



AMEYA HEIGHTS
BUILDING SPACES · SHAPING LEGACIES

FOUR 94



Retail, dining & offices on a corner the whole neighbourhood passes.

BASAVESHWARA NAGAR · B + G + 3 · RETAIL · F&B · OFFICES

DEVELOPED & OPERATED BY AMEYA HEIGHTS · WEST BENGALURU



*“We don’t just build it and hand over the keys.
We build it, own it, and run it.”*



Built, owned & operated

FOUR 94 isn’t built to sell and walk away. As a new developer, we keep and manage what we build — so our name stays on the line long after handover.



Clear, verified title

Ownership is clean and verified, and the documents are available for your review before you commit. No ambiguity, no surprises.



Accountable, long term

Because we operate the building ourselves, maintenance, standards and tenant relationships are our responsibility — not someone else’s problem.

FOUR 94 · BASAVESHWARA NAGAR · WEST BENGALURU

● THE BROCHURE

Inside FOUR 94.



Everything worth knowing about FOUR 94, in four short chapters — who builds it, where it stands, how it is planned, and why it will carry your business forward.



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I The people—and the promise—behind it.



Who we are, how we work, and why an owner-operator builds differently from a developer who sells and disappears.

ABOUT AMEYA HEIGHTS

● ABOUT AMEYA HEIGHTS

We build. We operate. We stay.



Ameya Heights is a new-generation developer with one firm principle: **we keep and run what we build**. FOUR 94 is our commercial address in the heart of West Bengaluru — designed not simply to be built, but to be owned, managed and cared for by us for years to come.

That model changes everything. When the developer is also the long-term operator, quality isn't someone else's problem after handover — it's our reputation, every day the building stands.

Owned & operated

A LASTING STAKE

We continue to own and manage the property long after completion.

Clear legal title

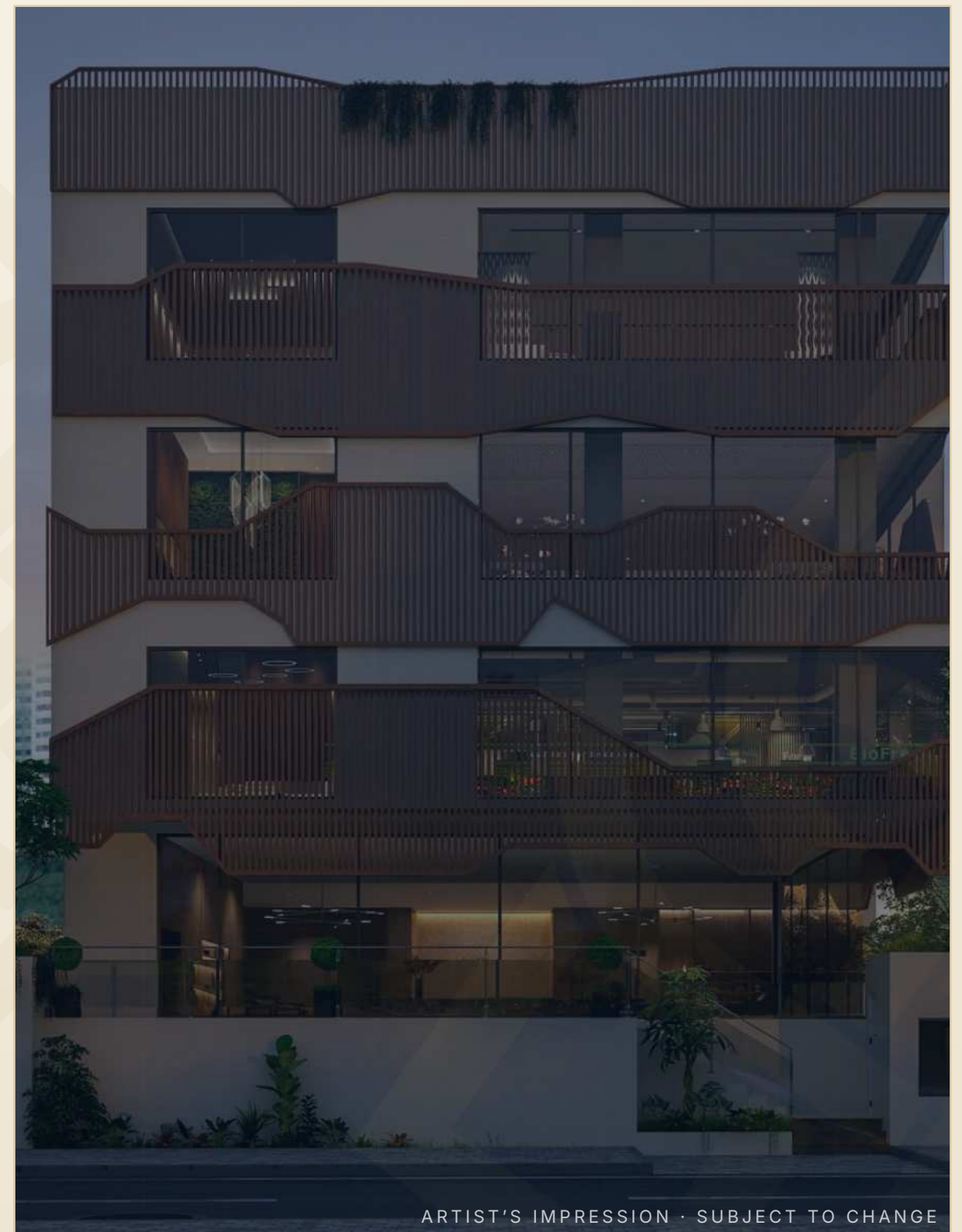
FULLY VERIFIED

Ownership documents are verified and available for your review.

Long-term care

BEYOND COMPLETION

We stay invested in the building well beyond the day it opens.



ARTIST'S IMPRESSION · SUBJECT TO CHANGE

II

A corner the city already passes.



The address, the neighbourhood around it, and the market that carries it forward.

THE ADDRESS · THE LOCALITY · THE MARKET

● THE ADDRESS

A prime corner, built for business.



FOUR 94 sits on a prominent corner where two 44 ft roads meet — two full frontages, two approaches and visibility from every direction. It's the kind of address that draws footfall and builds a lasting presence.

Structured as B + G + 3: flagship retail, restaurants and cafés at street level, professional office floors above, and a corporate floor to crown it — all wrapped in a timber-louvred façade and full-height glazing.

● DUAL CORNER · TWO 44 FT ROADS

● B + G + 3

● STANDOUT VISIBILITY

● COMPLETION 2027



#494, 15th Main Road · Basaveshwara Nagar · West Bengaluru



ARTIST'S IMPRESSION · SUBJECT TO CHANGE



FOUR 94 · #494, 15th Main Road, Basaveshwara Nagar

Pins arranged for clarity; distances are approximate and not to scale. Basaveshwara Nagar lies west of Chord Road.

● THE LOCALITY

An address your customers already know.

Basaveshwara Nagar is one of West Bengaluru's most established neighbourhoods — a lived-in mix of homes, offices and enterprise. Banks, retail, supermarkets, pharmacies, cafés and restaurants all sit within walking distance.

It's framed by names the city already knows — Orion Mall, Mantri Square, respected hospitals and colleges, and two Green Line metro stations close by. An established customer base is already here.

0.5 km
TO NEAREST
METRO

4
HOSPITALS
WITHIN ~1.5 KM

2
MALLS WITHIN 4
KM

THE MARKET

A market that carries you forward.



Bengaluru is India's largest and one of its fastest-growing office markets, with sustained demand for commercial and retail space. A business here is carried by a deep, resilient market — and by a neighbourhood whose values keep climbing.

+44%

Basaveshwara Nagar residential values, past 3 years

+25%

Local land values, past 1 year — scarce supply, rising demand

₹16,000

Indicative local value per sq ft — a mark of the area's standing

THE TAKEAWAY



An established address — and a rising one.

FOUR 94 sits in one of West Bengaluru's most established, fast-growing neighbourhoods — strong commercial activity, rising values and deepening demand for space. An exceptional location today, and enduring value for the future.

Local figures: 99acres (2026); office-market context: Colliers, JLL & Cushman & Wakefield (2025). Figures are market indicators, not a guarantee of returns.

III

Designed for modern businesses.



The plan, the structure and the detail that make FOUR 94 a flexible, efficient commercial address — every floor drawn to maximise usable, column-free space.

DESIGN · THE BUILD · FLOOR PLANS · SPECIFICATIONS

Warmth in wood, light and line.



Timber-louvred façade

A screening louvred exterior that tempers heat, draws in daylight and gives the building a distinctly premium presence.



Full-height glazing

Floor-to-ceiling glass floods every level with light and opens interiors to the street below.



Column-free plates

A post-tensioned RCC frame spans the whole floor — open, pillar-free interiors on every level.



Landscaped greenery

Considered planting at the entrance and terrace edges makes for a refreshing, welcoming arrival.



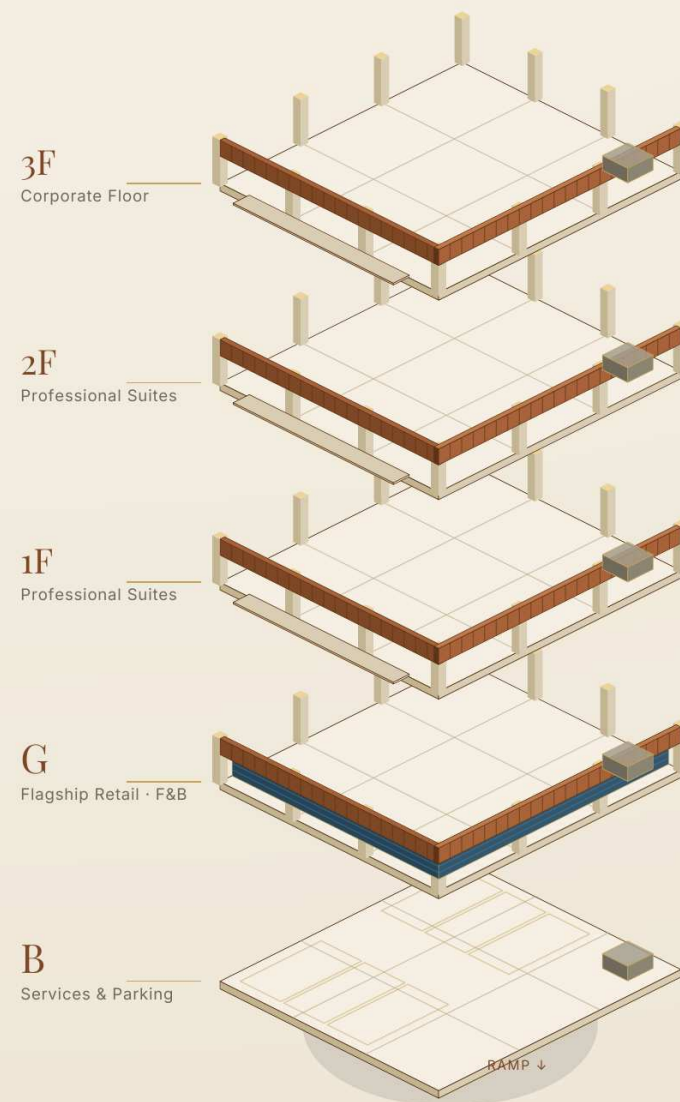
Premium common areas

High-quality finishes through the lobby and shared spaces — a refined experience at every turn.



Corner, two frontages

Positioned on two roads, the building enjoys exceptional visibility and access from multiple directions.



Post-tensioned, column-free plates · centrally planned lift-and-stair core · ramped basement access.

● THE BUILD

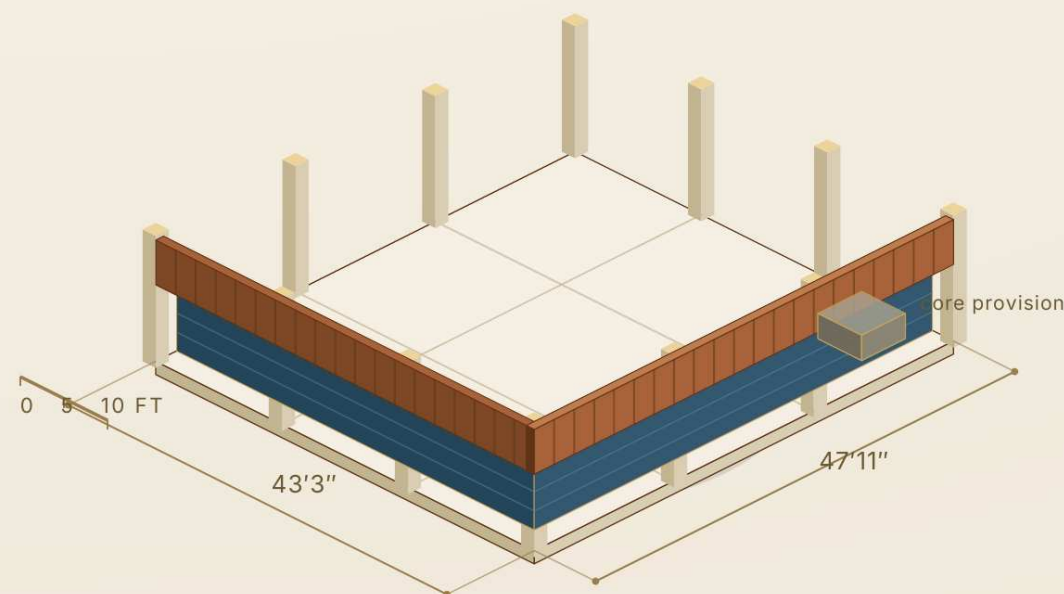
Built with purpose.



Every floor at FOUR 94 is planned to maximise usable space. Open, pillar-free plates give businesses complete freedom to shape their interiors; a centrally planned lift-and-staircase core keeps movement efficient; and the modern façade delivers excellent visibility from both roads.

Structure	RCC · post-tensioned
Interiors	Open · column-free
Lift & staircase core	Space-efficient
Façade	Timber louvre + glazing

AXONOMETRIC · DRAWN TO SCALE · POST-TENSIONED COLUMN-FREE SPAN



● GROUND FLOOR

1,808 SFT

Ground — the shopfront.



A spacious, pillar-free floor to design your store, showroom or restaurant exactly as you wish — opening straight onto two road frontages.

Column-free frontage

An open plate you shape into a store, showroom or dining space.

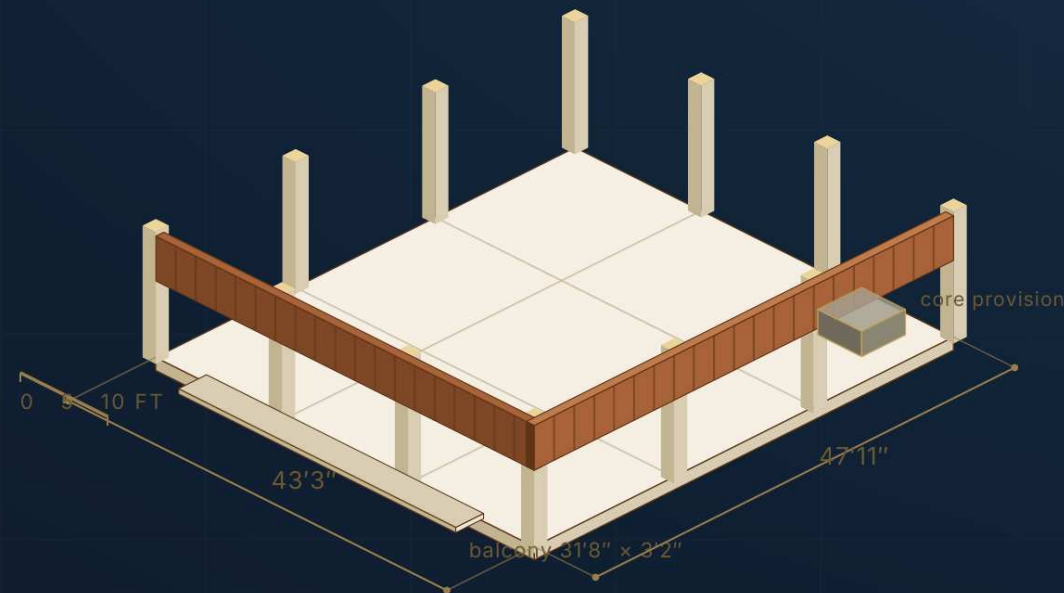
Visibility from two roads

A corner position with access and signage on two sides.

Efficient building access

A lift-and-stair core placed to maximise usable retail space.

AXONOMETRIC · DRAWN TO SCALE · POST-TENSIONED COLUMN-FREE SPAN



● FIRST — THIRD FLOOR

2,135 SFT

Office floors — open & flexible.



A 2,135 SFT plate with no internal pillars — complete freedom to plan your workspace. First, second and third floors share the same efficient layout.

Open, column-free plate

No mid-space columns — design the whole floor around your team.

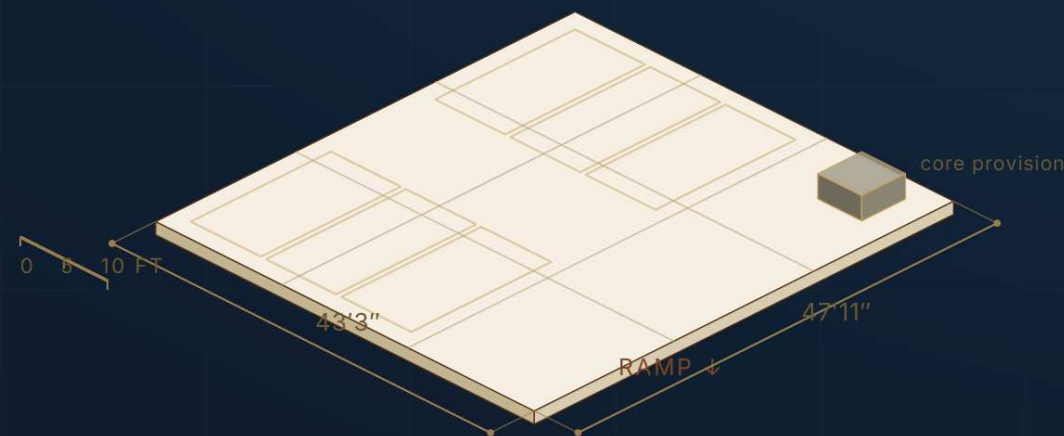
Private balcony strip

Every floor opens to a slim balcony edge for light and fresh air.

Consistent floors

1F–3F share one efficient plate, suited to a wide range of businesses.

AXONOMETRIC · DRAWN TO SCALE · POST-TENSIONED COLUMN-FREE SPAN



● BASEMENT

B

Basement — services & parking.



Covered parking on an open, pillar-free deck that makes vehicle movement effortless, with a dedicated ramp and a lift-and-stair core to every floor.

8 cars + ~20 two-wheelers

Convenient covered parking, plus Metro just 0.5 km away for low car-dependence.

Open, pillar-free deck

More room and easier movement in and out.

Ramped, secure access

A dedicated entry-and-exit ramp with secure access.



A location that keeps you connected.



FOUR 94 is placed for effortless access — to public transport, business hubs, shopping, healthcare, education and everyday conveniences.

PUBLIC TRANSPORT

Mahalakshmi Metro GREEN LINE · NEAREST	0.5 km
Rajajinagar Metro GREEN LINE	1.2 km
Sandal Soap Factory GREEN LINE	1.3 km
Yeshwanthpur Jn RAILWAY	5.8 km
Kempegowda Airport INTERNATIONAL	~35 km

HOSPITALS & PARKS

Fortis Hospital RAJAJINAGAR	~1.5 km
ESIC Model Hospital RAJAJINAGAR	~1.5 km
Panacea Hospital MULTI-SPECIALITY	~1 km
Basaveshwara Nagar Park NEIGHBOURHOOD	~0.5 km
KHB Colony Park GREEN SPACE	~0.8 km

MALLS, WORK & SCHOOLS

Orion Mall RETAIL & LEISURE	2.5 km
Mantri Square SAMPIGE ROAD	4 km
Rajajinagar IT Park CHORD ROAD	~2 km
Basaveshwara College FIRST GRADE	0.7 km
MES Vidyasagar PU COLLEGE	~1.4 km

Distances are approximate and indicative.

● AT A GLANCE

The complete specification.

THE ASSET

Configuration	B + G + 3
Plot	Dual corner · two 44 ft roads
Structure	RCC · post-tensioned
Interior span	Column-free · near-100% usable
Façade	Timber louvre + full-height glazing
Title	Clear · verified · docs on request
Availability	For lease & build-to-suit
Expected completion	2027

THE FLOORS

Ground — retail, dining & cafés	1,808 SFT
First floor — office	2,135 SFT
Second floor — office	2,135 SFT
Third floor — corporate	2,135 SFT
Typical plate	43'3" × 47'11"
Private balcony (all floors)	31'8" × 3'2"
Basement	8 cars + ~20 two-wheelers
Core	Lift · lobby · stairs

SERVICES & SYSTEMS

- DG POWER BACKUP
- RAINWATER HARVESTING
- FIBRE READY
- 24×7 CCTV
- PASSENGER & SERVICE LIFT
- PROMINENT SIGNAGE ZONES
- ROOFTOP & TERRACE
- LANDSCAPED ENTRANCE
- FIRE NOC ON COMPLETION

Everything a premium address should have.



Column-free floor plates

Post-tensioned beams span the whole floor — no mid-space columns.



Rooftop & terrace

A landscaped open-air space to gather, host and unwind above the city.



Cross-ventilation & daylight

Full-height glazing and a dual-frontage plan bring light and air to every floor.



Basement parking

Covered parking for 8 cars and ~20 two-wheelers, plus Metro 0.5 km away.



Passenger & service lift

A lift core serving all floors, sized for retail and office movement.



Power backup (DG)

Diesel-generator backup for common areas and essential loads.



24×7 security & CCTV

A security cabin at grade with round-the-clock camera coverage.



High-speed / fibre ready

Provision for high-speed internet and fibre connectivity throughout.



Rainwater harvesting

Rooftop rainwater harvesting for a responsible, efficient building.

● WHY CHOOSE FOUR 94 · WHO IT'S FOR

One address, many reasons.



01

Prime corner location

Two 44 ft roads — excellent visibility and easy access from both sides.

02

Established neighbourhood

A lived-in West Bengaluru locality with steady daily footfall and a ready customer base.

03

Spaces for every business

Retail and dining below, flexible offices above, a corporate floor to crown it.

04

Column-free & flexible

Open, pillar-free plates you can plan exactly around how you work.

05

Excellent connectivity

Metro 0.5 km away, plus IT parks, malls, hospitals and schools close by.

06

Built, owned & operated

A developer who keeps and runs the building — clear title and lasting accountability.

IDEAL FOR retail stores & showrooms · restaurants, cafés & quick-service · consulting firms, clinics, studios & agencies · banks & customer-facing businesses · corporate headquarters · and businesses planning to grow. * Subject to applicable conditions.



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Book a private site visit.

FOUR 94



#494, 15th Main Road, 3rd Stage, 1st Block, Basaveshwara Nagar, West Bengaluru
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AVAILABLE FOR LEASE · BUILD-TO-SUIT WELCOME · ONLY FOUR LEASABLE LEVELS

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Renderings are artist's impressions. Dimensions are indicative and subject to final construction drawings. Expected completion 2027. Title clear and verified;
ownership documents available on request.