



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



# YOUR KEY TO OLD BANGALORE

PREMIUM VILLA PLOTS, KANAKAPURA ROAD

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 fresh air. Come, reclaim your city, and your tradition.



**Sunland Serene Hills**  
 Survery No 31/4, Gulakamale Village,  
 Uttarahalli Hobli, Bangalore South - 560062  
 77° 31' E • 12° 47' N



**Sunland Ventures Pvt. Ltd.**  
 #65, 5<sup>th</sup> Cross, Lavelle Road,  
 Off Vittal Mallya Road, Bangalore - 560001  
 Ph. No: 8880-905-905 | [www.sunlandventures.com](http://www.sunlandventures.com)



Area: 16 Acres | Size: 2000 to 4000sq.ft. | Total Units: 175

## SUNLAND SERENE HILLS

Sprawling over a vast area of 16 acres, Serene Hills is set within the terraced valley of Kaggalipura. Situated amidst lush green forests, the property is flanked by hills, vast fields and other 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.

### ACTUAL SITE PICTURES



### AMENITIES



Clubhouse With Gym



Outdoor Party Zone



Children's Play Area



Swimming Pool



Party Hall



Volleyball Court



Synthetic Multi-purpose Play Area



Indoor Games Area

### FACILITIES

#### SECURITY

- 24/7 CCTV monitoring and manned security

#### 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

#### LANDSCAPE

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

#### 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

## PREMIUM VILLA PLOTS

Area	Size	Total Units	Location
16 Acres	2000 to 4000 sq.ft.	175	Kanakapura Road (4.5 kms from Art of Living)



**BUSINESS HUBS**  
GLOBAL VILLAGE  
KALYANI TECH PARK  
HAROHALLI INDUSTRIAL ESTATE  
ELECTRONIC CITY

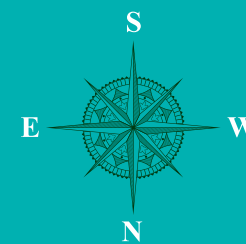


**EDUCATION**  
KUMARAN'S PUBLIC SCHOOL  
INDUS BUSINESS ACADEMY  
DELHI PUBLIC SCHOOL  
VALLEY SCHOOL  
KSIT



**CONNECTIVITY**  
9 kms to NICE Road Corridor connecting ELECTRONIC CITY  
BANNERGHATTA RD  
MYSORE RD  
TUMKUR RD  
PEENYA

### MASTER PLAN

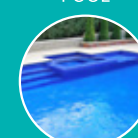


#### The Features

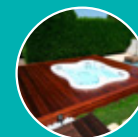
1. AMPHITHEATER



2. MAIN POOL



3. JACUZZI



4. CHIT CHAT CORNER



7. PARTY LAWN



8. MULTI PURPOSE COURT



5. REFLEXOLOGY PARK



9. OUT DOOR GYM



6. SAND COURT



10. TERRACE GARDEN



11. TOT LOT/ CHILDREN'S PLAY AREA



12. BADMINTON COURT

