

Artistic impression

BINARY

THE FOUR

A garden,
with homes in it.

CHAMBENAHALLI · SARJAPUR ROAD · BENGALURU

RERA · PRM/KA/RERA/1251/446/PR/251126/009132

BINARY VENTURES PRESENTS

A garden, *with homes in it.*

Three towers rising from 3.75 acres of landscape. Six homes to a floor. Eighty percent of the land left open to the sky. Binary The Four is a new kind of address on Sarjapur Road, planned around space, light, privacy and lasting value.



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Inside *the garden.*



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OFFER & RERA

INTRODUCING

Binary
The Four.

Set in the fast-emerging growth corridor of Chambenahalli, off Sarjapur Road in East Bengaluru, Binary The Four is a residential landmark for modern families who want space, connectivity, wellness and lasting value.

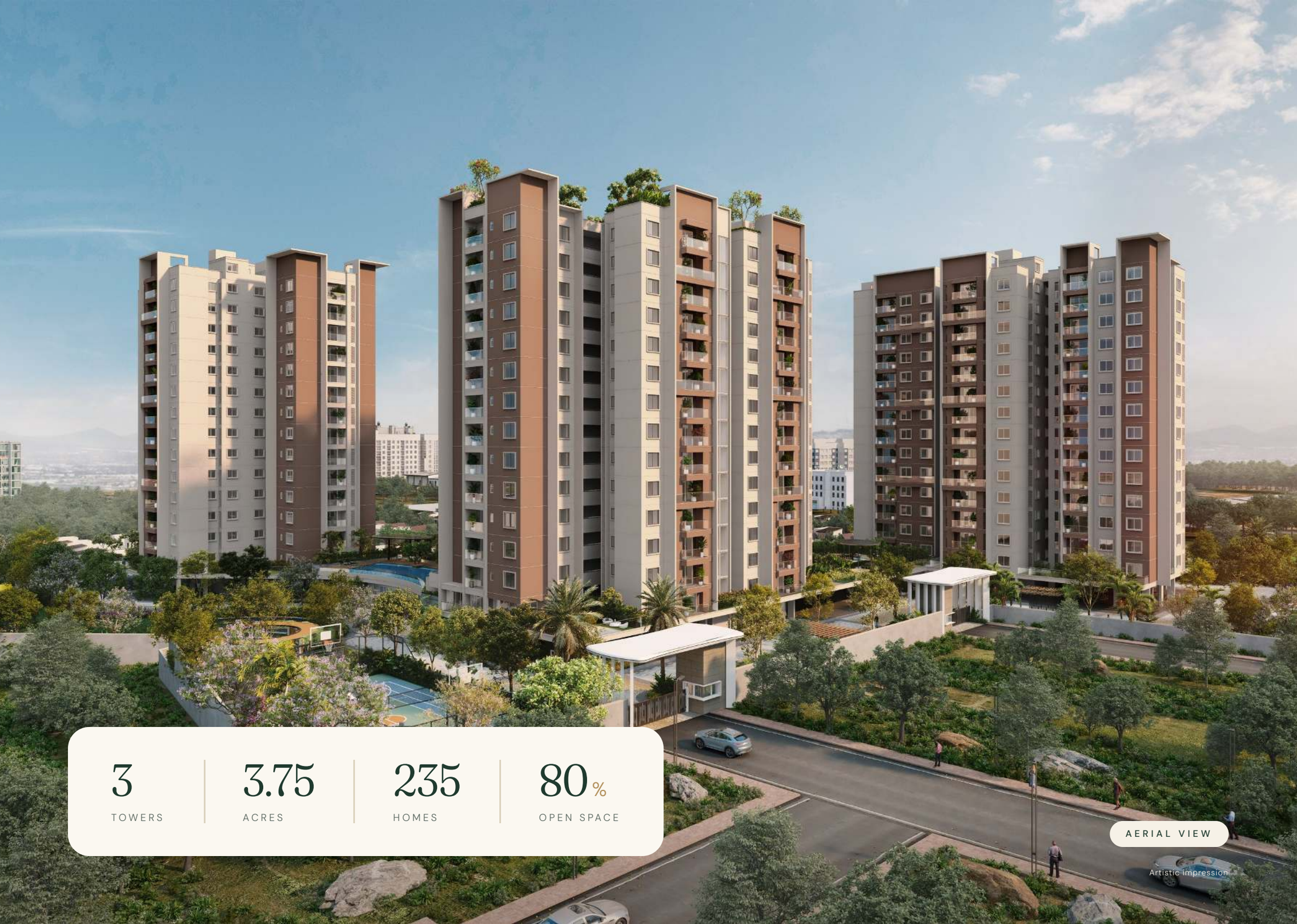
Contemporary architecture, expansive green landscapes and 60+ lifestyle amenities come together on 3.75 acres, with only six homes on every floor.

"Where luxury meets lifestyle. Where investment meets opportunity."



AERIAL VIEW

Artistic impression



3	3.75	235	80%
TOWERS	ACRES	HOMES	OPEN SPACE

AERIAL VIEW

Artistic impression

AT A GLANCE

Generous, *by nature.*

A low-density community planned around open land, privacy and natural light, with one of Bengaluru's fastest-growing corridors at the doorstep.

3.75
ACRES OF LAND

80%
OPEN SPACE

3
TOWERS · G + 14

6
HOMES PER FLOOR

8,000+
SQ.FT CLUBHOUSE

60+
AMENITIES

270°
CROSS VENTILATION

100%
CORNER HOMES

100%
VASTU COMPLIANT

0
COMMON WALLS

2 & 3
BHK RESIDENCES

E & N
FACING OPTIONS



THE LOCATION

Chambenahalli, *Sarjapur Road.*

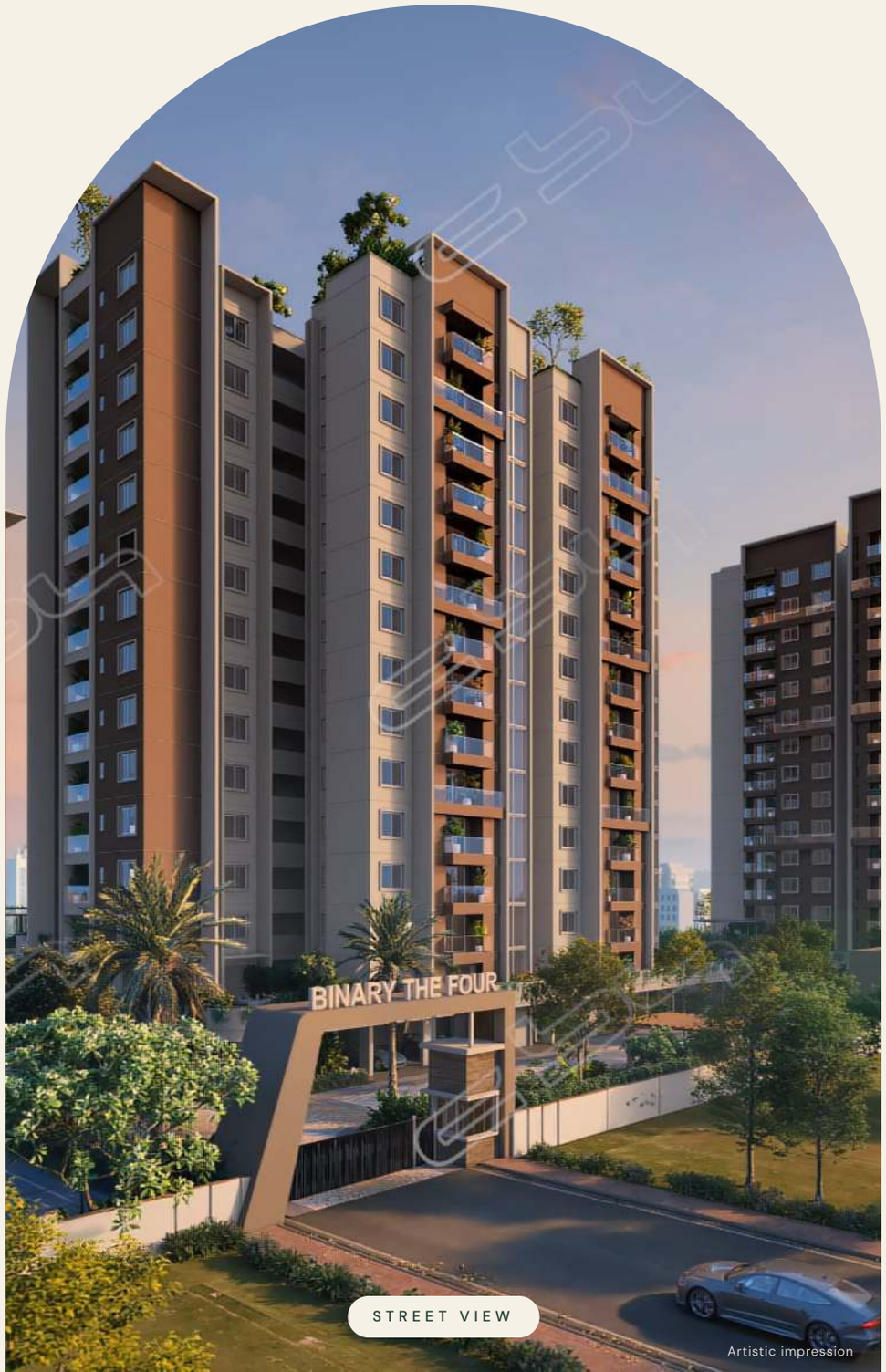
Where Sarjapur Road meets the Varthur–Sarjapur corridor: connected to Bengaluru's business districts, its best schools and its leading hospitals, yet calm, green and residential.

5
International schools within 6 km

2
Hospitals within 4 km

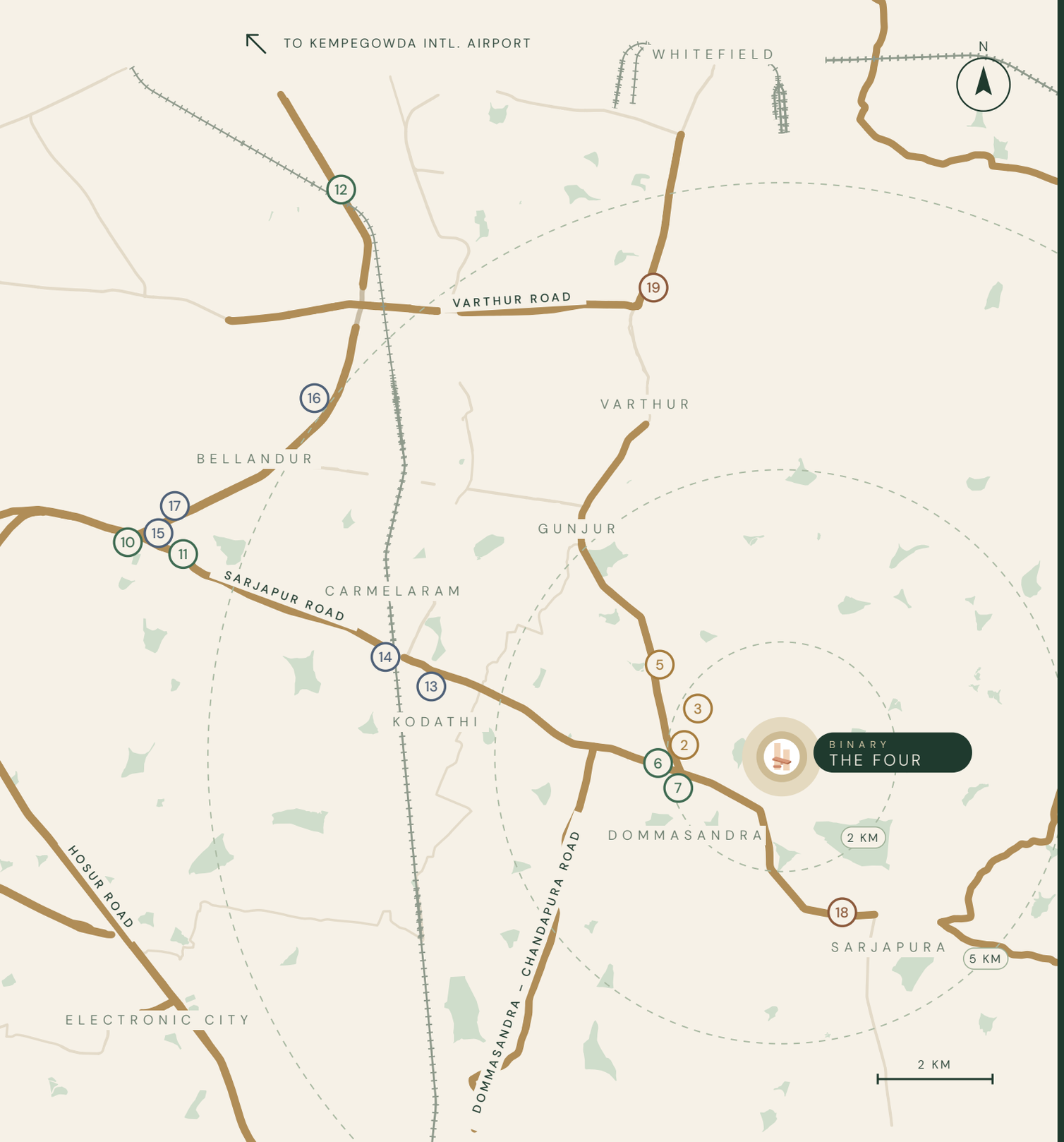
10–15
Minutes to ORR

Metro
Upcoming connectivity



STREET VIEW

Artistic impression



RADIUS OF CONVENIENCE

Everything, *minutes away.*

SCHOOLS

1	National Public School Varthur	3.5 km
2	Oakridge International School	3.9 km
3	TISB	4.3 km
4	One World International School	4.5 km
5	Greenwood High	5.5 km

HEALTHCARE

6	Swastik Hospital	3.7 km
7	Sri Lakshmi Multi Speciality Hospital	3.8 km
8	Cloudnine Hospital	6.2 km
10	Manipal Hospital	13.7 km
11	Motherhood Hospital	12.8 km
12	Rainbow Children's Hospital	13.9 km

WORKPLACES

13	Wipro	7.9 km
14	RGA Tech Park	9.8 km
15	Microsoft, Bellandur	13.9 km
16	Prestige Tech Park	14.1 km
17	Salarpuria Softzone	14.5 km

RETAIL

18	DMart	4.8 km
19	Nexus Whitefield	10.3 km

Indicative map based on OpenStreetMap data (© OpenStreetMap contributors). Distances are approximate road distances; dimmed numbers are not marked on the map.

CONNECTIVITY & GROWTH

Where Bengaluru is *growing next.*

Sarjapur Main Road frontage
With 100 ft and 80 ft wide road access.

10–15 minutes to the ORR
Direct reach to the Outer Ring Road IT corridor.

Upcoming metro connectivity
Planned metro links for everyday commutes.

STRR & PRR corridors
Satellite Town and Peripheral Ring Road access.

Whitefield · Bellandur · E-City
Easy reach to the city's major hubs.

Kempegowda Intl. Airport
Good access via the city's ring roads.



Artistic impression

2.3 km
FORUM MALL (UPCOMING)

3.5 km
NEAREST INTL. SCHOOL

10–15 min
TO THE ORR CORRIDOR

Four ideas. *One way of living.*

Artistic impression



01 Space

80% open land, low density



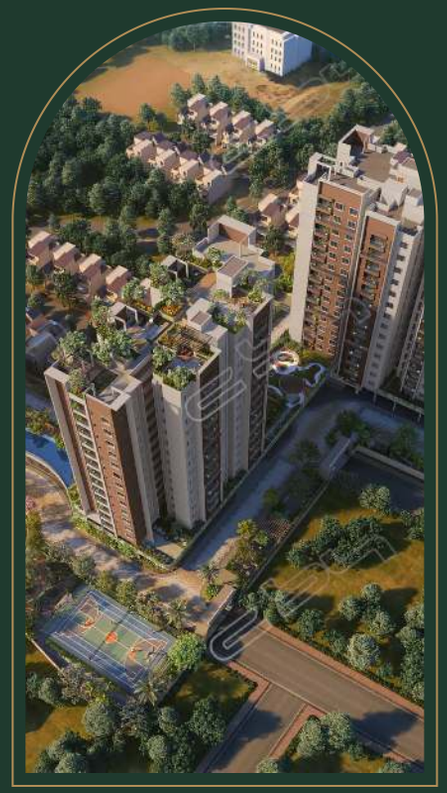
02 Light & Air

270° cross ventilation



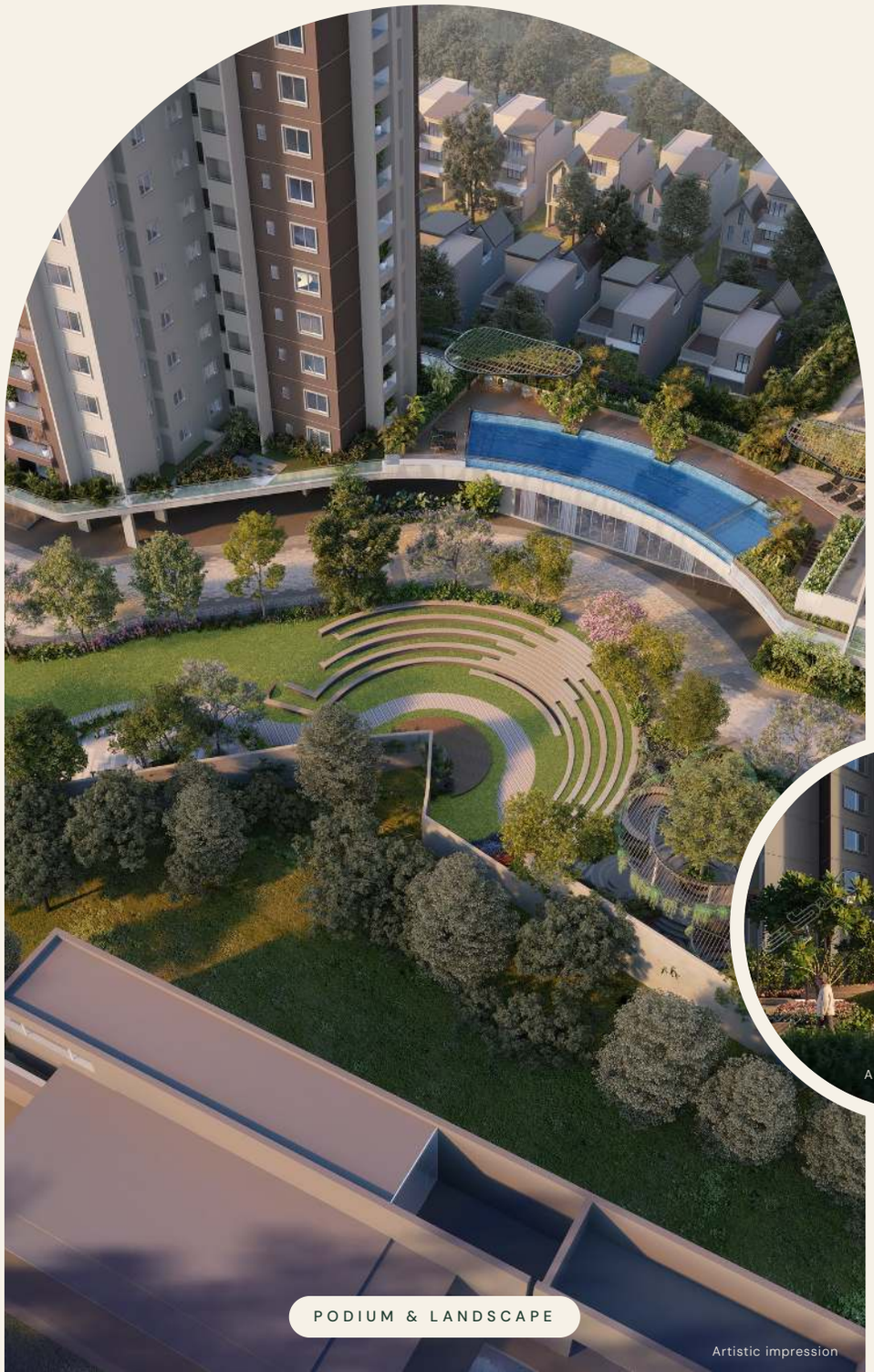
03 Privacy

Six homes a floor, no common walls



04 Value

A high-growth corridor



PODIUM & LANDSCAPE

Artistic impression



Artistic impression

01

Space, *given back.*

Eighty percent of the land, left open.

Three towers on 3.75 acres, placed so that most of the site becomes landscape: a central garden, earth berms, an amphitheatre and a meandering community spine.

- 80%+ open space
- Central landscape garden
- Grand arrival plaza

02

Light *& air.*

Homes that breathe on three sides.

Every home is a corner home. Openings on multiple faces bring 270° cross ventilation and daylight deep into living rooms and bedrooms.

- 270° cross ventilation
- 100% premium corner homes
- Large balconies



Representative image



TOWER VIEW

Artistic impression



03

Privacy, *by design.*

Six homes to a floor. No shared walls.

With only six apartments on each floor and no common walls between them, every home feels independent: quieter, more private, more personal.

- Only 6 homes per floor
- No common walls
- 100% Vastu-compliant planning

04

Value *that grows.*

A home today. An asset tomorrow.

Sarjapur Road combines a deep IT catchment with upcoming metro and ring-road infrastructure: the foundations of rental demand and long-term appreciation.

- High appreciation corridor
- Strong rental demand
- Upcoming metro connectivity



AERIAL VIEW

Artistic impression



Artistic impression



Artistic impression

Three towers. *Room to live.*

Slender towers of stilt plus fourteen floors, set apart so that every home looks out over gardens and open sky.



ENTRANCE

Artistic impression

ARRIVAL

A grand *welcome,* every day.

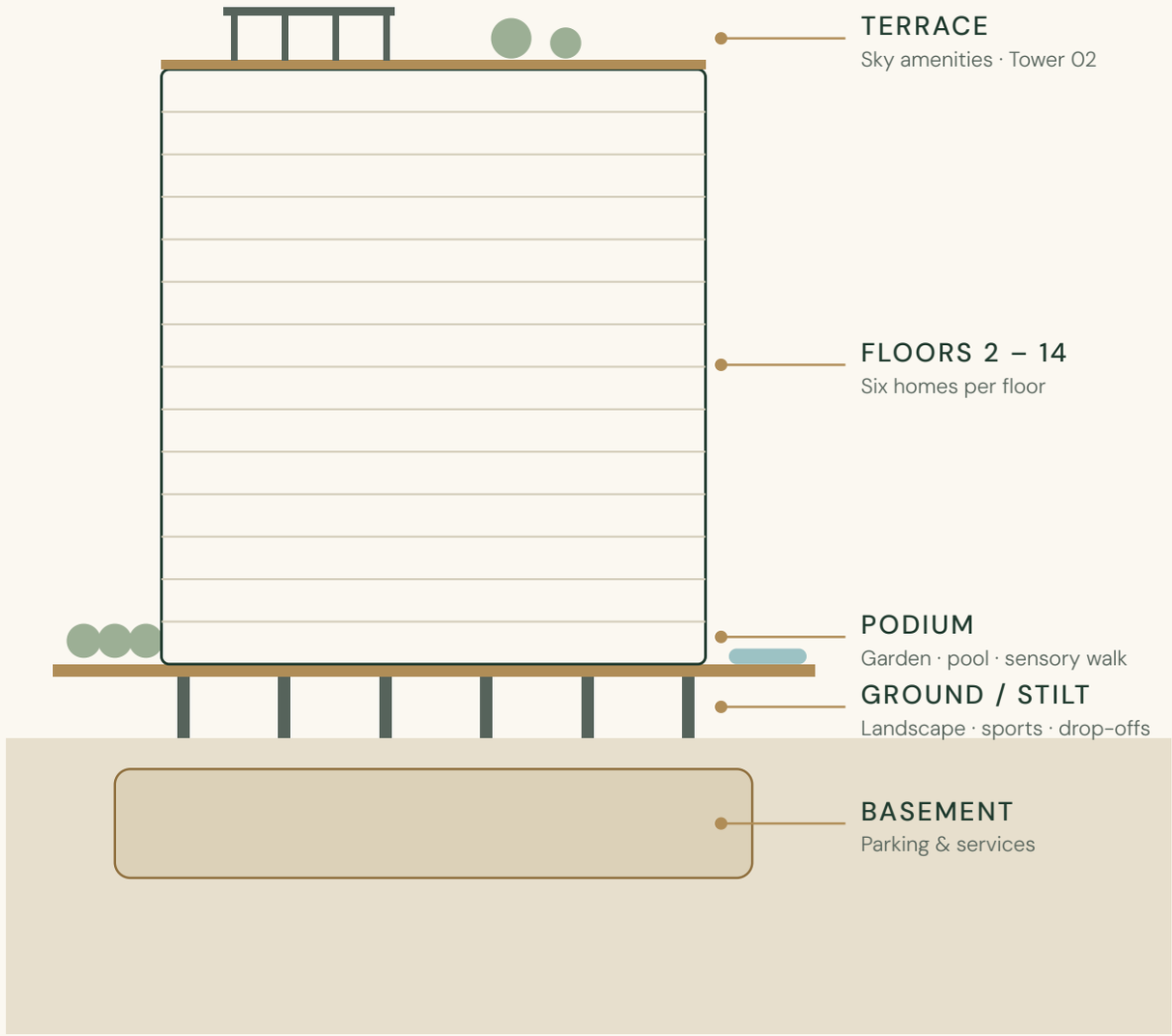
A secured gate, a landscaped arrival plaza and separate drop-offs keep the drive calm and the everyday effortless.

- Entry & exit gate with security cabin
- Clubhouse drop-off
- Tower lobby drop-off
- Dedicated service entry & exit
- Waiting plaza
- Viewing gallery

Life on *three levels.*

Cars stay below. Gardens, courts and play spaces wrap the ground. A podium garden and pool float above the drive, and the terrace opens to the sky.

A – I	J – M	N
ON GROUND	ON PODIUM	ON TERRACE





MASTER PLAN

Ground *level.*

Sports, play and wellness zones flow along the eastern edge, with drop-offs at every tower.

ARRIVAL

- A — Arrival plaza & entry

TOWERS

- B — Tower 01
- C — Tower 02
- D — Tower 03

LEISURE

- E — Multi-purpose play court
- F — Community plaza & seating
- G — Amphitheatre & stage
- H — Kids' play & adventure zone
- I — Wellness & meditation pods

Plan indicative, not to scale. Locations subject to final approvals.

MASTER PLAN

Podium *level.*

Lifted above the drive, the podium garden and resort-style pool form the green heart of the community.

ON PODIUM

- J — Podium garden & sensory walk
- K — Resort-style swimming pool
- L — Pool deck & cabanas
- M — Landscaped courtyards





Plan indicative, not to scale. Locations subject to final approvals.

MASTER PLAN

Terrace *level.*

Sky-level amenities for sunrise yoga, open-air cinema and evenings under the stars.

ON TERRACE

N Terrace amenity deck · Tower 02



Plan indicative, not to scale. Locations subject to final approvals.

60+

ways to spend *a perfect day.*

From a quiet temple garden to a sky cinema, life here is planned across ten amenity zones on the ground, the podium and the terrace.

ARRIVAL & ACCESS 06

- Entry & exit gate with security cabin
- Clubhouse drop-off
- Tower lobby drop-off
- Dedicated service entry & exit
- Waiting plaza
- Viewing gallery

SPIRITUAL & WELLNESS 07

- Temple garden
- Meditation court
- Ritual court
- Wellness garden
- Reflexology path
- Fragrance garden
- Sensory garden pavilion

COMMUNITY & SOCIAL 10

- Community plaza
- Swings & seating
- Amphitheatre & stage
- Community lawn
- Informal seating
- Leisure court
- Sculpture court
- Working pod
- Resting pavilion
- Library & reading pavilion

SPORTS & FITNESS 08

- Multi-purpose court
- Basketball & futsal
- Pickleball
- Outdoor exercise station
- Fitness deck
- Skating rink
- Cricket practice nets
- Walking trail

KIDS 05

- Adventure play area
- Toddler interactive zone
- Kids play lawn
- Circle of Joy play zone
- Tree house & jungle gym

SENIORS & PETS 02

- Senior citizen corner
- Pet play park

LANDSCAPE 05

- Earth berms
- Floral garden
- Butterfly garden
- Avenue plantation
- Community spine walkway

POOL 04

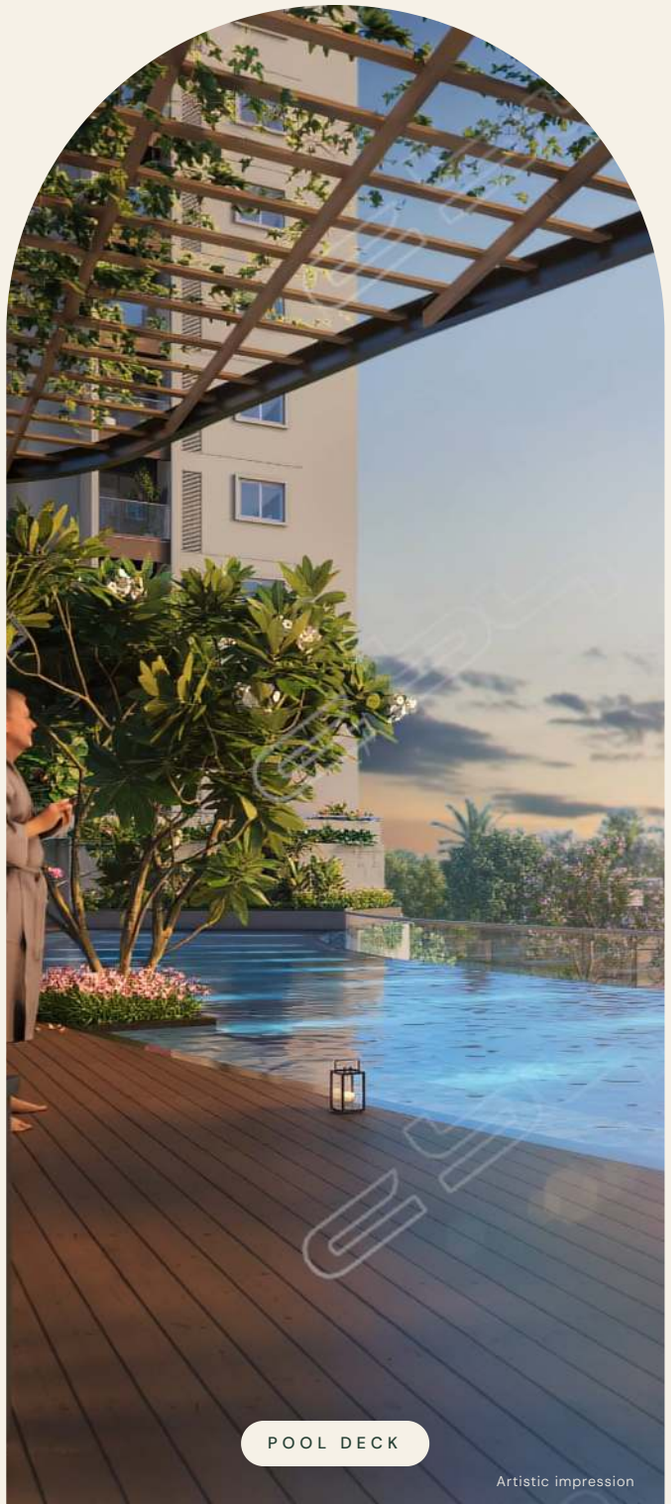
- Resort-style pool
- Kids pool
- Premium pool lounge
- Pool deck cabanas

TERRACE 09

- Yoga court
- Sky cinema
- BBQ lawn court
- Juice bar
- Bonfire court
- Sun deck lounge
- Star-gazing court
- Sunrise court
- Sunset deck

UTILITIES 01

- Dedicated services area



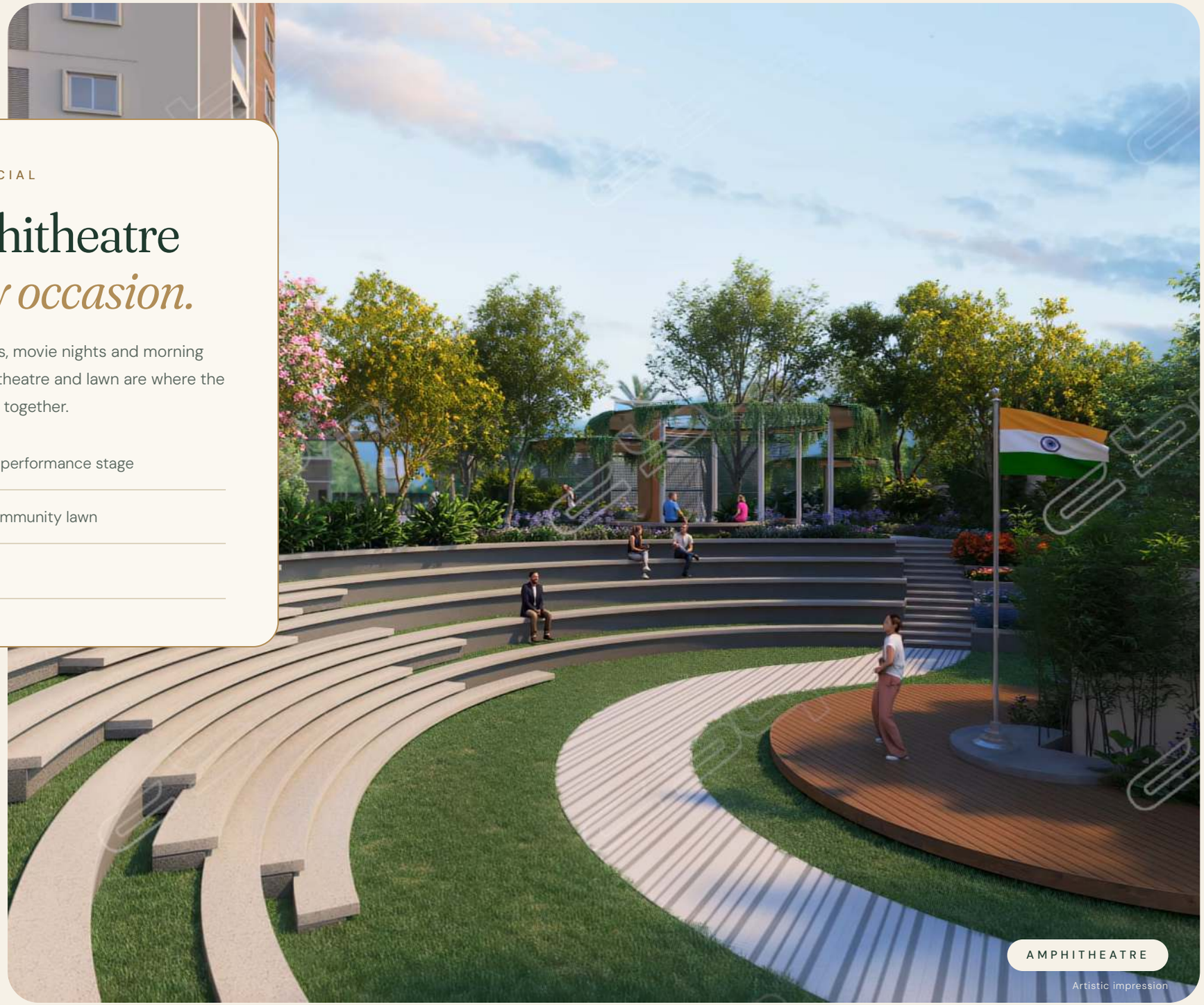
Artistic impression

COMMUNITY & SOCIAL

An amphitheatre for *every occasion.*

Festivals, performances, movie nights and morning assemblies: the amphitheatre and lawn are where the neighbourhood comes together.

- Amphitheatre & performance stage
- Multipurpose community lawn
- Sculpture court



AMPHITHEATRE

Artistic impression



PLAY COURT

Artistic impression



Representative image

WEEKENDS OUTDOORS

SPORTS & FITNESS

Play hard, *stay well.*

A court for basketball, futsal and pickleball, cricket nets, a skating rink, an outdoor gym and a walking trail through the gardens.

- Basketball & futsal
- Pickleball
- Outdoor exercise station
- Fitness deck
- Skating rink
- Cricket practice nets



KIDS' PLAY AREA

Artistic impression

KIDS' RECREATION

Childhood, *outdoors.*

Adventure play, a toddler zone, a tree house and jungle gym, and open lawns where children can simply run, within sight of home.

- Adventure play area
- Toddler interactive zone
- Kids play lawn
- Circle of Joy play zone



GARDEN PAVILION

Artistic impression



Representative image

MORNINGS

SPIRITUAL & WELLNESS

Quiet corners for *calm minds.*

A temple garden, meditation and ritual courts, a reflexology path and a fragrance garden: spaces to slow down, close to home.

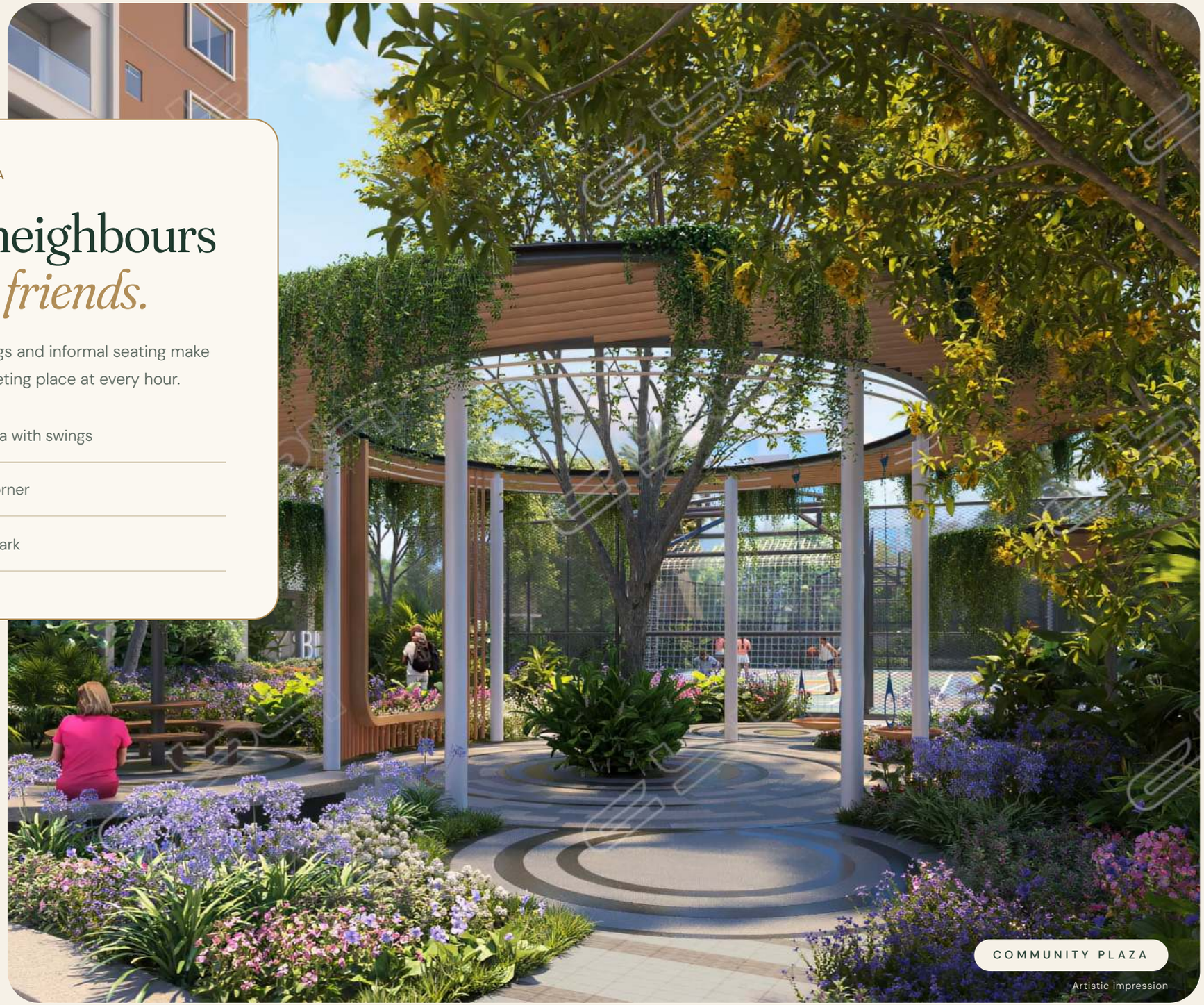
- Temple garden
- Meditation court
- Ritual court
- Wellness garden
- Reflexology path
- Fragrance garden

COMMUNITY PLAZA

Where neighbours become *friends.*

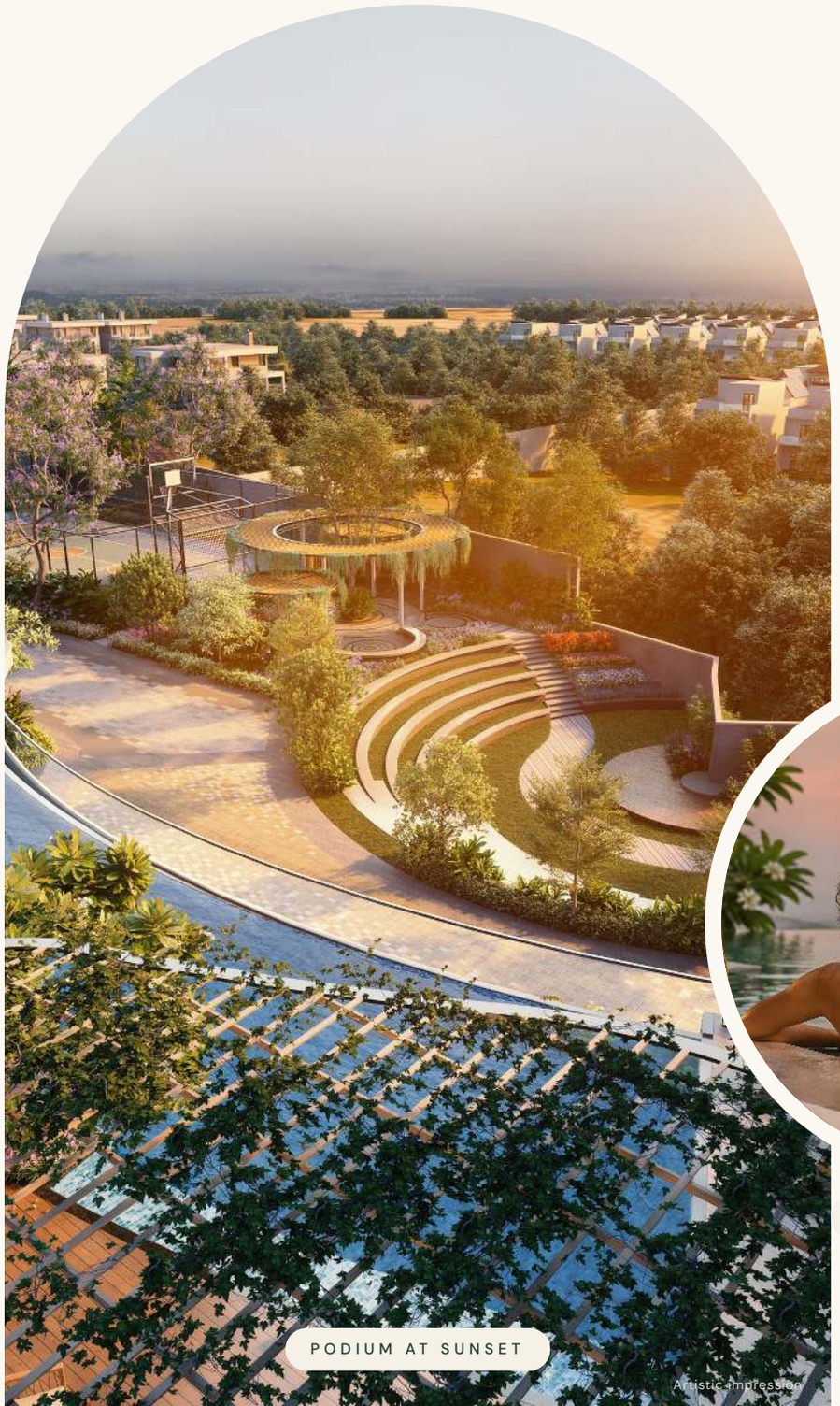
Shaded pergolas, swings and informal seating make the plaza a natural meeting place at every hour.

- Community plaza with swings
- Senior citizen corner
- Dedicated pet park



COMMUNITY PLAZA

Artistic impression



PODIUM AT SUNSET

Artistic impression



Representative image

GOLDEN HOUR

SWIMMING & LEISURE

Resort living, *at home.*

A resort-style pool with a kids pool, premium pool lounge and cabanas on a timber deck, framed by gardens and open sky.

- Resort-style pool
- Kids pool
- Premium pool lounge
- Pool deck cabanas



LANDSCAPE AT DUSK

Artistic impression



Representative image

AFTER DARK

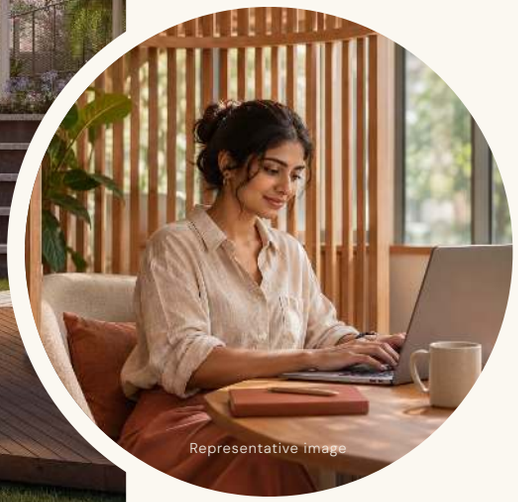
Gardens *that glow.*

Warm, layered lighting carries the landscape into the evening, for walks, conversations and play long after sundown.



CLUBHOUSE EDGE

Artistic impression



Representative image

THE CLUBHOUSE

8,000 + sq.ft of *leisure,* steps from home.

A dedicated clubhouse with its own drop-off anchors community life: a place to work, meet, celebrate and unwind.

- Clubhouse drop-off
- Working pod
- Library pavilion
- Fitness deck

A DAY AT THE FOUR

From sunrise *to starlight.*

Everything a full day asks for, from stillness to celebration, within the gates of home.



6:00 am
Sunrise yoga on the terrace



8:00 am
Filter coffee on the balcony



11:00 am
Focus time at the working pod



5:00 pm
Kids at the adventure play area



7:00 pm
An evening at the amphitheatre



9:00 pm
Stars from the sky deck

Lifestyle photographs are representative images; renders are artistic impressions.

THE HOMES

Ultra-luxury *2 & 3 BHK* residences.

2 BHK
2 TOILETS

723 – 760
sq.ft carpet area

83 HOMES

3 BHK
2 TOILETS

972
sq.ft carpet area

27 HOMES

3 BHK
3 TOILETS

1,004 – 1,100
sq.ft carpet area

125 HOMES

TYPE	TOWER 01	TOWER 02	TOWER 03	TOTAL	SHARE
3 BHK · 3T	56	27	42	125	53%
3 BHK · 2T	—	27	—	27	11%
2 BHK · 2T	28	27	28	83	35%
Total	**84**	**81**	**70**	**235**	**100%**

Carpet areas as per RERA from the area statement dated 03-11-2026; actual areas vary by unit and floor.



Artistic impression

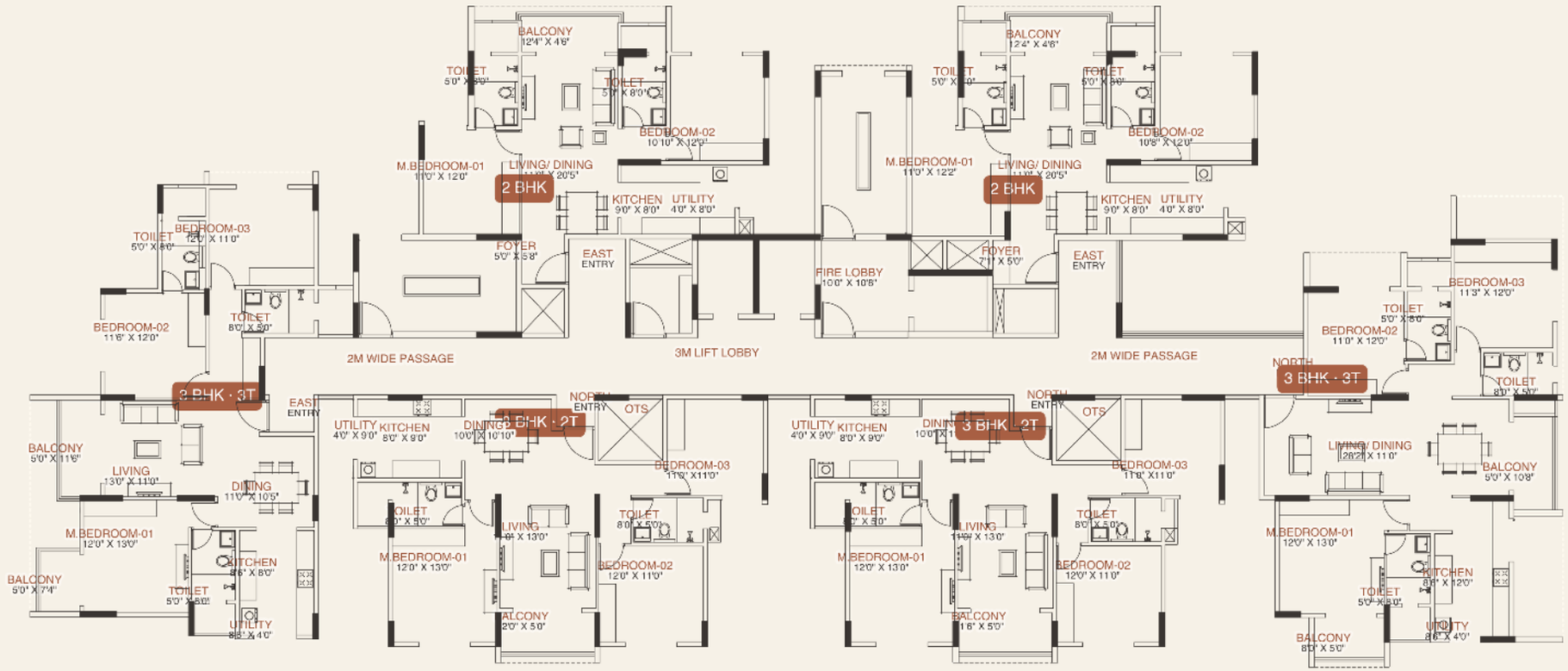
TYPICAL FLOOR PLAN

Tower 02 · *2nd to 14th floor.*

6 HOMES PER FLOOR

EVERY HOME A CORNER

NO COMMON WALLS



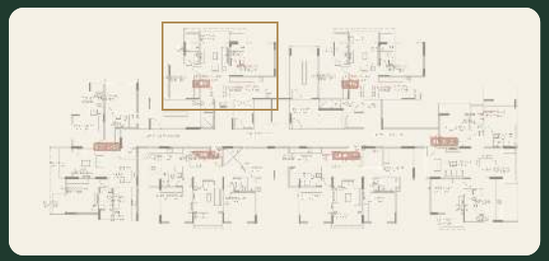
FLOOR PLAN · 2 BHK

2 BHK
2 Toilets

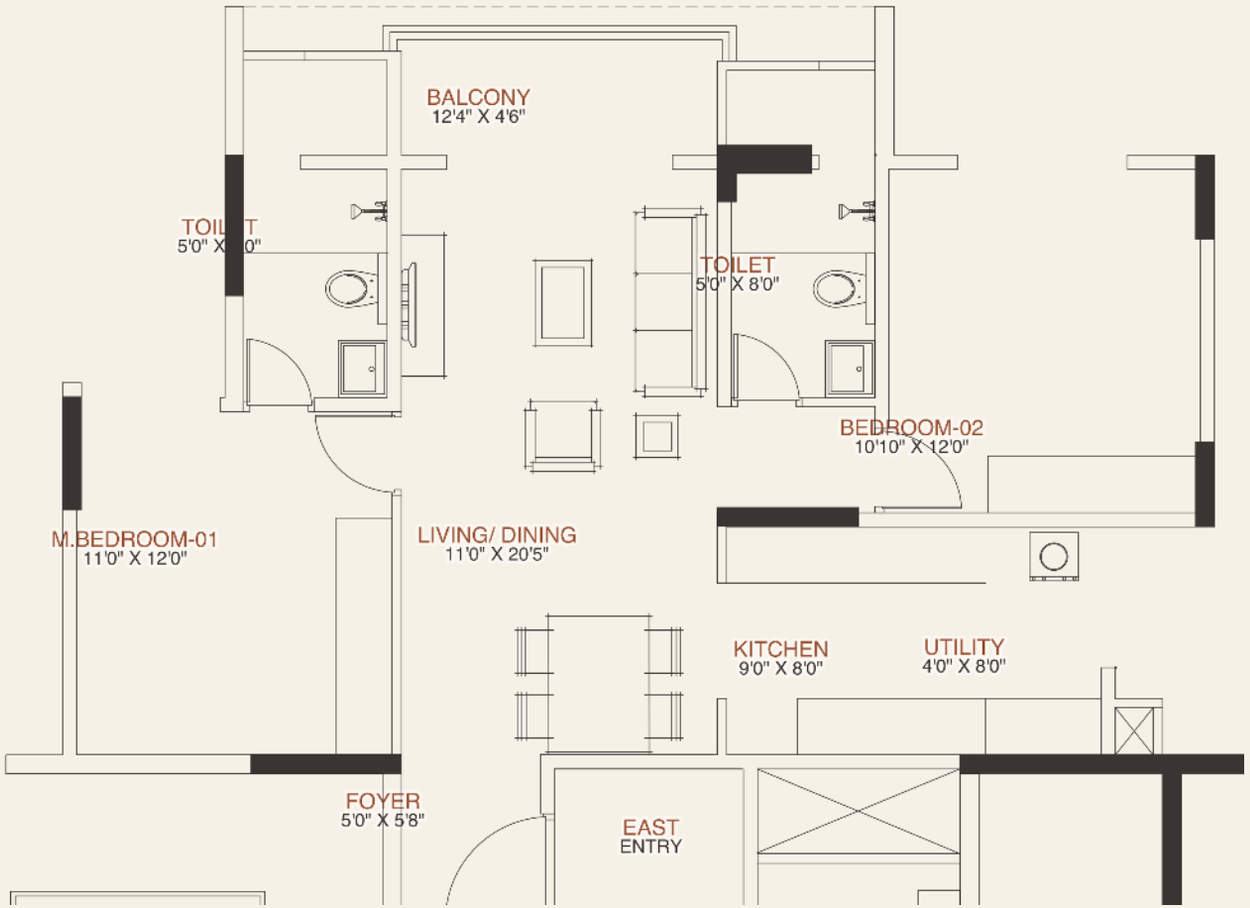
745 SQ.FT CARPET

Living / Dining	11'0" × 20'5"
Master bedroom	11'0" × 12'0"
Bedroom 2	10'10" × 12'0"
Kitchen	9'0" × 8'0"
Utility	4'0" × 8'0"
Balcony	12'4" × 4'6"

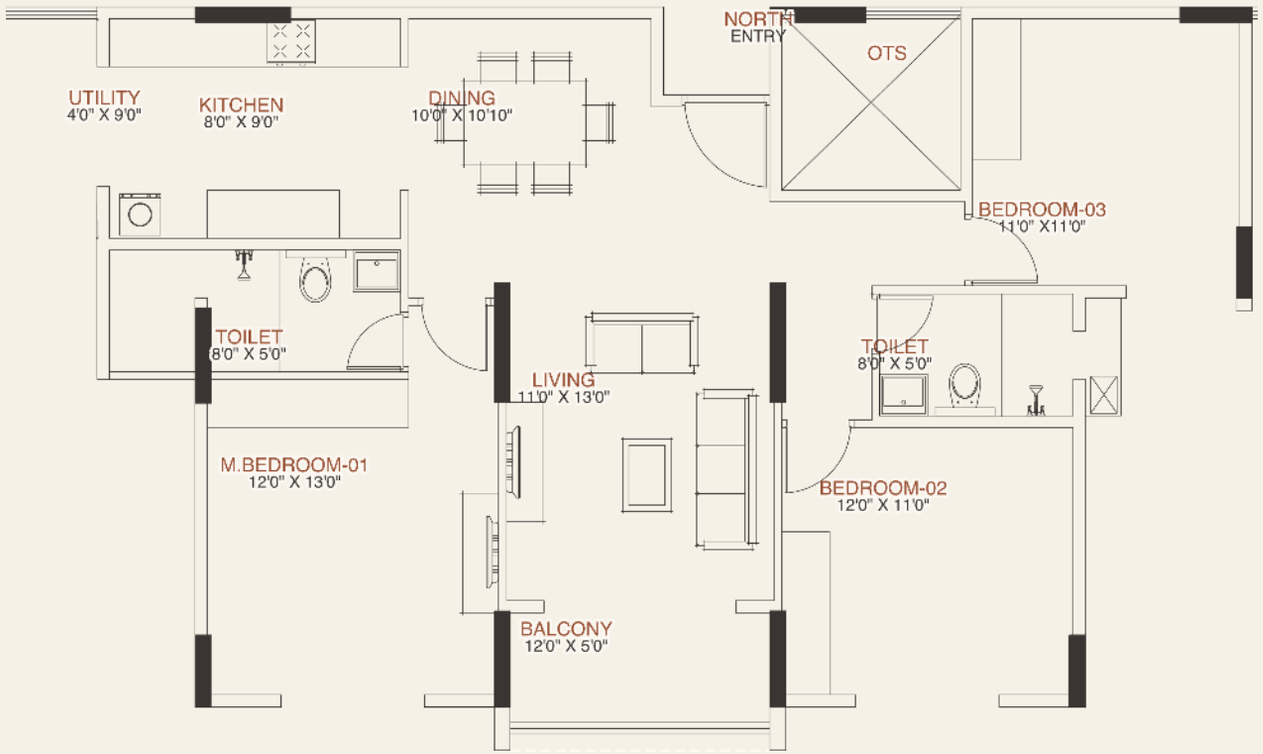
KEY PLAN · TOWER 02



Shown: Flat 202, typical floor. 2 BHK homes range 723–760 sq.ft carpet across towers.



Furniture indicative. Dimensions in feet & inches.



Furniture indicative. Dimensions in feet & inches.

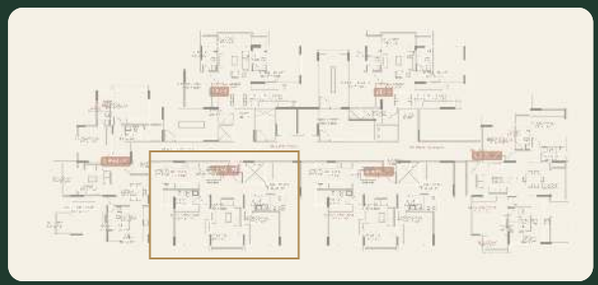
FLOOR PLAN · 3 BHK

3 BHK
2 Toilets

972 SQ.FT CARPET

Living	11'0" × 13'0"
Dining	10'0" × 10'10"
Master bedroom	12'0" × 13'0"
Bedroom 2	12'0" × 11'0"
Bedroom 3	11'0" × 11'0"
Balcony	12'0" × 5'0"

KEY PLAN · TOWER 02



Shown: Flat 206, typical floor.

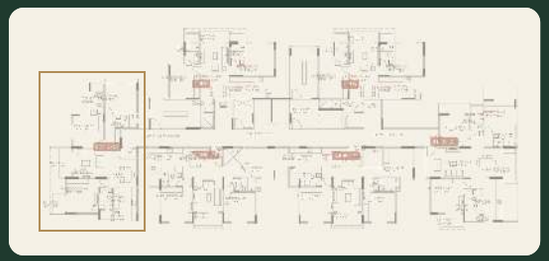
FLOOR PLAN · 3 BHK

3 BHK
3 Toilets

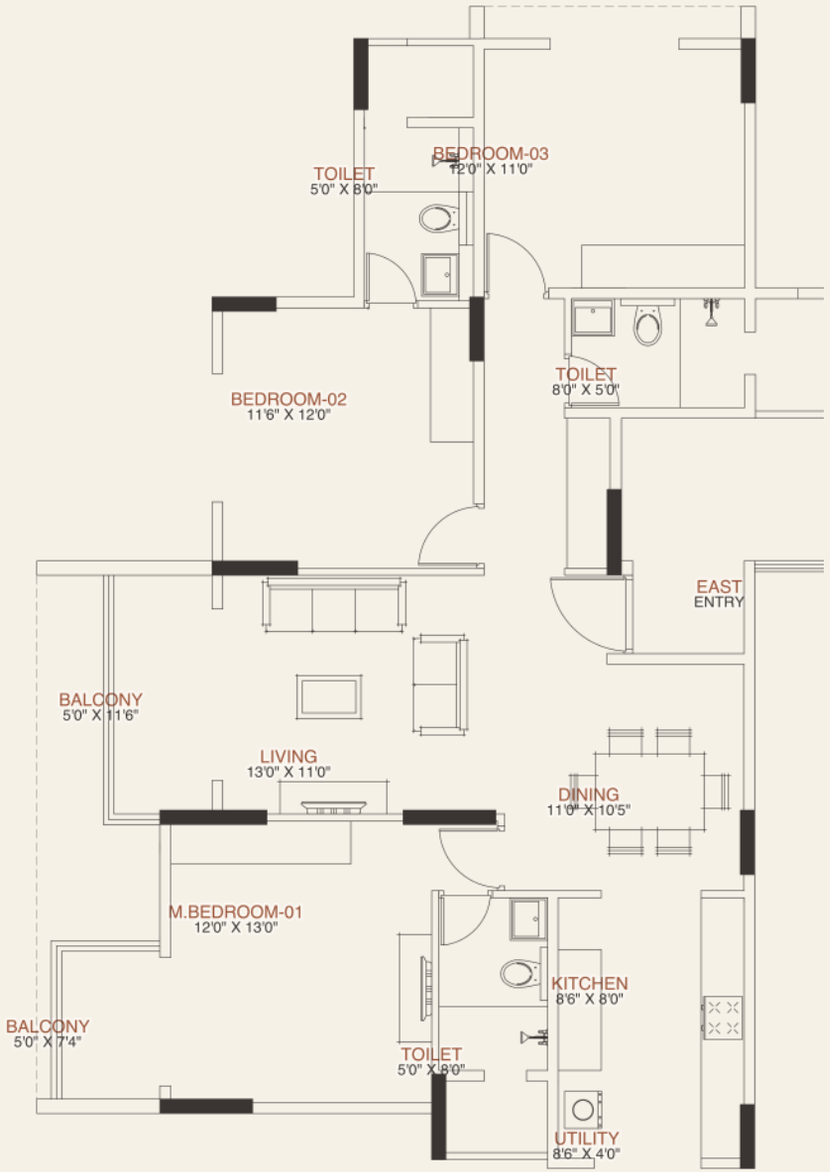
1,035 SQ.FT CARPET

Living	13'0" × 11'0"
Dining	11'0" × 10'5"
Master bedroom	12'0" × 13'0"
Bedroom 2	11'6" × 12'0"
Bedroom 3	12'0" × 11'0"
Balconies	2 · 11'6" & 7'4"

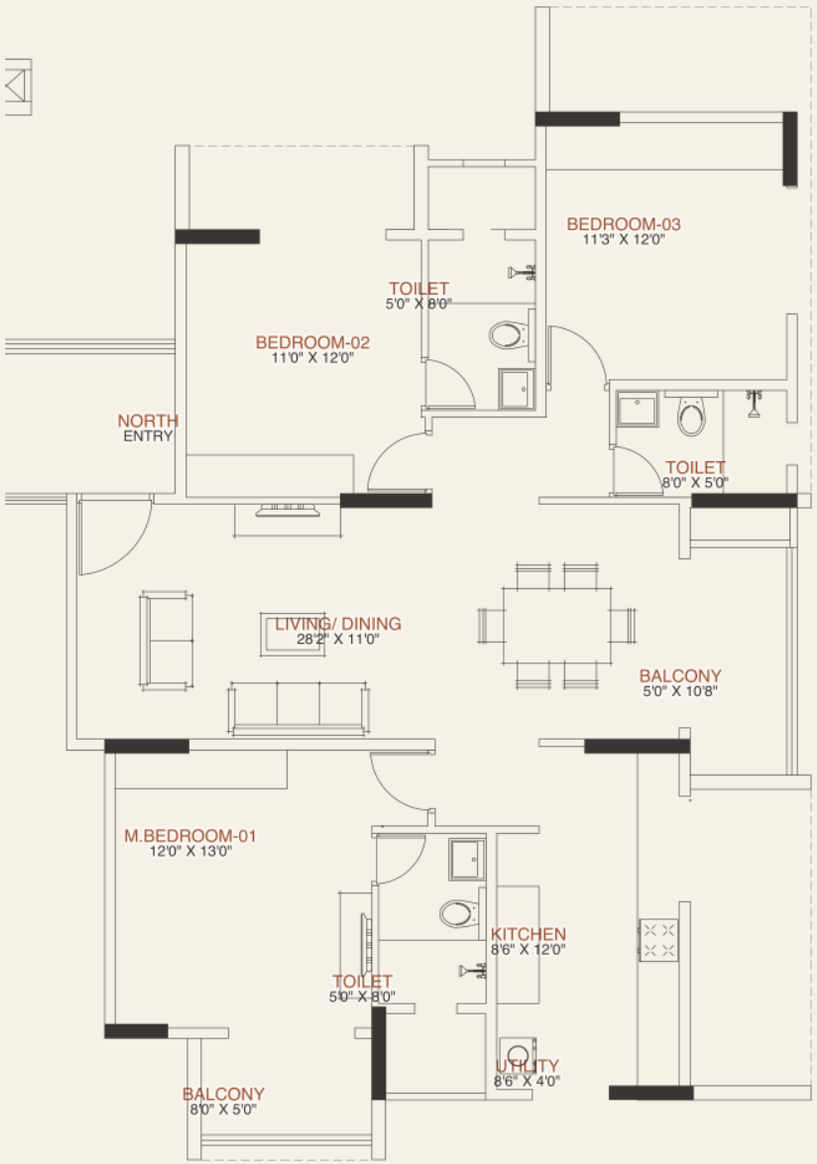
KEY PLAN · TOWER 02



Shown: Flat 201, typical floor. 3 BHK 3T homes range 1,004–1,100 sq.ft carpet.



Furniture indicative. Dimensions in feet & inches.



Furniture indicative. Dimensions in feet & inches.

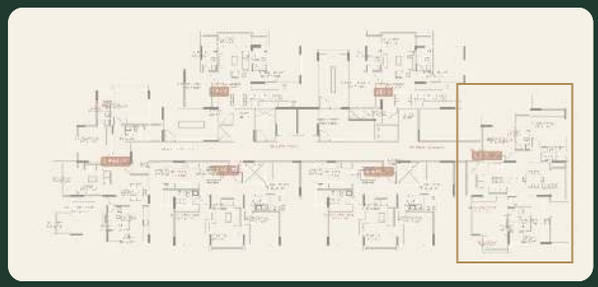
FLOOR PLAN · 3 BHK

3 BHK
3 Toilets

1,086 SQ.FT CARPET

Living / Dining	28'2" × 11'0"
Master bedroom	12'0" × 13'0"
Bedroom 2	11'0" × 12'0"
Bedroom 3	11'3" × 12'0"
Kitchen	8'6" × 12'0"
Balconies	2 · 10'8" & 8'0"

KEY PLAN · TOWER 02



Shown: Flat 204, typical floor (corner).

EXCLUSIVE PRE-LAUNCH BENEFITS

Be among the *first fifty.*

₹8,500

PER SQ.FT · EOI OFFER

₹95 L*

2 BHK ONWARDS

₹1.35 Cr*

3 BHK ONWARDS

- Special pricing for the first 50 homes
- Refundable Expression of Interest
- High-appreciation growth corridor
- Strong rental & resale potential

*Limited-period offer. Prices exclude GST, registration, stamp duty and other statutory charges. Terms subject to change without notice.

WHY BINARY THE FOUR

Live better. Invest *smarter.*

- Own a home that reflects your aspirations.
- Invest in a location that promises growth.
- Experience a lifestyle beyond expectations.



Artistic impression

RERA & DEVELOPER

Project	Binary The Four
RERA Reg. No.	PRM/KA/RERA/1251/446/PR/251126/009132
Acknowledgement	ACK/KA/RERA/1251/446/PR/181126/010772
Approved	25-11-2026
Valid until	31-12-2031
Promoter	Binary Ventures

Site: Sy. No. 43/2, 43/3, 44/2, 45/3, 45/6, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru East – 562125.

Registered office: Sy. No. 49, Site No. 07, Trinity Home Stead, Sompura Road, Sompura Village, Sarjapura Hobli, Dommasandra Post, Bengaluru – 562125. Verify at rera.karnataka.gov.in

BINARY

THE FOUR

Come, walk the garden.

SITE VISITS & PRIORITY BOOKING

+91 96112 11255

Binary The Four, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru East – 562125

SCAN FOR LOCATION

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BINARY VENTURES