



Birla Trimaya

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Birla Trimaya is a sophisticated township project located on **Shettigere Road, Devanahalli of North Bangalore**, by **Birla Estate**. Spread over **52 acres**, this gated community includes **2600** luxury apartments, Duplex homes, and Row Houses in sizes between **551 sq ft and 3050 sq ft**. The project features **28 towers**, including 7 towers in Phases 1 & 2, and the rest **14 towers** /divided into Phases 3 & 4. **Birla Trimaya Phase 3 - The Park** was launched on Feb 03, 2025, and is now open for bookings. The prices start from **1.1 CR**.

The exact location address of Birla Trimaya is Shettigere, Katha No 103, Akalenahalli-Malenahalli, Kasaba, Devanahalli, Bangalore 562110. The project site is just 2 minutes from NH 44. The project enjoys close proximity to **Kempegowda International Airport**. The KIADB Tech Park, one of the largest Tech hubs of the city, is just 8.1 km from the project site. The project offers excellent connectivity to Bangalore Airport, Yelahanka, Devanahalli, Nandi Hills, Hebbal, Rajanukunte, Chikkaballapur, Bellary Road, Bellary Road & other key destinations.

Birla Trimaya Phase 3, the new launch project of 2025 in North Bangalore, offers **463** luxury flats, villaments, and duplex apartments. Phase III of Birla Trimaya hosts **6 Vaastu-compliant towers** with 2B+G+12 Floors. There are 463 units of 2, 3, and 4 BHK apartments and villaments in sizes between 800 sq ft and 3050 sq ft.

Birla Trimaya Township consists of three different phases - The Hill, The Bay, and The Park, creating an amazing universe that spreads across 52 acres in Devanahalli. Trimaya Phase 1 The Birla Trimaya Hill was launched in September 2023. Phase 2, The Birla Trimaya Bay, was launched in August 2024. Both phases are fully sold out.

The luxury apartments at Aditya Birla Trimaya in Devanahalli are available as 2 BHK, 3 BHK, and 4 BHK apartments and 4 BHK Duplex Villaments. Following are the details of floor plans with their pre- launch price quotes at **Birla Trimaya Phase 3 Devanahalli**.

- **2 BHK Apartments** - There are 72 units in sizes between 800 and 820 sq ft, offered at prices between Rs 1.12 Cr and 1.23 CR.
- **3 BHK Apartments** - There are 355 units in sizes between 1090 and 1420 sq ft, offered at prices between Rs 1.54 Cr and 2.18 CR.
- **4 BHK Duplex Apartments** - There are 24 units in sizes between 2050 and 2100 sq ft, offered at prices between Rs 3.16 Cr and 3.27 CR.

- **4 BHK Duplex Villaments** - There are 12 units in sizes between 2250 and 3050 sq ft, offered at prices between Rs 3.32 Cr and 4.67 CR.

The unique features (USPs) offered at this new ongoing project Birla Trimaya include,

- Set on 52 acres with 16 acres of green open area to create a garden city of its own
- Mixed Use Township with Apartments, Duplexes, and Retail
- The project is designed by Broadway Malyan, an internationally acclaimed Architect
- Includes 4.5 acres of man-made lake
- 3 acres dedicated area of civic amenities
- **50% UDS** (undivided share) on carpet area
- Access to 3 clubhouses, built on an area of 75,000 sq ft
- 32 acres dedicated to open spaces
- 2.5 km to the upcoming Namma Metro Blue Line Airport station
- 2.3 km from NH 44, with an 850 m median road connecting the entire project from the main road.
- Quick Access to Airport, Prestige Tech Cloud, and KIADB Hardware Park
- 2 km away from Bellary Road

Birla Trimaya Reviews Ratings, Current Status and Brochure:

Birla Trimaya Phase 3 at North Bangalore is one of the best-rated apartment townships in Bangalore in 2025, with a review rating of 9.4 out of 10. The Launch date of Birla Trimaya Phase 3 is on **4 February 2025**. The project construction will begin **on April 04, 2025**. The possession and occupancy of this project will be in August 2030, as per RERA.

Download the Birla Trimaya Brochure to learn detailed information about apartments, floor plans, and amenities.

RERA Details:

The Birla Trimaya project was approved by the Karnataka RERA Board on 01 February 2025. The RERA registration number of this project is PRM/KA/RERA/1250/303/PR/300125/007458. Birla Trimaya at Devanahalli will offer the best ready-to-occupy apartments and villas in North Bangalore after its completion.

Project Key Dates:

The key dates for the Birla Trimaya Phase 3 Project are as follows:

- Pre-Launch Date: 03 Feb 2025
- Launch Date: 04 Feb 2025
- Completion Time: 5 Years
- Possession Date: August 2030

These key dates play a major role in determining the progress of the project.

EOI Payment Details:

- Account Name: BIRLA TRIMAYA PHASE-3
- Account Number: 777705130109
- Bank: ICICI Bank
- IFSC Code: ICIC0001937
- Branch: K H Road, Bangalore - 560027

Project Highlights



Project Type

Township

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**Total Land Area**

Birla

Trimaya

52 Acres

Total

Land

Area

**Unit Variants**

Birla

Trimaya

1,2,3 & 4 BHK

Unit

Variant

**Towers & Blocks**

Birla

Trimaya

28 towers and G+12 floors

Towers

&

Blocks

**No. of Units****550 Units (Phase 1)****2600 Units (Total)****Size Range**

Birla

Trimaya

551 - 3050 Sq Ft

Size

Range

**Possession Time**

Birla

Trimaya

2027 Onwards

Posses

Time

**Rera No**

Birla

Trimaya

PR/300823/006200,**PR/040924/006988,**

Rera

PR/300125/007458

No

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Configuration

2 BHK

800 - 820 sq ft

1.12 CR - 1.23 CR

3 BHK 3T

1090 - 1260 sq ft

1.54 CR - 1.90 CR

3 BHK 3T + Store

1250 - 1420 sq ft

1.89 CR - 2.18 CR

4 BHK Duplex

2050 - 2100 sq ft

3.16 CR - 3.27 CR

4 BHK + Maid's room Duplex Villaments


2250 - 3050 sq ft

3.32 CR - 4.67 CR

 Birla Trimaya Costing Details


Complete Costing Details

Master Plan


 Birla Trimaya Master Plan

Master Plan


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 Birla Trimaya 2 BHK Floor Plan

1 BHK

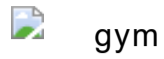
 Birla Trimaya 3 BHK Floor Plan

2 BHK

 Birla Trimaya 3 BHK Floor Plan

3 BHK

Amenities



gym

Gymnasium



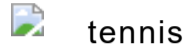
yoga

Yoga Pavilion



kids

Kids Activity Zone



tennis

Tennis Court



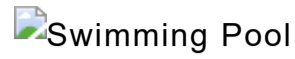
disco-ball

Club House



cctv

24/7 CCTV Monitoring



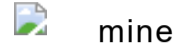
Swimming Pool

Swimming Pool



videos

Video Door Phone



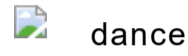
mine

Mini Theater



chess

Indoor Games Room



dance

Dance/Music



jog

Jogging Track

Birla Trimaya Location


[View Location Map](#)

Address:

Shettigere, BK Halli, Doddajala, Doddajala Amanikere, Near REVA University, Karnataka

Pin Code: 562157

Birla Trimaya's exact location is Property No. 103, Shettigere Main Road, Before KIAL, Devanahalli, Bengaluru, Karnataka 562157. The project is in the prime locality of North Bangalore, close to Bangalore Airport. This area is the future growth hub of the city. It is rapidly developing with many new infrastructure projects. The location is well-connected and has a solid economic base.

Birla Trimaya's Major Location Advantage:

- KIAL: 4 km
- Bellary Road: 2.5 km
- Upcoming Metro Station: 2.5 km
- Prestige Tech Cloud: 3 km
- KIADB Hardware Park: 8 km

Metro Connectivity: The ORR-Airport Metro or the Blue Line Metro is the nearest metro terminal to the project. The metro station is just 10 minutes away from the project site.

Airport Connectivity: The Airport is just 14 km away from the Airport with a travel time of 20 minutes.

Connectivity to Tech Hubs: Bengaluru Signature Business Park is just 6 km from the project. The Prestige Tech Cloud is 2.5 km. The Devanahalli Industrial Township and the Aerospace Park are within a radius of 6 km from the project site.

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Location Advantages:

- The 37-km long Metro line will soon run through Airport and City Centre. The project is just 2 km from this new Metro Station.
- KIADB is just 9 km from the project site.
- The Airport City is 14 km from the project.
- IFCI Financial City is 6.5 km away.

The project is close to top schools, medical facilities, shopping centers, and work parks.

Nearby Schools

- NAFL - 9 km
- Ryan International School - 21 km
- iStone Hill International School - 10 km
- Delhi Public School Bangalore North - 15 km
- Reva University - 14 km

Hospitals

- Relive Hospital - 10 km.
- Aster CMI Hospital - 20 km
- Manipal Hospital - 18 km
- Baptist Hospital - 21 km

Hotels & Malls

- Elements Mall - 10 km
- Phoenix Mall of Asia - 15 km
- RMZ Galleria Mall - 16 km
- TAJ Airport Hotel - 7 km
- Big Brewski - 18 km

Major Economic Activity zones and IT Tech Parks

- Prestige Tech Cloud - 2.5 km
- KIADB Hardware Tech Park - 8 km
- Signature Business Park - 5 km
- Manyata Tech Park - 20 km
- L&T Tech park - 18 km
- Karle Town SEZ - 21 km

Birla Trimaya - Best Location in Bangalore for Investment

Devanahalli is the best place to invest in Bangalore, as it provides a profitable combination of both economic potential and connectivity. Just a 5-minute drive from NH 44, this location gives easy access to prime routes and major parts of the city, making commuting very convenient. It is well-known for its industrial investments and growing commercial corridors, making it a desirable option for investors looking for secure profits. The project's merit is increased by its proximity to places of education, entertainment, and healthcare. Aspiring investors interested in Bangalore's burgeoning real estate market will find that Devanahalli offers the right blend of futuristic developments and a serene, lively setting.

Connectivity to National Highway 44 (NH 44)

National Highway 44 (NH 44) is the major commute route of Bangalore, stretching towards North - eastern zone of the city. The road will soon be a 12-lane expressway, making the commute seamless and fast. NH 44 is just 2.3 km from the Birla Trimaya location.

Birla Trimaya Phase 2 and Phase 3

Birla Trimaya Phase 2 - The Bay, is an ongoing Apartment phase offering 600 luxury apartments with fabulous launch price offers. Globally renowned Architect Broadway Malyan designs the Project. The major highlights of the Project are its fabulous homes and the project location. The site is located just 2 km away from the Bangalore Airport. Phase 2 of the Project comprises 1 BHK, 2 BHK, and 3 BHK Apartments. All units under Phase 1 and 2 are currently sold out. Phase 3, the newly launched Birla Trimaya Phase, has currently started apartment bookings from February 2025.

Birla Trimaya Phase 2 RERA number provided by the RERA Karnataka is PR/040924/006988. The Project offers abundant outdoor space and amenities set on 35 acres. It includes a lake built on 2.5 acres with a walk-over bridge. The clubhouse, built on 45,000 sq ft, features a world of delight with various indoor sports and leisure themes. With 80% green spaces and 50 plus amenities, the Project is an elite pick for living in bliss and luxury.

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About

Birla Trimaya Bangalore, in North Bangalore's Shettigere, is a top housing project that offers a fabulous 2600 homes for a premium lifestyle. The name Trimaya means nature and creativity. Thus, the project recreates the old charm of Bangalore to include tree-lined avenues, gardens, and lakes set around the Housing Towers. The project spans over 52 acres and includes urban 1, 2, & 3 BHK apartments and Duplex units on 12-floor high towers.

About Birla Trimaya

The project is a low-density premise offering global access with local and urban features. The International Airport, KIADB Tech parks and work hubs in the close precinct provide global access to its residents. The project lets you relish the local ecology of the city through expansive greens, tree-lined avenues and a curated lake. The urban amenities and services guarantee delivering the best of the world to its esteemed occupants.

The upcoming apartment in Devanahalli, Birla Trimaya, is one of the best Projects in North Bangalore. Its proximity to the future-developed airport metro station makes commutes easy. The Project is very close to the Airport toll plaza in the northern zone of Bangalore. Whitefield, Bagalur Road, and Airport Road are accessible via BK Halli Road.

The project is an urban elegance with world-class conveniences and facilities crafted for the divine. The project includes more than 16 acres of green spaces and 73% of open spaces. The project includes a dedicated sports Clubhouse for various sports activities. The other amenities include a kids' play zone, picnic zone, 2-floor Clubhouse, temperature-controlled swimming pool, fitness stations, Jacuzzi, and many more.

Details on Birla Trimaya Phases:

Birla Trimaya, with a total land area of 52 acres, includes 4 phases and 28 towers. Phase 1 and Phase 2 were launched and sold out in 2024. Phase 3 and Phase 4 are set to be launched in 2025. Following are the details,

Birla Trimaya Phase 1

- Launch Date: 5 September 2023
- Completion Date: December 2027
- Possession Date: Mid of 2027

- Phase 1 RERA ID No is PR/300823/006200

Birla Trimaya Phase 2

- Pre-Launch Date: 1-August-2024
- Phase 1 Launch Date: August 2024
- Completion Date: December 2028
- Possession Date: Mid of 2028
- Phase 2 RERA ID No is PR/040924/006988

Birla Trimaya Phase 3

- Pre-Launch Date: Feb 2025
- Launch Date: Feb 2025
- Completion Date: August 2030
- Possession Date: Sep 2030
- Phase 3 RERA ID No is PR/300125/007458

All the dates are important in terms of tracking the project status.

To summarize, Birla Trimaya in Devanahalli of North Bangalore promises world-class living with the finest of homes and the greatest of amenities in the serenity of vast green landscapes. Once the project is completed, it will be one of the best residential projects in Devanahalli, Bangalore. Embrace an exceptional housing experience from Birla Estates at Birla Trimaya for comfort, convenience, and blissfulness.

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Shettigere

Shettigere is the most developing and booming real estate in North **Bangalore**, just 2 Km from Kempegowda International Airport. Shettigere, Bangalore Rural is in Bangalore in Karnataka. It is in Bangalore North, and NH-44 Bellary Road is 15 minutes from it. The area has good connectivity as it is an emerging area with many physical and social features. The area is very close to Yelahanka and Hebbal. The area is 6 km from the airport, a distance of 10 minutes' drive away.

Why choose North Bangalore for Apartment buying?

North Bangalore is an emerging haven for residential and business investments. It offers a plethora of options for apartment buying. It's a smart decision to choose North Bangalore over other zones of the city for the following reasons:

A fast-growing region: North Bangalore is the fastest-growing Tech corridor of the city. It is also one of the most opted real estate destinations in Bangalore. The Apartment projects in North Bangalore are vast, and they offer the best homes at affordable prices. Birla Trimaya, by Birla Estates, is one of the largest residential Townships of North Bangalore, with beautiful homes offered at the best prices. Explore their project site to learn more about the project amenities and floor plans.

Metro Line Connectivity to Bangalore International Airport or BIAL: North Bangalore's connectivity is boosted by a 37 km long Blue Metro Line with 30 stations. The metro journey from Birla Trimaya to Airport is less than 15 minutes. The construction of the metro line is proceeding swiftly, and the line is expected to be operational by 2025.

The Aerospace Park: The Aerospace Park is the Aerospace Technology and research park located in Devanahalli of North Bangalore. This park is the future hub of the city which will include top MNCs and tech giants from across the world. Birla Trimaya's proximity of just 6 km to this place will drastically raise the value of the property in the project. This Tech hub is jointly collaborated by,

- **Government of Karnataka** - This is the democratically elected state body of Karnataka.
- **Department of Space** - This is the Central Government department for Space Technology.
- **Indian Space Research Organization (ISRO)** - ISRO is the prime wing of the Department of Space (DOS) in the Government of India involved in space, science, engineering, and technology.

Major Economic Activities in North Bangalore

Unleash the major economic activities happening in the following prime destinations located in North Bangalore.

- Devanahalli Business Park
- BIAL
- KIADB
- Aerospace/Defence/Hardware Park
- IFCI Financial Park
- Manyata Tech Park
- Prestige Tech Cloud
- Upcoming Signature Business Park
- Dodajala Metro
- Upcoming Prestige 13-degree Mall

Birla Ojasvi is an elegant project at Rajarajeshwari Nagar, Bangalore. It has grand apartments and row houses from 1 to 5 BHK on 10 acres. These range from 450 square feet to more than 3000 square feet. The project has amenities such as a clubhouse, gymnasium, and areas for sports.

Birla Trimaya Shettigere is a new nature-first themed residential project launched in North Bangalore. The pin code of this area is 562157. Betta Halasuru railway station and Dodjala railway station are the nearby travel facilities available for the area. Hebbal Flyover is at a distance of 20 minutes from the area. Chikkajala Fort is at a distance of 8 minutes from the area. KIADB Aerospace SEZ is at a distance of 17 minutes from the area. ITC Factory is at a distance of 5 minutes from the area.

The Bellary Road connects the area to important parts of the city, and the area is emerging as the city's leading IT hub. Phase 2 of the metro will improve transport network in the area. The Peripheral Ring Road will increase the transport network between the area and the city's North and South areas. A 33-kilometer Speed Rail Link is there, which connects to the important areas of the city. With the arrival of IT parks and aerospace parks, the IT sector will be established here, creating many jobs offers.

The Prestige City Hyderabad is a housing project on 64 acres in the south of Hyderabad. It is in the upcoming Rajendra Nagar area. There are 4647 apartments of 1, 2, 3, and 4-BHK and 119 villas with 4-BHK. The project has facilities for sports as well as relaxation. Among these are a clubhouse, cafe, creche, and three swimming pools.

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Apartments

Birla Trimaya Apartment

Apartments are homes in buildings that are a popular type of housing for people who live in cities. These homes have plenty of amenities and safe spaces, making many want to live in them.

The Trimaya Master plan layout is 53 acres with Apartments and Villas. With 80% open space and 50 Plus Amenities, people feel good in Birla Devanahalli.

The Price of Trimaya apartments starts from 45 Lac – 2.2 cr. Birla Trimaya Reviews says its specification includes good quality RCC structure, Flooring, and fittings. For free site visits and booking, contact us.

There are apartments by Birla Estates Private Limited in Bangalore, some of which are:

- **Birla Tisya**- Magadi Road on South West Bangalore. It has 2, 3, and 4-BHK apartments in 2 towers of 31 floors, with 392 elegant homes in the enclave. The 2-BHK homes are 850-860 square feet, and the 3-BHK are 1156-1160 square feet. The sizes of the 4-BHK are 1353-1369 square feet. Birla Tisya has over 40 high-end amenities, such as a grand clubhouse, gymnasium, and swimming pool with a jacuzzi.
- **Birla Ojasvi** at RR Nagar in the Bangalore South. The project has elite 1, 2, and 3- BHK apartments of 1000-2500 square feet. The homes are well-laid-out and have large living areas, well-ventilated bedrooms, and modern kitchens. Birla Arnaa has many top amenities that are especially for those living here. An elite clubhouse, play area, gymnasium, and swimming pool exist. These add greatly to the comfort and joy of living in the enclave.

Prestige Kings County by the Prestige Group is a plotted development on the Jigani-Bommasandra Main Road. The 80-acre project has 700-plus plots from 1200 to 3200 square feet. There is an array of amenities on its lush grounds. It has a grand clubhouse, a swimming pool, and sports courts.

Why Choose Birla Trimaya Devanahalli - Major Advantages and Benefits:

Birla Trimaya Devanahalli in North Bangalore, a newly launched luxury residential project, offers several advantages and benefits to its buyers. Investing in this Birla Project provides multiple advantages in terms of location, amenities, pricing, home sizes, and value appreciation. The project ensures an elite journey of growth, luxury, and peaceful living.

Ideal Location: Birla Trimaya, the newly pre-launched township, is strategically located in Devanahalli, on Shettigere Road in North Bangalore. The project lies in the near ambit of educational institutions, healthcare facilities, top business complexes, Tech parks, and the International Airport.

Best connectivity: The project site of Birla Trimaya has the best possible connectivity through road, rail, and air.

A new paradigm of high-rise living: Explore the lavish high-rise lifestyle at Birla Trimaya on skyscraper towers with more than 80% open space. Enjoy pollution-free living amidst stately amenities and facilities.

Curated Amenities: Birla Trimaya houses state-of-the-art amenities thoughtfully curated and designed to cater to all age groups of residents.

Mindful Designs: Birla Trimaya's homes are designed with the theme of 'spaces around the life - for life.' The apartments are well-lit and amply ventilated, with excellent natural light and airflow.

Superior construction quality: The highest standards and engineering craftsmanship are followed to provide high-quality construction outcomes.

Best Pricing and Payment Schedule: Birla Trimaya's pricing is best suited for working professionals, business people, and one-time investors alike. The payment schedule is designed in a way to facilitate risk-free payments over a period of 5 years from the time of launch.

Rental-income benefits: The proximity to top IT Parks, Aerospace Park, and Devanahalli Business Park will fetch good rental returns. The rental value for 1 BHK can start at INR 20,000. The rent can go up to INR 75,000 for 4 BHK apartments.

Builder Reputation: Birla Estates is among the top five leading real estate firms in India. The firm has always delivered projects on time and has 100% legal compliance.

Villas


Birla Trimaya Villas

Birla Trimaya Villa is a residential project at Shettigere, Doddajala Amanikere, near REVA University, Bengaluru, Karnataka 562157. Villa consists of 3 BHK Duplex whose size starts from 3000 sqft. The Price of Villas in Trimaya is yet to disclose. The style of homes goes back to Roman times, and they are a popular choice for buyers even today.

Birla Estate Private Limited is now developing villas projects in the city, and one of these is:

- **Birla Alokya**– The grand Birla Alokya project is in Whitefield in the eastern part of Bangalore. It has 218 low-rise roomy 3 and 4-BHK villaments on 7.9 acres. The 3-BHK villas are 1437-3647 square feet, and the 4-BHK are 2572 square feet. The Birla Alokya project has been lovingly designed to give people the best living conditions and an elite lifestyle. The amenities on-site include a gymnasium, swimming pool, and clubhouse. There are sports courts for tennis, badminton, and squash.

Overview of Devanahalli

 Featured Image of Birla Trimaya Devanahalli

Birla Trimaya Devanahalli is an elegant housing development at **Devanahalli** in the north zone of Bangalore. The area is 37 kilometers from the city, where the Airport is. The setting up of the Airport here brought change and progress to the area. There are many major work hubs here, some of which are:

- Prestige Cloud Tech Park
- KIADB Aerospace and Hardware Park
- Devanahalli Business Park

Birla Trimaya KB Halli is close to the city and can be reached by Bellary Road and New Airport Road. The upcoming Phase 2B of the metro to the Airport will add to the connectivity. The area is also a chosen area to live in thanks to its excellent services, such as:

- Aster CMI Hospital
- Reva Group of Institutions
- Delhi Public School
- Bharatiya Mall of Bengaluru

Devanahalli is now the favorite area for buying real estate. There is housing of all kinds, from villas and apartments to plots and from affordable to high-end. One of the most elite enclaves in the area is **Birla Trimaya Prelaunch**. The area's future is bright, and it is slated to be one of the most modern in the city.

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Overview of Bangalore

 Featured Image of Birla Trimaya Bangalore

Birla Trimaya's new launch project is in Bangalore. The capital of Karnataka, Bangalore, is a 400-year-old city with a rich heritage. It is a fast-growing city in the country that is home to more than 8 million people. Birla Trimaya Bangalore offers the people of Bangalore to create a huge landmark in North Bangalore. The city is a favorite place to move to, and many people want to live here. Here are a few of the notable features of Bangalore:

- The city is the center of IT, and large companies are based here. There are plenty of job opportunities, with companies like Infosys, Wipro, Oracle, and IBM in the city. The jobs here are the reason behind the movement of plenty of people into it.
- The city has some of the best services and is known for its many hospitals. There are also plenty of schools and colleges, and it has many large research organizations, like the Indian Institute of Science.
- Bangalore has the best infrastructure, constantly developing, with plenty of flyovers and wide roads. The metro covers a large area and is now the main mode of public transport. The Airport of the city is the third most busy in the country. It is also connected via the railways and a wide network of roads.

- It is known for being a safe place to live in, and the locals warmly accept new people. The climate here is pleasant and mild, which makes for an easy stay.
- There are many housing projects here, which include apartment enclaves, villa communities, and plotted developments. **Birla Trimaya prelaunch** is one of the premier housing enclaves in the city.

The best amenities are available at Birla Trimaya, including:

- swimming pool
- kid's play area
- tennis court
- yoga studio
- meditation hall
- jogging path
- AV room, spa
- open gym

Best Location in Bangalore for Housing Investments:

Wondering which is the best location in Bangalore for Apartment investments? Your search will end at Devanahalli, off Shettigere Road, in North Bangalore, a perfect destination for owning an apartment. The presence of the International Airport, along with rapid infrastructure development, capital business investments, and potential real-estate growth, ensures an ideal option for home buyers in Bangalore.

Location Advantages of Devanahalli: The strategic location of Devanahalli makes it a potential investment option in Bangalore. The area has excellent infrastructural facilities in terms of expressways, flyovers, and signal-free lanes. The presence of the International Airport here makes it even more convenient. There are also top-notch schools, hospitals, and other amenities.

Infrastructure Development in Devanahalli: One of the most prominent growth of this area can be attributed to the large scale infrastructural development initiatives. Devanahalli has the presence of large industrial development areas, IT Parks, SEZs, Tech Parks and large housing communities.

Employment Boost and Economic Growth: The presence of large Tech and industrial corridors has generated good employment in the region. This influx in employment scale has boosted the economic activities and increased the investment in Devanahalli.

Real-estate overview: Devanahalli has emerged as a key player in real estate investments with projects from big players like Prestige, Brigade, and Birla, among others. We can see several big apartment projects and mixed-use projects shaping up in the area. Devanahalli is currently the top- rated real estate market in Bangalore.

Growth Potential Forecast for the next 5 years: Devnahalli, as quoted by property experts, is the right destination for commercial and housing investments. Their report clearly indicates a massive rise in property values with excellent scope for rental income and resale prospects. The upcoming government initiatives like the Smart City project and the 8-lane peripheral ring road have further encouraged buyers to purchase properties in Devanahalli.

Investment

 Featured Image of Birla Trimaya Investment

An investment is purchasing property to get a return on the investment through resale value or rental income. Investing in Birla Trimaya is beneficial for buyers because of its excellent location in Shettigere, comfortable amenities, and reasonable pricing which makes a good option for investment/self-use. The project's prime address has good

connectivity. It has the best social framework, with a six-lane highway connecting the project to all major city areas. National Highway 44 connects the project to all main parts of the city. The upcoming Metro Station will increase the transport network.

Some benefits of investing in Birla Devanahalli are as follows,

- The project is set over an area of 50 acres with spacious 1 BHK, 2, and 3 BHK flats. All the units are ventilated, lit, and are according to Vaastu.
- The project has 80% open space in it. It has a 60,000 sq ft clubhouse with all features to meet the needs of modern buyers.
- There are 50 amenities to meet the needs of people of all age groups. It will provide a good community feel with a wonderful leisure time.
- The flats in the project are reasonably priced, ranging from Rs.50 lakhs with all modern features.
- The project is 4 km from the airport and 3 km from the upcoming metro station.
- It is near big schools, colleges, shopping centers, and healthcare centers.
- The project is close to a lot of IT companies, which have a lot of job openings. It is a fantastic development in the area that increases real estate growth.
- BIAL Airport is a 10-minute drive from the project. The area is developing fast as it is close to the airport. It has a lot of IT hubs and is growing as a big real estate development for investment.
- The properties in the area are gaining attention as it has a lot of upcoming future developments. As the area is developing fast, investing here will give good returns.

People can benefit from the project's location benefits, such as its nearness to the railway station, big IT hubs, and schools. Also, the project is built by Birla Estates, a known builder in India with a lot of landmark projects. The builder always builds quality homes to meet the needs of all modern buyers. Investing with Birla Estates will give good returns in the future and rental yields. They always construct projects in prime areas with all the needed features nearby. For investors seeking properties with a strong resale and rental market, Birla Trimaya is a wise source of investment.

Enquire Now

Advantages

Location Advantages

 Featured Image of Advantages of Investing in Birla Trimaya

One of the biggest advantages of investing in Birla Trimaya is its excellent public transport system. The project is in one of the liveliest areas. With its greenery and serene surroundings, the project offers the ideal blend of modern features and natural beauty. It has a calm hideaway from the hustle of city life.

Families seeking a modern lifestyle will love the spacious units with natural light and ventilation. The project also has a selection of world-class amenities. The prime location of the project is the main advantage for buyers. The location is in the city's prime district, one of the main factors to draw attention. It is because, over the past years, this area has become attractive to buyers because of its development.


Some advantages of investing in Birla Devanahalli are

- The project has a range of beautifully crafted 1 BHK, 2, and 3 BHK flats. It has different sizes ranging from 700 sq ft to 1150 sq ft to meet the needs of different people.
- The project has beautiful surroundings with 35 acres of open space with a lot of trees.
- The project has an inclusive area to enable social interactions and connections among people.
- The project has a lake over an area of 2.5 Acres with a walk-over bridge.
- The project has green areas surrounding it to give the flavor of the beautiful garden city.

- The project is near big IT hubs and businesses. It is at a distance of 4 km from Prestige Tech Cloud. The project is at a distance of 9.5 km from KIADB.
- It is near the upcoming Metro Station, which is near the project at a distance of 3 km.
- The project is near many shopping areas, and the upcoming Prestige 13 Deg Mall is coming near the project.
- It has many hotels nearby, and the upcoming W Marriott Hotel is near the project.

It is a great place to invest in as other big attractions are nearby. Buyers can get good returns on their investment in the future. The project is highly developed, offering its buyers all the needed features. It will be an outstanding project for those who like to live in big townships in the city. The builder's expertise and experience make Birla Trimaya a reliable investment for buyers looking for a luxurious living experience.

Connectivity

 Featured Image of Connectivity to Birla Trimaya

Birla Trimaya Bangalore is a project of grand homes in the Devanahalli area in the north zone. The enclave is nestled in calm surroundings away from the city. It also has great connectivity to all other areas.

- **Distance to the Airport** - The airport is 14.7 kilometers away. Both are in the north of the city. It is a 20-minute drive to the airport.
- **Distance to Hebbal** - Hebbal is 25 kilometers and can be reached by NH 44 and Thanisandra Main Road.
- **Distance to MG Road** – The project is at a distance of 30.9 kilometers from MG Road. Bellary Road is the main road to the area.
- **Distance to Electronic City** - Electronic City is 29.6 kilometers away. It has a lot of places for work. The area is an important work hub. It can be reached by NH 44 and NH 48.
- **Distance to Whitefield** -The work hub of Whitefield is 34 kilometers away. Whitefield-Hoskote Road and NH 44 are roads that link the areas.

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Frequently Asked Questions

1. Where is Birla Trimaya located?

Birla Trimaya's exact Location address is Property No. 103, Shettigere Main Road, Before KIAL, Devanahalli, Bengaluru, Karnataka 562157.

2. How Many Flats are there in Birla Trimaya?

There are 2,500 plus flats in this project, which is spread over 50 acres of land area with 80% open spaces. It offers 1,2, and 3 BHK duplex Apartments in 19 towers with G+12 floors each.

3. Is Birla Trimaya RERA Approved?

Yes, Birla Trimaya is RERA Approved. The RERA No of the project is PR/300823/006200.

4. How far is the Airport from the Birla Trimaya North Bangalore?

The Kempegowda International Airport is just 2 kilometers away and can be reached in 10 minutes.

5. What is the current status of Birla Trimaya?

The project has received approval from all major Banks, RERA, BDA, and BIAAPA. The project was launched on 5th September. Booking is open for Phase 1 with 567 units. People interested in this project can call us for

assistance and visit the site.

6. How much is Birla Trimaya Rent?

Birla Trimaya Rents will tentatively range from Rs 20,000 to Rs 75,000 per month. Since Birla Trimaya is near to International Airport, IT Parks, and Tech Hubs, the project will fetch high rental returns. The project development is ongoing, and the apartments will be available for rent before December 2028.

7. How are Birla Trimaya Phase 1 reviews?

Birla Trimaya Phase 1 reviews are rated 'Excellent' by Property Experts of India with a score of 4.6 out of 5. The review has been provided based on the project's design, location, and amenities.

8. What is the latest news on Birla Trimaya Phase 3?

Birla Trimaya Phase 3 has been launched on 02 February 2025. Phase 1 and Phase 2 of Birla Trimaya are already huge hits. **Phase 3 offers 463 apartments and villaments** at prices starting from 1.1 CR. There are several special price discounts for the EOI submitters and early bees.

9. Who is the Chief Architect of Birla Trimaya?

The chief Architect of Birla Trimaya is Broadway Malyan, an Internationally recognized Architectural firm known for creating landmark developments across the world.

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About Builder

Birla Estates Private Limited is a well-known real estate company owned by Century Textiles and Industries Limited. It is the real estate wing of the large and reputed Aditya Birla Group of Companies. It was formed to build the best homes for people in the country. K T Jithendran is the MD and CEO of Birla Estates.

Birla Estates, the most trusted brand for real-estate investments, mainly operates in 3 main Indian Cities, namely, Bangalore, Mumbai, and NCR. Let's see why Birla Estate has become the most successful and most trust-worthy real estate company in the country.

Powered by Legacy: The company carries a hundred-year legacy of its parent company Birla Group. The firm's commitment and values to deliver the best outputs to the clients and stakeholders have led them to their success story.

LIFEDESIGNED Homes at Birla: Homes at all the Birla residential projects are designed to create spaces that are best suited to lead a hearty and healthy life. This is achieved by providing ample ventilation and lush natural light to flow through the homes.

World-class facilities: Birla Estates' properties offer a wide range of modern amenities and facilities to bestow an elevated lifestyle to the residents. The facilities offered in the Birla projects include a modern clubhouse, swimming pool, sports facilities, parks, gardens, and many more.

Diverse Portfolio: Birla projects varied options to the customers ranging from affordable housing to premium homes. The project includes residences of various sizes, prices and styles to match the requirements of customers.

Quality at its best: The Birla projects are known for quality constructions and superior designs with specifications, including top-class materials and fittings.

Customer-first approach: The customer-centric approaches of Birla Estates have made it the most preferred real-estate firm for home buying. The firm ensures to address customer issues and responds with earnest solutions.

On-time delivery and possession: The efficient project management techniques and excellent execution methods through advanced construction procedures help Birla projects lead to timely completion of projects.

Nature-centric projects: Birla Projects promises a world-class residential experience while ensuring to protect and preserve the environment it stands on.

Commitment: Birla Estates' value-centric decisions and actions set them apart from other real estate firms.

The company is a leader in the sector and is well-known for building the best homes. It pours its wealth of knowledge into every project and has a well-earned name for completing its projects on time. It has ongoing housing projects in Mumbai, Bangalore, and NCR.

People who buy a home from Birla Estates Private Limited are assured that their dwellings are the best. These grand homes are fine examples of design and engineering. The builder pulls out all the stops to provide the most luxurious living spaces.

Prestige Somerville is a grand township project in Marathahalli, near Whitefield, East Bangalore. The project, set on 6.58 acres, offers 306 units of 3, 3.5, and 4 BHK sizes. These homes are distributed across 2 big towers, each featuring 17 floors. Apartment prices start from Rs 2.62 Crores.

Prestige Raintree Park is an elegant 107-acre township with apartments and a tech park by the Prestige Group. At Whitefield Main Road, eastern Bangalore, it has 1368 homes of 3 and 4 BHK. It is laid out with the best amenities. There is a clubhouse, gymnasium, and swimming pool here.

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Birla Trimaya Blogs

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Aerospace Park

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