

Indulge in Opulence



Exclusive
Premium Villa Plots
Devanahalli, Bengaluru North



MAANYA TULIPS





MAANYA VENTURES & DEVELOPERS

Bengaluru is fast developing into a world class city with state - of - the art infrastructure to meet the growing needs of discerning citizens. A hub of new generation enterprises a head quarter of Real Estate companies, a place with sizable presence of the IT & BT companies. An attractive destination for Local & International investments - truly a vibrant Economy and Cosmo Society well connected by Rail, Road and Air to the prominent cities in India and the rest of the world - Bengaluru is undoubtedly the Silicon Valley of India and Knowledge Capital of India. Here, we are introducing the great endeavour, **MAANYA VENTURES & DEVELOPERS** one of the largest vertically integrated Real Estate Company in Bengaluru.

Our aim is to add value to our esteemed customer's investment which grows exceptionally.



MAANYA TULIPS

Maanya Tulips is a residential plotted development project in the rapidly developing neighborhood of Devanahalli, Bengaluru by **Maanya Ventures & Developers**. This residential project is located in North Bengaluru features the very best in Maanya's signature luxury, safety, facilities, and a host of other essentials packaged with beautiful landscapes all around. **Maanya Tulips** is guaranteed to bring a quality living experience to the community of Devanahalli with brilliant architecture and equivalent lifestyle.

52

Limited Edition
Premium Villa Plots
AT
THE NEW ECONOMIC HUB



DEVANAHALLI
NORTH
BENGALURU



INTERNATIONAL AIRPORT
BENGALURU

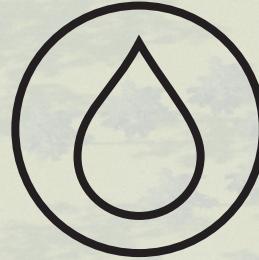




QUALITY OF LIVING INSIDE MAANYA TULIPS



- > Round-The-Clock Security
- > Grand Entrance Arch
- > Gated Community Walls
- > CCTV Cameras



- > Overhead Water Tank
- > Rain Water Harvesting
- > Individual water connection
- > Individual Reclaimed Water Connection



- > Underground Electricity
- > Street Lights



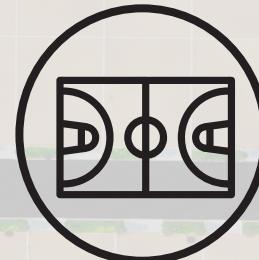
- > 40ft & 30ft Asphalt Roads
- > Individual Plot Entrance



- > Sewage Connection
- > EcoSewage Treatment Plant



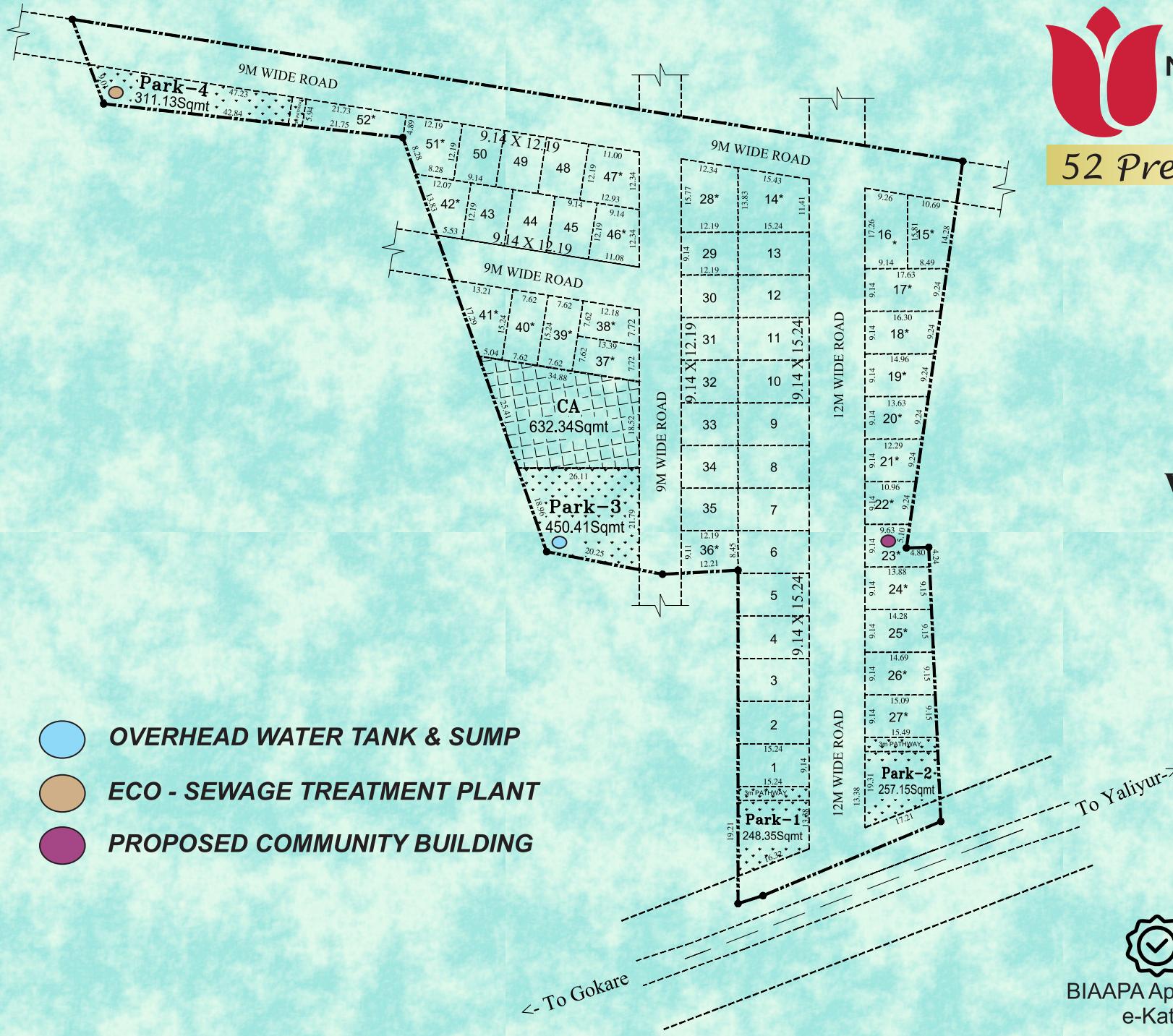
- > Park & Children's Play Area
- > Landscaping



- > Multipurpose Play Court
- > Cricket Practice Net Court

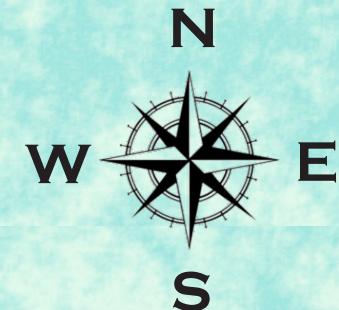


- > Communication Pipes



MAANYA TULIPS MASTER PLAN

52 Premium Villa Plots



- **OVERHEAD WATER TANK & SUMP**
 - **ECO - SEWAGE TREATMENT PLANT**
 - **PROPOSED COMMUNITY BUILDING**



BIAAPA Approved, 48% Open Space
e-Katha

THE LOCATION NEXT THE NEO BENGALURU

Invest in
North Bengaluru
- The new economic hub



COVERING 284 KMS, CONNECTING DEVANAHALLI WITH
IMPORTANT SATELLITE TOWNS AROUND BENGALURU

Neo Bengaluru also known as Devanahalli is an integrated Satellite Township in its nascent stage. A meticulously planned township incorporated with the best economic drivers such as employment opportunities, great social infrastructure and luxurious lifestyle quotients.

INVESTMENT ADVANTAGES

- High rate of appreciation [ROI].
- Close to international airport.
- Demand for housing owing to IT Parks, companies and hubs.
- Close to reputed schools, hospitals and entertainment.
- seamless connectivity options to the city.
- presence of nature and adequate greenery.



Stay Connected in the vicinity

EDUCATIONAL INSTITUTIONS

EKTA SCHOOL – 8.5 KMS
AKASH MEDICAL COLLEGE – 6.5 KMS
MY WORK SCHOOL – 7.5 KMS
CHANAKYA UNIVERSITY – 5 KMS
ANANTHA VIDYANIKETHANA SCHOOL – 7.6KMS
NALANDA COLLEGE OF EDUCATION – 5.5 KMS
S.L.S RESIDENTIAL PUBLIC SCHOOL – 3.4 KMS
INNOVATORS INTERNATIONAL SCHOOL – >1 KMS

HOSPITALS

AKASH HOSPITAL - 6.5 KMS
NEW MANASA HOSPITAL – 4.4 KMS
GENERAL HOSPITAL DEVANAHALLI – 3.2 KMS
NAKSHATRA HOSPITAL – 4.0 KMS
SRI SHRIDI SAI HOSPITAL – 4.8 KMS
RAMAIAH LEENA HOSPITAL – 4.7 KMS

CONNECTIVITY

STRR - >1KM
KEMPEGOWDA INTERNATIONAL AIRPORT – 12.4 KMS
DEVANAHALLI BUS STOP – 4.8KMS
DEVANAHALLI RAILWAY STATION – 6.2KMS

SHOPS & RESTAURANTS

D MART - 4.8 KMS
DOMINOS – 5.2 KMS
INDIAN PARATHA COMPANY – 6.3 KMS
NH7 REFUEL – 6.3 KMS
NANDI UPACHAR – 6.3 KMS
HOTEL EMPIRE – 5.2 KMS

BUSINESS PARKS

KIADB HI TECH DEFENCE PARK – 3.5 KMS
DEVANAHALLI BUSINESS PARK - 9.5 KMS
KIADB AEROSPACE PARK – 15.7 KMS
KIADB HARDWARE PARK – 16.5 KMS

Location Map

(Not to Scale)



N ↑



RERA REGISTRATION NUMBER: PRM/KA/RERA/1250/303/PR/180424/006786

This brochure is only a conceptual presentation of the project and not a legal offering. The promoter reserves the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.