

Thoughtfully designed, signature residences with one of the Bengaluru's largest Skydecks set to redefine urban living in the city's growth corridor

Shriram Properties Limited (SPL), one of South India's most trusted real estate developers, has announced the launch of its latest mid-premium residential project Codename The One. This feature-rich community is located near the thriving Electronic City corridor in Bengaluru. With only 340 homes spaciouly designed, the project offers a unique blend of connectivity, comfort and crafted for modern home buyers seeking long-term value. The project is expected to generate over ₹500 crore in revenue and will be developed over the next 34 years' timeline.

Strategically located near Bommasandra Metro Station and Narayana Hrudayalaya, the project offers seamless access to major tech hubs such as Electronic City, Sarjapur, Whitefield, and industrial hub like Hosur. The project is located right on NH 944 (Bengaluru-Chennai Expressway) and the proposed Hosur Airport further enhances its appeal as a future-ready residential destination.

A Community Built with Intention

Unlike high-density developments, Codename The One is designed around principles of low-density planning and thoughtful architecture. Spread across 5 lakh sq. ft. of saleable area, the Signature 2 and 3 Bhd. Residences are configured to maximise privacy, ventilation and natural light ensuring a better quality of life for residents.



Images for representation purposes only

Esteem South Park Rooftop Party Hall

Esteem South Park - PRM/KA/REERA/1251/310/PP/00623/005916
Esteem Kings Court - PRM/KA/REERA/1251/310/PP/181122/002159

Esteem Kings Court Elevation

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SHRIRAM PROPERTIES UNVEILS 'CODENAME THE ONE' IN SOUTH BENGALURU

Elevated Living, Literally

A signature highlight of the project is one of South Bengaluru's largest Skydecks an expansive elevated space that connects the towers and offers panoramic views, lounge seating, and social zones. This feature redefines community design, striking a balance between functionality and leisure.

Balconies come with vertical gardens not as aesthetic frills, but as thoughtful layers of green. The project also includes rooftop walkways, an astronomy deck, co-working spaces, a resort-style pool, open-air cinema, pet parks, kids play area, multi-purpose courts and private access to crystal pond. The pond is not private. The floor plan includes only four corner units per level, with no common walls ensuring enhanced privacy and abundant natural light, hallmarks of SPL's approach to quality living.

Right Location, Real Advantage

Located in South Bengaluru's rapidly developing corridor, Codename The One offers seamless access to over 500 IT and tech companies, including major players like Wipro, Infosys and HP. Its strategic location ensures direct access to key infrastructure developments such as NH 944 (Bengaluru-Chennai Expressway) and the proposed Hosur Airport, enhancing

regional and interstate connectivity.

This rare combination of accessibility, commercial proximity, and infrastructure potential makes Codename The One not just a desirable residential address but also a smart investment. With large-scale development and infrastructure upgrades underway, the micro-market is projected to appreciate significantly in the coming years making it



Shriram Codename The One, Bengaluru

highly attractive for both homebuyers and investors.

Sustainability at the Core

From planning to execution, Codename The One is designed with sustainability at its core. With 840 homes and 340 trees, one for each home, the project reflects a strong commitment to environmental responsibility. The development features water-efficient systems, eco-friendly construction practices, and native landscaping to minimize its ecological footprint.

Here, nature is not just a backdrop it is woven into the everyday experience. Whether through shaded walkways, green terraces, or open-air leisure zones, the project encourages residents to live in harmony with their surroundings.

Backed by a Legacy of Trust

Part of the \$37 billion Shriram Group, Shriram Properties Limited (SPL) is a well-established and leading residential real estate developer, focused on the mid-market and mid-premium segments, and a prominent player in India's housing sector. The company has delivered 48 projects spanning over 27.5 million sq. ft. across key markets including Bengaluru, Chennai, Kolkata, Coimbatore, and Visakhapatnam. With the overwhelming response to its maiden Pune project, Shriram Codename Superstar, SPL has marked its entry in western market presence. The company will be expanding aggressively in Pune as part of its strategic growth roadmap.

As of March 2025, SPL has a development pipeline of 36 million sq. ft., including 19 mil-

lion sq. ft. under active construction. Backed by the trust of over 31,000 happy homeowners, the brand continues to uphold its reputation for timely delivery, high quality, and customer-centric design. Several recent launches have recorded majority of sales within weeks testament to SPL's strong market positioning.

Thoughtful Living, Reimagined

In a real estate market often dominated by scale and speed, Codename The One offers a refreshing alternative: a residential experience built with purpose, designed for comfort, and envisioned for long-term value. It invites homebuyers to make a conscious choice one aligned with their aspirations and way of life.

With this launch, Shriram Properties reinforces its brand ethos of building homes that are not only functional but also meaningful. Codename The One is more than just another project it's a quiet revolution in how homes are imagined, built, and lived in.

Shriram Properties
Homes that live in you

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