



Breath Nature
Live Better





An Experience Rooted in Nature & Elevated by Design.

Tucked away off **Kanakapura Road** near Kaggalipura, **YC Orchid Homes – Raintree** is not just a gated villa community — it's your **personal sanctuary**. Comprising **98 premium 4 BHK duplex villas**, this enclave offers a rare blend of luxury, wellness, and **environmental harmony**. Here, your home extends beyond its four walls. Imagine waking up to birds singing from your **private garden**, **easing into a yoga session at dawn on the dedicated pavilion**, then **unwinding by the pool as daylight drifts into dusk**. For kids, there's a secure **play zone**; for parents and grandparents, **soothing spaces designed for quiet reflection and connection**. Despite its peaceful ambience, **Raintree** remains seamlessly connected just 10 minutes away from upcoming **metro line**, the **NICE corridor**, and top-tier schools and hospitals. This is where modern family living meets mindful design — where every detail is curated for balance, **comfort and effortless living**.





NEO MEDITERRANEAN VILLAS

Timeless Charm Meets Contemporary Comfort

Step into the world of **Neo-Mediterranean Villas** — a harmonious blend of timeless Mediterranean charm and modern **architectural finesse**. Nestled in the **tranquil** surroundings of **Kanakapura Road**, these thoughtfully crafted **4 BHK duplex** villas offer a lifestyle that is rooted in nature, refined in design, and rich in quiet luxury.

Inspired by the **earthy allure** of coastal Europe, the architecture features **sun-washed tones, soft white façades** and natural stone textures — all coming together to create a warm, grounded aesthetic. Expansive windows, flowing courtyards, and open terraces seamlessly integrate the indoors with the outdoors, inviting in light, breeze, and serenity.

Each villa is a statement of minimalist sophistication and **Mediterranean soul** — where arched forms meet clean lines, and every space is infused with calm, character, and clarity. From sun-drenched patios to lush private gardens, and from elegant open-plan living areas to intimate personal corners, every detail is designed to elevate your everyday moments.

At **Raintree**, these **Neo-Mediterranean Villas** aren't just homes — they're **sanctuaries of style, comfort, and connection**. A rare fusion of nature, design, and **Pleasant lifestyle** awaits you.



Why Neo-Mediterranean is the Perfect Fit

This theme brings together **contemporary minimalism** and **Mediterranean** warmth, offering an architectural identity that is **timeless, elegant, and deeply rooted in comfort**. It encourages **natural living, enhances emotional well-being, and effortlessly complements** the green landscape of Kanakapura Road.

Neo-Mediterranean Architecture: Where Minimalism Meets Mediterranean Soul

The **Neo-Mediterranean theme** draws inspiration from the timeless grace of **Mediterranean coastal homes**, re-imagined through the lens of modern architectural language. It embodies an atmosphere that is relaxed yet **refined — creating villas** that are as **comforting** as they are **captivating**.







Key Visual Elements in Neo-Mediterranean Expression

Contemporary Form, Mediterranean Flow

- Clean, boxy silhouettes with flat or low-pitched roofs evoke a sleek modern profile while respecting classical proportions.
- Arches, overhangs, and pergolas add subtle Mediterranean character and provide both visual softness and practical shading.
- A fluid indoor-outdoor connection is achieved through expansive openings, breezy layouts, and courtyards, promoting natural living.

Earthy, Natural Materiality

- Finishes like terracotta stone cladding, textured white plaster, and wood-finish panels bring warmth and authenticity.
- Architectural elements such as louvers and shaded balconies offer both climatic comfort and Mediterranean visual cues.
- Contrasting textures — matte walls paired with rustic stone or warm wood — create visual richness and grounded luxury.

Sun-Washed, Nature-Inspired Palette

- A sophisticated palette of soft whites, beige, warm browns, and olive or charcoal accents reflects the earthy landscapes of the Mediterranean coast.
- These colors harmonize beautifully with surrounding greenery, enhancing the villa's integration with nature.

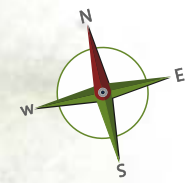
Landscape as Lifestyle

- Designed with softscaping, including small lawn patches, pockets of trees, and stone pathways that blur the boundary between built and natural spaces.
- Landscaped terraces, patios and decks serve as outdoor sanctuaries, perfect for rest, reflection and gathering.








Understated Luxury & Functionality

- Features like double-height windows, private sit-outs, and ambient facade lighting add a sense of openness and elegance.
- Modern railings, accent screens, and minimalist detailing create a refined finish without overwhelming the serenity of the design.





LEGENDS

-  CUSTOM SITES
No. 31
-  30'X40'
No. 43
-  30'X50'
No. 18
-  40'X50'
No. 02
-  40'X40'
No. 03
-  30'X60'
No. 02
-  CLUB HOUSE

Master Plan

All Dimensions are in Feet and Inches



East Facing (30x40 Plot)
4 BHK Villa Floor Plan



West Facing (30x40 Plot)
4 BHK Villa Floor Plan



East Facing (30x50 Plot)
4 BHK Villa Floor Plan





Our double-height
villas offers
more space, light
& ventilation,
leading to
more moments
that matter.



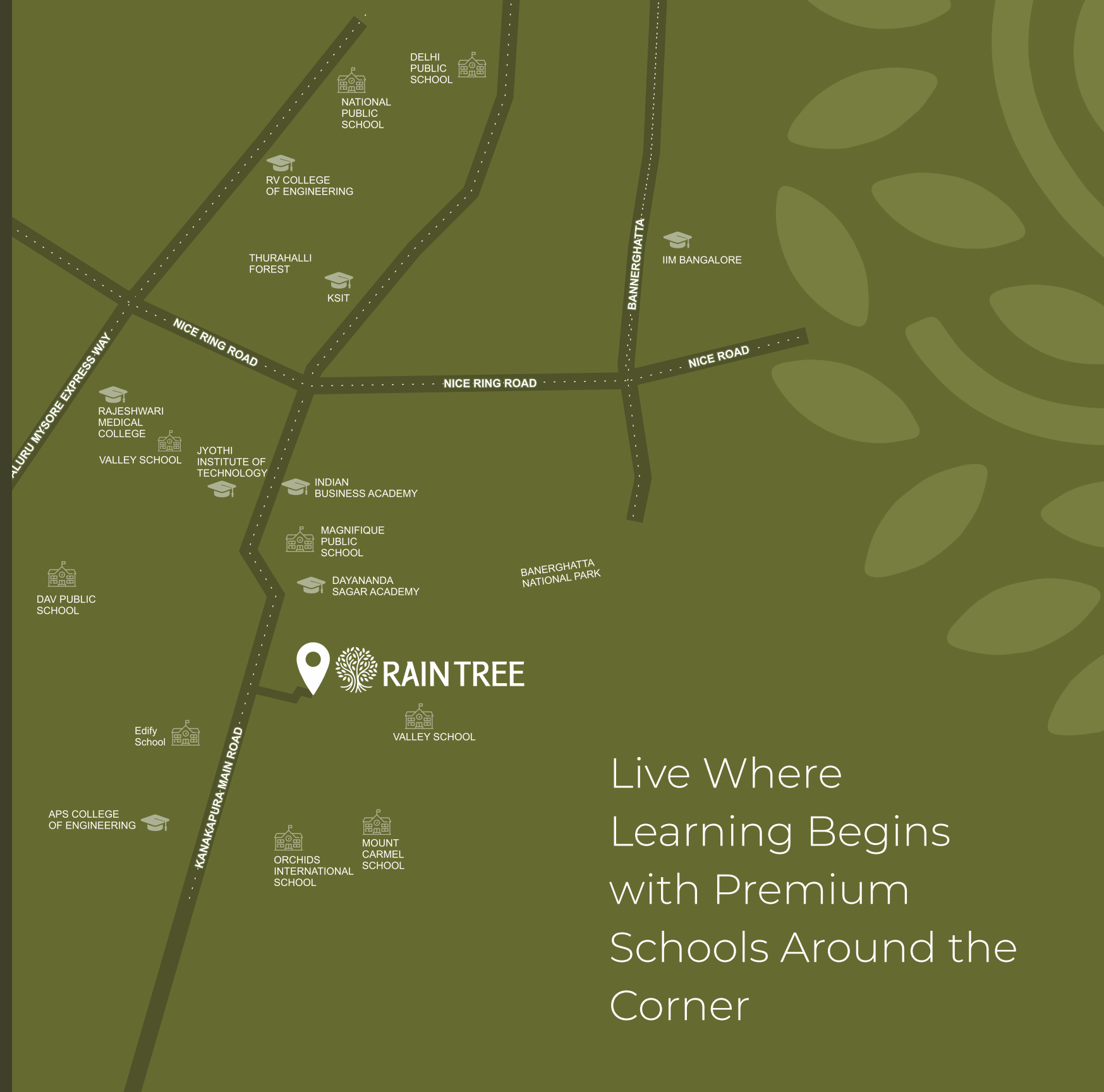
Happiness begins
at home,
where love, comfort,
and true warmth
come together



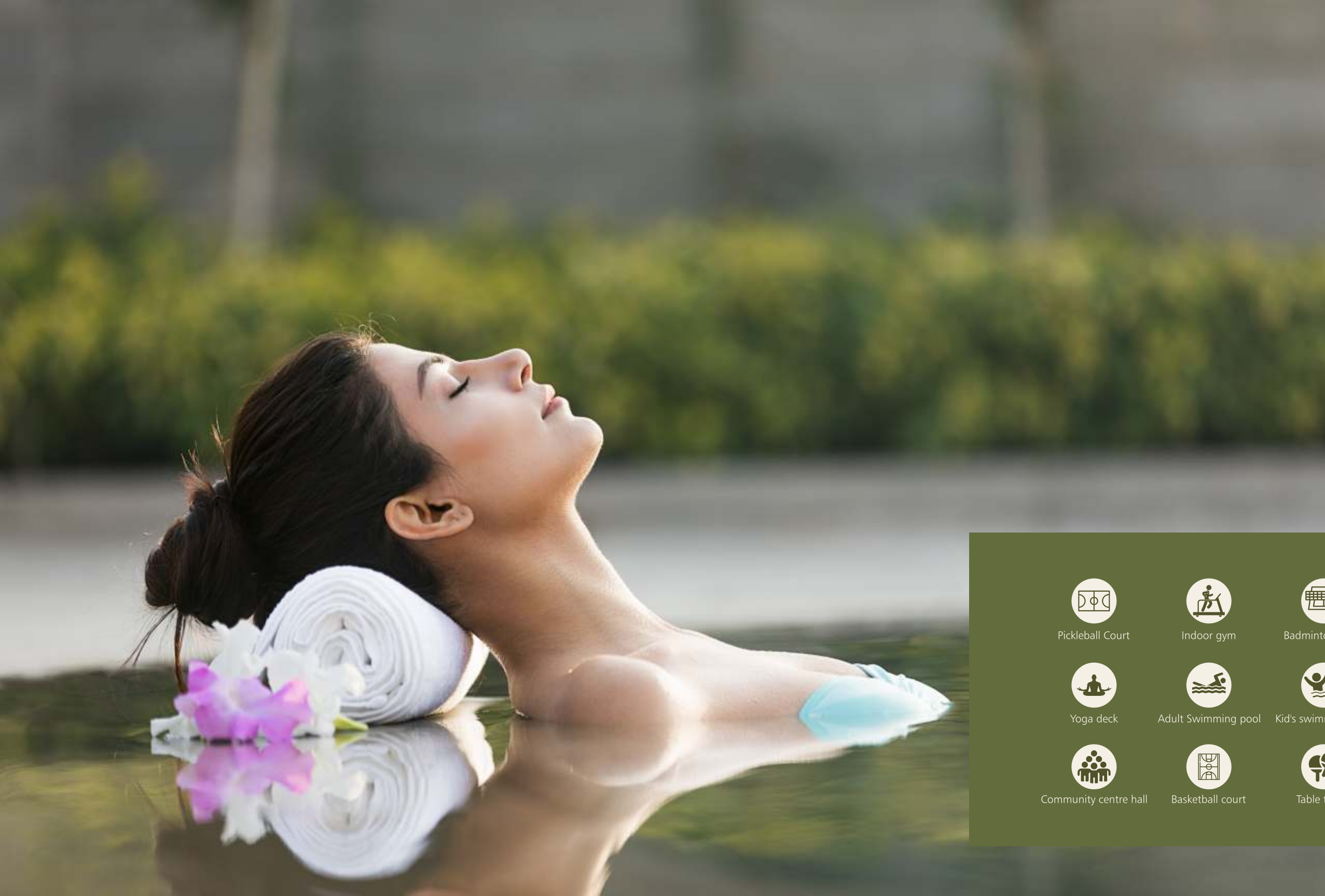
Ideal for remote
work or serene
villa living.



Where discovery
begins and kids
grow mindful
by watching nature
up close.



Live Where
Learning Begins
with Premium
Schools Around the
Corner



Amenities

“Live, Play, Relax
– All in One Place”

Enjoy world-class amenities
designed for every moment
of life.

At Raintree, every day is a celebration of active living and leisure. Our thoughtfully curated amenities cater to all age groups, blending fitness, fun, and community spirit. Enjoy energizing workouts at the indoor gym, yoga deck, or on the pickleball and badminton courts. Sports enthusiasts can indulge in cricket, football, basketball, and table tennis, while kids have dedicated play zones and their own swimming pool. Families can unwind at the mini theatre, board games room and amphitheater. With a spacious community center, pool, billiards, air hockey, and foosball tables, there’s always something to look forward to — right at your doorstep.



Pickleball Court



Indoor gym



Badminton court



Kid's play area



Cricket turf



Football turf



Yoga deck



Adult Swimming pool



Kid's swimming pool



Mini theatre



Boardgames room



Amphitheater



Community centre hall



Basketball court



Table tennis



Billiards



Air hockey



Foosball



Pickleball Court



Indoor Gym



Badminton Court



Mini Theatre



Board Games Room



Amphitheater



Kid's Play Area



Cricket Turf



Football Turf



Community Centre Hall



Basketball Court



Table Tennis



Yoga Deck



Adult Swimming Pool



Kid's Swimming Pool



Billiards



Air Hockey



Foosball



The Clubhouse Built for Everyday Indulgence

**Five floors. Endless ways
to unwind.**

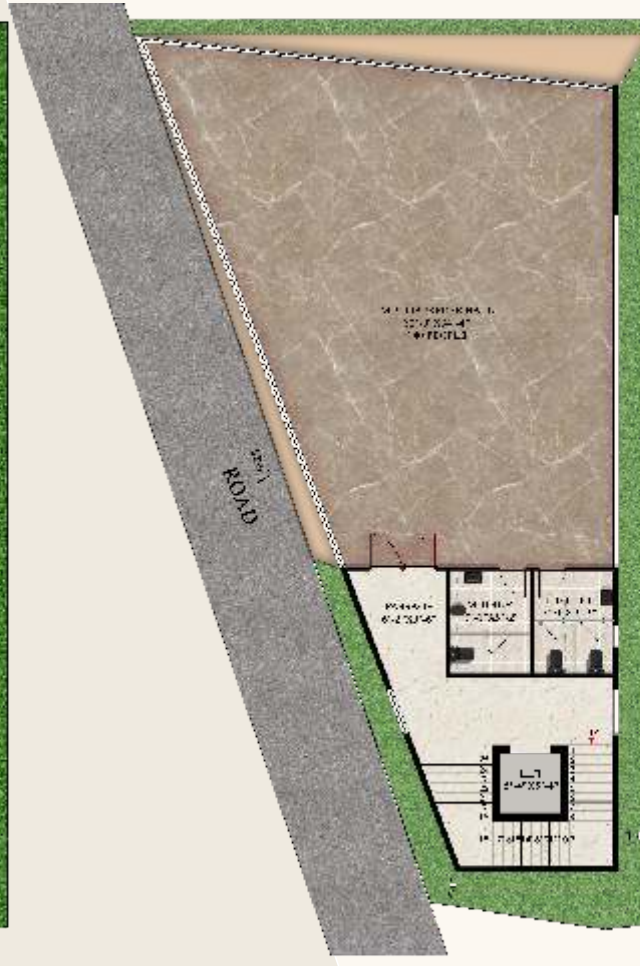
Introducing a thoughtfully designed multi-level Clubhouse that brings together leisure, wellness, and community living under one roof. The ground floor features a refreshing adult swimming pool, a safe kid's pool, open shower, seating deck, and a welcoming reception and waiting area, all seamlessly connected by a lift. On the first floor, residents can stay fit in the fully equipped gym, while the second floor houses a spacious multipurpose hall for events and celebrations. The third floor is dedicated to recreation, with engaging board games, indoor games, a cozy mini theater, and a relaxing lobby. Topping it off, the fourth floor boasts a terrace turf, offering open-air play and fitness space. Every level of the Clubhouse is designed to enhance your everyday living experience.



Ground Floor



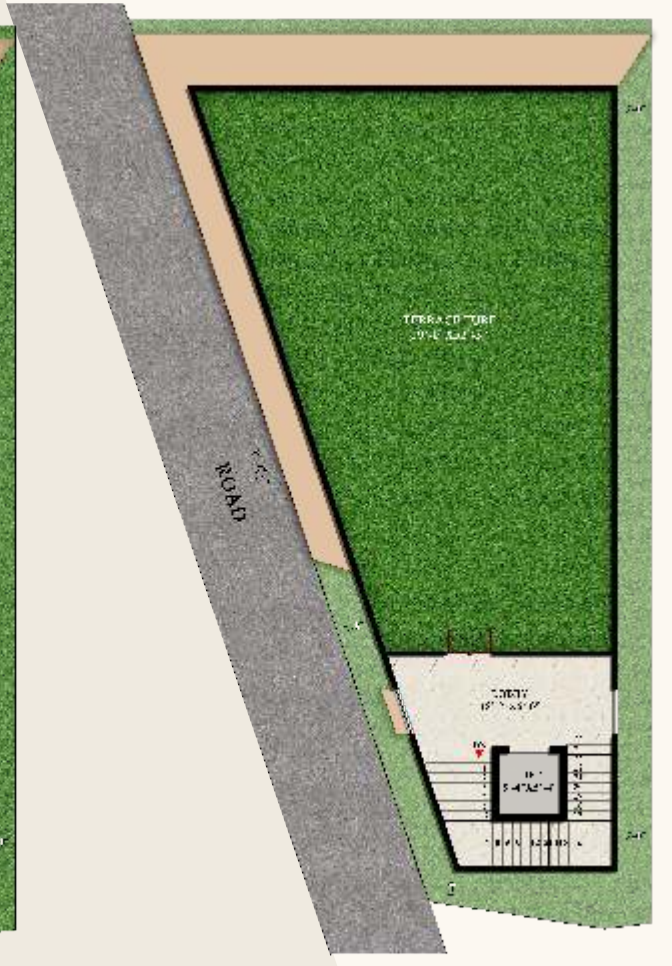
First Floor



Second Floor



Third Floor



Terrace Floor



Start your mornings
slow, in the calm
of villa life.



Crafted for
connected lives -
our double-height
villas add a new
dimension to
family
togetherness and
senior comfort



Invest in Peace, Prosper in Growth

Your Dream Villa on Kanakapura Road

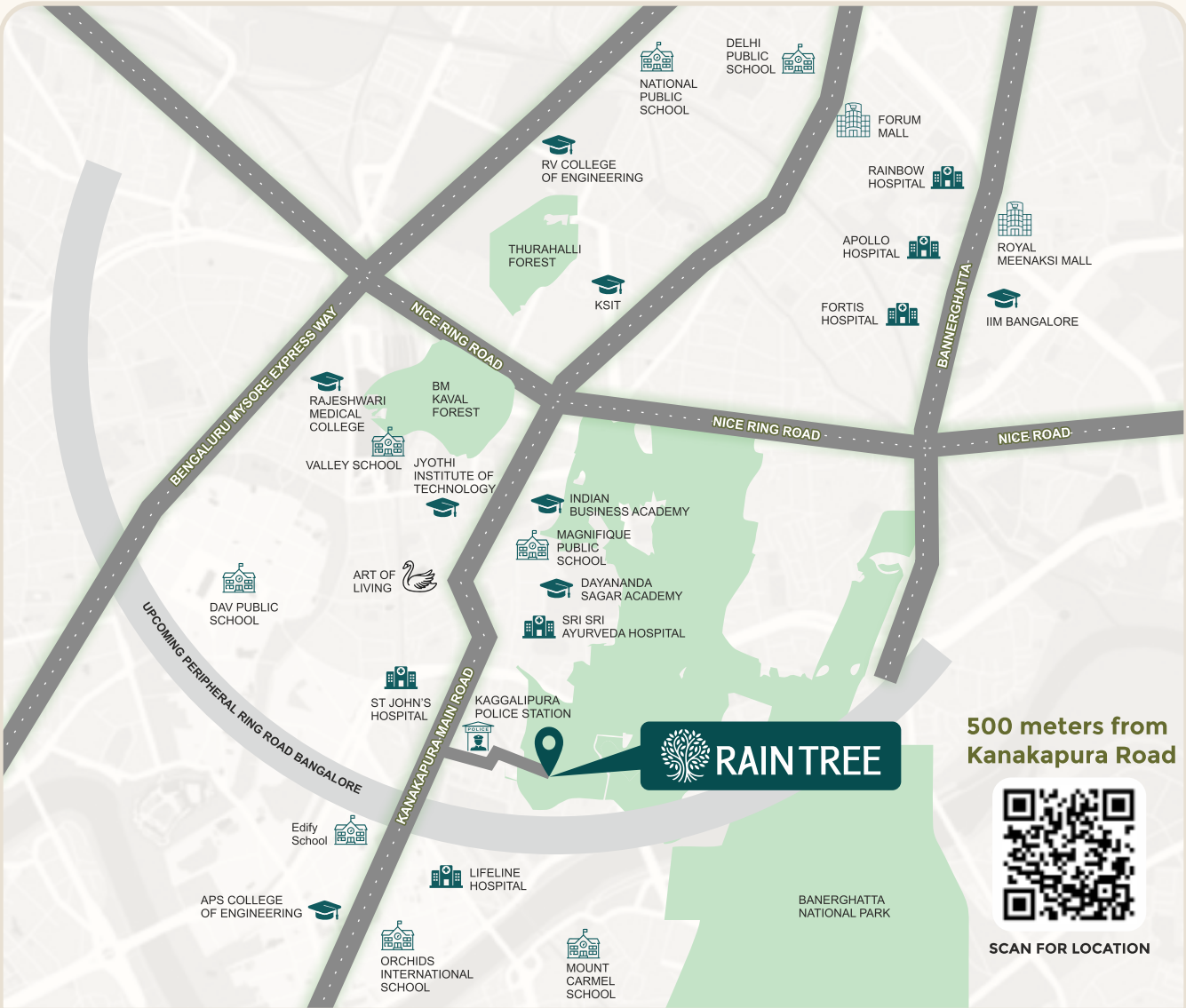
Discover the charm of living in a beautifully constructed villa community along the fast-developing Kanakapura Road, near Art of living. This location offers a seamless blend of modern living and the serenity of nature - making it ideal for families.





LIVE Connected LIVE Convenient

Strategically located off Kanakapura Road near Art of Living, Raintree offers seamless connectivity to central Bangalore via NICE Road and the upcoming Namma Metro. This fast-developing area combines serene villa living with urban convenience. Surrounded by nature, it provides a peaceful lifestyle while staying close to schools, hospitals, and retail hubs. With strong infrastructure and ongoing developments, the location holds excellent real estate potential—making it an ideal choice for both homeowners and investors seeking a balance of tranquility and connectivity.



Schools

| School Name | Distance | Time (Min) |
|----------------------------|----------|------------|
| Mount Carmel School | 7.5 km | 19 min |
| DAV School | 4.2 km | 12 min |
| Edify International School | 3.7 km | 10 min |
| BGS International School | 13 km | 31 min |
| DPS | 14 km | 32 min |
| Valley School | 7.8 km | 16 min |
| NPS | 17 km | 30 min |
| Magnifique Public School | 3.7 km | 9 min |
| Orchids International | 10 km | 24 min |

Colleges

| | | |
|--------------------------------|--------|--------|
| Dayanand Sagar Academy | 2.9 km | 9 min |
| APS College of Engineering | 5.6 km | 13 min |
| IIM Bangalore | 19 km | 40 min |
| KSIT Bangalore | 9.8 km | 20 min |
| RV College of Engineering | 23 km | 37 min |
| Indus Business Academy | 3.4 km | 9 min |
| Rajarajeshwari Medical College | 16 km | 25 min |

Hospitals

| | | |
|-----------------------------|--------|--------|
| Lifeline | 2.5 km | 9 min |
| St John's | 1.2 km | 4 min |
| Cura | 12 km | 30 min |
| Fortis | 19 km | 38 min |
| Apollo | 19 km | 37 min |
| Rainbow Children's Hospital | 20 km | 39 min |

Shopping Malls

| | | |
|----------------------|-------|--------|
| New Forum Mall | 12 km | 27 min |
| Royal Meenakshi Mall | 17 km | 32 min |
| Vega City Mall | 18 km | 41 min |

SPECIFICATIONS



Structure

- Rcc Framed Structure
- Steel – Fe 550/500
- Concrete Blocks Tested with Optimal Strength



Cement

Ultra Tech, Acc, Ramco, Birla



Doors

- All Frames in Teak Wood
- Solid Flush Doors for all Rooms Finished with Veneer



Windows

- System Aluminium Windows with Mosquito Mesh
- Double Height Fixed Glazing for Living Room



Flooring

- Italian Marble in Living Room
- Wooden Flooring in Master Bedroom
- Vitrified Tiles in Bedrooms



Staircase & Railing

- Designer MS Railing



Paints

- Interior – Emulsion Premium
- Exterior – Apex & Textured Paint



Kitchen & Utility

- Glazed Tile For Kitchen Backsplash
- Quartz Counter Top with SS Sink



Bathrooms

- Anti Skid Tile for Bathroom Floor
- Vitrified Tile for Bathroom Dado
- Granite Counter Top
- Grohe / Kohler / Toto or Equivalent Sanitary & Bathrooms Fittings



Electrical

- AC Provision in all Rooms
- Swiches – Legrand / Anchor / Panasonic or Equivalent
- Wiring – FRLS

Our Completed Projects



Crafted by Legacy, Driven by Excellence

Founded by Y Chandrasekhar, YC Orchid Homes has evolved into a trusted name in real estate development. Established in 2007, the company brings with it over 18 years of legacy and expertise in the construction industry. YC Orchid Homes delivers lasting value through intelligent design, efficient procurement, and precise execution. Our approach is rooted in innovation, applying advanced engineering practices and technology to meet client needs and exceed expectations. We follow proven processes and adhere to the highest industry standards, ensuring each project is executed with accuracy, safety, and superior quality. Our dedicated team is central to our success, consistently driving timely delivery and seamless execution across every project. Over the years, YC Orchid Homes has earned the confidence of clients and partners across the region. Our steadfast commitment to quality, safety, and customer satisfaction has cemented our reputation as a preferred developer in the construction landscape.

Crafted by Legacy, Driven by Excellence



With over 26 years of distinguished legal experience, Advocate Akhila stands as a seasoned and highly validated real estate attorney based in Bangalore. Her career spans more than two decades, during which she has carved a niche for herself in the intricate landscape of property law, land acquisition, title due diligence, and regulatory compliance in Karnataka. Known for her integrity, attention to detail, and commitment to client service, Advocate Akhila and her highly experienced team continues to be a sought-after legal expert in Bangalore's real estate and banking sectors.



At Auræ Architects, we offer bespoke architectural design services for both residential and commercial spaces across India. From creating luxurious dream homes to crafting functional and aesthetically pleasing work environments, we bring your visions to life with precision and creativity. Elevate your living and working experience with our tailored design solutions.

|| Architecture ||Structures || Interior Designing ||



Grafitec is a boutique brand consultancy and a 4-decade-old design strategy firm based in Bangalore, dedicated to building stronger, more impactful brands. With a legacy of creative excellence, Grafitec has worked with over 2000 clients across industries such as food, pharma, healthcare, FMCG, entertainment, advertising, retail, fashion, F&B, IT, education, finance, hospitality, real estate, gaming, and e-commerce—helping brands gain clarity, reposition, transform, and grow.

Brands we use

| | | |
|---|---|---|
| The logo for UltraTech Cement features the brand name 'UltraTech' in a bold, italicized, sans-serif font, with 'CEMENT' in a smaller, bold, sans-serif font below it. The tagline 'The Engineer's Choice' is written in a smaller, italicized, sans-serif font at the bottom. The entire logo is set against a yellow rectangular background. | The logo for JSW Steel features the brand name 'JSW' in a bold, italicized, sans-serif font, with 'Steel' in a smaller, bold, sans-serif font to its right. The logo is set against a white background. | The logo for AVSTech features the brand name 'AVSTech' in a bold, italicized, sans-serif font. Below it, the tagline 'Building Solutions India Pvt. Ltd.' is written in a smaller, italicized, sans-serif font. The entire logo is set against a yellow rectangular background. |
| The logo for Yale features the brand name 'Yale' in a bold, sans-serif font, centered within a yellow circle. | The logo for Aditya Birla features the brand name 'ADITYA BIRLA' in a bold, sans-serif font, centered above a square graphic composed of various colored triangles. | The logo for GROHE features the brand name 'GROHE' in a bold, sans-serif font, centered above three wavy lines. The entire logo is set against a dark blue rectangular background. |
| The logo for LAPP features a circular icon with four dots inside, followed by the brand name 'LAPP' in a bold, sans-serif font. | The logo for Asian Paints features a stylized 'ap' in a bold, sans-serif font, with 'asianpaints' in a smaller, sans-serif font below it. The logo is set against a white background. | The logo for Saint-Gobain features a stylized graphic of a building or city skyline, followed by the brand name 'SAINT-GOBAIN' in a bold, sans-serif font. |
| The logo for Kajaria features the brand name 'Kajaria' in a bold, sans-serif font, with the tagline 'TRANSFORM YOUR WORLD' in a smaller, sans-serif font below it. The entire logo is set against a blue rectangular background. | The logo for Legrand features a stylized 'L' icon, followed by the brand name 'legrand' in a bold, sans-serif font. The logo is set against a white background. | The logo for Supreme features the brand name 'Supreme' in a bold, italicized, sans-serif font. Below it, the tagline 'People who know plastics best' is written in a smaller, sans-serif font. The entire logo is set against a light blue rectangular background. |



Reg. office: No.1, Sapthagiri Sannidhi Apts, 12th Cross, Neeladri Nagar,
Electronic City Phase-1, Bangalore 560 100
M: 90353 54847, E: sales@ycorchidhomes.com, W: ycorchidhomes.com

This brochure is purely conceptual. Its by no means a legal document. The promoters, Developers and the architects reserve the right to add, delete or change any specifications, elevations or areas mentioned herein if required later.

Grafitec - www.brandmynd.in 98452 22512