



STEP INTO A LIFE UNBOUND

2.5 & 3 BHK RESIDENCES | 📍 OFF SARJAPUR ROAD

Step **Into a life unbound**

Where Every Sunshine Unlocks Endless Possibilities



Representational image



Representational Image

A watercolor illustration on the left side of the page. It features a hand reaching out from the left, holding a small green leaf. Below the hand, there is a cluster of green leaves and stems, some of which are dark green and others light green. The style is soft and painterly, with visible brushstrokes and a gentle gradient of colors.

Step **into a canvas of endless vistas**

Every sunrise at Mana Vista is a fresh start, an invitation to live fully and freely. Here, we have thoughtfully crafted homes that embody this promise—spaces filled with natural light, expansive views, and limitless possibilities. Mana Vista is more than an investment; it's your gateway to a brighter tomorrow.

A home **as radiant as your life**

Mana Vista is thoughtfully designed for every stage of your life. For young professionals, it offers seamless connectivity and spaces that nurture productivity. For newlyweds, it's the ideal canvas to create your shared dreams. For families, it's the foundation for memories that last a lifetime. Our 35+ premium amenities—from state-of-the-art fitness spaces to vibrant co-working lounges—transform everyday moments into extraordinary experiences. Mana Vista is a home where relationships flourish, passions ignite, and dreams truly take flight.





Representational image



Artist Impression





(180°) LAKE VIEW

(6) ACRES

(440) UNITS

(G+14) FLOORS

(35+) AMENITIES



Artist Impression

Mana Vista is more than a residence—it's a lifestyle that goes beyond the ordinary. It's not just a place to live, but a place where you experience life beyond boundaries.

Project highlights



Representational Image

Every corner and space is thoughtfully crafted to inspire purposeful living, with a vision deeply rooted in community, connection, and shared experiences

Your address

perfectly positioned in the pulse of tech corridor

Mana Vista sits at the heart of Bengaluru's emerging tech corridor. With the upcoming Metro, quick access to Outer Ring Road, and seamless connectivity to the Golden Triangle of Sarjapur,

Whitefield and Electronic City, the city stays within easy reach without compromising on the calm of a green, thoughtfully planned environment that offers everyday serenity.

HEALTHCARE

Apollo Hospital	06 Km
Cloudnine Hospital	07 Km
Manipal Hospital	08 Km
Sparsh Hospital	08 Km

WORKPLACES

Wipro Corporate Office	07 Km
RGA Tech Park	08 Km
Microsoft	10 Km
RMZ Ecospace	09 Km
RMZ Ecoworld	09 Km
ETV Campus	09 Km

SHOPPING & ENTERTAINMENT

Decathlon	07 Km
D Mart	08 Km

EDUCATION

Anandi Intl. School	200 M
Harvest International School	03 Km
Primus Public School	01 Km
Amrita Intl. School	04 Km
NPS School	02 Km
Delhi Public School	03 Km
PES University	06 Km
Silver Oaks International School	08 Km
Manipal University	08 Km
Cambridge University	10 Km
New Horizon College	07 Km
Prakriya School	700 M

CONNECTIVITY

Carmelaram Railway Station	06 Km
Metro Yellow Line (Hosa Road)	05 Km



INSPIRED SPACES CRAFTED FOR EVERY MOMENT OF LIFE

Mana Vista's amenities are thoughtfully shaped to nurture connection, relaxation, and a spark of inspiration in every day. Imagine evenings filled with warm laughter by the bonfire, gatherings that come alive at the Amphitheatre, and a constant bond with nature that soothes your spirit. It's a lifestyle where each moment unfolds into a cherished memory, encouraging you to live more fully, every single day.



Representational Image

Amenities

Bonding groups

At Mana Vista, community isn't just about living next to each other; it's about growing together, celebrating life's little moments, and building lifelong bonds. Picture vibrant evenings spent enjoying movies under starlit skies, joyful cultural festivities, or simply sharing heartfelt conversations in tranquil gardens. This is where friendships blossom, memories flourish, and your neighbors become family.



Representational Image



Representational Image





Hammock Garden



Representational image

Wellness oasis

Discover a haven of serenity amidst lush surroundings, where self-care blossoms into a daily ritual. Here, each moment invites you to pause, breathe, and reconnect with what truly matters, gently guiding you toward a healthier, more balanced lifestyle.



Yoga Deck With Pergola

Artist Impression

Tiny-tots playland

Welcome to a world of endless imagination, laughter, and discovery. At Mana Vista, every playful moment sparks curiosity, every corner invites exploration, and every experience shapes precious memories. Watch your little ones thrive in a space designed to inspire joyful adventures and friendships that last a lifetime.



Representational Image



Artist Impression



Deck With Slate Wall



Representational Image



Artist Impression

Basketball & Pickleball Court



Representational Image

Endurance **arena**

Feel the pulse of energy in a space crafted for those who chase greatness. At Mana Vista, every step you take is a celebration of your strength, every challenge conquered brings exhilaration, and every moment is a step closer to your goals. It's not just about staying active—it's about embracing a lifestyle of passion, persistence, and personal victories.



Representational image

Kiddos fun zone

Step into a world where every corner teems with adventure—from daring climbs to whimsical slides. At Mana Vista, children transform playtime into epic tales of exploration, while laughter leads the way and friendships blossom in every moment. Here, young imaginations soar, and cherished memories come to life.



Artist Impression



Kids Play Area



Indoor Gym

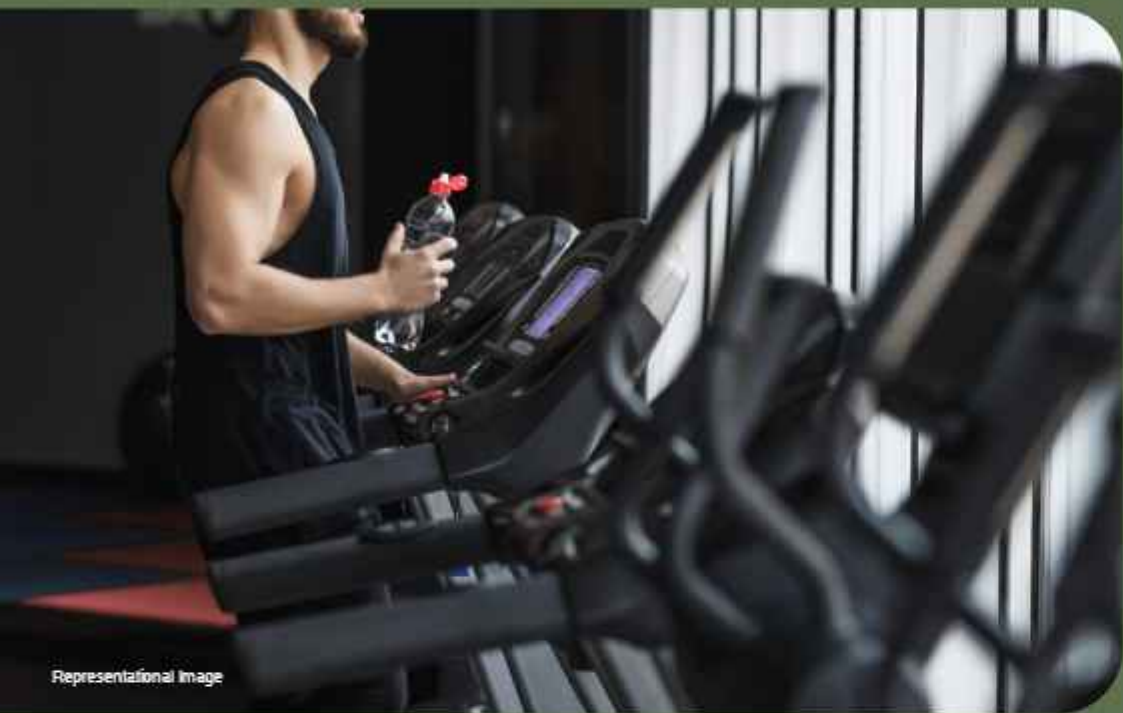


Artist Impression



Artist Impression





Representational Image

The iron den

A fitness realm where cutting-edge equipment and fresh, open air combine to amplify your workouts. Every rep strengthens your body, sharpens your mind, and uplifts your spirit, making wellness not just a goal, but a lifestyle. At Mana Vista, conquering your fitness journey becomes a powerful step toward living each day with unstoppable energy and confidence.



Outdoor Gym





A layout **designed to reflect your aspirations**

The community blueprint mindfully and seamlessly integrates your lifestyle map; ensuring every necessity and indulgence is at your doorstep. This is where thoughtful design meets effortless living.

LEGENDS

- | | |
|----------------------------|----------------------------|
| 01 Vehicular Entry & Exit | 18 Kids Play Area |
| 02 Pedestrian Walkway | 19 Lawn Mound & Planting |
| 03 Security Cabin | 20 Reflexology Path |
| 04 Plantation With Seating | 21 Bonfire Pit |
| 05 Rhythmic Plantation | 22 Elders Zone |
| 06 Shaded Walkway | 23 Outdoor Gym |
| 07 Deck With Focal Trees | 24 Hammock Garden |
| 08 Lawn Area | 25 Amphitheatre |
| 09 Yoga Deck With Pergola | 26 Cascading Water Feature |
| 10 Informal Seating Deck | 27 Pergola With Seating |
| 11 Jogging/Cycle Track | 28 Pickle Ball Court |
| 12 Park Main Entry Pad | 29 Paw Park |
| 13 Leisure Pavilion | 30 Cricket Net |
| 14 Tot Lot | 31 Guest Parking |
| 15 Deck With Slate Wall | 32 Basement Entry Ramp |
| 16 Walkway Trellis | 33 Basement Exit Ramp |
| 17 Sculpture Node | 34 Clubhouse |

MODERN DESIGN MEETS NATURE'S EMBRACE

Mana Vista boasts a striking, modern clubhouse with lush greenery cascading down offering a unique blend of nature and contemporary design, its tiered balconies, offering residents a refreshing social experience.



Artist Impression

Clubhouse





Lounge **area**

Stepping into the clubhouse instantly puts you at ease, as though you've entered a space thoughtfully designed just for you. The lounge offers a warm, inviting setting where comfort meets quiet elegance. With plush seating and a homely ambience, it's the perfect place to unwind—whether you're curled up with a good book, sharing a relaxed conversation, or simply taking a moment to soak in the calm luxury around you.



Clubhouse amenities

- Salon / Spa
- Badminton Court
- Dining Hall
- Multi-Purpose Hall
- Kitchen / Pantry
- Cafeteria
- Billiards Room
- Infinity Swimming Pool
- Kids Pool
- Terrace Garden
- Board Games Room
- Table Tennis
- Lounge
- Locker Room



Representational Image



Representational Image





Representational image



Terrace infinity **swimming pool**

Dive into tranquility as the sparkling water of Mana Vista's infinity pool stretches seamlessly toward breathtaking horizons. Unwind while your children splash joyfully in a dedicated children's pool nearby. Framed by lush terrace gardens, it becomes the perfect setting for memorable gatherings, quiet evenings under the stars, and cherished family moments—turning every swim into a timeless experience.



Thoughtfully designed, Mana Vista's floor plans maximize space, functionality, and natural light. With a seamless blend of smart layouts and open living, every home offers a perfect balance of comfort, elegance, and a connection to the surrounding greenery.



Floor plans

Tower Plan

Tower 3



Tower 1



Tower 2

APARTMENT TYPE
2 BHK + STUDY (2T)



Facing	WEST
Super Built Up area in Sq.ft.	1135
Carpet Area in Sq.ft.	740
Balcony & utility area in Sq.ft.	43
Usable area	783

APARTMENT TYPE
3 BHK (2T)



Facing	WEST
Super Built Up area in Sq.ft.	1357
Carpet Area in Sq.ft.	899
Balcony & utility area in Sq.ft.	47
Usable area	946

APARTMENT TYPE
3 BHK (3T)



Facing	EAST
Super Built Up area in Sq.ft.	1552
Carpet Area in Sq.ft.	965
Balcony & utility area in Sq.ft.	125
Usable area	1090

APARTMENT TYPE
3 BHK (2T)



Facing	EAST
Super Built Up area in Sq.ft.	1358
Carpet Area in Sq.ft.	903
Balcony & utility area in Sq.ft.	47
Usable area	950

APARTMENT TYPE
3 BHK (3T)



Facing	EAST
Super Built Up area in Sq.ft.	1510
Carpet Area in Sq.ft.	975
Balcony & utility area in Sq.ft.	86
Usable area	1061

APARTMENT TYPE
3 BHK (3T)



Facing	NORTH
Super Built Up area in Sq.ft.	1518
Carpet Area in Sq.ft.	981
Balcony & utility area in Sq.ft.	84
Usable area	1065

A modern, light-colored sofa with two dark, textured pillows against a wood-grain wall. The sofa is positioned in the foreground, and the pillows are placed on the backrest. The background wall has a vertical wood-grain texture. The overall scene is dimly lit, with a soft glow on the sofa's cushions.

BUILT WITH PRECISION, CRAFTED FOR LASTING EXCELLENCE

Engineered for endurance, Mana Vista is crafted with superior materials and meticulous attention to detail. Every element is thoughtfully selected to ensure durability, efficiency, and a seamless living experience, making your home a masterpiece of quality and comfort.



Specifications

Doors & Windows

- Teak Wood Door Frame with Moulded Panel Main Door with Melamine Polishing.
- Brass with SS Finish Fitting (Hinges & Latches) for Main Door with Mortise Lock.
- Sal Wood Door Frame & Painted Finish Flush Door Fitted with Lock to all Rooms & Water Proof Doors for Bathrooms.
- For all Bedrooms and Toilets, Door Frame and Shutters with Standard SS Hardware Fittings (Hinges, Latches & Handles).
- UPVC Windows and Mosquito Mesh.
- UPVC French Door for Balcony with Mosquito Mesh.
- UPVC Ventilators (Provision for Exhaust Fan).

Toilets

- Grohe/American Standard/ Roca/Vitra or Equivalent Make and Quality of General Range C.P. Fittings.
- Grohe/American Standard/ Roca/Vitra or Equivalent Make and Quality Sanitary Fittings of any White Shades in Color.

Paints

- Emulsion for Internal Walls, Enamel Paint for Doors.
- Natural Polish for Main Doors.
- External Emulsion Paints (Weather Coat).

Walls & Plastering

- RCC Framed Structure with Solid Blocks for Masonry Walls.
- Internal Walls with Smooth Finish & External Walls of Sponge Finish Plastering.
- Open Kitchen Concept.
- Wall External 6" & Internal Wall 4" thick.

Electrical

- Modular Switches – Schneider/Legrand/Anchor or Equivalent Make.
- Concealed fire resistant ISI Standard quality copper wiring.
- Provision for A/C in Master Bedroom.
- T.V & Telephone Point in Living & Master Bedroom.

Kitchen

- Provision for Water Purifier & Chimney Exhaust.
- Washing Arrangement in Utility Area with Water & Drain Line.

Flooring

- Laminated Wooden Flooring for Master Bedroom.
- Standard Make Vitrified Tiles in all Bedrooms, Living Room, Dining & Kitchen.
- Standard Make Anti Skid Ceramic Tiles for Bathroom Flooring.
- Standard Make Wall Tiles up to 7 ft High in all Toilets.

Generator

- Generator Backup for Common Area (Lifts & others)
- Lighting Backup for Each Flat.

Lifts

- Schindler/Otis/Kone or Equivalent Make Branded
- Automatic Lifts.

Car Parking

- One Covered Car Parking will be Provided for Every Apartment.

MANA

LIVE BRILLIANTLY

30+ PROJECTS
COMPLETED

15K+ HAPPY
FAMILIES

10M+ SQ FT
DELIVERED

28M+ SQ FT UNDER
DEVELOPMENT

Corporate Office

Mana Projects Pvt. Ltd. No.20/7, 3rd floor, Swamy
Legato, Kadubeesanahalli, Outer Ring Road,
Bengaluru, Karnataka 560103

Site Address

Sy.no: 190/1, 190/2, 190/3, 190/4 & 191, Gattahalli
Road, Next to Anandi International School, Bengaluru,
Karnataka 560099

RERA: PRM/KARERA/1251/308/PR/150325/007585

Email: enquiry@manaprojects.com | Website: www.manaprojects.com

CREDAI
BENGALURU



DISCLAIMER: The Company does not guarantee or represent the information contained in this document, which is to be used for general information only. The company does not guarantee or represent that the information contained within this document is correct. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules terms of sales, etc. independently with the company prior to concluding any decision for buying in any of the projects.

The user of the brochure confirms that he/she has not relied on this information alone when making any booking/purchase in any project of the company. The information, visuals, renders and creative depictions contained herein are artistic impressions, indicative in nature and are for general information purposes only. The actual design/colour/finish/construction/landscape could undergo changes based on changes in design, layouts, materials, site conditions, etc. Any furniture paintings, or any items of personalised nature not specifically mentioned in the contract and shown in the images are only for the purpose of illustration and does not form part of the offering. Further, the renders/visuals of the area beyond the project site are artistic in nature and while every reasonable care has been taken in providing the information, under no circumstances the company or its employees, managers or representatives shall be held liable for any loss or damage, special or consequential or otherwise, arising from the use of or reliance on information provided in the brochure without verifying the same independently with the company.