
SAPTHAGIRI
NIRVANA
FIND YOUR CENTRE
Varthur-Gunjur Road, Bengaluru



We wander far, we chase our dreams,
Through bustling city roads,
But sometimes in the noise and race,
We lose the smile on our faces.

So take a breath, and gently see,
In your home, so full, so free,
Unfold as you're meant to be.





SAPTHAGIRI NIRVANA

Find Your Centre

Find Your Center in spacious 2 & 3 BHK boutique apartments with 85% open areas, lush greenery, and modern amenities, close to everything important for a peaceful and elegant lifestyle.

Located in Gunjur, Bengaluru, along the Varthur - Sarjapura Road, Sapthagiri Nirvana helps you find your center in 95 exclusive units. Here, you feel a gentle release from the city's rush, as the space around you allows your spirit to breathe and expand, much like a butterfly spreads its wings in its first flight.



Find Your Centre

For Seamless Connectivity



Close to Balagere, Varthur Road, and Varthur, Sapthagiri Nirvana is near Infosys's upcoming IT SEZ in Sarjapur and the future world-class university by the Azim Premji Foundation in Gunjur.



Families at Sapthagiri Nirvana benefit from nearby top schools like TCIS Whitefield, EuroKids, and Maple Bear Canadian Preschool, providing a strong educational foundation for their children.



Sapthagiri Nirvana on Gunjur Main Road ensures easy connectivity to Whitefield, Sarjapur Road, and other key areas of Bangalore, offering convenient access to public transport and highways for both work and leisure.



At Sapthagiri Nirvana on Gunjur Main Rd., enjoy diverse dining options from local favorites like Shreya Sagar & Bangarpet Chats to international chains like Biggies Burger & shop at Myhna Square & Apple City Mall.



At Sapthagiri Nirvana, residents can unwind with the latest movies at Sri Vinayaka Cinemas or INOX-Nexus, or enjoy unique experiences at Masti 7D Theatre and Youvibe Private Movie Theater just around the corner.



Gunjur Main Road ensures your health is prioritized with nearby top-notch medical facilities like Apollo Cradle, Sahasra Hospitals, and The Eye Foundation, all accessible from Sapthagiri Nirvana.



Malls near Sapthagiri Nirvana feature excellent road access and a diverse selection of commodities. Shops in the area offer everything from essentials to additional conveniences, enhancing convenience for residents.



Sapthagiri Nirvana near Gunjur Main Road provides serene living close to temples, ensuring a peaceful and spiritually enriching lifestyle.


KRISHNARAJAPURAM
NH75
NH44
Phoenix Marketcity
Soukya International Holistic Health Centre
Gopalan Signature Mall
HOODI
Shantiniketan Mall
ITPL Main Road
Hope Farm
MAHADEVAPURA
WHITEFIELD
Wipro
BROOKEFIELD
MARATHAHALLI
Manipal Hospital
Nexus Whitefield
Varthur Lake
Oracle Tech Hub
VARTHUR
Bellandur Lake
Cessna Business Park
Gunjur Palya Road
MUTHASANDRA
BELLANDUR
SAPTHAGIRI NIRVANA FIND YOUR CENTRE
The Foundation School Gunjur Campus
Ecoworld
Gunjur BMTC Bus Stop
Gunjur Lake
National Public School, Varthur
Sarjapura Social
Krupanidhi College
MAK Cricket Academy
Varthur Sarjapura Road
Deens Academy
Ambalipura Sarjapur Road
Decathlon
RGA Techpark
Greenwood High Sarjapur
Delhi Public School, East
DOMMASANDRA
IBO
D-Mart
SARJAPURA
ELECTRONIC CITY
Azim Premji University
Infosys
Indus Int. School
BOMMASANDRA
N
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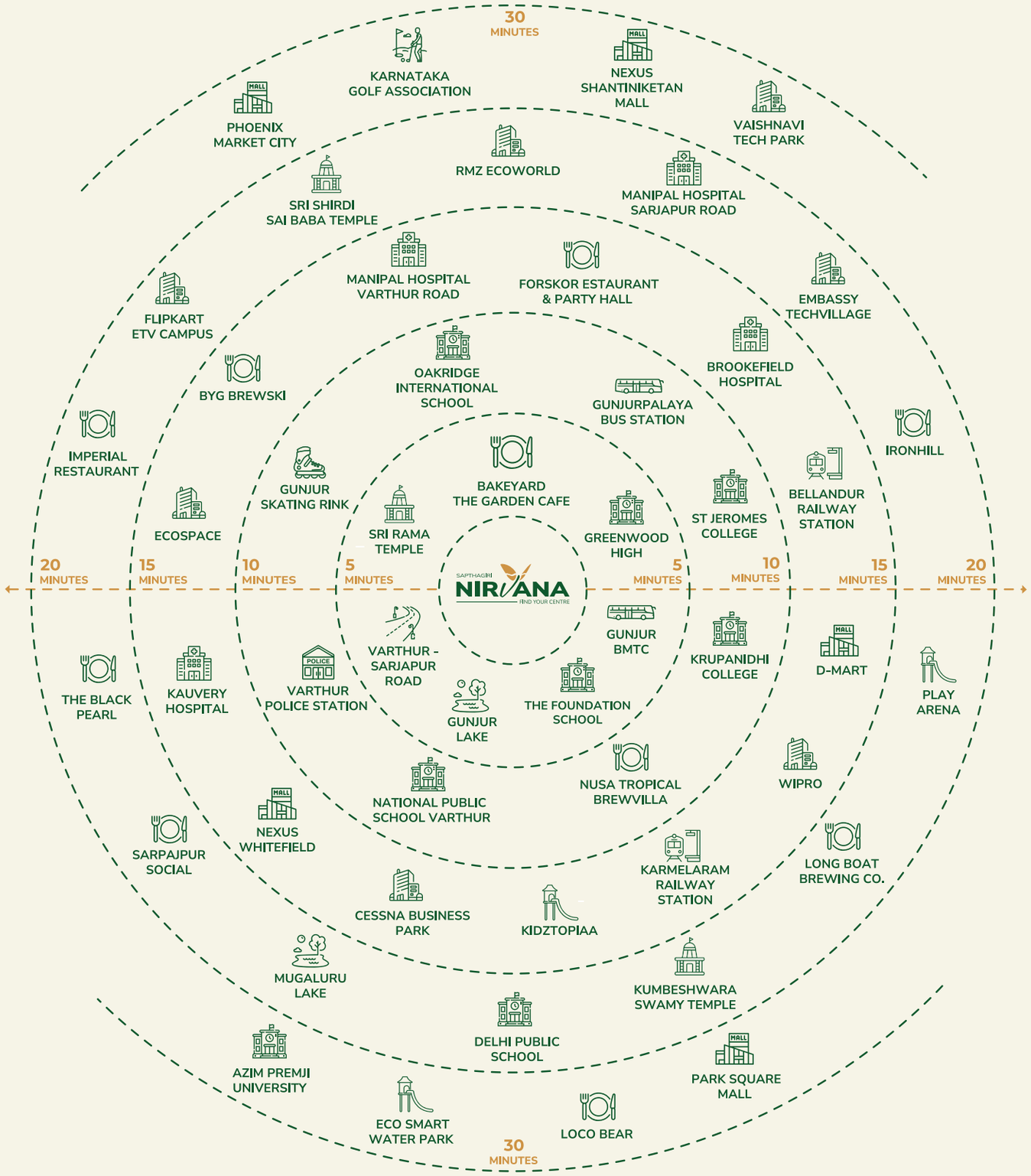
S
Map Not To Scale


30 MINUTES
KARNATAKA GOLF ASSOCIATION
NEXUS SHANTINIKETAN MALL
PHOENIX MARKET CITY
VAISHNAVI TECH PARK
RMZ ECOWORLD
SRI SHIRDI SAI BABA TEMPLE
MANIPAL HOSPITAL SARJAPUR ROAD
MANIPAL HOSPITAL VARTHUR ROAD
FORSKOR ESTAURANT & PARTY HALL
EMBASSY TECHVILLAGE
FLIPKART ETV CAMPUS
OAKRIDGE INTERNATIONAL SCHOOL
BROOKEFIELD HOSPITAL
BYG BREWSKI
GUNJURPALAYA BUS STATION
IRONHILL
IMPERIAL RESTAURANT
BAKEYARD THE GARDEN CAFE
GUNJUR SKATING RINK
BELLANDUR RAILWAY STATION
ST JEROMES COLLEGE
ECOSPACE
SRI RAMA TEMPLE
GREENWOOD HIGH
20 MINUTES
15 MINUTES
10 MINUTES
5 MINUTES
SAPTHAGIRI NIRVANA FIND YOUR CENTRE
5 MINUTES
10 MINUTES
15 MINUTES
20 MINUTES
GUNJUR BMTC
VARTHUR - SARJAPUR ROAD
KRUPANIDHI COLLEGE
D-MART
PLAY ARENA
THE BLACK PEARL
KAUVERY HOSPITAL
VARTHUR POLICE STATION
GUNJUR LAKE
THE FOUNDATION SCHOOL
NUSA TROPICAL BREWVILLA
WIPRO
NATIONAL PUBLIC SCHOOL VARTHUR
NEXUS WHITEFIELD
SARPAJPUR SOCIAL
KARMELARAM RAILWAY STATION
LONG BOAT BREWING CO.
CESSNA BUSINESS PARK
KIDZTOPIAA
MUGALURU LAKE
KUMBESHWARA SWAMY TEMPLE
DELHI PUBLIC SCHOOL
AZIM PREMJI UNIVERSITY
PARK SQUARE MALL
ECO SMART WATER PARK
LOCO BEAR
30 MINUTES









From the Architect



“

At Sapthagiri Nirvana, our vision was to create a living space that truly feels like home. From the very first unit to the final floor, every detail has been planned with care and attention.

Our planning started from the ground up, considering how each unit, from the first to the last, would contribute to the overall harmony of the project. We designed each home without common walls to ensure your privacy is paramount. This layout not only enhances personal space but also contributes to a sense of individual peace.

The project is spread out thoughtfully, with wide open spaces that invite the sky and greenery inside. These green spaces are more than just areas; they are pockets of tranquility where one can unwind or meditate in the freshness of nature.

With over 20 amenities, we aim to simplify and enrich your daily living. From a fully equipped gym for your health goals, a spacious party lawn for your celebrations, to serene yoga decks and playful children’s areas, every feature is designed with your well-being in mind.

Each apartment and shared space reflects our commitment to quality and elegance. We hope you feel the warmth and thoughtfulness we’ve put into Sapthagiri Nirvana, making it a place you will be proud to call home.

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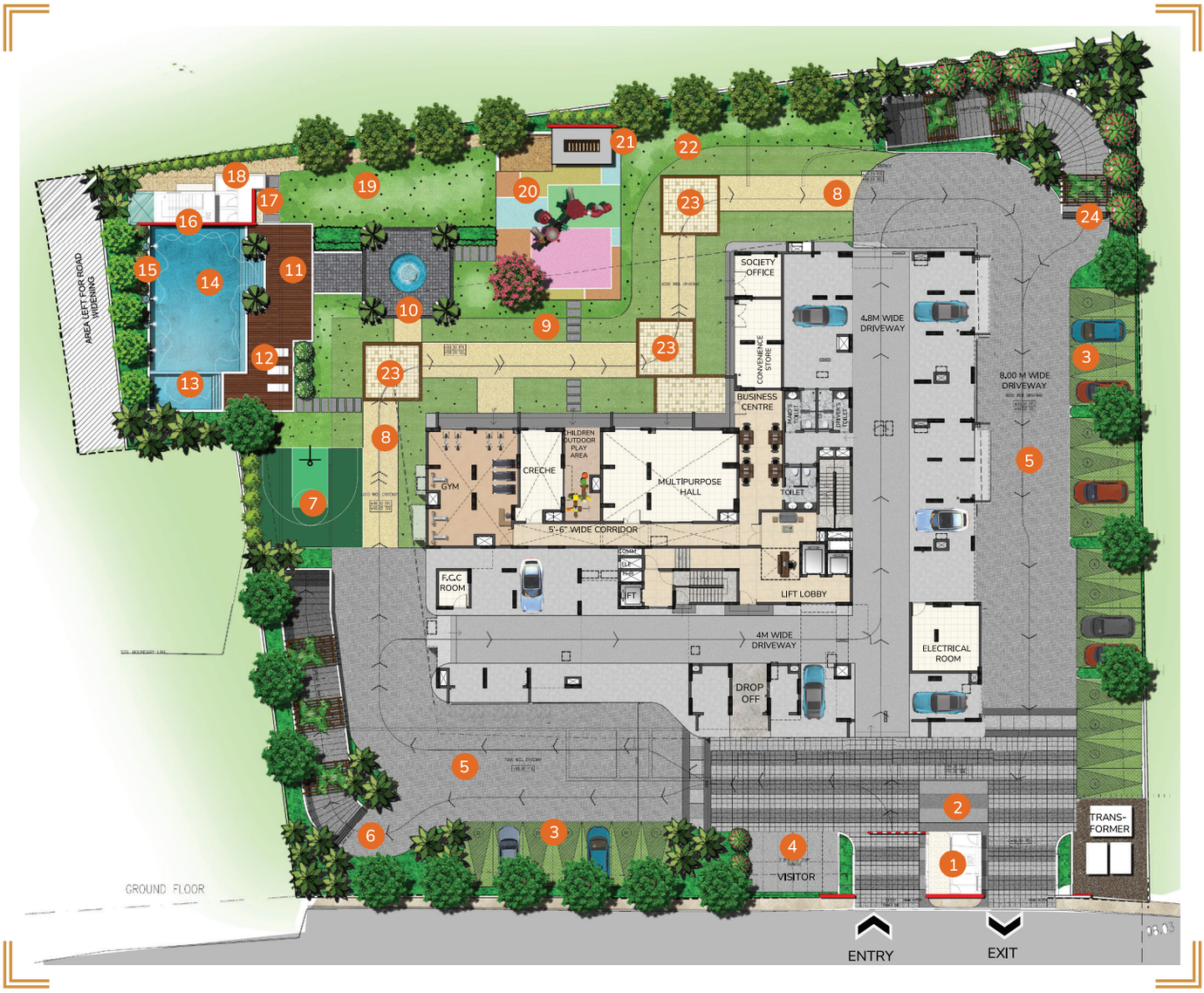
VERNEKAR ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

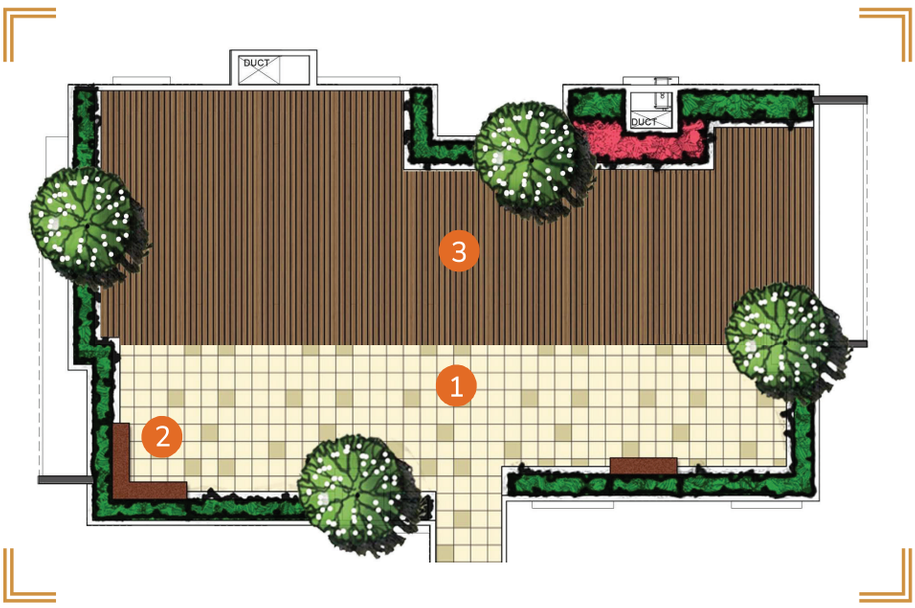
Masterplans



Legend

1. Security Portal
2. Entrance Special Paving
3. Car Parking
4. Two Wheeler Parking
5. Driveway(8m Wide)
6. Entry Ramp to Basement
7. Half Basketball Court
8. Pathway
9. Fire Driveway
10. Water Fountain/Statue
11. Pool Deck
12. Lounge Chairs
13. Childrens Pool
14. Swimming Pool
15. Urn Fountains
16. Feature Wall
17. Outdoor Shower
18. Changing Rooms
19. Party Lawn
20. Children Play area
21. Caretaker Pavilion
22. Play Lawn
23. Plaza Paving
24. Exit Ramp from Basement

11th Floor Terrace Landscaped Area



Legend

1. Open Terrace
2. Seaters
3. Deck

13th Floor Terrace Landscaped Area



Legend

1. Open Terrace
2. Chess Board
3. Seating
4. Pergola Seating
5. Seating Under Tree

Find Your Centre

For Easy Living

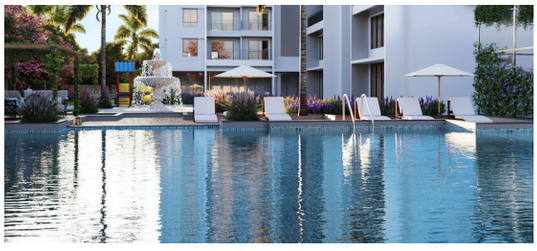
Offering a luxurious, serene, and exclusive living environment in Gunjur, Bengaluru, Sapthagiri Nirvana aims to focus on privacy, community, and mod ern amenities.



Gym



Children's Play Area



Swimming Pool



Outdoor Shower and Changing Rooms



Multipurpose Hall



Car and Two Wheeler Parking



Urn Fountain



Open Terrace with Seating



Half Basketball Court



Business Centre



Pool Deck and Lounge Chairs



Convenience Store



Walkways



Party and Play Lawns



Chess Board



Pergola Seating



Zen Garden



Fountain/Statue

Specifications



Security



Driveway



Entrance with special paving



Fire Driveway



Caretaker Pavillion

2 Bedroom Unit Plans

Type 4 – 2 Bedroom + 2 Toilet

UNIT NO.

204 , 304 , 504 , 604 , 804 ,
904 , 1104 , 1204

SBUA	1290 sq ft
CARPET AREA	819 sq ft
BALCONY AREA	87 sq ft





Type 4T – 2 Bedroom + 2 Toilet + Terrace

UNIT NO.

104 , 404 , 704 , 1004 , 1304

SBUA	1290 sq ft
CARPET AREA	819 sq ft
BALCONY AREA	87 sq ft
TERRACE AREA	43 sq ft







Type 5 – 2 Bedroom + 2 Toilet

UNIT NO.

201 , 301 , 501 , 601 , 801 , 901

202 , 302 , 502 , 602 , 802 , 902

1102 , 1202 , 1302

SBUA	1285 sq ft
CARPET AREA	812 sq ft
BALCONY AREA	92 sq ft





Type 5A – 2 Bedroom + 2 Toilet

UNIT NO.

101, 102

SBUA	1230 sq ft
CARPET AREA	806 sq ft
BALCONY AREA	54 sq ft



Type 5T – 2 Bedroom + 2 Toilet + Terrace

UNIT NO.

401, 701, 1001

402, 702, 1002, 1302

SBUA	1285 sq ft
CARPET AREA	812 sq ft
BALCONY AREA	92 sq ft
TERRACE AREA	43 sq ft







3 Bedroom Unit Plans



Type 1 – 3 Bedroom + 3 Toilet

UNIT NO.
208 , 308 , 508 , 608, 808 , 908

SBUA	1625 sq ft
CARPET AREA	1066 sq ft
BALCONY AREA	95 sq ft





Type 1T – 3 Bedroom + 3 Toilet + Terrace

UNIT NO.
108 , 408 , 708 , 1008

SBUA	1625 sq ft
CARPET AREA	1066 sq ft
BALCONY AREA	95 sq ft
TERRACE AREA	26 sq ft



Type 2A – 3 Bedroom + 3 Toilet

UNIT NO.

306 , 506 , 606 , 806 , 906,
1106, 1206

SBUA	1685 sq ft
CARPET AREA	1061 sq ft
BALCONY AREA	133 sq ft



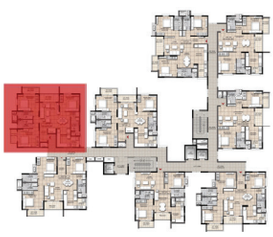


Type 2AT – 3 Bedroom + 3 Toilet + Terrace

UNIT NO.

206 , 406 , 706 , 1006 , 1306

SBUA	1685 sq ft
CARPET AREA	1061 sq ft
BALCONY AREA	133 sq ft
TERRACE AREA	45 sq ft







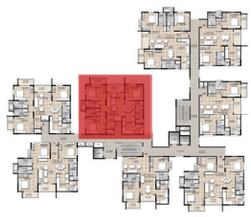
EAST FACING

Type 2BT – 3 Bedroom + 3 Toilet

UNIT NO.

307 , 507 , 607 , 807 ,
907 , 1107 , 1207

SBUA	1685 sq ft
CARPET AREA	1061 sq ft
BALCONY AREA	99 sq ft





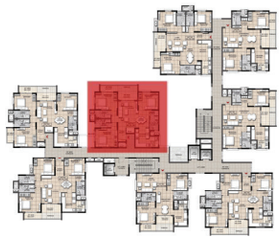
EAST FACING

Type 2BT – 3 Bedroom + 3 Toilet + Terrace

UNIT NO.

207 , 407 , 707 , 1007

SBUA	1685 sq ft
CARPET AREA	1061 sq ft
BALCONY AREA	99 sq ft
TERRACE AREA	45 sq ft



Type 3 – 3 Bedroom + 3 Toilet

UNIT NO.

203 , 303 , 503 , 603 , 803 ,
903 , 1103, 1203
205 , 305 , 505 , 605 , 805 ,
905 , 1105, 1205

SBUA	1645 sq ft
CARPET AREA	1072 sq ft
BALCONY AREA	98 sq ft





Type 3T – 3 Bedroom + 3 Toilet + Terrace

UNIT NO.

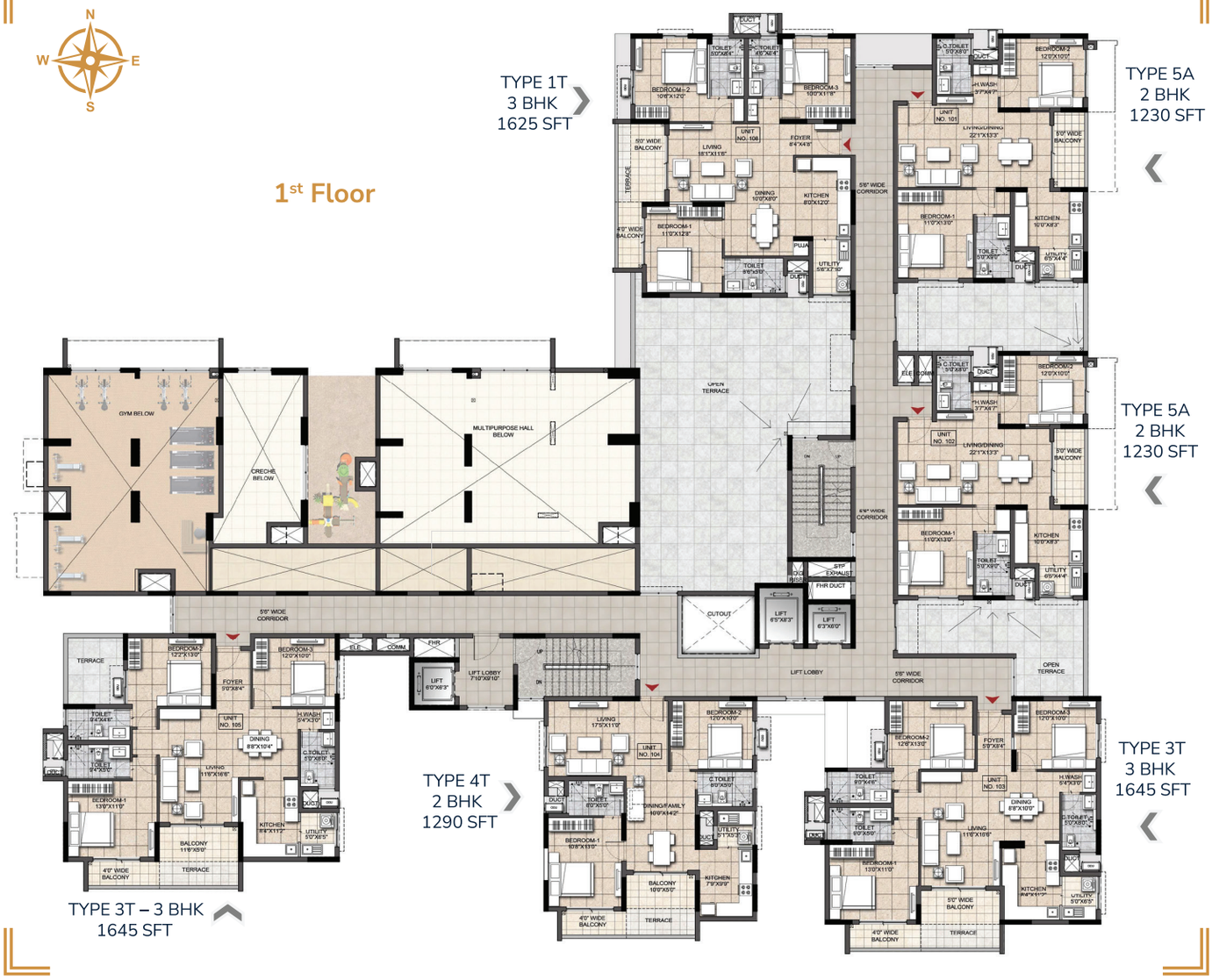
103 , 403 , 703 , 1003 , 1303
105 , 405 , 705 , 1005 , 1305

SBUA	1645 sq ft
CARPET AREA	1072 sq ft
BALCONY AREA	98 sq ft
TERRACE AREA	45 sq ft





Individual Floor Layout



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
101	TYPE 5A - 2BHK	2 BED + 2 TOI	1230	806	54	0
102	TYPE 5A - 2BHK	2 BED + 2 TOI	1230	806	54	0
103	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
104	TYPE 4T - 2BHK	2 BED + 2 TOI	1290	819	87	43
105	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
108	TYPE 1T - 3BHK	3 BED + 3 TOI	1625	1066	95	26

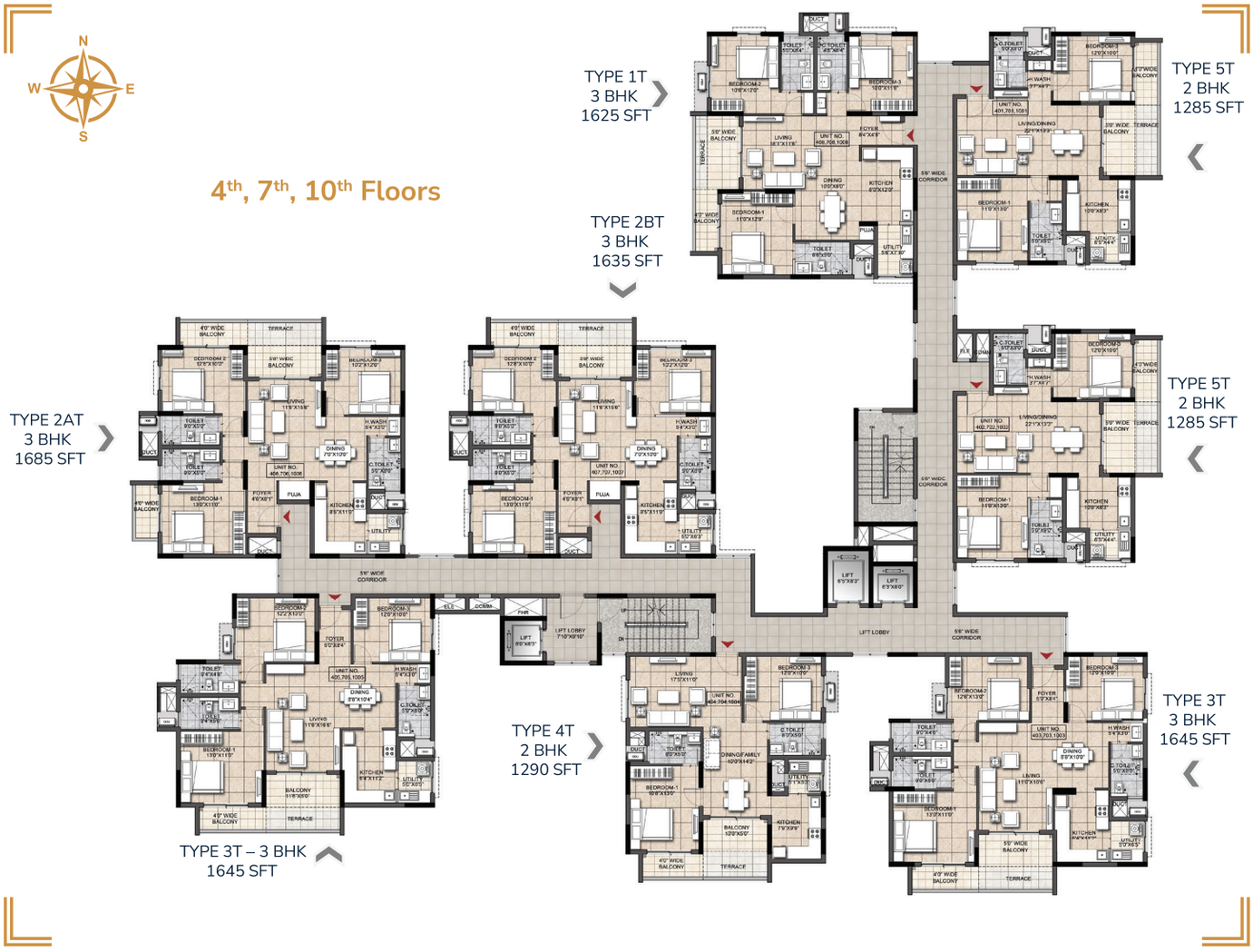


UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
201	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92	00
202	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92	00
203	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98	00
204	Type 4 - 2BHK	2 BED + 2 TOI	1290	819	87	00
205	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98	00
206	TYPE 2AT - 3BHK	3 BED + 3 TOI	1685	1061	133	45
207	TYPE 2BT - 3BHK	3 BED + 3 TOI	1635	1055	99	45
208	TYPE 1 - 3BHK	3 BED + 3 TOI	1625	1066	95	00

3rd, 5th, 6th, 8th, 9th Floors

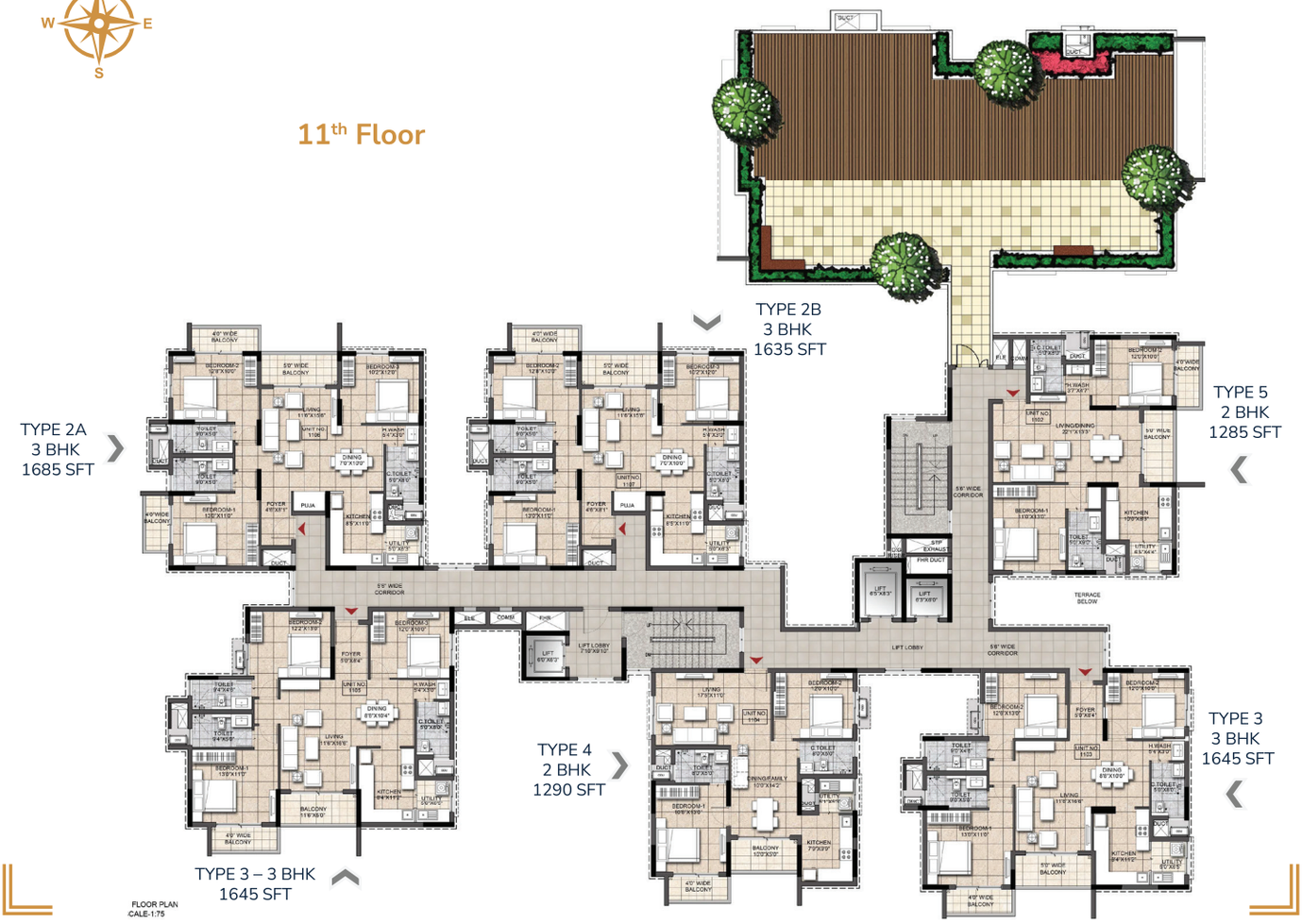


UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)
301/501/601/801/901	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
302/502/602/802/902	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
303/503/603/803/903	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
304/504/604/804/904	Type 4 - 2BHK	2 BED + 2 TOI	1290	819	87
305/505/605/805/905	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
306/506/606/806/906	TYPE 2A - 3BHK	3 BED + 3 TOI	1685	1061	133
307/507/607/807/907	TYPE 2B - 3BHK	3 BED + 3 TOI	1635	1055	99
308/508/608/808/908	TYPE 1 - 3BHK	3 BED + 3 TOI	1625	1066	95



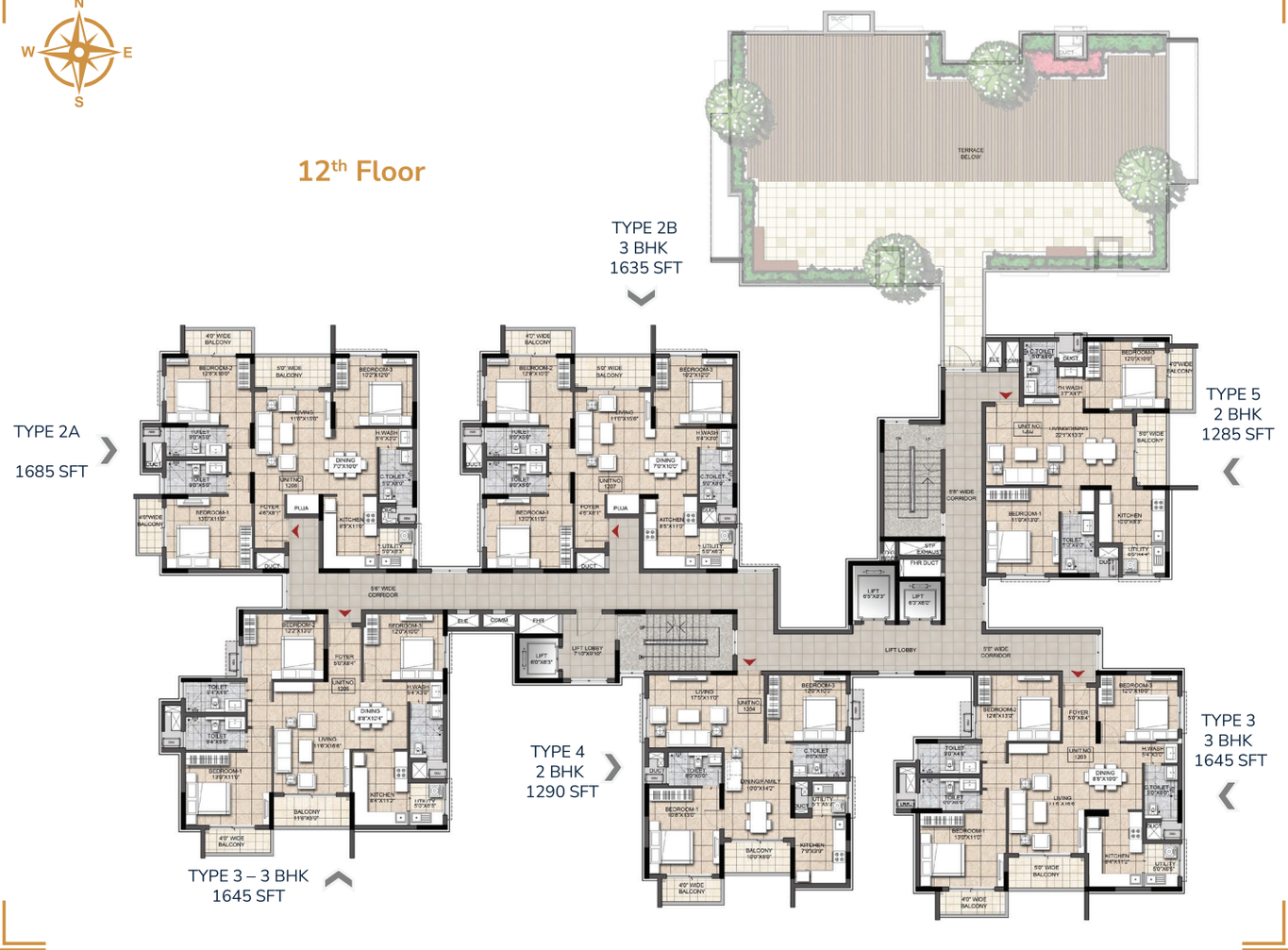
UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
401/701/1001	TYPE 5T - 2BHK	2 BED + 3 TOI	1285	812	92	43
402/702/1002	TYPE 5T - 2BHK	2 BED + 2 TOI	1285	812	92	43
403/703/1003	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
404/704/1004	Type 4T - 3BHK	2 BED + 3 TOI	1690	819	87	45
405/705/1005	Type 3T - 3BHK	3 BED + 3 TOI	1645	1072	98	45
406/706/1006	TYPE 2AT - 3BHK	3 BED + 3 TOI	1685	1061	133	45
407/707/1007	TYPE 2BT - 3BHK	3 BED + 3 TOI	1635	1055	99	45
408/708/1008	TYPE 1T - 3BHK	3 BED + 3 TOI	1625	1066	95	26

11th Floor



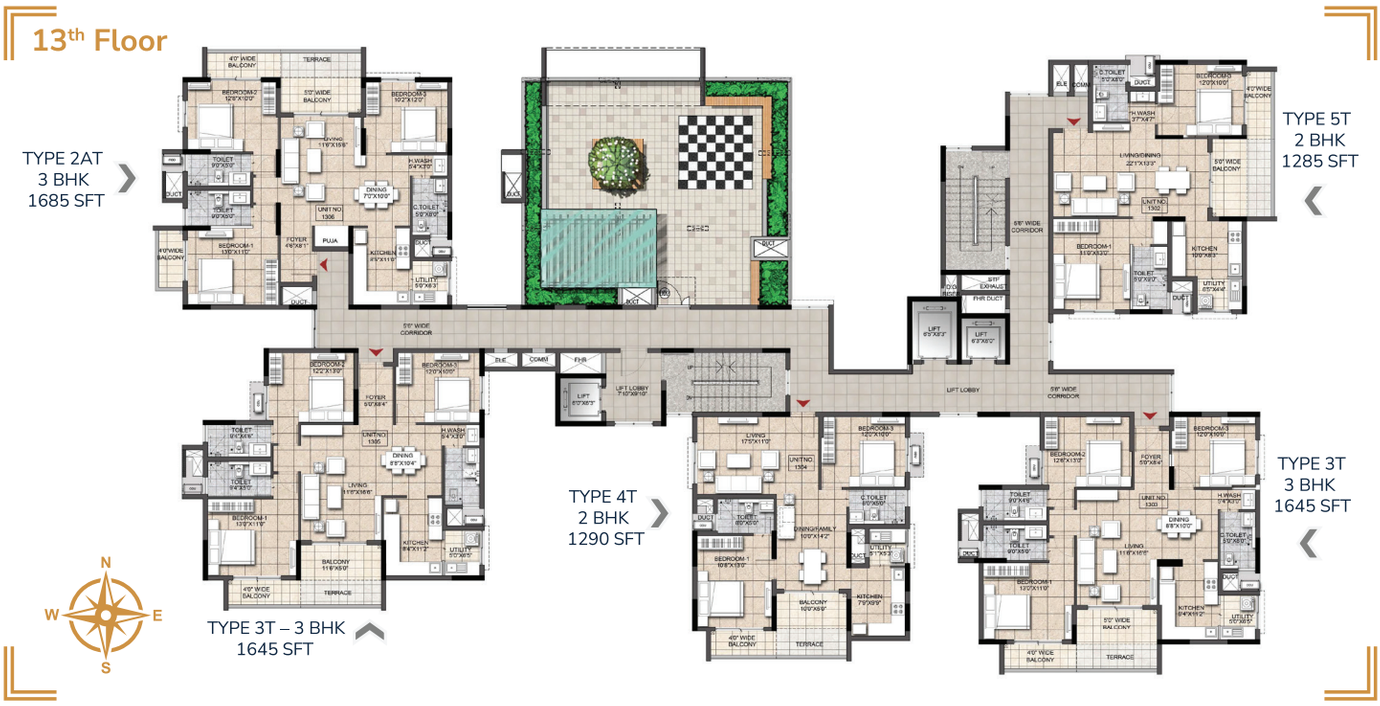
UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)
1102	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
1103	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1104	TYPE 4 - 2BHK	2 BED + 2 TOI	1290	819	87
1105	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1106	Type 2A - 3BHK	3 BED + 3 TOI	1685	1061	133
1107	TYPE 2B - 3BHK	3 BED + 3 TOI	1635	1055	99

12th Floor

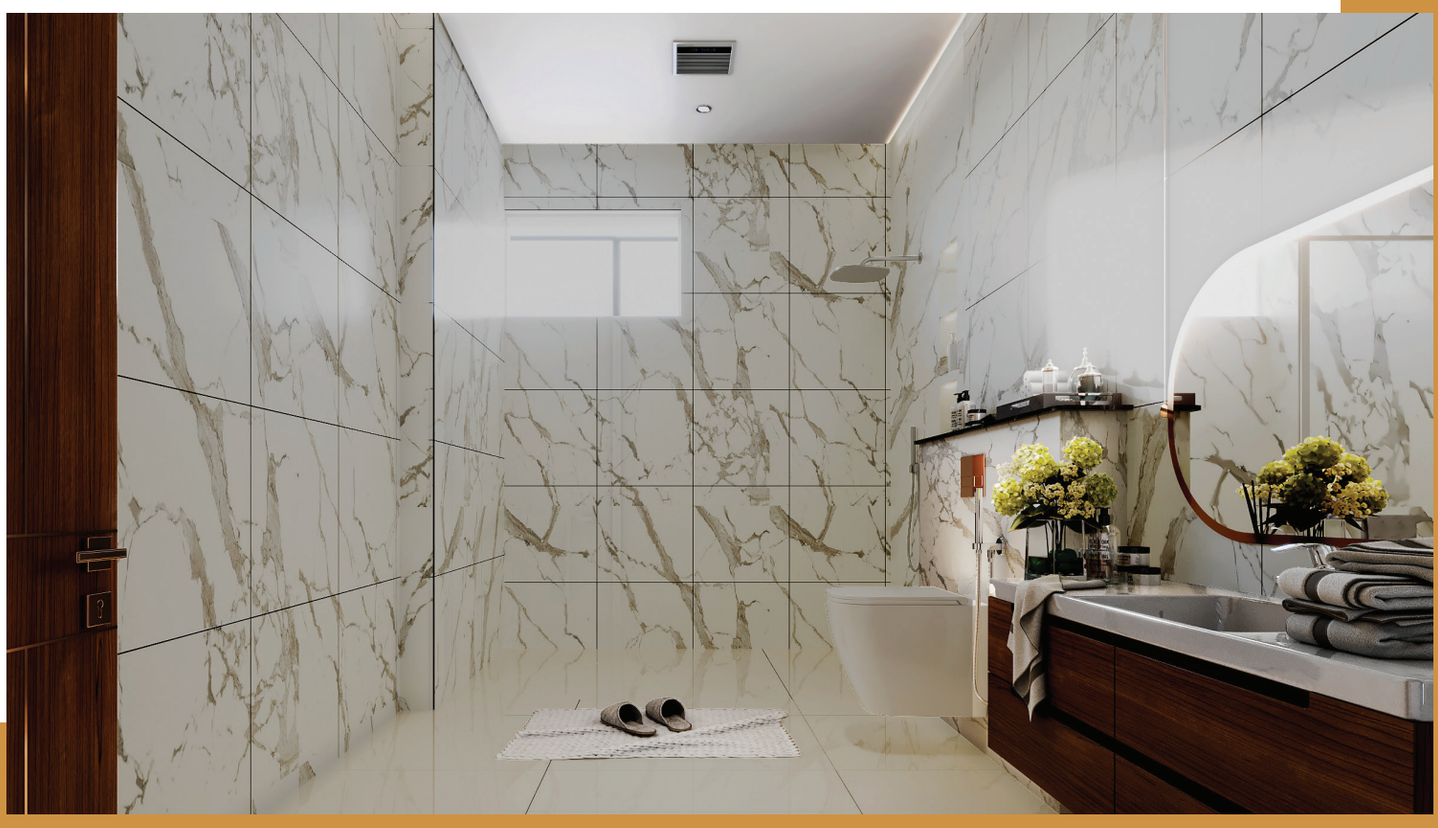


UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)
1202	TYPE 5 - 2BHK	2 BED + 2 TOI	1285	812	92
1203	TYPE 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1204	TYPE 4 - 2BHK	2 BED + 2 TOI	1290	819	87
1205	Type 3 - 3BHK	3 BED + 3 TOI	1645	1072	98
1206	Type 2A - 3BHK	3 BED + 3 TOI	1685	1061	133
1207	TYPE 2B - 3BHK	3 BED + 3 TOI	1635	1055	99

13th Floor



UNIT NO.	TYPE	DESCRIPTION	SBUA (sft)	Carpet Area RERA (sft)	BALCONY (sft)	TERRACE (sft)
1302	TYPE 5T - 3BHK	2BED + 2 TOI	1285	812	98	43
1303	TYPE 3T - 2BHK	3 BED + 3 TOI	1645	1072	87	45
1304	TYPE 4T - 3BHK	2 BED + 2 TOI	1290	819	98	43
1305	TYPE 3T - 3BHK	3 BED + 3 TOI	1645	1072	133	45
1306	TYPE 2AT - 2BHK	3 BED + 3 TOI	1685	1061	92	43



A project by

SAPTHAGIRI VENTURES
Dreams Made Real

Sapthagiri Ventures began its journey in Bangalore in 2001, guided by the vision of Mr. S.K. Papa Reddy and Mr. S.K. Narayana Reddy. With years of hard work, we've built a strong reputation for creating beautifully designed homes. Every project we undertake reflects careful thought, making each space feel like a true "home sweet home." We've designed every corner to fit your dream of a perfect home.

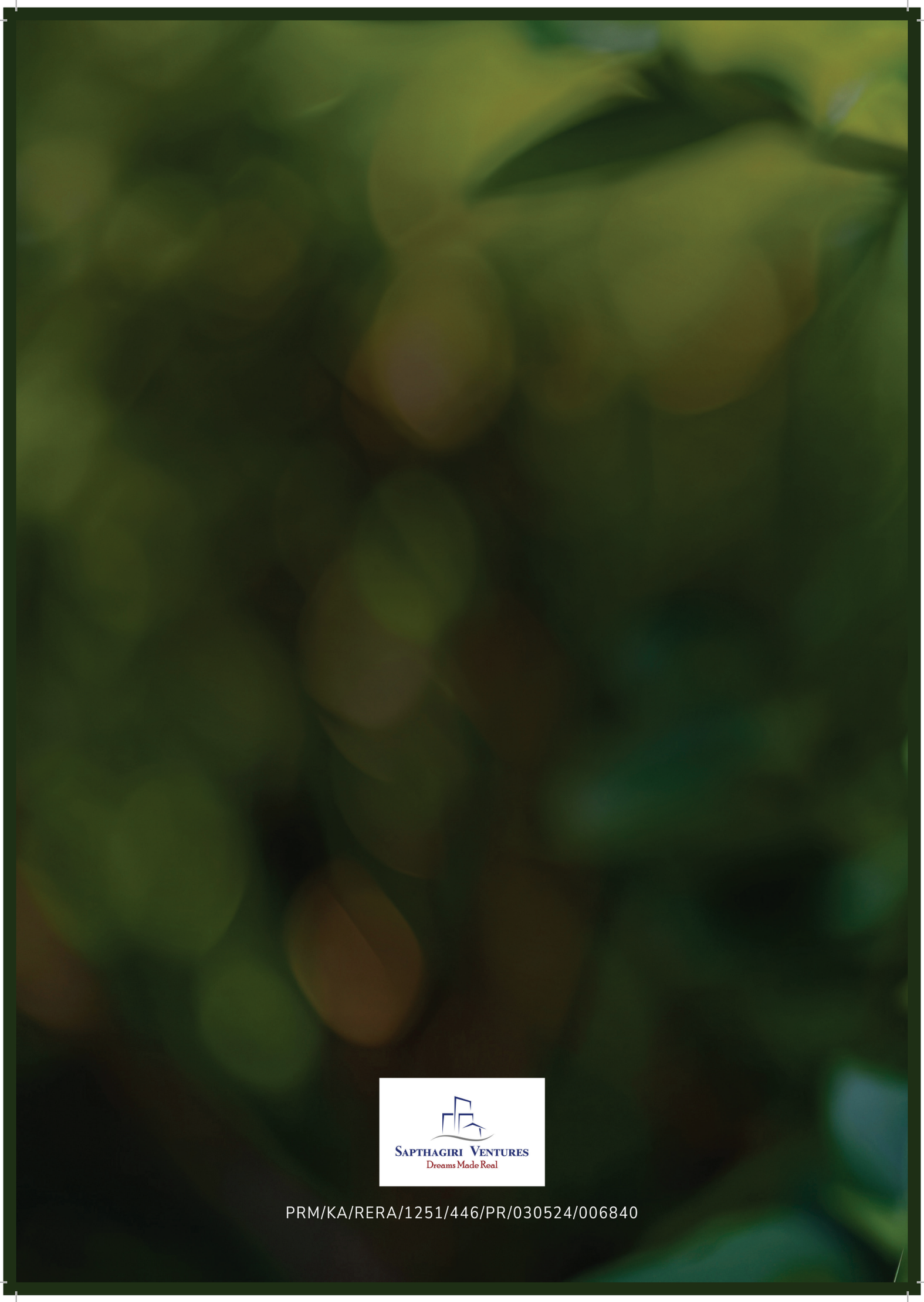
20
Years of Excellence

10
Successful Projects Launched






NIRVANA



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