PREMIUM 3 BHK RESIDENCES

MLN HEIGHTS



Elevate

THE WAY YOU LIVE

WHERE EVERYDAY LIVING RISES
ABOVE THE ORDINARY

WELCOME TO

MLN HEIGHTS

AN

Address

SHAPED BY REFINED DESIGN, THOUGHTFUL PLANNING AND TIMELESS ELEGANCE

Every detail has been thoughtfully envisioned to bring together spacious 3 BHK residences, contemporary architecture and everyday comforts, creating a home that feels as effortless as it is distinguished.
More than a place to live, MLN Heights is a setting for meaningful moments, a lifestyle of quiet sophistication, and a home designed to retain its appeal for years to come.

Located next to Bhartiya City in Chokkanahalli, Yelahanka, MLN Heights combines the tranquillity of a well-established residential neighbourhood with the connectivity and opportunities of North Bengaluru.

THOUGHTFULLY DESIGNED.
BEAUTIFULLY LIVED.

A Home That Feels Right, From The Very First Day



Rising in one of North Bengaluru's fast-growing neighbourhoods, MLN Heights is a residential address where modern architecture meets well-considered planning. Every detail, from the building's form to the way its spaces connect, is shaped to create a community that feels welcoming, balanced and built to last.

COME HOME TO A BETTER *Rhythm*



The home you aspire to, the comfort you deserve, and the life you've imagined – thoughtfully brought together.

Space to live

ROOM TO GROW

Our 3 BHK residences are planned for today's families, with efficient layouts and generous room sizes that make everyday living easy. Each room has a clear purpose and flows naturally into the next, so the home feels open without losing privacy.

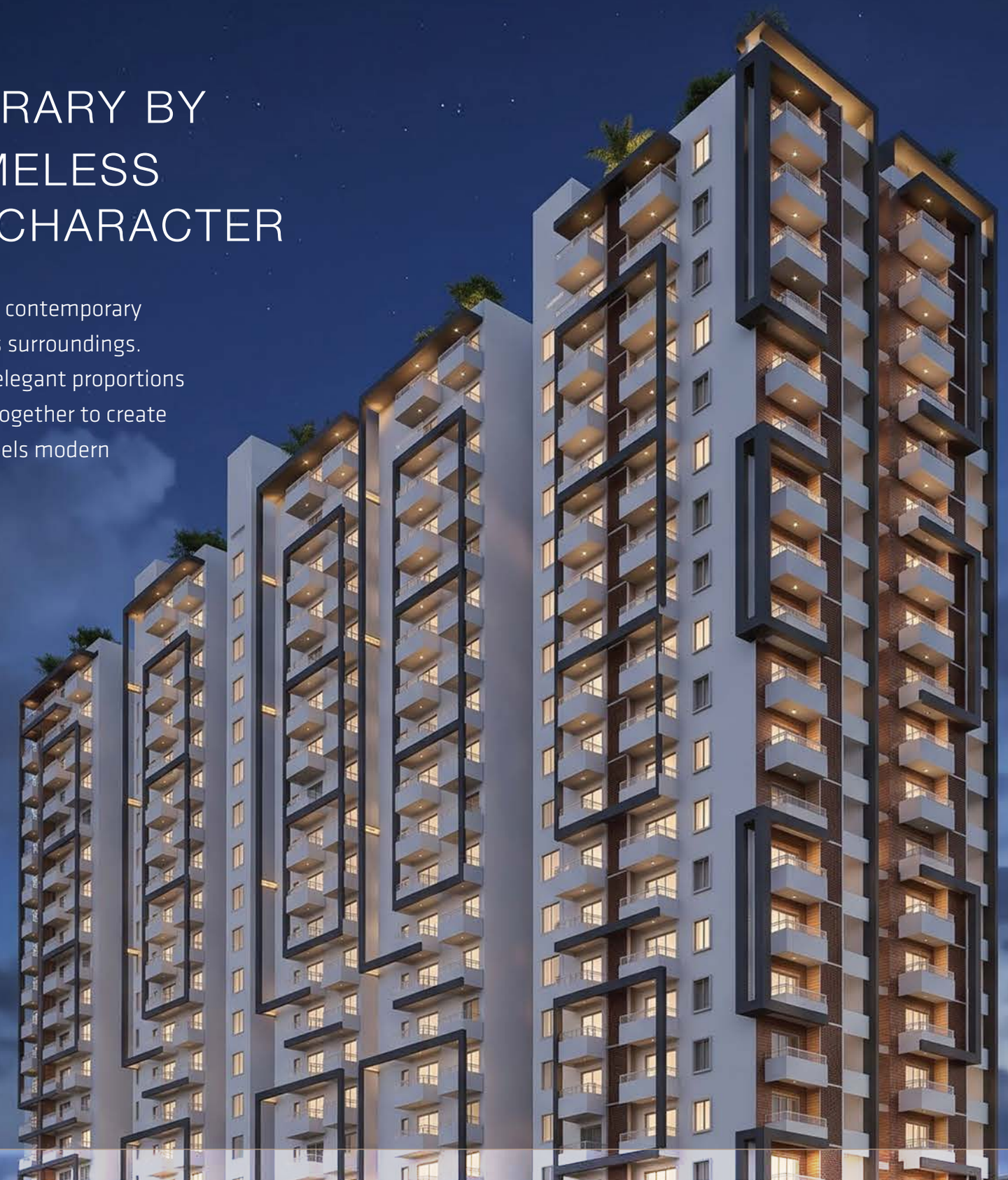
220	25 FLOORS	3 BHK	100%
UNITS	22 FLOORS + 2 BASEMENTS + 1 GROUND FLOOR	1506 SQ FT - 2025 SQ FT	VASTU COMPLIANCE

Whether it is a quiet morning with coffee, a relaxed evening with family or a weekend gathering with friends, these homes are designed to accommodate life's changing moments with ease.

EVERYDAY MOMENTS, BEAUTIFULLY LIVED

Design. CONTEMPORARY BY TIMELESS IN CHARACTER

MLN Heights brings a clean, contemporary architectural language to its surroundings. Carefully composed forms, elegant proportions and a refined facade come together to create a residential identity that feels modern without being excessive.



Spaces That Bring Life Together

EVERYDAY *Moments,* BEAUTIFULLY LIVED

A good home is not defined only by its walls. At MLN Heights, the idea is simple: create an environment where residents can enjoy more of these everyday moments without having to leave the comfort of their community.



MAKE SPACE FOR LIFE


10
09
11
13
14
12
01
02
03
04

EVERY CORNER HAS A *Purpose*

A well-planned community should feel effortless to navigate. At MLN Heights, the masterplan brings together built and open spaces in a considered composition, allowing residents to move naturally from their homes to amenities, landscaped areas and shared spaces.

LEGENDS

01	Service Area
02	Box cricket
03	Mini Basketball Court
04	Elder's Corner
05	Kids Play Area
06	Security
07	Transformer Yard
08	Pickle ball court
09	Jogging Track
10	Outdoor Gym
11	Swimming pool
12	Indoor Gym
13	Indoor Games
14	Party Hall

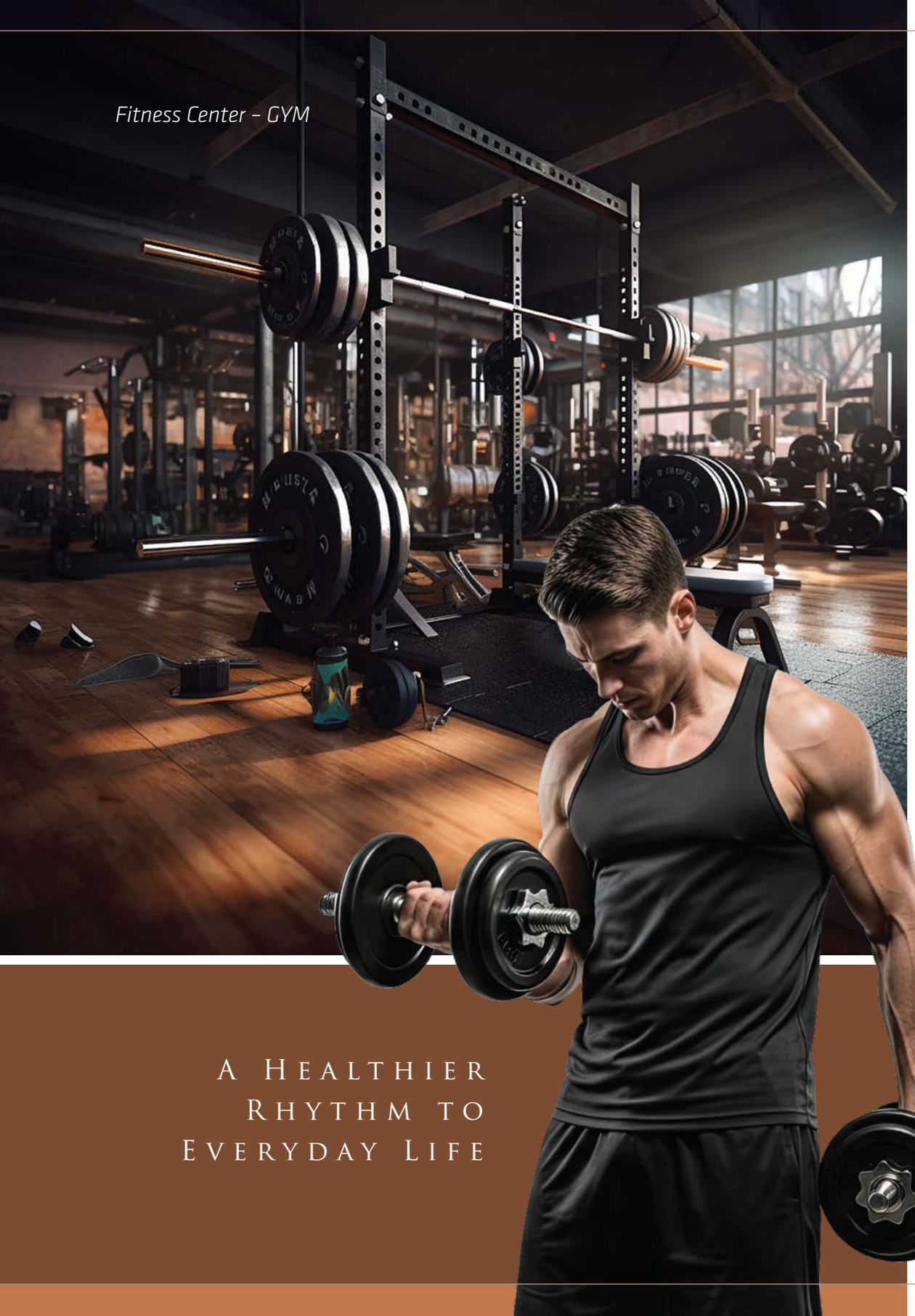
24.00Mt Wide Road (Existing)

Spaces
THAT BRING LIFE TOGETHER

MLN Heights is planned with a selection of lifestyle spaces that add comfort, recreation and connection to everyday living. From places to stay active and unwind to spaces designed for families and social occasions, the amenities are envisioned as natural extensions of the home.



YOUR COMMUNITY. YOUR LIFESTYLE







A Healthier Rhythm to Everyday Life



DESIGNED FOR EVERY KIND OF *Day*

A Little More Life Outside Your Door



From an active morning workout to a peaceful evening outdoors, the amenity spaces at MLN Heights are designed to complement different lifestyles and generations. Children have room to play, adults have spaces to stay active and families have places to come together.

SWIMMING POOL

TRAMPOLINE

BOX CRICKET

PICKLE BALL COURT

SKATING RINK

KIDS' PLAY AREA

SENIOR CITIZEN AREA

FITNESS CENTER – GYM

RAINWATER HARVESTING

INDOOR GAMES ARENA

MULTIPURPOSE HALL

REFLEXOLOGY PATH

MINI BASKETBALL

SECURITY PLAZA

COVERED PARKING

EV CHARGING

POWER BACKUP

JOGGING TRACK









TYPICAL FLOOR *plan*

(2ND TO 22TH)

The 3 BHK configurations are planned to offer flexibility for different family needs, creating homes that feel comfortable for everyday routines while providing enough room for entertaining, working and relaxing.





Flat No	201-2201	202-2202	203-2203	204-2204	205-2205	206-2206	207-2207	208-2208	209-2209	210-2210
SBA	1968 sft	1506 sft	1506 sft	1506 sft	1985 sft	1985 sft	1506 sft	1506 sft	1506 sft	2025 sft
Carpet Area	1210 sft	929 sft	929 sft	929 sft	1212 sft	1212 sft	929 sft	929 sft	929 sft	1215 sft
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	East	East	East	East	East



201-2201 | WEST FACING

SBA- 1968 SFT



202-2202 | WEST FACING

SBA- 1506 SFT



Spaces That Flow with Your Life



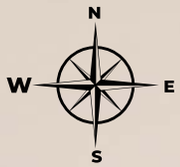
203-2203 | WEST FACING

SBA- 1506 SFT



204-2204 | WEST FACING

SBA- 1506 SFT





205-2205 | WEST FACING

SBA- 1985 SFT



206-2206 | EAST FACING

SBA- 1985 SFT



EVERY DIMENSION, DESIGNED WITH PURPOSE



207-2207 | EAST FACING

SBA- 1506 SFT





208-2208 | EAST FACING

SBA- 1506 SFT



209-2209 | EAST FACING

SBA- 1506 SFT



210-2210 | EAST FACING

SBA- 2025 SFT



THOUGHTFULLY DESIGNED FOR *Better* LIVING

Every space is carefully planned to balance comfort, functionality, and elegance. Discover thoughtfully designed layouts that make the most of every square foot, creating a home that feels spacious, welcoming, and effortlessly comfortable.

THE *Details* THAT COMPLETE A HOME

At MLN Heights, attention to detail extends into the everyday elements that make a residence comfortable and dependable. From the structure and finishes to electrical, plumbing, doors, windows and fixtures, each component is selected to support lasting functionality and a refined living experience.





Quality You Can See. Comfort You Can Feel

PREMIUM SPECIFICATIONS

STRUCTURE

- Exclusively designed Vaastu-compliant flats with Mivan structure and concrete block walls.
- Stilt covered car parking
- Visitors' Car parking

FLOORING AND DADOING

- Granite flooring in the entrance lounge and staircase area
- Standard quality vitrified flooring for the entire flat
- Anti-skid/rustic tiles in bathrooms and balconies with skirting
- Standard quality vetrified tiles dado up to 7 feet in toilets

KITCHEN

- Polished black granite platform with standard quality single drain sink
- Provision for water purifier
- Standard quality tiles for dado up to 2ft
- Provision for washing machine in utility

WATER

- Provision for water supply from UG sump and OH

LIFTS

- 5 no of passengers lifts and 1 no goods / stretcher lift

DOORS & WINDOWS

- Main door - Teak wood frame with teak wood panel door
- Bedroom - Sal wood frame with flush door
- Toilet - Granite / stone frame with WPC shutter
- Windows - UPVC Windows with Mosquito mesh

PLUMBING AND SANITARY

- White colour standard size wash basins in bathrooms and dining area
- Concealed flush tank for all the toilets
- Standard quality bathrooms Fittings

ELECTRICAL & COMMUNICATION

- Fire resistant PVC insulated copper wires
- Anchor / Legrand or equivalent electrical switches
- TV & Phone points in living
- A/C point in living room and bedrooms
- DG back-up for all lighting points

PAINTING

- Emulsion for interior and ceiling
- Melamine polish for the main door
- Enamel paint for bedroom toilet balcony and utility doors
- Weather shield and textured paint for exteriors

Connected TO WHAT MATTERS

Located next to Bhartiya City, Thanisandra Rd, MLN Heights enjoys access to the established residential and commercial ecosystem of North Bengaluru. The neighbourhood connects with important routes including Thanisandra Main Road and offers access towards Yelahanka, Hebbal and other key parts of the city.

AIRPORT & MAJOR CONNECTIVITY

Thanisandra Main Road - Immediate
Nagawara - ~5–6 km
Hebbal - ~8–9 km
Hebbal Flyover - ~9 km
Yelahanka - ~6–8 km
Kempegowda International Airport - ~18–20 km
Bengaluru CBD / MG Road - ~16–18 km

COLLEGES & UNIVERSITIES

Army Institute of Fashion & Design - ~0.5 km
Karnataka College Group of Institutions - ~1 km
Karnataka College of Management & Science - ~1 km
KNS Institute of Technology - ~1–2 km
Sindhi PU College - ~1–2 km
Yenepoya University – Bengaluru Campus - ~2–3 km
Kristu Jayanti University - ~5–6 km
REVA University - ~6 km

HOSPITALS & HEALTHCARE

Regal Hospital - ~1–2 km
Ovum Hospital - ~2–3 km
Surakshaa Hospital - ~4–5 km
Cloudnine Hospital, Thanisandra - ~4 km
Aster CMI Hospital, Hebbal - ~7–8 km
Columbia Asia / Manipal Hospital, Hebbal - ~7–8 km
Baptist Hospital - ~10 km

SCHOOLS

Chaman Bhartiya School - ~1–2 km
New Horizon International School - ~1.5 km
Orchids International School, Jakkur - ~2.5 km
Delhi Public School, North Bangalore - ~4 km
Ryan International School, Nagawara - ~5 km
Canadian International School - ~7 km
Presidency School, Hebbal - ~7 km
Mallya Aditi International School - ~7 km

IT HUBS

Bharatiya City IT Park - 0 km
Manyata Tech Park - ~4.5–5 km
Karle Town Centre / SEZ - ~7 km
Kirloskar Business Park - ~8–9 km
Embassy Business Park - ~8–9 km
Hebbal IT corridor - ~8–10 km
RMZ Galleria / Yelahanka business zone - ~6–8 km

SHOPPING, RESTAURANTS &ENTERTAINMENT

Bhartiya Mall of Bengaluru - ~0.5–1 km
The Leela Bhartiya City - ~1 km
Restaurants within Bhartiya City - ~0.5–1 km
Elements Mall - ~6–7 km
RMZ Galleria Mall - ~6 km
Phoenix Mall of Asia - ~7 km
Esteem Mall, Hebbal - ~8–9 km


Sattva Horizon
Amazon Office
Reva University
BELLAHALLI
KANNURU
N
W
E
S
Kogilu Metro
Station
The Galleria
Mall
Samprasiddhi
Sports Estadio
KNS Institute of
Technology
Karnataka College
of Pharmacy
MLN
HEIGHTS
EuroKids
Preschool
Federal School
Bhartiya Mall
Of Bengaluru
Army Institute Of
Fashion & Design
Manipal
Academy
Bhartiya Centre
of Information Technology
United
International
School
Phoenix Mall
Of Asia
Capitol Public
School
Srinagar Kanyakumari Hwy
Thanisandra Main Rd
Hennur Rd, New Airport Rd
EBISU Tech Park
EBISU
Convention Centre
Bhartiya City Rd
Regal
Hospital
Chaman Bhartiya
Internation School
Greenfield
Public School
Vibgyor High
School
Star Bazaar
Zudio
New Horizon Public
School and PU
Esteem Mall
Swargha Heritage
Wedding Venue
EKYA
School
Aster CMI
Hospital
Elements Mall
Kristu Jayanti
College
Manipal
Hospital Hebbal
MSR IT Park
IBM
Sparsh
Hospital
Manyata Embassy
Nagawara Metro
Junction
HEBBAL
HENNUR
Outer Ring Rd



Tomorrow's
LANDMARKS BEGIN TODAY

With a vision to shape better lifestyles, MLN Group continues to create spaces that bring together thoughtful planning, quality construction and contemporary design.

MLN

LAKE FRONT

Avalahalli,
Yelahanka

MLN

PNK ROYAL RESIDENCY

Jalahalli Metro

MLN

BRUNDHAVAN

Chokkanahalli,
Thanisandra main Road

MLN HEIGHTS

GRIB AWAAS BUILDERS LLP
MLN Heights
Sy No 33/2 & 36/2, Bhartiya City Road, Chokkenahalli (V),
Yelahanka, Bengaluru Urban, Karnataka - 560064

9180607065 | 9180607064 | 9845666298

www.mlnheights.com

RERA No: PRM/KA/RERA/1251/309/PR/110926/008938

SPACE DESIGNERS

ARCHITECTS

SPACE DESIGNERS ARCHITECTS & INTERIOR DESIGNERS

No: 899/1,Preeti Square, 1st Floor MCECHS Layout,
Shivaram Karanth Nagar, BENGALURU-560077

Email: rrspacedesigners@gmail.com

SCAN QR CODE
DIGITAL BROCHURE

SCAN QR CODE
FOR LOCATION

1. Illustrations: *All images, 3D renderings and artistic impressions are for illustrative purposes only. Actual appearance, finishes and landscaping may vary.* | ***2. Plans & Dimensions:*** *Floor plans, layouts and dimensions are indicative. Final areas and plans shall be as per applicable approvals, RERA disclosures and contractual documents.* | ***3. Amenities:*** *Amenities, landscaping and common facilities shall be provided as per sanctioned plans, applicable approvals and project commitments.* | ***4. Specifications:*** *Fixtures, fittings, materials and brands are indicative unless specifically agreed in writing. Permissible substitutions shall comply with applicable laws and contractual terms.* | ***5. Furniture & Décor:*** *Furniture, appliances, furnishings and decorative elements shown are illustrative and are not included in the apartment price unless specifically stated.* | ***6. Price & Payments:*** *Prices, offers, payment schedules, taxes and other charges are subject to applicable terms and statutory requirements. Please confirm details with the authorised sales team.* | ***7. Changes & Approvals:*** *Project details and specifications are subject to applicable statutory approvals and laws. Changes, if any, shall be made only as legally permitted.* | ***8. Information & Availability:*** *Apartment availability, sizes and specifications should be verified before booking. Any discrepancies shall be governed by applicable statutory disclosures and contractual documents.* | ***9. Legal Disclaimer:*** *This brochure is for general information only and does not constitute a binding offer. The Agreement for Sale, approved plans, RERA disclosures and applicable laws shall govern the transaction.*