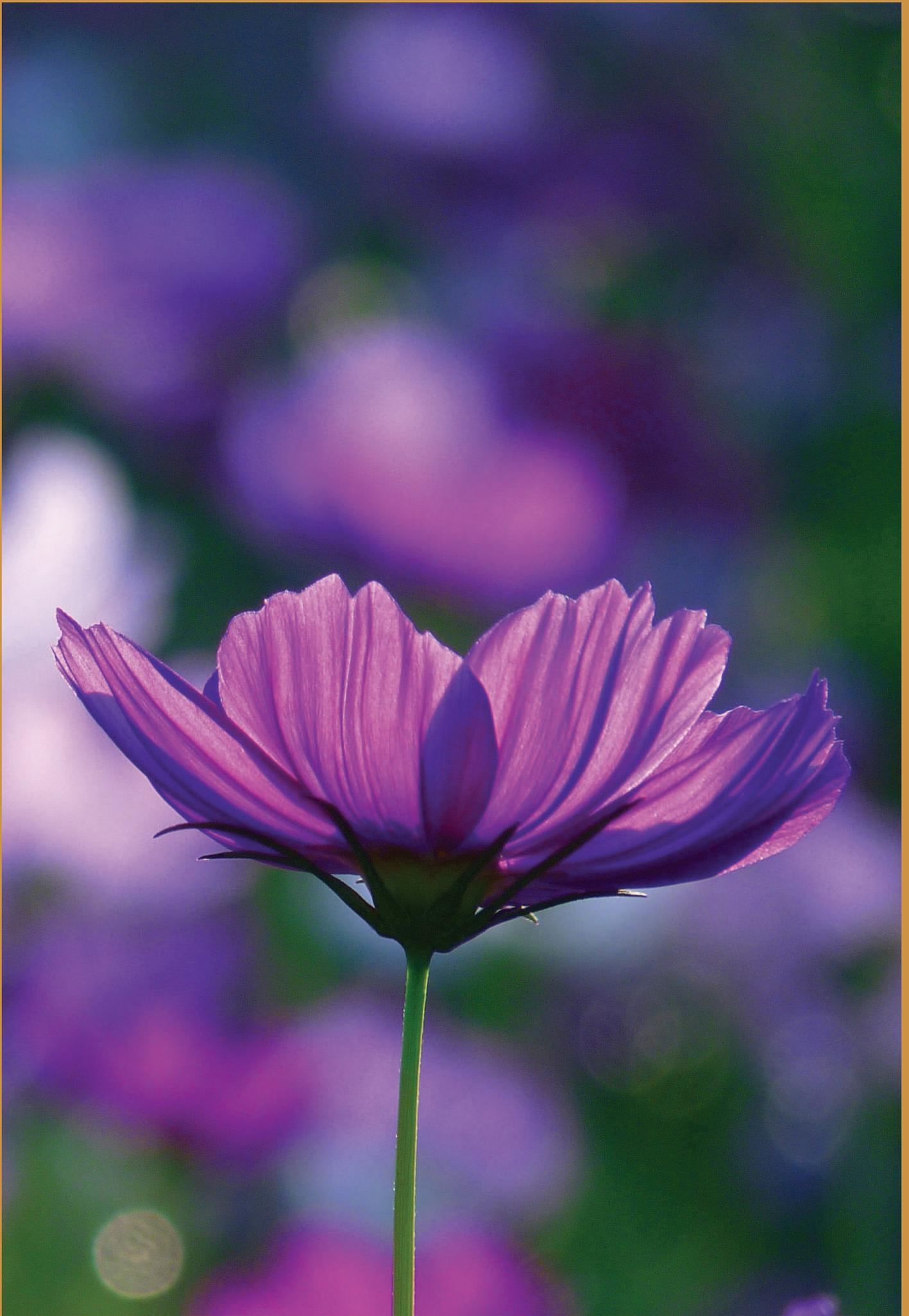


SAPTHAGIRI  
**NIRVANA**  
FIND YOUR CENTRE

 *Varthur-Gunjur Road, Bengaluru*



“

We wander far, we chase our dreams,  
Through bustling city roads,  
But sometimes in the noise and race,  
We lose the smile on our faces.

So take a breath, and gently see,  
In your home, so full, so free,  
Unfold as you're meant to be.

”







## *Find Your Centre*

Find Your Center in spacious 2 & 3 BHK boutique apartments with 85% open areas, lush greenery, and modern amenities, close to everything important for a peaceful and elegant lifestyle.

Located in Gunjur, Bengaluru, along the Varthur - Sarjapura Road, Sapthagiri Nirvana helps you find your center in 95 exclusive units. Here, you feel a gentle release from the city's rush, as the space around you allows your spirit to breathe and expand, much like a butterfly spreads its wings in its first flight.



# Find Your Centre

## For Seamless Connectivity



Close to Balagere, Varthur Road, and Varthur, Sapthagiri Nirvana is near Infosys's upcoming IT SEZ in Sarjapur and the future world-class university by the Azim Premji Foundation in Gunjur.



Families at Sapthagiri Nirvana benefit from nearby top schools like TISB, Greenwood High, TCIS Whitefield, EuroKids, and Maple Bear Canadian Preschool, providing a strong educational foundation for their children.



Sapthagiri Nirvana on Gunjur Main Road ensures easy connectivity to Whitefield, Sarjapur Road, and other key areas of Bangalore, offering convenient access to public transport and highways for both work and leisure.



At Sapthagiri Nirvana on Gunjur Main Rd., enjoy diverse dining options from local favorites like Shreya Sagar & Bangarpet Chats to international chains like Biggies Burger & shop at Myhna Square & Apple City Mall.



At Sapthagiri Nirvana, residents can unwind with the latest movies at Sri Vinayaka Cinemas or INOX-Nexus, or enjoy unique experiences at Masti 7D Theatre and Youvibe Private Movie Theater just around the corner.



Gunjur Main Road ensures your health is prioritized with nearby top-notch medical facilities like Apollo Cradle, Sahasra Hospitals, and The Eye Foundation, all accessible from Sapthagiri Nirvana.



Malls near Sapthagiri Nirvana feature excellent road access and a diverse selection of commodities. Shops in the area offer everything from essentials to additional conveniences, enhancing convenience for residents.



Sapthagiri Nirvana near Gunjur Main Road provides serene living close to temples, ensuring a peaceful and spiritually enriching lifestyle.



KRISHNARAJAPURAM

Phoenix Marketcity

Soukya International Holistic Health Centre

NH44

NH75

Gopalan Signature Mall

HOODI

Shantiniketan Mall

ITPL Main Road

Hope Farm

MAHADEVAPURA

Wipro

WHITEFIELD

BROOKEFIELD

Manipal Hospital

Nexus Whitefield

MARATHAHALLI

Oracle Tech Hub

Varthur Lake

VARTHUR

MUTHASANDRA

Bellandur Lake

BELLANDUR

Cessna Business Park

Gunjur Palya Road

SAPTHAGIRI  
**NIRVANA**  
FIND YOUR CENTRE

The Foundation School Gunjur Campus

Ecoworld

Gunjur BMTC Bus Stop

Sarjapura Social

Krupanidhi College

MAK Cricket Academy

National Public School, Varthur

Ambalipura Sarjapur Road  
Decathlon  
RGA Techpark

Greenwood High Sarjapur

Deens Academy

Delhi Public School, East

DOMMASANDRA

IBO

D-Mart

SARJAPURA

ELECTRONIC CITY

Azim Premji University

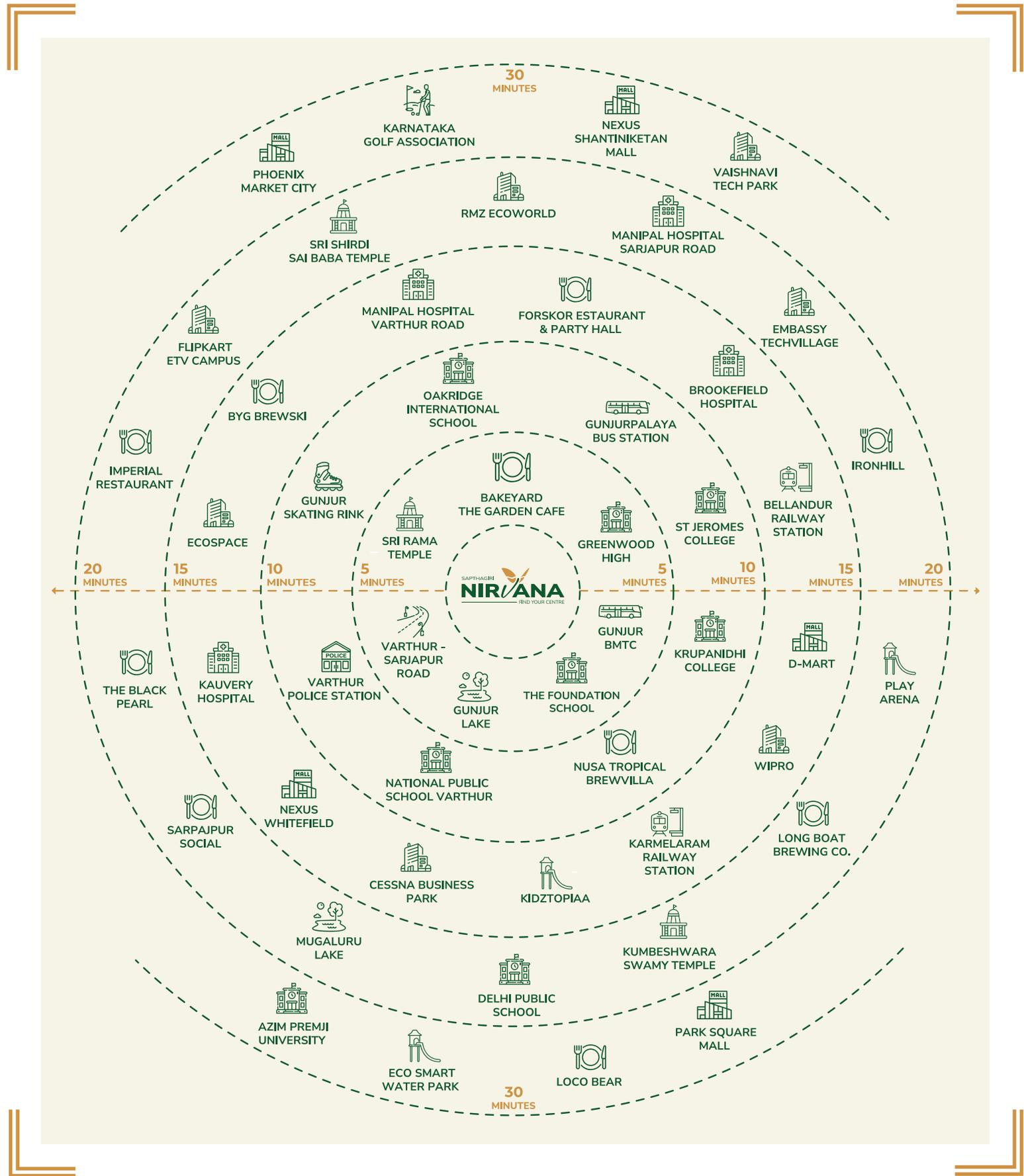
Infosys

Indus Int. School

BOMMASANDRA



Map Not To Scale







# From the Architect



“

At Sapthagiri Nirvana, our vision was to create a living space that truly feels like home. From the very first unit to the final floor, every detail has been planned with care and attention.

Our planning started from the ground up, considering how each unit, from the first to the last, would contribute to the overall harmony of the project. We designed each home without common walls to ensure your privacy is paramount. This layout not only enhances personal space but also contributes to a sense of individual peace.

The project is spread out thoughtfully, with wide open spaces that invite the sky and greenery inside. These green spaces are more than just areas; they are pockets of tranquility where one can unwind or meditate in the freshness of nature.

With over 20 amenities, we aim to simplify and enrich your daily living. From a fully equipped gym for your health goals, a spacious party lawn for your celebrations, to serene yoga decks and playful children's areas, every feature is designed with your well-being in mind.

Each apartment and shared space reflects our commitment to quality and elegance. We hope you feel the warmth and thoughtfulness we've put into Sapthagiri Nirvana, making it a place you will be proud to call home.

”

VERNEKAR  
ASSOCIATES 

ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

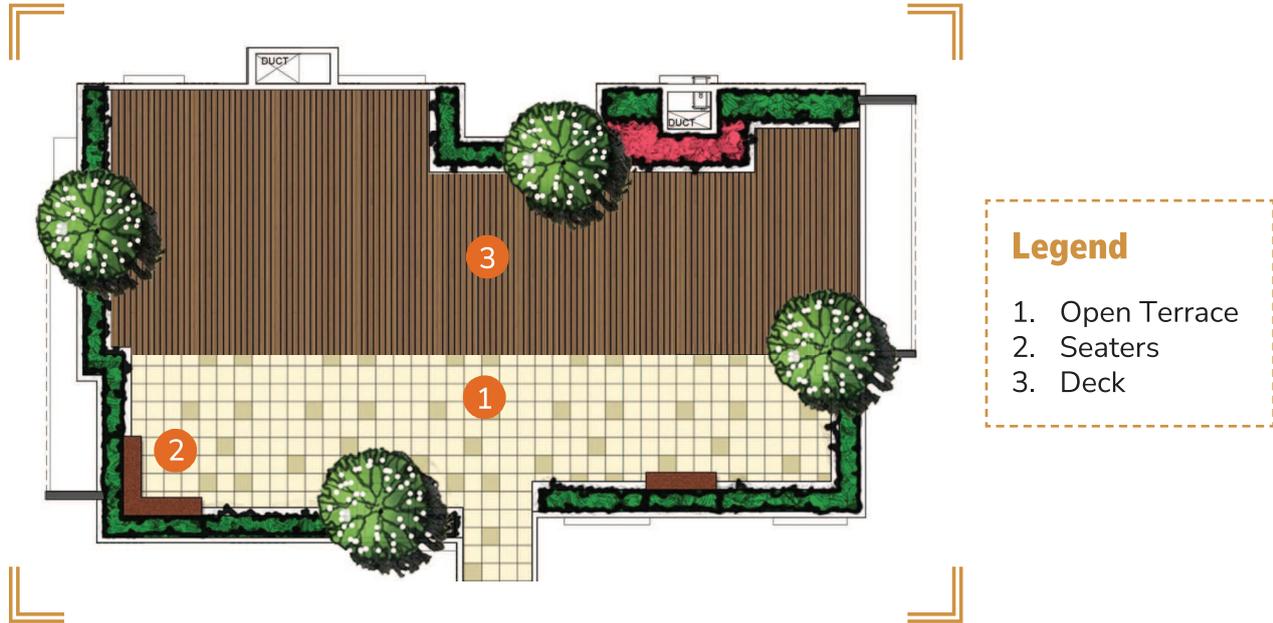
# Masterplans



## Legend

- |                            |                             |
|----------------------------|-----------------------------|
| 1. Security Portal         | 13. Childrens Pool          |
| 2. Entrance Special Paving | 14. Swimming Pool           |
| 3. Car Parking             | 15. Urn Fountains           |
| 4. Visitor Parking         | 16. Feature Wall            |
| 5. Driveway(8m Wide)       | 17. Outdoor Shower          |
| 6. Entry Ramp to Basement  | 18. Changing Rooms          |
| 7. Half Basketball Court   | 19. Party Lawn              |
| 8. Pathway                 | 20. Children Play area      |
| 9. Fire Driveway           | 21. Caretaker Pavilion      |
| 10. Water Fountain/Statue  | 22. Play Lawn               |
| 11. Pool Deck              | 23. Plaza Paving            |
| 12. Lounge Chairs          | 24. Exit Ramp from Basement |

## 11th Floor Terrace Landscaped Area



## 13th Floor Terrace Landscaped Area



# Find Your Centre

## For Easy Living

Offering a luxurious, serene, and exclusive living environment in Gunjur, Bengaluru, Sapthagiri Nirvana aims to focus on privacy, community, and modern amenities.



Gym



Children's Play Area



Half Basketball Court



Swimming Pool



Outdoor Shower & Changing Rooms



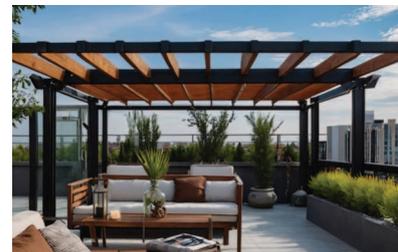
Pool Deck and Lounge Chairs



Multipurpose Hall



Car Parking



Pergola Seating



Urn Fountain



Open Terrace with Seating



Zen Garden



Walkways



Business Centre



Convenience Store



Party and Play Lawns



Chess Board



Fountain/Statue



Security



Driveway



Entrance with Special Paving



Fire Driveway



Caretaker Pavillion

## Specifications

**STRUCTURE:** RCC framed structure with 6" solid cement block walls for outer walls and 4" solid cement block walls for partition walls.

**PLASTERING:** Sponge finish for External Walls and smooth finish for internal walls.

**DOORS:** Engineered Wood door frames and Shutters with both side Veneer for main door and Bedroom Door one side veneer for Bathroom door.

**Windows:** UPVC Three track Sliding windows with clear glass and mosquito mesh.

**FLOORING:** Vetrified tiles in living, Dining, Bedroom and kitchen, Antiskid Ceramic tiles in toilets balcony and utility, granite flooring in corridors and staircase.

**FINISHING:** OBD distemper for walls and enamel for wood and steel grills, exterior with ACE/APEX paint.

**ELECTRICAL WORK:** Concealed copper wiring with adequate light fan and power points, telephone and T.V points in living and

Master Bedrooms with AC provision for living and all bedrooms Wi-Fi Connection provision for living and master bedrooms.

**KITCHEN:** Bare shell only will be provided with provision for water and water purifier.

**WATER SUPPLY:** Adequate Water supply through borewell and BWSSB provision

STP provided for recycling of Sewage water and usage of treated water for gardening and other non-potable requirements.

**POWER AND GENERATOR BACKUP:** 5KW BESCO power and 1KW generator backup for 3BHK and 4KW BESCO power and 0.75KW generator backup for 2BHK.

**TOILETS:** Ceramic tile floor and dado up to 7 feet height, Jaquar/Kohler CP fittings and Jaquar/Duravit/Kohler Sanitary fittings

**PARKING:** Exclusive covered parking in Basement and Stilt Floor  
Semi-Covered parking in the Stilt Floor

# 2 Bedroom Unit Plans

## Type 4 – 2 Bedroom + 2 Toilet

### UNIT NO.

204 , 304 , 504 , 604 , 804 ,  
904 , 1104 , 1204

SBUA 1290 sq ft

CARPET AREA 819 sq ft

BALCONY AREA 87 sq ft



NORTH FACING



## Type 4T – 2 Bedroom + 2 Toilet + Terrace

### UNIT NO.

104 , 404 , 704 , 1004 , 1304

SBUA 1290 sq ft

CARPET AREA 819 sq ft

BALCONY AREA 87 sq ft

TERRACE AREA 43 sq ft



NORTH FACING





### Type 5 – 2 Bedroom + 2 Toilet

#### UNIT NO.

201, 301, 501, 601, 801, 901  
 202, 302, 502, 602, 802, 902  
 1102, 1202, 1302

SBUA	1285 sq ft
CARPET AREA	812 sq ft
BALCONY AREA	92 sq ft



### Type 5A – 2 Bedroom + 2 Toilet

#### UNIT NO.

101, 102

SBUA	1230 sq ft
CARPET AREA	806 sq ft
BALCONY AREA	54 sq ft



**Type 5T – 2 Bedroom + 2 Toilet + Terrace**

**UNIT NO.**

401, 701, 1001  
402, 702, 1002, 1302

SBUA	1285 sq ft
CARPET AREA	812 sq ft
BALCONY AREA	92 sq ft
TERRACE AREA	43 sq ft



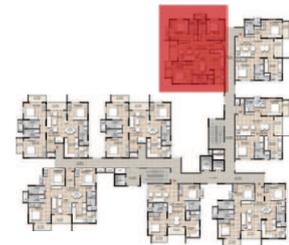
# 3 Bedroom Unit Plans



## Type 1 - 3 Bedroom + 3 Toilet

UNIT NO.  
208 , 308 , 508 , 608, 808 , 908

SBUA	1625 sq ft
CARPET AREA	1066 sq ft
BALCONY AREA	95 sq ft



## Type 1T - 3 Bedroom + 3 Toilet + Terrace

UNIT NO.  
108 , 408 , 708 , 1008

SBUA	1625 sq ft
CARPET AREA	1066 sq ft
BALCONY AREA	95 sq ft
TERRACE AREA	26 sq ft



## Type 2A – 3 Bedroom + 3 Toilet

### UNIT NO.

306 , 506 , 606 , 806 , 906,  
1106, 1206

SBUA 1685 sq ft

CARPET AREA 1061 sq ft

BALCONY AREA 133 sq ft



## Type 2AT – 3 Bedroom + 3 Toilet + Terrace

### UNIT NO.

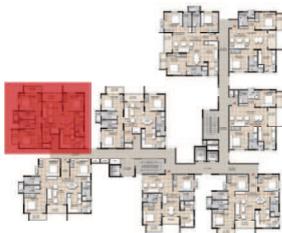
206 , 406 , 706 , 1006 , 1306

SBUA 1685 sq ft

CARPET AREA 1061 sq ft

BALCONY AREA 133 sq ft

TERRACE AREA 45 sq ft

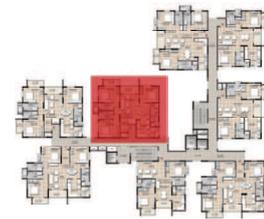




**Type 2BT – 3 Bedroom + 3 Toilet**

UNIT NO.  
307 , 507 , 607 , 807 ,  
907 , 1107 , 1207

SBUA	1685 sq ft
CARPET AREA	1061 sq ft
BALCONY AREA	99 sq ft



**Type 2BT – 3 Bedroom + 3 Toilet + Terrace**

UNIT NO.  
207 , 407 , 707 , 1007

SBUA	1635 sq ft
CARPET AREA	1061 sq ft
BALCONY AREA	99 sq ft
TERRACE AREA	45 sq ft

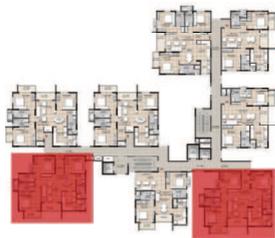


### Type 3 – 3 Bedroom + 3 Toilet

**UNIT NO.**

203 , 303 , 503 , 603 , 803 ,  
 903 , 1103, 1203  
 205 , 305 , 505 , 605 , 805 ,  
 905 , 1105, 1205

SBUA	1645 sq ft
CARPET AREA	1072 sq ft
BALCONY AREA	98 sq ft

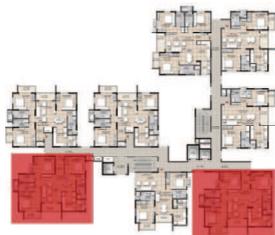


### Type 3T – 3 Bedroom + 3 Toilet + Terrace

**UNIT NO.**

103 , 403 , 703 , 1003 , 1303  
 105 , 405 , 705 , 1005 , 1305

SBUA	1645 sq ft
CARPET AREA	1072 sq ft
BALCONY AREA	98 sq ft
TERRACE AREA	45 sq ft



# Individual Floor Layout



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
101	TYPE 5A - 2BHK	2 BED + 2 TOI	1230	806	54	0
102	TYPE 5A - 2BHK	2 BED + 2 TOI	1230	806	54	0
103	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
104	TYPE 4T - 2BHK	2 BED + 2 TOI	1290	819	87	43
105	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
108	TYPE 1T - 3BHK	3 BED + 3 TOI	1625	1066	95	26



2<sup>nd</sup> Floor

TYPE 2AT  
3 BHK  
1685 SFT



TYPE 1  
3 BHK  
1625 SFT

TYPE 2BT  
3 BHK  
1635 SFT

TYPE 5  
2 BHK  
1285 SFT

TYPE 5  
2 BHK  
1285 SFT

TYPE 4  
2 BHK  
1290 SFT

TYPE 3  
3 BHK  
1645 SFT

TYPE 3 - 3 BHK  
1645 SFT

UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
201	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92	00
202	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92	00
203	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98	00
204	Type 4 - 2BHK	2 BED + 2 TOI	1290	819	87	00
205	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98	00
206	TYPE 2AT - 3BHK	3 BED + 3 TOI	1685	1061	133	45
207	TYPE 2BT - 3BHK	3 BED + 3 TOI	1635	1055	99	45
208	TYPE 1 - 3BHK	3 BED + 3 TOI	1625	1066	95	00



3<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Floors

TYPE 2A  
3 BHK  
1685 SFT



TYPE 3 - 3 BHK  
1645 SFT

TYPE 1  
3 BHK  
1625 SFT



TYPE 2B  
3 BHK  
1635 SFT



TYPE 4  
2 BHK  
1290 SFT



TYPE 5  
2 BHK  
1285 SFT



TYPE 5  
2 BHK  
1285 SFT



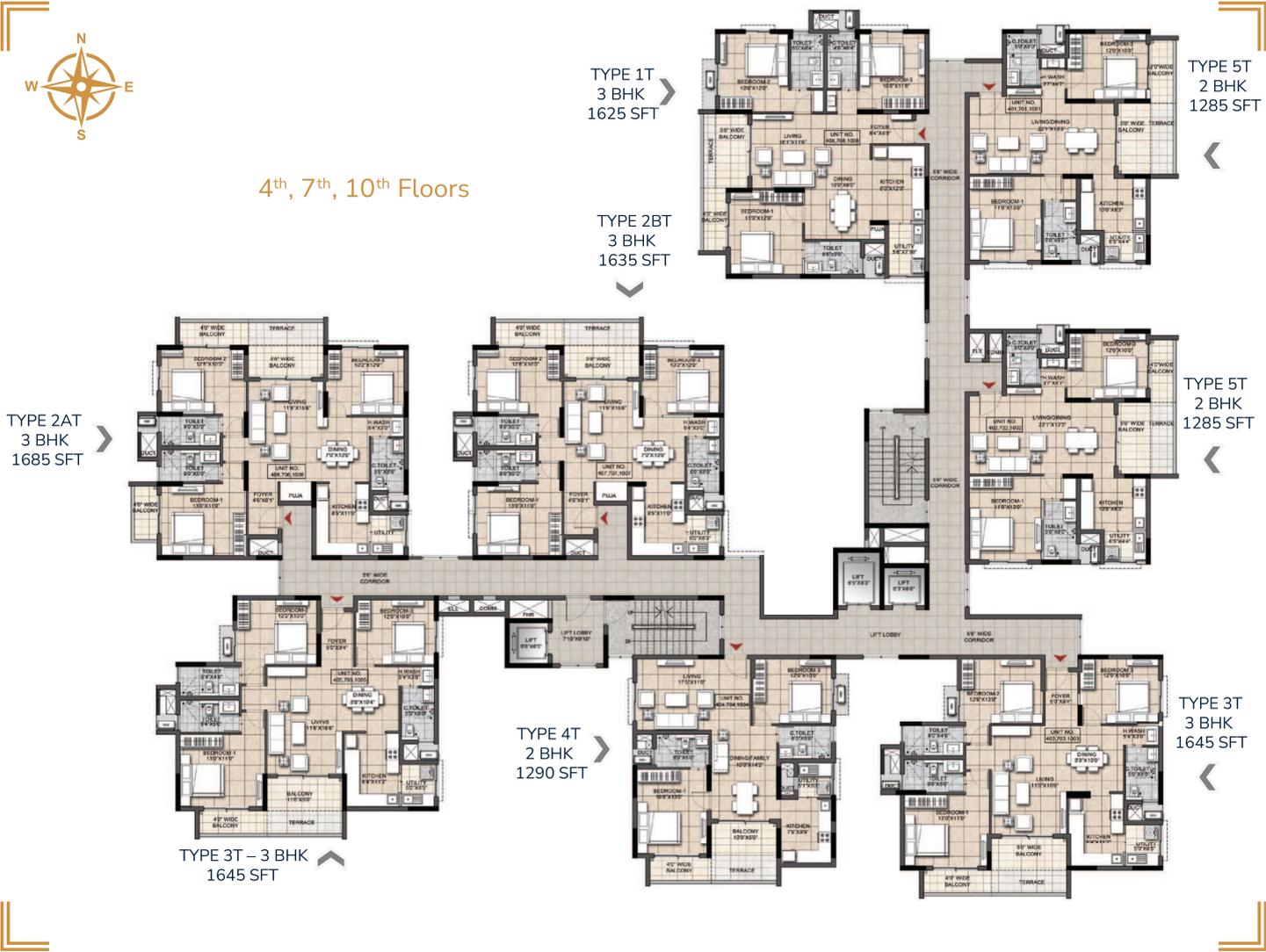
TYPE 3  
3 BHK  
1645 SFT



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)
301/501/601/801/901	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
302/502/602/802/902	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
303/503/603/803/903	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
304/504/604/804/904	Type 4 - 2BHK	2 BED + 2 TOI	1290	819	87
305/505/605/805/905	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
306/506/606/806/906	TYPE 2A - 3BHK	3 BED + 3 TOI	1685	1061	133
307/507/607/807/907	TYPE 2B - 3BHK	3 BED + 3 TOI	1635	1055	99
308/508/608/808/908	TYPE 1 - 3BHK	3 BED + 3 TOI	1625	1066	95



4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> Floors



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
401/701/1001	TYPE 5T - 2BHK	2 BED + 3 TOI	1285	812	92	43
402/702/1002	TYPE 5T - 2BHK	2 BED + 2 TOI	1285	812	92	43
403/703/1003	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
404/704/1004	Type 4T - 3BHK	2 BED + 3 TOI	1690	819	87	45
405/705/1005	Type 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
406/706/1006	TYPE 2AT - 3BHK	3 BED + 3 TOI	1685	1061	133	45
407/707/1007	TYPE 2BT - 3BHK	3 BED + 3 TOI	1635	1055	99	45
408/708/1008	TYPE 1T - 3BHK	3 BED + 3 TOI	1625	1066	95	26



11<sup>th</sup> Floor



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)
1102	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
1103	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1104	TYPE 4 - 2BHK	2 BED + 2 TOI	1290	819	87
1105	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1106	Type 2A - 3BHK	3 BED + 3 TOI	1685	1061	133
1107	TYPE 2B - 3BHK	3 BED + 3 TOI	1635	1055	99



## 12<sup>th</sup> Floor



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)
1202	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
1203	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1204	TYPE 4 - 2BHK	2 BED + 2 TOI	1290	819	87
1205	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1206	Type 2A - 3BHK	3 BED + 3 TOI	1685	1061	133
1207	TYPE 2B - 3BHK	3 BED + 3 TOI	1635	1055	99

# 13<sup>th</sup> Floor

TYPE 2AT  
3 BHK  
1685 SFT



TYPE 5T  
2 BHK  
1285 SFT



TYPE 3T - 3 BHK  
1645 SFT



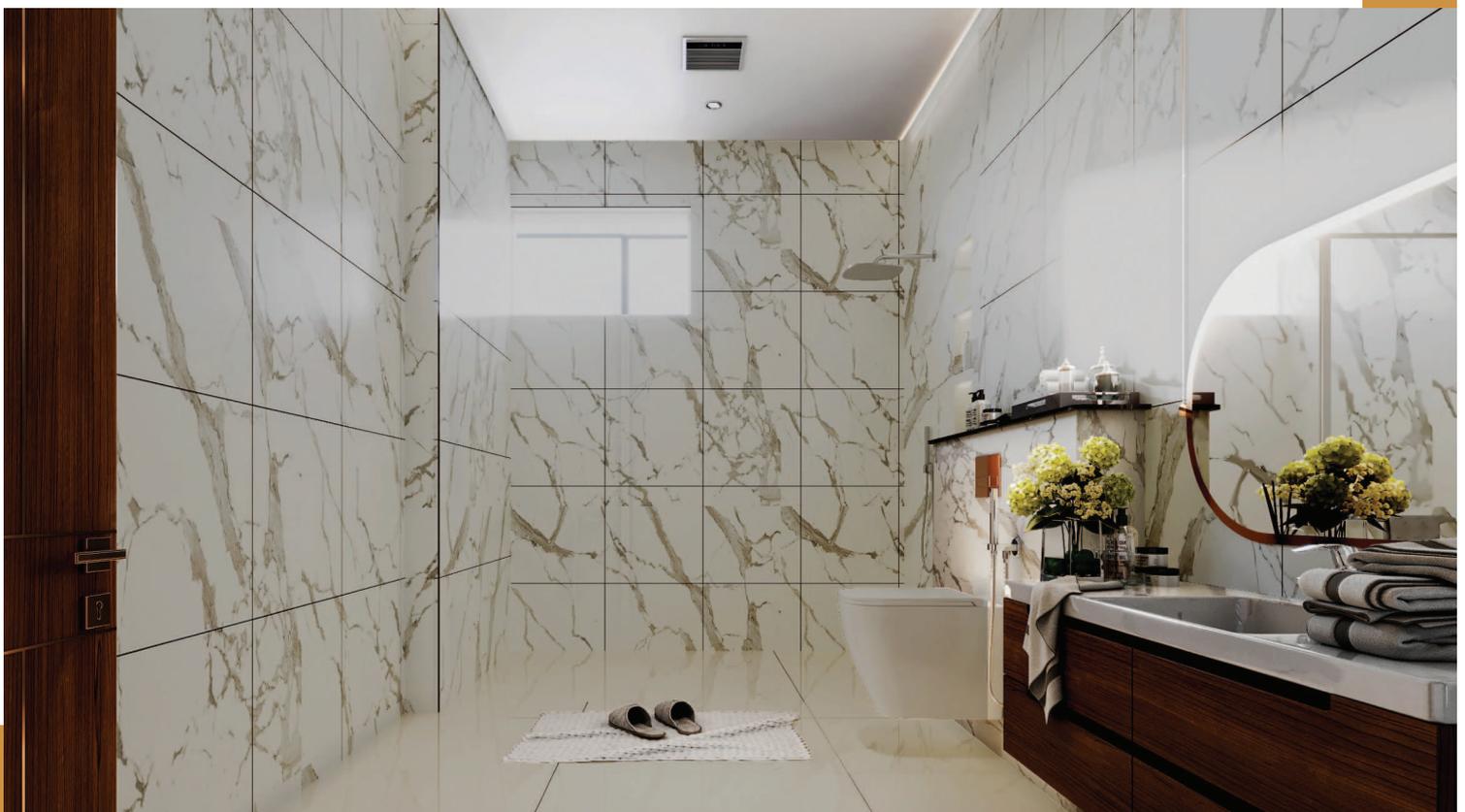
TYPE 4T  
2 BHK  
1290 SFT



TYPE 3T  
3 BHK  
1645 SFT



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
1302	TYPE 5T - 3BHK	2BED + 2 TOI	1285	812	98	43
1303	TYPE 3T - 2BHK	3 BED + 3 TOI	1645	1072	87	45
1304	TYPE 4T - 3BHK	2 BED + 2 TOI	1290	819	98	43
1305	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	133	45
1306	TYPE 2AT - 2BHK	3 BED + 3 TOI	1685	1061	92	43



A project by



**SAPTHAGIRI VENTURES**  
Dreams Made Real

Sapthagiri Ventures began its journey in Bangalore in 2001, guided by the vision of Mr. S.K. Papa Reddy and Mr. S.K. Narayana Reddy. With years of hard work, we've built a strong reputation for creating beautifully designed homes. Every project we undertake reflects careful thought, making each space feel like a true "home sweet home." We've designed every corner to fit your dream of a perfect home.

**20**

Years of Excellence

**10**

Successful Projects  
Completed







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