

merusri
LIVING MADE BETTER



merusri
sunscape

PLAN YOUR LIFE WHERE LIGHT LEADS.

■ In Focus: The Project

Merusri Sunscape is a thoughtfully planned and villa development off IVC Road, Bengaluru. Spread across 5.39 acres, the project blends compact and efficient layouts with openness, ventilation, and lush greens. Each element is designed to enhance everyday living from sunlight and airflow to community connection and natural serenity.

Total Land Area: 5.39 Acres

Total Nos of Villas : 76 Units

Type: 3 & 4 Bed Boutique Villa Residences

Club House : 12,000 Sq.ft



■ Flight to Light.

Discover a community where design meets purpose where every window, pathway, and open space is crafted to let life flow freely. You're not just investing in land, but in a brighter, nature-connected future.



■ A Preview of Perfection

- Prime location off IVC Road, Bengaluru, with excellent connectivity
- Elegant biophilic design blending nature and architecture
- Few homes. Infinite pride. Discover the exclusivity of villa living.
- Spacious and ventilated Boutique villas residences with private parking
- Central landscaped greens, picnic zones, and dedicated play areas
- Premium amenities including Clubhouse, gym, coworking pods, , and pet park
- Sustainable construction with eco-friendly materials and native landscaping.
- Redefine land ownership — undivided share in a gated sanctuary with no public access.



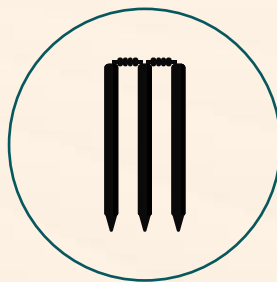
The Sunscape Luxe Lounge



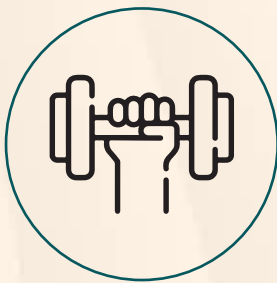
Senior Citizen Park



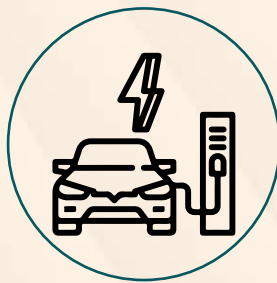
Kid's Play Area



Cricket Practice Net



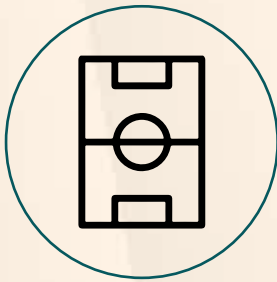
Gym



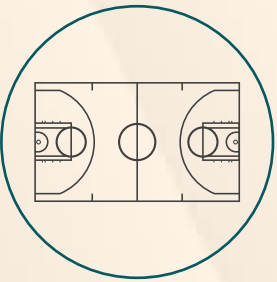
EV Charging



Multipurpose Area



Pickle Ball Court



Basketball Court



Swimming Pool

The Legacy of Living



LEGEND

- 01. ENTRY/EXIT WITH PROJECT SIGNAGE
- 02. DRIVEWAY
- 03. PEDESTRIAN PATHWAY
- 04. VISITOR'S PARKING
- 05. SECURITY CABIN
- 06. STAGE WITH SHADE STRUCTURE
- 07. MULTIPURPOSE LAWN
- 08. WORKING PODS WITH WATER FEATURE
- 09. FEATURE WALL
- 10. BASKET BALL PRACTICE COURT
- 11. PICKLE BALL COURT
- 12. GALLERY SEATING
- 13. CRICKET PRACTICE NET

- 14. SEASONAL POND W/STREAM
- 15. MEET & GREET WITH REFLEXOLOGY PATH
- 16. PICNICKING MOUND WITH BARBEQUE LAWN
- 17. YOGA DECK W/SHADE STRUCTURE
- 18. OUTDOOR GYM
- 19. NATURE TRAIL WITH BURMA BRIDGE
- 20. CHILDREN'S PLAY AREA WITH ROCK CLIMBING WALL
- 21. MAIN POOL
- 22. KID'S POOL
- 23. CHANGING ROOM
- 24. PLAZA WITH TREE COURTS
- 25. STAGE
- 26. AMPHITHEATRE

The Location Legacy



The Address of Advantage

Aeronautical

- ◆ Kempegowda International Airport
- ◆ Airport Halt Metro Station
- ◆ Airport Toll Plaza
- ◆ KIADP Aerospace Park
- ◆ Thyssenkrupp Aerospace India PVT LTD

Work Locations

- ◆ Prestige Tech Cloud
- ◆ Brigade Magnum
- ◆ Ecopolis Tech Park
- ◆ Doddaballapur Industrial Area
- ◆ KIADB Hardware Park
- ◆ KWIN City [Upcoming]

Health Care

- ◆ Ramaiah Leena Hospital
- ◆ Akash Hospital
- ◆ Aster CMI
- ◆ Columbia Asia
- ◆ Manipal Hospital Doddaballapur

Schools

- ◆ Delhi Public School
- ◆ School for Global Minds
- ◆ Akash International School
- ◆ National Public School
- ◆ Jawahar Navodaya Vidyalaya

Shopping & Retail

- ◆ Bazaaro
- ◆ Dmart Devanahalli
- ◆ Relay
- ◆ RMZ Galleria Mall
- ◆ Decathlon - Chikkajala

Universities & College

- ◆ Chanakya University
- ◆ Gitam University
- ◆ Amity University
- ◆ REVA College

■ Key Infrastructure Development

- **Namma Metro Phase 2B Extension:**

A 37 km Blue Line stretch from KR Puram to Devanahalli via Airport, Yelahanka, Jakkur, and Bagalur Cross. Completion expected by 2026–27.

- **Satellite Town Ring Road (STRR):**

A 288 km expressway encircling Bengaluru under the Bharatmala scheme, connecting 12 satellite towns (including Devanahalli, Sarjapur, Doddaballapura) and easing urban congestion.

- **Bengaluru Suburban Railway (BSRP) – Kanaka Line:**

A 46.24 km corridor connecting Heelalige to Rajanukunte, with 19 stations. Construction began in 2022, aiming for completion by end of 2026.



■ Commercial & Industrial Growth in North Bengaluru:

- **Devanahalli Business Park (DBP):**

A ₹2.2 billion investment over 414 acres next to KIA, DBP is evolving into a key aerospace, logistics, IT, and real estate hub, with global players like Boeing and Amazon. Land acquisition challenges due to farmer protests continue.

- **BIAL IT Investment Region (ITIR):**

A 12,000-acre tech zone planned 15 km from KIA, aimed at housing IT, R&D, and electronics firms. Supported by state and central governments, major companies like Infosys and Wipro have shown early interest.

- **KWIN City (Knowledge, Wellbeing & Innovation):**

A 5,800-acre smart city between Doddaballapur and Dabaspet, focusing on education, healthcare, and innovation, located just 45 minutes from the airport.

Unveiling the Difference

Parameter	 Independent Villa	 Villament	 Boutique Villa Residences (Row Villas)
Product Definition	Premium standalone home on private plot	Apartment with villa-like size & floor sharing	Gated row-style premium residences with villa feel
Land Ownership	Complete plot ownership	Shared UDS	Proportional UDS in a curated gated enclave
Privacy	High privacy, no common walls	Moderate – shared floors & lobbies	Private entrances + only side walls shared
Community Living	Minimal interaction, isolated	High-density apartment living	Perfect balance of privacy & community vibe
Amenities	Exclusive (if large plot), or none	Common apartment amenities	Thoughtfully curated shared amenities in boutique setting
Maintenance	High cost, individually managed	Shared with high density	Optimized costs via gated community structure
Ticket Size	Highest – often ₹4 Cr+	Apartment pricing – ₹1.5–2.5 Cr	Best price-to-lifestyle product in ₹2.3–3.9 Cr range
Security & Lifestyle	Dependent on individual arrangements	Secured, but with high footfall	Secure, gated living with exclusive feel
Appreciation Potential	Good but niche resale market	Easier resale but moderate growth	High resale & rental potential + faster appreciation due to format scarcity
Ideal Buyer	Rich seeking space & solitude	Upgrading apartment buyers	Modern families/investors seeking villa lifestyle without full villa cost
USP	Maximum land control & freedom	Hybrid lifestyle at a cost compromise	Luxury of a villa, convenience of an apartment, exclusivity of a gated row
The Big Picture	INDEPENDENT VILLA: Full Control, full cost VILLAMENT: Space meets compromise ROW VILLA: The Sweet Spot- Villa Luxury & Apartment Ease		

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