

# Sunrise Heights Premium Apartments

Whitefield, Bangalore - 560066

## Project Overview

Sunrise Heights is a premium residential project spread across 5.5 acres of lush green landscape in the heart of Whitefield, Bangalore. Developed by Prestige Group, this project offers 2BHK, 3BHK, and 4BHK apartments designed with modern architecture and world-class amenities. The project comprises 4 towers with 22 floors each, housing a total of 520 residential units. Construction started in January 2023 and possession is expected by December 2026.

The project is strategically located near the Whitefield Metro Station (1.2 km), ITPL Tech Park (2.5 km), and Phoenix Marketcity Mall (3 km). Major hospitals including Manipal Hospital (1.8 km) and Columbia Asia (2.2 km) are within close proximity. International schools such as Inventure Academy (1.5 km) and Whitefield Global School (2 km) are nearby.

## Pricing Details

| Unit Type       | Super Built-Up Area | Base Price       | Total Price (Approx.) |
|-----------------|---------------------|------------------|-----------------------|
| 2 BHK Standard  | 1,150 sq.ft.        | Rs. 7,500/sq.ft. | Rs. 86.25 Lakhs       |
| 2 BHK Premium   | 1,280 sq.ft.        | Rs. 7,800/sq.ft. | Rs. 99.84 Lakhs       |
| 3 BHK Standard  | 1,650 sq.ft.        | Rs. 7,500/sq.ft. | Rs. 1.24 Crores       |
| 3 BHK Premium   | 1,850 sq.ft.        | Rs. 7,800/sq.ft. | Rs. 1.44 Crores       |
| 3 BHK Duplex    | 2,200 sq.ft.        | Rs. 8,200/sq.ft. | Rs. 1.80 Crores       |
| 4 BHK Penthouse | 3,500 sq.ft.        | Rs. 9,000/sq.ft. | Rs. 3.15 Crores       |

Additional charges: Car parking - Rs. 3.5 Lakhs per slot (one complimentary with 3BHK and above). Club house membership - Rs. 2 Lakhs. Legal and registration charges as per government norms. GST of 5% applicable on under-construction properties. Maintenance deposit of Rs. 50 per sq.ft. collected at the time of possession.

# Amenities & Facilities

## Sports & Fitness

- Temperature-controlled swimming pool (25m lap pool + kids pool)
- Fully equipped gymnasium with Technogym equipment (3,500 sq.ft.)
- Tennis court (synthetic surface, floodlit)
- Badminton court (2 indoor courts)
- Basketball court (half court)
- Cricket practice nets with bowling machine
- Squash court
- Table tennis room (2 tables)
- Jogging track (600m rubberized track around the perimeter)
- Yoga and aerobics studio (1,200 sq.ft.)
- Cycling track dedicated for residents

## Lifestyle & Recreation

- Clubhouse with banquet hall (5,000 sq.ft., capacity 200 guests)
- Mini theater / screening room (50 seats, Dolby Atmos sound)
- Indoor games room (billiards, foosball, carrom, chess)
- Library and reading lounge with 2,000+ books
- Co-working space with high-speed internet (20 workstations)
- Party lawn and barbecue area
- Rooftop sky lounge with panoramic city views
- Spa and sauna facility
- Meditation garden with water features
- Pet park with agility equipment

## Children's Facilities

- Children's play area with imported play equipment (ages 2-5 and 6-12)
- Splash pad and water play zone
- Indoor play zone with soft play area
- Art and craft room
- Day care center (professionally managed)
- Outdoor adventure zone with climbing wall

# **Security & Technical Specifications**

## **Security Features**

- 3-tier security system with boom barriers at entry/exit
- 24/7 CCTV surveillance with 200+ cameras (AI-powered analytics)
- Video door phone in every apartment connected to guard room
- Biometric access for lobbies and common areas
- Intercom facility connecting all apartments to security
- Fire detection and suppression system (sprinklers in all common areas)
- Earthquake-resistant RCC framed structure (Zone II compliant)
- Lightning arrestor on all towers
- 100% DG power backup for common areas, 5 kVA per apartment

## **Construction Specifications**

Flooring: Italian marble in living and dining areas; vitrified tiles in bedrooms (800x800mm); anti-skid ceramic tiles in bathrooms and balconies; hardwood laminate in master bedroom (optional upgrade).

Kitchen: Modular kitchen with granite countertop, stainless steel sink, ceramic tile dado up to 2 feet above countertop. Provision for water purifier, dishwasher, and chimney. Piped gas connection from central gas bank.

Bathrooms: Premium sanitary ware from Kohler/Grohe. Hot and cold water mixer. Concealed plumbing. Anti-skid tiles. Frameless glass shower enclosure in master bathroom.

Doors: Main door - teak wood frame with veneer shutter and digital smart lock. Internal doors - flush doors with veneer finish. French windows in living room with UPVC frames and double-glazed glass.

Electrical: Modular switches from Schneider/Legrand. Concealed copper wiring. AC provision in all bedrooms and living room. EV charging provision in parking. Smart home automation ready.

# **Payment Plans & Contact**

## **Flexi Payment Plan**

Milestone 1: 10% on booking (within 30 days of application)

Milestone 2: 15% on execution of agreement

Milestone 3: 10% on completion of foundation

Milestone 4: 10% on completion of 5th floor slab

Milestone 5: 10% on completion of 12th floor slab

Milestone 6: 10% on completion of 20th floor slab

Milestone 7: 10% on completion of brickwork

Milestone 8: 10% on completion of flooring

Milestone 9: 10% on completion of final finishes

Milestone 10: 5% on possession / handover

## **Bank Loan Approvals**

The project is pre-approved by all major banks including SBI, HDFC, ICICI, Axis Bank, Bank of Baroda, Punjab National Bank, Kotak Mahindra Bank, and LIC Housing Finance. Home loan interest rates starting from 8.35% per annum. The project is RERA registered under RERA No. PRM/KA/RERA/1251/310/PR/190524/006456.

## **Sales Office & Contact**

Sales Office: Plot No. 45, ITPL Main Road, Whitefield, Bangalore - 560066

Timings: 10:00 AM to 7:00 PM (All days including weekends)

Phone: +91 80 4567 8900

Email: sales@sunriseheights.in

Website: [www.sunriseheights.in](http://www.sunriseheights.in)

Site visits available by appointment. Complimentary pickup from Whitefield Metro Station.