

NYRA SUNTERRA

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 BHK + Home Theatre
SBA 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

*Images used for representative purpose only

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



Swimming Pool



Banquet Hall



Toddler's Pool



Party Hall



Billiards



Map your dream home.



- | | | | | | |
|------------------|------------------------|----------------------|----------------|-------------------------|---------------------------|
| 01 Main Entrance | 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 Half Basket Ball Court |



Semi Public Pergola



Jacuzzi



Cricket Pitch



Barbeque Area



Children Play Area



Senior Citizen Kiosk



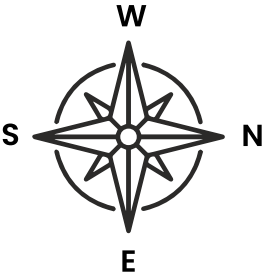
Half Basket Ball Court



Zen Garden

Perfect plan for your forever home

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



Ground Floor



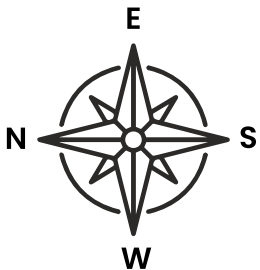
First Floor



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



Structure

- Earthquake resistant RCC framed structure on footing over hard strata
- Pinth beams for extra safety by using TMT certified steel and ACC cement
- Rcc framed structure/block masonry walls as per structural design

Elevation

- Front balcony: Toughened glass (Saint-Gobain or equivalent brand)
- Stainless steel railing

Plastering

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

Lock system

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

Electrical

- Cables - (Havells or equivalent)
- Modular switches: Anchor cromagold or equivalent
- TV Point: Living, Guest room & Master bedroom
- Split A/c Points in Living and all bedrooms
- Solar Powered Homes - Connected to grid, generating upto 600 units per month

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)

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
- Utility sink: ss sink with drainboard

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

Bathroom

- Tiles: Glazed tiles with highlighter
- Toilets - Wall mounted (Jaquar or equivalent)
- Cubical partitioning: For master bedroom
- Wash basins: For all toilets (Jaquar or equivalent)
- Taps: For all toilets (Jaquar or equivalent)
- Provision for Geyser in all toilets

Staircase railing

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

Water supply

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



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

**NYRA
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SUN POWERED VILLAS

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