



A property developed by:  
**SUNLAND**  
**VENTURES**  
Building relationships.



# YOUR KEY TO OLD BANGALORE

PREMIUM VILLA PLOTS, KANAKAPURA ROAD



## *The Idea*

Living up to its original name, Serene Hills is an attempt to bring back the charm and bliss of old Bangalore, which seems to have traded its serene charm for its growth, transforming itself from the Garden City of India to the country's Silicon Valley.

Planned by renowned international landscapers and architects, the property sensitively draws from Bangalore's rich artistic and architectural traditions, while meeting the taste and standards of contemporary living. Long walkways run through the sprawling landscaped property. Distinctive features include pitched pavilions, sloped roofs, wood and stone seaters, and a fine balance in the arrangement of structures and space, all characteristics of an authentic Bangalore home.

# *The Land*



Serene Hills is set within the terraced valley of Kaggalipura. Situated amidst lush green forests, the property is flanked by hills, vast fields and offers breathtaking views in all directions. Located at the edge of the Bannerghatta National Park, the surrounding topography is perfect for those who love great outdoors. It also serves as a destination for avid trekkers, history buffs, and birdwatchers. Long winding paths that meander through the green meadows and temperate woods make for great evening walks, while the lake nearby is a perfect place to laze away many a sunday afternoons.





*The  
Recreation  
Whispering Woods*

Serene Hills hosts multiple recreational amenities such as Whispering Woods which is a perfect place to embark on your daily routine. Long walkways lined with park benches run through landscaped gardens, and the avenues are lined with flowering trees and shrubs authentic to Bangalore. The park is ideal for contemplation in splendid isolation, or for conversations rather quiet and intimate.





## *The Olympia*

Rivaling the facilities offered in a resort, this sports-arena at Serene Hills meets the needs of the young and not-so-young sports enthusiasts. It comprises of multiple play areas for basketball, volleyball and hide-and-seek, and offers swings spread across the property.



## *Nature's Soul, the Clubhouse*



Nature's Soul is the state-of-the-art clubhouse. It comprises of a well-equipped gym which overlooks the lovely swimming pool, bordered by a verdant lawn that is fenced by an amphitheater made of stone. The clubhouse is idyllic for parties and get-togethers.

# The Inspiration



Serene Hills stands for everything Bangalore is, was and will be. Determined to bring back the charm and authentic aura of old Bangalore, Serene Hills radiates tranquility and renewed energy. As a group, Sunland believes that roots supersede branches. With this ideology, Sunland has recreated for you the charm of old Bangalore, with its vibrant green environment, tranquil and pure atmosphere, and contemporary luxuries of fine living, in Serene Hills. Come, reclaim your city, and your tradition.

## Master Plan Legend

- 1 North Square
- 2 The Olympia
- 3 Nature's Soul
- 4 Whispering Woods
- 5 Oasis
- 6 Green Turf





# Amenities

## Landscape

- Themed parks
- Pedestrian walkways
- Wide themed avenues
- Perennial garden

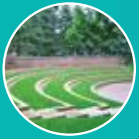
## Facilities

- Well-equipped clubhouse with party hall, gym and indoor games area
- Outdoor party-zone
- Swimming pool with kids' pool
- Children's play area
- Synthetic multi-purpose play area
- Volleyball court
- 24/7 CCTV monitoring and manned security

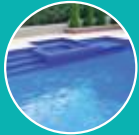


### The Features

1. AMPHITHEATER



2. MAIN POOL



3. JACUZZI



4. CHIT CHAT CORNER



5. SAND COURT



6. ELDER'S OUTDOOR EXERCISE NOOK



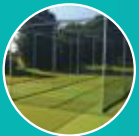
7. PARTY LAWN



8. MULTI PURPOSE COURT



9. BOX CRICKET



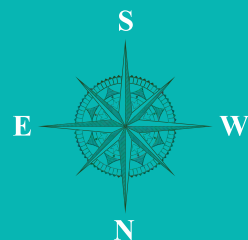
10. OUTDOOR THERAPY



11. CHILDREN'S PLAY AREA



12. BADMINTON COURT





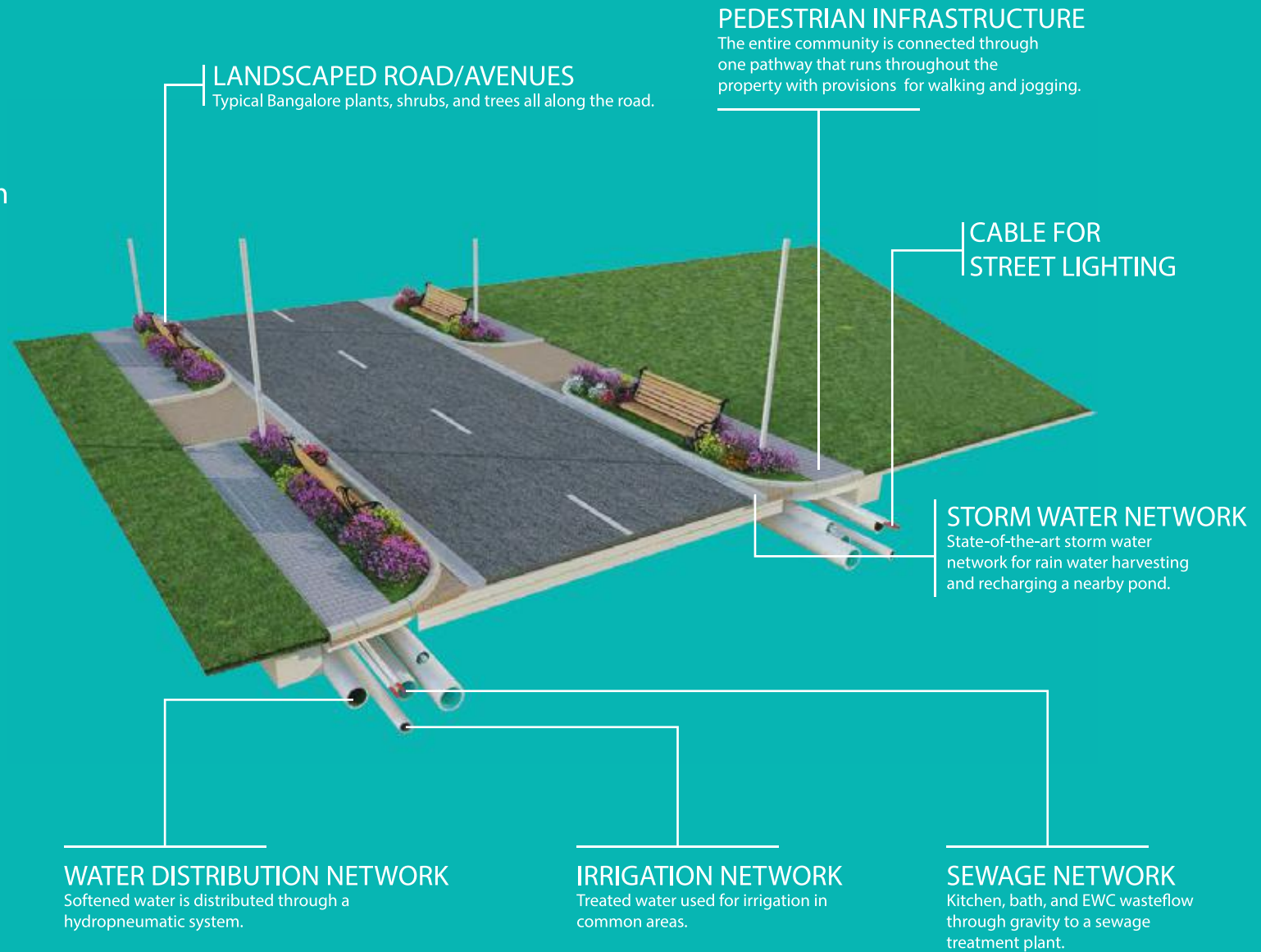
# Groundwork

## Water

- Round-the-clock high-pressure water supply through hydro-pneumatic system
- Water softening plant
- Rainwater harvesting
- Sewage treatment plant
- Underground sewage lines
- Storm water drains

## Electrical

- Solar-powered LED street lights
- Underground power and data lines
- Telephone and data connection for every plot
- Intercom facility
- 100% power backup for common areas



The Innovative Infrastructure



# The Location



# How to get there...

Serene Hills is a perfect getaway. Located just off the NICE corridor, it provides quick access to the city while still being fairly distant from the urban hustle and bustle. Located in close vicinity to hospitals, schools, and shopping centres, it is the perfect retreat after a long day's work.

- Jayanagar Shopping Complex : 20.4 kms
- Metro Cash & Carry : 16.7 kms
- Talaghattapura Metro Station : 11.7 kms
- Art of Living Headquarters : 5.0 kms
- NICE Corridor : 9.8 kms
- Electronic City, via NICE Corridor : 28.9 kms
- Mysore Road, via NICE Corridor : 20.6 kms
- Bannerghatta Road, via NICE Corridor : 14.0 kms
- Airport, via NICE Corridor : 62.0 kms
- Harohalli Industrial Area : 20.4 kms
- Bannerghatta Police Station : 9.0 kms
- Anjanapura/NICE junction metro Station : 10.0 kms





**Sunland Serene Hills**

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