THE FOUR

BINARY

PRE-LAUNCH · ULTRA-LUXURY 2 & 3 BHK

SARJAPUR ROAD
BENGALURU



80%
OPEN SPACE
The low-density promise

6
HOMES A FLOOR
No common walls

270°
VENTILATION
Every home a corner

A PROJECT BY BINARY

Artistic impression

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. A new kind of address on Sarjapur Road, planned around space, light, privacy and lasting value.



Artistic impression

ENTRANCE

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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 on 3.75 acres, with only six homes on every floor.

Where luxury meets lifestyle. Where investment meets opportunity.

TOWER VIEW



Artistic impression

AERIAL VIEW

3 TOWERS

3.75 ACRES

235 HOMES

80% OPEN SPACE

60+ AMENITIES

80%

AT A GLANCE

OF THE LAND, LEFT OPEN TO THE SKY.

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

3.75 ACRES OF LAND	**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	**RERA** REGISTERED

THE LOCATION

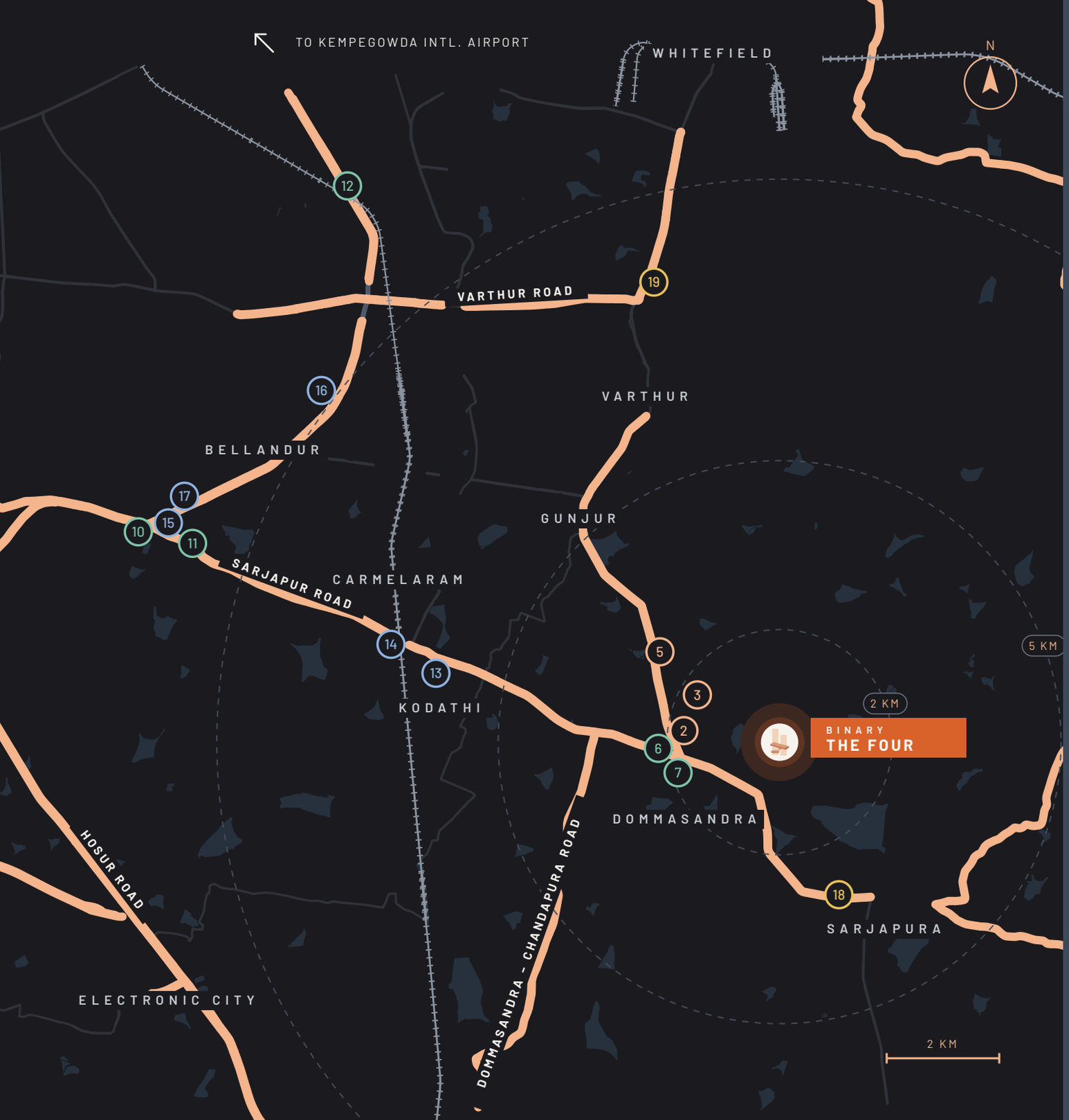
CHAMBENAHALLI, SARJAPUR ROAD.

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



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). Approximate road distances; grey numbers are not marked on the map.

CONNECTIVITY

MINUTES. NOT HOURS.

SCHOOLS · HEALTHCARE · WORKPLACES · RETAIL

National Public School, Varthur	3.5
Oakridge International School	3.9
The International School Bangalore	4.3
One World International School	4.5
Greenwood High International	5.5
Swastik Hospital	3.7
Sri Lakshmi Multi Speciality	3.8
Cloudnine Hospital	6.2
Sparsh Hospital	9.3
Manipal Hospital	13.7

Wipro Limited	7.9
RGA Tech Park	9.8
Microsoft, Bellandur	13.9
Prestige Tech Park	14.1
Salarpuria Softzone	14.5
Forum Mall (upcoming)	2.3
DMart	4.8
Ramsons Mall (upcoming)	8.2
Nexus Whitefield	10.3

Approximate road distances in km from the project site.

SARJAPUR MAIN ROAD FRONTAGE

10-15 MIN TO ORR

UPCOMING METRO

STRR · PRR · AIRPORT



THE FOUR IDEAS

FOUR IDEAS. ONE WAY OF LIVING.

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

01

SPACE, GIVEN BACK.

Eighty percent of the land, left open.

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

80%+ OPEN SPACE CENTRAL GARDEN ARRIVAL PLAZA

Artistic impression







ARRIVAL CANOPY

Artistic impression



MORNING LIGHT

Representative image

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° AIRFLOW

CORNER HOMES

LARGE BALCONIES

DUSK VIEW

Artistic impression

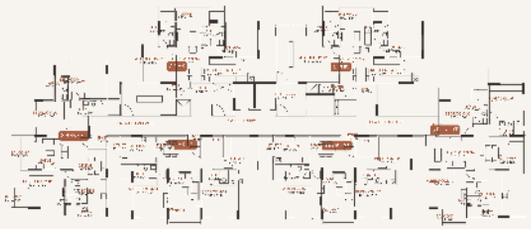
03

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.

TYPICAL FLOOR · 6 HOMES



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 growth corridor
- Strong rental demand
- Upcoming metro connectivity
- Strong IT employee catchment



TECH CATCHMENT

Representative image



Artistic impression

AERIAL VIEW

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.



Artistic impression

NIGHT AERIAL



ARRIVAL AT DUSK

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

MASTER PLAN

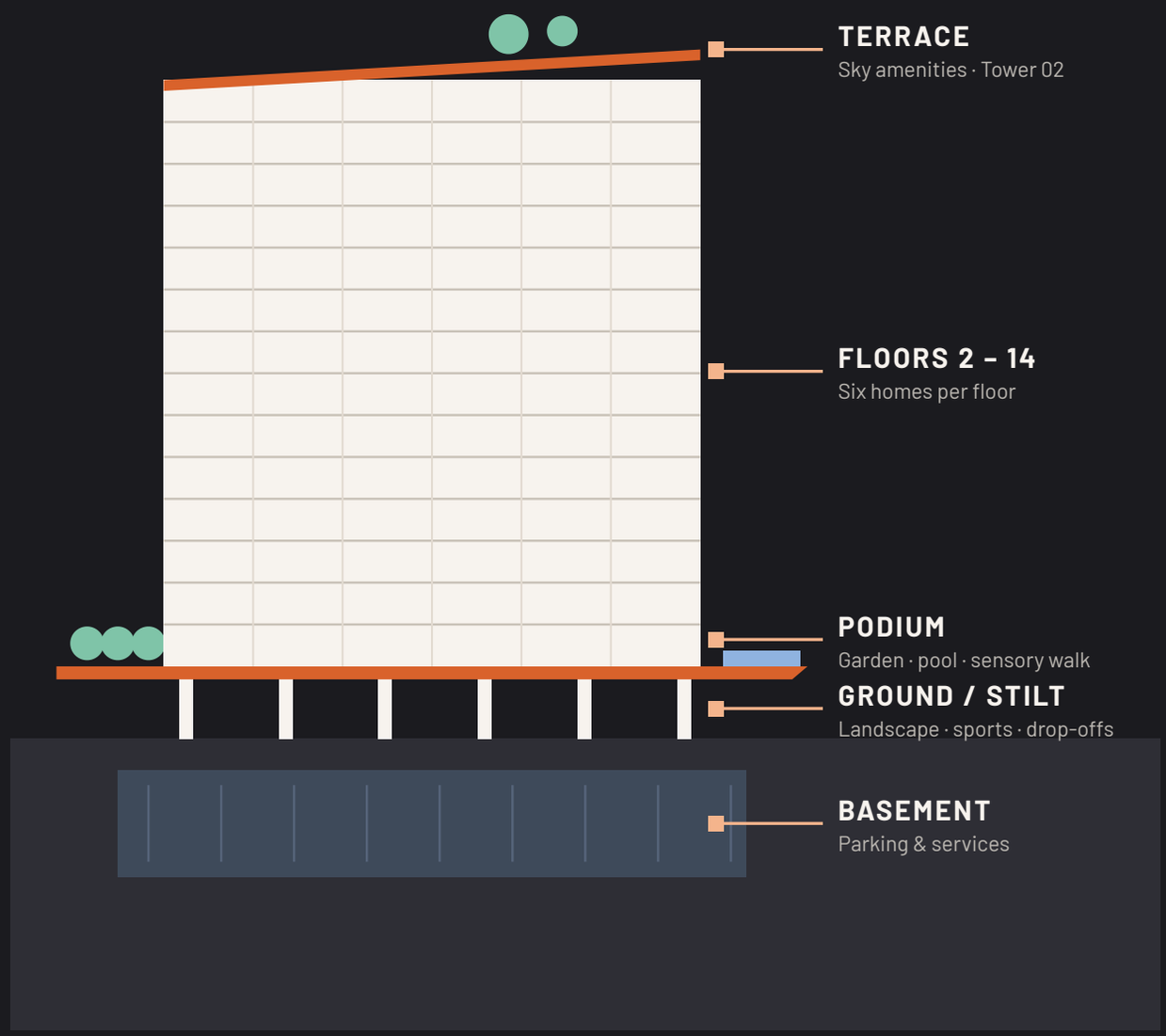
LIFE ON THREE LEVELS.

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
ON GROUND

J - M
ON PODIUM

N
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





POOL AT DUSK

Artistic impression

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





TERRACE AERIAL

Artistic impression

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 at The Four runs 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

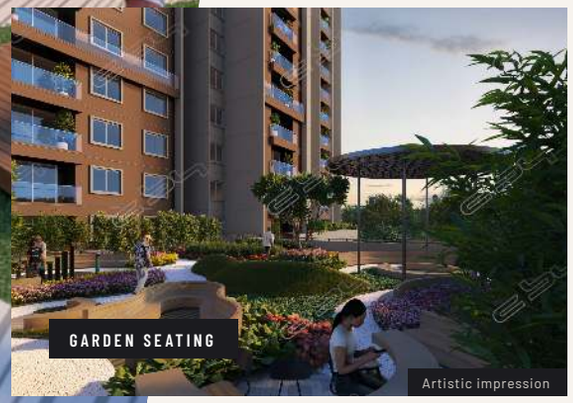
01

- Dedicated services area



Artistic impression

AMPHITHEATRE



GARDEN SEATING

Artistic impression

COMMUNITY & SOCIAL

A STAGE FOR EVERY OCCASION.

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

- Amphitheatre & stage
- Community lawn
- Sculpture court

STAGE

PLAY HARD



WEEKENDS OUTDOORS

Representative image

Artistic impression

SPORTS & FITNESS

PLAY HARD. STAY WELL.

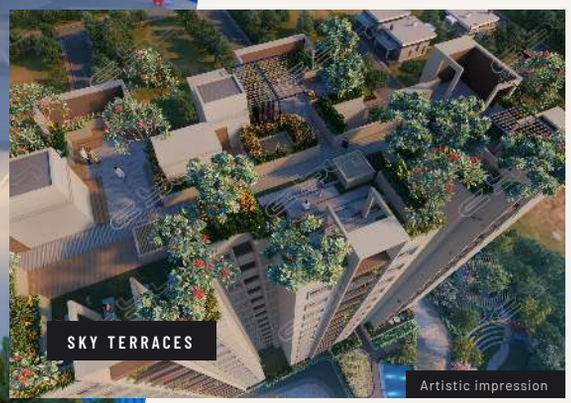
A court for basketball, futsal and pickleball, cricket nets, a skating rink, an outdoor gym and a walking trail through the gardens.

- Basketball & futsal
- Pickleball
- Outdoor exercise station

MULTI-PURPOSE COURT

Artistic impression

KIDS' PLAY AREA



SKY TERRACES

Artistic impression

KIDS' RECREATION

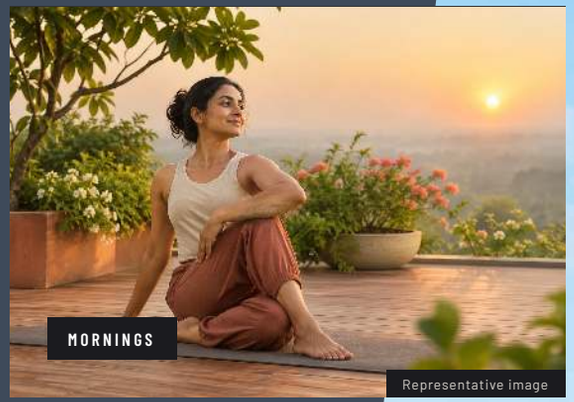
CHILDHOOD, OUTDOORS.

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

PLAY

CALM



Representative image

SPIRITUAL & WELLNESS

QUIET CORNERS. 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

Artistic impression

GARDEN PAVILION

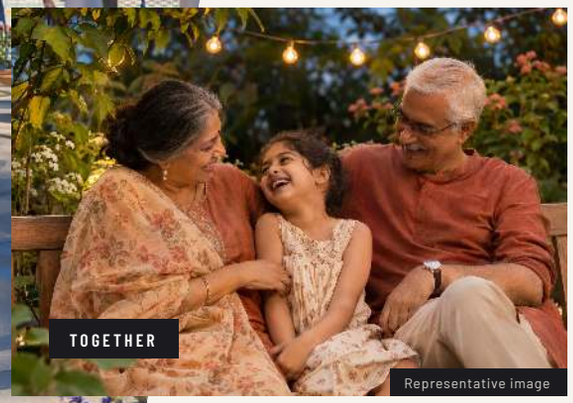
Artistic impression

COMMUNITY PLAZA

NEIGHBOURS BECOME FRIENDS.

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

- Plaza with swings
- Senior citizen corner
- Dedicated pet park

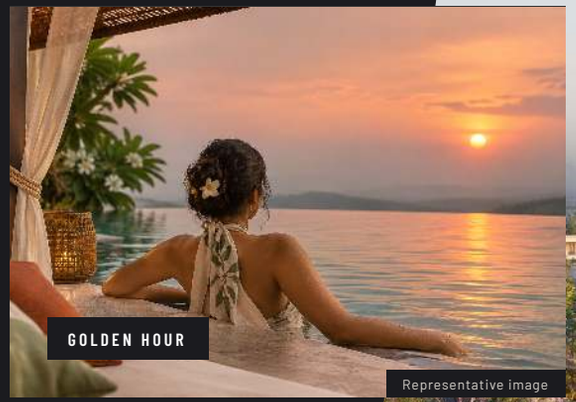


Representative image

COMMUNITY PLAZA

MEET

SWIM



GOLDEN HOUR

Representative image

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

PODIUM AT SUNSET

Artistic impression



LANDSCAPE AT DUSK

CITY LIGHTS

Representative image

AFTER DARK

GARDENS THAT GLOW.

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

GLOW

Artistic impression

AMPHITHEATRE & CLUBHOUSE EDGE

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.

- Drop-off
- Working pod
- Library
- Fitness deck



WORKING POD

Representative image

A DAY AT THE FOUR

SUNRISE TO STARLIGHT.



Sunrise yoga on the terrace
Representative image



Filter coffee on the balcony
Representative image



Focus time at the working pod
Representative image



Kids at the adventure play
Artistic impression



Evening at the amphitheatre
Artistic impression

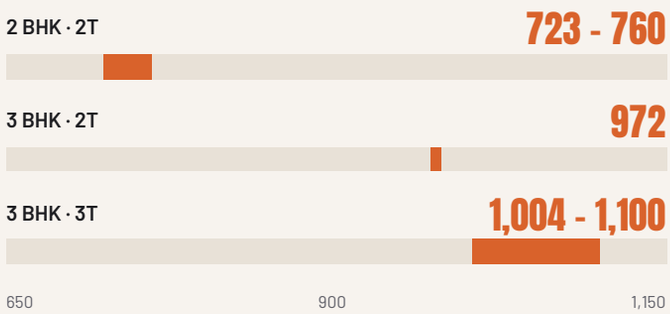


Stars from the sky deck
Artistic impression

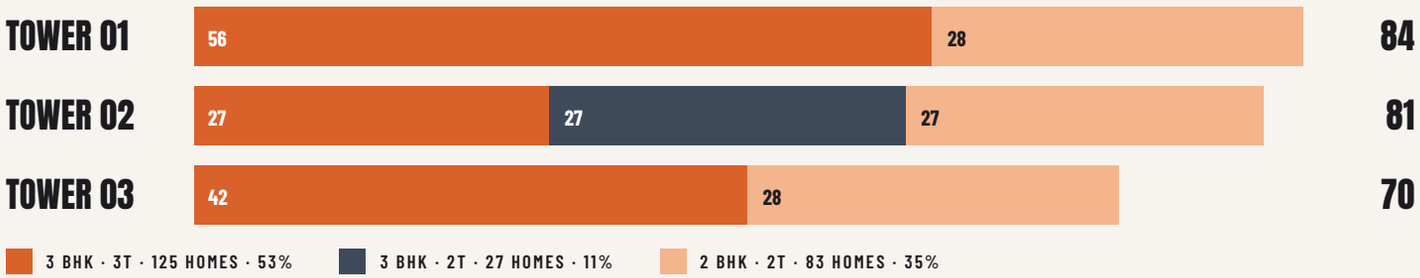
THE HOMES

ULTRA-LUXURY 2 & 3 BHK.

CARPET AREA RANGE · SQ.FT



HOMES PER TOWER · BY TYPE



235

HOMES IN TOTAL
ACROSS THREE TOWERS

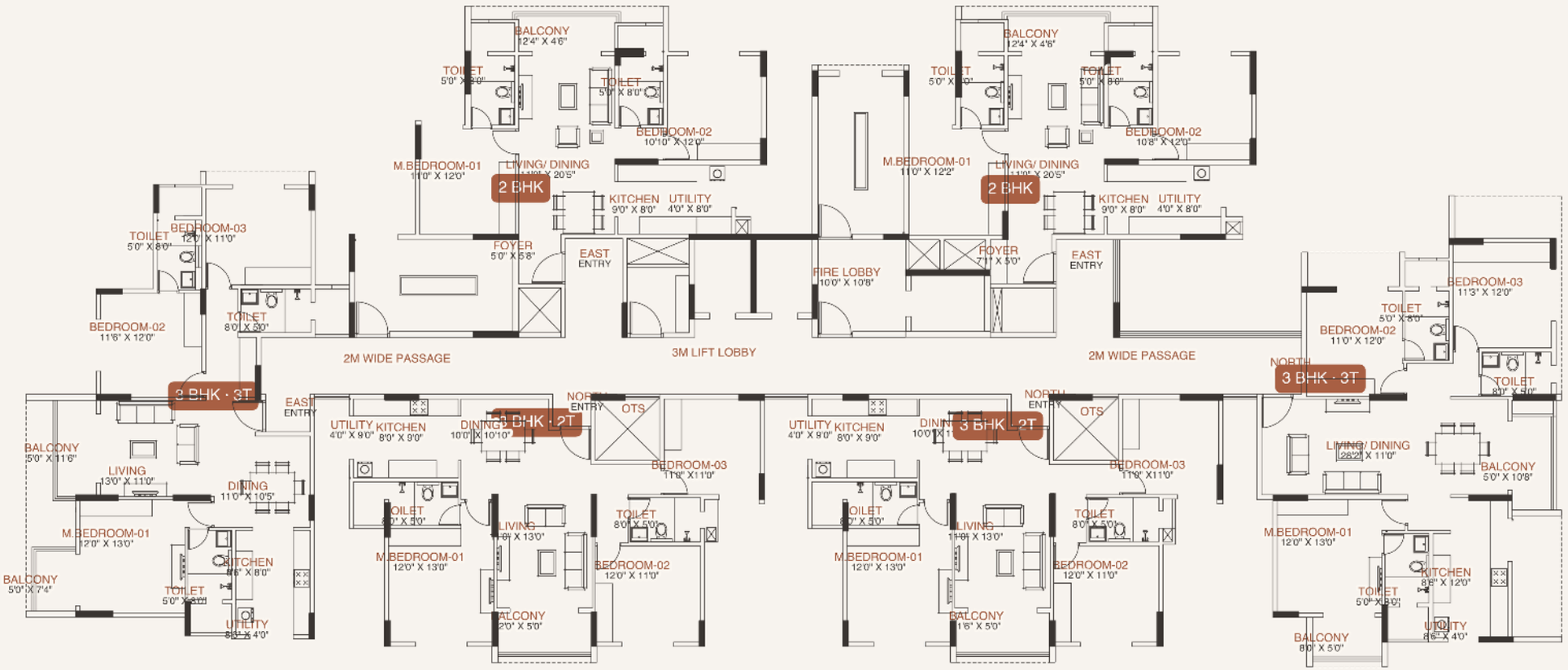
Carpet areas as per RERA from the area statement dated 03-11-2026; actual areas vary by unit and floor.



TYPICAL FLOOR PLAN

TOWER 02 · 2ND TO 14TH FLOOR

6 HOMES · ALL CORNERS · NO COMMON WALLS



FLOOR PLAN

2 BHK

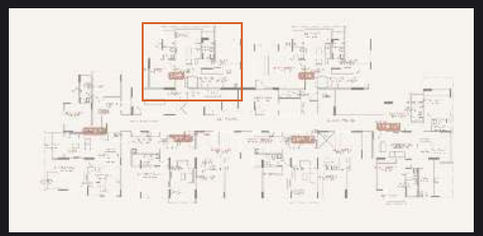
2 TOILETS

745

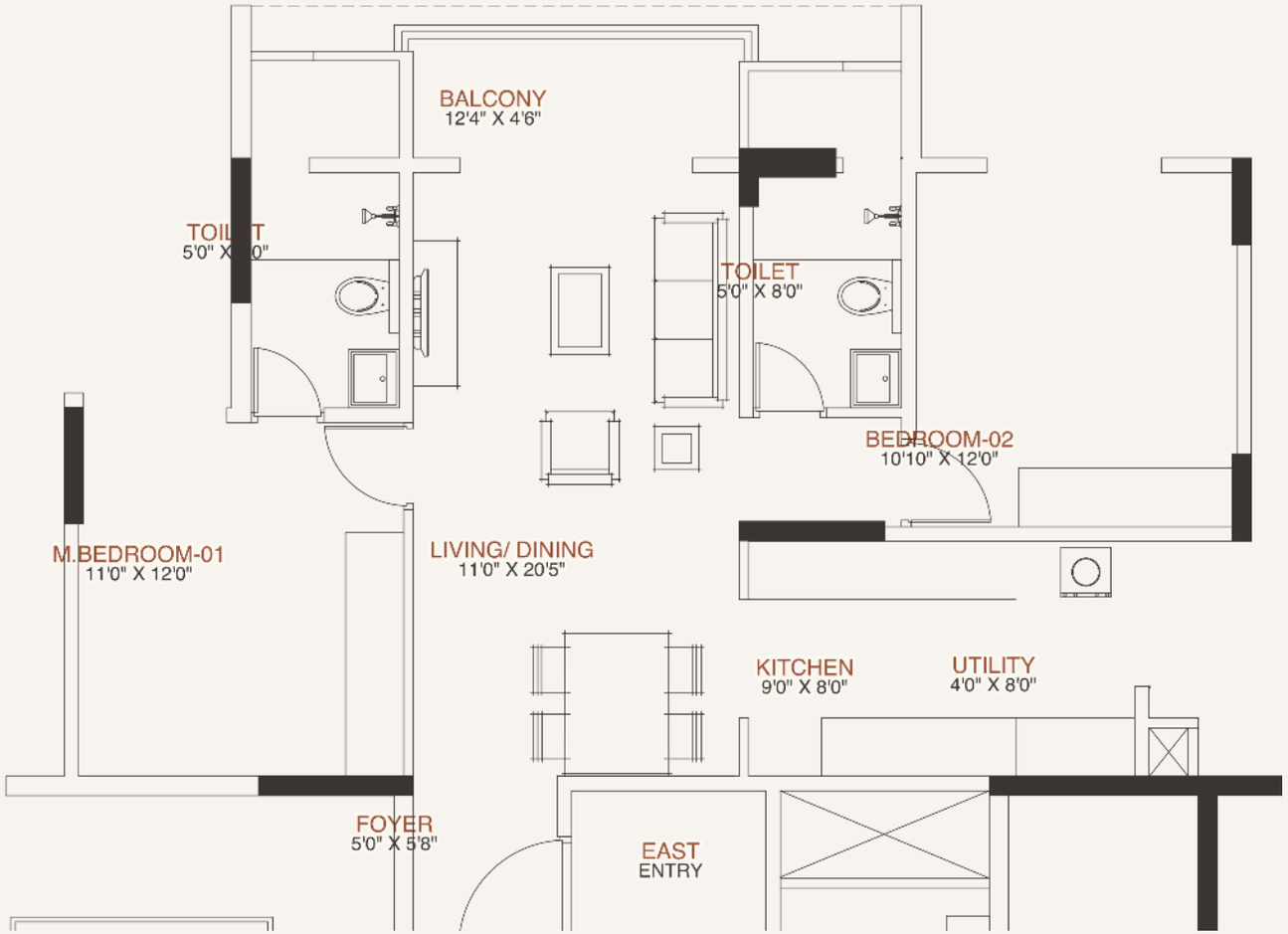
SQ.FT
CARPET

LIVING / DINING	11'0" × 20'5"
MASTER BED	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. 2 BHK homes range 723–760 sq.ft carpet.



Furniture indicative. Dimensions in feet & inches.

FLOOR PLAN

3 BHK

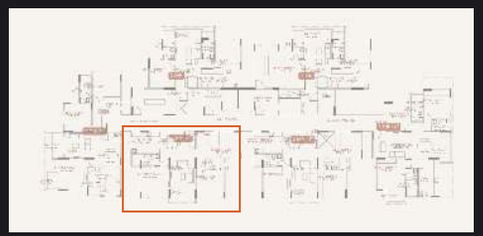
2 TOILETS

972

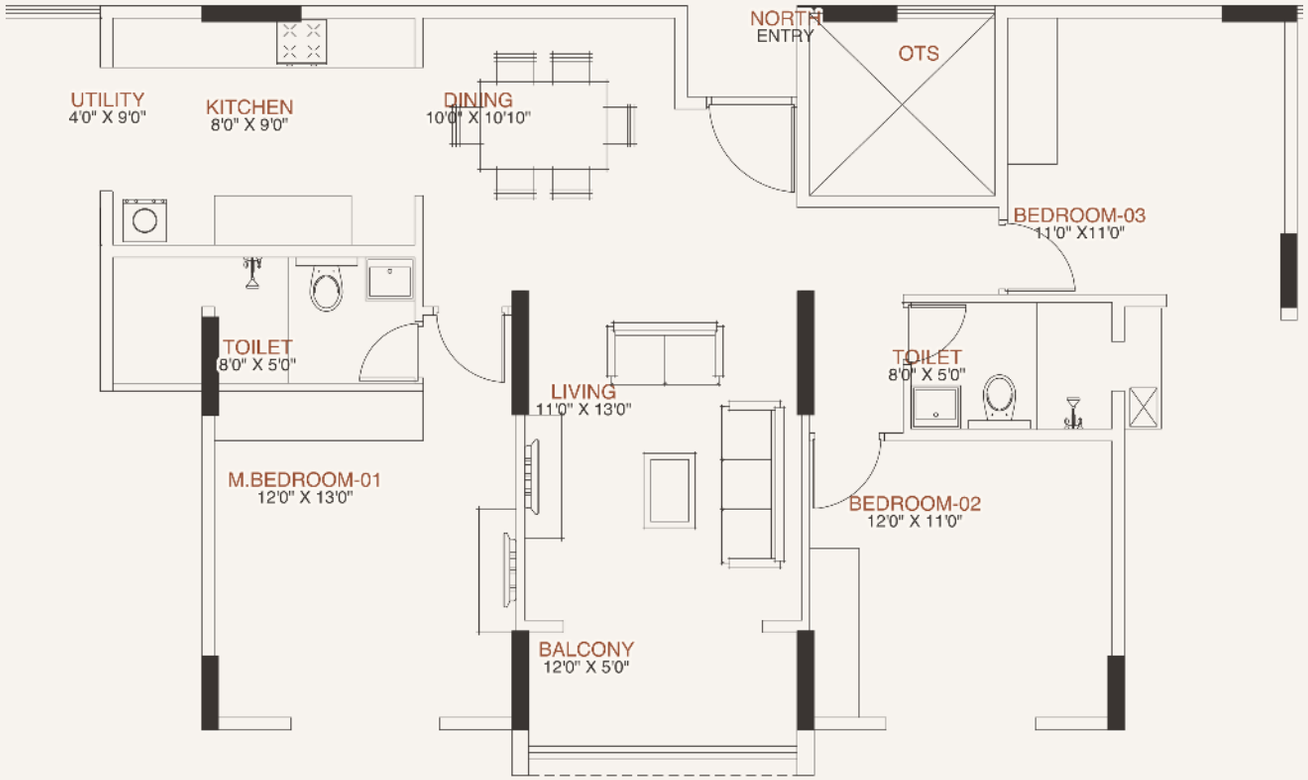
SQ.FT
CARPET

LIVING	11'0" × 13'0"
DINING	10'0" × 10'10"
MASTER BED	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

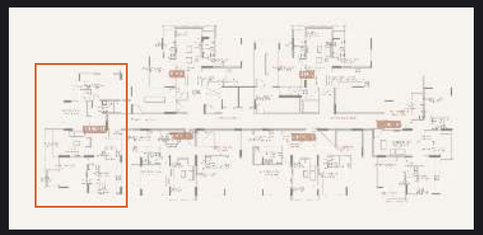
3 TOILETS

1,035

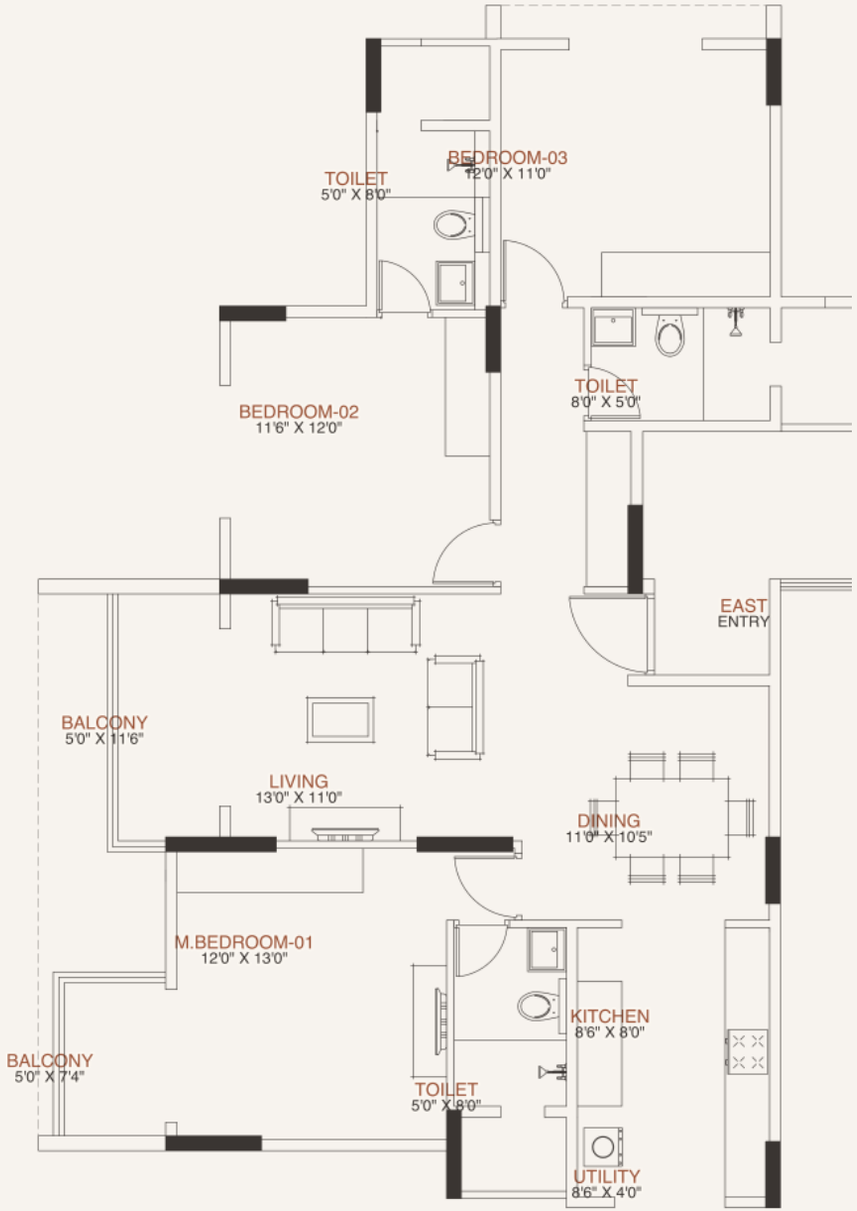
SQ.FT
CARPET

LIVING	13'0" × 11'0"
DINING	11'0" × 10'5"
MASTER BED	12'0" × 13'0"
BEDROOM 2	11'6" × 12'0"
BEDROOM 3	12'0" × 11'0"
BALCONIES	11'6" & 7'4"

KEY PLAN · TOWER 02



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



Furniture indicative. Dimensions in feet & inches.

FLOOR PLAN

3 BHK

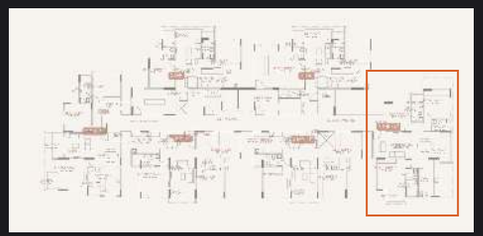
3 TOILETS · CORNER

1,086

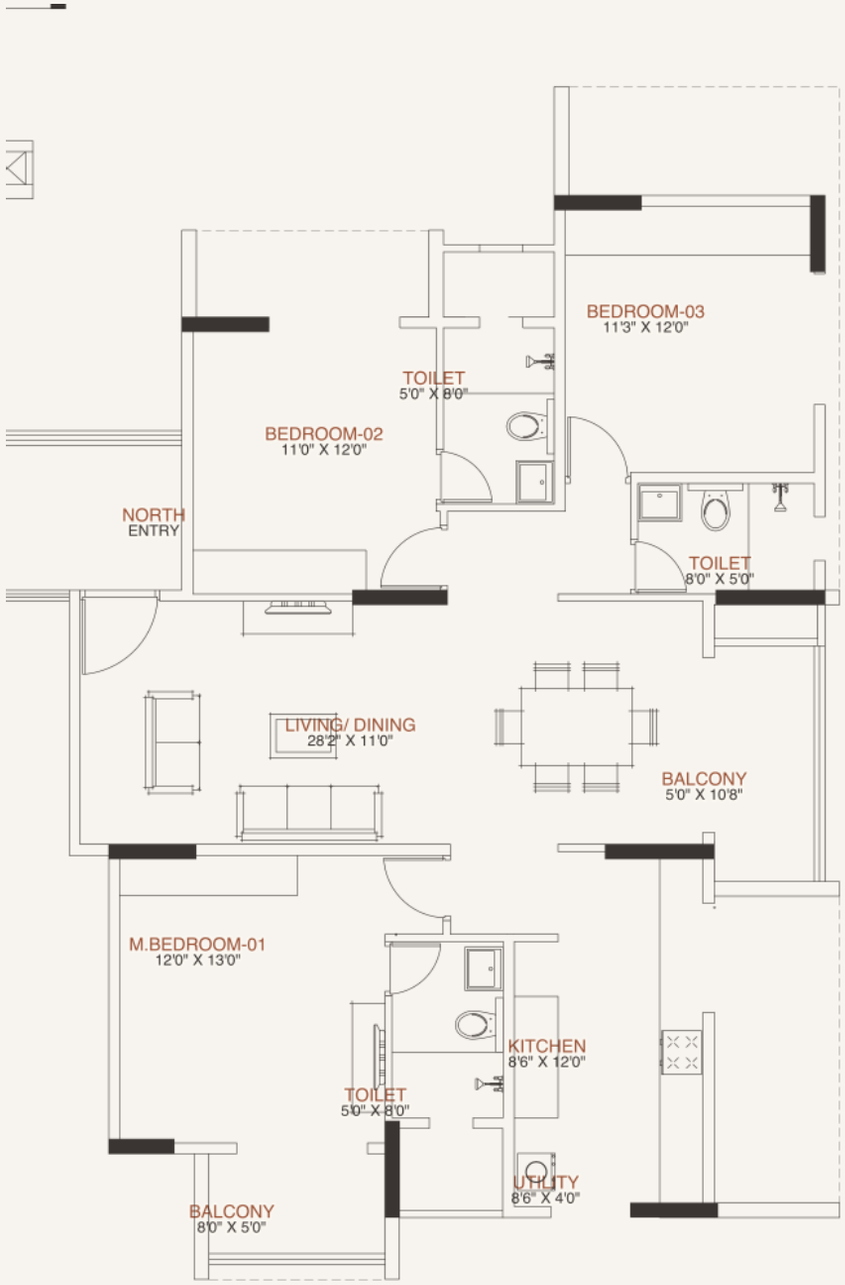
SQ.FT
CARPET

LIVING / DINING	28'2" × 11'0"
MASTER BED	12'0" × 13'0"
BEDROOM 2	11'0" × 12'0"
BEDROOM 3	11'3" × 12'0"
KITCHEN	8'6" × 12'0"
BALCONIES	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 PRICE

₹95 L*
2 BHK ONWARDS

₹1.35 CR*
3 BHK ONWARDS

- Launch 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.


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 at rera.karnataka.gov.in



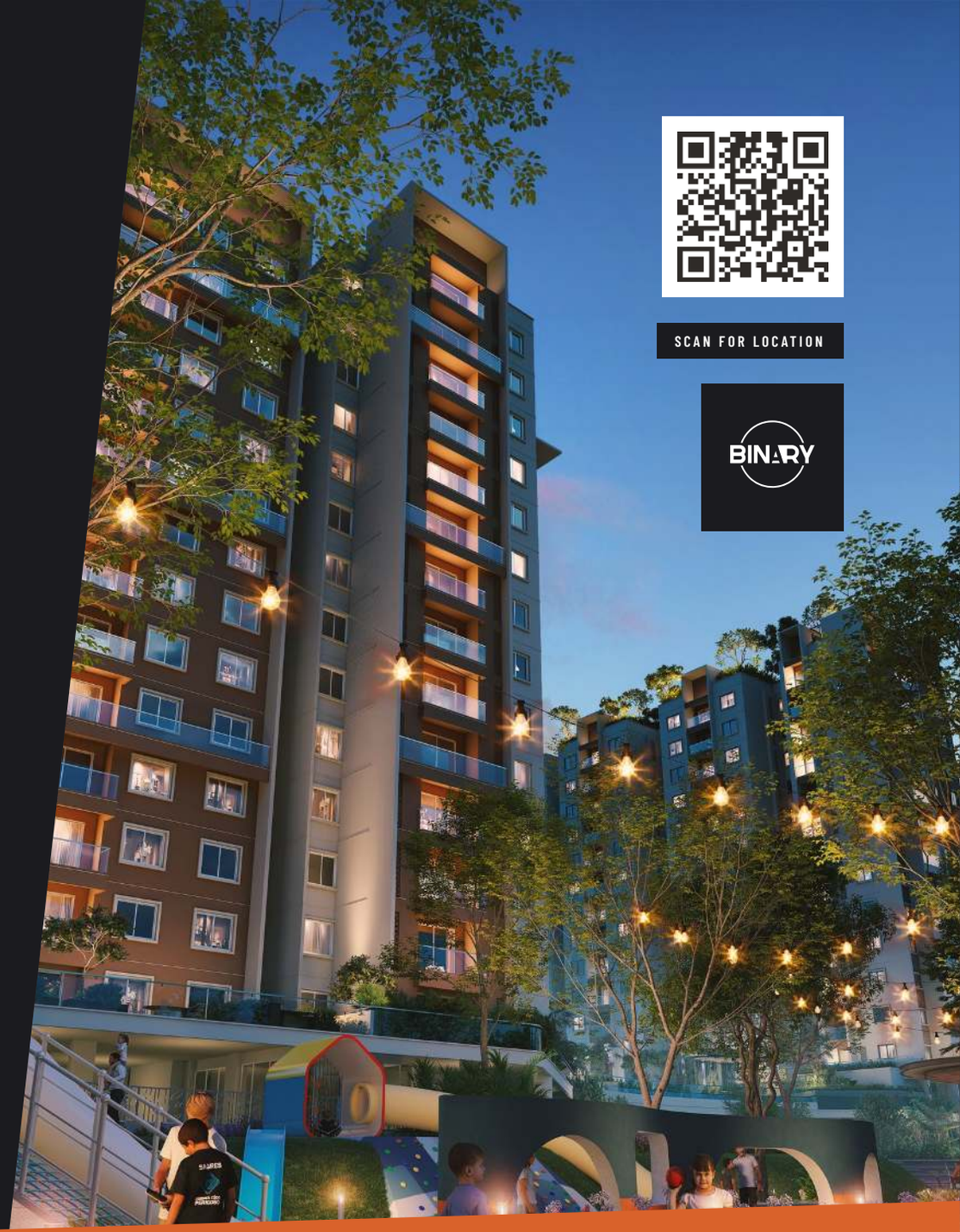
BINARY

THE FOUR

SITE VISITS & PRIORITY BOOKING

+91 96112 11255

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



SCAN FOR LOCATION

BINARY

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