



Muthsandra Main Rd,
Near Pratham International School, Varthur,
Bengaluru, Karnataka 560087

www.sjinfra.in

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Location

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Website

RERA NO: PRM/KA/RERA/1250/304/PR/240326/008547

DESIGNED FOR THOSE WHO
Dream
BIGGER



4 BHK SUPER LUXURIOUS VILLAS AT VARTHUR

RERA NO: PRM/KA/RERA/1250/304/PR/240326/008547



STEP INTO THE WORLD OF



At SJ ParkVille, life unfolds in open spaces kissed by sunlight and surrounded by greenery. Every home is designed to let fresh air flow freely, making nature a part of your everyday rhythm.

This is more than a villa project – it's a modern sanctuary where calm living meets city convenience.





A VIEW ABOVE,
A VISION

Beyond

Experience the true scale and elegance of the project through a breathtaking aerial perspective. The master plan reveals a harmonious blend of open spaces, thoughtfully planned amenities, and seamless connectivity, all designed to elevate everyday living. From lush landscapes to well-defined zones, every detail comes together to present a community that is as expansive as it is refined.



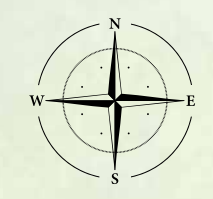


SPACE, LIGHT,
AND AIR AS

Design

ANCHORS

Every detail of the master plan has been thoughtfully designed to create a harmonious balance between luxury, nature, and community. Wide internal roads, landscaped green spaces, and carefully positioned villas ensure privacy while fostering a sense of belonging.



DESIGNED FOR INSPIRED LIVING

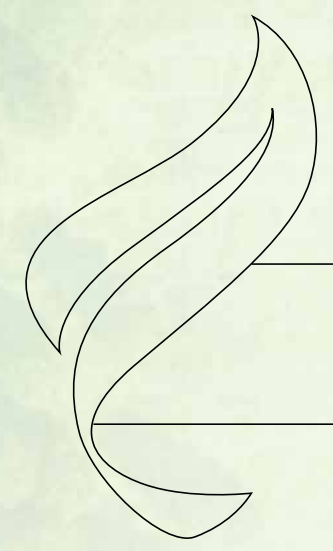
A thoughtfully designed master plan that harmoniously blends open spaces, lush greenery, and well-planned infrastructure, creating a balanced environment for comfortable and seamless living.



LEGENDS

- 01. Entry/ Exit
- 02. Temple
- 03. Maze Garden
- 04. Grid Garden and Reflexology
- 05. Aroma Garden
- 06. Hammock Garden
- 07. Floor Games
- 08. Elder Zone
- 09. Gazebo
- 10. Tree Court
- 11. Grand Club House
- 12. Swimming Pool
- 13. Amphitheater
- 14. Children's Play Area
- 15. Cricket Practice Pitch
- 16. Skating Rink
- 17. Pickleball Court
- 18. Basketball Court
- 19. Visitors Parking Area

Master plan



100% VAASTU COMPLIANT

7.5 ACRES OF PRISTINE LAND

117 4 BHK PREMIUM LUXURY VILLAS

60% OPEN SPACE



FRAGRANCE,
WELLNESS,
AND NATURE IN
PERFECT

Harmony

West-facing villas here are crafted to create a soothing and refined living experience, where every evening is filled with golden hues and a sense of calm. The design allows spaces to feel bright yet comfortable, avoiding harsh heat while embracing the gentle charm of the setting sun. Smartly positioned openings encourage a continuous breeze, keeping the interiors cool and refreshing throughout the day. Each corner is shaped to offer both openness and personal space, giving you the freedom to unwind without compromise.

With a seamless blend of modern design and natural harmony, these homes bring a relaxed, welcoming rhythm to everyday living.



GROUND
FLOOR
ISO VIEW



SECOND
FLOOR
ISO VIEW



FIRST
FLOOR
ISO VIEW

East
FACING VILLA
WITHOUT
BACKYARD



A VILLA THAT REFLECTS
SOPHISTICATION, SPACE, AND
ELEVATED LIVING

East

FACING VILLA
WITH
BACKYARD



GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

EAST FACING VILLA
WITH BACKYARD

59'-11" x 27'-6 1/2"

SBA

2955 SQFT

An east-facing villa is designed to welcome every morning with abundant natural light, filling your home with warmth, positivity, and fresh energy. Thoughtfully planned interiors create a bright and airy living experience, while the private backyard becomes your personal retreat—perfect for creating a lush garden, a safe play area for children, or a peaceful space to relax and entertain.



East
FACING VILLA
WITHOUT
BACKYARD



GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

EAST FACING VILLA
WITHOUT BACKYARD

47'-9" X 27'-6 1/2"

SBA

2955 SQFT

WHERE SMART DESIGN MEETS
CALM, SPACIOUS, AND EFFORTLESS
LIVING

A thoughtfully designed home that brings balance, comfort, and a sense of harmony into everyday living. With smart planning and well-organized spaces, it creates a refreshing and effortless lifestyle experience.



HOMES THAT Breathe WITH YOU

Each villa is thoughtfully planned to maximize natural light, fresh air, and complete privacy, creating a calm and comfortable living experience. Large windows invite abundant daylight while framing soothing green views, and natural cross-ventilation ensures a constant flow of fresh air throughout the home. Every space is designed with a sense of openness and balance—where modern comforts blend seamlessly with the timeless ease and tranquility of nature, making everyday living feel effortless and refreshing.

**OPEN SPACES, QUIET CORNERS,
AND THOUGHTFUL SUSTAINABILITY
COME TOGETHER TO CREATE A
HOME THAT BREATHES WITH YOU.**





GROUND
FLOOR
ISO VIEW



SECOND
FLOOR
ISO VIEW

West
FACING VILLA
WITH
BACKYARD



FIRST
FLOOR
ISO VIEW

**START EVERY DAY WITH
SUNLIGHT AND END IT
SURROUNDED BY YOUR OWN
GREEN SANCTUARY**



West

FACING VILLA
WITH
BACKYARD



GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

WEST FACING VILLA
WITH BACKYARD

59'-11" x 27'-6 1/2"

SBA

2985 SQFT

**AN ADDRESS DESIGNED FOR
COMFORT, CLARITY, AND WELL-PLANNED
SPACES**

A thoughtfully designed home that offers a bright, well-structured layout with a sense of openness. Every space is planned to support a comfortable and practical everyday experience.



West

FACING VILLA
WITHOUT
BACKYARD



WEST FACING VILLA
WITHOUT BACKYARD
47'-9" X 27'-6 1/2"

SBA
2985 SQFT

A west-facing premium villa is thoughtfully designed to offer spacious interiors, refined aesthetics, and a sense of calm that grows through the day. With elegant layouts and a seamless flow of spaces, it creates the perfect setting for relaxation and quality time. Every corner reflects comfort and sophistication, making it an ideal home for a modern, elevated lifestyle.



OUTDOOR AMENITIES

- OPEN AMPHITHEATRE
- GAZEBO
- BASKETBALL COURT
- CRICKET PITCH
- ROCK CLIMBING
- OUTDOOR GYM
- KIDS PLAY AREA
- PICKLEBALL COURT
- SKATING RINK
- SENIOR CITIZEN AREA
- YOGA/MEDITATION
- TEMPLE
- EV CHARGING STATION
- PET PARK
- LUDO, HOPSCOTCH, SNAKE AND LADDER
- REFLEXOLOGY PATHWAY
- MAZE GARDEN
- VISITORS CAR PARKING
- HERBAL GARDEN
- HAMMOCK GARDEN
- AROMA GARDEN
- TREE COURT
- RAIN WATER HARVESTING
- STP

Joy
IN EVERY CORNER



OUTDOOR GYM



A vibrant and safe space for everyone to relax, play, explore, and grow. Designed with fun elements and secure surroundings, it brings endless joy and active moments every day.

WHERE RELAXATION
MEETS CRYSTAL-CLEAR ELEGANCE



Whether enjoying a peaceful morning swim or spending leisurely moments with family, this beautifully designed space brings the comfort and luxury of a resort-style experience right to your doorstep.

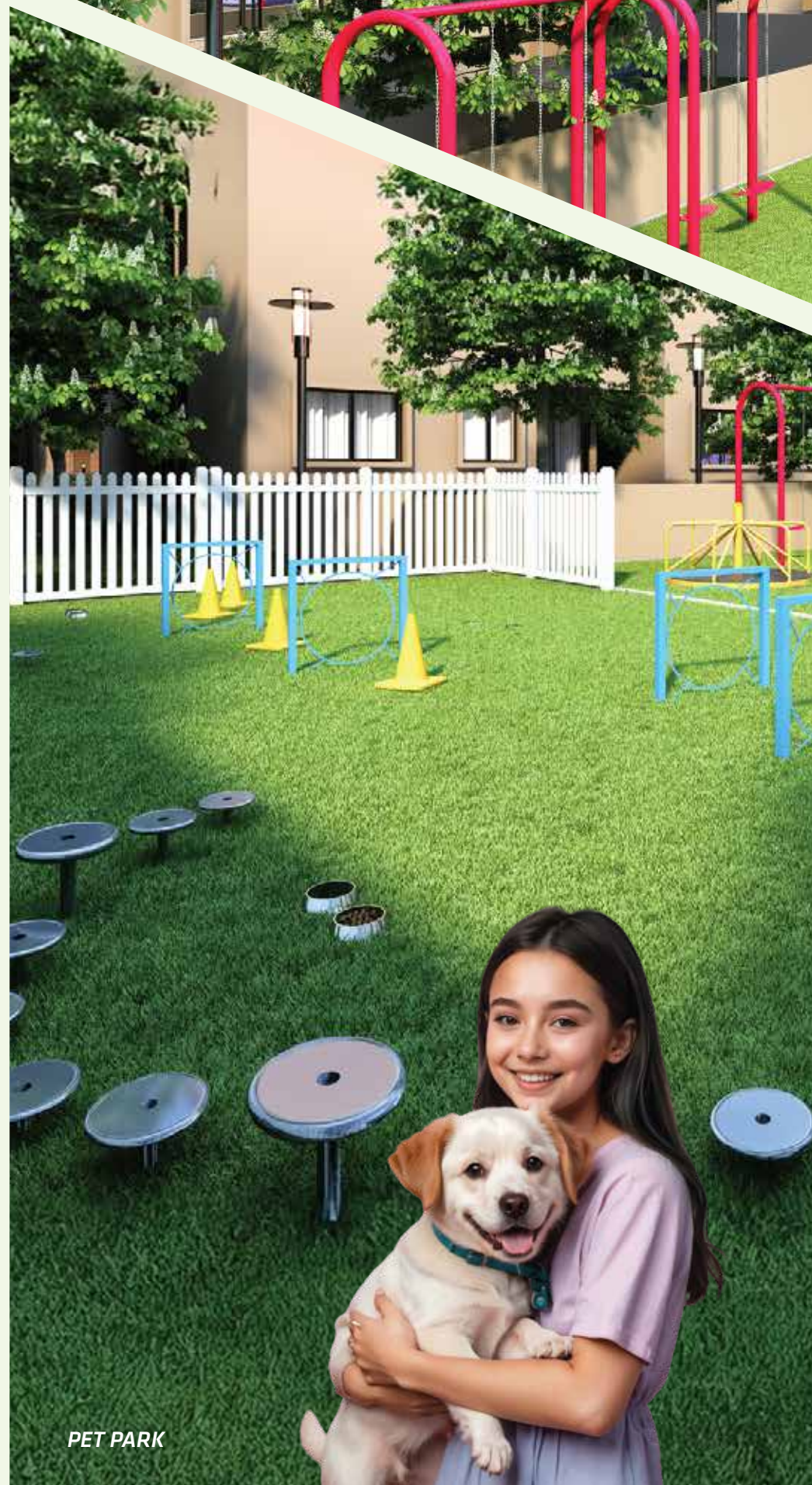
SWIMMING POOL FOR ADULTS AND KIDS WITH POOL DECK



BASKETBALL COURT

**PLAY WITH PASSION
AND EXPERIENCE
THE TRUE ENERGY
OF THE GAME**

Step into a vibrant and energetic basketball arena designed for both recreation and performance. It's an ideal place to stay active, build teamwork, and unwind while embracing the spirit of the game.



PET PARK



CHILDREN PLAY AREA

**PLAY
YOUR GAME.
YOUR WAY.**

From dedicated cricket practice zones to vibrant pickleball courts, every space is built for movement and fun. Whether you're perfecting your swing or enjoying a friendly match, play becomes a part of everyday living.



PICKLE BALL COURT



SKATING RINK



CRICKET PITCH



FLOOR GAMES



CLIMBING WALL





Together

WHERE
LIFE COMES

A thoughtfully crafted modern clubhouse designed to bring people together and elevate everyday living. Whether it's vibrant festive gatherings, joyful celebrations, or peaceful quiet evenings, this space offers the perfect setting to relax, connect, and create lasting memories—truly a place built for the life you were meant to enjoy.

INDOOR AMENITIES

- GRAND CLUB HOUSE
- WAITING LOUNGE
- BADMINTON COURT
- OUTDOOR PARTY AREA
- SWIMMING POOL FOR ADULTS AND KIDS ALONG WITH POOL DECK
- CAFE
- LIBRARY
- 2 GUEST BEDROOMS
- ADMIN OFFICE WITH STORE ROOM
- GYM WITH BALCONY
- CRÈCHE ROOM
- BUSINESS LOUNGE
- INDOOR GAMES WITH BALCONY
 - TT
 - CHESS
 - CARROM
 - BILLIARDS ETC
- MULTIPURPOSE HALL WITH BALCONIES
- SPA/SALON
- OPEN TERRACE FOR PARTY AREA





CLUBHOUSE Ground FLOOR PLAN

A thoughtfully planned clubhouse layout that seamlessly brings together comfort, connection, and leisure, creating a harmonious space for relaxation and social living



GROUND FLOOR AMENITIES

OUTDOOR PARTY AREA | BADMINTON COURT | CAFÉ | SWIMMING POOL | KIDS SWIMMING POOL | POOL DECK

CLUBHOUSE First FLOOR PLAN

WHERE LEISURE MEETS LUXURY



FIRST FLOOR AMENITIES

CRECHE/DAYCARE | LIBRARY | OUTDOOR BALCONY | GUEST ROOMS



CLUBHOUSE **Second** FLOOR PLAN



SECOND FLOOR AMENITIES

INDOOR GAMES | BUSINESS / CONFERENCE ROOM | ASSOCIATION ROOM | GYM

CLUBHOUSE **Third** FLOOR PLAN

Designed as a vibrant social hub, it offers the perfect space to unwind, rejuvenate, and engage with the community, elevating everyday living into a seamless blend of relaxation and lifestyle.



THIRD FLOOR AMENITIES

OPEN TERRACE | SPA/SALON | MULTIPURPOSE HALL



SPECIFICATIONS

STRUCTURE

Mivan construction (Modern construction superior strength)

WALLS

Strong 6 inch internal and external walls built with mivan technology

DOORS

Main Door Engineered Wood with Teak Veneer frame Finish, 8ft Height with Digital Lock. Yale/ Godrej / equivalent. Internal Doors are 8 ft Height with a polished finish. Toilet Doors are 7 ft height with a Laminate finish and Include Glass Partitions in each Toilet.

WINDOWS

UPVC Three track sliding shutter with plain glass and mosquito mesh for better ventilation and protection.

FLOORING

Vitrified Tiles for Living, Dining, Kitchen, and Bedrooms is finished with 1800mm x 1200mm (4x6 ft), Balconies Wooden-Textured Tile Planks and open terraces are laid with anti-skid tiles. Staircases are constructed with 18 mm thick granite steps and fitted with stainless steel railings and toughened glass for added safety and aesthetics.

TOILETS

600mm x 1200mm Wall tiles up to a height of 7 ft and 600 x 600 mm anti-skid flooring tiles from Zeal top, Kajaria, or equivalent brands, and are equipped with a wall-mounted EWC (commode) and wash basins from premium brands such as Grohe, Kohler, or Jaquar Artize, along with hot and cold-water provisions for all taps.

KITCHEN

Provision is given for installing an Aquaguard (Water Purifier) and a Kitchen Chimney.

WATER SUPPLY

Water supply is provided through a borewell system with a centralized pneumatic distribution system, along with a Water Softener to ensure improved water quality.

ELECTRICAL

Electrical wiring by Havells or equivalent with good-quality modular Switches and sockets from reputed brands such as Schneider (or equivalent). Provision is made for AC points in all bedrooms, Living, and Dining areas, along with TV and Telephone Points in the Living room and Master bedroom.

EV CHARGING

A Dedicated electrical point with a 16 Amp Socket is Provided in the Parking area for each Villa.

INFRASTRUCTURE FACILITIES

Sewage Treatment Plant, Rainwater harvesting pits, Water Treatment Plant & Organic Waste Management Machine.

PAINTING

Walls are finished with two Coats of Putty, One Coat of Primer, and Two Coats of Premium Emulsion Paint from reputed brands such as Asian Paints, Nerolac, or equivalent.

POWER SUPPLY

A 3 kW generator backup is provided for each villa to ensure uninterrupted power supply.

BOUNDARY WALL

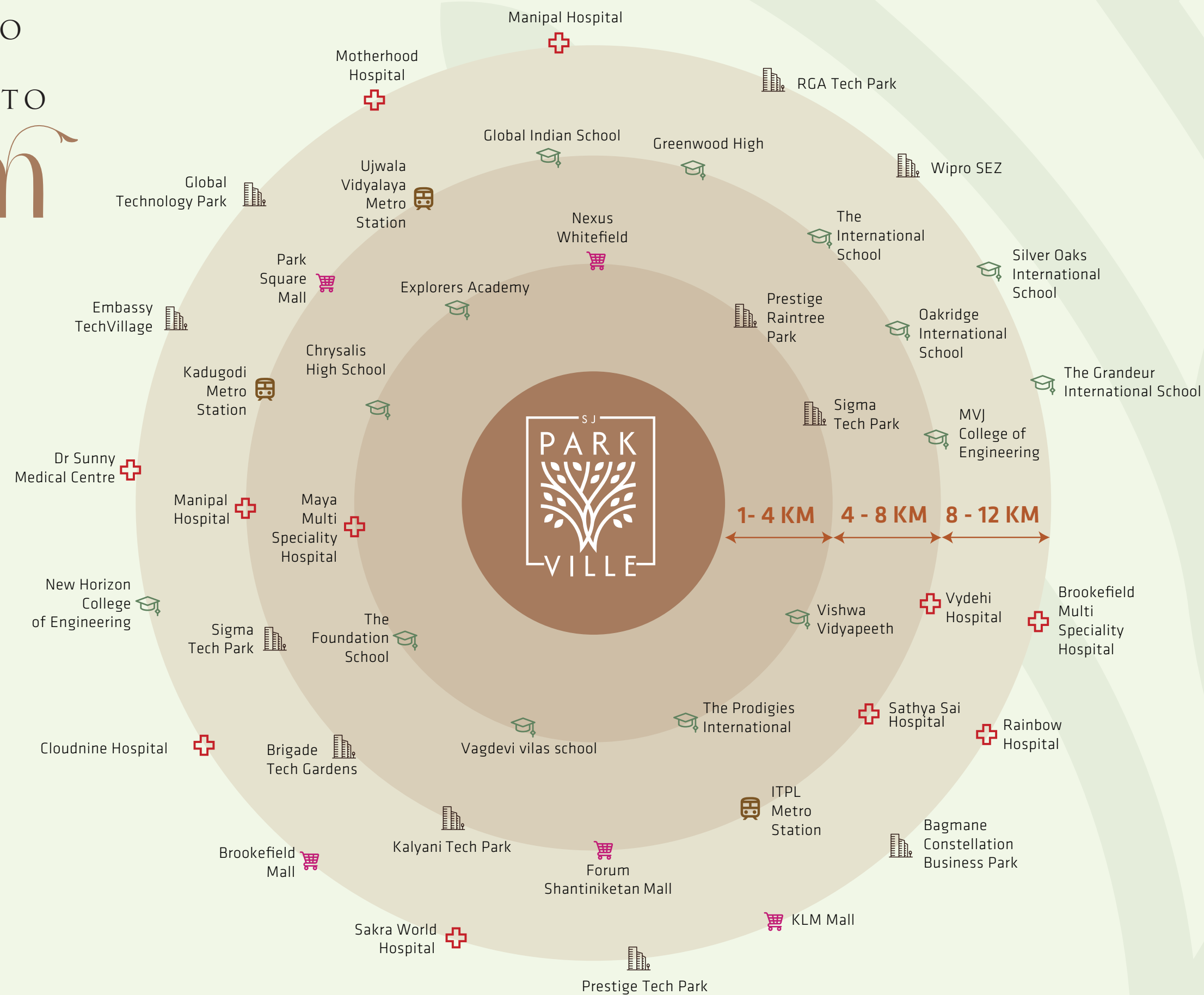
A compound wall is provided along with 5 ft masonry and an additional 2 ft electrical fencing for enhanced security.

SOLAR

A solar water heater is provided for each villa, along with solar-powered street lighting within the community.

LIFT

Provision for lift



Here, urban energy meets
natural balance. Step out to your
workplace with ease and return home
to calm gardens and open skies.
It's city living, redefined.

WHERE EVERY
DESTINATION IS
WITHIN REACH.

