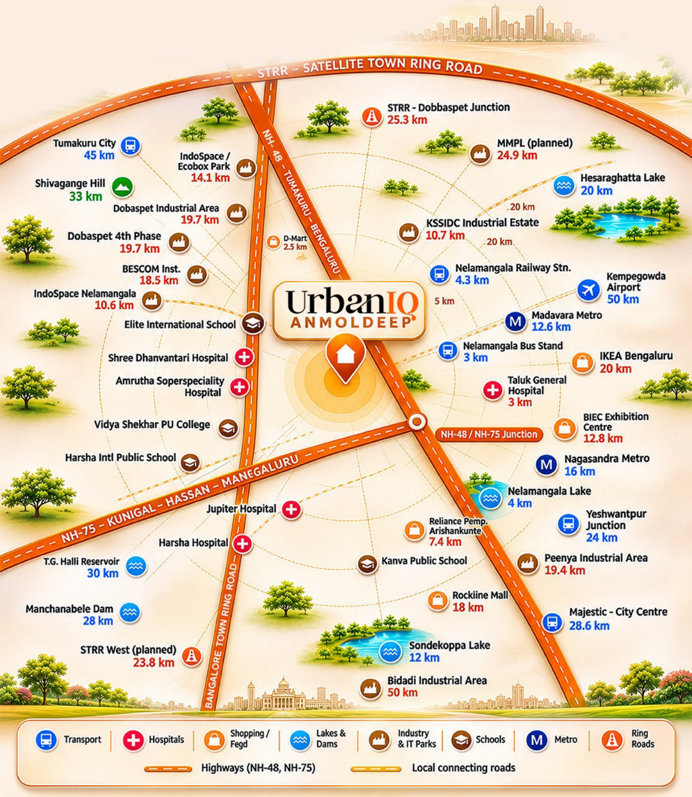

30 m ROAD
24 m ROAD
45 m ROAD
UrbanIQ ANMOLDEEP
30m
24m
45m
NH-4
OLD NH-4
NH-48
16m
12m
18m
Oppikarehalli Layout
R.I Layout
Panduranga Green City Layout
Kempalanganahalli Colony
Benoda Layout
Visweswaraqura
Kamakandgaqura
Dodohalli Govdeban
Indian LPG
KAPP Electrical Substation
Park
K.Kempalinganahalli

Multi-Road Connectivity
(30 m | 24 m | 45 m)

Prime Positioning

High Growth Potential

CONNECTIVITY MAP


STRR – SATELLITE TOWN RING ROAD
NH-48 – TUMAKURU – BENGALURU
NH-75 – KUNIGAL – HASSAN – MANEGALURU
BANGALORE TOWN RING ROAD
NH-48 / NH-75 Junction
UrbanIQ ANMOLDEEP
Tumakuru City 45 km
Shivagange Hill 33 km
IndoSpace / Ecobox Park 14.1 km
Dobaspet Industrial Area 19.7 km
Dobaspet 4th Phase 19.7 km
D-Mart 2.5 km
BESCOM Inst. 18.5 km
IndoSpace Nelamangala 10.6 km
Elite International School
Shree Dhanvantari Hospital
Amrutha Soperspeciality Hospital
Vidya Shekhar PU College
Harsha Intl Public School
Jupiter Hospital
Harsha Hospital
T.G. Halli Reservoir 30 km
Manchanabele Dam 28 km
STRR West (planned) 23.8 km
STRR - Dobbaspet Junction 25.3 km
MMPL (planned) 24.9 km
Hesaraghatta Lake 20 km
.20 km
KSSIDC Industrial Estate 10.7 km
20 km
Nelamangala Railway Stn. 4.3 km
5 km
Kempegowda Airport 50 km
Madavara Metro 12.6 km
Nelamangala Bus Stand 3 km
IKEA Bengaluru 20 km
Taluk General Hospital 3 km
BIEC Exhibition Centre 12.8 km
Nagasandra Metro 16 km
Nelamangala Lake 4 km
Yeshwantpur Junction 24 km
Reliance Pemp. Arishankunte 7.4 km
Kanva Public School
Peenya Industrial Area 19.4 km
Rockiine Mall 18 km
Majestic - City Centre 28.6 km
Sondekoppa Lake 12 km
Bidadi Industrial Area 50 km
Transport
Hospitals
Shopping / Fegd
Lakes & Dams
Industry & IT Parks
Schools
Metro
Ring Roads
Highways (NH-48, NH-75)
Local connecting roads

WALK THE ESTATE

Every road, every light, *considered.*

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THE GRAND ENTRANCE

More Space
for what matters

SIGNATURE WALLS

STONE & TIMBER

LEGALLY SECURE

Peace of mind, *on paper.*

A-Khata

Clean A-Khata records — the standard buyers and lenders look for. ✓

BMRDA Approved

Layout approved by the Bangalore Metropolitan Region Development Authority. ✓

Ready for Registration

Sale-deed registration ready — from decision to ownership, without delay. ✓

A Green Heart Within *the Community*

LANDSCAPED PARK

UrbanIQ
ANMOLDEEP

Everything you need, *close at hand.*

- WELL CONNECTED
- TOP INSTITUTIONS
- QUALITY HEALTHCARE
- SHOPPING & LIFESTYLE
- PARKS & RECREATION
- EVERYDAY CONVENIENCES

Thank You!

For exploring UrbanIQ Anmoldeep.
We look forward to welcoming you
to your future address.

☎ | **9996661797**

DEVELOPED BY
UrbanIQ
VENTURES