

Artistic impression

BINARY

THE FOUR

An address that reflects your success.

CHAMBENAHALLI · SARJAPUR ROAD · BENGALURU

A PROJECT BY BINARY

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

BINARY VENTURES PRESENTS

Some addresses you live in. *This one you arrive at.*

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.

CONTENTS

The story of *The Four.*

Every page that follows returns to one idea: a home should give you more of the things that matter: room, light, quiet and time.



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AERIAL VIEW

Artistic impression

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."



3
TOWERS

3.75
ACRES

235
HOMES

80%
OPEN SPACE

AERIAL VIEW

Artistic impression

AT A GLANCE

Generous by *every* measure.

A low-density community planned around open land, privacy and natural light, with the infrastructure of 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.*

Positioned where Sarjapur Road meets the Varthur–Sarjapur corridor, Binary The Four is connected to Bengaluru's business districts, its best schools and its leading hospitals, yet stays calm, green and residential.

5
International schools within 6 km

2
Hospitals within 4 km

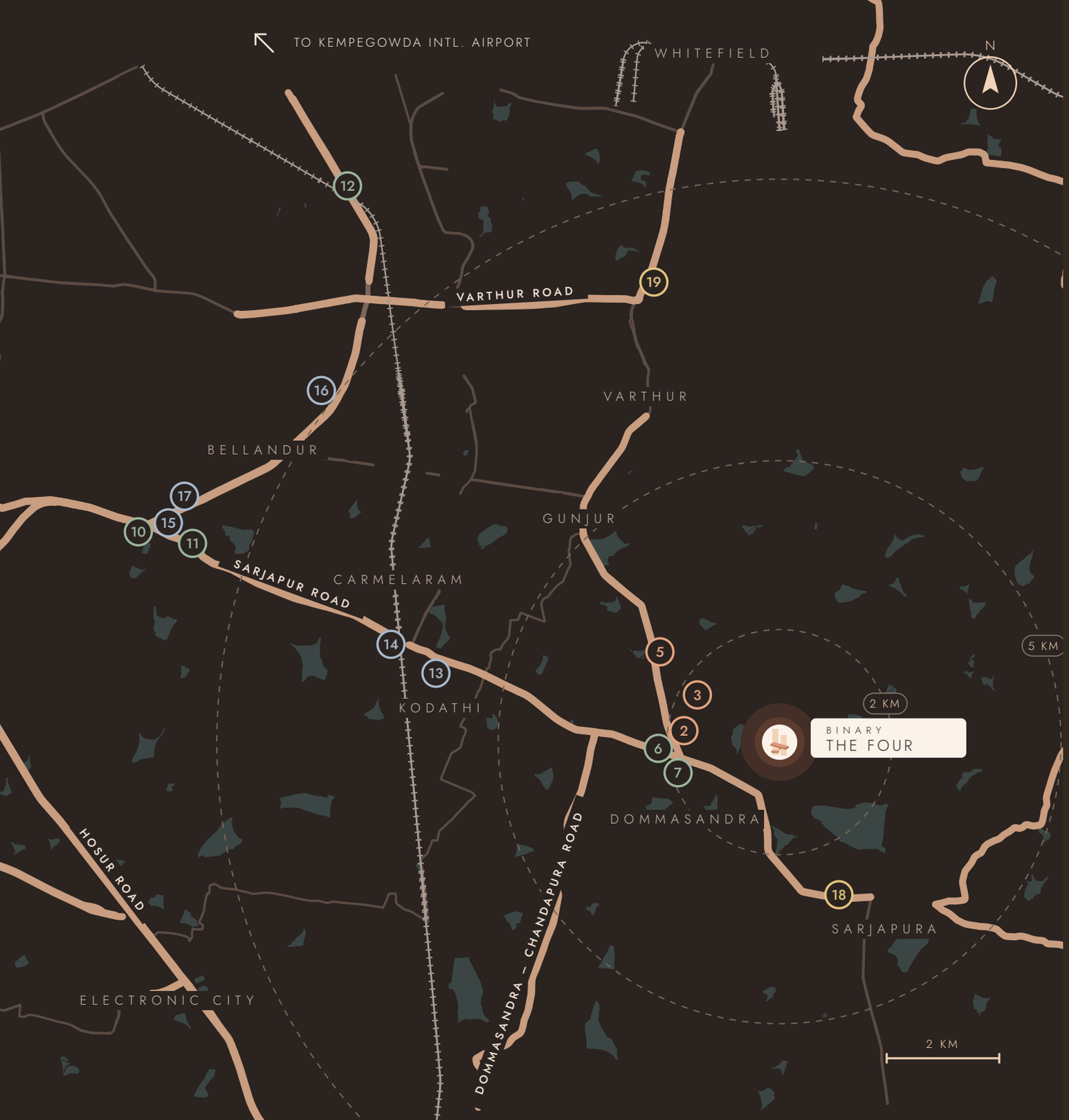
10–15
Minutes to ORR IT corridor

Metro
Upcoming connectivity



Artistic impression

STREET VIEW



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; faded numbers are not marked on the map.

CONNECTIVITY & GROWTH

On the corridor Bengaluru is *moving to.*

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 strengthen everyday commutes.

STRR & PRR corridors

Satellite Town and Peripheral Ring Road access.

Whitefield · Bellandur · E-City

Easy connectivity across the city's major hubs.

Kempegowda Intl. Airport

Good access via the city's ring roads.

2.3 km

FORUM MALL (UPCOMING)

3.5 km

NEAREST INTERNATIONAL SCHOOL

10–15 min

TO THE ORR IT CORRIDOR



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NIGHT AERIAL

Four ideas. *One way of living.*

Every decision at Binary The Four returns to four simple ideas. They shape how the towers sit on the land, how each home is planned, and why it will hold its value for years.

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

01

Space, *given back.*

Eighty percent of the land, left open.

Three towers on 3.75 acres, arranged 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



GARDENS

Artistic impression

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



MORNING LIGHT

Representative image



TOWER VIEW

Artistic impression



DUSK VIEW

Artistic impression

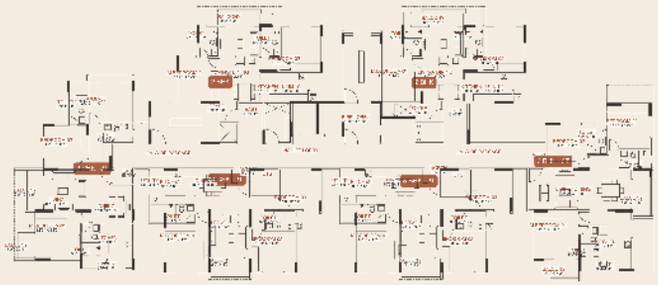
03

Privacy. *by design.*

Six homes to a floor. No shared walls.

With only six apartments on each floor and no common walls between them, each 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



ARRIVAL CANOPY

Artistic impression

AERIAL VIEW

Artistic impression



Three towers. *Room to live.*

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

AERIAL VIEW

Artistic impression



ENTRANCE

Artistic impression

ARRIVAL

A grand *welcome,* every day.

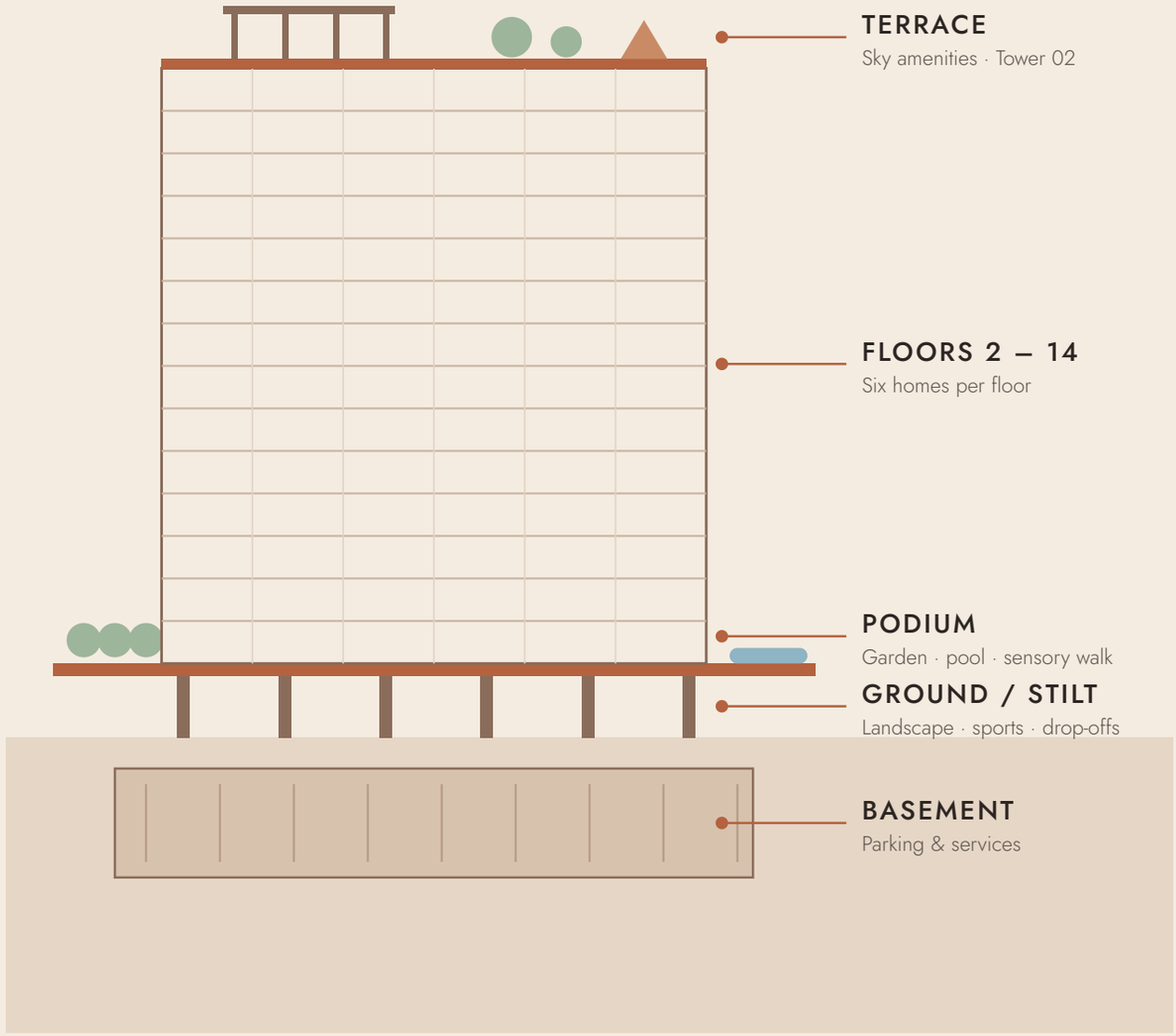
A secured gate, a landscaped arrival plaza and separate drop-offs keep the drive calm and the everyday effortless.

- 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.



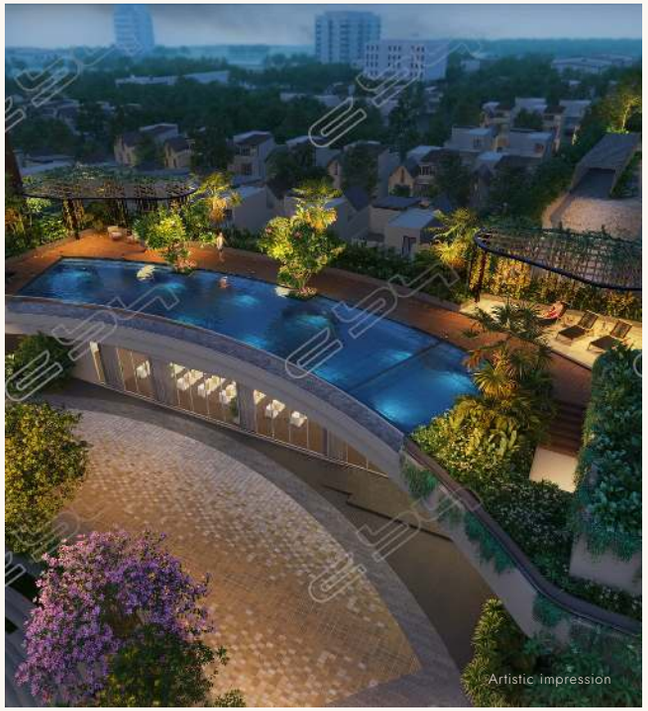
MASTER PLAN

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.

AMENITIES

60+

ways to spend *a perfect day.*

From a quiet temple garden to a sky cinema, life at The Four 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



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POOL DECK

COMMUNITY & SOCIAL

An amphitheatre for *every occasion.*

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

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



AMPHITHEATRE

Artistic impression



MULTI-PURPOSE PLAY COURT

Artistic impression

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



WEEKENDS OUTDOORS

Representative image



KIDS' RECREATION

Childhood. *outdoors.*

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

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

KIDS' PLAY AREA

Artistic impression



GARDEN PAVILION

Artistic impression

SPIRITUAL & WELLNESS

Quiet corners for *calm minds.*

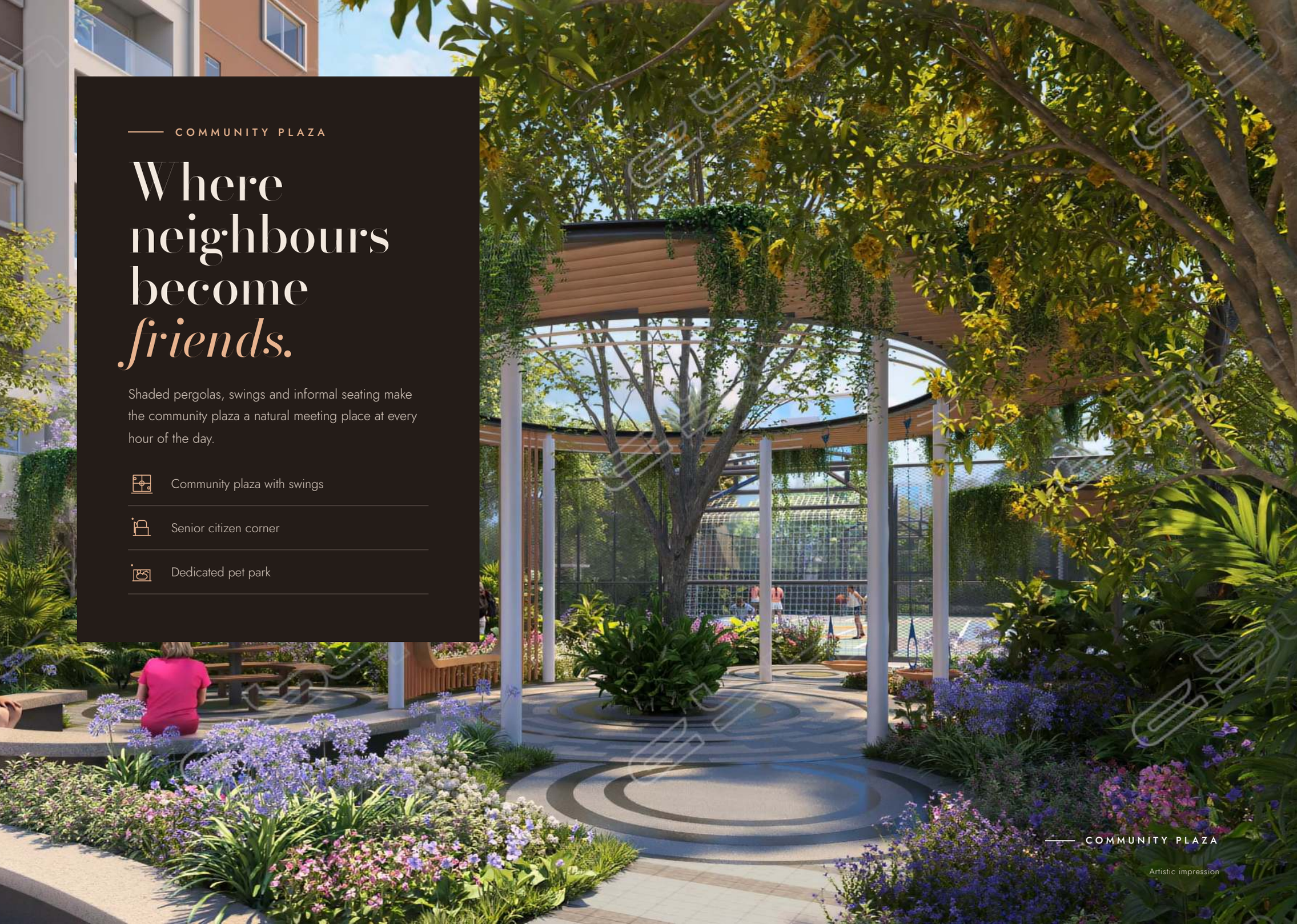
A temple garden, meditation and ritual courts, a reflexology path and a fragrance garden: spaces to slow down, close to home.

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



MORNINGS

Representative image



COMMUNITY PLAZA

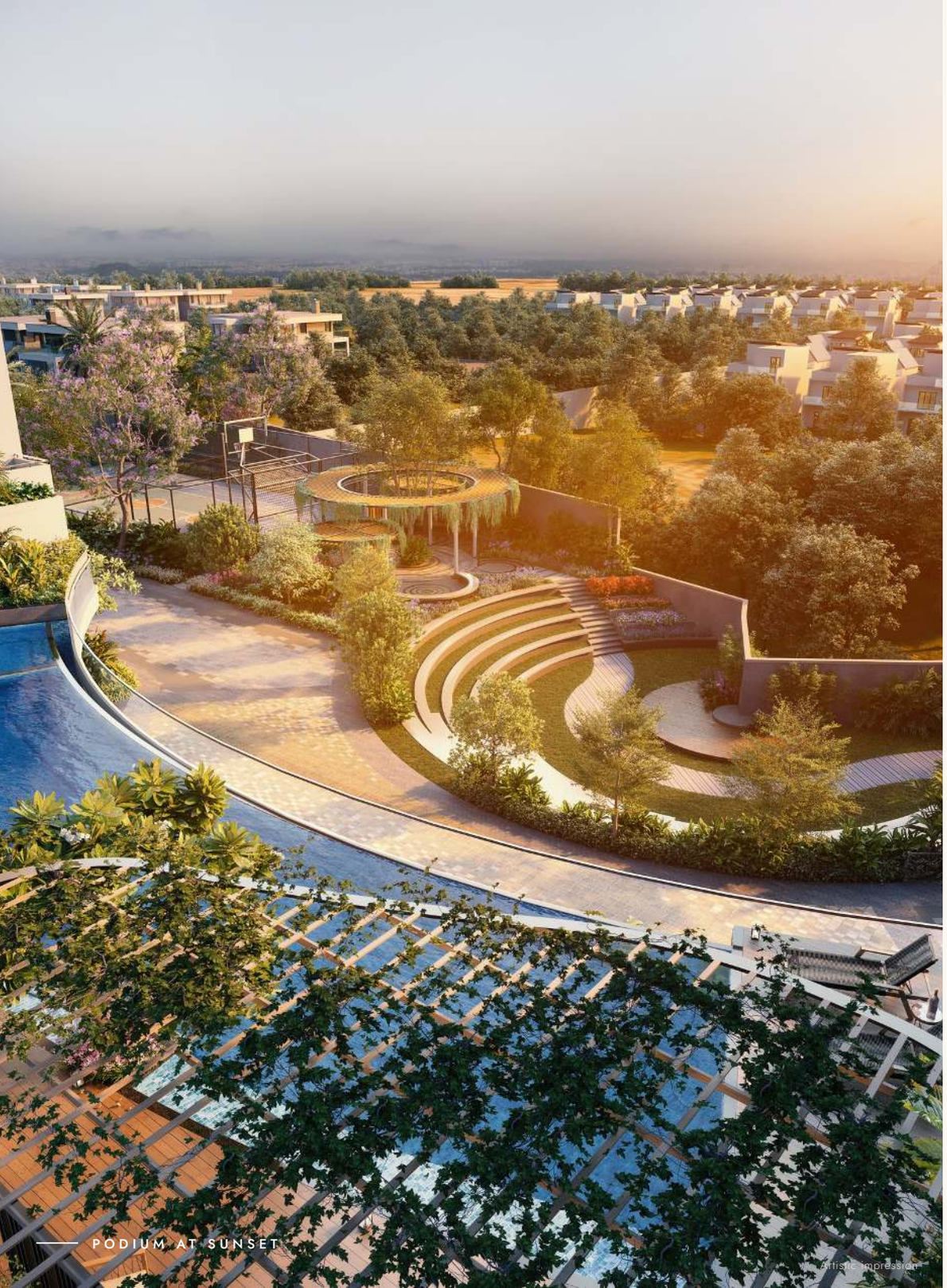
Where neighbours become *friends.*

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

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

COMMUNITY PLAZA

Artistic impression



PODIUM AT SUNSET

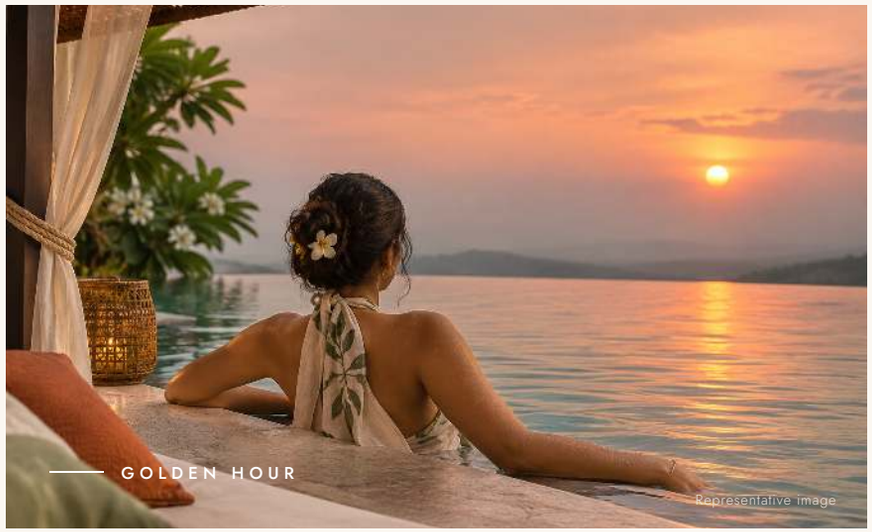
Artistic impression

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



GOLDEN HOUR

Representative image

LANDSCAPE AT DUSK

Artistic impression



EVENINGS TOGETHER

Representative image

AFTER DARK

Gardens that *glow*.

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



AMPHITHEATRE & CLUBHOUSE EDGE

Artistic impression

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



WORKING POD

Representative image

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

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.



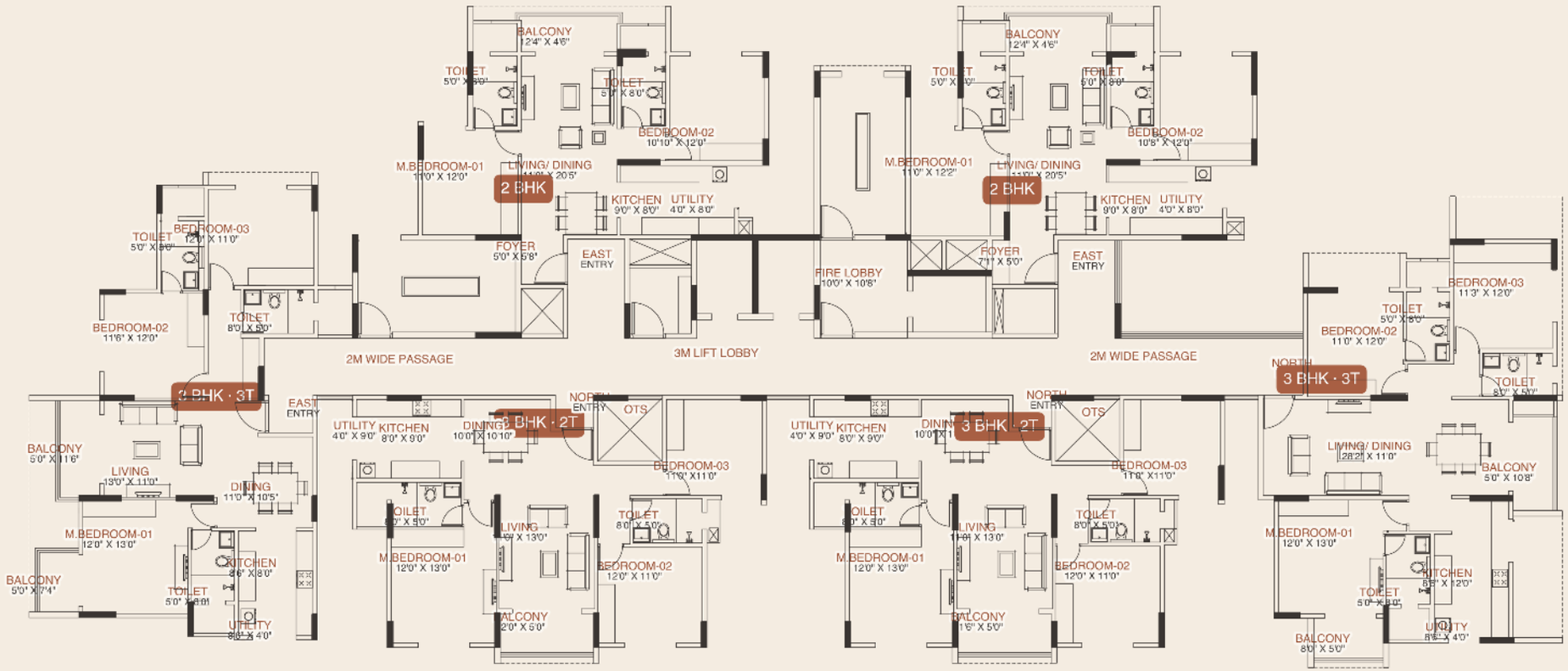
TYPICAL FLOOR PLAN

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

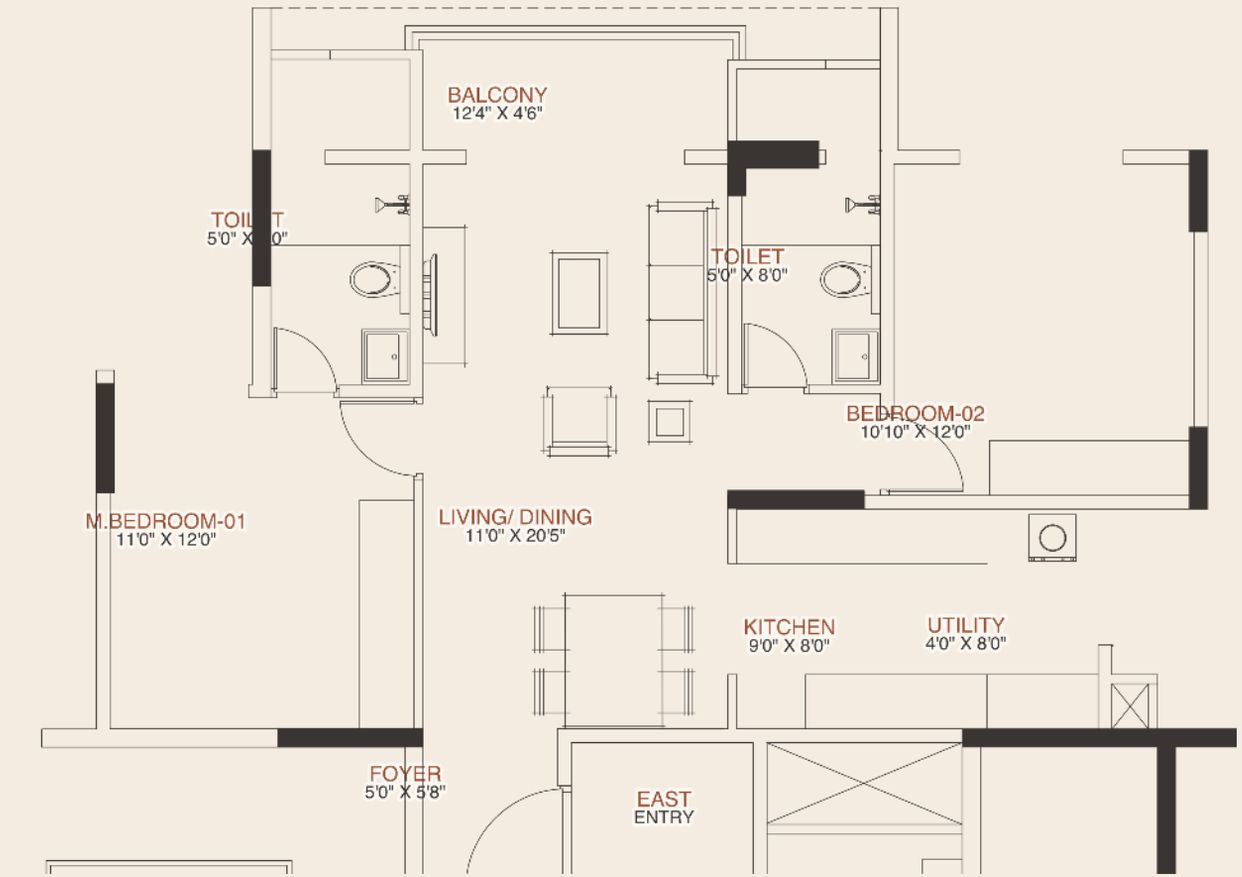
745 SQ.FT CARPET

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.

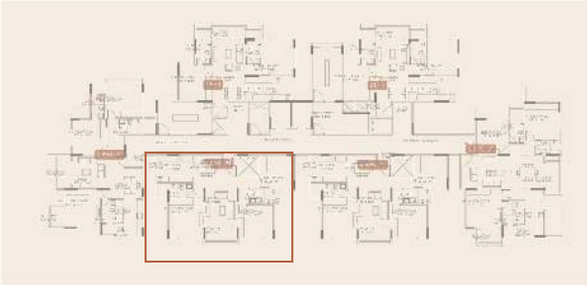
FLOOR PLAN · 3 BHK

3 BHK
2 Toilets

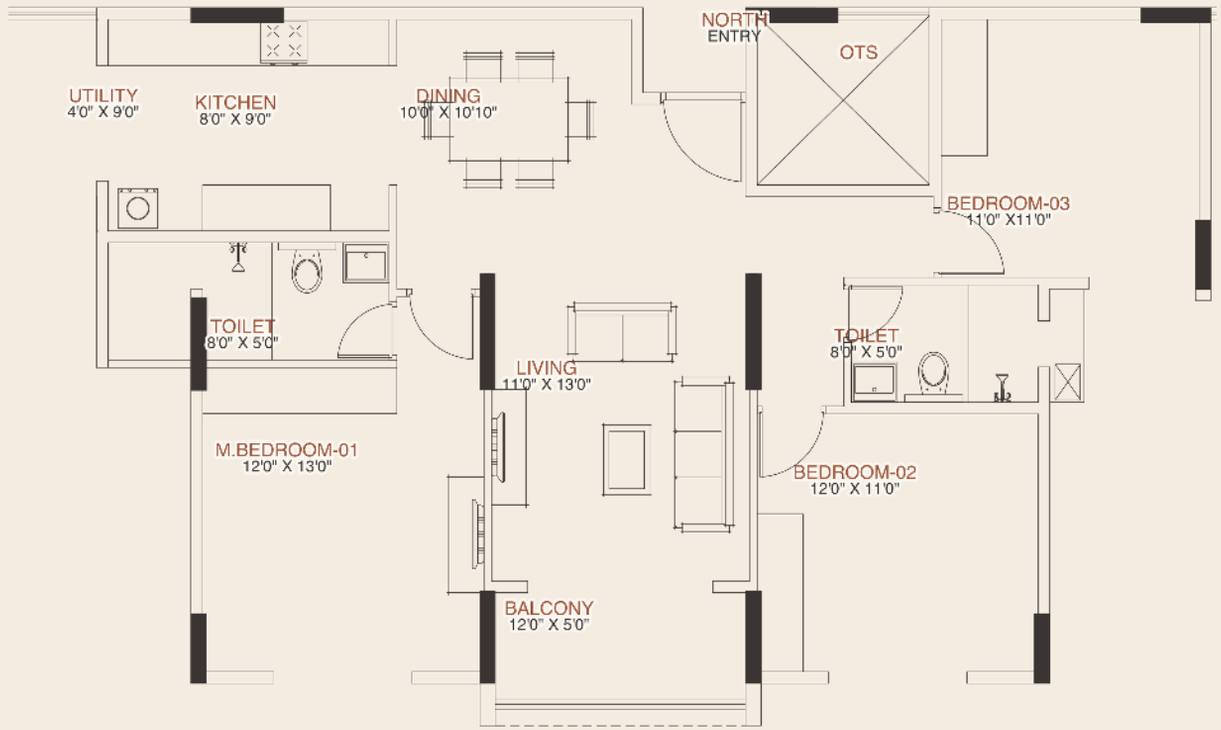
972 SQ.FT CARPET

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.



Furniture indicative. Dimensions in feet & inches.

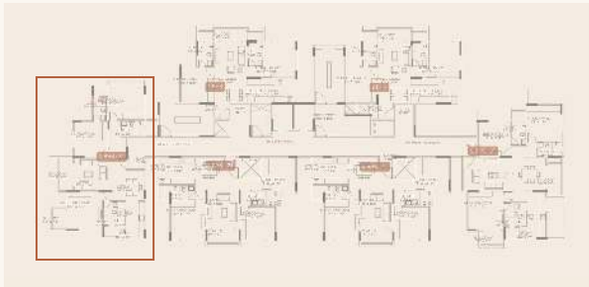
FLOOR PLAN · 3 BHK

3 BHK
3 Toilets

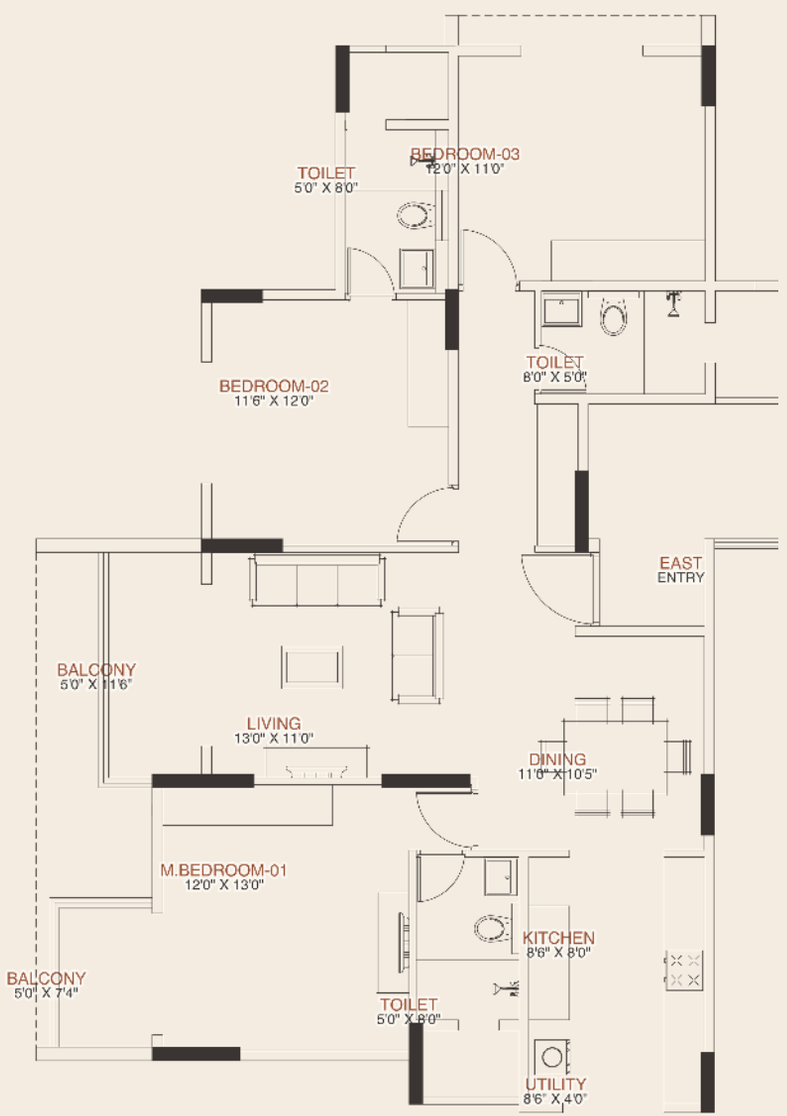
1,035 SQ.FT CARPET

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.

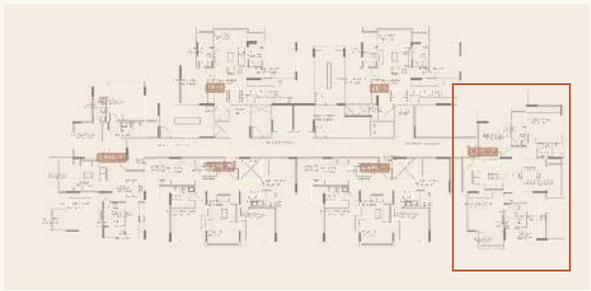
FLOOR PLAN · 3 BHK

3 BHK
3 Toilets

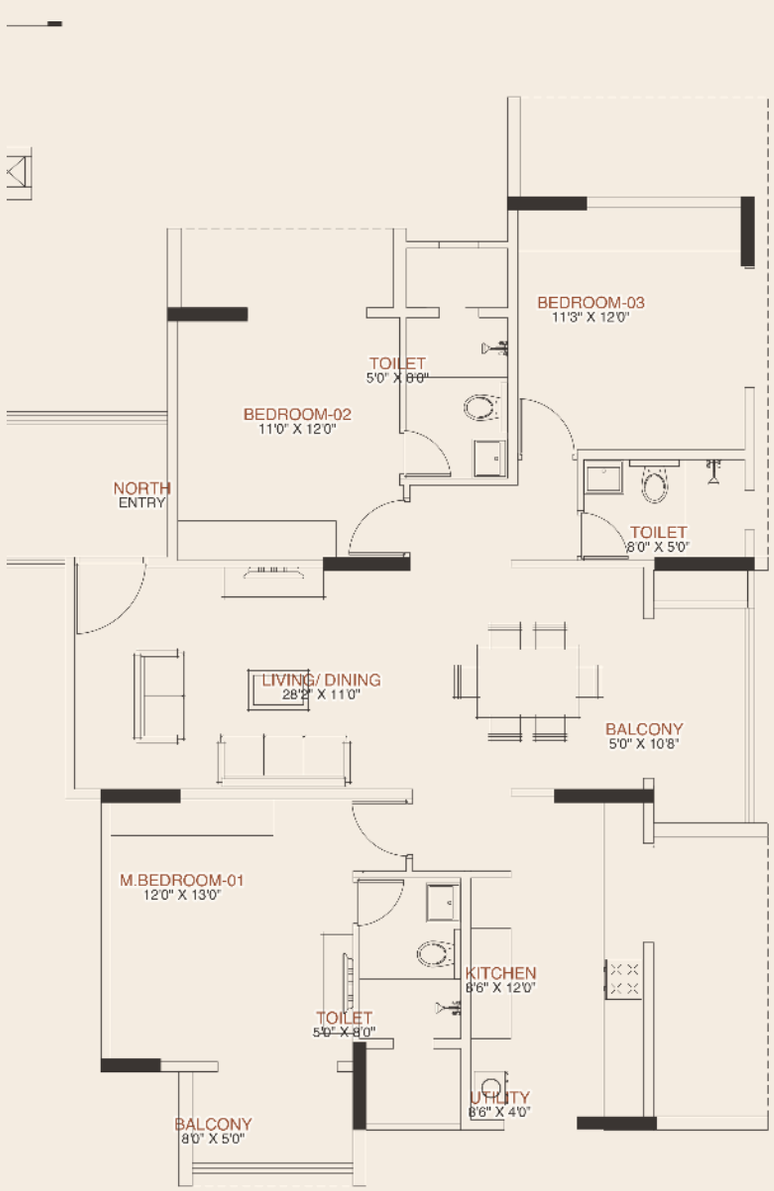
1,086 SQ.FT CARPET

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.



Furniture indicative. Dimensions in feet & inches.

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 launch pricing for the first 50 homes
- Refundable Expression of Interest (EOI)
- 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.


Artistic impression

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.



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 registration at rera.karnataka.gov.in



BINARY

THE FOUR

SITE VISITS & PRIORITY BOOKING

+91 96112 11255

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

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SCAN FOR LOCATION

BINARY VENTURES