



Green Storeys

Where Life Blooms

Where roots are strong and dreams are free,
A place for growth, for you, for me,
The earth and sky in harmony,
Life blooms here, naturally.



Green Storeys by Modern Spaaces offers 2 & 3 BHK apartments with 80% Open Space. Located on Kada Agrahara Road, Sompura Gate, this boutique project features 135 thoughtfully designed units, offering a unique blend of modern living and natural beauty.

Project at a Glance



Configuration

2 BHK (1349-1460 sq.ft) 3 BHK (1685-1851 sq.ft)

Land Extent

2.64 Acres

No. of Units

135 Units

Elevation

Tower A- G+8

Tower B- G+9

Legal

RERA

& BMRDA

PRM/KA/RERA/1251/308/PR/I70125/007394

Possession

Dec 2026

Structure

RCC

Location

Sompura Gate,
Sarjapur Road

Home Loan

Approved by
All major Bank



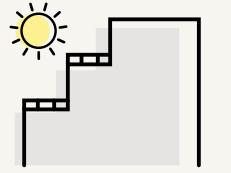
80%
Open Space



With 80% open space, Green Storeys offers a rare sense of freedom, creating a living environment that feels expansive, open, and deeply connected to nature.

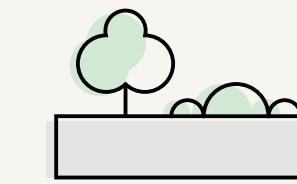


Stepped Silhouette For Max Light Penetration



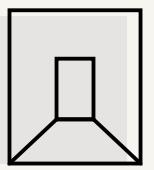
The gentle, stepped design invites sunlight into every corner of your home, filling it with warmth and brightness, so you can rely less on artificial light and more on the beauty of natural daylight—bringing comfort while quietly saving on energy.

Roof Garden



The lush, intimate green spaces above create a serene sanctuary, offering a quiet retreat where you can pause, breathe, and reconnect with nature.

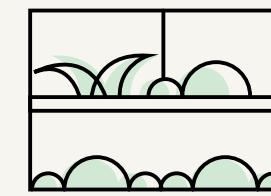
Dedicated Corridor For Each Unit



Every home is designed with its own private corridor, ensuring a quiet, personal space from the moment you step inside, offering a sense of seclusion rarely found in urban living..



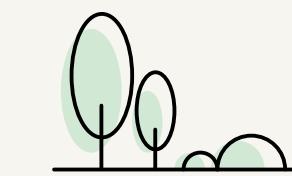
Double Height Garden



Step into our Double height 4th floor garden- a cozy green space where the community can relax, play, and enjoy nature together. It's your spot to unwind, right in the heart of the building



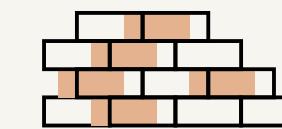
The Central Atrium



Enjoy peaceful retreats and serene communal spaces between the residential blocks, designed for socialising and building connections. These lush green areas promote a healthier, more refreshing environment for all.

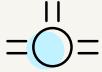
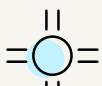


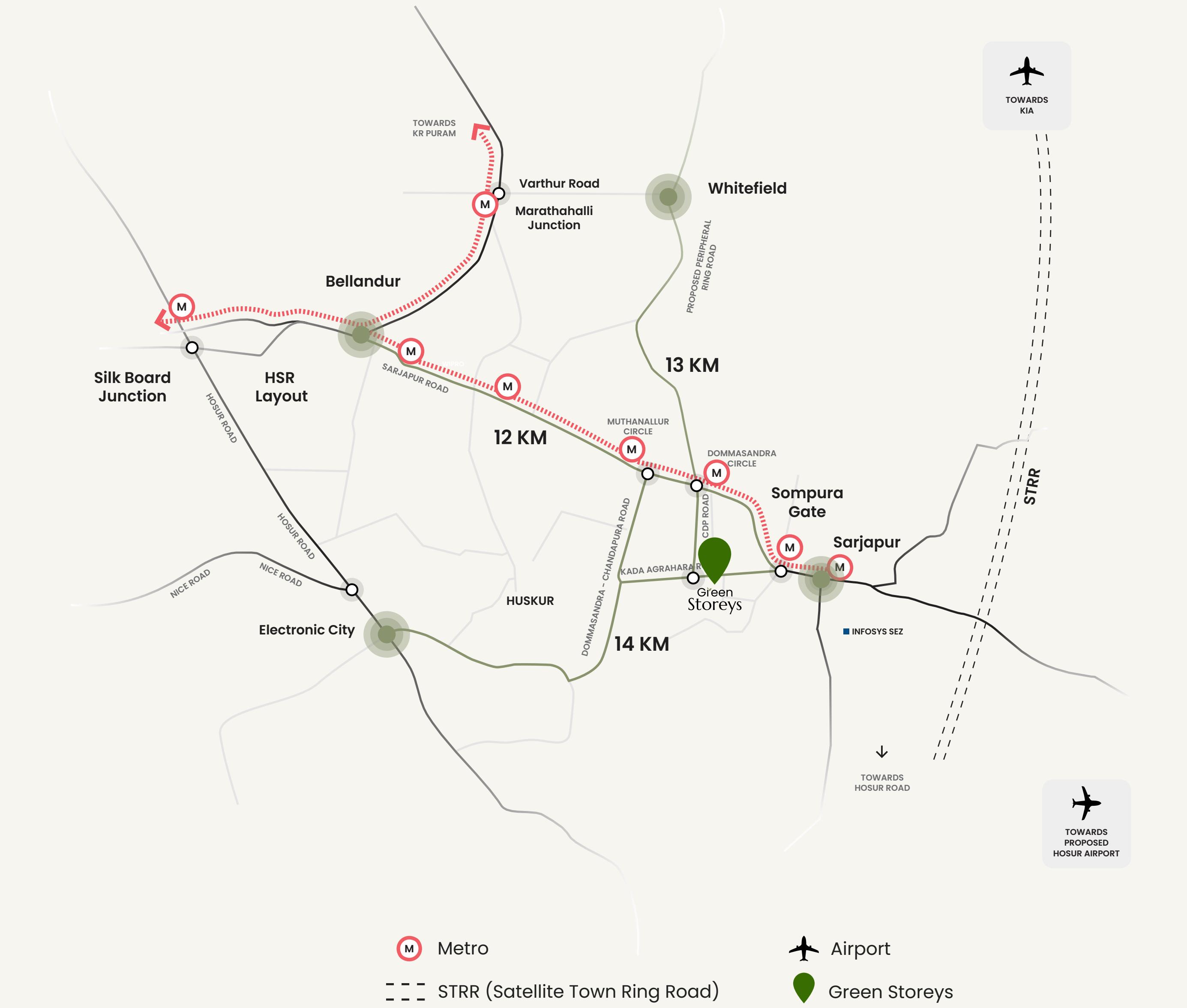
Built with Clay Bricks



Experience the benefits of clay bricks—better insulation, durability, and eco-friendliness, for a home that's built to last and care for the planet.

Location Matters!

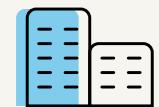
-  Just 2 minutes drive from the upcoming Sompura Gate Metro Station.
-  Centrally located between Electronic City, Whitefield, and Bellandur(ORR).
-  Quick access to Kempegowda International Airport via STRR.
-  Upcoming 80 Ft wide CDP Roads will connect residents to Sarjapur Road under 2 min
-  In close proximity to the planned Hosur Airport for future connectivity.



GET DIRECTION

Closer to Everything!

Green Storeys offers prime location with easy access to work, schools, medical facilities, and entertainment hubs—perfect for both living and investment.



IT Parks

RGA Tech Park
9 KM

Wipro SEZ
8 KM

Cessna Business Park
14 KM

RMZ Ecospace
14 KM

Electronic City IT Hub
14 KM

Whitefield IT Hub
14 KM



Entertainment & Shopping

Natura walk
3 KM

Upcoming Forum mall
3 KM

DMart
3 KM

Confident Oxygen Mall
4 KM

Kidztopia
7 KM



Education Centers

ISME college

4 KM

Oakridge International School

4 KM

TISB (The International School Bangalore)

5 KM

Inventure academy

5 KM

Greenwood High

6 KM

Shlok International School

6 KM

Azim premji University

6 KM

Global Indian

International School (GIIS)

7 KM



Medical Emergencies

Spandana Hospital

2 KM

Manipal Clinic

3 KM

Belenus Champion Hospital

8 KM

Natus Women and

Children Hospital

10 KM

Cloudnine Hospital

12 KM

Manipal Hospital (Sarjapur road)

13 KM

Rainbow Children's Hospital

15 KM



Green
Storeys

Overall development cluster

More than just a project





Entry/ Exit

- 01 Entrance Gate
- 02 Signage Wall
- 03 Security Block
- 04 Entrance Plaza
- 05 Cab Waiting Zone
- 06 Visitors Parking
- 07 Block Entrance
- 08 Paved Vehicular Driveway

Fitness & Sports

- 11 Outdoor Gym
- 18 Kids Pool
- 17 Water Feature Wall
- 19 Lap Pool
- 20 Raised Outdoor Deck
- 24 Reflexology Court
- 27 Netted Cricket Pitch
- 28 Hoop Court
- 31 Seated Gallery With Roof
- 32 Mini Soccer Field

Kids Play Area

- 29 Treehouse
- 30 Children's Play Area
- 33 Raised Skating Rink

Social & Recreational Spaces

- 09 Chit-Chat Zone
- 10 Pet Park
- 12 Tiered Planting
- 13 Seniors Court
- 14 Congregation Zone
- 15 Two-Way Dias
- 16 Built-Up Amphitheatre
- 21 Elevated Planting Bed
- 22 Turf Deck
- 23 Koi Pond
- 25 Leisure Seating

Miscellaneous

- 26 Fire Driveway
- 34 Gas Bank
- 35 DG Yard
- 36 OWC
- 37 Transformer Yard
- 38 Exit Plaza
- 39 Skylight

STP SEWAGE TREATMENT PLANT



Amenities

With a focus on meaningful experiences, our amenities are carefully designed to offer quality spaces that foster well-being and bring people together.





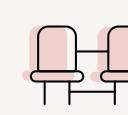
Fitness & Sports



Outdoor Gym



Netted Cricket Pitch



Seated Gallery
With Roof



Hoop Court



Mini Soccer Field



Lap Pool



Kids Play Area



Treehouse



Children's
Play Area



Raised
Skating Rink



Social & Recreational Spaces



Chit-Chat Zone



Seniors Court



Leisure Seating



Pet Park



Amphitheatre

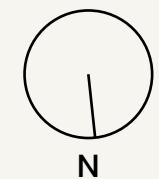
Tower Plans

Discover the tower plans for this one of a kind boutique project, where innovative design seamlessly blends greenery into every level. Green Storeys redefines modern living in a truly sustainable way.



Tower Plan- Block A

Typical Floor Plan

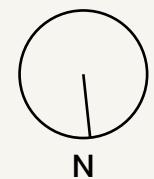


■ 3 BHK- Type A (Premium) ■ 3 BHK- Type B (Premium) ■ 3 BHK- Type C (Premium) ■ 2 BHK- Type A ■ 2 BHK- Type C



Tower Plan- Block B

Typical Floor Plan



■ 3 BHK- Type A (Premium) ■ 3 BHK- Type B (Premium) ■ 3 BHK- Type C (Premium) ■ 2 BHK- Type A ■ 2 BHK- Type C





Green
Storeys

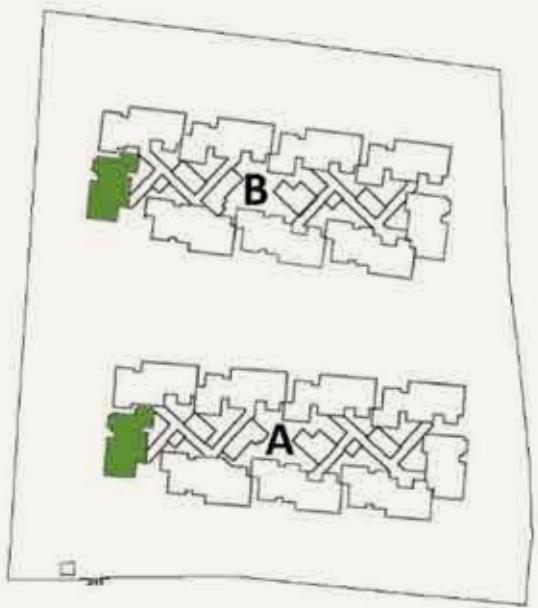
Unit Plans

This project's innovative stepped design offers a variety of apartment layouts, featuring spacious interiors and carefully planned areas around each unit. Every home is expansive, functional, and crafted for comfort



2 BHK-Type A

West Facing



Built Up Area

1037 Sq.ft

RERA Carpet Area

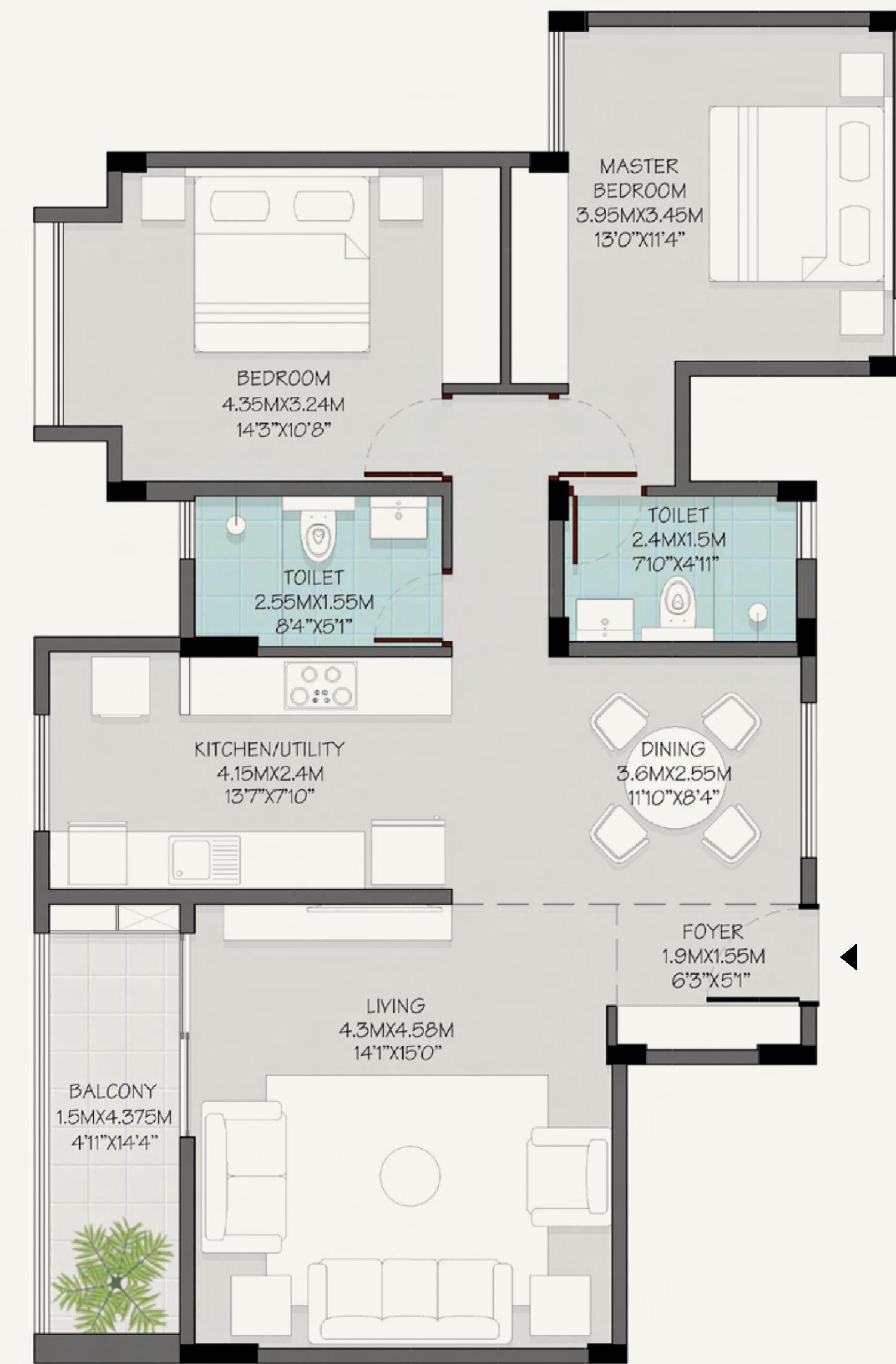
883 Sq.ft

Carpet Area + Balcony

929 Sq.ft

Super BUA

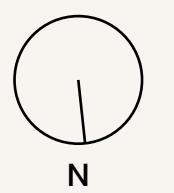
1389 Sq.ft



Unit No

Block A: 209, 309, 409, 509, 609

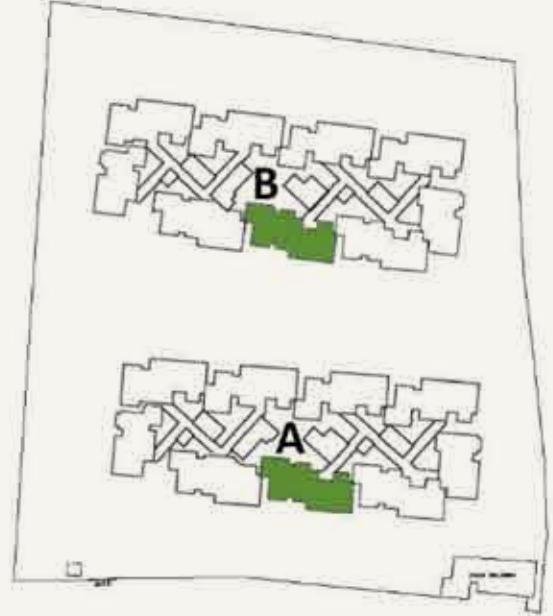
Block B: 118, 218, 318, 418, 518, 618, 718



2 BHK-Type B

Unit No
Block A: 002, 102
Block B: 011, 111

West Facing



Built Up Area

1089 Sq.ft

RERA Carpet Area

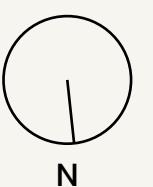
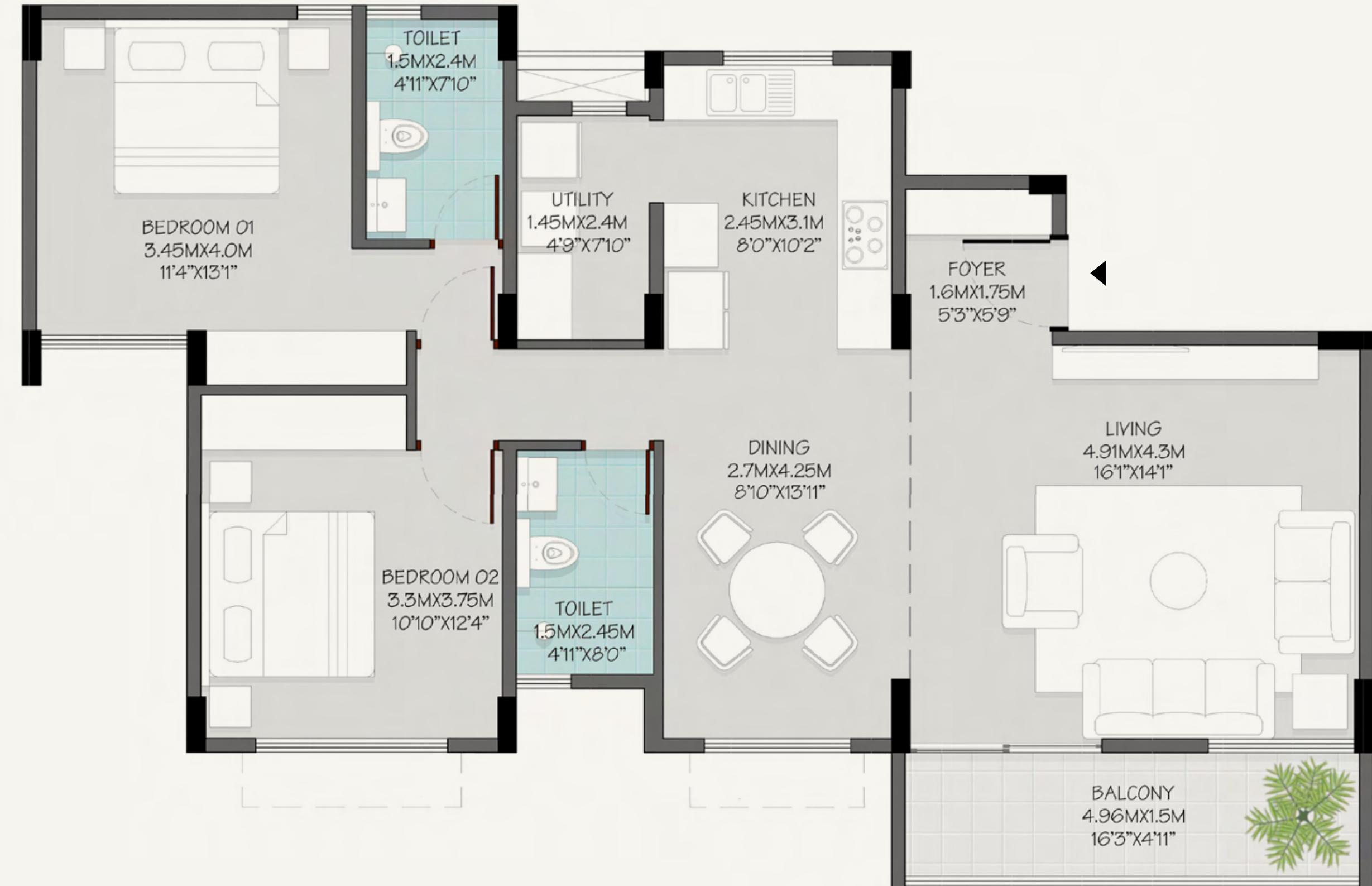
928 Sq.ft

Carpet Area + Balcony

981 Sq.ft

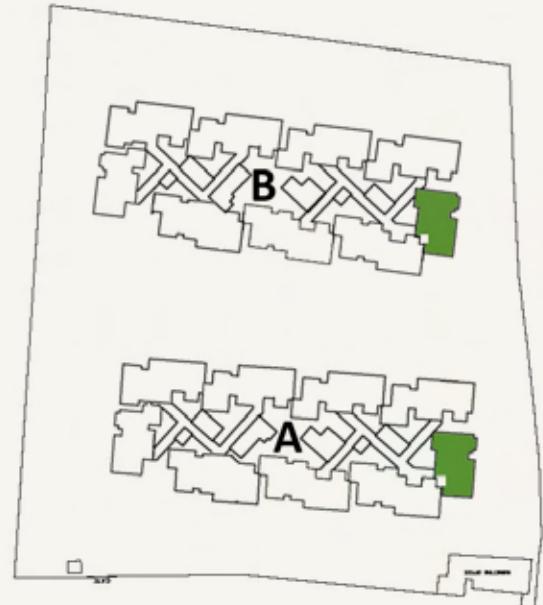
Super BUA

1460 Sq.ft



2 BHK-Type C

East Facing



Built Up Area

1007 Sq.ft

RERA Carpet Area

869 Sq.ft

Carpet Area + Balcony

905 Sq.ft

Super BUA

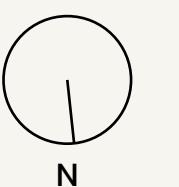
1349 Sq.ft



Unit No

Block A: 004, 104, 204, 304, 404,
504, 604, 704, 804

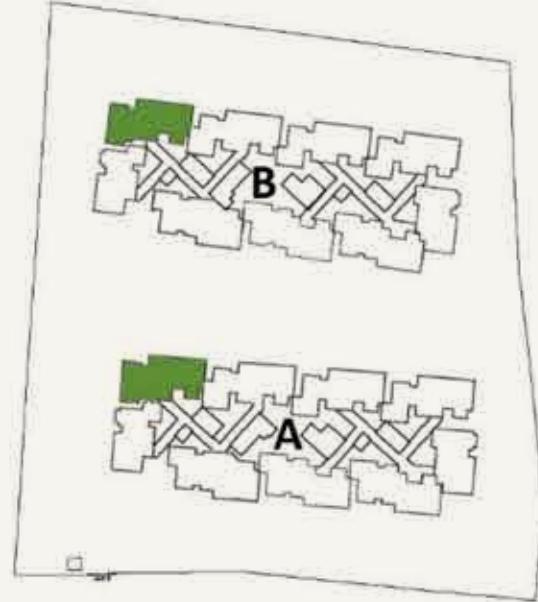
Block B: 113, 213, 313, 413, 513, 613,
713, 813, 913,



3 BHK-Type A

Unit No
Block A: 108
Block B: 017, 117

North Facing



Built Up Area

1257 Sq.ft

RERA Carpet Area

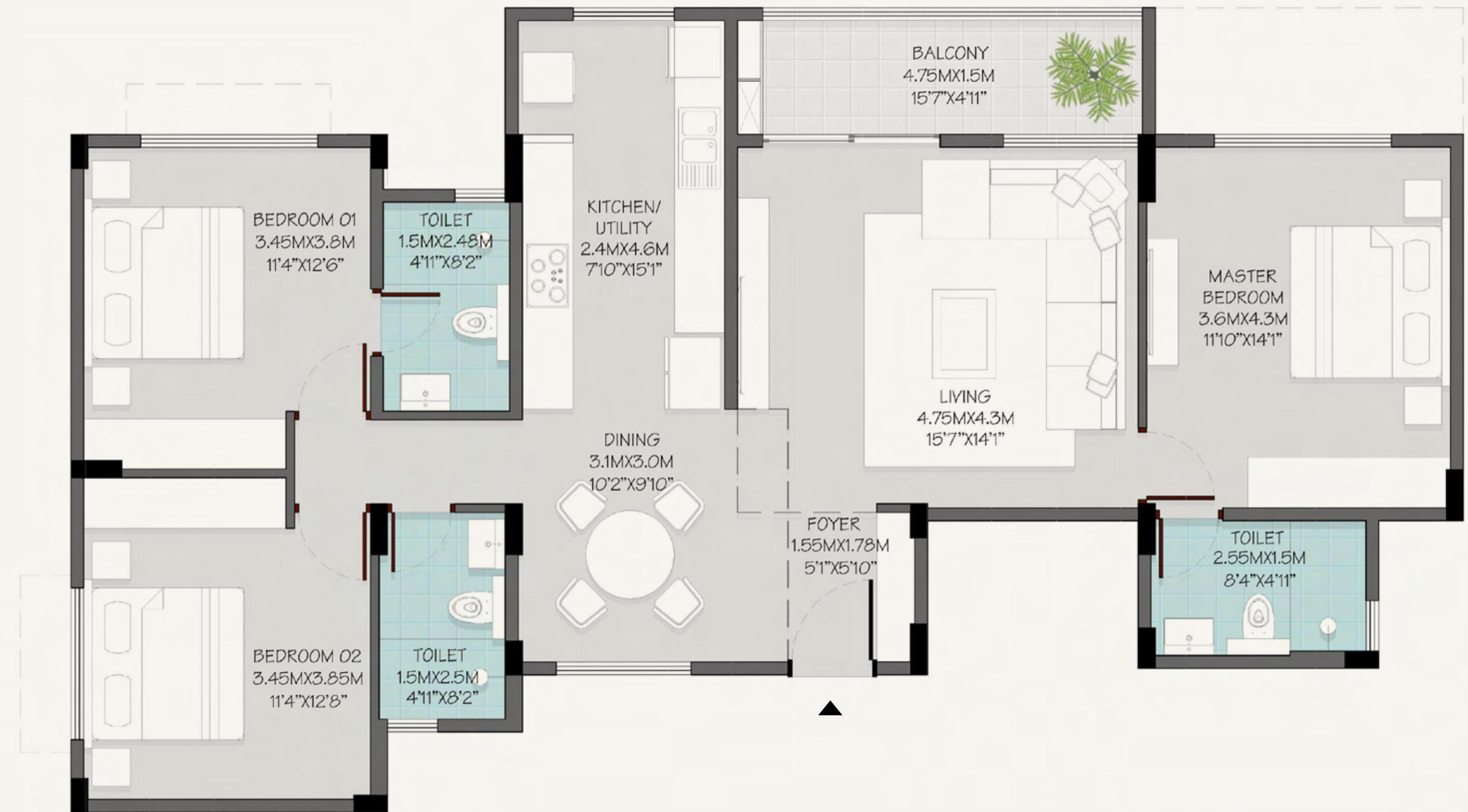
1086 Sq.ft

Carpet Area + Balcony

1131 Sq.ft

Super BUA

1685 Sq.ft

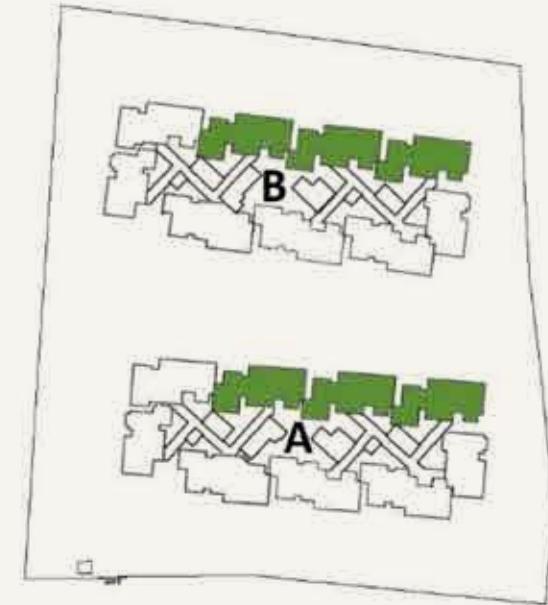


N

3 BHK-Type B

Unit No
Block A: 005, 105, 106, 107
Block B: 015, 016, 114, 115, 116

North Facing



Built Up Area

1282 Sq.ft

RERA Carpet Area

1099 Sq.ft

Carpet Area + Balcony

1145 Sq.ft

Super BUA

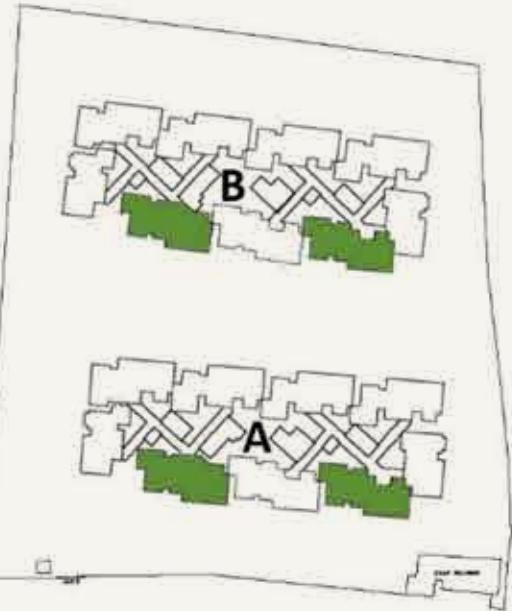
1718 Sq.ft



N

3 BHK-Type C

West Facing



Built Up Area

1322 Sq.ft

RERA Carpet Area

1143 Sq.ft

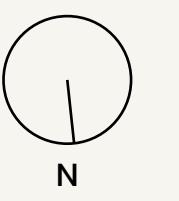
Carpet Area + Balcony

1189 Sq.ft

Super BUA

1772 Sq.ft

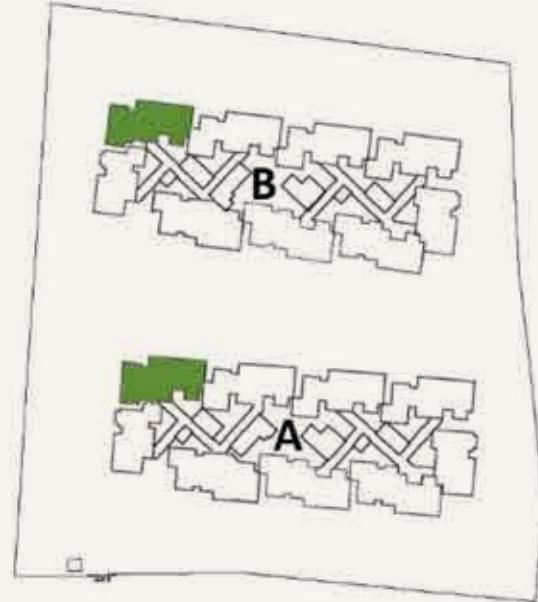
Unit No
Block A: 001, 003, 101, 103
Block B: 010, 110, 112



3 BHK-Type A (Premium)

Unit No
Block A: 108, 208, 308, 408, 508, 608
Block B: 217, 317, 417, 517, 617, 717

North Facing



Built Up Area

1316 Sq.ft

RERA Carpet Area

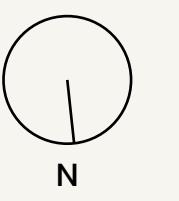
1086 Sq.ft

Carpet Area + Balcony

1187 Sq.ft

Super BUA

1764 Sq.ft

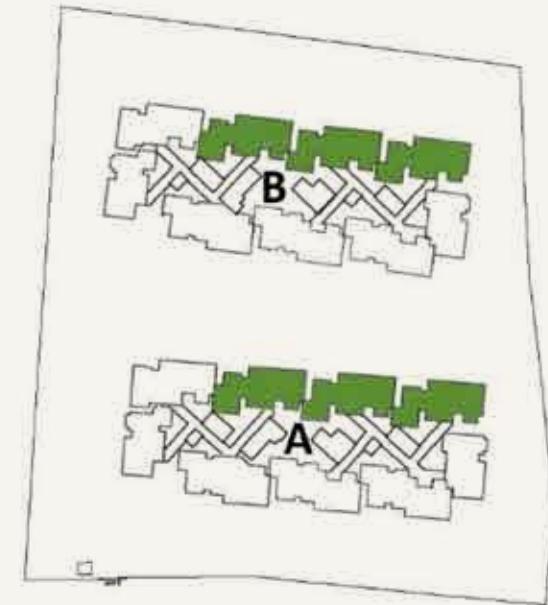


3 BHK-Type B (Premium)

North Facing

Unit No

Block A: 205, 206, 207, 305, 306, 307 405, 406, 407, 505, 506, 507, 605, 606, 607, 705
 Block B: 214, 215, 216, 314, 315, 316, 414, 415, 416, 514, 515, 516, 614, 615, 616, 714, 715, 716, 814



Built Up Area

1338 Sq.ft

RERA Carpet Area

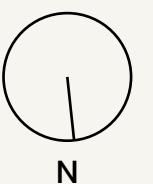
1099 Sq.ft

Carpet Area + Balcony

1202 Sq.ft

Super BUA

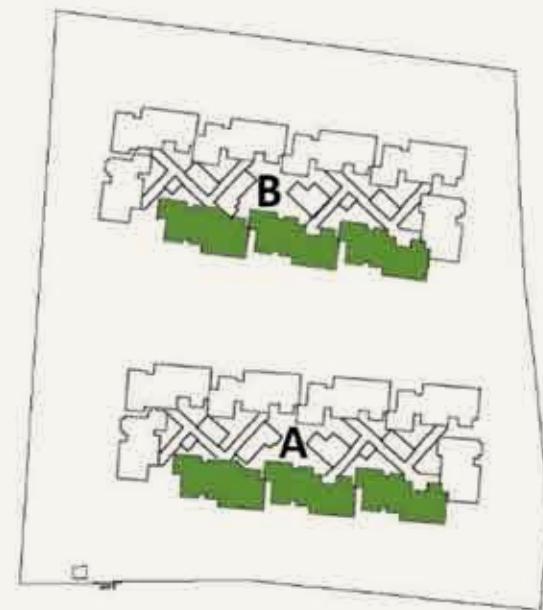
1793 Sq.ft



3 BHK-Type C (Premium)

West Facing

Unit No
Block A: 201, 202, 203, 301, 302, 303, 401,
501, 601, 602, 603, 703
Block B: 210, 211, 212, 310, 311, 312, 410, 510,
610, 611, 612, 710, 711, 712, 812



Built Up Area

1381 Sq.ft

RERA Carpet Area

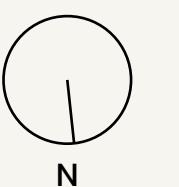
1143 Sq.ft

Carpet Area + Balcony

1245 Sq.ft

Super BUA

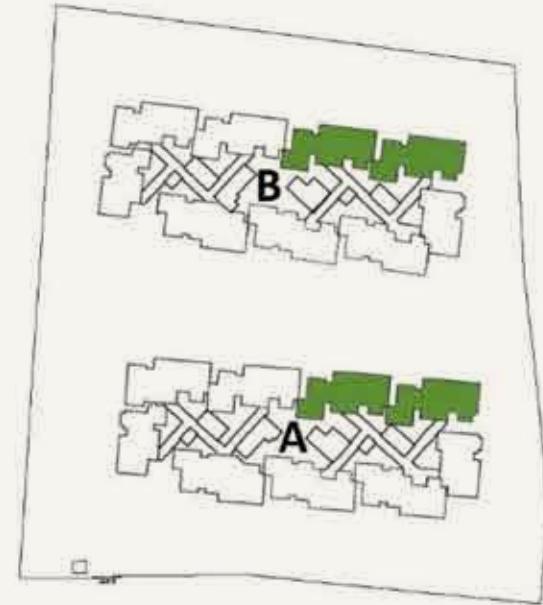
1851 Sq.ft



3 BHK-Type D (Premium Plus)

Unit No
Block A: 706, 805
Block B: 815, 914

North Facing



Built Up Area

1338 Sq.ft

RERA Carpet Area

1099 Sq.ft

Carpet Area + Balcony

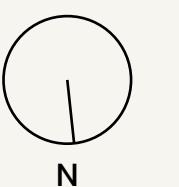
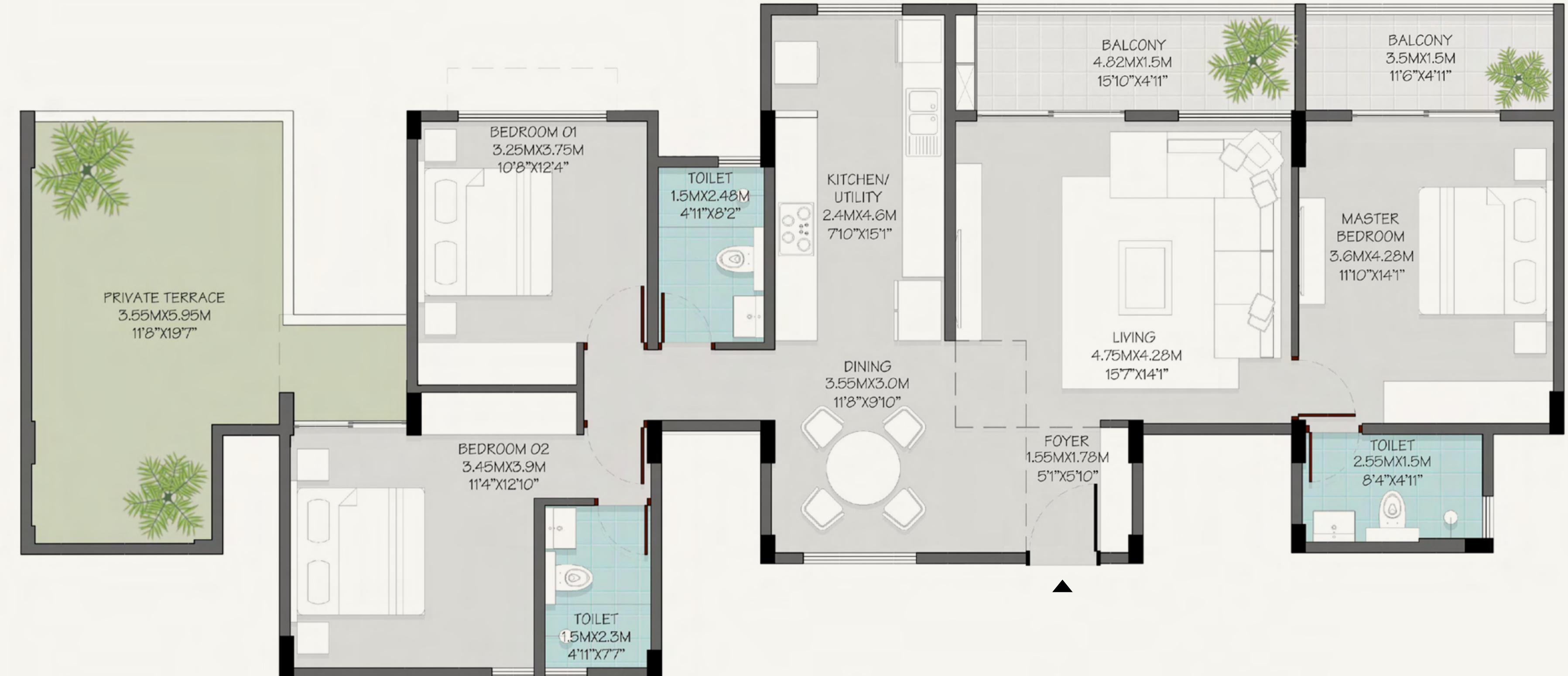
1202 Sq.ft

Super BUA

1793 Sq.ft

Private Terrace Area

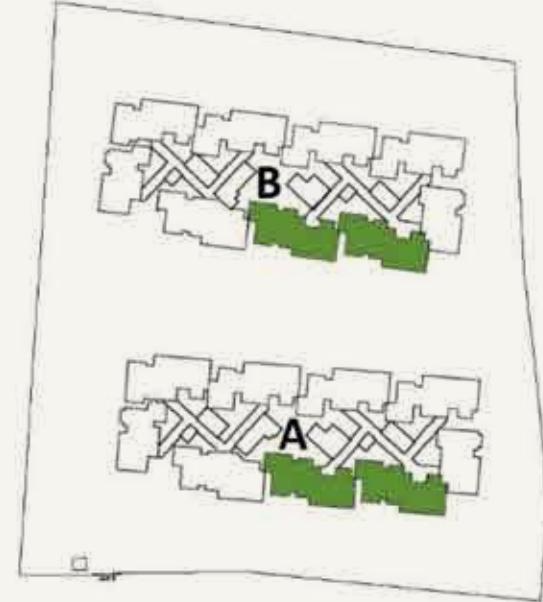
267 Sq.ft



3 BHK-Type E (Premium Plus)

Unit No
Block A: 702, 803
Block B: 811, 912

West Facing



Built Up Area

1381 Sq.ft

RERA Carpet Area

1143 Sq.ft

Carpet Area + Balcony

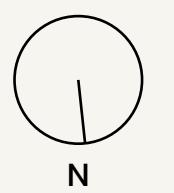
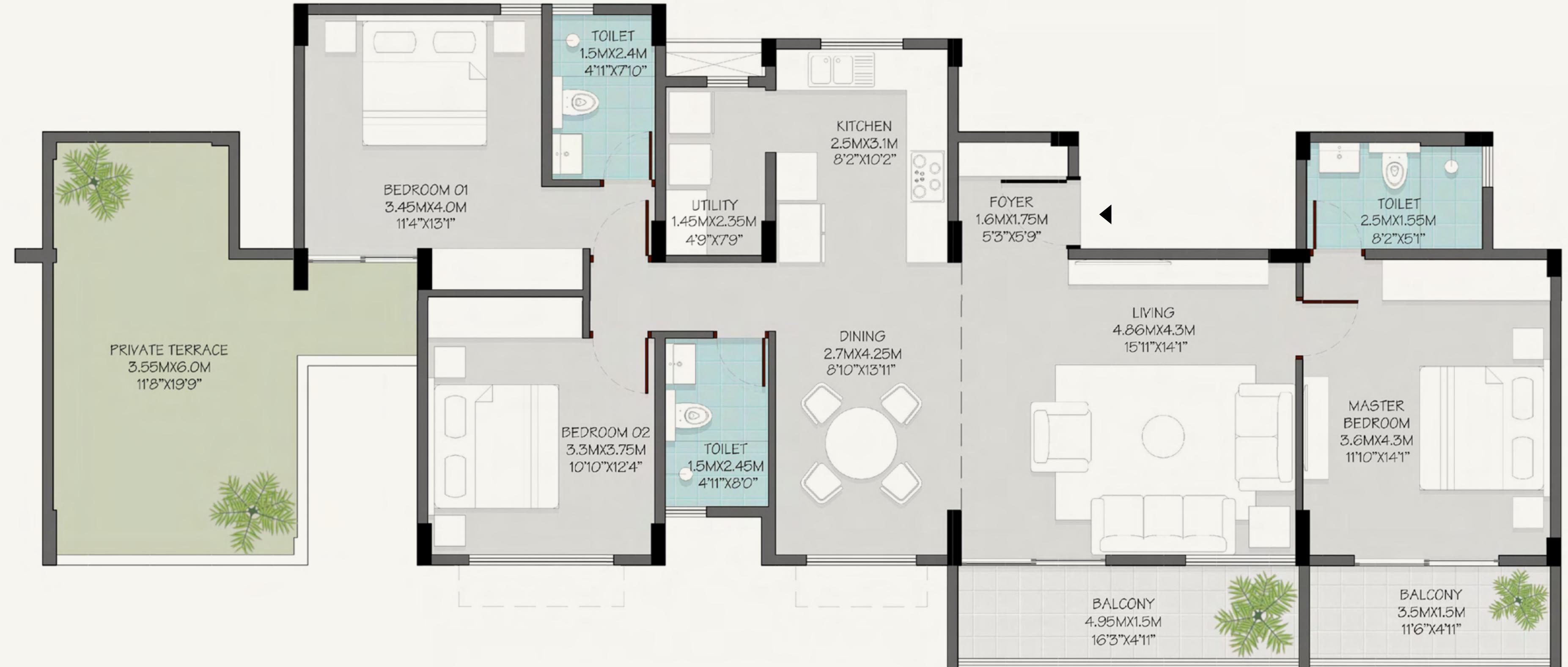
1245 Sq.ft

Super BUA

1851 Sq.ft

Private Terrace Area

268 Sq.ft



Premium Specifications

We build homes with durability and longevity in mind, using premium materials and fixtures to ensure lasting quality. It's our way of giving you peace of mind, knowing your home is made to stand the test of time.



Architecture



STRUCTURE

RCC framed structure with seismic compliance and with solid porotherm block masonry work. Seismic compliance External walls will be of 150 mm thick walls and internal walls will be 150mm/100mm thick

Toilet Ventilator: (non-openable) - UPVC ventilators with exhaust fan & fixed louvres-sill of 900 mm & lintel- 2100 mm

Kitchen Window: UPVC sliding windows without mesh-lintel 2100 mm



HANDRAILS

Staircase: MS railings as per design (900 mm height)

Balcony & Corridor: MS railings within concrete frames as per design (1150 mm height)

Terrace: Parapet wall with concrete coping (1200 mm height)



CEILING

All internal ceilings: Smooth putty with emulsion paint finish

Toilets: Modular grid false ceiling

Main entrance lobby on ground floor: Gypsum board false ceiling

Balcony: Painted with emulsion paint

DOORS & WINDOWS

Main Door: Pre-hung - 2100 mm high engineered wood frame (125 mm x 55 mm width) with approved Veneer, Architrave & 40 mm thick both side teak veneer with PU polished shutter with good quality hardware fixtures & digital door lock.

Bedroom / Toilet door: Pre-hung - 2100 mm high engineered wood frame(100 mm x 45 mm) with Architrave and 34mm thick doors with laminate finish for both frame and shutter and good quality hardware fixtures & door lock: Godrej / Ipsal / Equivalent.

Balcony Access: 2100 mm high UPVC sliding doors with mosquito mesh shutter.

Windows: UPVC sliding windows with mosquito mesh shutter - sill of 100 mm for main windows and sill of 900 mm for cross ventilation windows & lintel 2100 mm

Toilet Ventilator: (openable) - casement UPVC ventilators with exhaust fan provision for services shaft access from toilet - sill of 600 mm & lintel-2100 mm

Architecture



WALL FINISHES

Internal walls: Smooth putty finish with emulsion paint finish

Toilets: 600 x 1200 mm satin matt vitrified wall tiles up to false ceiling
(Grid False Ceiling)

Lift Wall: Granite jamb around lift with texture paint as per design

External Walls: Texture finish with external grade weatherproof paint

Balcony/Terraces: external grade weatherproof paint



FLOORING

Living/Dining /Kitchen/Utility/Bedrooms: 600 x 1200 mm glazed vitrified tiles with 75 mm skirting

Toilet: 600 x 600 mm anti-skid vitrified tiles flooring

Balcony: 300x 300 mm Anti-skid ceramic tiles

Common Area: 600 x 1200 mm matt vitrified tiles with skirting

Staircase: Steel Grey Granite / Equivalent

Electrical & Plumbing



ELECTRIC WORKS

Earthing: Earth Leakage Circuit Breaker (ELCB) & Miniature Circuit Breaker (MCB)

Electrical Load: 2 BHK-4KW (Single Phase) | 3 BHK-5KW (Single Phase)

Switches: Schneider / Panasonic / Equivalent

Water Heaters: Provision in all Toilets & Utility

AC: Power Point & Drain Provision in Master Bedroom and Living

DG Power backup: Adequate capacity and numbers considering power Backup of 1kW DG Power for Units & 100% for Common Area (lighting, pumps, lifts, fire services, WTP, STP etc.)

ISI certified cables and wiring through pvc conduits concealed in walls & ceilings with modular switches. light points, fan points, exhaust points, power sockets. call bell point, geyser points, tv points, telephone points, data points.

Electrical room to have panel boards & meters as per BESCOM standards.

Adequate EB power will be provided



PLUMBING/ SANITARY FITTINGS

All Toilets: EWC - white coloured wall mounted EWC with seat cover, flush valve, health faucet (toto / Jaquar / equivalent) Wash basin - white colour counter wash basin with basin mixer (toto / Jaquar / equivalent)

Shower: shower with single-level diverter and telephonic shower (Jaquar / equivalent)

Faucets: water efficient cp fixtures (Jaquar / equivalent)

Kitchen Sink: water supply (cold + hot) hot water supplied from the utility geyser and provision for plumbing lines



UTILITY

Sink: Water supply (cold + hot) with geyser in utility and provision for plumbing lines

Water purifier in utility above counter: Plumbing & drain outlet provision

Washing machine: Plumbing & drain outlet provision

Dishwasher: Plumbing & drain outlet provision



ELEVATORS

Elevators with automatic rescue device & emergency call facility to security
Make- Kone / Otis / Schindler / Equivalent

Other Services



CCTV

Peripheral vigilance through CCTV / cameras at main gate entry/exit, tower entrance & periphery & provision of conduits for CCTV in lobbies



LPG CONNECTION

Gas Bank with reticulated piped gas system with gas metre (inside utility) monitored by private agency



CAR WASH FACILITY

Car wash point provided at dedicated space with water inlet & water outlet



INCLUSIVE COMMUNITY

Everyone deserves a place where they feel welcome, valued, and empowered. Our community is designed to foster inclusivity and provide a sense of belonging for all residents.

Specially abled ramp for easy access to the lobbies

Easy access to every level with visual warning signage

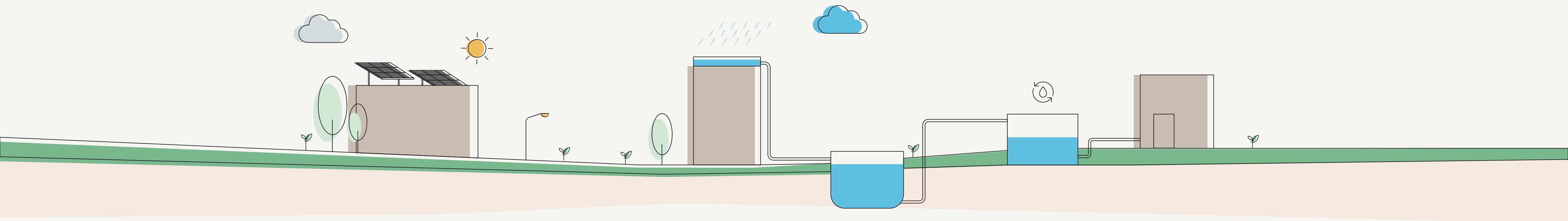
Dedicated specially abled parking is provided as per norms



CAR CHARGING POINTS

Sufficient numbers provided at visitor parking

Let's be on the right path



SOLAR ROOF TOP POWER PLANT

3 KWP On-Grid SRTPP per tower
for Common area lighting



TERRACE RAINWATER

Run-off collected at harvesting tank and utilised
for domestic purposes after filtration



RAINWATER HARVESTING

Recharging pits ensure efficient
management of rain water



STP (SEWAGE TREATMENT PLANT)

STP treated water considered for flushing
and landscaping



WTP (WATER TREATMENT PLANT)

WTP treated water to be supplied through
water filtration & softening plant



WASTE MANAGEMENT

Waste separate bins, garbage segregation,
organic waste converter

Fastest growing real estate developer

At Modern Spaces, we do more than build homes; we create places that matter, blending functionality with human centric design. Since opening our doors in 2019, we have rapidly grown to become a major force in Bangalore's real estate market.



Area Developed



On-Going



In the Pipeline



**Building Spaces
with People at Heart.**

Green Storeys

Project Address

Sy.no 44, Kada Agrahara Rd, Sarjapur, Bengaluru,
Yamare, Karnataka 562125

RERA NO: PRM/KA/RERA/1251/308/PR/170125/007394

Project Funded By:



5th Floor, A-Wing, Peninsula Business Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013

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