

NYRA
SUNTEERRA
— SUN POWERED VILLAS —

Sun-powered villas
with large living spaces.

Off Sarjapur-Attibele Road



Solar energy at the heart of your home.

Enjoy substantial savings on your power bills with solar energy.

Imagine a home where the sun powers your life, providing a sustainable lifestyle that grows with you. At Nyra Sunterra, cutting-edge solar technology drives every villa, reducing your carbon footprint and slashing electricity bills. As the sun rises, your home thrives, offering comfort, efficiency, and a brighter, greener future.

Large 4 BHKs
up to 3200 SQ. FT.

58 exquisitely
crafted premium villas

Vaastu compliant villas
with covered parking

Just 15 mins. from the upcoming
Sarjapur Metro Station

Large spaces,
Even larger comfort.



Step into a world of expansive comfort where every detail is designed to impress. With large windows that flood your home with natural light, grand double-doors that make an entrance unforgettable, and generously sized bedrooms that offer endless possibilities, these living spaces redefine luxury and elevate your everyday living experience.



Sitout gazebo



Grand double-door entrance made of teak wood

A Terrace so grand, feels like a playground under the stars.

Imagine an evening where your terrace transforms into a vast open space, perfect for stargazing, gatherings, or simply unwinding under the night sky. This grand terrace is more than just an outdoor area—it's a playground for your imagination, where every star-filled night becomes an opportunity to create cherished memories.



A Miniplex so big, it feels like a private cinema.

Transform your villa into a cinematic experience with a personal home theatre. Whether it's a team-building movie night or a blockbuster with friends, this space is designed to comfortably accommodate everyone, offering an immersive viewing experience that makes every seat the best in the house.

Miniplex that can
accommodate 10 people



Every detail speaks of luxury.

At Nyra Sunterra, the clubhouse offers a perfect blend of relaxation and recreation, from the temperature-controlled pool to the elegant banquet hall. Whether you're hosting, playing, or unwinding, each amenity is thoughtfully designed to enhance your lifestyle, making every moment feel effortlessly indulgent.

Clubhouse Amenities



Table Tennis



Cricket Simulator



Golf Simulator



Indoor Games



Gym



Working Space



Billiards



Kids Play Area



Swimming Pool



Banquet Hall



Skating Rink



Toddler's Pool



Party Hall



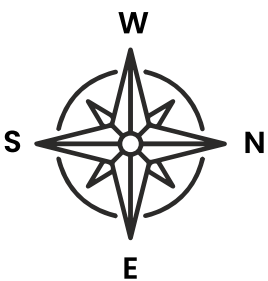
Map your dream home.



- | | | | | | |
|-----------------|------------------------|----------------------|----------------|-------------------------|-----------------------|
| 01 Main Entrace | 03 Semi Public Pergola | 05 Barbeque Area | 07 Club House | 09 Cricket Pitch | 11 Multipurpose Court |
| 02 Zen Garden | 04 Children Play Area | 06 Transform/DG Yard | 08 Garden Area | 10 Senior Citizen Kiosk | 12 Badminton Court |

Perfect plan for your forever home

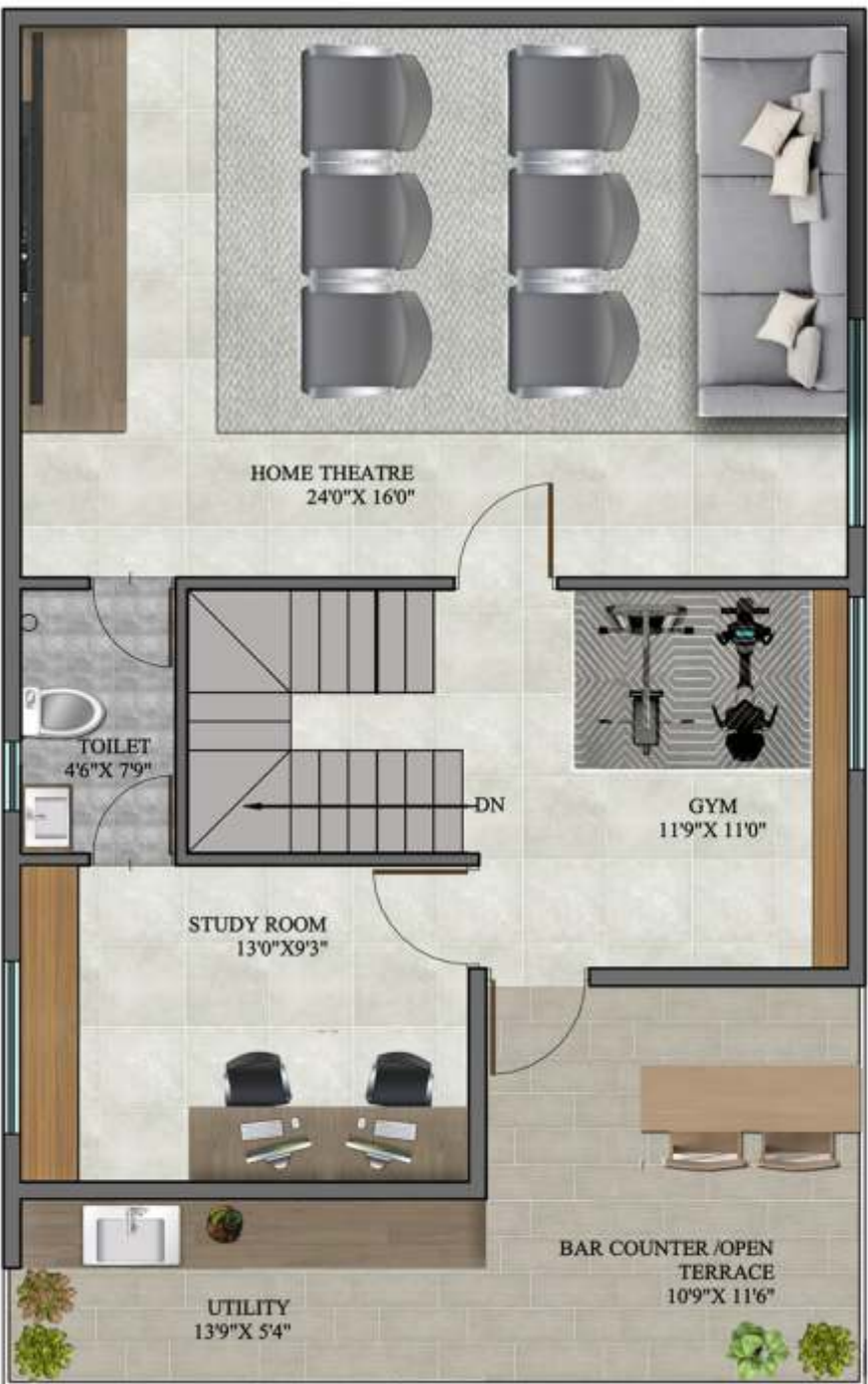
Villa Plan - East Facing (SBA 3200 SQ.FT.)



Ground Floor



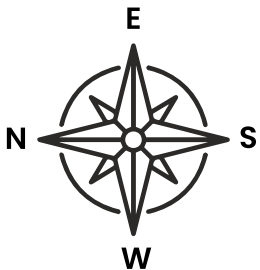
First Floor



Second Floor

Perfect plan for your forever home

Villa Plan - West Facing (SBA 3200 SQ.FT.)



Ground Floor



First Floor



Second Floor



Right where
you need to be.

Education

1. GEAR Innovative Intl. School - 5 mins
2. Gurukul High School - 5 mins
3. BRS Global School - 5 mins
4. Indus International School - 6 mins
5. Azim Premji University - 10 mins
6. Harvest International School - 10 mins

Office

1. Upcoming Infosys Campus - 10 mins
2. Wipro Kodathi - 30 mins
3. Biocon Campus - 30 mins

Hospitals

1. Oxford Hospital - 15 mins
2. Sri Sai Hospital - 18 mins
3. Narayana Hrudayalaya - 20 mins
4. Manipal Hospital - 45 mins

Other Landmarks

1. Sarjapura - 10 mins
2. Attibele - 12 mins
3. Electronic City - 30 mins
4. Bommasandra Industrial Area - 30 mins

Specifications



Sub structure

- Earthquake resistant RCC framed structure on footing over hard strata
- Pinth beams for extra safety by using steel and cement of reputed makers

Super structure

- Rcc framed structure/block masonry walls as per structural design

Plastering

- All internal walls are finished with cement plaster with smooth finish
- All external walls are cement plaster with sand finish

Water supply

- Hot and cold water supply: cpvc Pipes Ashirvad or equivalent brand

Kitchen

- An open, well-ventilated kitchen
- Counter top: granite platform (Black Granite)
- Sink: Carysil (imported brand) or equivalent brand
- Wall tiles: 2 ft. high glazed tiles
- Provision for exhaust fan
- Provision for plumbing point in utility area for washing machine
- Utility sink: ss sink with drainboard

Paint

- Internal walls: 2 coats of wall putty (Birla brand). 1 coat of primer, 2 coats of painting (premium emulsion- Asian paints)
- External walls: 2 coats of white cement (Birla) and 2 coats of exterior emulsion (Asian paints)

Elevation

- Front balcony: Toughened glass (Saint-Gobain or equivalent brand)
- With stainless steel railing (Branded company)
- Cladding material: As per elevation

Water supply

- Automated 24/7 water supply for each villa

Doors & windows

- Main door: Solid teak wood frame with teak double doors
- Internal doors: Solid wooden frame with well-designed flush doors
- Toilets and Terrace door: Waterproof flush door
- French window and French door: upvc with Saint-Gobain glass or equivalent brand
- Three track window: wooden finish upvc windows with mosquito mesh

Vaastu

- 100% Vaastu for the construction of entire villa

Lock system

- Main door lock: Smart lock
- Bedroom locks: Branded lock

Staircase railing

- Toughened glass (Saint-Gobian or equivalent brand) with stainless steel railing (Branded company) with branded fittings

Bathroom

- Tiles: Glazed tiles with highlighter (Branded company)
- Wall mounted system: For master bedroom toilet and 2 bedrooms
- Toilets (Hindware or equivalent brand)
- Cubical partitioning: For master bedroom

Sanitary & fittings

- Commodes: Jaquar or equivalent brand
- Wash basins: For all toilets and dining (Hindware)
- Taps: For all toilets (Jaquar or equivalent brand)
- Geyser: Provision for Geyser for all toilets

Electrical

- Cable: Wiring through pvc conduits concealed in walls and ceilings (Havells or equivalent brand)
- Modular switches: Havells or equivalent brand
- TV Point: Living & master bedroom
- Split A/c Point: Living and all bedrooms
- Provision for solar panels



About Us

At Nyra, we craft luxurious, sustainable homes that blend elegance with eco-consciousness. Our mission is to create energy-efficient residences that elevate your lifestyle while respecting the planet. From design to delivery, we ensure a seamless home-buying experience, guided by our core values of sustainability, innovation, quality, integrity, and community. More than just builders, we are passionate about merging opulence with responsible living.



Site Address

Nyra Sunterra
BEML Cooperative Society Layout, S.Medihalli,
Off Sarjapur-Attibele Road,
Bengaluru, 562125

PRM/KA/RERA/1251/308/PR110124/007750

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For More Information
+91 7760777992

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