

PROJECT BY :



SITE ADDRESS :

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RERA : PRM/KA/RERA/1251/446/PR/160224/006626

Architect :



PRM/KA/RERA/1251/446/PR/160224/006626



SSVR NIYAARA

RERA : PRM/KA/RERA/1251/446/PR/160224/006626

A WHISPER OF URBAN EDEN,
UNFOLDING INTO YOUR REALITY

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.

393
LUXURIOS FLATS

100%
VASTU

4.8
ACRES

2BHK
FROM 1180 - 1240 SQ.FT

3BHK
FROM 1410 - 1635 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

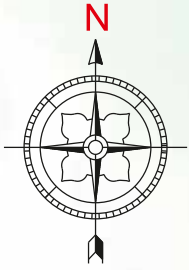


A CRADLE OF SERENITY
IN THE CITY'S

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.





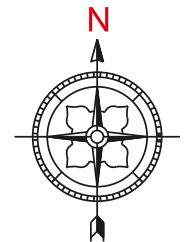
MASTER PLAN

LEGEND

- 01. Entry
- 02. Security
- 03. Exit
- 04. Drive Way
- 05. Ramp Down
- 06. Jogging Track
- 07. Chess Pawn Park
- 08. Amphi Theater
- 09. Lawn Area
- 10. Visitors Car Parking
- 11. Swimming Pool
- 12. Toddler Pool
- 13. Sitting Area
- 14. Cricket Practice Pitch
- 15. Multi-Purpose Court
- 16. Children's Play Area



Typical FLOOR PLAN BLOCK - A

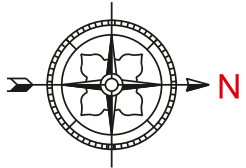


Flat No.	Facing	Type	Carpet Area	Ex.Common Area	SBA
A001	East	3 BHK	917	153	1,500
A002	West	2 BHK	750	127	1,240
A003	West	2 BHK	771	74	1,205
A004	North	2 BHK	756	68	1,180
A005	North	3 BHK	914	85	1,410
A006	North	3 BHK	912	86	1,410
A007	East	2 BHK	771	74	1,205
A008	East	3 BHK	930	85	1,430
A009	East	3 BHK	1025	93	1,580
A010	West	2 BHK	780	45	1,185

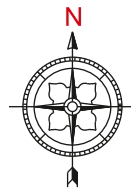
Typical
FLOOR PLAN
BLOCK - A



Flat No.	Facing	Type	Carpet Area	Ex. Common Area	SBA
A011	West	2 BHK	771	74	1,205
A012	West	2 BHK	797	49	1,200
A013	West	2 BHK	771	74	1,205
A014	West	2 BHK	750	91	1,200
A015	West	3 BHK	1007	86	1,540
A016	East	3 BHK	1025	94	1,575
A017	East	2 BHK	736	91	1,185
A018	East	2 BHK	739	91	1,185
A019	East	2 BHK	771	74	1,205
A020	East	3 BHK	917	101	1,430

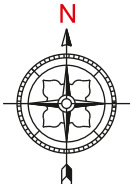


Typical
FLOOR PLAN
BLOCK - B



Flat No.	Facing	Type	Carpet Area	Ex.Common Area	SBA
B001	West	3 BHK	1006	86	1540
B002	West	3 BHK	970	85	1495
B003	North	3 BHK	945	73	1440
B004	East	3 BHK	939	98	1470
B005	East	3 BHK	1016	91	1570
B006	East	3 BHK	1025	93	1580

Typical
FLOOR PLAN
BLOCK - B



Flat No.	Facing	Type	Carpet Area	Ex.Common Area	SBA
B007	West	3 BHK	929	87	1435
B008	West	3 BHK	969	87	1495
B009	North	3 BHK	932	71	1500
B010	East	3 BHK	1027	141	1635
B011	East	3 BHK	1062	48	1570
B012	East	3 BHK	918	117	1470





A NEW
CHAPTER IN REFINED
LIVING

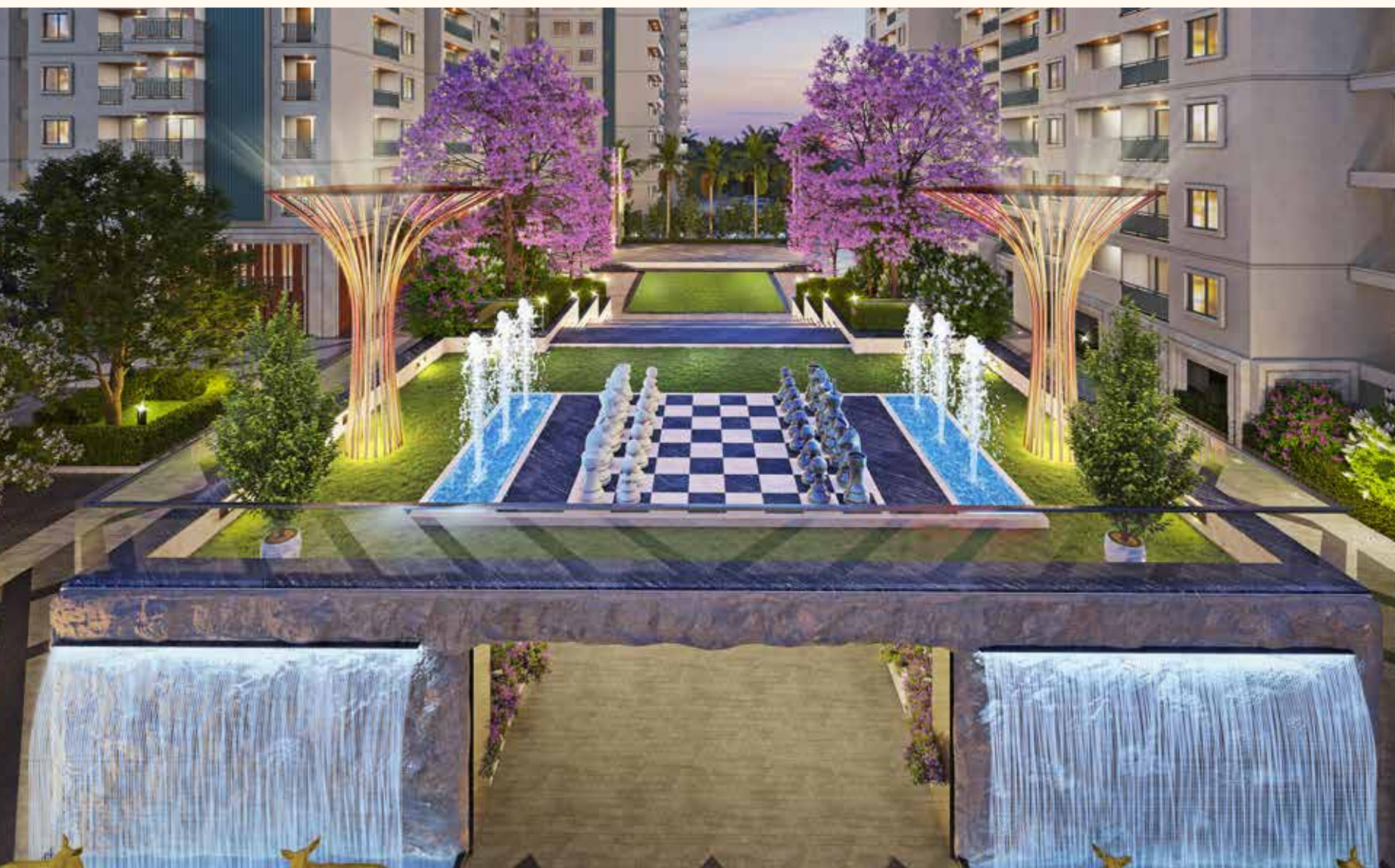
Step into Niyaara, an oasis of grace amidst the rush of the city. Here, each sunrise paints a serene backdrop to a meticulously designed living space that speaks to the soul. In the heart of the hustle, discover a place that echoes your quest for tranquility and elegance. Welcome to the embodiment of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



ELEGANCE ELEVATED, PLAY

ENCOURAGED

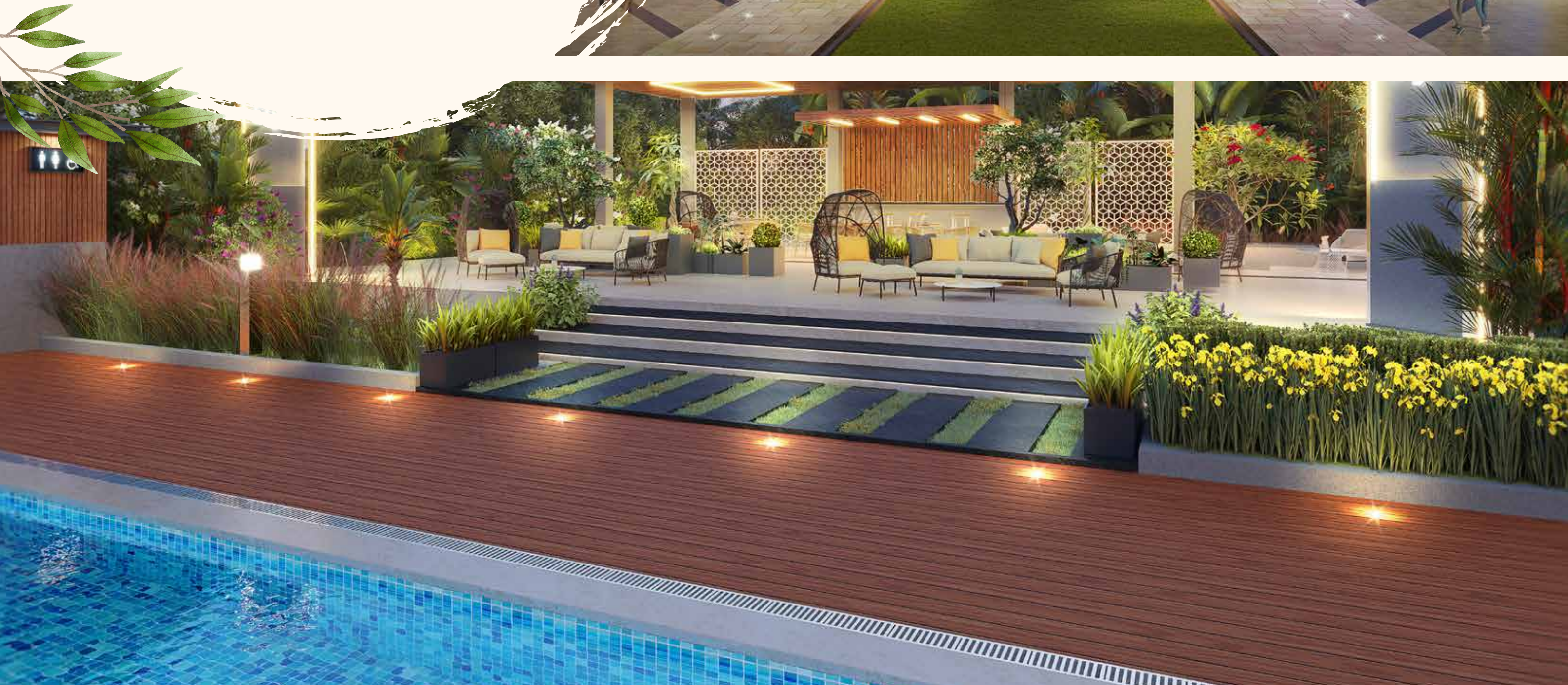
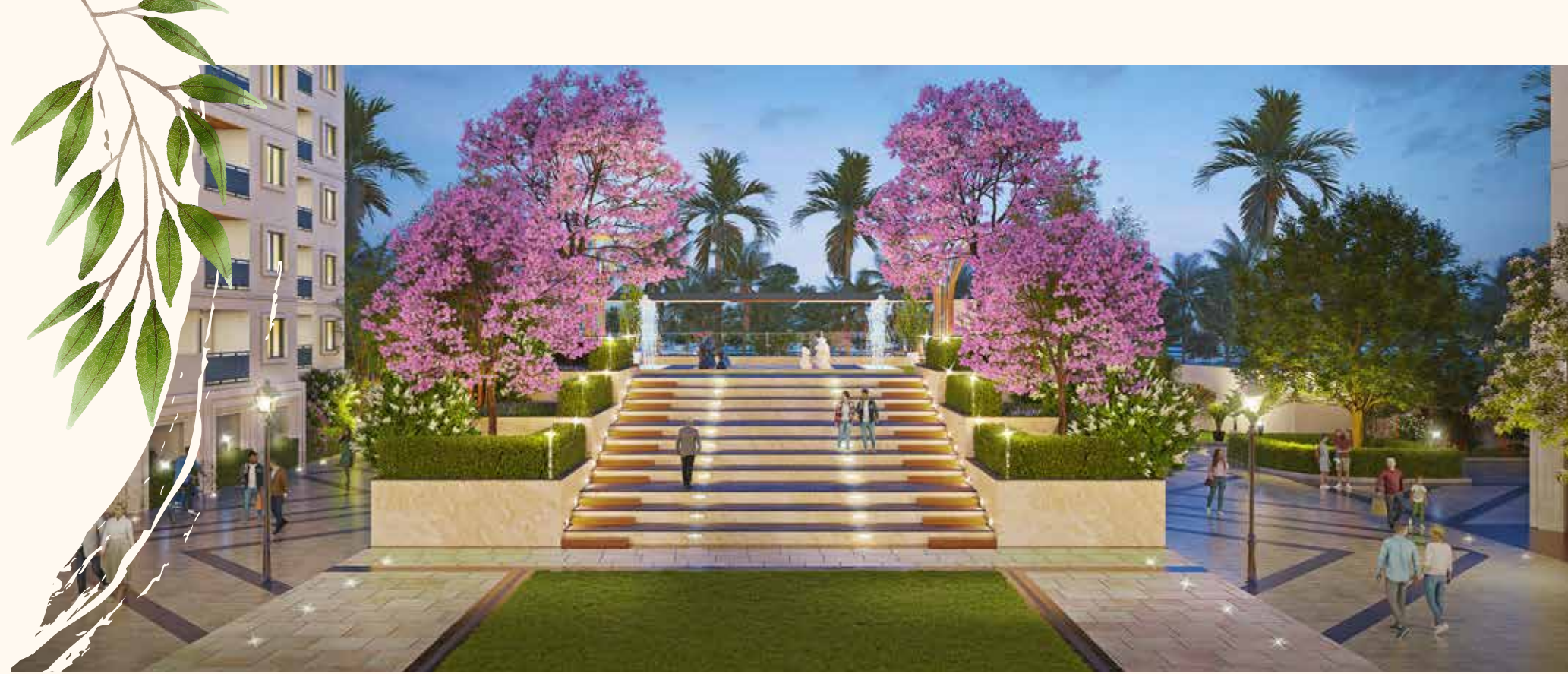
Step into Niyaara and discover a world where indulgence and play go hand-in-hand. With luxurious amenities designed for every age and interest, our exclusive facilities—from leisure pools to sports courts—cater to both the tranquil moments and the active joys of your family's life.



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



CRICKET PRACTICE PITCH



ELEGANT BANQUET HALL



TRANQUIL YOGA ROOM



FULLY-EQUIPPED GYM



OPEN-AIR AMPHITHEATRE



RELAXING SENIOR CITIZEN SITTING AREA



OUTDOOR GYM



VERDANT WALKING AND JOGGING TRACK



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.



STRUCTURE

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)
UPVC with glass sliding shutters provision for “Mosquito mesh”



DOORS

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



PAINTING

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



FLOORING

Double charged vitrified tiles for Living, Dining,, Bedrooms & Kitchens.
Granite Flooring in corridors, Staircases.



SANITARY

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



SPECIFICATIONS



ELECTRICAL WORK

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



WATER SUPPLY

Water supply from Borewell &
with Overhead Tank & Sump

ECO & Friendly

Rain Water Harvesting



T.V. & TELEPHONE

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



POWER BACKUP

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



LIFT

13 passenger Schindler / KONE automatic lift
CAR PARKING : Covered car parking



WELCOME TO NIYAARA

A VISION OF MODERN

ELEGANCE

At the gateway to Niyaara, 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



SCHOOLS

CHRYSLIS HIGH SCHOOL
NAKSHA ACADEMY
THE PRODIGIES INTNL. SCHOOL
GEAR INNOVATIVE INTNL. SCHOOL
VIBGYOR
SRI SRI RAVI SHANKAR VIDYA MANDIR
VIBGYOR (ROOTS & RISE SCHOOL, PANATHUR)
DENS ACADEMY
ORCHIDS THE INTL. SCHOOL
FOUNDATION SCHOOL
GLOBAL INDIAN INTL. SCHOOL
GREEN WOOD HIGH SCHOOL

SCHOOLS

OAKRIDGE INTL. SCHOOL
TISB (THE INTL. SCHOOL)
VAGDEVI VILAS SCHOOL
INVENTURE ACADEMY
THE FOUNDATION SCHOOL
KRUPANIDHI COLLEGE
NEW HORIZON GURUKUL
BASIL WOODS

HOSPITALS:

SAKRA WORLD HOSPITAL
MANIPAL HOSPITAL (WHITEFIELD)
FORTUNE DIAGNOSTIC CENTER
SVASTA HOSPITAL

HOTELS:

SHERATION 4 POINTS
TAJ VIVANTA
THE DEN
JW MARIOT HOTEL
FAT CHEF
HOLIDAY INN
MAINLAND CHINA
GINGER HOTEL
ZURI

IT PARKS:

EMBASSY TECH VILLAGE
RGA TECH. PARK
CISCO
ECO SPACE
WIPRO HEAD OFFICE
INTEL
ORACLE INDIA
CESSNA BUSINESS PARK
ACCENTURE
PRESTIGE TECH PARK
SIGMA SOFT TECH PARK
ITPL