



# WELCOME TO KANAKAPURA ROAD



A property developed by:  
**SUNLAND**<sup>™</sup>  
**VENTURES**  
Building relationships.

RERA NUMBER: PR/KN/170907/002040



## WHY SOUTH BANGALORE

Bangalore's growth story has always been centered around its eastern and central areas, but overcrowding and saturation means that we now have to look towards other areas to keep the momentum going. South Bangalore, with its vast swathes of natural green cover, aesthetic landscape, well-planned layouts, better road infrastructure and good connectivity to other parts of the city, is a prime candidate for future growth and development. No longer considered to be on the outskirts of town, South Bangalore has very much integrated itself into the broader vision for Bangalore with world-class infrastructure and modern-day luxuries.



## PREMIUM PLOTTED DEVELOPMENT











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Aesthetically engineered and expertly designed, Sunland Serene Hills is a unique project located on Kanakapura Main Road in the vast expanse of South Bangalore. Surrounded by scenic, dense greenery, Serene Hills offers a multitude of advantages for its future residents. Strategically located close to the hubs of Electronic City, Bannerghatta and JP Nagar, residents of Serene Hills can enjoy pristine, clutter-free living whilst simultaneously making the most of all the facilities of a modern-day city like Bangalore. At Sunland Serene Hills, the Garden City meets Silicon Valley.



## LOCATION MATTERS

Sunland Serene Hills is ideally located close to work and close to school in one of the nicest, upcoming neighbourhoods in Bangalore. With core city areas already cluttered and saturated, futurists are looking towards South Bangalore as a prime prospect in the city's continued growth and development journey. In terms of upward potential, South Bangalore is simply unrivalled.

-  Upcoming Green Line Namma Metro
-  Proposed six-lane highway
-  Well connected to major tech parks like Kalyani Magnum Tech Park, Electronic City and Global Village
-  Close proximity to commercial hubs as well as the Harohalli and Bidadi Industrial Areas
-  Well-connected to residential hubs like Jayanagar, Banashankari, Bannerghatta and JP Nagar
-  International schools and premier colleges in the vicinity
-  Upcoming Forum and Mantri Malls, hotels and other recreational hotspots
-  Easy access to healthcare facilities like Cadabums Healthcare
-  1 km from Kaggalipura for all essential needs
-  Abundance of water due to Gulakamale Lake





# LUXURIOUS LIVING

Sunland Serene Hills is primed and equipped with world-class, modern-day amenities – to live up to its residents' refined tastes and ensure that they are not in want of anything.

## OLYMPIA – SPORTS ARENA

Rivalling the facilities of any premium resort, Serene Hills meets the needs of sports enthusiasts belonging to all age groups. It comprises multiple play areas for basketball, volleyball and kids' play area spread across the property.

## CLUB NEST – THE CLUBHOUSE

A state-of-the-art clubhouse that's equipped with an ultra-modern gym, overlooking the swimming pool and bordered by a verdant lawn that is fenced by an amphitheater made of stone. There's also plenty of room to host parties and get-togethers.

## COMPLETE LIST OF AMENITIES

- ◆ Amphitheater
- ◆ Main Pool
- ◆ Friends' Corner
- ◆ Reflexology Park
- ◆ Sand Court
- ◆ Party Lawn
- ◆ Multi-Purpose Court
- ◆ Outdoor Gym
- ◆ Terraced Garden
- ◆ Tot Lot / Children's Play Area
- ◆ Badminton Court



# BEST PRACTICES

We, at Sunland Ventures, take optimal resource utilization very seriously. We dedicate our time and energy to address environmental concerns that fully deserve society's undivided attention. That's why we've incorporated the following facilities at Sunland Serene Hills.

- ◆ Rainwater Harvesting
- ◆ Water Softening Plant
- ◆ Sewage Treatment Plant
- ◆ Storm Water Drains
- ◆ Underground Sewage Lines
- ◆ Solar-Powered LED Street Lights
- ◆ Data Network Cabling

## LANDSCAPED ROAD / AVENUES

Typical Bangalore plants, shrubs, and trees all along the road.

## PEDESTRIAN INFRASTRUCTURE

The entire community is connected through one pathway that runs throughout the property with provisions for walking and jogging.

## CABLE FOR STREET LIGHTING



## STORM WATER NETWORK

State-of-the-art storm water network for rainwater harvesting and recharging a nearby pond.

## DATA NETWORK CABLING

## WATER DISTRIBUTION NETWORK

Softened water is distributed through a hydropneumatic system.

## IRRIGATION NETWORK

Treated water used for irrigation in common areas.

## SEWAGE NETWORK

Kitchen, bath, and EWC wasteflow through gravity to a sewage treatment plant.



# A BREATH OF FRESH AIR

Our vision for Serene Hills has been very clear from the beginning. We didn't want to just build a project, we wanted to create an ecosystem driven by nature and eye-catching aesthetics. Our experts travelled far and wide to source the best value additions for your new living environment.



## COMPLETE LIST OF TREES AND SHRUBS

- Adansonia Digitata
- Barringtonia
- Bauhinia
- Brownia
- Butea Monosperma
- Callistemon
- Cassia Fistula
- Cassia Javanica
- Colvillea Racemosa
- Erythrina
- Lagerstromia Speciosa
- Magnolia Grandiflora
- Mikela Champaka
- Millingtonia
- Phoenix Sylvestris
- Plumeria Alba
- Plumeria Rubra
- Saraca Indica
- Spathodia
- Tabebuia Argentia
- Tabebuia Avalande
- Tabebuia Rosea
- Terminalia Mantaly
- Wodyetia
- Allamanda Nerifolia
- Alpinia Speciosa
- Areca Lutescens
- Begonia Venusta
- Bougainvilla Glabra
- Bougainvilla White
- Brenia Nivosa
- Caesalpinia
- Canna Dwarf Red
- Clerodendron Splendens
- Crossandra Unduliformis
- Cymbopogon (Lemon Grass)
- Draecena Marginata Tricolor
- Galphimia Glauca
- Haemilia Patens
- Hawaii Hibiscus
- Heliconia - Tall
- Heliconia- Dwarf
- Hibiscus Dwarf Orange
- Hibiscus Rosa Sinensis
- Hymenocallis Speciosa
- Ixora Coccinea Red
- Jasminum Sambac
- Lantana Purple
- Lorapetallum
- Nerium Oleander Pink
- Ophiopogon Jamburan
- Pandanus Dwarf
- Petrea Kenyan Giant
- Phyllanthus Myrtifolius
- Pisonia Alba
- Plectranthus
- Plumbago
- Plumeria Pudica
- Red Fountain Grass
- Rhaps Excelsa
- Rhoeo
- Roses- Hybrid Teas
- Roses- Miniatures
- Ruelia Tuberosa
- Spathiphyllum
- Spathoglottis Plicatta
- Sterlizia Reginae
- Tabernaemontana Coronaria
- Tecoma Capensis
- Tecoma Gaudichaudi
- Thunbergia Grandiflora

Architects: **TEAM-2**

Landscaping Consultant: **TAIB LANDSCAPE PVT. LTD.**

Landscaping Consultant and Contractor: **K.S.G. SON**

Some of their notable projects include:

- Lalbagh Rose Garden
- Cubbon Park Rose Garden
- Ooty Botanical Garden
- Rashtrapathi Bhavan Rose Garden
- Shravanthi Developers
- Elegant Builders and Developers

ENTRANCE



MAIN POOL & TODDLERS' POOL



MULTI-PURPOSE COURT



BADMINTON COURT



AMPHITHEATRE



TOT LOT/CHILDREN'S PLAY AREA



PHASE 2

TERRACED GARDEN AND OUTDOOR GYM



PHASE 1

PARTY LAWN



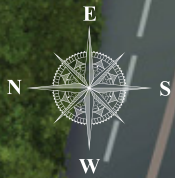
REFLEXOLOGY PARK



SAND COURT



FRIENDS' CORNER



# LOCATION MAP



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Building relationships.

Bangalore's emerging property developer

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Google Co-ordinates: 77° 31' E • 12° 47' N

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