

ಮೈತ್ರಿ
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A Project By

MYTHRI
BUILDERS

MYTHRI SITY

WELCOME TO

Mythri Sity

A paradise sculpted for soulful living,
Where tropical calm meets mindful design.
The gentle ripple of sky-toned lagoons whispers serenity at every step.
Wrapped in lush greens and sun-warmed browns -
This is where nature breathes, and life flows like a dream.



Inextricable. Intertwined. Infinite.

5
Acres

50+
Amenities

B+G+18
Floors

423
Ultra-Luxury
Residences

2, 3, & 4
BHK Flats

75%
Open Space

Clubhouse
(17,000 Sq ft)

BDA
Approved







A Destination That Navigates Through Life Every Day

Connectivity

- Sarjapur Road
3.2 km
- Peripheral Ring Road (PRR)
3.2 km
- Bellandur
8.7 km
- HSR Layout
10.3 km
- Marathahalli
11 km

Corporate Hubs

- Electronic City
8 km
- Whitefield
14 km
- ITPL
17.7 km

Railwaystation & Metro

- Carmelaram Railway Station
5.3 km
- Proposed Metro Station - Carmelaram
5.1 km

Where Every Sunrise
Feels Like a Fresh Start,
and Every Evening, a
Quiet Celebration



A healthy life begins with a healthy mind - and at Mythri Sity,
every amenity is designed to offer
you a lifestyle of balance, well-being, and joy.



Dive Into Your Own Escape

Because calm should never feel far away. Our lagoon pools invite you to leave the noise behind, without ever leaving home.

1. Kids Pool
2. Shallow Pool
3. Lagoon pool with Lounge Chair



Where Arrival Feels Like Belonging

Where the ground is soft, and the joy is loud. Chase the ball, lie under the sky, or simply run without reason - our open greens are crafted for the moments you'll never schedule, but always remember.





Meandering
Path

Walking
Trail

Pathway
Access

Meandering
Path

Pathway
Access

Walking
Trail



A Rare View of
What Rare Living
Looks Like.

Cricket
Practice Pitch



Lawns Made for Laughter

Where the ground is soft, and the joy is loud. Chase the ball, lie under the sky, or simply run without reason - our open greens are crafted for the moments you'll never schedule, but always remember.



Multipurpose
Court

Obstacle
Court

Multipurpose/
Event Lawn

Golf Putting
Lawn

Community
Lawn

Access to
Amphitheatre

Outdoor
Working Pod

Skating
Rink

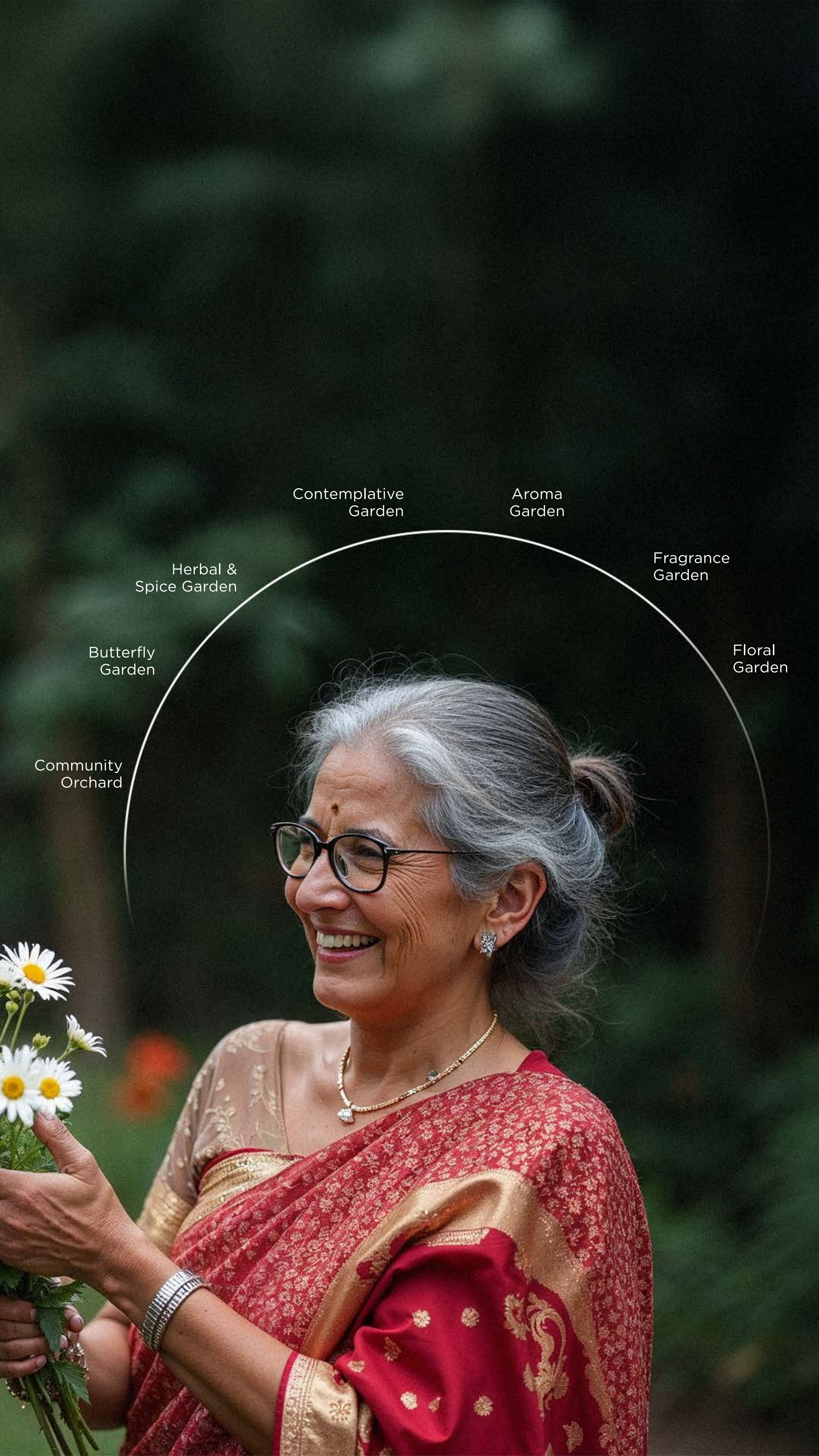
Toddlers
Play Area



A Sanctuary Rooted in Nature

Where the tropical soul finds its calm.
Walk through gardens blooming with
silence and shade, where every breeze
feels like a breath of peace - in nature's
embrace.





Contemplative
Garden

Aroma
Garden

Fragrance
Garden

Floral
Garden

Herbal &
Spice Garden

Butterfly
Garden

Community
Orchard



50⁺

Lifestyle Amenities



Infinite Experiences, For Everyone

Step into a world where elegance meets ease, where every detail is thoughtfully designed to bring comfort to your daily life. Indulge in amenities that not only simplify your routines but also enrich them with endless experiences. Mythri Sity is more than just a home - it is a true experience of comfort.

- 1. Shallow pool
- 2. Kids pool
- 3. Lagoon pool with lounge chair
- 4. Walking trail
- 5. Pathway access
- 6. Meandering path
- 7. Tropical plants
- 8. Tree house
- 9. Waiting space
- 10. Cricket practice pitch
- 11. Skating rink
- 12. Toddlers play area
- 13. Outdoor working pod
- 14. Community lawn

- 15. Multipurpose/Event lawn
- 16. Multipurpose court
- 17. Golf putting lawn
- 18. Access to amphitheater
- 19. Pets park
- 20. Butterfly garden
- 21. Community orchard
- 22. Herbal & spice garden
- 23. Contemplative garden
- 24. Aroma garden
- 25. Fragrance garden
- 26. Floral garden
- 27. Clubhouse amenities
- 28. Rooftop amenities

Not Just a Rooftop, a Retreat

Bonfire court

Seating ledge

Planting bed

Working node

Reading node

Sunset deck

Lawn turf

Amphitheatre

Star gazing deck

Terrace Café

Bar counter

BBQ area

Disco deck





A Life Unfolding
Across Every
Square Inch.



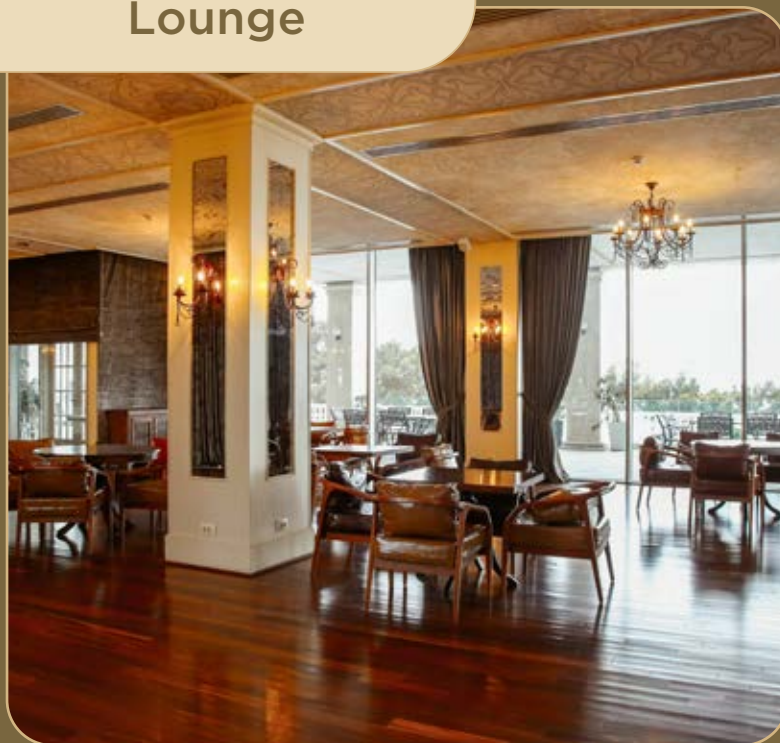
Club Mythri - Where Life Comes Together. Beautifully.

Step into Club Mythri, the soul of Mythri Sity - a thoughtfully designed lifestyle haven where every space invites you to slow down, show up, or simply stay awhile. Whether it's a quiet morning workout, an afternoon swim, an impromptu game night, or a peaceful cup of tea under soft lights - this is where your time begins to feel like yours again. Crafted with care, layered with luxury, and wrapped in tropical calm, Club Mythri isn't just a clubhouse - it's an everyday escape, just a few steps from your door.

Indoor Games



Lounge



Multi Purpose Hall



Gym



Mini Theatre



Pharmacy





Aerobic Room

Indoor Games



Badminton



Yoga & Meditation



- Laundry
- Cafe
- Community Kitchen
- Super Market
- Pharmaceutical Clinic
- Sauna
- Guest Room

A Home That Breathes With the Rhythm of Your Dreams.

Where every sunrise to sunset tells a story untold,
As life's journey unfolds for the young and the old.
A timeless embrace of Tropical delight, Sity - your forever
home, where life feels like a Tropical vacation in every sight.



Homeownership With a Well-Connected Location

As one of the city’s fastest-growing sectors, this prime location draws ambitious, talented, and aspiring individuals looking for a home connected to the best educational institutions, IT hubs & tech parks, healthcare centers, entertainment zones, and shopping arenas.



Healthcare

- Punarjani Ayurvedic Hospital
2.1 km
- Motherhood Hospital
5 km
- BN Speciality Hospital
5.6 km
- Cloudnine Hospital Sarjapur Road
6.2 km
- Manipal Hospital
7 km
- Sakra World Hospital
8.5 km
- Narayana Multispeciality Hospital
10 km



Food & Leisure

- The Golden Circle Brewery
3.9 km
- The Bier Library
4 km
- Sarjapur Social
4.5 km
- Street 1522
4.7 km
- Byg Brewski
5.5 km
- Roxie
7.2 km
- Macaw by Stories
8 km
- Corner House
10.1 km



Entertainment & Sports

- Red Riders Go-Karting
1.8 km
- Lakedew Lions Cricket Ground
1.8 km
- Powerplay Cricket Ground
2.0 km
- GSS Sports Arena
2.3 km
- Play Arena
5.7 km
- Lakshyan Academy of Sports
5.9 km
- Humming Sports Academy
6.6 km
- Curiouscity Science Centre
7.6 km



Shopping malls

- Decathlon
4.3 km
- PVR Spirit Mall
8.2 km
- Forum Value Mall
13.5 km
- Total Mall
14.9 km



An Address That Grows With Your Child

Education isn't just a milestone - it's a journey shaped by the right environment. At Mythri Sity, you're surrounded by institutions that don't just teach, but inspire. From foundational schooling to advanced academics, your child's future begins just a few minutes from home.

Notable Institutions Around Mythri Sity:



Close to Work Closer to Balance

When you live close to where Bengaluru works, life doesn't have to run on someone else's clock. Located just off Sarjapur Road, Mythri Sity places you at the intersection of career growth and calm. Whether you're deep into your 9-to-5 or building something of your own, this is where the commute ends - and presence begins. Here, progress doesn't cost you peace.



Key Tech Parks Around Mythri Sity



Nature Inspired Details in Every Specification



Mythri Sity Specifications

Framed Structure

 RCC framed structure.

Super Structure

 **6”** Thick solid block masonry for external walls.

 **4”** Thick solid block masonry for internal walls.

Plastering

 **15mm thick** - Internal plastering
25mm thick - External smooth finish cement plastering.

Painting

 **External** - Textured finish with one coat of external primer and two coats of exterior emulsion paint (Asian Paints).

 **Internal** - Three coats of smooth putty finish, one coat of internal primer with two coats of premium acrylic emulsion paint (Asian Paints).

 **Doors** - Natural polish for main door.

Flooring

 All bedrooms, living, dining & kitchen - Vitrified tiles, 80cm x 80cm (Kajaria).

 **Bathrooms** - Anti-skid ceramic tiles, 60cm x 60cm (Kajaria).

 **Wall tiles** - Up to false ceiling height in all toilets, 60cm x 120cm (Kajaria).

 **Balconies** - Anti-skid ceramic branded tiles, 20cm x 120cm.

 **Utility floor** - Anti-skid ceramic tiles, 40cm x 40cm, with dado tiles up to 3.5 ft on utility walls (Kajaria).

Doors

 **Main door** - 8 ft Moulded pre-hung door (engineered wood) with door frame. Both sides veneer laminated flush shutter with melamine polish S.S. Hardware.

 **Internal door** - Moulded pre-hung doors (engineered wood) with 8-feet door frame. Both sides laminated flush shutter with S.S. Hardware.

 **Toilets & Utility doors** - Moulded pre-hung doors (engineered wood) with door frame. Waterproof flush shutter with S.S. Hardware. Toilet doors of 7-feet height and utility doors of 8-feet height.

Windows

 UPVC windows with mosquito mesh.

 UPVC French doors for balcony with mosquito mesh.

 UPVC ventilators in bathrooms with provision for exhaust fan.

Electrical

 Concealed copper wiring (Anchor).

 6/16 amps socket for power outlets for air-conditioners in 1 bedroom. Conduit provision in living room and other bedrooms.

 6/16 amps socket - power outlets for geysers in all bathrooms.

 6/16 Amps socket - power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen.

 Miniature circuit breakers (MCB) & ELCB for each distribution boards. (IndoAsian)

 6 amps plug points for television in living and master bedroom.

 6 amps plug point in children’s bedroom for study table.

 6/16 amps plug point for washing machine in utility.

 Electrical power for 2BHK - 3kW
Electrical power for 3/4 - 4kW

 Electrical switches of Anchor or equivalent make.

Sanitary

 All bathrooms with ceramic wash basin and bottle trap (Kohler).

 EWC with concealed flush tank or flush valve (Kohler).

 Hot and cold concealed single lever diverter with head shower.

 Provision for geyser in all bathrooms.

 All C.P. fittings chrome-plated (Kohler).

 PVC and CPVC (inlet and outlet) pipeline work (Ashirvad).

 Provision for wash basin pipeline for water with inlet and outlet in dining area.

Water Supply



Water supply through borewell
With overhead tank and sump.

Security System



CCTV surveillance (Aeriqs) and
24-hour security.



Mygate security application or
Equivalent

Common Flooring Area



Granite flooring for common areas
such as staircases and corridors.

Kitchen



Provision for water purifier and chimney
exhaust, Quartz sink (OXO or Nekstone).



Washing provision in utility area with water
and drain line (one tap provided).

Note: Granite counter platform and 2ft height wall tile dado is not a
default item provided by builder. Purchaser is allowed to do this on
their own as part of flat interior works.

Elevators



Branded automatic elevators
with granite flooring (Schindler).



Two passenger lifts and one service lift per
block (Schindler or equivalent),
Two staircases in each block.

Generator



100% DG backup for common areas and 1 kVA
backup for each flat (Mahindra).

Partners



Master Plan



01. Entry/Exit Plaza

02. Entrance plaza with signature paving

03. Waiting space

04. Avenue boulevard

05. Internal driveway with fluidic flooring

06. Surface parking

07. Shaded sit out

08. Performance deck

09. Sunken court

10. Tropical planting

11. Amphitheatre terraces

12. Multipurpose/ Event lawn

13. Tree house

14. Viewing gallery

15. Kids play area

16. Access to amphitheatre

17. Butterfly garden

18. Walking trail

19. Giant chess

20. Seating node

21. Outdoor working pod

22. Outdoor Reading pod

23. Contemplative garden

24. Pets park

25. Pathway access

26. Junction nodes

27. Pickle ball court

28. Cricket practice pitch

29. Floral garden

30. Skating rink

31. Meandering path

32. Obstacle course

33. Senior citizen enclosure

34. Multipurpose court

35. Exercise Lawn

36. Fitness station

37. Seating lounge

38. Community lawn

39. Fragrance garden

40. Yoga and aerobic zone

41. Garbhagriha (Temple)

42. Toddlers play area

43. Frisbee zone

44. Meditation zone

45. Main pool

46. Pool deck with lounge chair

47. Seating pod

48. Shallow pool

49. Kids pool

50. Resting gazebo

51. Rolling mounds

52. Interactive court

53. Golf putting lawn

54. Reflexology path

55. Chit chat area

56. Wellness garden

57. Herbal and spice garden

58. Community orchard

59. Aroma garden

60. Seating mounds

Key Plan

Tower - 1
1st Floor



TOWER - 1 | BLOCK - A | FIRST FLOOR PLAN - AREA STATEMENT IN SFT

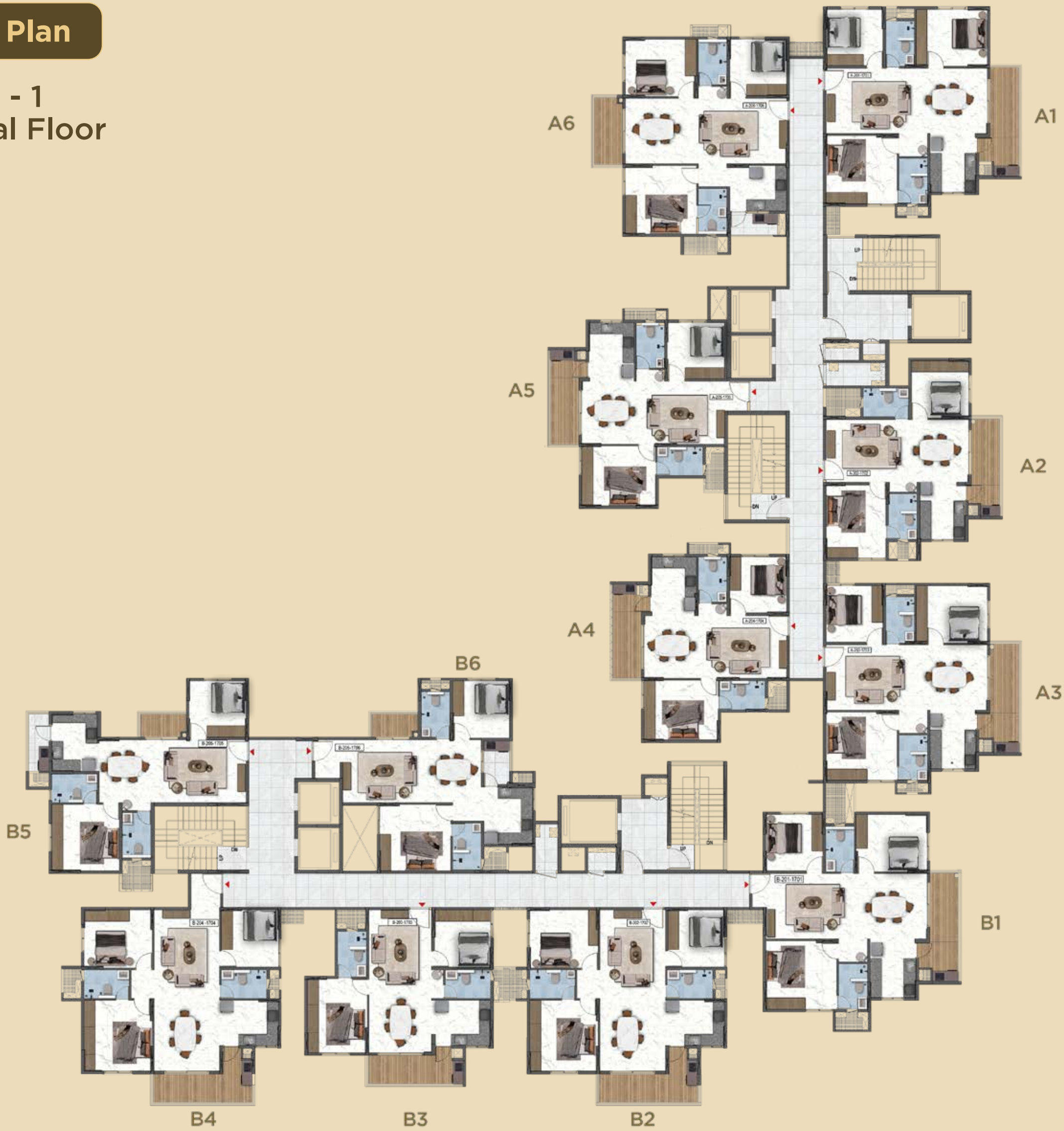
FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
A01	907	116	78	401	1503	3BHK - 2T	West	42
A02	697	97	74	316	1184	2BHK - 2T	West	244
A03	907	117	77	402	1503	3BHK - 2T	West	56
A04	698	98	69	315	1181	2BHK - 2T	East	468
A05	723	98	64	322	1207	2BHK - 2T	East	260
A06	912	101	89	402	1505	3BHK - 2T	East	145

TOWER - 1 | BLOCK - B | FIRST FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
B1	919	118	80	407	1523	3BHK - 2T	West	1201
B2	898	127	72	400	1497	3BHK - 2T	North	113
B3	699	103	64	316	1182	2BHK - 2T	North	200
B4	929	126	82	415	1552	3BHK - 2T	East	382
B5	704	80	83	316	1183	2BHK - 2T	East	238
B6	746	75	82	330	1233	2BHK - 2T	West	398

Key Plan

Tower - 1
Typical Floor



TOWER - 1 | BLOCK - A | TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
A1	907	116	78	401	1503	3BHK - 2T	West
A2	697	97	74	316	1184	2BHK - 2T	West
A3	907	117	77	402	1503	3BHK - 2T	West
A4	698	98	69	315	1181	2BHK - 2T	East
A5	723	98	64	322	1207	2BHK - 2T	East
A6	912	101	89	402	1505	3BHK - 2T	East

TOWER - 1 | BLOCK - B | TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
B1	919	118	80	407	1523	3BHK - 2T	West
B2	898	127	72	400	1497	3BHK - 2T	North
B3	699	103	64	316	1182	2BHK - 2T	North
B4	929	126	82	415	1552	3BHK - 2T	East
B5	704	80	83	316	1183	2BHK - 2T	East
B6	746	75	82	330	1233	2BHK - 2T	West

Key Plan

Tower - 1
18th Floor



TOWER - 1 | BLOCK - A | 18TH FLOOR PLAN - AREA STATEMENT IN SFT

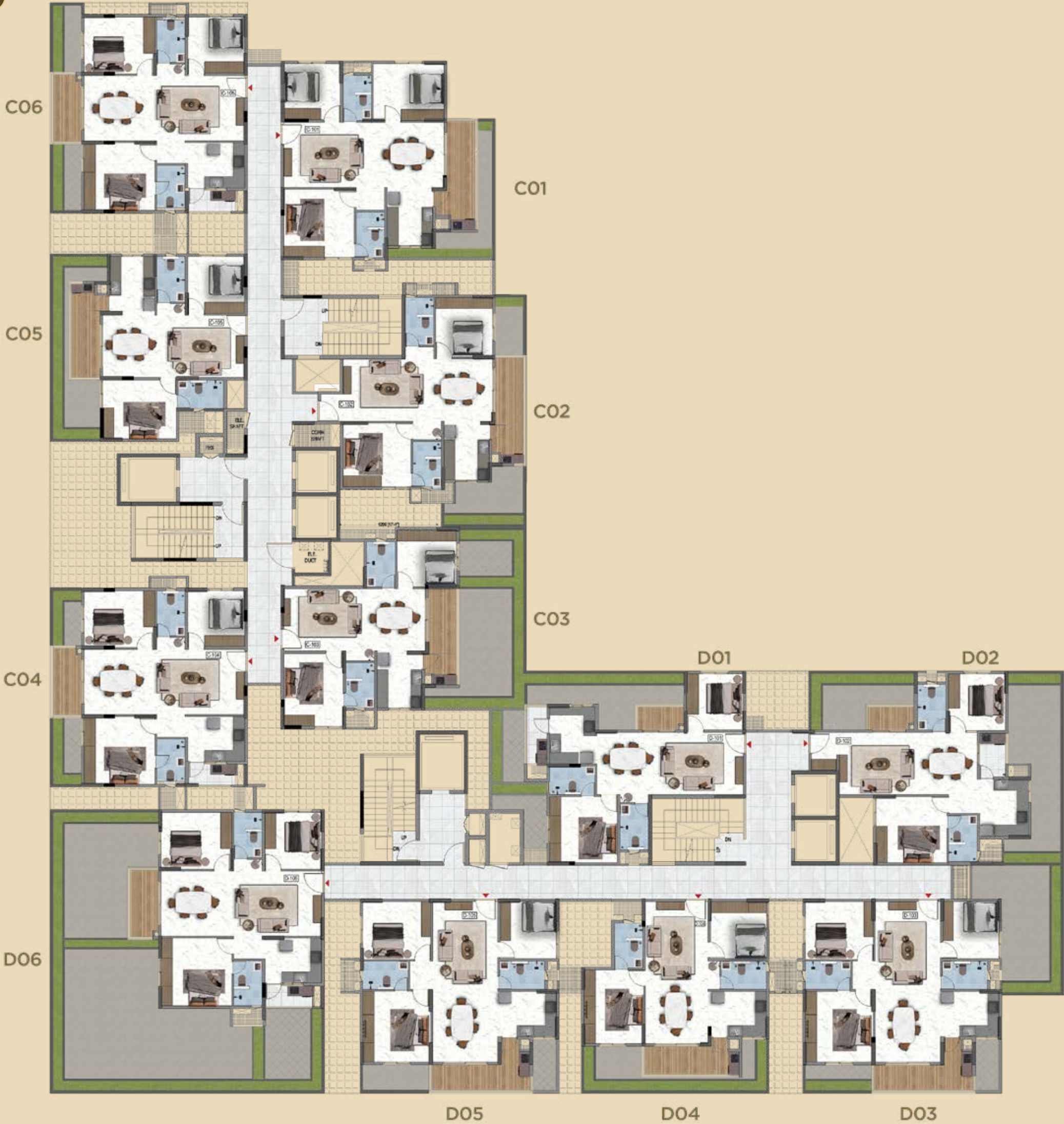
FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
A1	1594	50	211	676	2531	4BHK - 4T	North	1178
A2	723	102	60	322	1207	2BHK - 2T	East	0
A3	1256	69	144	535	2004	3BHK - 3T	East	889

TOWER - 1 | BLOCK - B | 18TH FLOOR PLAN- AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
B1	1413	80	144	597	2233	3BHK - 3T	North	650
B2	1310	66	133	550	2059	3BHK - 3T	East	638
B3	704	80	83	316	1183	2BHK - 2T	East	0
B4	746	75	83	330	1233	2BHK - 2T	West	0

Key Plan

Tower - 2
1st Floor



TOWER - 2 | BLOCK - C | FIRST FLOOR PLAN - AREA STATEMENT IN SFT

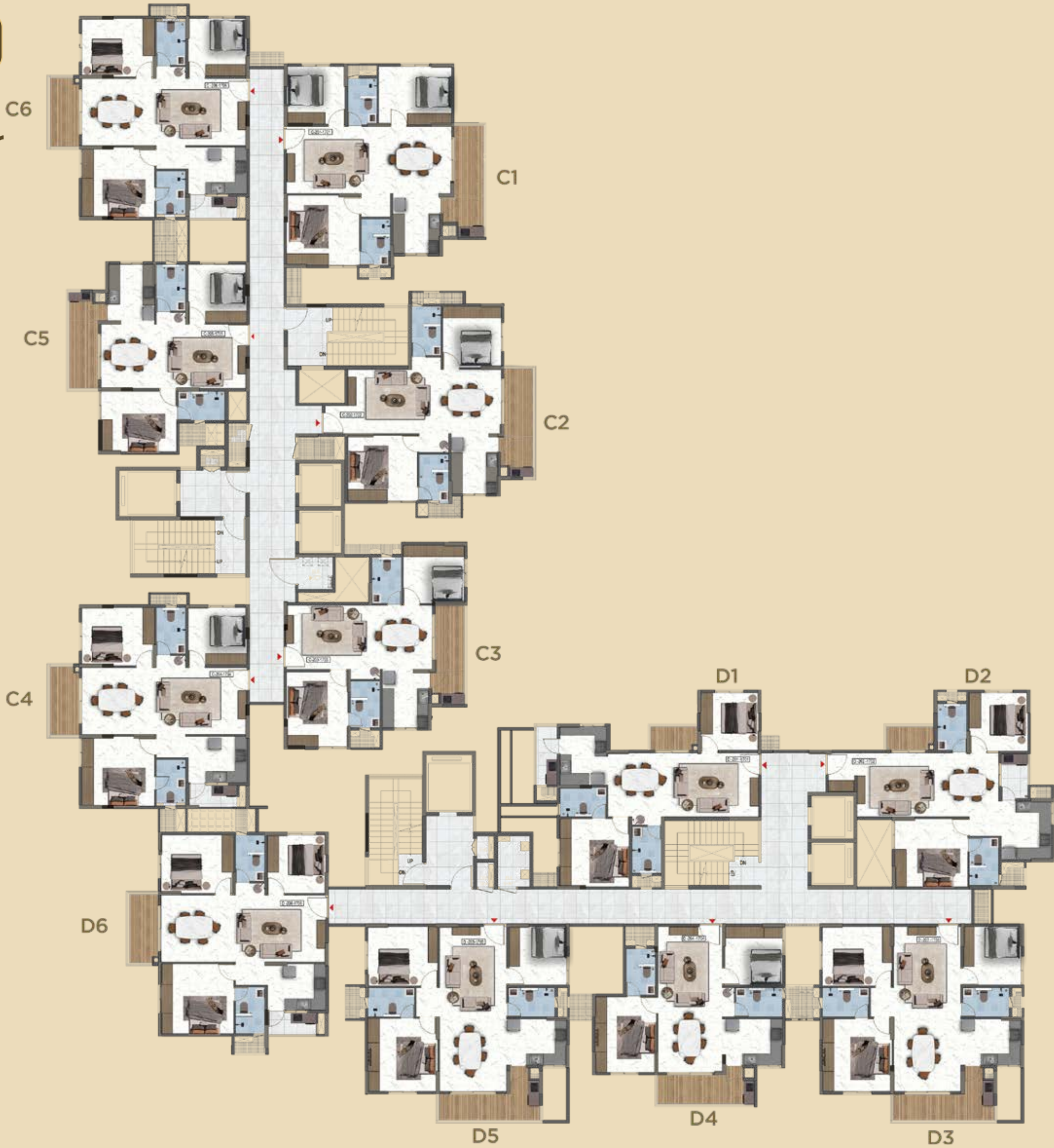
FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
C01	903	117	81	401	1502	3BHK - 2T	West	129
C02	754	108	74	342	1278	2BHK - 2T	West	185
C03	699	95	75	317	1186	2BHK - 2T	West	403
C04	914	101	83	400	1497	3BHK - 2T	East	123
C05	697	97	72	316	1182	2BHK - 2T	East	201
C06	912	102	84	400	1497	3BHK - 2T	East	134

TOWER - 2 | BLOCK - D | FIRST FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
D01	704	80	80	315	1178	2BHK - 2T	East	349
D02	748	74	85	331	1238	2BHK - 2T	West	441
D03	897	112	80	397	1485	3BHK - 2T	North	402
D04	700	98	68	316	1181	2BHK - 2T	North	184
D05	901	112	75	397	1484	3BHK - 2T	North	113
D06	919	102	83	402	1505	3BHK - 2T	East	1302

Key Plan

Tower - 2
Typical Floor



TOWER - 2 | BLOCK - C | TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT

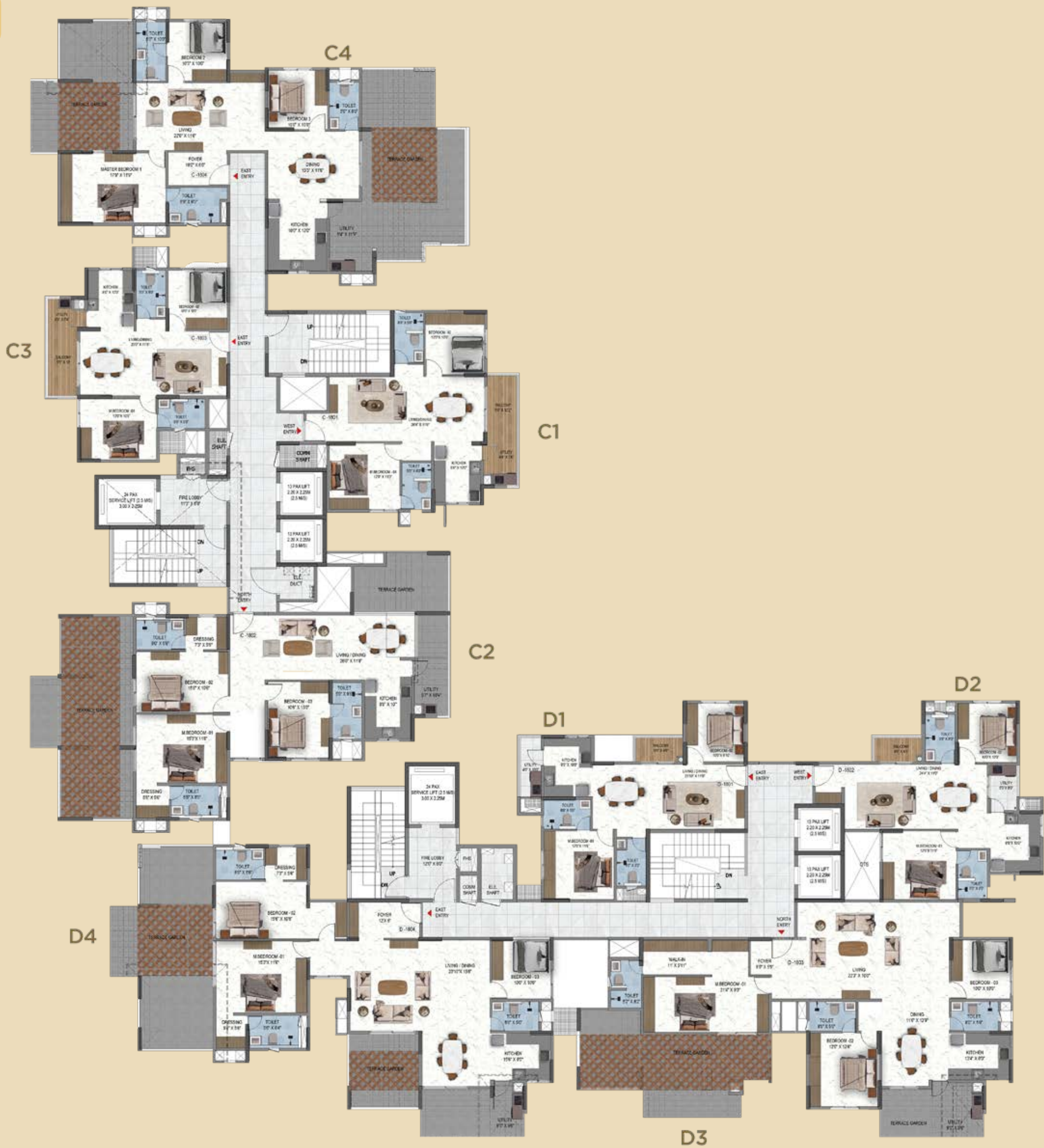
FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
C1	903	117	81	401	1502	3BHK - 2T	West
C2	754	108	74	342	1278	2BHK - 2T	West
C3	699	95	75	317	1186	2BHK - 2T	West
C4	914	101	83	400	1497	3BHK - 2T	East
C5	697	97	72	316	1182	2BHK - 2T	East
C6	912	102	84	400	1497	3BHK - 2T	East

TOWER - 2 | BLOCK - D | TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
D1	704	80	80	315	1178	2BHK - 2T	East
D2	748	74	85	331	1238	2BHK - 2T	West
D3	897	112	80	397	1485	3BHK - 2T	North
D4	700	98	68	316	1181	2BHK - 2T	North
D5	901	112	75	397	1484	3BHK - 2T	North
D6	919	102	83	402	1505	3BHK - 2T	East

Key Plan

Tower - 2
18th Floor



TOWER - 2 | BLOCK - C | 18TH FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
C1	754	108	74	342	1278	2BHK - 2T	West	0
C2	1231	60	102	508	1900	3BHK - 3T	North	717
C3	697	97	72	316	1182	2BHK - 2T	East	0
C4	1206	98	131	522	1957	3BHK - 3T	East	843

TOWER - 2 | BLOCK - D | 18TH FLOOR PLAN - AREA STATEMENT IN SFT

FLAT NO.	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING	PRIVATE GARDEN
D1	704	80	80	315	1178	2BHK - 2T	East	0
D2	748	74	85	331	1238	2BHK - 2T	West	0
D3	1478	82	197	641	2397	3BHK - 3T	North	515
D4	1389	53	138	576	2156	3BHK - 3T	East	769

Floor Plan



Plinth Area Sq. Ft.	Carpet Area Sq. Ft.	Balcony + Utility Sq. Ft.	Wall Area Sq. Ft.	Saleable Area Sq. Ft.
1103	912	101	89	1505

TOWER 1
3 BHK 2T
A6 East Entry



Floor Plan



NORTH
ENTRY



Plinth Area Sq. Ft.	Carpet Area Sq. Ft.	Balcony + Utility Sq. Ft.	Wall Area Sq. Ft.	Saleable Area Sq. Ft.
1097	898	126	72	1497

TOWER 1
3 BHK 2T

B2 North Entry



Floor Plan



 EAST ENTRY

Plinth Area Sq. Ft.	Carpet Area Sq. Ft.	Balcony + Utility Sq. Ft.	Wall Area Sq. Ft.	Saleable Area Sq. Ft.
866	697	97	72	1182

TOWER 2
2 BHK 2T
C5 East Entry



Floor Plan



NORTH
ENTRY



Plinth Area Sq. Ft.	Carpet Area Sq. Ft.	Balcony + Utility Sq. Ft.	Wall Area Sq. Ft.	Saleable Area Sq. Ft.
866	700	98	68	1181

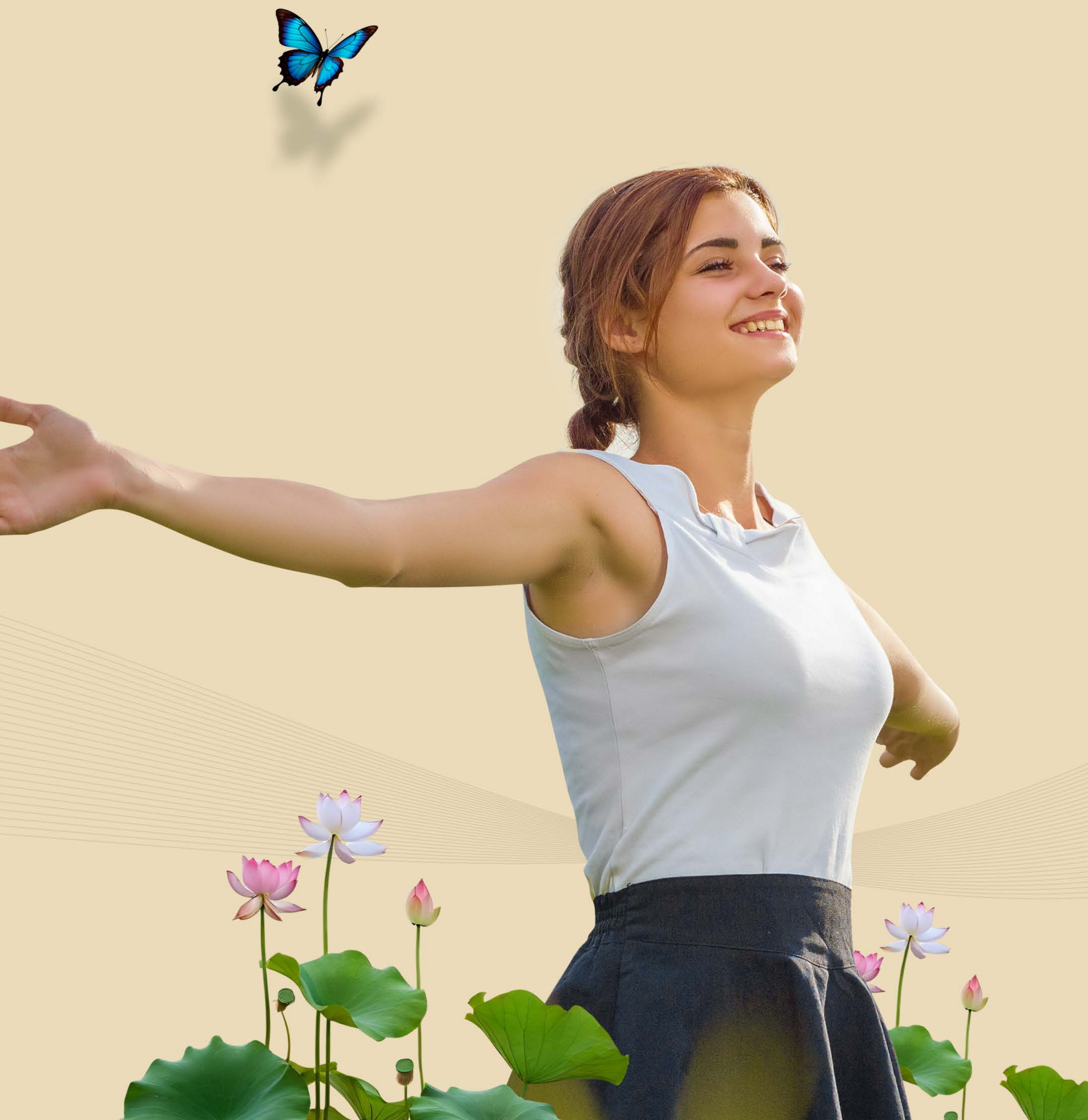
TOWER 2
2 BHK 2T

D5 | East Entry



Sustainability is a Statement at Sity

We believe - you're home should be a sanctuary that coexists in harmony with nature. At Mythri Sity, we redefine urban living by embedding sustainability into every brick, garden, and drop of water conserved. From eco-friendly materials that reduce our carbon footprint to lush green spaces that foster biodiversity, every element seamlessly blends luxury with responsibility. We are not just taking a step but moving forward toward a greener future and a planet we cherish.



The Foundation of Everything We Create

Transparency

From planning to handover, every rupee invested is meticulously accounted for, ensuring complete financial clarity for our stakeholders and clients.

Punctuality

With dedicated in-house teams managing every aspect of construction, we adhere to strict timelines, delivering projects on schedule without compromise.

Trust

We foster strong relationships among our construction teams, executives, clients, investors, and stakeholders - building not just homes but lasting trust.

Focus

By dedicating our expertise to one project at a time, we eliminate confusion, prevent cross-investment, and ensure seamless execution with uncompromised quality.

Integrity

Every team member upholds the highest ethical standards, reinforcing our reputation as a company respected by clients and stakeholders alike.

Excellence

From materials to workmanship, design to customer service - our relentless pursuit of excellence ensures that every Mythri project is a benchmark in quality and luxury.



The Power of Strong Collaboration

This enchanting Sity soon became a reality, thanks to the finest in the industry.



Our Premium-Built Projects



Ongoing Projects



MYTHRI STREET
Sarjapur Road, Bengaluru



MYTHRI SIKHARAM
Chikkakannalli, Bengaluru

MYTHRI SANKALP-DKM
Halehalli, Biradarahalli





Corporate Address

Mythri Builders | Mythree InfraTech Pvt Ltd
#2802, Broadway Building, 27th Main Road
Sector 1, HSR Layout, Bengaluru - 560102

Site Address

Sy.No.67/2, Behind RGA Tech Park
Off Sarjapur Rd, Varthur Hobli
Bengaluru, Karnataka - 560035

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plan as deemed fit.

www.mythribuilders.co.in | enquiry@mythribuilders.com



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