

THE GOLDEN THRESHOLD PROJECT

A LANDMARK IN THE LAP OF NATURE



**GT
LANDMARK**

ONE-OF-A-KIND PLOTTED DEVELOPMENT



BMRDA & RERA APPROVED

PRM/KA/RERA/1251/309/PR/051225/008317

📍 Arasinakunte, Nelamangala, Bengaluru





Crafted Plots

Thoughtfully Planned for Modern Families

Discover a thoughtfully Planned Plotted Layout that blends peaceful natural surroundings with Bengaluru's fast-growing urban infrastructure.

GT Landmark is designed for families who value long-term appreciation, lifestyle comfort, and a secure, well-connected future. Every plot is crafted to offer freedom, flexibility, and a sense of belonging.

16.67

Acres

258

Plots

46%

Open Space

40+

Amenities





Living with Peace

Secure, Thoughtful,
Naturally Enriched

At GT Landmark, Everyday living is shaped by a sense of calm and confidence. Well curated lifestyle amenities and ample green spaces come together to create a community where safety feels effortless, leisure feels natural, and nature is part of daily life.

Approved by BMRDA and RERA, with Clear Titles and Documentation, GT Landmark gives you the confidence of a safe & reliable investment.

RERA

Approved

BMRDA

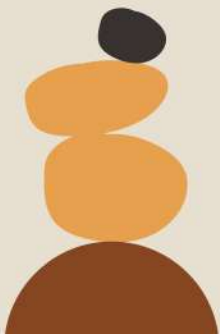
Approved

3000+

Plants

24x7

Security







The Clubhouse

The clubhouse at GT Landmark stands at the heart of the community, thoughtfully designed to support wellness, leisure, work, and social living.

With refined indoor spaces, active and relaxation zones, and serene design elements, it offers residents a seamless blend of comfort, productivity, and everyday luxury.



Every **Generation.**

Every **Lifestyle.**

Every **Moment.**

Every **Day.**



A Heaven of Luxury and Comfort

The clubhouse's architecture combines function and aesthetics, welcoming the morning sun and shading against the afternoon heat.

Form and function at its finest.



Play More

Experience boundless joy at Promise of Spring, where vitality flourishes and spirits soar. Uncover a vibrant community where play is central to a dynamic lifestyle, nurturing connections and well-being in every shared moment. Rejuvenate, connect, and embrace every day as a journey of happiness in this spirited haven.



Futsal Court



Basketball Court



Box Cricket



Pickleball Court



Table Tennis Court



Paddle Tennis Court



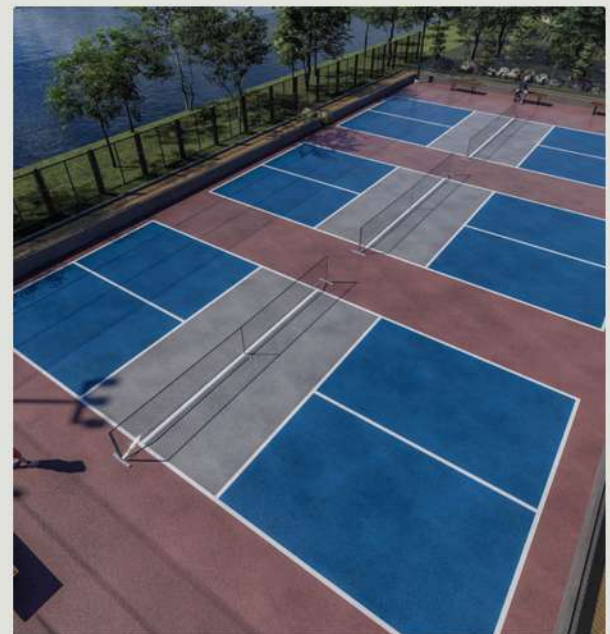
Kid's Play Area



Games Room



Billiards Room

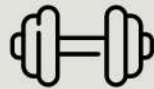


Live More

Experience elevated living at Promise of Spring, where the clubhouse serves as the heart of your lifestyle. It's a sanctuary of well-being, a social hub for memorable gatherings, and a retreat for daily rejuvenation. Here, life becomes an art form, with spaces designed to inspire your routine and enrich every aspect of your day.



Yoga Studio



Indoor Gym



Outdoor Gym



Swimming Pool



Banquet Hall



Mini Theater



Tree Plaza
with Seating



Leisure Park



Senior Citizen Park





Our Lush Lifeline

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18,000 sqft

Clubhouse

1,500 sqft

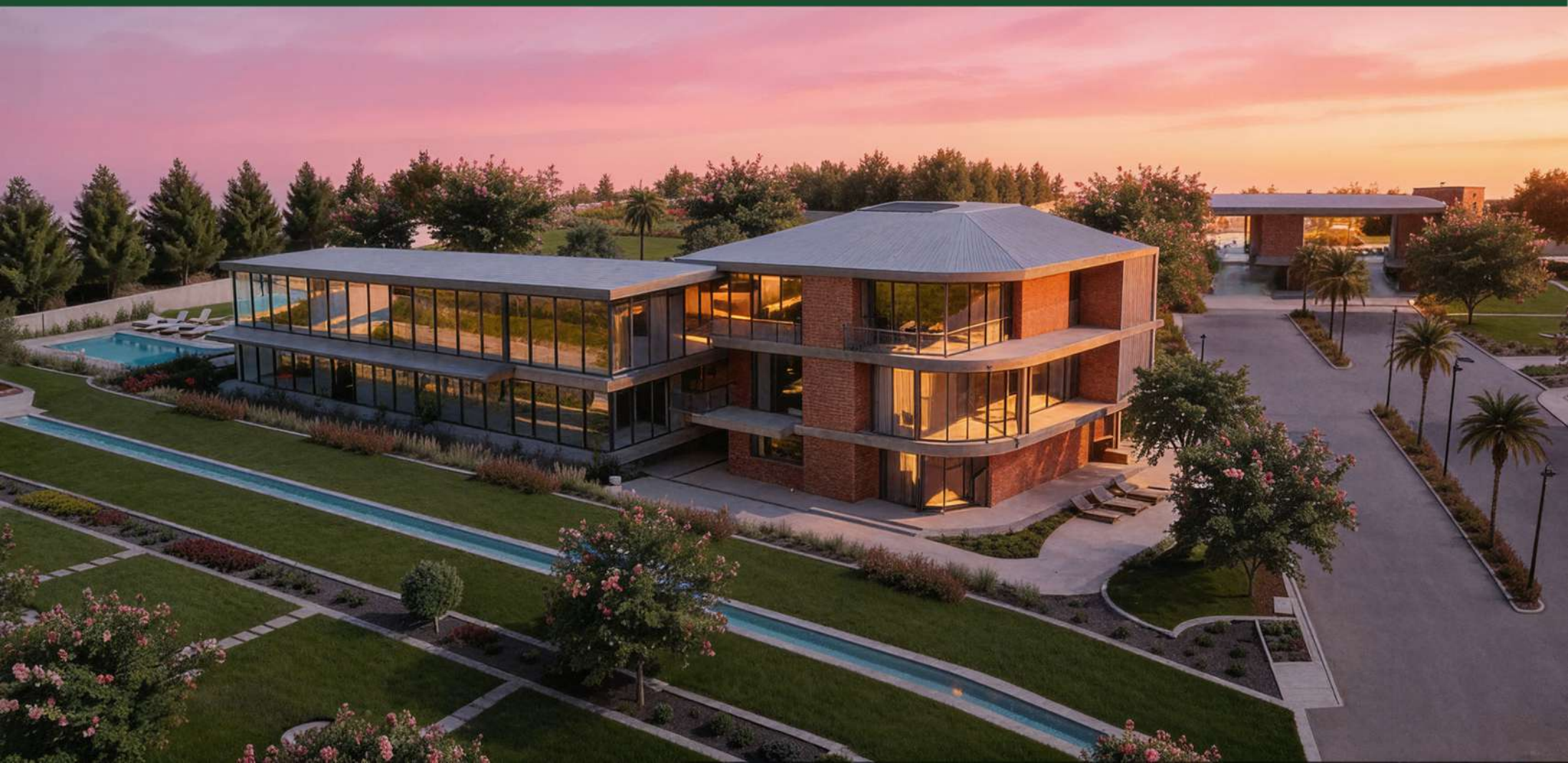
Swimming Pool

120 ppl

Multipurpose Hall

15

Indoor Games





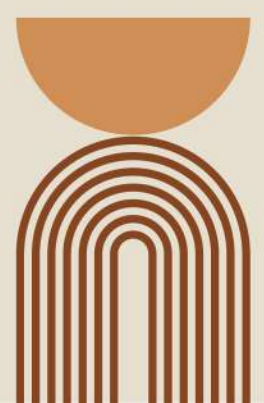
Planned with Sophistication,
Sense and Sensibility





Site Types

- 30x40
- 30x45
- 30x50
- 40x40
- 40x50
- 30x70
- Other



What it Means to Be Amidst **3000+** **Trees?**

Biodiversity Improved

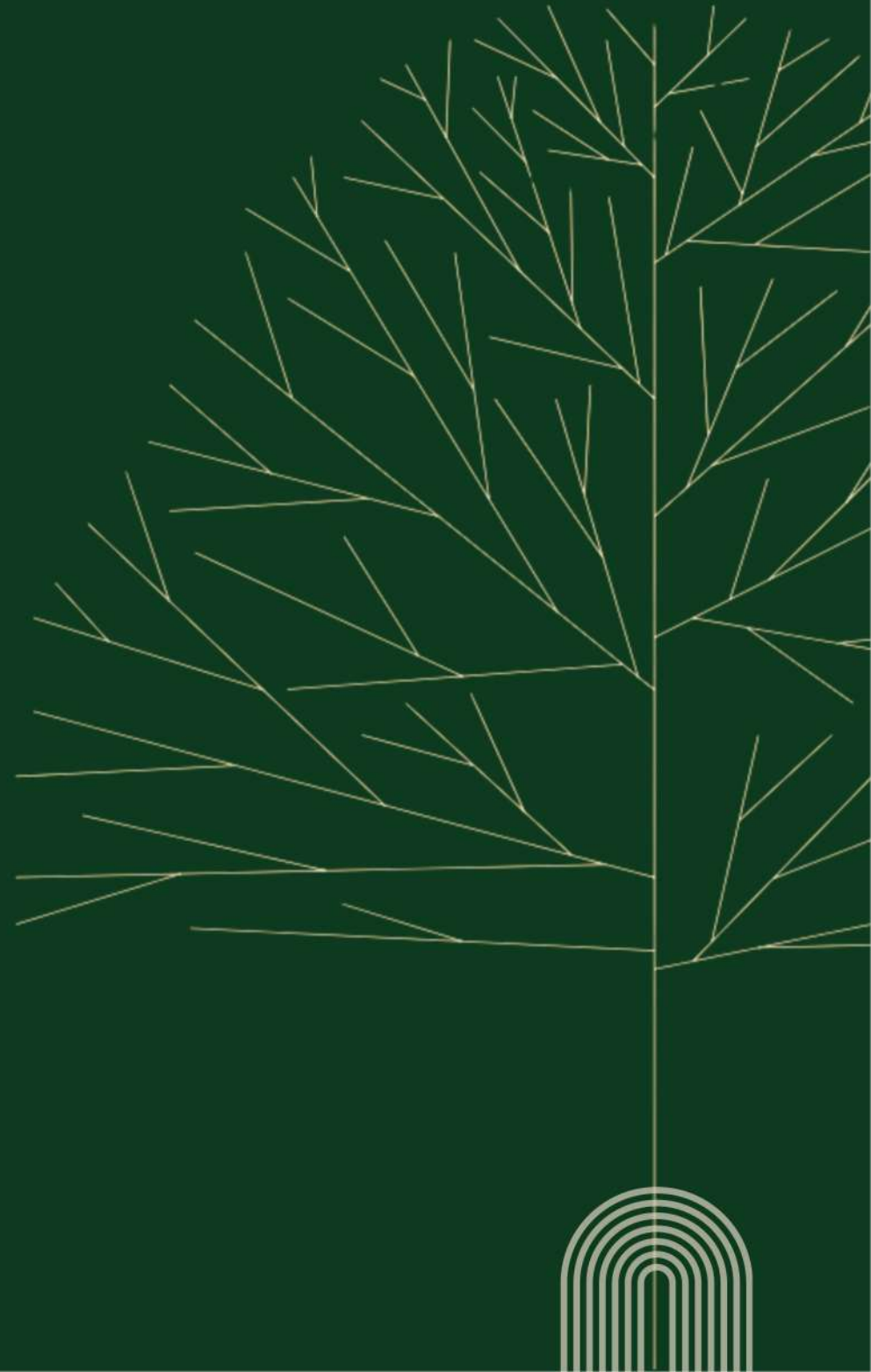
Air Quality Better

Temperature

Regulation

Water Conservation

Scenic Views



A Grand Start to Every Journey

Start and end every journey in absolute bliss. With 12 and 9 metre inner roads, two entry plazas and ornate walkways, navigation is uncomplicated at Melodies of Life.

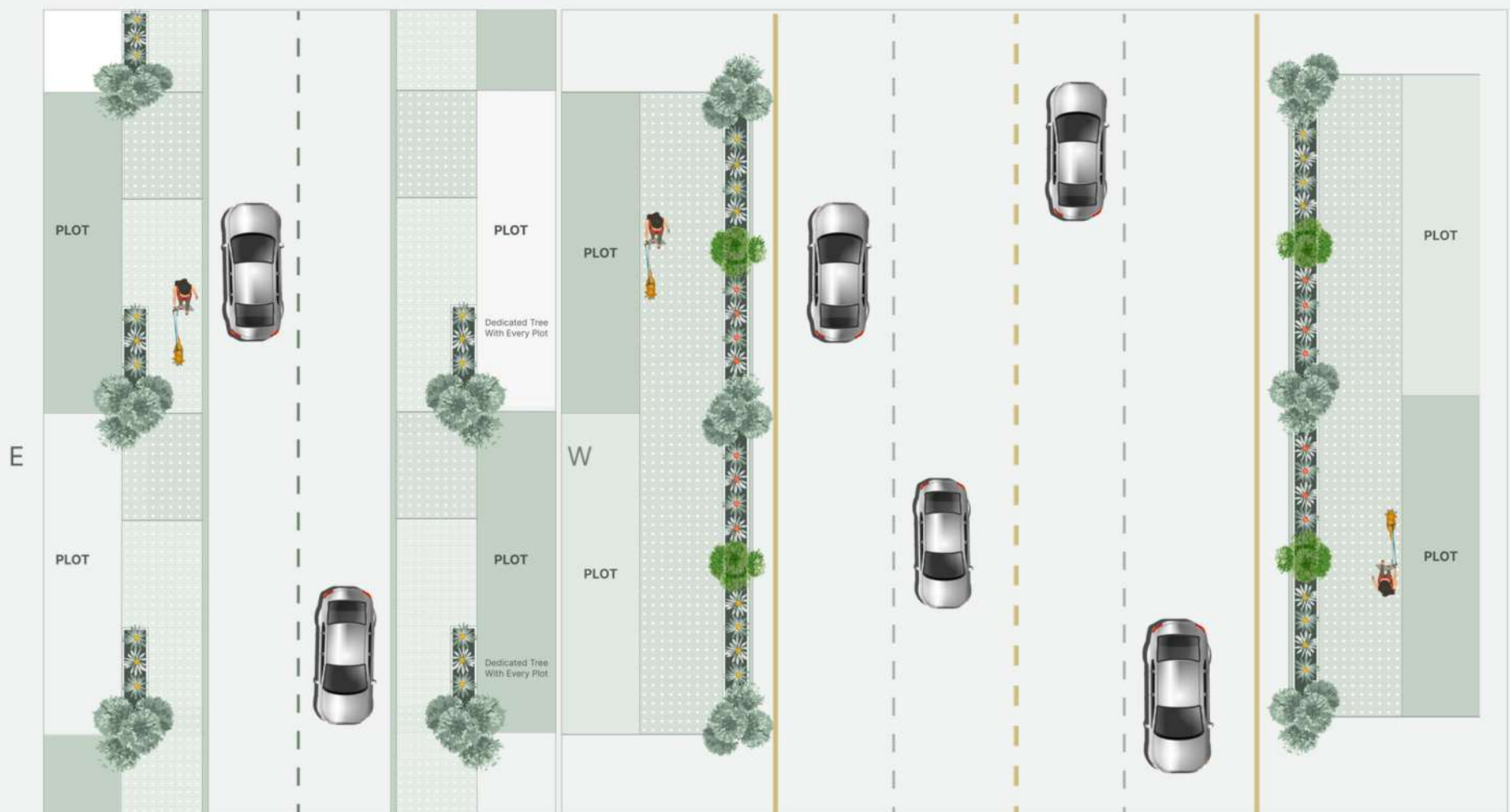


Infrastructure Development

These wide, chamber-free roads are designed for smooth traffic flow, safety, parking, and accessibility. Dedicated walkways and bicycle lanes improve convenience, complemented by ample greenery and tree-lined streets that foster an inviting atmosphere. The presence of trees adds natural elegance to this meticulously planned infrastructure

9 Meter Roads

18 Meter Road



All the Things that Make GT Landmark of Life a **Perfect** **Little Place to Live**



Roads & Pathways

- Internal roads with concrete finish.
- Pedestrian pathways along the driveway with paver finish.
- Landscaped avenue plantation on either side of the road.
- Road and plots with signages & plot numbering.
- Each plot will have a defined access finished in concrete/paver from the approach road.



Water Conservation

- Treated water used for landscape irrigation.
- Recharge pit for rainwater harvesting.



Energy Conservation

- Energy efficient fixtures for common areas.
- Timer controlled streetlights.
- Clubhouse with ample natural lighting and ventilation.



Common Green Spaces

- Avenue plantation for internal and master plan roads.
- Low maintenance plants along the roadside.



Electrical

- LED light fixtures in common areas.
- 100% DG Backup for the common service areas.
- Underground conduits provision for fibre cables.
- Underground power lines to distribute power from the transformer yard up to the feeder pillar.
- Provision to lay electric cable lines from feeder pillars to individual plots.



Plumbing

- Underground sanitary line network from STP till the plot entry.
- Underground water supply lines till the plot entry.
- Drip irrigation network for majority of the common landscape areas.



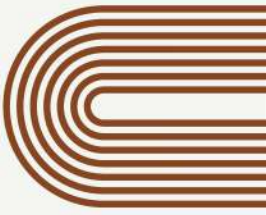
Services

- Sewage treatment plant.
- Centralized underground sump supplying treated water.
- Overhead water tank for domestic water supply till the plot entry.
- Organic waste converter.



Safety & Security

- Security cabin with boom carriers.
- Peripheral boundary with entry and exit signages.
- CCTV surveillance at the entry and exit points, service yard, and kids' play area.





Why investment in
GT Landmark a Goldmine



Strategic Growth Corridor

Located on **NH-48 (Tumkur Road)** with direct access to Bengaluru's fastest-growing western and northern zones.



Mega City-Scale Development

Backed by the upcoming **KWIN City** an transformational urban project driving long-term demand.



Early-Stage Price Advantage

Land prices are still affordable today, with **strong appreciation potential** as infrastructure and jobs move in.

KWIN CITY

The Future Economic Engine

Highway expansion, expressway access, and planned infrastructure upgrades are rapidly improving connectivity. Better access leads to faster development, higher demand, and stronger long-term returns on land investments.

The Value Multiplier

Connectivity & Infrastructure Boom

A large integrated smart city focused on healthcare, education, research, and innovation. This creates massive employment, continuous housing demand, and sustained land value growth in surrounding areas..



STRR
Bengaluru Satellite
Town Ring Road

Doddaballapur Road
Bengaluru - Doddaballapur
Highway

Tumkur Road
Bengaluru - Pune
Expressway

Nelamangala

Extension
Metro Station

Madavara
Metro Station

BBC
Bengaluru Business
Corridors

TRR
Nelamangala
Town Ring Road

Mangalore Road
Bengaluru - Mangalore
Expressway



Golden Circle of North Bengaluru

Positioned at the heart of North Bengaluru's most powerful road, metro, and business corridors, GT Landmark enjoys a rare location advantage. It stands at the centre of seamless, future-ready connectivity shaping the region's next growth chapter.

30
MINS

STRR (Satellite Town Ring Road)

Growth That Comes Full Circle

A future-ready ring road unlocking new investment corridors and long-term value around Bengaluru.

18
MINS

BBC (Bengaluru Business Corridor)

Powering Business Momentum

A strategic corridor accelerating commerce, connectivity, and capital appreciation.

15
MINS

Madavara Metro Station - Extension (DPR)

Urban Reach, Extended

Proposed metro expansion till Tumkur, bringing faster commutes and higher liveability closer to home.

10
MINS

Nelamangala - Doddaballapur Highway

Linking Tomorrow's Growth Hubs

A vital connection driving industrial growth and residential demand across emerging zones.

10
MINS

Bengaluru - Mangaluru Expressway

From Silicon City to the Coast

Seamless connectivity opening new horizons for business, tourism, and wealth creation.

5
MINS

Bengaluru - Tumakuru - Pune Expressway

Speed That Multiplies Value

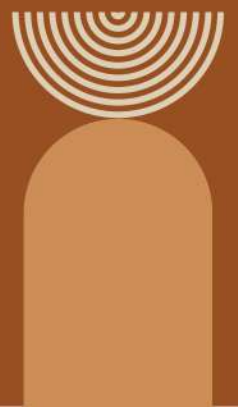
A high-impact expressway fueling inter-city trade, mobility, and future-forward investments.

5
MINS

TRR (Town Ring Road)

Closer. Faster. Smarter.

Enhanced city circulation that brings people, opportunities, and destinations closer together.





Devanahalli →



Presidency University

Our Native Village
Eco & Pet Friendly Resort

Hesaraghatta



APMC Market
Dasanapura

Tata New Haven

Nagaruru Lake

DS-MAX
Sky Banquet

The Golden
Palms Resort

BMN
Public School

ORCHIDS
International School

Madavara
Metro Station

IKEA

Acharya Institute
of Technology

Sapthagiri College
of Engineering

Makali

Bengaluru Business
Corridor Ring Road
Aka NICE Road

← Mgadi Road - Mysore Toll

TTR
Nelamangala
Town Ring Road

→ Sondekoppa
Road

STRR
Bengaluru Satellite
Town Ring Road

Shreyas Yoga
Retreat

Magnum International
School

Harsha Institute
of Technology

Nelamangala
Railway Station

Nelamangala
Lake

Shree Dhanvantari
Multi speciality
Hospital

Elite International
School

Binnamangala
Lake

Amrutha
Superspeciality
Hospital

Harsha International
Public School

Vidhya Shekhar
PU College

D Mart

Nelamangala
Town

Harsha
Hospital

Jupiter
Hospital

Kanva Public
School

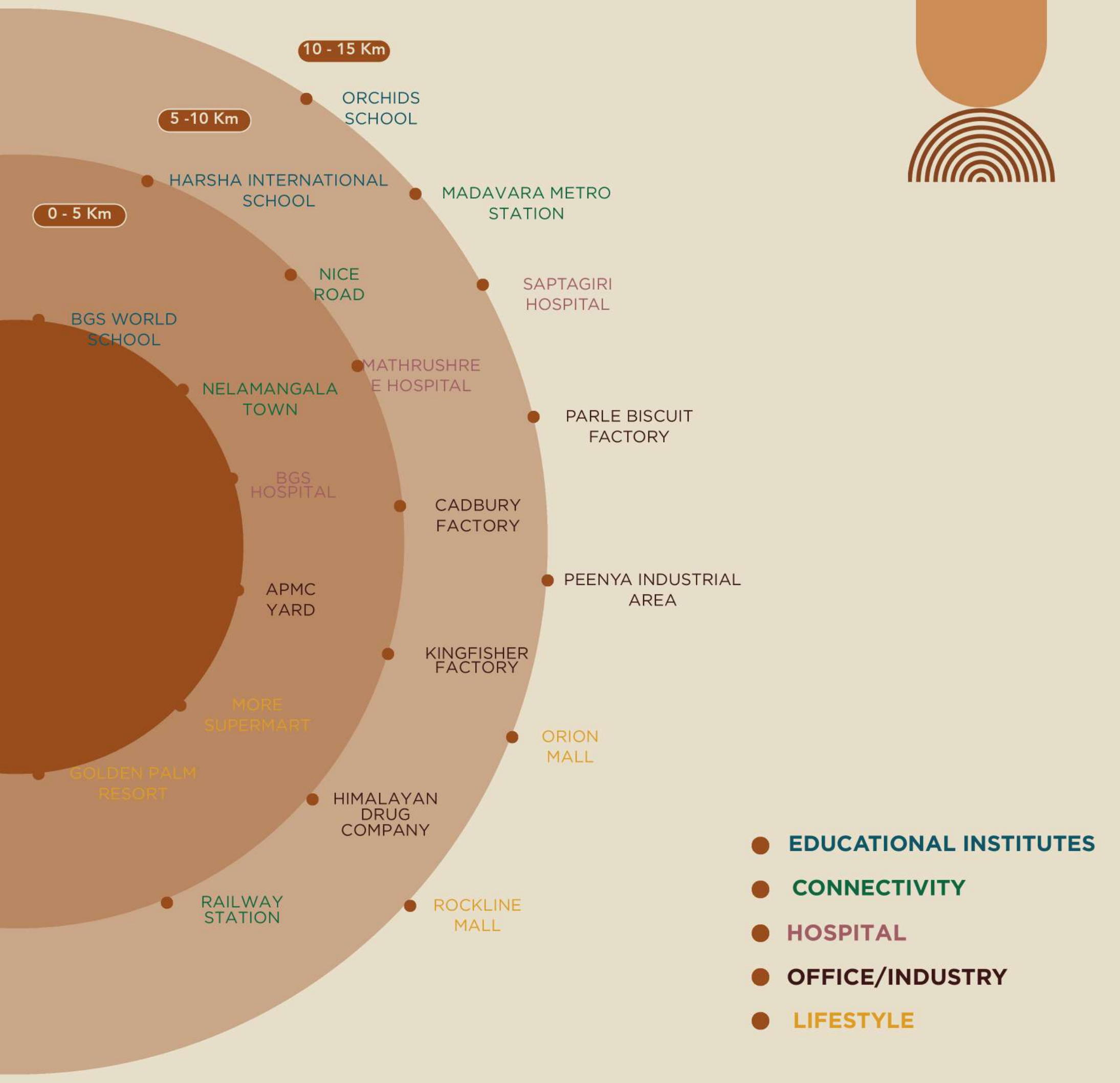
Navkis Residential
Pre-University College

Soundarya
Sapphires

Abhay
Vasishtha
Hospital

← Tumkur - Dobbaspeth

← Mangalore - Hassan - Kunigal





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