

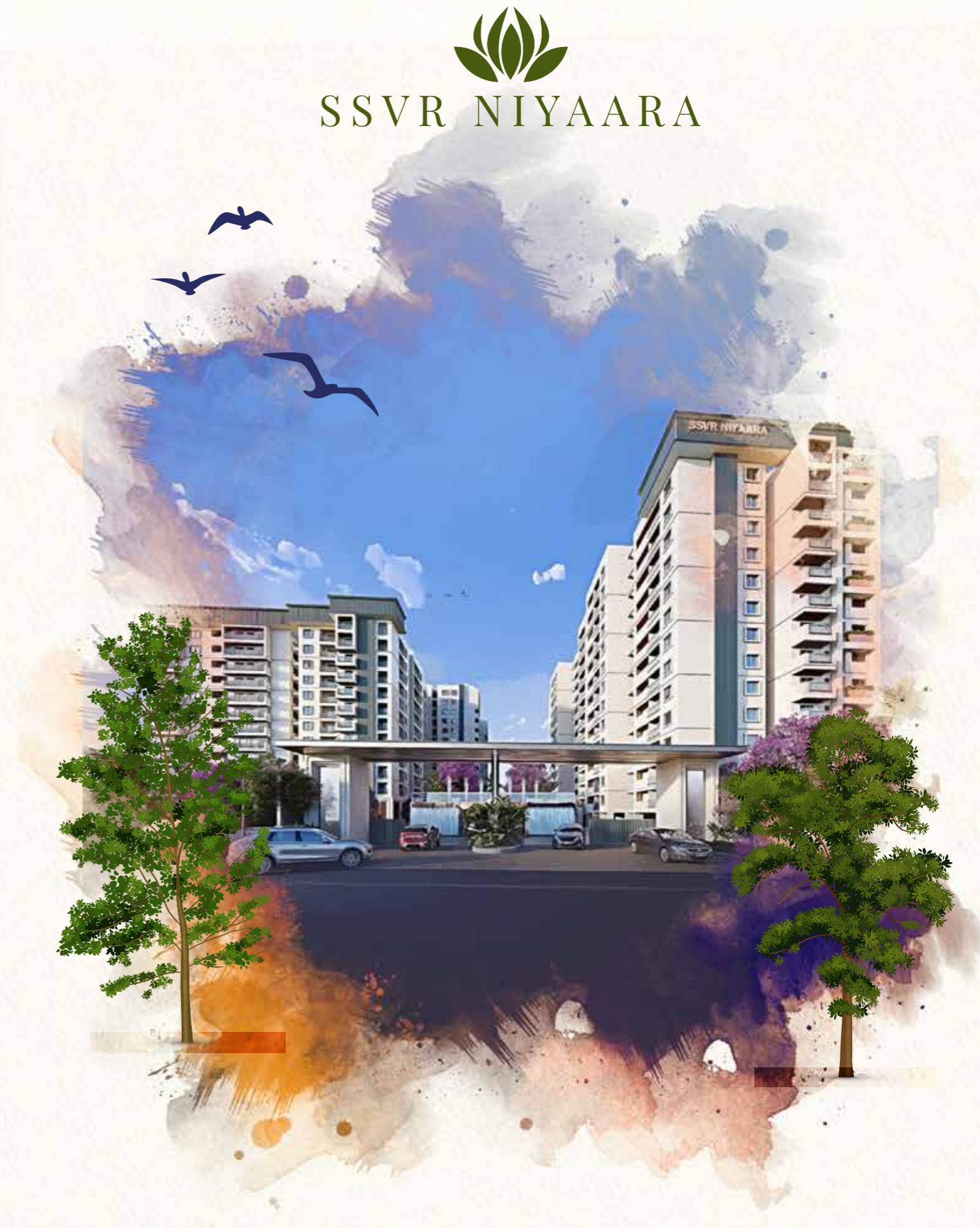


SSVR NIYAARA



SITE ADDRESS

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A WHISPER OF URBAN EDEN,
UNFOLDING INTO YOUR REALITY



SSVR NIYAARA

SSVR NIYAARA

A NEW
CHAPTER IN REFINED
LIVING

Step into Niyaara, an oasis of grace amidst the rush of the city. Here, each sunrise paints a serene backdrop to a meticulously designed living space that speaks to the soul. In the heart of the hustle, discover a place that echoes your quest for tranquility and elegance. Welcome to the embodiment of luxury, and welcome to your new beginning.



DISCOVER THE HEART OF COMMUNITY AT NIYAARA

- Where Every Moment is a Celebration of Togetherness. Nestled in the embrace of nature and designed with the warmth of a close-knit community, Niyaara is more than an address; it's a destination where families thrive, friendships blossom, and life is cherished in its full glory. Embrace spacious living with our 2BHK and 3BHK homes, where comfort meets conviviality, setting the stage for countless memories. With vast open spaces that invite the outdoors in and a clubhouse that's the envy of the town, Niyaara is where your family's happiest chapters unfold.

00000
SQ.FT OF CLUBHOUSE

00%
OPEN SPACE

2BHK
0000 - 0000 SQ.FT

3BHK
0000 - 0000 SQ.FT



ELEVATE YOUR VIEW, EMBRACE

THE SKY

Envision a lifestyle embraced by the skies and kissed by the lush hues of nature. Niyaara stands tall as a beacon of architectural magnificence, where every balcony is a private alcove of peace, every window a frame to the vibrant outdoors. Our buildings are designed not just to house the aspirations of the modern family but to amplify them, to blend seamlessly with the bounty of nature. Here, the line between man-made and natural beauty blurs, creating a living experience that's as expansive as the clear blue sky above.



A CONSTELLATION
OF HOME AND

HARMONY

We believe your home should be a reflection of your grandest dreams and finest moments. Under the canopy of celestial splendor, our community is a place where every family can grow and thrive amidst the wonders of the cosmos. Here, the night sky tells tales of togetherness and the stars listen to the laughter of loved ones. Niyaara is not just a space to reside, it's a canvas for your life's most beautiful memories. This is where life's precious moments are treasured, under the watchful gaze of a million stars.

EVERY STAR,
A STORY;
EVERY HOME,
A UNIVERSE



A CRADLE OF SERENITY
IN THE CITY'S

HEART

Here, the laughter of children mingles with the rustle of purple blooms, and the tranquil murals of life are painted with strokes of urban sophistication and natural bliss.

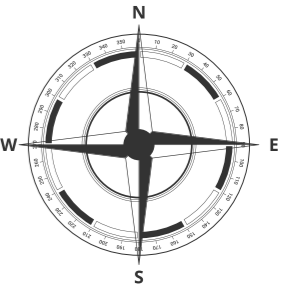


An aerial architectural rendering of a residential complex. The central focus is a large, multi-story building with a pinkish-red facade and white accents, arranged in a U-shape. The courtyard is paved with a blue and white geometric pattern. In the center of the courtyard is a green lawn with a checkered table tennis table. To the right, there is a large, rectangular swimming pool with a blue interior and a brown deck. Below the pool is a white outdoor seating area. At the bottom of the image, there is a blue basketball court. The entire complex is surrounded by lush greenery, including palm trees and purple flowering bushes. A road with a white car is visible at the top of the image.

GOD'S EYE VIEW

A SPECTACLE OF
SPLENDOR

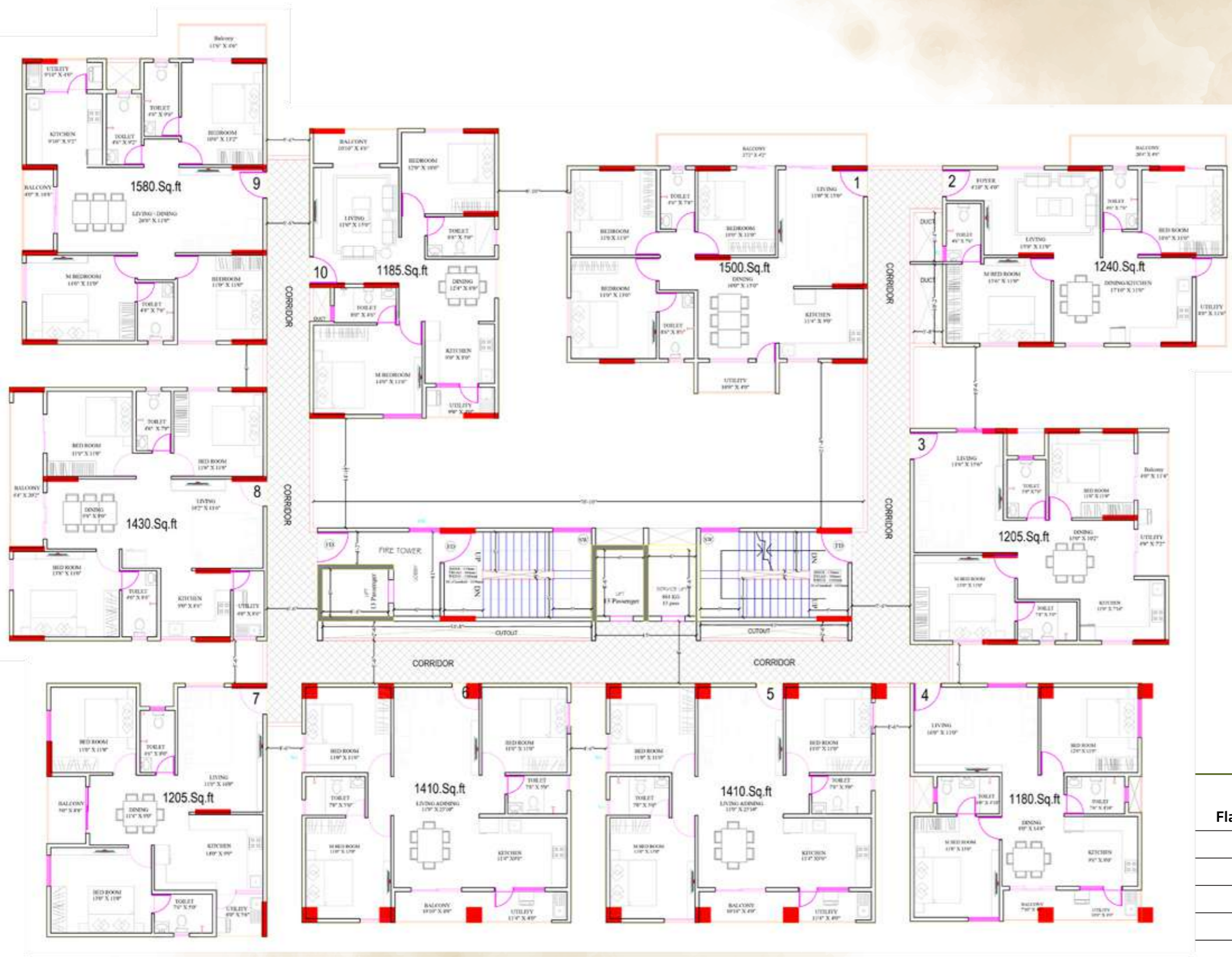
Gaze upon Niyaara, where architectural elegance meets meticulous landscaping. This bird's-eye panorama captures a vibrant community, designed for distinction, leisure, and the purest joy of outdoor living.



MASTER PLAN



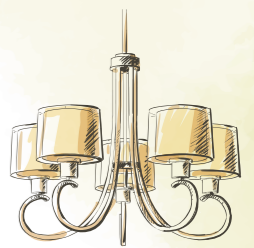
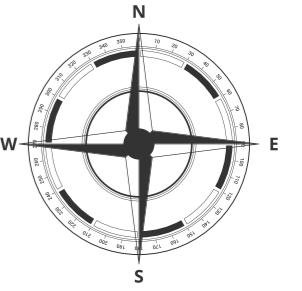
Zoom out on Niyaara's master plan to reveal a living, breathing landscape meticulously crafted for community, comfort, and the countless little joys of life's everyday encounters.



TYPICAL
**FLOOR
 PLAN**
 BLOCK-A-1

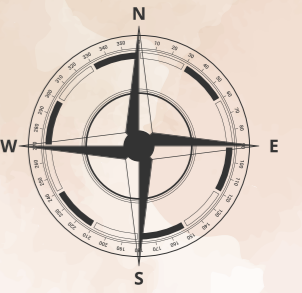


Flat No.	Facing	Carpet Area	Wall & Blcny	Super BUA
01	EAST	000	000	0000
02	WEST	000	000	0000
03	EAST	000	000	0000
04	WEST	000	000	0000
05	EAST	000	000	0000
06	WEST	000	000	0000
07	EAST	000	000	0000



TYPICAL
**FLOOR
 PLAN**
 BLOCK-A-2

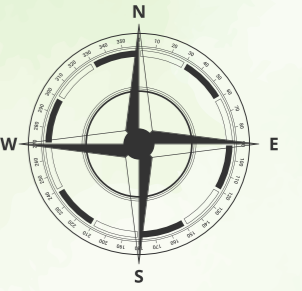
Flat No.	Facing	Carpet Area	Wall & Blcny	Super BUA
01	EAST	000	000	0000
02	WEST	000	000	0000
03	EAST	000	000	0000
04	WEST	000	000	0000
05	EAST	000	000	0000
06	WEST	000	000	0000
07	EAST	000	000	0000



TYPICAL
**FLOOR
PLAN**
BLOCK-B-1



Flat No.	Facing	Carpet Area	Wall & Blcny	Super BUA
01	EAST	000	000	0000
02	WEST	000	000	0000
03	EAST	000	000	0000
04	WEST	000	000	0000
05	EAST	000	000	0000
06	WEST	000	000	0000
07	EAST	000	000	0000



TYPICAL FLOOR PLAN

BLOCK-B-2



Flat No.	Facing	Carpet Area	Wall & Blcny	Super BUA
01	EAST	000	000	0000
02	WEST	000	000	0000
03	EAST	000	000	0000
04	WEST	000	000	0000
05	EAST	000	000	0000
06	WEST	000	000	0000
07	EAST	000	000	0000

A HOME WHERE
DREAMS RUN

FREE

Experience the vibrant glow of Niyaara, a testament to contemporary architecture and thoughtful design. Here, the spacious balconies offer a front-row seat to enchanting dusks, as our younger residents find freedom in the secure and stimulating play areas.

Niyaara is not just an address; it's a destination that defines urban living with style and substance.

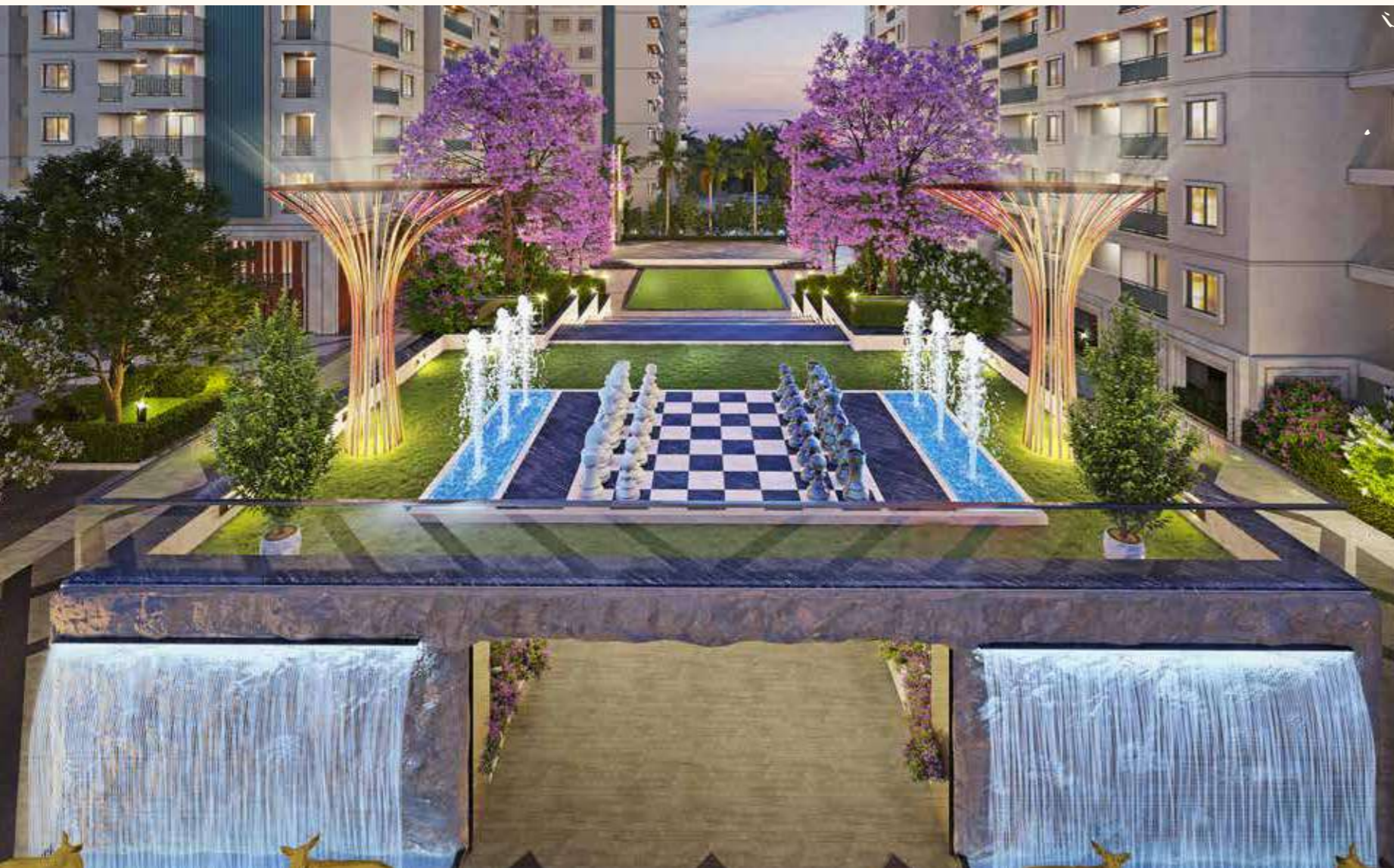




ELEGANCE ELEVATED, PLAY

ENCOURAGED

Step into Niyaara and discover a world where indulgence and play go hand-in-hand. With luxurious amenities designed for every age and interest, our exclusive facilities—from leisure pools to sports courts—cater to both the tranquil moments and the active joys of your family's life.



YOUR OASIS OF CALM AMIDST THE
CITY'S PULSE

Delight in the serene ambiance of Niyaara's lush gardens and reflective pools, a perfect backdrop for both relaxation and social gatherings. Here, every detail, from the lounging cabanas to the vibrant flower beds, is designed with your peace and pleasure in mind.



AMENITIES



BADMINTON COURT



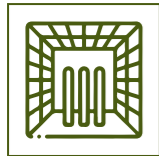
SWIMMING POOL



VIBRANT KIDS' PLAY AREA



BASKETBALL COURT



DEDICATED CRICKET NET



ELEGANT BANQUET HALL



TRANQUIL YOGA ROOM



FULLY-EQUIPPED GYM



ALL-WEATHER INDOOR BADMINTON



OPEN-AIR AMPHITHEATRE



RELAXING SENIOR CITIZEN SITTING AREA



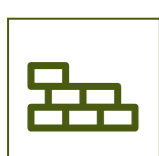
VERDANT WALKING AND JOGGING TRACK



VOLLEYBALL COURT



OUTDOOR GYM



EXCLUSIVE PRIVATE RESIDENCES WITH NO COMMON WALLS



SPECIFICATIONS

At Niyaara, each specification is meticulously chosen to ensure safety, durability, and aesthetic appeal. Our structures are designed with the highest standards in mind, providing a harmonious balance between modern sophistication and enduring quality.

Revel in a home that's crafted with care, detailed to perfection, and aligned with the latest in design and functionality.



SPECIFICATIONS

R.C.C. Framed structure designed as per relevant BS Codes for Earth Quake resistance (Semi Zone-II)



WINDOWS

UPVC Windows with glass sliding with M S Grills & Mosquito mesh
Sliding Doors (Balcony)
3 Track UPVC frame with UPVC glass sliding shutters provision for "Mosquito mesh"



DOORS

Main Door of teak wood frame and Shutters.
Teak Veneer Panel Doors for interior and bathroom Doors



PAINTING

Royal Emulsion from Asian or Equivalent for Interiors.
Asian Apex / Ultima or Equivalent for Exteriors.
False Ceiling in Living, Dining & Master Bedroom



FLOORING

Italian marbles for Living and Dining.
Wooden Flooring or Double charged vitrified tiles for Bedrooms & Kitchens.
Anti-Skid vitrified tiles for bathrooms & Granite Flooring in corridors, Staircases.
Brick Bats Coba with water proofing chemical treatment on top clay tiling on Terrace



SANITARY

TOTO / Kohler CP fittings & sanitary ware.
TOILET : Anti-skid Ceramic tiled flooring & glaze tile dado upto door height



SPECIFICATIONS



WALLS

6" thick Cement concrete solid blocks for exterior walls & 4" thick Cement concrete solid blocks for internal walls



ELECTRICAL WORK

Concealed copper wiring with Legrand / Equivalent make switches & Sockets.

T.V. & TELEPHONE

T.V. & Telephone points in Living & Master bedroom.



KITCHEN PLATFORM

Granite Platform with Franke Swiss make Sink, 2' Height Ceramic Tile dado above the platform



WATER SUPPLY

Water supply from Borewell & Cauvery with Overhead Tank & Sump

ECO & Friendly

Rain Water Harvesting



LIFT

Schindler / KONE / Equivalent automatic 8 passenger lift
CAR PARKING : Covered car parking.



POWER BACKUP

Generator power Backup for Lift, Common Area & Each Flat.

Intercom

Intercom facility for all flats, connecting to security



WELCOME TO NIYAARA

A VISION OF MODERN

ELEGANCE

At the gateway to Niyara, modern architecture harmonizes with nature's palette, presenting a facade that's as welcoming as it is impressive. This is where your journey begins, leading you into a realm where luxury is in the details and tranquility is the standard.



NEIGHBOURHOOD

HOSPITALS

MANIPAL HOSPITAL, WHITEFIELD - 2 KM
SRI SATHYA SAI SUPER SPECIALITY HOSPITAL, WHITEFIELD - 8 KM
SAKRA WORLD HOSPITAL, MARATHAHALLI - 9.1 KM
SANKARA EYE HOSPITAL, KUNDALAHALLI - 8 KM
CLOUD NINE, ITPL - 9 KM

EDUCATIONAL INSTITUTIONS

TCIS, VARTHUR - 3 KM
GREENWOOD HIGH INTERNATIONAL SCHOOL, SARJAPUR - 6.5 KM
THE GREEN SCHOOL BANGALORE - 4.5 KM
PRODIGIES INTERNATIONAL SCHOOL - 1 KM
NPS, MARATHAHALLI - 2.5 KM
OAKRIDGE INTERNATIONAL SCHOOL - 8.7 KM
THE BRIGADE SCHOOL - 13 KM
VIBGYOR HIGH SCHOOL, MARATHAHALLI - 6.7 KM
MVJ COLLEGE OF ENGINEERING - 6.7 KM
NEW HORIZON COLLEGE OF ENGINEERING - 7.9 KM
CRM IT - 7.7 KM
VYDEHI INSTITUTE OF MEDICAL SCIENCES AND RESEARCH CENTRE - 8 KM

OFFICES

ITPL - 7.8 KM
ECOSPACE - 9.2 KM
PRITECH PARK SEZ - 9.4 KM
WIPRO OFFICE - 12 KM
RMZ ECOWORLD - 9.7 KM
PRESTIGE SHANTINIKETAN - 8.8 KM

ENTERTAINMENT & SHOPPING

NEXUS WHITEFIELD MALL - 3.5 KM
NEXUS SHANTINIKETAN - 8.8 KM
BROOKFIELD MALL, BANGALORE - 7.4 KM
SOUL SPACE SPIRIT CENTRAL MALL - 14 KM
PHOENIX MARKETCITY - 13 KM
ORION UPTOWN MALL - 15 KM

CONNECTIVITY

HOPE FARM METRO STATION - 6.5 KM
AIRPORT - 41 KM

LOCATION

