



Live the Future in a **Natural Garden Community** Luxury villa plots @ Shadnagar



www.asrithasgroup.com

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WELCOME TO A LIFE OF LEISURE, ELEGANCE & LUXURY

Welcome to 14th Garden City, a premium gated community in Shadnagar (Municipal Limits). Enjoy a serene lifestyle with modern infrastructure, landscaped avenues, and thoughtfully designed open spaces.

Developed by Asrithas Group, this expansive project spans 54 acres across two phases, offering high-growth potential, secure living, and lifestyle amenities perfect for families and smart investors.

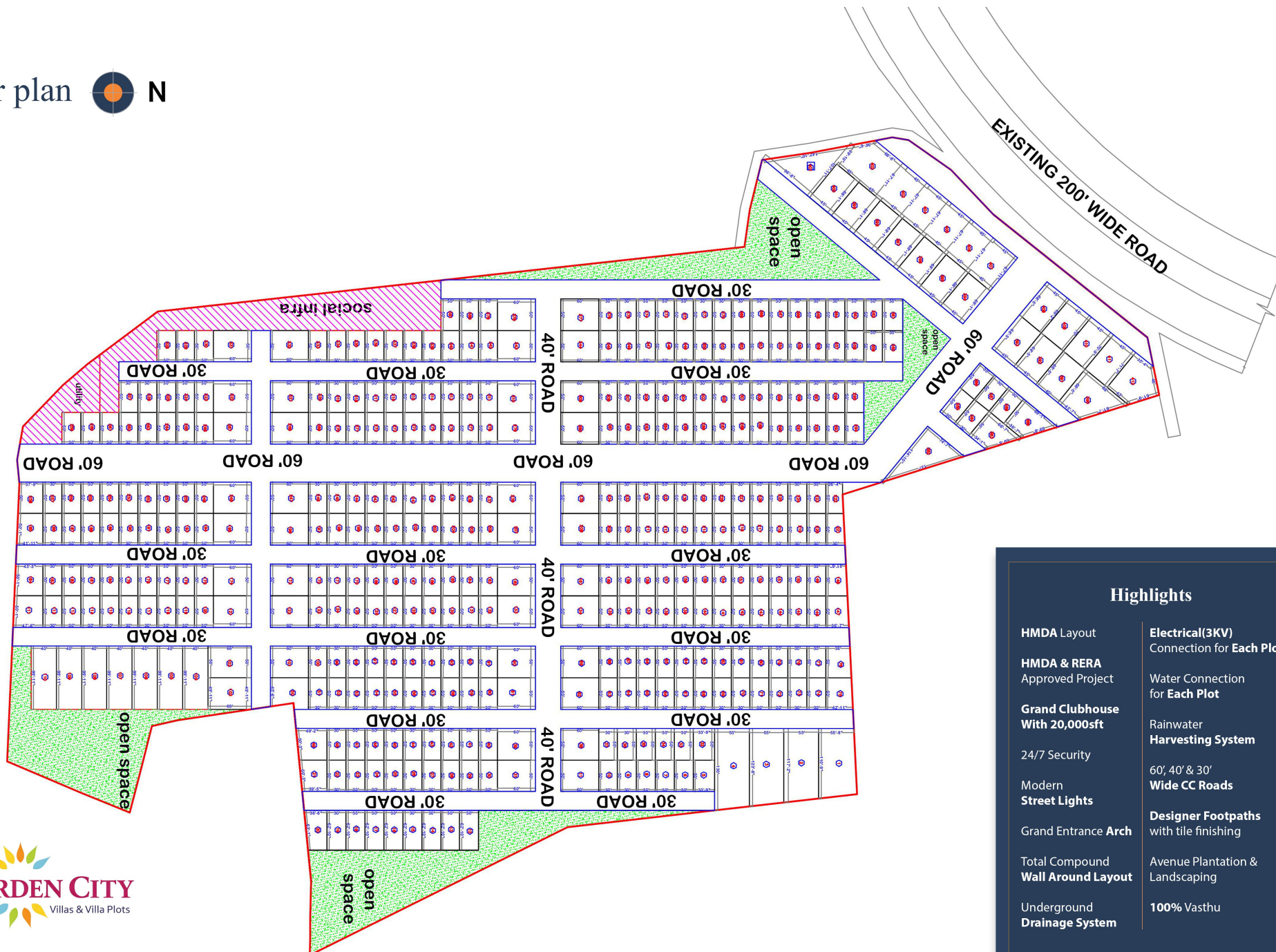
ASRITHA'S
14th GARDEN CITY
Villas & Villa Plots



A COMMUNITY THAT **INSPIRES OUT-DOOR LIVING DAILY**

Experience a healthier lifestyle at 14th Garden City, Shad-nagar. A premium gated community designed with greenery, open spaces, and modern infrastructure—perfect for peaceful living and smart investment.

With landscaped avenues, wide CC roads, and lifestyle amenities, these plots offer the freedom to build your dream villa while enjoying fresh air, security, and a vibrant community.



Highlights

HMDA Layout

HMDA & RERA
Approved Project

Grand Clubhouse
With 20,000sft

24/7 Security

Modern
Street Lights

Grand Entrance **Arch**

Total Compound
Wall Around Layout

Underground
Drainage System

Electrical(3KV)
Connection for **Each Plot**

Water Connection
for **Each Plot**

Rainwater
Harvesting System

60', 40' & 30'
Wide CC Roads

Designer Footpaths
with tile finishing

Avenue Plantation &
Landscaping

100% Vasthu



A MODERN CLUBHOUSE FOR LEISURE & SOCIAL LIVING

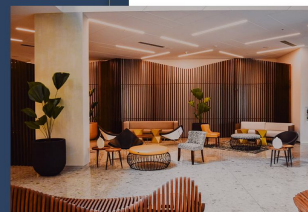
The clubhouse at 14th Garden City is a vibrant hub designed for comfort, connection, and everyday recreation. This well-planned space features dedicated parking and modern amenities, offering residents a perfect place to unwind and socialize.

Start your mornings with an energizing workout at the open gym, spend evenings relaxing by the swimming pool, or catch up with neighbours in a lively, welcoming atmosphere. With a safe play area for kids, it's a space where every family member finds joy.



Highlights

- + Avenue Plantation & Landscaping
- + Senior Citizen Rest Area
- + Dedicated Children's Play Area
- + Open Gym in Park
- + Fruits Garden
- + Flowers Garden
- + Swimming Pool
- + Netted Cricket Zone
- + Shuttle Badminton Court
- + Yoga & Meditation Hall
- + Beauty Parlour Provision
- + Saloon Provision
- + Indoor Games
- + Banquet Hall
- + Super Market Provision
- + Overhead Water Tank
- + Office Provision
- + Clinic Provision
- + Laundry Provision



Note: All images are used for representation purposes developers only provide the spaces for to establish amenities of aboveby Residents association



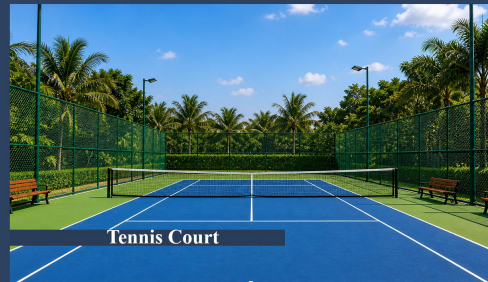
Basket Ball Court



Cricket net Zone



Children Play Area



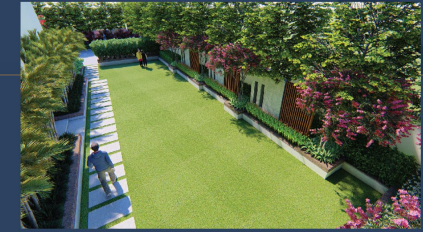
Tennis Court



Central Courtyard

WHERE NATURE INSPIRES ACTIVE LIVING

Step onto a lush, green landscape designed to keep every age engaged and energized. From peaceful yoga zones for seniors to playful tot lots for kids, and from basketball courts to cricket nets, every corner encourages movement, wellness, and community in a vibrant outdoor setting.



LIVE SERENE PARTY LAWNS & SOCIAL SPACES WITH PREMIUM LANDSCAPING

When you build your home in 14th Garden City, you enjoy fresh air, natural light, and peaceful surroundings every day. The thoughtfully designed layout offers beautifully maintained party lawns and cozy social zones for gatherings.

Landscaped gardens feature shaded seating, open play areas, and relaxing green spaces that enhance everyday living.

A balanced lifestyle awaits you here!





OXYGEN-RICH LOCATION WITH HIGH GROWTH POTENTIAL

Excellent infrastructure with wide, well-lit roads, strong safety, and a clean, pollution-free environment. Shadnagar is rapidly emerging as a key growth corridor, with expanding industrial zones, logistics hubs, and educational institutions driving development. As activity accelerates, property values are expected to rise steadily, making this the right time to invest. Well-connected via NH44, with seamless access to the International Airport, business districts, and major industries, Shadnagar offers both convenience and future value—creating the perfect setting for your next investment.

Location Plan

(Not to scale)

 **Easy to reach Location**
(Not to scale)



Location Advantages

- + Bengaluru Highway (NH-44) Facing
- + 4 minutes Drive to Shadnagar City
- + 5 minutes Drive to Proposed Regional Ring Road (RRR)
- + 5 minutes Drive to Microsoft Data Center
- + 8 minutes Drive to Kammanadanam Upcoming Zoo Park
- + 15 minutes Drive to Heritage Valley Residential School
- + 15 minutes Drive to Kanha Shanti Vanam
- + 15 minutes Drive to Statue of Equality (ChinnaJeeyar)
- + 20 minutes Drive to P&G / J&J / Amazon Warehouse
- + 20 minutes Drive to JIMS Medical Sciences
- + 20 minutes Drive to Rajiv Gandhi International Airport
- + 30 minutes Drive to Financial District