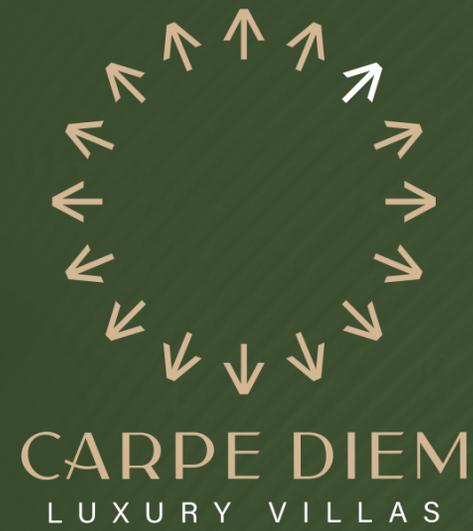


Where Refined  
Living Meets The Quiet Luxury of Nature.



RERA: PRM/KA/RERA/1250/304/PR/080525/007729

PROJECT BY



## VIJAYASRI VIJETHA INFRA PROJECTS

### OFFICE & SITE ADDRESS

Ground, Sy. No. 10/1, 10/2, 10/3, 190,  
191/1, CarpeDiem, Kolathur, Bengaluru  
Rural, Karnataka – 562114

**CALL : +91 96767 17171**

[www.carpediemvillas.com](http://www.carpediemvillas.com)

Architects



Aslam Architects &  
Interior Designers Pvt. Ltd.

Landscape



ecoINSCAPE

Structural



Intelijento Designs

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a concept of | d3 | +91 98491 92657

@ Kolathur, Hoskote, Bangalore



## A SPACE THAT SETS YOU FREE

An enclave of independent villas crafted for those who prefer serenity over spectacle. Here, privacy unfolds effortlessly. Light moves with intention. Green views form an unbroken canvas around your home.

What the city denies—space, calm, and breathable beauty—arrives here with grace. Imagined by **Vijayasri** and **Vijetha**, this community is shaped for families who desire elegance in every moment and comfort in every detail.



PROJECT BY



VIJAYASRI



VIJETHA



## A COMMUNITY ROOTED IN NATURE

Spread across **8 acres** of thoughtfully preserved landscapes, Carpe Diem is a rare balance of architecture and earth.

Paths meander gently. Breezes linger. Stillness becomes familiar.

Nature doesn't sit at the edge of your lifestyle—it becomes woven into it.

Every day begins in calm, continues in clarity, and ends in a sense of belonging that only a place like this can offer.

BMRDA &  
RERA  
APPROVED

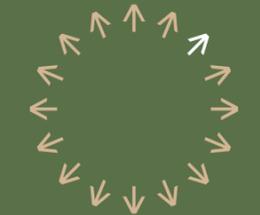
**8 ACRES**  
VILLA GATED  
COMMUNITY

**123** LUXURY  
INDEPENDENT  
VILLAS

**65%** OPEN  
SPACES

**2420 TO**  
**3800** SQ FT  
BUILT UP AREA

**4 BHK**  
TRIPLEX  
ROOMS



**CARPE DIEM**  
LUXURY VILLAS

## A PLACE WHERE YOU TRULY BELONG

Belonging, here, feels effortless.  
Warm, composed, and intentionally intimate—Carpe Diem is a  
neighbourhood where families grow, friendships find depth, and  
moments turn into rituals.

A rare place where your presence feels perfectly placed.



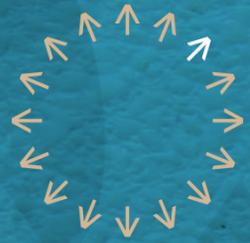
## WHERE BOUNDARIES FADE, AND LIFE FEELS REFINED

Sunlight glides through your spaces with quiet elegance. Mornings arrive with soft inspiration; evenings settle into a warm, golden hush.

Life unfolds with a gentle rhythm—unforced, unhurried, unmistakably luxurious. This is Carpe Diem: a community that restores balance, elevates everyday living, and surrounds you with a beauty that feels both grounding and indulgent.

## HIGHLIGHTS

- Vastu Compliant
- 24/7 Pneumatic System for Water Supply
- 40ft & 30ft Wide CC Roads With pockets of Pattern Cement Tiles/pavers
- Water Softener System
- Sophisticated Transformer to Ensure Quality Power
- Rainwater Harvesting
- Underground Cabling for Electrical Network
- 24/7 Security
- Connectivity Features
- Generator 100% acoustic enclosed
- D.G. Backup shall be provided for common amenities & streetlights



CARPE DIEM  
LUXURY VILLAS

## A SPACE WHERE LIFE FLOATS INTO LUXURY.

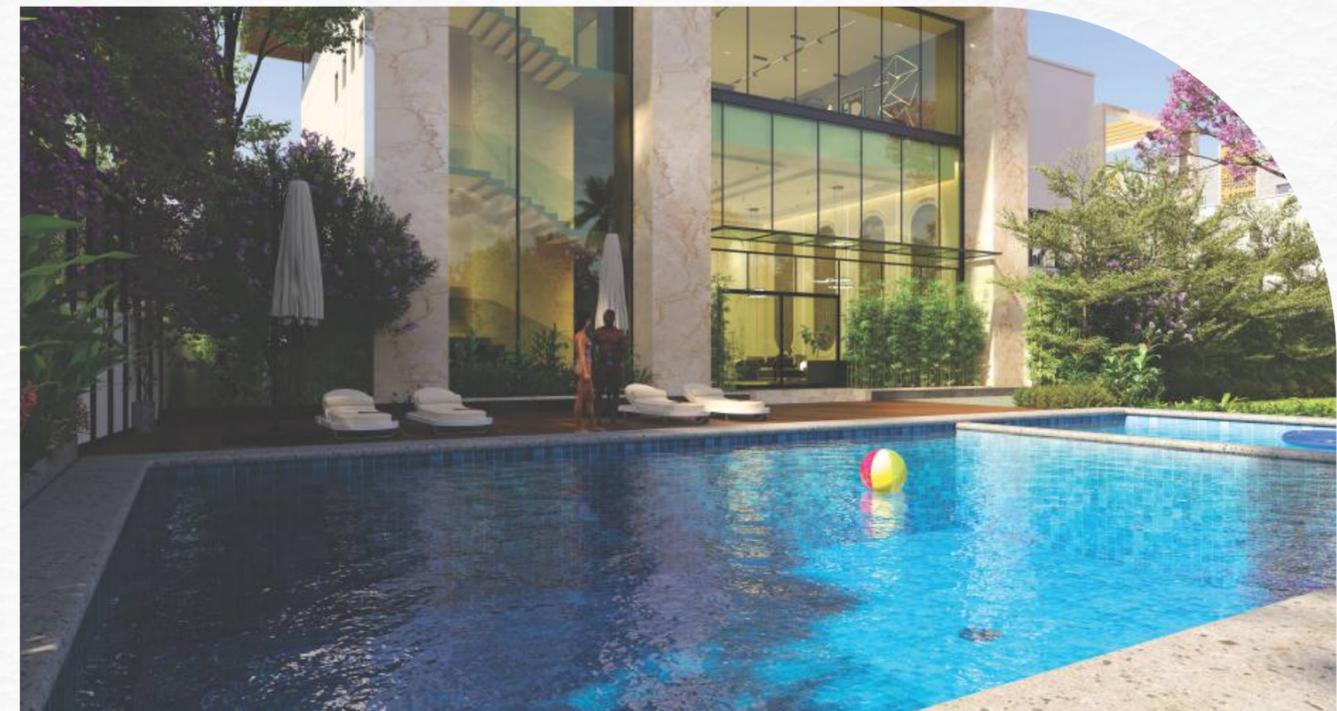
A place where luxury feels effortless and every moment unfolds in calm. Designed for those who live life well, the clubhouse blends modern elegance with the warmth of a private retreat.

From floating in the pool to unwinding in quiet lounges, every corner invites you to breathe and belong. More than a clubhouse, it's a lifestyle of comfort, connection, and elevated living.





- Multi-purpose room
- Air-Conditioned Gymnasium
- Admin office
- Sun Loungers with shallow pool
- Visitor lounge



**G+3 FLOORS CLUBHOUSE WITH 16,000 SFT.**



Reception Lobby



Banquet Hall with Party Lawn



Guest rooms



Library



Co-working space



Indoor Games & Snooker Lounge



Clinic



Spa & Salon



Aerobics & Zumba



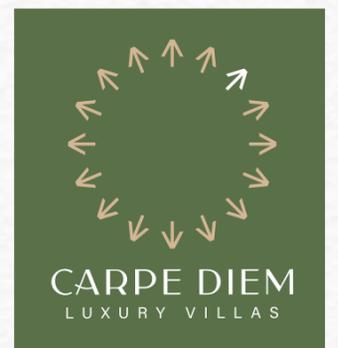
Open Landscape Court



Space for Grocery store



Baby pool & Lap pool with Pool deck



# OUTDOOR SPORT SPACES THAT ELEVATE EVERYDAY LIFE



Expansive courts, breathable open grounds, and thoughtfully designed activity zones encourage you to move freely and feel renewed.

Well-being becomes effortless when the outdoors feel this refined.

- Central Lawn with Amphitheatre
- walking track
- Outdoor Floor Games Area
- Kids Play Area
- Skating/Bicycle Learning Track
- Senior Citizen Zone
- Multi Court Futsal+Volley Ball
- Barbeque Zone
- Seating Plaza with Pergola
- Half Basketball Court
- Pickle-Ball Court
- Party Lawn/Event Space
- Box Cricket
- Outdoor Fitness station
- Avenue Plantation & Medicinal Plantation
- Outdoor Yoga Lawn & Meditation Platforms





# MASTER PLAN

A masterfully articulated layout where architecture, nature, and community align beautifully.

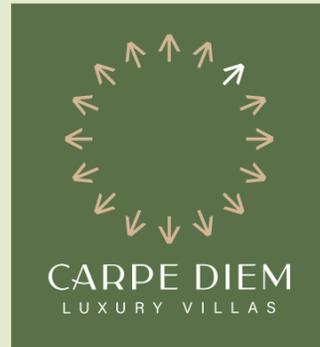
## LEGEND

- 1. Entrance
- 2. Infinity Jogging Track
- 3. Yoga Lawn
- 4. BBQ Zone
- 5. Hammock Zone
- 6. Walkway with Stepping Stones
- 7. Reflexology
- 8. Meditation Platforms
- 9. Pet's Park

- 10. Bicycle Learning Track
- 11. Event Space
- 12. Informal Seating with Floor Games
- 13. Children's Play Area
- 14. Toddlers' Play Area
- 15. Pickleball Court
- 16. Temple
- 17. Walking/Jogging Track
- 18. Senior Citizen's Zone

- 19. Children's Park
- 20. Half Basketball Court
- 21. Parent's Bay
- 22. Hobby Pavilion
- 23. Peripheral Planting
- 24. Community Plaza
- 25. Community Pavilion
- 26. Outdoor Gym
- 27. OAT
- 28. Multi-functional Lawn

- 29. Walkway Through Trellis
- 30. Aroma Garden
- 31. Herbal Garden
- 32. Waiting Pavilion
- 33. Multi Court
- 34. Box Cricket
- 35. Club House
- 36. Swimming Pool
- 37. Kids Pool
- 38. Civic Amenities





## VILLA SPACES CRAFTED WITH PURPOSE

Each villa is shaped with precision—planned for natural light, privacy, and an impeccable flow of space.

Balanced proportions, serene courtyards, and seamless indoor-outdoor transitions elevate everyday living into an experience of quiet luxury.

This is architecture designed not just to house you—but to honour you

1163 TO 2906  
SQ FT PLOT AREA

EAST | WEST | NORTH  
FACING VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST  
FACING  
VILLA**

**30' X 50'**

AREA STATEMENT IN SFT.	
GROUND FLOOR	1 0 5 5
FIRST FLOOR	1 0 3 5
SECOND FLOOR	8 4 0
<b>TOTAL AREA</b>	<b>2 9 3 0 SFT</b>

2 CAR PARKING

4 BHK WITH PREMIUM FEATURES

HOME THEATRE

LIFT PROVISION

TERRACE GARDEN

**CARPE DIEM**  
LUXURY VILLAS





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**WEST  
FACING  
VILLA**

**30' X 40'**

AREA STATEMENT IN SFT.

GROUND FLOOR	860
FIRST FLOOR	860
SECOND FLOOR	700
TOTAL AREA	2420 SFT



2 CAR PARKING



4 BHK WITH PREMIUM FEATURES



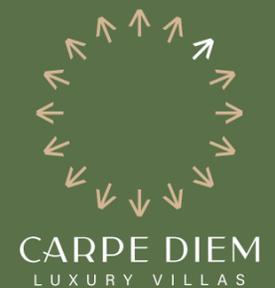
HOME THEATRE



LIFT PROVISION



TERRACE GARDEN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**NORTH FACING VILLA**

**30' X 50'**

AREA STATEMENT IN SFT.

GROUND FLOOR	1098
FIRST FLOOR	1098
SECOND FLOOR	860
<b>TOTAL AREA</b>	<b>3056 SFT</b>



2 CAR PARKING



4 BHK WITH PREMIUM FEATURES



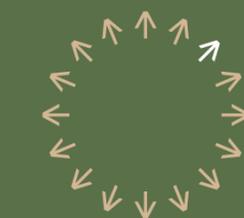
HOME THEATRE



LIFT PROVISION



TERRACE GARDEN



**CARPE DIEM**  
LUXURY VILLAS



### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



**EAST  
FACING  
VILLA**

**30' X 50'**

AREA STATEMENT IN SFT.	
GROUND FLOOR	1076
FIRST FLOOR	1076
SECOND FLOOR	818
<b>TOTAL AREA</b>	<b>2970 SFT</b>



2 CAR PARKING



4 BHK WITH PREMIUM FEATURES



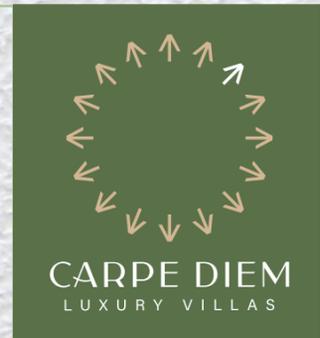
HOME THEATRE

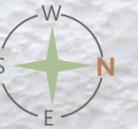


LIFT PROVISION



TERRACE GARDEN





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EAST  
FACING  
VILLA

40' X 40'

AREA STATEMENT IN SFT.

GROUND FLOOR	1185
FIRST FLOOR	1185
SECOND FLOOR	915
TOTAL AREA	3285 SFT



2 CAR PARKING



4 BHK WITH PREMIUM FEATURES



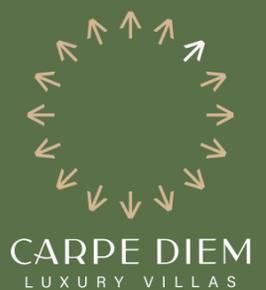
HOME THEATRE



LIFT PROVISION



TERRACE GARDEN



CARPE DIEM  
LUXURY VILLAS





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



## WEST FACING VILLA

40' X 40'

AREA STATEMENT IN SFT.	
GROUND FLOOR	1173
FIRST FLOOR	1206
SECOND FLOOR	904
<b>TOTAL AREA</b>	<b>3283 SFT</b>

2 CAR PARKING

4 BHK WITH PREMIUM FEATURES

HOME THEATRE

LIFT PROVISION

TERRACE GARDEN

**CARPE DIEM**  
LUXURY VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST  
FACING  
VILLA**

**40' X 50'**

AREA STATEMENT IN SFT.

GROUND FLOOR	1453
FIRST FLOOR	1453
SECOND FLOOR	1185
<b>TOTAL AREA</b>	<b>4091 SFT</b>



2 CAR PARKING



4 BHK WITH PREMIUM FEATURES



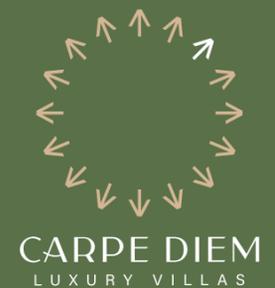
HOME THEATRE

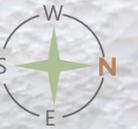


LIFT PROVISION



TERRACE GARDEN





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST  
FACING  
VILLA**

**30' X 40'**

AREA STATEMENT IN SFT.	
GROUND FLOOR	860
FIRST FLOOR	860
SECOND FLOOR	700
<b>TOTAL AREA</b>	<b>2420 SFT</b>



2 CAR PARKING



4 BHK WITH PREMIUM FEATURES



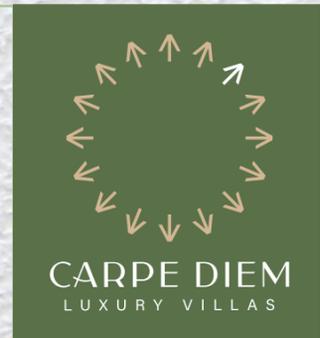
HOME THEATRE



LIFT PROVISION



TERRACE GARDEN



# SPECIFICATIONS



## STRUCTURE

- RCC framed structure designed to withstand wind and seismic loads.



## SUPER STRUCTURE

- Blockwork with brick: 6" outer walls  
4" inner walls



## PLASTERING

- Internal & external walls plastered with C.M. 1:6.



## PAINTING

- Internal: Asian Emulsion over Birla Putty finish or equivalent.
- External: Asian Emulsion with texture/ paint and elevation elements as per design or equivalent.



## DOORS

- Main Door: 8' height teak wood frame, engineered designer shutter with veneer on both sides and PU polish.
- Internal Doors: 7' height engineered frame and designer shutter with veneer on both sides and PU polish.
- Toilet Doors: 7' height engineered frame, designer shutter with veneer on one side and laminate on the other.



## WINDOWS

- 3-track UPVC sliding doors and windows with clear glass and mosquito mesh of reputed make.



## KITCHEN

- SS sink with sink mixer of reputed make.
- Provision for water purifier and chimney.
- Tile dado up to 2 ft above platform level.



## FLOORING & DADOING

- Living, Dining, Kitchen & Bedrooms: 800×800 mm double-charged vitrified tiles.
- Master Bedroom: Laminated wooden flooring.
- Bathroom Flooring: 600×600 mm anti-skid ceramic tiles.
- Balcony & Utility: 600×600 mm rustic finish ceramic anti-skid tiles.
- Bathroom Dado: 1200×600 mm ceramic tiles up to 8' height.



## BATHROOM FITTINGS

- CP fittings: Grohe / Jaquar / Kohler or equivalent.
- Sanitary fittings: American Standard / Kohler or equivalent.
- Wall fixtures: Single-lever diverter with shower.
- Provision for solar water heater.



## ELECTRICAL

- Concealed copper wiring of reputed ISI make (Havells / Finolex or equivalent).
- Power outlets for AC in required areas.
- Switches and boards of reputed make (Havells / Anchor or equivalent).
- MCBs of reputed make for distribution boards.
- Provision for internet connection on all floors.



## INTERNET & CONNECTIVITY

- FTTH to each individual villa.
- Communication box in every villa.
- CAT6 cabling.



## GENERATOR

- Kirloskar or equivalent, as per electrical planner recommendations.
- Acoustic panel as required.
- Up to 2 KW per villa.



## CLUBHOUSE

- Lobby
- Banquet hall
- Swimming pool & kids pool with shower and changing rooms.
- Gym
- Mini supermarket
- Indoor games
- Association room
- Terrace seating
- Yoga & meditation room



## OUTDOOR AMENITIES

- Badminton court
- Mini basketball
- Cricket turf
- Pickle ball court
- Manicured gardens with seating
- Walking track
- Zen garden
- Kids' play area
- Temple
- Party lawn
- Reflexology walking track



## SECURITY

- Boom barriers as required.
- CCTV surveillance at all key points on all floors.



## WATER SYSTEM

- Centralised water distribution via hydro-pneumatic system.



## WATER & STP

- Water treatment plant
- Sewage treatment plant
- Rainwater harvesting



# PERFECTLY CONNECTED

## CONNECTIVITY

- 10 min - Hoskote Junction
- 19 min - Budiger Rd
- 24 min - From Krishnarajpuram
- 32 min - Hope Farm Junction
- 34 min - ITPL
- 35 min - Whitefield Main Road
- 45 min - From Marathahalli
- 46 min - Kempegowda International Airport
- 55 min - From Hebbala

## EDUCATION

- 20 min - One World International School
- 26 min - East Point College of Medical Sciences
- 30 min - National Public School, Whitefield
- 35 min - MVJ College
- 36 min - Whitefield Global School

## ENTERTAINMENT & SHOPPING

- 12 min - Brigade Orion uptown mall
- 37 min - Forum Value Mall
- 30 min - Whitefield retail
- 10-20 min - Restaurants & breweries

## HEALTH CARE

- 08 min - MVJ Hospital
- 36 min - Manipal Hospital
- 10 min - Multiple Polyclinics



Location QR Code