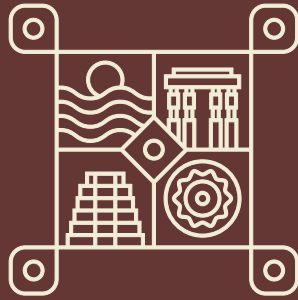


SUMADHURA®



SUMADHURA®
PANORAMA

EXPERIENCE LAND

LUXURY VILLA LAND COMMUNITY,
DEVANAHALLI

JUST 10 MINUTES FROM INTERNATIONAL AIRPORT



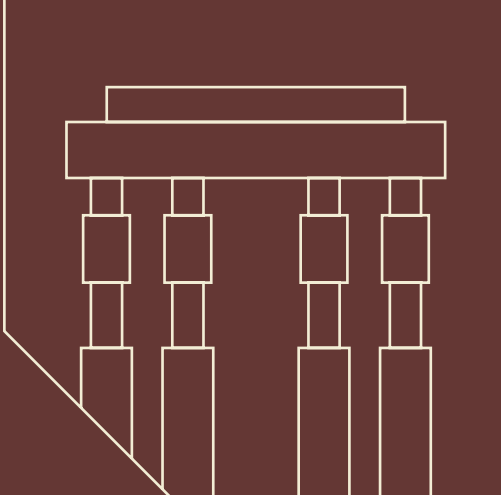
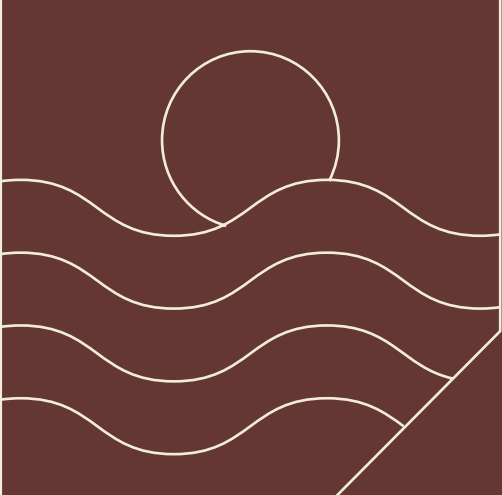
NO JOY COMPARES NO DREAM MORE TRUE THAN THE LAND BENEATH THAT BELONGS TO YOU.

The world spans millions of acres of land, but when you own a piece of it, you're staking your claim in the world. It's a unique pride—your foundation, your legacy. For generations, owning land has been central to people's dreams and aspirations.

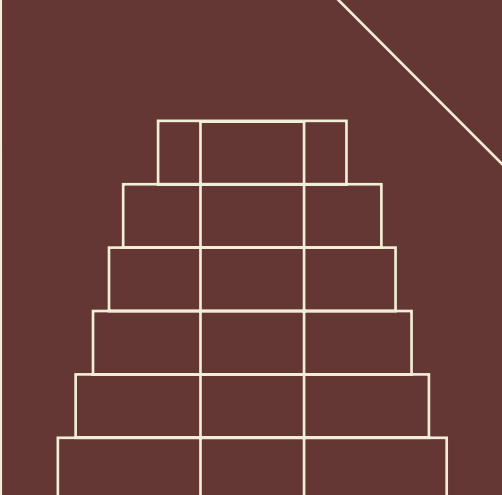
**When you own land,
you're in control of your
vision, creating a life
that's uniquely yours.**

City living has its perks, but owning land within the city can come with challenges. That's why we created Panorama—to give you the best of both worlds.

**The freedom of land
ownership with the
convenience and security
of a gated community.**

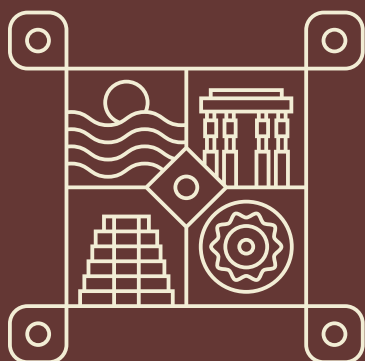


IT'S SOUTH INDIA, IN EVERY DIRECTION



Sumadhura Panorama is a tribute to the living heritage of southern Indian states: Karnataka, Tamil Nadu, Andhra Pradesh, Telangana and Kerala. **Each section of the community is inspired by the unique traditions, architecture and culture of these regions, blending them with modern design.**

From the layout to the landscaping, every element draws from the distinct beauty and history of these states, reimagined for today. It's a community that honors tradition while embracing the present.



The “Kolam Kaleidoscope” logo celebrates the vibrant cultural tapestry of South India. At its heart lies the Kolam, a traditional art form symbolizing harmony and unity across the region. Within the Kolam’s framework, each quadrant showcases a distinctive symbol representing a specific South Indian state.

The backwaters of Kerala (clockwise in the logo above), the Kakatiya architecture of Telangana and Andhra Pradesh, the Stone Chariot Wheel of Karnataka, and the Gopuram from Tamil Nadu create a vibrant story of diversity and unity, showcasing the cultural richness of this beautiful region. The Kolam, a tradition embraced across South India, ties these elements together, representing harmony and togetherness.



PRIDE OF TODAY

Owning land here is a true mark of pride.

Every corner of this community celebrates the timeless value of land, offering endless possibilities to create, build and grow.

From the layout to the landscaping, every detail speaks to the significance of land ownership, providing you with a sense of belonging like no other. Here, you have the **freedom to craft a lifestyle that reflects your outlook and meets your needs**—whether it's a serene retreat, a second home, or a future-ready investment.



PROMISE OF TOMORROW

Devanahalli is rapidly emerging as one of Bengaluru's most promising growth areas, making land ownership here a smart choice.

The future is full of potential, and owning land here lays the foundation for long-term security.

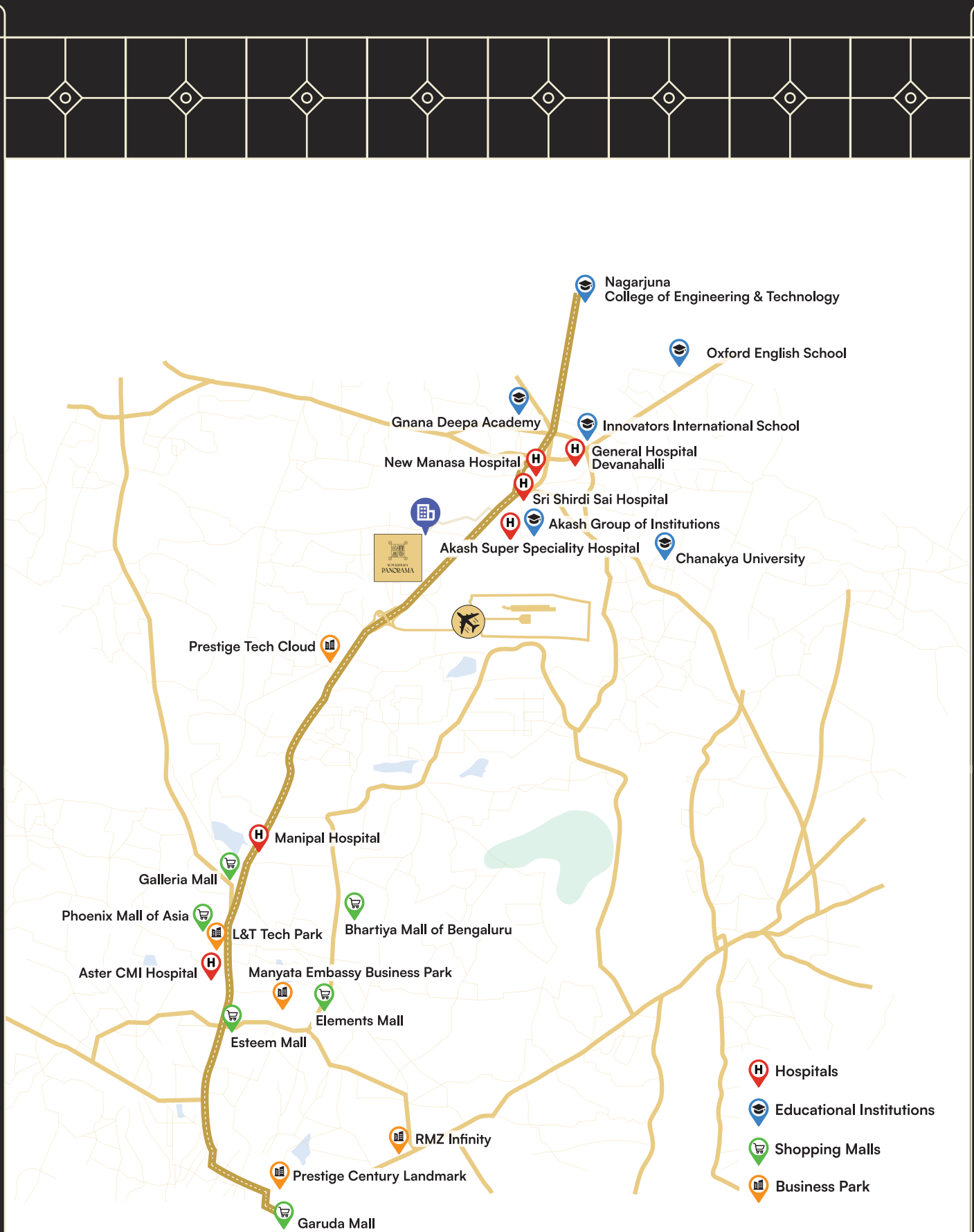
Whether you're seeking a peaceful retreat, a sound investment, or a future-ready asset, this project offers the flexibility you need, all within the comfort of a gated community. With Sumadhura, you can expect easy resale, strong liquidity and access to premium amenities designed for modern living.

PERFECTLY PLACED FOR THOSE WHO SEEK PEACE & ADVENTURE IN EQUAL MEASURE

Nestled just **10 minutes** from Bengaluru's bustling airport, this location ensures you're never too far from your next adventure—whether it's catching a flight or taking a scenic drive to the misty Nandi Hills.

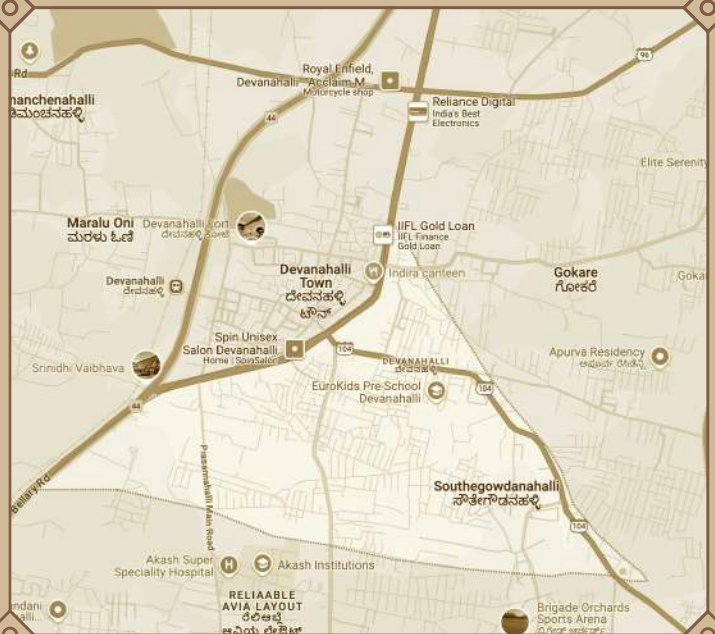
With upcoming commercial hubs coming to life and an infrastructure so well-developed it practically gives directions itself, this area offers the perfect blend

of progress and peace. It's where convenience meets charm, and let's face it, who wouldn't want to live where both the airport and weekend bliss are within arm's reach?



DEVANAHALLI, ON THE RISE

Remember how Indiranagar ruled the 2000s and Whitefield took the crown in the 2010s? Well, if history repeats itself—and it does—Devanahalli is the name you'll hear for years to come. Once a quiet outpost, today it's the pulse of North Bengaluru, poised for a future that's nothing short of legendary.



Devanahalli isn't just growing; it's skyrocketing. **The perfect mix of natural beauty, urban planning, and visionary investments has turned this area into a land of golden opportunities.** Whether you're dreaming of your next home or scouting the ultimate investment, Devanahalli is where dreams are landing—and staying.

5 REASONS WHY DEVANAHALLI IS NORTH BENGALURU'S CROWN JEWEL



Robust infrastructure

A well-laid foundation for the future with utilities and services designed for seamless living.



Seamless connectivity

Be it the airport, highways, or metro links, Devanahalli is well-connected.



The rise of IT, ITeS and SEZ developments

The proposed BIAL IT Investment Region aims to enhance infrastructure for tech companies



Government initiatives

Smart policies including the establishment of the Aerospace Park is fueling growth



Tourism potential

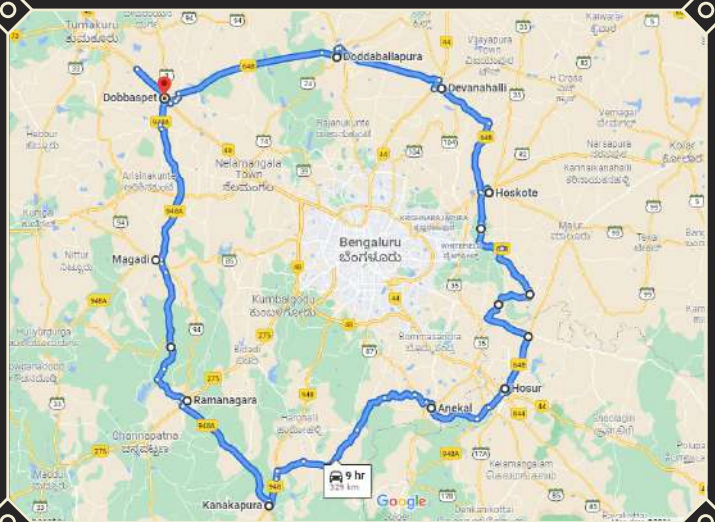
From Nandi Hills to historic landmarks, this is where relaxation meets.

NEW PATHS, NEW POSSIBILITIES

Satellite Town Ring Road

A game-changer for Devanahalli! This 4-6 lane, access-controlled road will seamlessly connect Devanahalli to major suburban areas like Hoskote, Doddaballapur, and more, making travel quicker and smoother. Completion by December 2025.

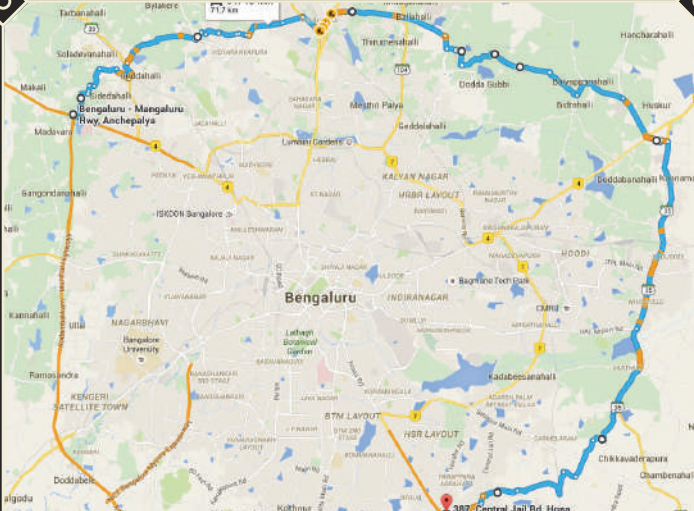
Source: Deccan Herald



Peripheral Ring Road

The 73 km expressway, passing through Devanahalli, will link Hosur Road, Tumkur Road, and NICE Road, enhancing connectivity and accessibility. Set to be completed by December 2027.

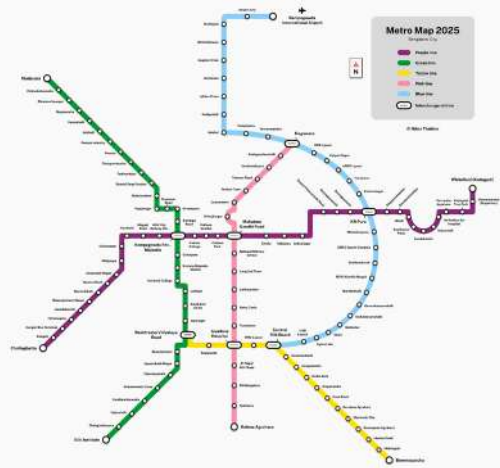
Source: Oneindia



Metro Blue Line Expansion

Devanahalli is getting a major metro boost! The Blue Line Metro will now extend all the way from K.R. Puram to Devanahalli, making airport connectivity and city access easier than ever.

Source: Moneycontrol



Devanahalli-Kolar Highway

A 50 km road connecting Devanahalli to Kolar is under development, as part of the state highway project, further cementing Devanahalli as a vital hub for connectivity. With an estimated cost of Rs. 1826 crore, it's set to improve local and intercity travel.

Source: Bangalore Mirror



Bengaluru Suburban Railway Project

The Sampige Line (connecting KSR Bengaluru City to Devanahalli) is in full swing. With the foundation stone laid in June 2022, Devanahalli is set to be part of the new suburban railway network by August 2028. The 17.5 km Phase 1 is already underway.

Source: Times of India



The Quad by BLR at Kempegowda International Airport

The Quad enhances the airport experience by providing entertainment, shopping and dining options, making it a destination in itself.

Source: Times of India

Source : TheQuad/Instagram

A BUSINESS CAPITAL IN THE MAKING



Source : businessparkcenter.com

Devanahalli Business Park

Just 5 mins from the Panorama Project, Devanahalli Business Park (Bengaluru Signature Business Park) is a 407-acre powerhouse transforming North Bengaluru's business landscape. With a focus on fintech and corporate offices, it's expected to host over 2.5 lakh professionals, alongside hospitals, hotels, and entertainment zones.

Sources: Deccan Herald

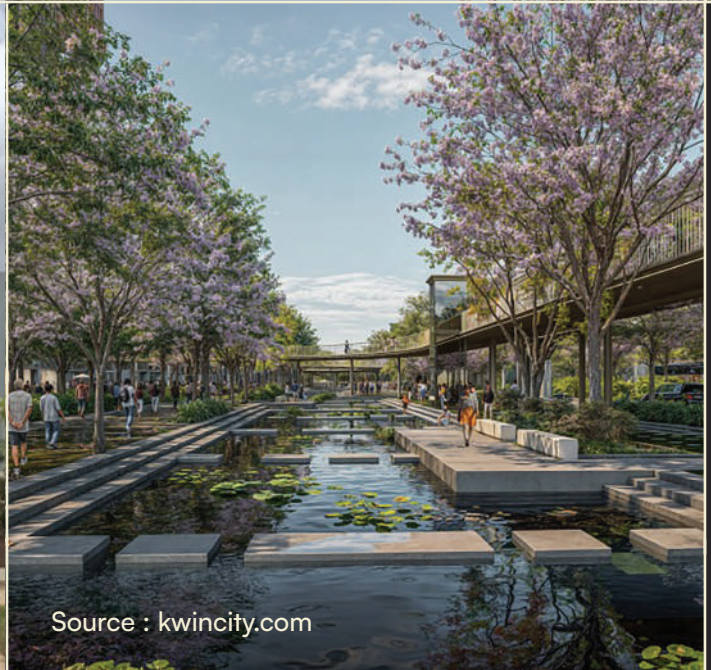


Source : godrej-ananda.net.in

KIADB Aerospace Park

The KIADB Aerospace Park, 14 km from Panorama, is already home to major aerospace manufacturers. Housing 1000 acres of industrial space, with names like Wipro, HAL, and SASMOS HET Technologies, it's creating hundreds of jobs and promising endless opportunities.

Sources: Business Standard



Source : kwincity.com

KWIN City

Spanning 5,800 acres between Doddaballapur and Dobbaspet, KWIN City is positioning itself as Karnataka's next transformative hub. Strategically located near Kempegowda International Airport, this vibrant ecosystem will attract educational, research, and healthcare giants, generating major employment opportunities and driving growth in North Bengaluru.

Sources: The Hindu

Upcoming tech parks in North Bengaluru

Sources: International Business Times | Deccan Herald

Ebisu
Tech Park

Hines
Uptown

District Embassy
Business Hub

Prestige Century
Landmark

Prestige Tech
Cloud Park

Bagmane Sierra
Business District

Purvankara
Business Park

Foxconn's
iPhone Plant

WHERE HERITAGE MEETS NATURE



Devanahalli Fort

A historic fortress with royal tales and military significance.

06
mins

Nandi Hills

Scenic views and a perfect spot for a peaceful retreat.

31
mins



Adiyogi Statue

A grand symbol of yoga and spiritual connection.

51
mins

Bhoga Nandeeshwara Temple

An ancient temple offering spiritual tranquility.

29
mins





Skandagiri Hills

A trekker's paradise with stunning sunrise views.

39 mins

Grover Zampa Vineyards

A picturesque vineyard blending nature and luxury.

25 mins



Shree Nakoda Avati 108 Jain Temple

A serene spiritual site with intricate carvings.

08 mins

Brahmashram Cave

A peaceful cave perfect for meditation.

43 mins



Machenahalli Lake

A calm lake surrounded by lush greenery.

60 mins

Nehru Nilaya

A historic landmark with beautiful natural surroundings.

41 mins



Amaranarayana Temple

A heritage temple offering peace and scenic views.

60 mins

Kethanahalli Falls

A hidden gem, Kethanahalli Falls offers a peaceful escape into nature.

55 mins



FUTURE-READY SOCIAL INFRASTRUCTURE

Located just 10 minutes from the airport and 30-40 minutes from Hebbal, everything you need is within easy reach. This location in Devanahalli is transforming into a self-sufficient destination where everyday needs are met with ease. With top-tier hospitals, leading educational institutions, and a variety of shopping malls, this rapidly developing area is setting the foundation for a well-rounded, convenient lifestyle for its residents.



HOSPITALS



Akash Hospital

10 minutes

General Hospital, Devanahalli

10 minutes

New Manasa Hospital

8 minutes

Sri Shirdi Sai Hospital

7 minutes

Aster CMI Hospital

35 minutes

Manipal Hospital

30 minutes



EDUCATIONAL INSTITUTIONS



Akash Group of Institutions
10 minutes

Chanakya University
16 minutes

Gnana Deepa Academy
13 minutes

**Nagarjuna College of Engineering
& Technology**
21 minutes

Oxford English School
35 minutes

Innovators International School
13 minutes



SHOPPING MALLS



Bhartiya Mall of Bengaluru
35 minutes

Elements Mall
35 minutes

Esteem Mall
30 minutes

Phoenix Mall of Asia
30 minutes

Garuda Yelahanka Mall
30 minutes

Galleria Mall
30 minutes



100+ ACRES, ∞ MEMORIES

Sumadhura Panorama has been designed with care to provide a superlative user experience. With five themed areas inspired by the art and architecture of the five southern states, multiple areas to socialise and build new bonds, dedicated zones for active sports, features designed for children and more, Panorama is packed with experiences to build memories for a lifetime.

ENTRANCE PANORAMA

- 1 Grand Entrance Plaza
- 2 Security Station
- 3 Entry Court with Driveway (6m Wide)
- 4 Pedestrian Pathway (2m Wide)
- 5 Bicycle Lane
- 6 Grand Tree-Lined Avenue
- 7 Sante Ground

SPORTS PANORAMA

- 8 Mini Soccer Ground
- 9 Multipurpose Sand Court (Traditional Games)
 - Kho Kho
 - Kabaddi
 - Beach Volley Ball
- 10 Visitor Parking
- 11 Basketball Court
- 12 Gallery Seating
- 13 Tennis Court

THE KERALA PANORAMA

- 14 Serendipity Courtyard
- 15 Traditional Kulam (Pond) with Stepped Seating
- 16 Party Lawn with Informal Seating
- 17 Leisure Courtyard
- 18 Cycle Station
- 19 Shuttle Stop
- 20 Mini-Maidaan
- 21 Children's Play Area
- 22 Existing Temple with Native Tree Court

NATURE PANORAMA

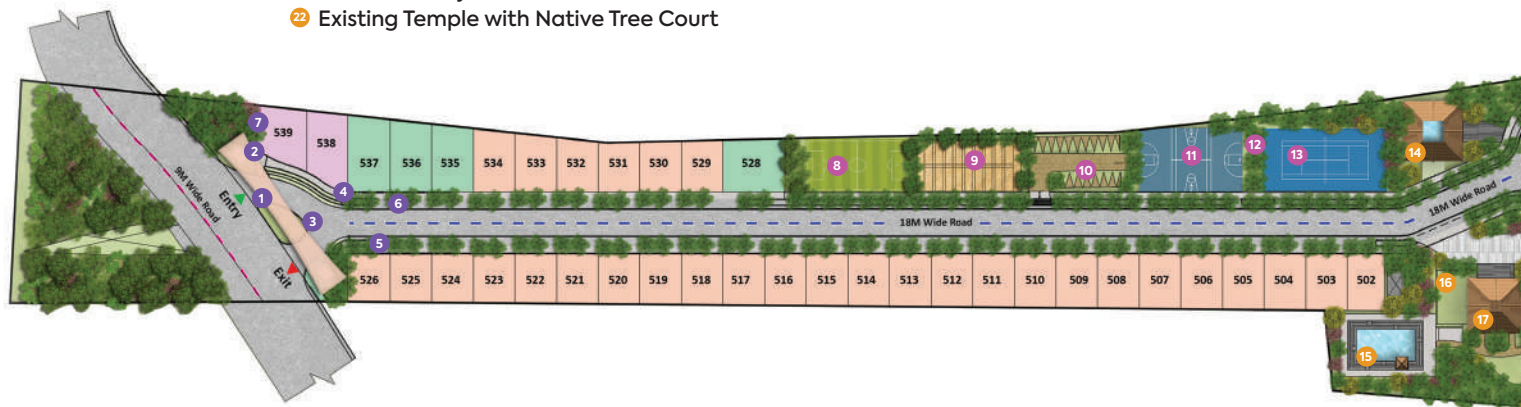
- 23 Reflexology Pathway
- 24 Aroma Therapeutic Garden
- 25 Roundabout With Sculpture Court
- 26 Party and Relaxation Lawn
- 27 Viewing Deck
- 28 Native Tree Court
- 29 Farm Fresh Garden

AQUA PANORAMA

- 38 Shallow Pool
- 39 Grand Pool
- 40 Kid's Pool
- 41 Deck With Lounge Chairs
- 42 Outdoor Showers /Changing Rooms

THE GREAT OUTDOORS PANORAMA

- 43 Fitness Track
- 44 Cricket Practice Net
- 45 Medicinal Garden
- 46 Aromatic Garden
- 47 Butterfly Garden
- 48 Lazy Stroll Park
- 49 Outdoor Hammock Lounge



THE KARNATAKA PANORAMA

- 30 Belur Court
- 31 Sunday Picnic Lawn
- 32 Outdoor Gym
- 33 Children's Play Court
- 34 Performance Court with Feature Wall
- 35 Multipurpose Lawn
- 36 Lazy Barbeque Station
- 37 Stepped Seating with Colonnade

50. CLUB SUMADHURA

- Salon
- Spa
- Restaurant
- Gymnasium
- Supermarket
- Indoor Badminton
- Indoor Games Room

- Yoga & Dance Room
- Multipurpose Hall with Ser
- Sauna
- Steam
- Pool Table
- Guest Rooms
- Conference Room
- Co-Working Space

	0 - 1200 sqft		1501 - 1800 sqft		2401 - 3000 sqft
	1201 - 1500 sqft		1801 - 2400 sqft		3000 + sqft

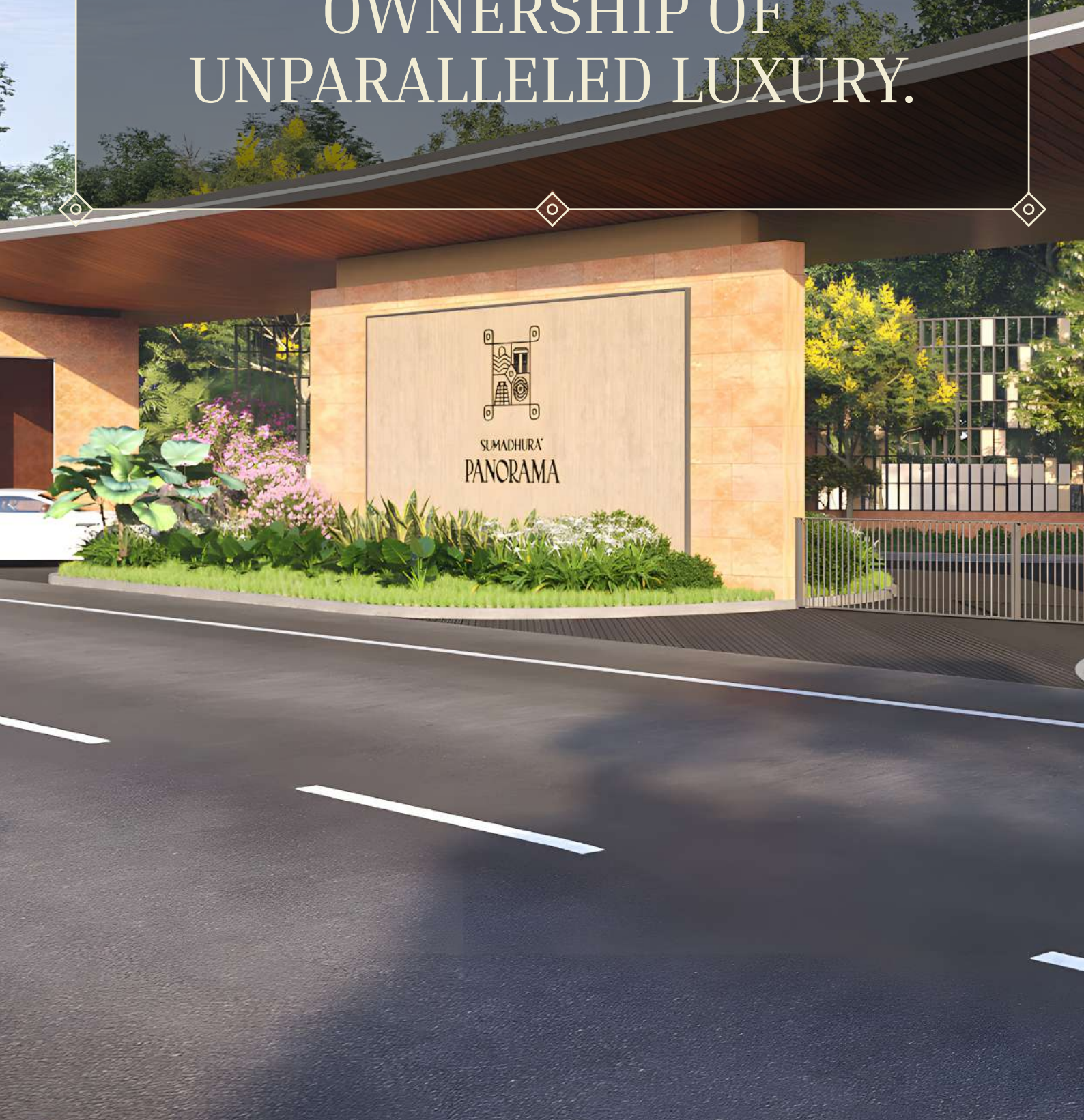


- - - - - 09 M Wide Road
- - - - - 12 M Wide Road
- - - - - 18 M Wide Road

RERA NO.: PRM/KA/RERA/1250/303/PR/220125/007412



A GRAND ENTRANCE
MARKS YOUR ARRIVAL,
HIGHLIGHTING YOUR
OWNERSHIP OF
UNPARALLELED LUXURY.







RESORT-STYLE AMENITIES

Heritage is just one part of the story. The design gracefully blends traditional elegance with resort-style aesthetics, creating spaces that maintain a perfect balance between cultural richness and modern functionality.





SPACES THAT BRING THE COMMUNITY TOGETHER

Crafted for community living, the spaces foster interaction, relaxation, and celebration. Courtyards dedicated to events, flea markets, and cultural exhibitions bring people together in the heart of the community.



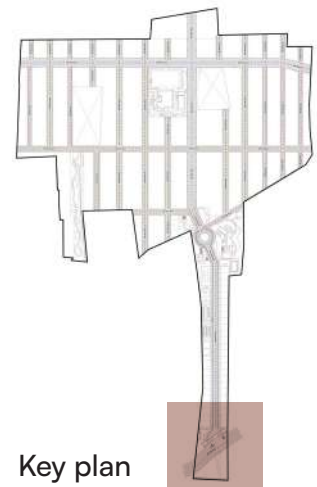
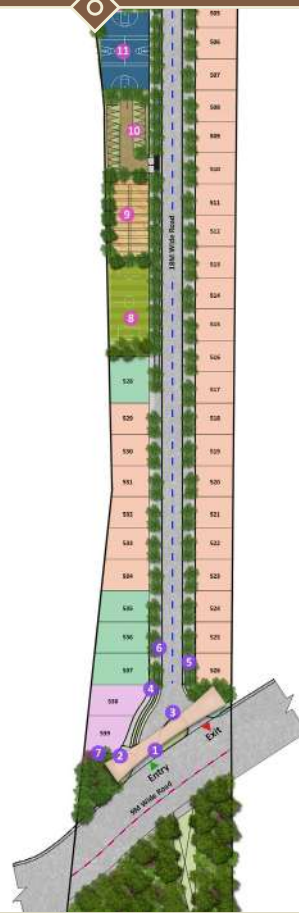
SUSTAINABILITY AT THE HEART OF DESIGN

Using sustainable materials like terracotta tiles and systems for natural water circulation, the development is built with the environment in mind. The incorporation of local flora ensures that nature thrives alongside the community, and cultural exhibitions bring people together in the heart of the community.





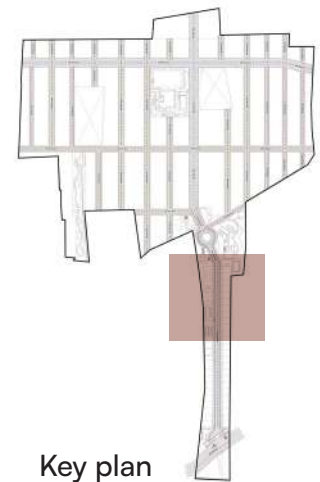
ENTRANCE PANORAMA



Key plan

- | | | | |
|----|--|----|------------------|
| 01 | Grand entrance plaza | 05 | Bicycle Lane |
| 02 | Security station | 06 | Grand Tree-Lined |
| 03 | Entry Court with driveway
(6m wide) | 07 | Sante Ground |
| 04 | Pedestrian pathway (2m wide) | | |

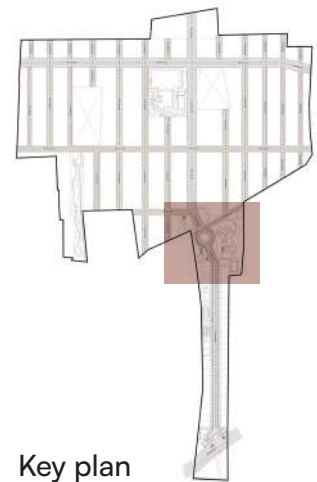
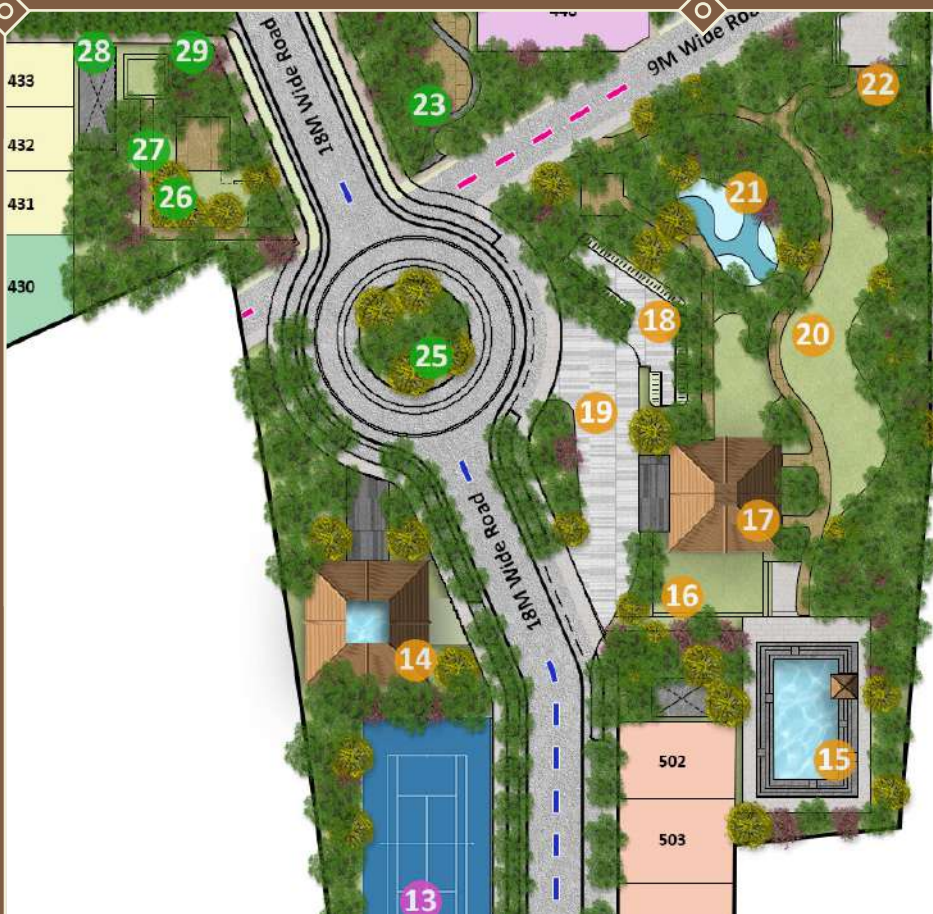
SPORT PANORAMA



Key plan

- | | | | |
|----|---|----|------------------|
| 8 | Mini-soccer ground | 11 | Basketball Court |
| 9 | Multipurpose Sand Court
(Traditional Games)
- Kho Kho
- Kabaddi
- Beach Volley Ball | 12 | Gallery Seating |
| 10 | Visitor Parking | 13 | Tennis Court |

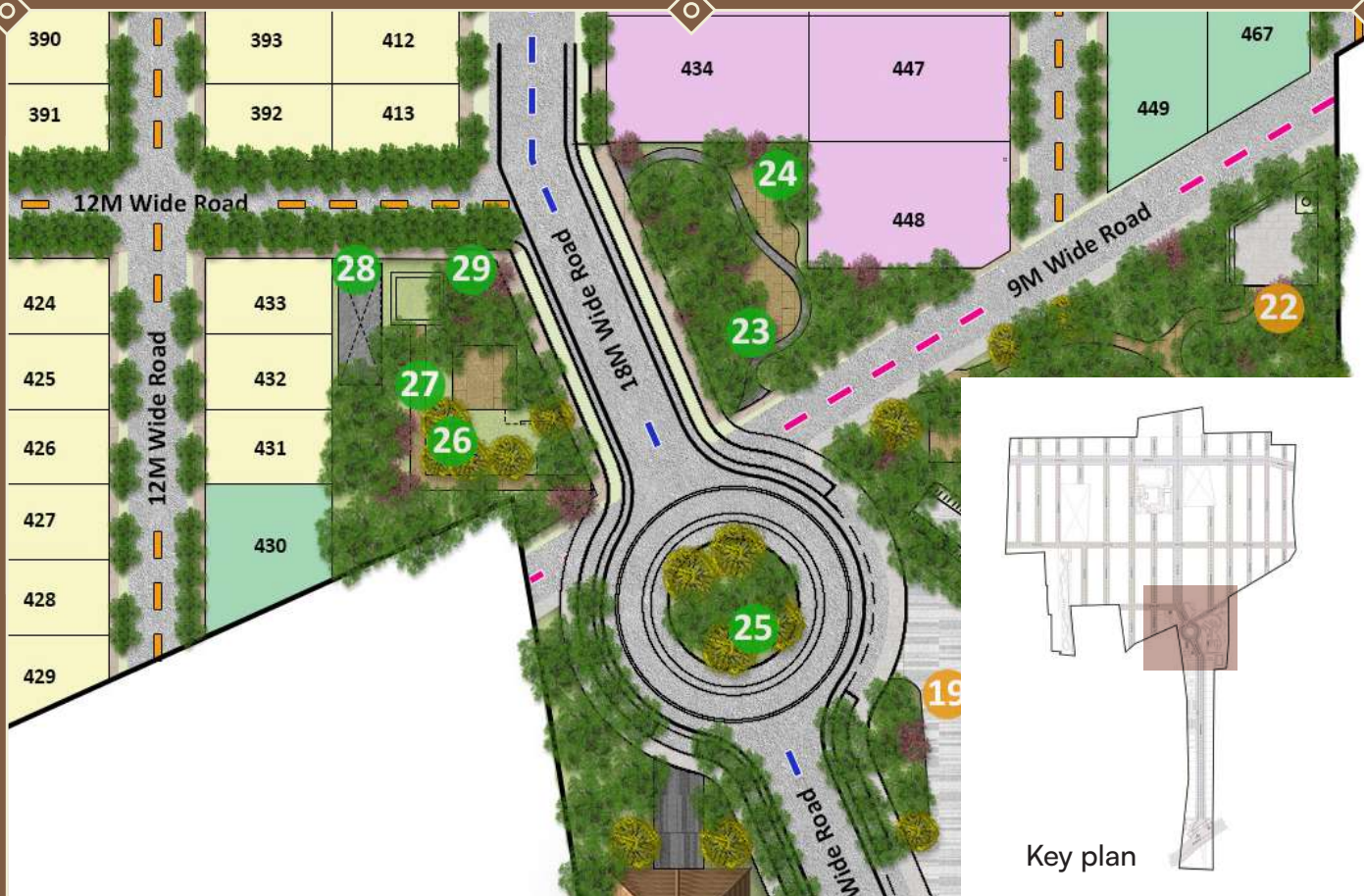
THE KERALA PANORAMA



Key plan

- | | |
|--|---|
| 14 Serendipity Courtyard | 19 Shuttle Stop |
| 15 Traditional Kulam (Pond) with Stepped Seating | 20 Mini-Maidaan |
| 16 Party Lawn with Informal Seating | 21 Children's Play Area |
| 17 Leisure Courtyard | 22 Existing Temple with Native Tree Court |
| 18 Cycle Station | |

NATURE PANORAMA



23 Reflexology Pathway

27 Viewing Deck

24 Aroma Therapeutic Garden

28 Native Tree Court

25 Roundabout with
Sculpture Court

29 Farm Fresh Garden

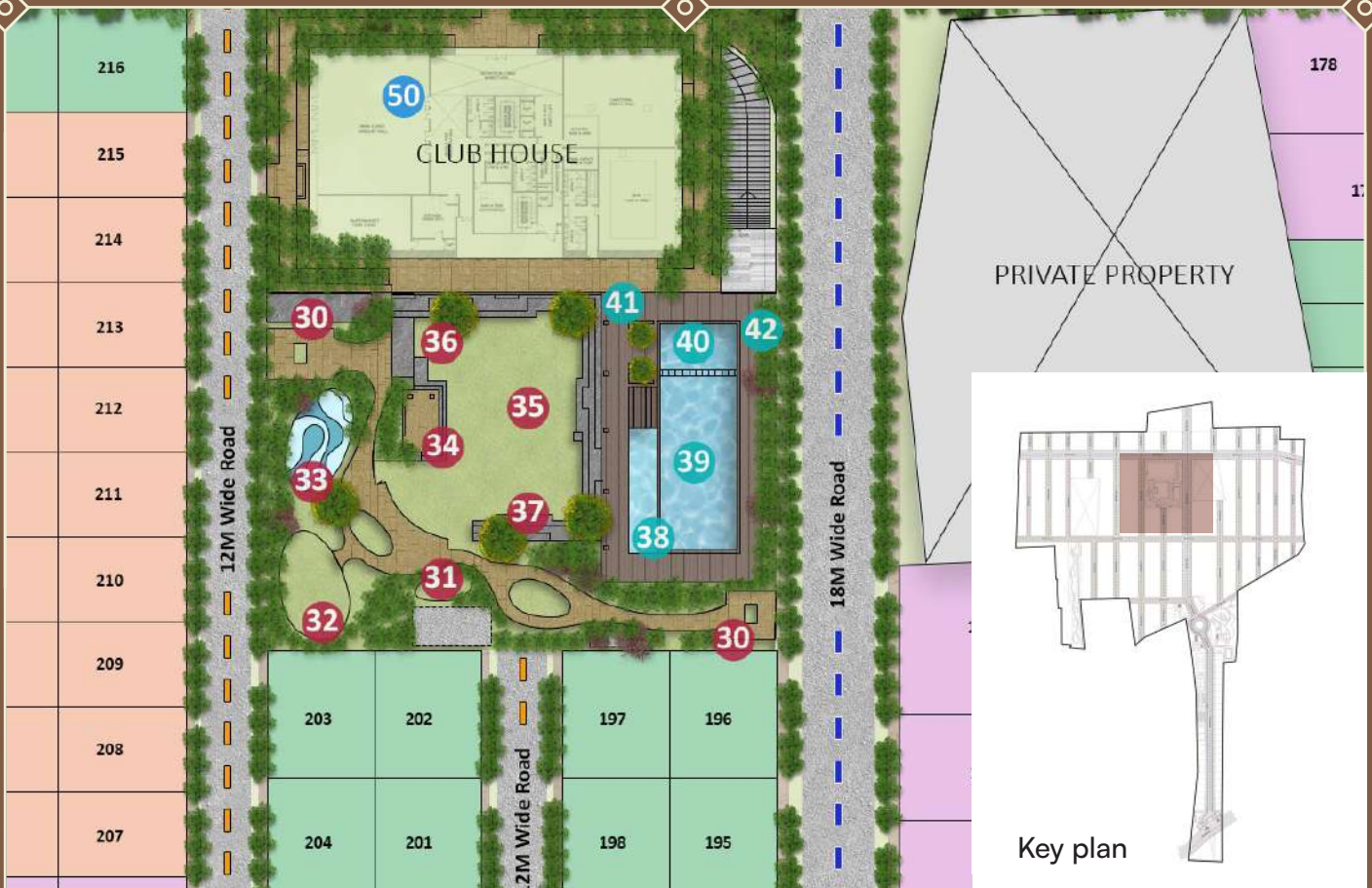
26 Party and Relaxation Lawn

THE KARNATAKA PANORAMA



- | | | | |
|----|------------------------|----|-------------------------------------|
| 30 | Belur Court | 34 | Performance Court with Feature Wall |
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| 32 | Outdoor Gym | 36 | Lazy Barbeque Station |
| 33 | CChildren's Play Court | 37 | Stepped Seating with |

AQUA PANORAMA



38 Shallow Pool

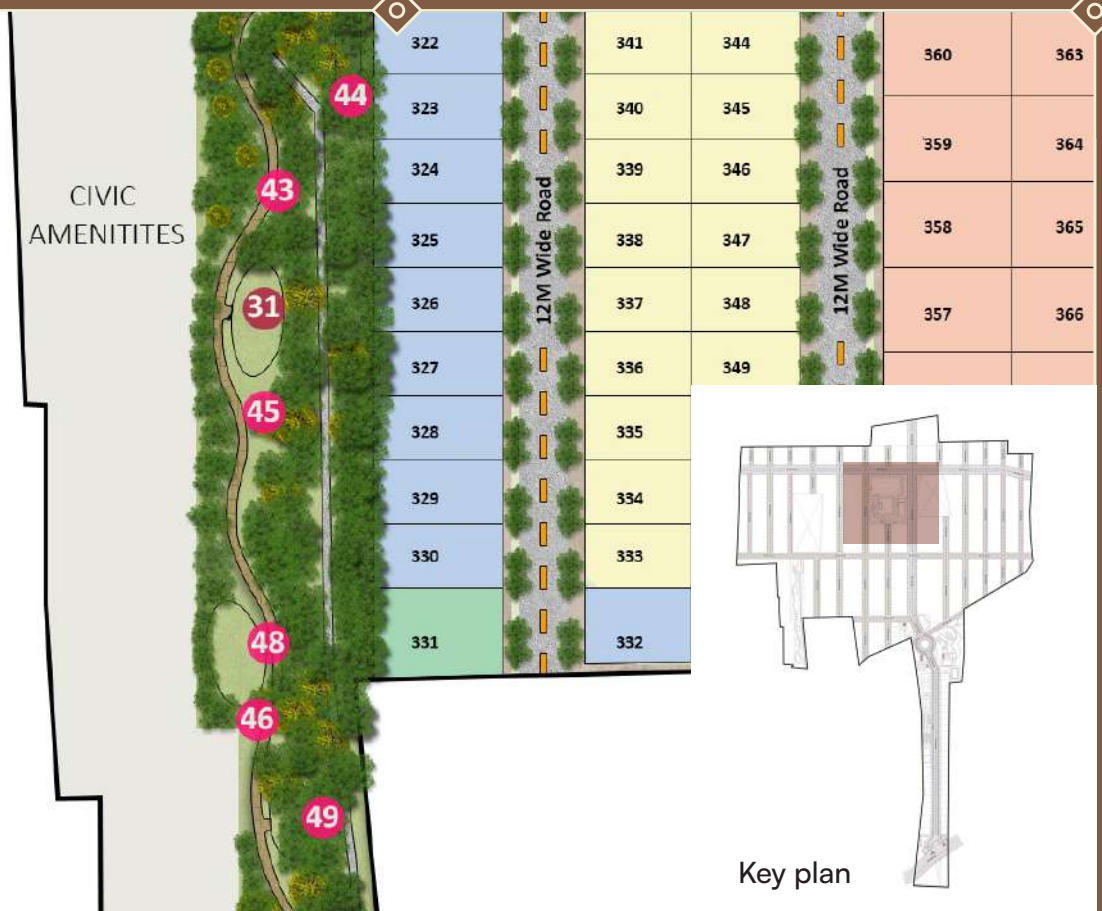
39 Grand Pool

40 Kid's Pool

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THE GREAT OUTDOORS PANORAMA



- | | |
|-------------------------|---------------------------|
| 43 Fitness Track | 47 Butterfly Garden |
| 44 Cricket Practice Net | 48 Lazy Stroll Park |
| 45 Medicinal Garden | 49 Outdoor Hammock Lounge |
| 46 Aromatic Garden | |

THE SUMADHURA[®] CLUB



Sumadhura Club is where life comes together in perfect harmony. With spaces designed for sports, recreation, leisure and socializing, it's more than just a clubhouse—it's the heart of a thriving community. Whether you're looking to stay active, relax in style, or connect with neighbors, Panorama offers endless opportunities to enjoy the best of both freedom and togetherness.

LAND AT PANORAMA VS EVERYTHING ELSE

Panorama offers the ultimate canvas to bring your dreams to life—a land where your imagination sets the limits. Build, customize, and invest in a future that truly belongs to you.

Aspect	PANORAMA	Villa	Apartment
Ownership	Complete ownership of land and freedom to build your vision.	Ownership of land and villa but limited flexibility.	Limited ownership within a predefined structure.
Customisation	Full creative freedom to design every detail.	Minimal customization options available.	Moderate customization within existing layouts.
Lifestyle Options	Endless possibilities to suit your preferences and creativity.	Standardized living spaces with shared amenities.	Premium lifestyle, but pre-defined architecture.
Reselling Options	High resale value due to land appreciation.	Resale value depends on location and demand.	Value tied to both land and structure.
Investment Value	High appreciation potential, ideal for long-term growth.	Moderate appreciation tied to the structure's age.	Depreciates slower than apartments but faster than land.
Maintenance	Low maintenance cost for vacant land.	Shared maintenance fees for common areas.	Higher maintenance cost for both land and villa upkeep.

WHY SUMADHURA?

A legacy of trust. A foundation of happiness.

For over 30 years, the Sumadhura Group has been an enabler for people across Bengaluru & Hyderabad to live the most fulfilling and gratifying lives at home, at work & beyond - by giving wings to families for creating assets and experiences that are passed across generations. Together we expand, evolve and elevate life as we know it. At Sumadhura, we are not about fleeting momentary delights. We are about the moment. We empower lives on the... **FOUNDATION OF HAPPINESS.**

2

Cities

50+

World-class projects

11K+

Happy customers

12M+ SFT

Delivered

40M+ SFT

Under development

4 PILLARS OF SUMADHURA



HIGH
QUALITY



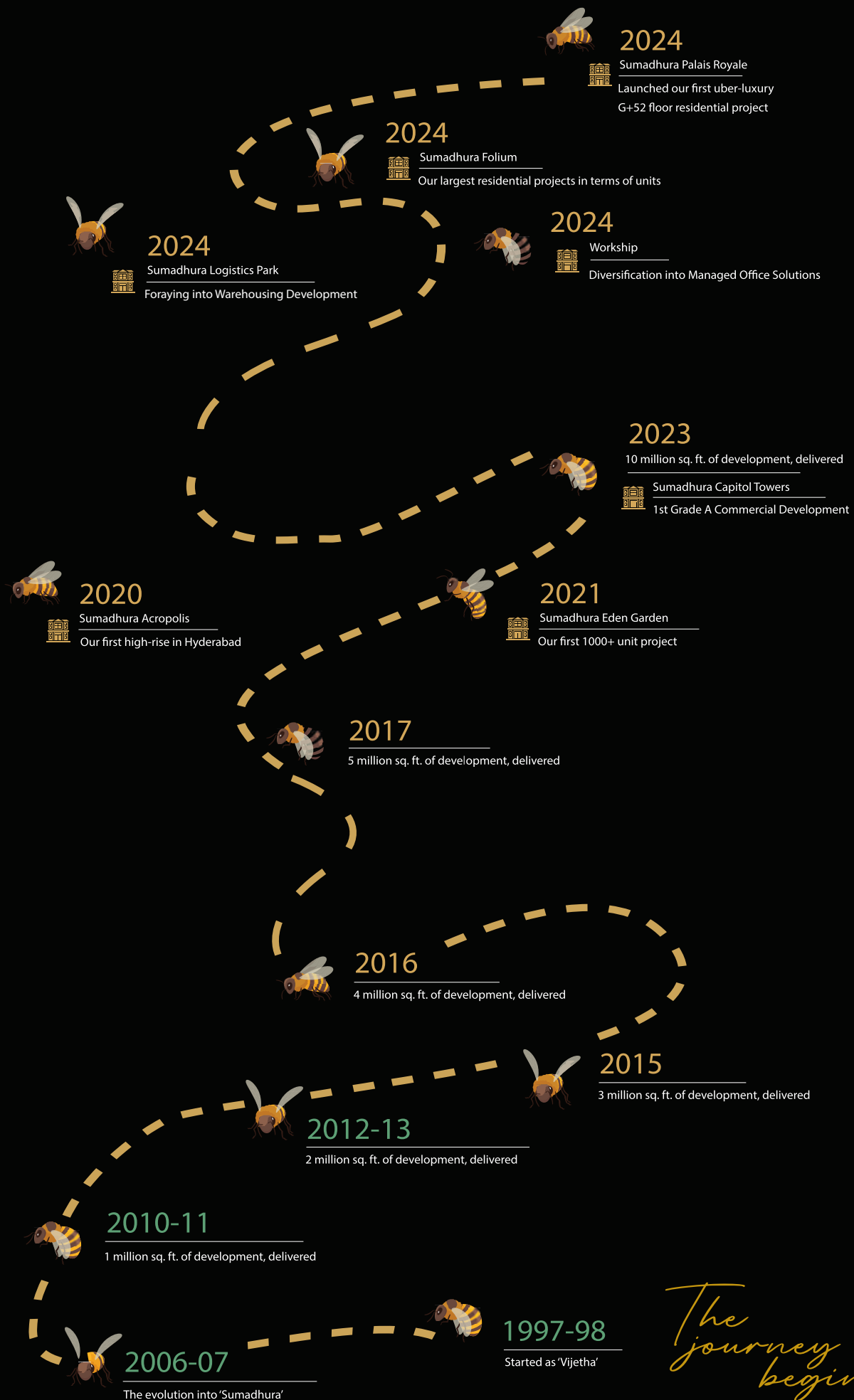
ON-TIME
DELIVERY



SMART
DESIGN



PRIME
LOCATIONS



The journey begins





SUMADHURA[®] PANORAMA

Let's help you get your dream villa land.

[Sumadhura Group](#) or connect with
us at enquiries@sumadhuragroup.com

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