



Guru Punvaanii

— Infra LLP —

Our plots for your dream home

Close to  
**City life**  
Closer to  
**Nature**



*Eternia*

📍 Ramohalli, Off Mysore Road



# Welcome to Eternia: Your Gateway to **Tranquil Living**

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Escape to a serene and enchanting world of Eternia, a premier real estate land property nestled in the picturesque place of Ramohalli, Off Mysore Road.

Come discover a haven of tranquility where nature's embrace harmonizes with modern living, offering you the perfect blend of comfort and serenity. Eternia invites you to indulge in a life of luxury, surrounded by breathtaking landscapes and unparalleled amenities.





## Why invest in Mysore Road?

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Mysore Road enjoys a prime location that connects Bangalore, the capital city of Karnataka, to the historic city of Mysore. Its proximity to two major cities ensures excellent connectivity and easy access to various facilities, including schools, hospitals, shopping centers, and entertainment hubs. The presence of the NICE (Nandi Infrastructure Corridor Enterprises) Road further enhances connectivity, making it an ideal investment destination.





## Features of the property

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Embrace the luxury of space and privacy with an expansive parcel of land that stretches as far as the eye can see. The vast acreage provides a blank canvas for you to explore limitless architectural possibilities and create a residence that reflects your unique taste and lifestyle.




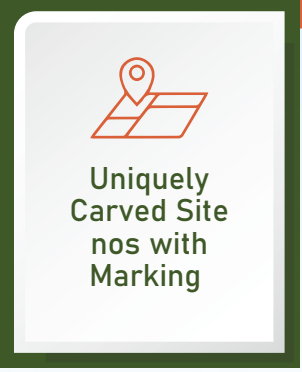
**10 Acres**  
land parcel with  
**164 sites**



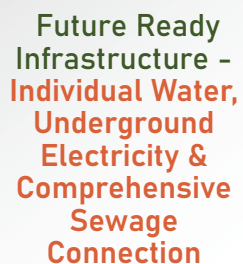
**BDA**  
Approved



**RERA**  
Approved



Uniquely  
Carved Site  
nos with  
Marking



Future Ready  
Infrastructure -  
**Individual Water,  
Underground  
Electricity &  
Comprehensive  
Sewage  
Connection**



Hi - Tech  
Sewage  
Treatment  
Plant



**24/7**  
Security  
System



Well Constructed  
White Topped  
Roads for  
Congestion  
free movement



Clubhouse  
with all  
modern  
amenities




# Native environment surrounded by **essentials**

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Situated in the heart of Ramohalli, Off Mysore Road Eternia boasts an idyllic location that strikes a balance between urban convenience and natural splendor.

Enjoy the best of both worlds as you find yourself embraced by lush greenery, scenic views, and an abundance of open space, all within easy reach of essential amenities, educational institutions, healthcare centers, and entertainment hubs.





## Enjoy the **leisures** around you

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Eternia has been meticulously designed to offer an array of world-class amenities that cater to every aspect of your lifestyle. We have 72,000 sft of parks and open spaces which is more than 1 and ½ acres.

Whether you seek relaxation, recreation, or a sense of community, our property ensures an enriching experience for all residents. Some of the exceptional features include:

### **Parks**

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Whether you seek a peaceful moment of solitude or a vibrant gathering with loved ones, our parks offer the perfect setting to unwind, relax, and create lasting memories amidst lush greenery and vibrant flora. Step into a world of natural wonder and let our parks enchant your senses.



### **Meditation & Yoga Area**

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Escape the chaos of everyday life and discover a serene haven in our dedicated meditation area. The tranquil space invites you to pause, reflect, and reconnect with your inner self. Step into our meditation area and embark on a journey of inner harmony and self-discovery.



## Outdoor gym

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Feel the sun on your skin and breathe in the crisp, rejuvenating air as you engage in your fitness routine. Our outdoor gym boasts a range of meticulously maintained equipment, carefully selected to cater to all fitness levels and goals. Discover the perfect harmony between physical activity and the great outdoors at our exceptional outdoor gym.



## Children's Play Area

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Create lasting memories with your little ones at the dedicated children's play area. Designed to provide a safe and engaging environment, it ensures your children have ample opportunities to grow, learn, and have fun.





# Elevate Your Lifestyle at our **All-Inclusive Clubhouse!**

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Welcome to a life of ultimate indulgence and convenience. With a plethora of amenities including a cutting-edge gym, versatile party hall, refreshing swimming pool, and thrilling indoor games arena, our clubhouse is your gateway to an extraordinary lifestyle.

## **Swimming pool**

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Indulge in a refreshing aquatic escape at our exquisite clubhouse swimming pool. Dive into crystal-clear waters, feel the invigorating embrace, and let your worries melt away.



## **Party hall**

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Elevate your special occasions to unforgettable heights in our premier party hall. With its elegant ambiance and versatile space, our hall sets the stage for memorable celebrations. Let the festivities come alive as you and your guests revel in an unforgettable experience.





## Gym

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Achieve Fitness Excellence in our Cutting-Edge Gym. With top-notch facilities, our dynamic environment empowers you to push your limits. From cardio to weightlifting, our comprehensive equipment caters to all fitness levels



## Indoor games

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Experience a world of exciting indoor games at our dedicated arena. Engage in friendly competition as you play your favorite games like billiards, table tennis, and more. Rain or shine, our indoor facility offers endless entertainment for all ages.

## Anytime medical care

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Your health deserves uncompromising attention and care. With Any Time Medical Care Amenity, you can enjoy the peace of mind that comes with knowing you have a dedicated healthcare partner by your side, day or night.



## Co-working Space

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Stay connected, collaborate effortlessly, and maximize your productivity with ease because our Co-working Space is enabled with High-speed Wi-Fi throughout the premises, ensuring seamless and uninterrupted connectivity for all your online activities.

## Meeting room

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Whether you're hosting a small team meeting or a large-scale conference, our meeting rooms ensure an effective gathering with the latest audiovisual technology, including high-resolution projectors, large display screens, and surround sound systems.




## Dining with the kitchen

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Whether you're a passionate foodie or a culinary enthusiast, this exclusive amenity is designed to elevate your dining adventures to new heights. With tasteful decor and stylish furnishings, our dining area with the kitchen sets the stage for an unforgettable dining experience.





## Move swiftly anywhere, anytime

Imagine living just minutes away from major transportation hubs. Yes, our property is strategically located near well-connected roadways, buses, railways, and metro stations, providing you with effortless access to the heart of the city and beyond.

Now you can skip the traffic and travel anywhere you want to because Enteria is just moments away from the Majestic & Kengeri railway station, Bangalore International Airport, and Kengeri Metro Station, offering effortless connectivity and seamless travel options for the modern urban dweller.

### Airport

Just a **1hr 30 min** drive  
from Bangalore international airport.

### Metro station

Just **15 min** drive  
from Kengeri Metro station.

### Railway station

Majestic railway station - **1hr** drive  
Kengeri railway station - **20min** drive





# The Perfect Location for Effortless Living

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Living close to key amenities and services offers residents a multitude of benefits. Time, that precious resource we all seek to optimize, is saved as commutes become shorter and more efficient. Imagine the joy of spending less time in traffic and more time doing what you love or being with your loved ones.

## Schools

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Delhi public school- 40 min  
National public school- 30 min  
Christ school ISCE- 20 min  
BGS International schools- 20 min  
Christ PU College- 20 min  
Marigold international school- 10 min



## Colleges

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Dayananda Sagar Academy  
of Technology- 30 min  
Rajarajeshwari Engineering College.- 15min  
Bangalore University- 20 min  
ACS College of Engineering- 15 min

## Hospitals

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Rajarajeshwari Medical College  
& Hospital- 10 min  
BGS Gleneagles Global Hospitals- 20 min  
Fortis Hospital- 30 min



## Tech park

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Sattva Global Village tech park- 20 min  
Mphasis Tower- 20 min



## Skillfully designed & planned **vaastu compliant plots**

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Eternia offers a range of meticulously planned residential plots, providing you with the opportunity to design and build your dream home. Choose from various plot sizes and configurations that cater to your unique preferences and requirements.

Each plot is thoughtfully positioned to maximize natural light, ventilation, and privacy, ensuring a comfortable and harmonious living environment for you and your loved ones.







# Explore our amazing neighborhoods

Our exceptional neighborhoods are more than just addresses; they are places where dreams are realized and futures are built.



Srinidhi Palace  
- Convention Centre

Ramohalli

Shubham Karoti  
Gurukula

Guru Punvaanii  
Eternia

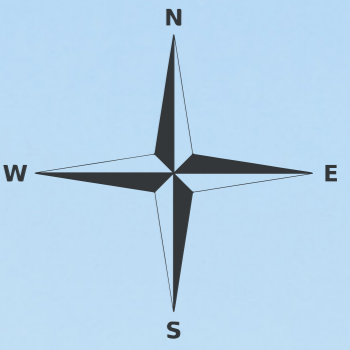
RajaRajeswari Dental  
College & Hospital

Rajarajeswari College  
of Engineering

Kumbalagodu

Kumbalagodu Police Station

# Metro line map



**Ramohalli**





**Guru Punvaanii**

— Infra LLP —

Our plots for your dream home

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