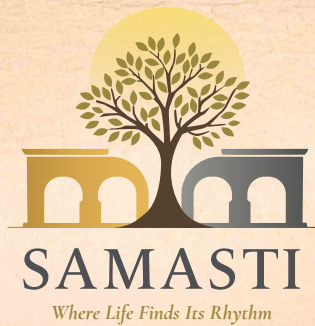




More than villas,
it's a Mediterranean masterpiece.



Samasti is created for people who value calm, light & soulful living.

A place where homes breathe and everyday moments unfold gently like a Mediterranean morning by the sea.

Welcome to the
Quiet side of Luxury.

Samasti is where
life finds its rhythm.



The Meaning of *Samasti*

Wholeness. Belonging. Balance.

Samasti means the **collective whole**.

It represents a life where home, people, nature & daily living exist in harmony.

Nothing feels separate. Nothing feels forced.

Everything flows together like a natural rhythm.

Here, a home is not just a structure.

It is part of a thoughtfully created environment designed to nurture clarity, comfort and long-term wellbeing.

Sunlight, Mediterranean warmth & peaceful landscapes come together to create a life that feels centred & deeply human.

A masterplan *designed around life.*

Where every path leads to calm, connection & community.



Amenities

- | | | | |
|----------------------------|-----------------------------|-------------------|----------------------------------|
| 01. THE SAMASTI GATEWAY | 13. TRELLIS SEATING | 25. SEATING | 37. WALKWAY |
| 02. THE RHYTHM WALL | 14. HANGOUT FITNESS | 26. PAVILION | 38. SEATING NOOK |
| 03. THE FOYER | 15. WATCH TOWER | 27. REFLEXOLOGY | 39. GARDEN |
| 04. THE CHRYSALIS NOOK | 16. CRICKET NET | 28. DECK | 40. RAINWATER COLLECTING TANK |
| 05. PAUSE PAVILION | 17. MINI MUGA COURT | 29. KIDS POOL | 41. STP (SEWAGE TREATMENT PLANT) |
| 06. THE PORTICO (DROP OFF) | 18. AMPHITHEATRE | 30. MAIN POOL | 42. WTP (WATER TREATMENT PLANT) |
| 07. THE SPIRE (FOUNTAIN) | 19. HAMMOCK GARDEN | 31. BUBBLE POOL | 43. TY (TRANSFOR YARD) |
| 08. PRANAVA (TEMPLE) | 20. PARTY LAWN | 32. CLUB | 44. DRIVEWAY |
| 09. CHILDREN PLAY AREA | 21. STAGE | 33. CAFE NOOK | 45. RAIN HARVESTING CHAMBER |
| 10. SKATING RINK | 22. MINI GOLF PUTTING GREEN | 34. JOGGING TRACK | |
| 11. THE CIRCUIT | 23. KOI POND | 35. PET PARK | |
| 12. CALISTHENICS | 24. ZEN DECK | 36. PAW SPA | |

Plot Sizes

20 X 40		VILLA SERENO
30 X 40		VILLA GRACIA
30 X 50		VILLA SOLANA
33 X 50		VILLA VISTA
40 X 40		VILLA VERONA
40 X 50		VILLA PRIMA

Not just plotted land. A carefully composed way of living.

A Mediterranean village, *crafted for Bengaluru*

Warm walls kissed by sunlight.
Bougainvillea brushing the breeze.

Arched verandas opening into
quiet courtyards.

Samasti brings the romance
of Southern Europe into the
rhythm of East Bengaluru.





Your private Mediterranean Resort.

Club Elysian

The clubhouse at Samasti is designed as a warm, sunlit retreat shaped around Mediterranean comfort & slow living.

Soft stucco finishes, arched openings, terrace seating & calm interior tones create an atmosphere that feels like a boutique coastal home rather than a conventional clubhouse.

It is the social heart of the community.





CLUB ELYSIAN



12,000+ sqft

of spaces designed for leisure,
connection and quiet luxury.

The Elysian Lifestyle

Ground Level — Water, energy & play.

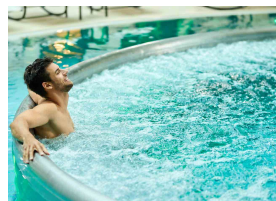
The ground level brings life outdoors with active family-friendly spaces.



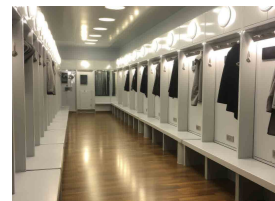
Swimming pool



Dedicated kids pool



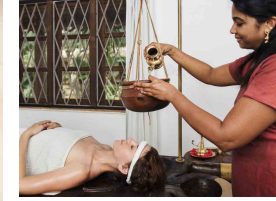
Bubble Pool



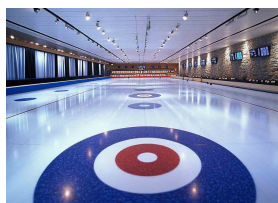
Convenient changing facilities



Pool deck with shaded cabanas



Spa



Banquet Hall



Cafe Nook



Garden-court seating



Indoor games & activity lounge



Kids' room

First Level —

Wellness & Peace focused.

The first floor is designed for balance and inner calm & for uninterrupted work when needed.



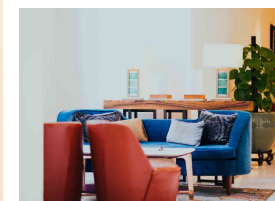
Gym with natural light



Reading and quiet lounge corners



Yoga & meditation studio



Co-working lounge for focused work

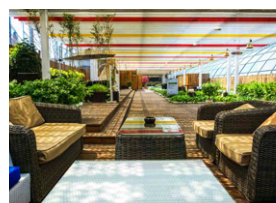


Balcony seating overlooking greens

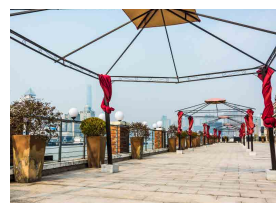
Second Level —

Cinema, celebrations & sky views.

Evenings belong to the second floor.



Lounge seating for gatherings



Party terrace



Pantry and hosting support



Experiences designed *into everyday life.*

Thoughtfully curated amenities that inspire wellness, spark joy and bring people together.

All within a beautiful, green heart of the community.



Resort-style Pool

Refresh. Relax. Reconnect.



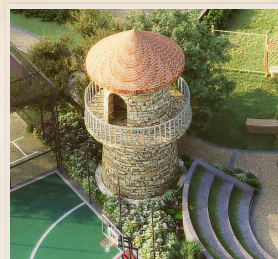
Central Garden
Park



The Chrysalis
Nook



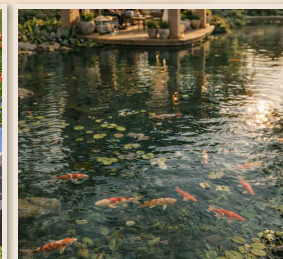
Moonlight
dinner lawns



Watch Tower



Zen Deck



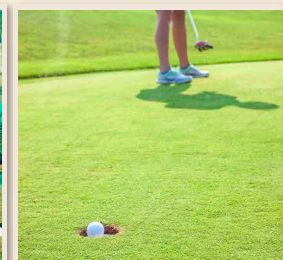
Koi Pond



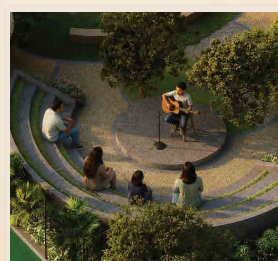
Mini MUGA
Court



Cricket practice
net



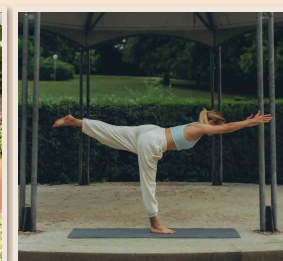
Mini Golf putting
green



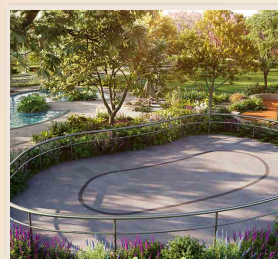
Amphitheater



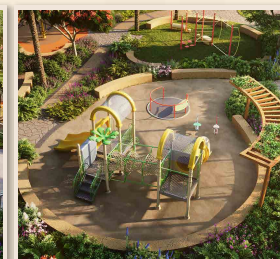
Outdoor gym



Yoga pavilion



Skating zone



Kids play area



Open party lawn

Where every path *leads to belonging.*

Streets that invite slow evening walks...

Greens that feel like private gardens...

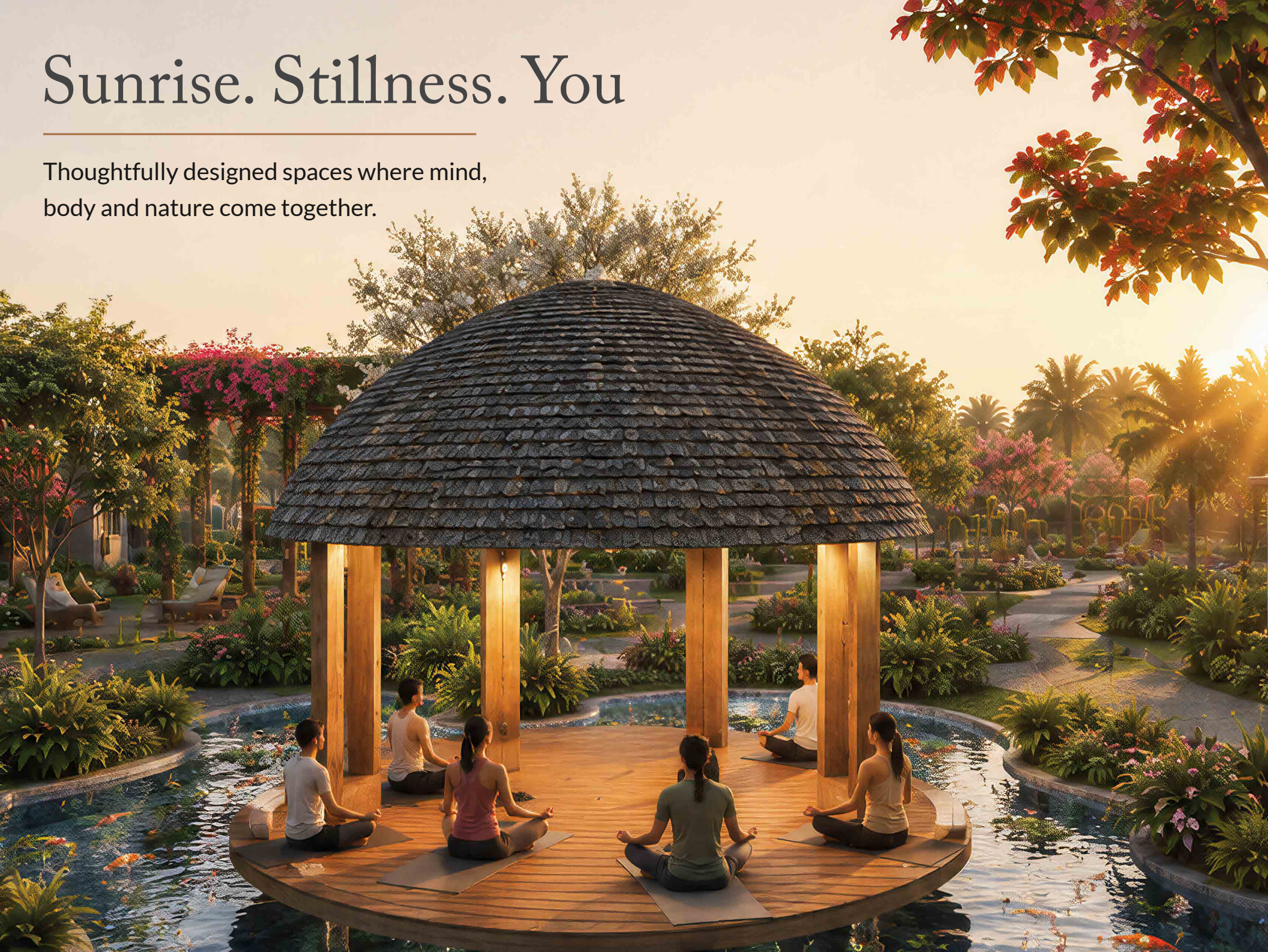
Spaces made for belonging and comfort.



A masterplan that thinks about
life, not just layout

Sunrise. Stillness. You

Thoughtfully designed spaces where mind,
body and nature come together.



Yoga in green
pockets



Reflexology
paths



Herb-scented
corners



Quiet pergola
lounges

A space to breathe.

A life to live well.

More than pet-friendly *Truly pet- welcoming.*

At Samasti, even the smallest daily rituals are thoughtfully planned. From shaded walkways to dedicated pet spaces, life flows naturally for every generation.



DEDICATED PET PLAY ZONE

Fun, safe and engaging spaces where pets can run, explore & make new friends.



GROOMING & WASH STATION

Convenient wash area to keep your pet clean, fresh & ready for cuddles.



LANDSCAPED SEATING CORNERS

Comfortable nooks for pet parents to relax, connect & enjoy the outdoors.



SAFE PEDESTRIAN STREETS

Walkable, green-lined streets ensuring worry-free strolls for you & your pets.



Thoughtful by
design.
Beautiful in every
detail.

A community
where every
companion feels at
home.

Because the best
communities
welcome every
member.

Crafted with textures *that age beautifully.*

Every element of your villa is chosen for its character, strength, and timeless appeal. From the first glance to every touch, this is luxury designed to last.



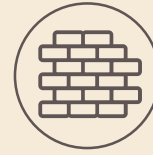
Textures

Rich, earthy textures that bring warmth, depth, and a timeless Mediterranean charm.



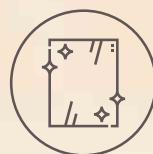
Pergolas

Thoughtfully designed pergolas create shade, structure, and a stunning play of light.



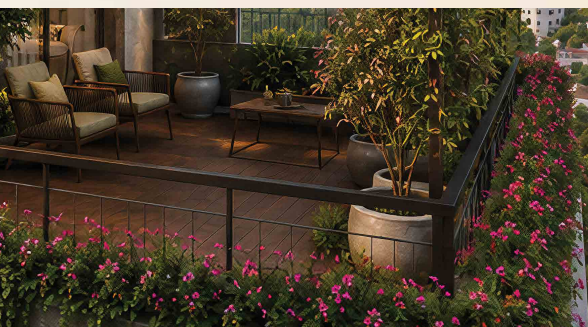
Natural Stone Claddings

Warm, natural hues that blend with the villa and grow more beautiful with time.



Glass balconies

Sleek glass railings that enhance openness, safety, and contemporary elegance.



Iron balconies

Sleek, durable iron detailing that adds elegance, safety, and architectural grace.



Wooden Finish Facade

A pristine wooden finish that blends with the villa's overall aesthetics and grows more beautiful with time.

Built to endure.
Designed to inspire.

Premium materials. Expert craftsmanship. Enduring beauty in every detail.



BUILT
STRONG



WEATHER
READY



LOW
MAINTENANCE



NATURAL
HARMONY

Limited Homes. *Unlimited Bliss.*



Only 70 Villas
privacy at its purest



Spread across
5.03 Acres of Calm



Grand Entrance
Gate



12,000+ sqft
boutique- resort-style
clubhouse



Curated
Mediterranean
Landscape



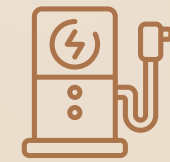
**A Pazo-
Inspired**
Central Garden



Two Car Parks
with every home



Vaasthu Aligned
planning



EV Charging
provision

Only 70 villas. Thoughtfully imagined for a
slower, richer life.



Villa Solana

30X50FT | SUNRISE FACING

A grand 4 BHK residence offering generous living spaces and effortless luxury. Featuring three luxurious master suite bedrooms, a dedicated study, a private sky deck, a striking triple-height living area, landscaped gardens, and two car parks, Villa Solana Sunrise is designed to elevate everyday living.



4

BEDROOMS
+SKY STUDIO



3,676

SQ. FT.
SUPER BUILT-UP AREA



4

TOILETS



1,500

SQ. FT.
PLOT AREA



Designed to welcome the morning light and a refreshing start to every day.

- Two-Car Parking Provision
- Garden-Facing Sit-Out Deck
- Provision for Private Lift

- Private Sky Studio for Work, Creativity & Leisure
- Rooftop Terrace Garden with Open-Sky Views
- Elegant Pergola Lounge for Outdoor Gatherings



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa Solana

30X50FT | SUNSET FACING

The signature residence in the collection, distinguished by its elegant internal courtyard that brings natural light and serenity into the heart of the home. Complete with three master suite bedrooms, a dedicated study, a private sky deck, a magnificent triple-height living space, private gardens, and two car parks, Villa Solana Courtyard Residence is a celebration of space, luxury & timeless architecture.



4

BEDROOMS
+SKY STUDIO



3,676

SQ. FT.
SUPER BUILT-UP AREA



4

TOILETS



1,500

SQ. FT.
PLOT AREA



Refined living spaces designed for memorable evenings & family connections.



Two-Car Parking Provision



Garden-Facing Leisure Deck



Provision for Private Lift



Pergola Lounge for Family & Social Moments



Private Sky Studio for Work & Personal Retreat



Rooftop Terrace Garden for Evening Unwinding



Private Courtyard with Triple-Height Living Experience



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa Gracia

30X40FT | SUNRISE FACING

An absolutely independent 4 BHK residence thoughtfully designed around space, light, and privacy. Featuring three spacious master bedrooms, a dedicated study, a private sky deck, a dramatic triple-height living area, landscaped gardens, and two car parks, Villa Gracia Sunrise offers a refined lifestyle where every detail is crafted for modern family living.



4

BEDROOMS
+SKY STUDIO



2,930

SQ. FT.
SUPER BUILT-UP AREA



4

TOILETS



1,200

SQ. FT.
PLOT AREA



An elegant home crafted around light, openness and everyday comfort.



Two-Car Parking Provision



Private Sky Studio for Work, Creativity & Leisure



Charming Pergola Lounge Amidst Nature



Rooftop Garden Terrace for Morning Serenity



Provision for Private Lift



Landscaped Garden Deck for Quiet Moments



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa Gracia

30X40FT | SUNSET FACING

A beautifully crafted independent residence that combines elegance with functionality. With three expansive master bedrooms, a dedicated study, a private sky deck, a spectacular triple-height living space, private gardens, and two car parks, Villa Gracia Sunset is designed for those who value comfort, openness, and timeless design.



4

BEDROOMS
+SKY STUDIO



2,930

SQ. FT.
SUPER BUILT-UP AREA



4

TOILETS



1,200

SQ. FT.
PLOT AREA



Refined living spaces designed for memorable evenings and family connections.



Two-Car Parking Provision



Private Sky Studio for Work, Creativity & Leisure



Signature Pergola Lounge for Outdoor Living



Rooftop Terrace Garden with Sunset Views



Provision for Private Lift



Garden-Facing Deck for Relaxation



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





15 mins

FROM WHITEFIELD



25 mins

FROM OUTER RING ROAD



12 mins

FROM SARJAPUR ROAD



1 km

FROM PRR / BENGALURU
BUSINESS CORRIDOR

BENGALURU
BUSINESS CORRIDOR



Minutes away from
world class Healthcare



In reach of
Global Malls



20+ International
schools around



A location rising in
value every year

*A home in the centre
of opportunity,
wrapped in tranquility.*

A peaceful pocket in the *heart of East Bengaluru.*

A peaceful pocket in the heart of East Bengaluru.
Surrounded by the city's finest, yet thoughtfully
tucked away from the rush.



TOP SCHOOLS

Global & reputed
schools close by.



HEALTHCARE

Multi-speciality hospitals
minutes away.



GROWTH CORRIDORS

Well-connected to Whitefield,
Sarjapur & the ORR.



IT HUBS

Close to major IT parks
& business destinations.



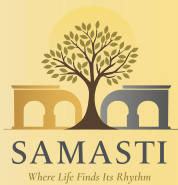
EVERYDAY ESSENTIALS

Malls, markets & lifestyle
conveniences all around.





Thriving Locality



Schools/Colleges

- The Foundation School
- Vagdevi Vilas College
- Deens PU College
- Geervani Montessori School
- Academic Heights Public School
- Vagdevi Vilas School
- Little Lavenders Montessori
- Basil Woods International School
- Kangaroo Kids Int. PreSchool
- Chrysalis High
- M S Dhoni Global School
- EuroSchool



Hospitals

- Krish Hospital

Within 5 Mins



Schools

- Greenwood High
- Explorers Academy
- Maple Bear Canadian Pre-School
- Abhyuday International Preschool
- Oakridge International School
- Vasishta School of Excellence
- The International School Bangalore



IT Parks

- TCIS Varthur



Hospitals

- Sahasra Hospitals
- Amber Healthcare
- Krish Hospital
- Miracle Women & Childrens Hospital

Within 15 Mins



Schools

- International School of Management
- Aikhyatha Public School
- New Oxford School
- Azim Premji University



Hospitals

- Manipal Hospital
- Sparsh Hospital
- Apollo Hospital



IT Parks

- Sigma Tech Park
- Prestige Tech Park
- Brigade Tech Gardens
- Embassy TechVillage
- International Tech Park Bengaluru

Within 25 Mins



Shopping Malls

- Phoenix Marketcity
- Nexus Whitefield
- Virginia Mall
- Brookefield Mall
- Park Square Mall
- Forum The Prestige City

Surrounded by renowned schools, leading IT hubs, healthcare facilities and premium retail destinations, Samasti places every essential within easy reach. Enjoy the perfect balance of connectivity, convenience and everyday comfort in one of East Bengaluru's most sought-after locations.

15 mins
from Whitefield

25 mins
from ORR

12 mins
from Sarjapur Road

1 km
from PRR/ Bengaluru Business Corridor



Homes that embrace
the sun & your spirit.

Skylit warmth 🌿 Triple-height living 🌿

Multiple Balconies open to breezy landscapes 🌿

Every villa celebrates calm, light and comfort.

One Room *Endless Versions*

The 5th room adapts to your world. Today a gym, tomorrow a studio, always your space.



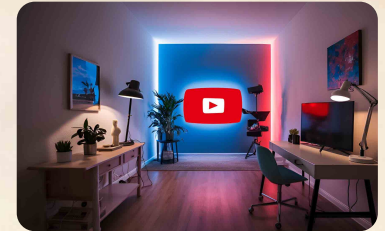
Gaming Zone



Music Room



Yoga & Wellness



Creator Studio



Library Nook



Mini Theatre

Designed for Flexibility
Made For You.



Spacious & open
Layout



Natural Light
all day



Ventilation that
inspires



Adaptable for every
stage of life

Where comfort meets quiet luxury.

- 🌿 Sunlit rooms
- 🌿 Large windows
- 🌿 Calm colours
- 🌿 Warm, intelligent spaces



Private nature *experiences.*

It's easy to stay connected
with nature when you are
surrounded by greenery.

Villas at Spring Woods are
designed to seamlessly
integrate nature into your
living spaces.

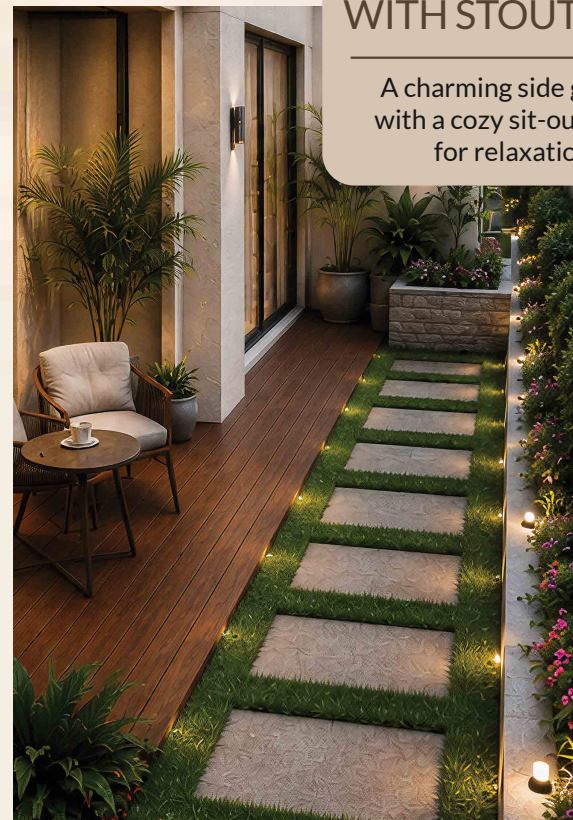
FRONT GARDEN

Welcoming green entrance
with elegant landscaping.



SIDE GARDEN WITH STOUT AREA

A charming side garden
with a cozy sit-out space
for relaxation.



GARDEN SIDE HOME COURTYARD

A peaceful courtyard garden
bringing light, nature &
tranquility into your home.



TOP FLOOR SKY DECK

A lush sky deck with
breathtaking views & a perfect
retreat for every season.



A home that
*protects what
you love.*



SMART HOMES



SMART ACCESS



24/7 SURVEILLANCE



FUTURE-READY PLANNING



GATED COMMUNITY



RFID



POWER BACKUP



MILITARY GRADE
SOLAR FENCE



SECURE TODAY. CAREFREE ALWAYS.

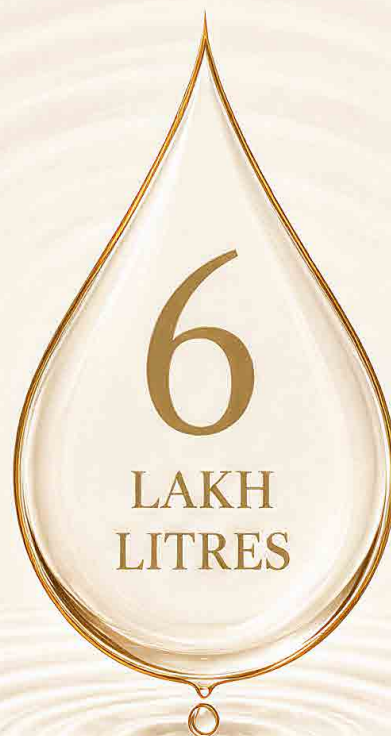
Thoughtfully planned and intelligently secured, Samasti ensures a living environment where you and your loved ones can truly relax, knowing you are safe, always.



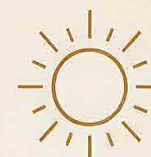
SUSTAINABILITY

Every drop. *Thoughtfully considered.*

At Samasti, sustainability is quietly woven into everyday living. From water conservation to future-ready energy infrastructure, every choice serves both people and nature.



Rainwater Harvesting Capacity



Solar Enabled

COMMUNITY INFRASTRUCTURE

Designed for cleaner
energy consumption.



EV Ready

CHARGING PROVISION
IN EVERY VILLA

Prepared for
tomorrow's mobility.

Luxury that listens to nature.



Design & Specifications

1 STRUCTURE & BUILD

- Engineering: RCC framed structure designed as per relevant IS standards.
- Materials: M20/M25 concrete with Fe500D/Fe550D TMT steel.
- Masonry: Solid cement block masonry.
- Protection: Comprehensive anti-termite treatment.

3 FLOORING

- Living, Dining & Common Areas: Premium Italian Marble.
- Master Bedroom: Engineered Wood Flooring (AC4/AC5 grade).
- Other Bedrooms: Premium Vitrified Tiles.
- Balconies & Outdoor Areas: Heavy-duty anti-skid tiles.
- Staircase: Granite / Marble treads with Glass / SS railing.

5 WINDOWS & VENTILATION

- Windows: Premium Aluminium / UPVC sliding windows with mosquito mesh.
- Safety: Toughened safety glass used where applicable.
- Bathrooms: Ventilators with frosted glass.

7 BATHROOMS

- Sanitaryware: Premium wall-hung sanitaryware from Kohler or equivalent.
- Master Bath Luxury Upgrade: Premium Gold-Plated / Brushed Gold CP fittings (faucets, shower), matching gold-trimmed vanity mirror/hardware, and a glass shower partition.

2 EXTERIOR FINISH

- Façade: Premium exterior texture / Stucco finish with premium exterior emulsion paint.
- Aesthetics: Architectural stone cladding highlights as per design.

4 DOORS & SECURITY

- Height: All internal and external doors feature an 8-foot height profile.
- Main Door: Teak Wood frame with premium designer shutter & Smart Digital Lock.
- Internal Doors: Premium engineered wooden frames with veneer shutters.
- Hardware: Premium branded architectural hardware throughout.

6 KITCHEN & UTILITY

- Kitchen: Provisions for chimney, RO, microwave, and oven; electrical & plumbing layout as per design.
- Utility: Granite countertop with 4 ft high dado, SS 304 sink (Franke / Carylil or equivalent), and provisions for washing machine, dishwasher & dryer.

- Other Bathrooms: Premium Chrome Plated (CP) fixtures from Kohler or equivalent.
- Cisterns: Concealed cisterns by Kohler or equivalent.
- Vanity: Quartz / Granite vanity counter with wall-hung cabinet.
- Utilities: Provision for geyser and exhaust fan in all bathrooms.

8 EV, WATER & SUSTAINABILITY

- Green Energy: Dedicated EV Charging Point per villa.
- 3 to 4 KW solar power system.
- Solar water heater provision.
- Water Management: Centralized project-level RO water supply with a hydropneumatics System (No overhead tanks or individual sumps).
- Plumbing & Conservation: Leak-proof CPVC & UPVC piping (Astral / Supreme / Ashirwad); water softener provision & rainwater harvesting system.

10 SMART HOME AUTOMATION

- Hardware: Premium smart switches from Schneider / Legrand or equivalent.
- Automation Zones: Smart control provisions for Master Bedroom, Living & Dining, Staircase, and Terrace / Sky Deck.
- Ecosystem: Mobile app-based control compatibility.

12 OUTDOOR & LANDSCAPING

- Private Greens: Private garden / sit-out area as per villa configuration with automated drip irrigation provision.
- Landscaping: Professionally curated landscaping around all villas.
- Natural Light: Architectural Skylight above the staircase featuring laminated toughened glass.

14 WATERPROOFING & LONGEVITY

- Terrace: APP Membrane waterproofing with protective concrete screed and weather-proof anti-skid tiles.
- Wet Areas: Multi-stage waterproofing for all toilets and wet areas with mandatory Pond Testing.

9 ELECTRICAL & POWER BACKUP

- Wiring & Switches: Finolex/Polycab FRLS wiring with modular switches from Legrand/Schneider or equivalent.
- Safety: Modular Distribution Board with MCB, RCCB & Surge Protection.
- Power & Backup: 6 to 10 KW power supply per villa with 100% DG power backup for villas & common areas.
- Climate & Media: AC power & drain points in living & all bedrooms; TV, Data & Wi-Fi points at designated locations.

11 VERTICAL MOBILITY & ACCESSIBILITY

- Lift Ready: Structural and electrical provisions for a lift shaft in every villa.
- Staircase: Senior-friendly design with glass/metal hand railings.
- Optional Upgrade: Elevator installation available on request at an additional cost.

13 PAINTING & INTERIORS

- Walls & Ceilings: Premium emulsion finish using top-tier paints (Asian Paints / Berger or equivalent).
- Ceilings: Basic Gypsum False Ceiling in Living, Dining, and all Bedrooms.

- Sealing: Specialized weather-proof sealants for window sills, balconies, and expansion joints.



Built on trust.
Crafted for *generations*.

For over six decades, Prime Acres has built more than structures, they have built trust, comfort and homes with heart. Every project reflects a promise for good design, honest construction and time-tested delivery.

More than developers. Curators of belonging.



Earth



Vision



Icon

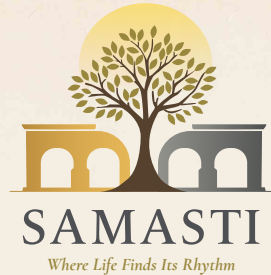


*“Mediterranean living,
crafted in Bengaluru.”*

A home that feels like a warm embrace.



*Like the banyan tree,
Samasti is rooted in togetherness & built for generations.*



www.primeacresprojects.com
sales@primeacresprojects.com



+91 98450 94447
+91 98450 94446



#190, 4th floor, MMR Tower, 23rd cross, 17th main,
Sector 3, HSR layout, Bengaluru

Strategic Partner



Landscape Architect



Principle Architect

STRIATIONS

RERA: PRM/KA/RERA/1251/308/PR/170625/007837

Disclaimer: All images, renders, illustrations, photographs, specifications, amenities, dimensions, floor plans, landscaping, and other information contained in this brochure are indicative and intended solely for general guidance and illustrative purposes. They do not constitute a legal offer, invitation to offer, warranty, representation, commitment, or contract of any nature. The developer reserves the right to modify, revise, alter, substitute, or withdraw any plans, specifications, amenities, features, pricing, unit availability, or other project details without prior notice, subject to applicable approvals, regulatory requirements, and site conditions. Furniture, fixtures, furnishings, décor elements, vehicles, landscaping features, and accessories shown are artistic representations and may not form part of the standard offering. Actual construction, finishes, specifications, views, and amenities may vary. Prospective purchasers are advised to independently verify all project details, approvals, specifications, and terms before making any purchase decision. The final terms shall be governed exclusively by the Agreement for Sale and other definitive project documents.