



SUNNY
GROVES

By CYNOSURE

There's a peace that only nature's lush greenery can bring.

A richness that blooms when cultures blend in harmony.

A joy that comes from watching your children play, safe and carefree.

An empowerment that arises as you evolve in a place that supports your growth.

A thrill that's unmatched when celebrations become unforgettable.

A comfort in knowing that life flows seamlessly, with every detail thoughtfully designed.

At Sunny Groves, your joy finds a home - yours to cherish, forever.



SUNNY GROVES

The Joys of Reconnecting with Nature



Near Gunjur
Sarjapur Road, Bengaluru

A proud offering from

CYNOSURE
homez

A gateway to a joyful life

Welcome to the Address of Joy. Here, there's delight for every passion, Joy in every preference. Be it the spirit of a sports enthusiast or the quest of leisure seekers or the curiosity of your little ones, every aspiration finds its quaint home with us.

Joy just gets better when you have a community to call your own. Whether it's the lush green parks, social hubs, or thoughtfully crafted walking trails, every corner encourages residents to engage, interact and build lasting relationships.

Not just community friendly, Sunny Groves upholds IGBC Gold Standard for sustainability, making it eco-friendly and ensuring that your home contributes to a healthier planet.

Designed with biophilic principles, your home is filled with natural light, fresh air, and greenery that brings the outdoors in, creating a soothing and energizing environment.

SUNNY GROVES

Project designed according to IGBC Gold Raing



Indian Green Building Council

Welcome Great Joys with a Grand Entrance

SUNNY
GROVES

SPECIAL FEATURES

80%
OPEN SPACE
& GREENS



Ultra Luxury
Specifications



The Harmony
Haven Clubhouse



Child-centric
Amenities



Sports complex with
State-of-the-art Facilities



Sundeck
Balcony



Prime location



Biophilic
Design



Rapid Appreciation
of Investment



Smart Home
Features

From the moment you step inside, you're welcomed to lavishly designed spaces that immediately elevates the ambiance, enhancing the overall experience with its stunning aesthetics. Every element has been meticulously crafted, ensuring both functionality and convenience are seamlessly integrated. The result is a grand entrance that sets the tone for luxury and comfort throughout.



AN ADDRESS THE WORLD LOOKS UP TO

Where you live defines who you are - an exceptional address near Gunjur, Sarjapur Road, is synonymous with prestige, influence and exclusivity. Sunny Groves represents one of the rare opportunities to own a piece of paradise in this coveted location.



Near Gunjur
Sarjapur Road
Bengaluru

Step out to
a lush landscape
for utterly joyful
experiences

TRUE JOY IS IN THE DETAILS

BRILLIANTLY DESIGNED TO TURN HEADS

Meticulous attention to detail defines our architectural masterpiece. The building's striking vertical profile features a dynamic wave design at the podium level, accentuated by the luxurious finish of perforated sheets. This harmonious blend of form and function creates an exterior that is as visually captivating as it is sophisticated. Integrated with the choicest of amenities and facilities, it has been designed to leave you spellbound.

FHD
INDIA





IGBC GOLD Standard
SUSTAINABLE
LIVING

SUNNY
GROVES

The Joy of Sustainable Living

Treat yourself to the joy of sustainable living. Your home is designed for energy efficiency, conserves water, exploits solar power and uses EV charging stations. Innovative floor plans ensure natural light, cross ventilation making eco-friendly living a true joy.

- **Sustainable Design**

Soil Erosion, Natural Topography & Vegetation study, Heat Island Effect Study, Universal Design, Green Education & Awareness, Green Parking Facility, Access to Amenities

- **Water Conservation**

Efficient Plumbing System, Water Metering, Recycle & Reuse of waste water, Rainwater Harvesting, Management of Irrigation system, Water Conservation.

- **Energy Efficiency**

Enhanced Energy Performance, Renewable Energy, Integrated Energy Monitoring System, HCFC-Free Equipment, Alternate Water Heating System

- **Material & Resources**

Certified Green Products, Eco-friendly & Alternative Material, Green Procurement Policy

- **Innovation & Design Process**

Innovation, Exemplary Performance through IGBC Accredited Professionals

- **Resident Health & Wellbeing**

Enhanced Daylight & Ventilation Design, Low VOC Materials, Facility for Physical Wellbeing.

STEP OUT TO STEP UP YOUR FITNESS

Every morning brings the joys of wellness as you jog along scenic, tree-lined paths. Each step is an exhilarating experience that brings both vitality and emotional peace. Step in to Outdoor Fitness Enclave regularly. Take a stroll on Fitness Track, Work out your postures in Yoga Area and flex your muscles in outdoor Gym. Soothe your nerves walking on Reflexology path and you have more reasons to spend time in outdoors.



Immerse yourself in lush greenery, and thoughtfully curated outdoor amenities. You'll love to walk in engaging spaces of vibrant Butterfly Garden, and appreciate the immersive Musical Garden. Here, each corner invites you to pause, breathe and experience the beauty of your surrounding that feels both timeless and serene.





OUTDOOR AMENITIES		Entrance Island Water Feature		Amphitheatre		Mini Soccer / Box Cricket
		Cycle Track		Kund Seating on Terrace		Bonfire Area
		Kids' Pool		Barbeque Counter		Bamboo Groove
		Skating Track		Yoga Pavilion & Meditation Area		Pet Park
		Free Standing Sculptures		Tree Grove		Fitness Zone
		Zen Garden		Children Play Area		Wall Climber
		Party Lawn		Basketball Court / Tennis Court		Badminton Court
		Reflexology Zone		School Bus Pickup / Drop-off		Medicinal / Butterfly Garden

FIND SPLASHES OF JOY FOR THE LITTLE ONES

There's nothing more rewarding than seeing your child's happiness. Cherish the moments as they splash and play in kids' pool and water jet play area, creating memories that will last a lifetime.





Joy multiplies when you have an array of sports to choose from

With an array of sports to choose from, our outdoor Sports Zone is designed to keep the energy high and the fun endless. Whether you're in the mood for Basketball, Tennis, or a quick game of Badminton, the choice is all yours. Built for versatility and excitement, each court invites you to stay active, bond with neighbors and enjoy the thrill of competition - all in one dynamic space.



SUNNY
GROVES

BALANCE IS THE MOST JOYFUL ASSET

At Sunny Groves, nature and the modern world coexist beautifully. It is an ideal living space that is decent and amplified with comfort. Watch children playing blissfully in Butterfly Garden or take to jogging through lush flora and foliage. Weekend barbeque dining can be fun for family under the sky. The area has been designed keeping your convenience and tranquility in mind.



CLUB AMENITIES

-  Grand Entrance Lobby
-  Coffee Shop
-  Double Height Banquet Hall
-  Movie Theatre
-  Guest Suites
-  Business Lounge
-  Gymnasium
-  Spa
-  Aerobics
-  Yoga/Meditation

INDOOR SPORTS FACILITIES

-  Squash Courts
-  Table Tennis
-  Billiards
-  Chess Carroms
-  Gaming Area
-  Mini Foosball



Empowerment of residents at Sunny Groves needs to be experienced first hand. Be it a lazy Sunday morning or entertaining your visitors, the Tiffin Centre is a perfect place. Housewives can shop at ease in supermarket in premises. A clinic and pharmacy is great for a quick remedy. You can connect with neighbors in Indoor sports enclave over a game every evening. Life is colorful in myriad ways like a kaleidoscope at Sunny Groves.

**SUNNY
GROVES**



The Joy of Community Activity as One Family



Experience the joy of having more community spaces to socialize in Sunny Groves. As many as 317 families means plenty of parties besides festivals - the joy is evident all-round the year. Community spaces for a pan-Indian community are thoughtfully provided for interactive living. Sprawling spaces for community kitchens, banqueting and for Kitty parties are fountains of joy. Participatory spirit is high in Rooftop Party deck and multi-purpose hall in clubhouse and outdoor party spaces.



COMMUNITY FACILITIES

-  Community Cooking
-  Kitty Party
-  Co-working space
-  Rooftop Party deck
-  Crèche

There is no
better Joy than
the Joy of
Togetherness



SUNNY
GROVES

Celebrate the richness
of friendships at Sunny Groves,
where our state-of-the-art clubhouses
are designed to
bring community together



The Joys of Reconnecting
with Nature

SUNNY
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PROJECT HIGHLIGHTS

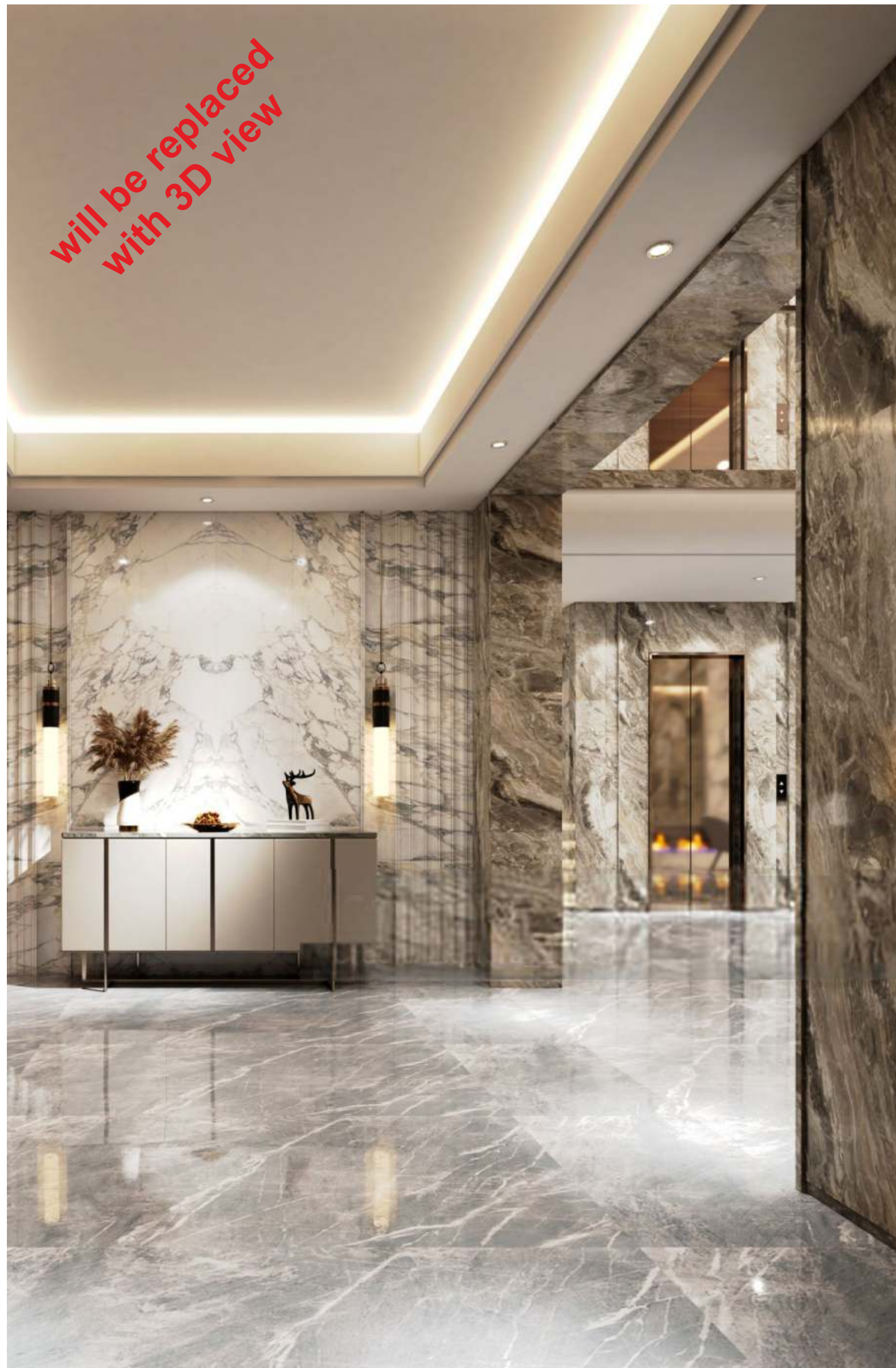
- | | | | |
|---|--|---|---|
|  RERA - Approved Residential Project |  Professional & Electronic Monitoring |  Highspeed Elevators |  All flats with garden views |
|  BMRDA Approval |  CC Cameras |  24-Hr Water Supply |  Grand Entrance Arch |
|  5 Acres Premises |  Controlled Entry & Exit |  Power Backup |  Visitors' Parking |
|  B+ G+ 12 Floors |  Designer Landscaping |  Rain water Harvesting | |
|  317 Units |  Parks & Play Areas |  Reception Lobby | |





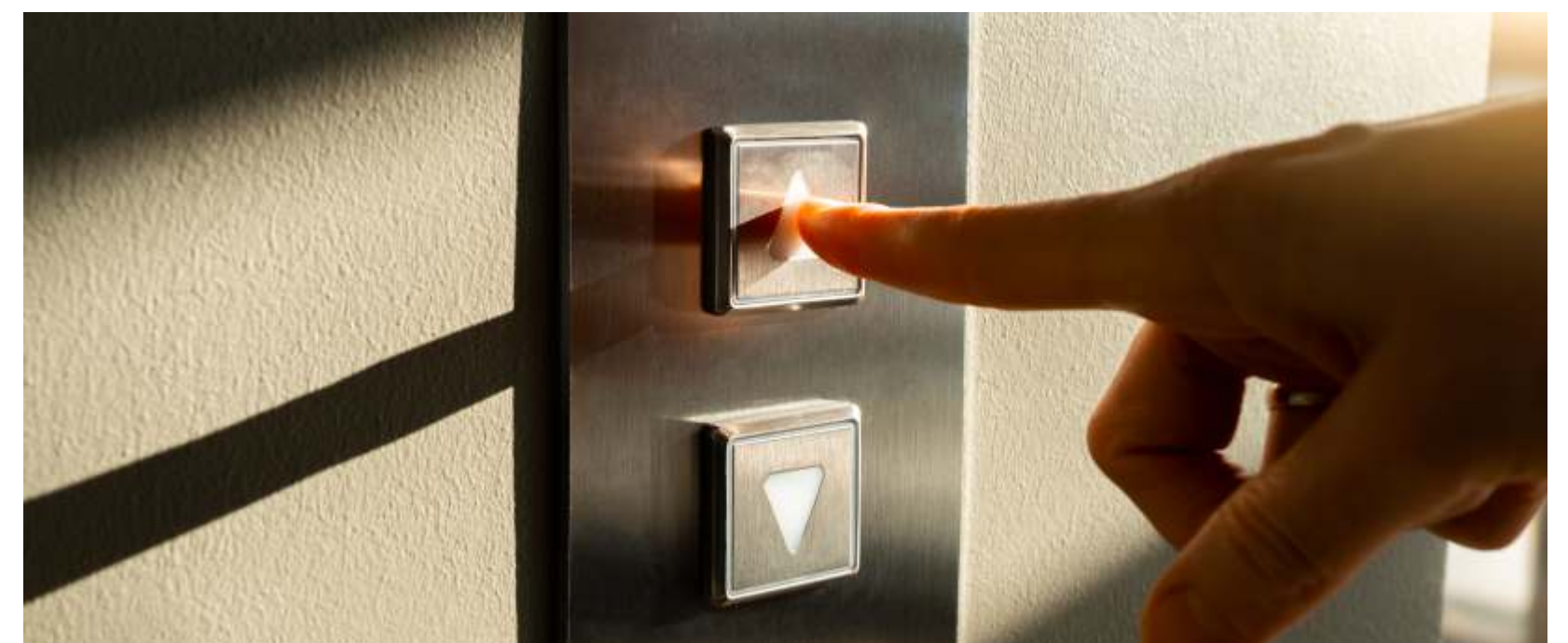
The perfect amalgamation
of tranquil blues
and lush greens puts you
at the centre of nature

At Sunny Groves, the outdoors extends into with the indoors, creating a harmonious balance of luxury living and open-air freedom. Envision sprawling landscapes where every detail has been curated to elevate your lifestyle. From invigorating morning jogs along tree-lined paths to energizing games at the multipurpose courts, every corner offers an opportunity for wellness and recreation. As the day winds down, the rooftop party zone awaits - perfect for creating unforgettable moments under the stars. Here, community, nature and luxury come together to craft an unmatched living experience.



SUNNY
GROVES

GOING UP
WAS NEVER
THIS JOYFUL.
THERE'S
NO BETTER JOY
THAN
RISING UP



The Reception Lobby reminds you who you are in stature. You know you have arrived in life as the sprawling spaces are nothing short of five-star experience. Plush seating, a warm reception, shining interiors and airy ambience relax you instantly. Entertain your guests in an experience of effortless luxury. With sleek interiors and ambient lighting, the lift lobby make each ascent a celebration.

EXPERIENCE THE JOY OF PARADISE EVERYDAY

Experience paradise right at home. Each apartment, with its thoughtfully designed spaces and expansive rooms, embodies elegance and luxury, providing a truly rich and inviting atmosphere. Feel the joy of refined living perceivable in every corner.



APARTMENTS
2, 3 & 4BHK Units
East, West & North facing Units
1122 Sft - 3680 Sft Areas
Smart Home features
Garbage Chute

SUNNY GROVES

When moments are so joyful,
how can the setting not be?

Bathed in natural light and featuring sophisticated finishes, the expansive living room provides a captivating setting perfect for celebrating life's special occasions.



Name a better joy than
being at your special space?

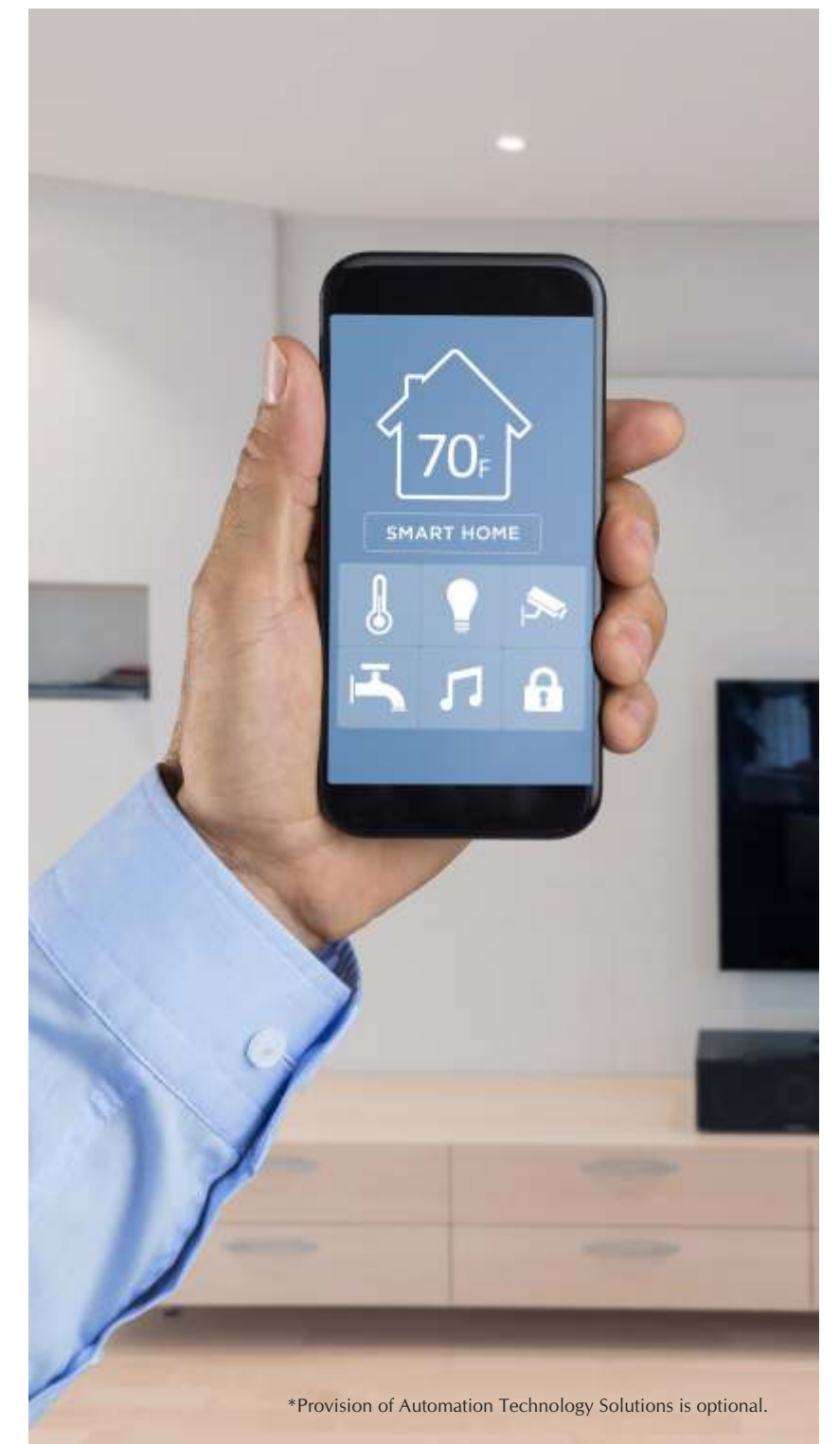
Step into the bedroom where your worries simply dissolve and comfort takes the centre stage. Each bedroom includes a spacious walk-in closet for ample storage. Here's to your space curated all things essential for comfort and sweet dreams.



THE JOY OF ULTRA-MODERN HOME AUTOMATION

Enjoy beautiful views,
from a viewpoint so joyful

The wide Sundeck Balconies seamlessly extend your living space, offering a versatile area that enhances your experience. Watch the sunrises over a cup of coffee - **this space adapts to your every mood.**



*Provision of Automation Technology Solutions is optional.

The Joy of your apartment responding to your needs is something else. With ultra-modern smart home automation features, you can control the room temperature, open or shut your windows, and set your mood with ambient lighting and sound system at will. Watch apartment indoors remotely in real time and feel secure. Your living space adapts to every need, turning daily routines into pleasant experiences.



Bid boredom goodbye as our luxurious exclusive clubhouse offers a wide range of options to elevate your leisure time. Enjoy your favorite sport in the Indoor sports arena, achieve your fitness goals in the state-of-the-art gym, or catch up with the latest blockbuster in our cozy mini theater. Here, there are no limits - only multiple choices to make every moment truly pleasurable.

Festivities are incomplete without the joy of shared meals. At our clubhouse, the community kitchen brings everyone together, making celebrations grand and unforgettable. With a space that fosters togetherness, every feast becomes a delightful experience for all.

BEFORE
NETWORKING,
THERE WERE
FRIENDSHIPS



SITE LAYOUT PLAN

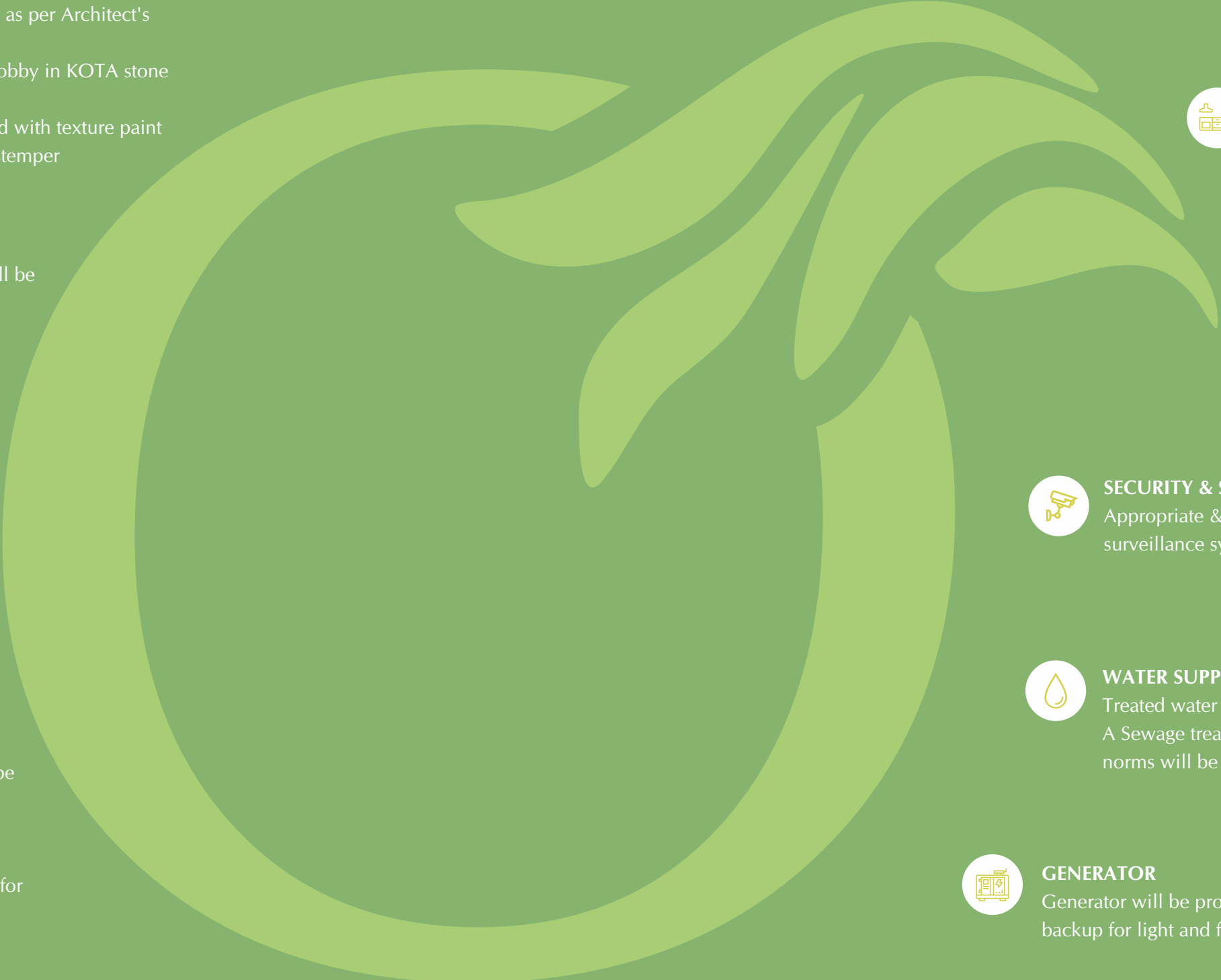


LEGEND

- | | |
|------------------------------------|---|
| 1. Driveway | 21. Skating Rink |
| 2. Water Feature W/ Sulpture | 22. Children's Play Area W/
Stepped Seating & Feature Wall |
| 3. Pedestrian Pathway (1.5m) | 23. Multipurpose Court
[mini Soccer, Box Cricket] |
| 4. Entry Arch W/ Security Cabin | 24. Multipurpose Court
[basketball Court, Tennis Court] |
| 5. Artificial Water Body | 25. Outdoor Gym |
| 6. Fitness Track | 26. Surface Parking |
| 7. Drop Off | 27. Pet Park |
| 8. Feature Wall | 28. Butterfly Garden |
| 9. Plaza W/ Tree Pit | 29. Musical Garden |
| 10. Lawn W/ Umbrella Seating | 30. Seating Piazza |
| 11. Bicycle Parking | 31. Seating W/ Camp Fire |
| 12. Mound W/ Informal Seating | 32. Clubhouse Plaza |
| 13. Connecting Bridge | 33. Creche |
| 14. Amphitheater W/ Stage | 34. Board Game |
| 15. Party Lawn W/ Barbeque Zone | 35. Bird's Garden |
| 16. Deck W/ Shade Structure | 36. Adventure Play Lawn |
| 17. Main Pool | 37. Sensory Garden |
| 18. Kid's Pool | |
| 19. Shallow Pool W/ Stepping Stone | |
| 20. Eva W/ Grass Pavers | |



SPECIFICATIONS



LOBBY
All floors lobby flooring in vitrified tiles / Granite
Lift cladding in marble/granite as per Architect's design
Service staircase and service lobby in KOTA stone on the treads
All lobby walls will be finished with texture paint up to 4 feet and ceilings in distemper



LIFTS
Passenger lifts of suitable size and capacity will be provided in all towers.
Separate service lift will be provided for housekeeping, maid and delivery boys.



FLOORING
Vitrified tiles in the foyer, living, dining, corridors, kitchen, utility, toilets and balcony
Wooden flooring in master and children bedrooms



ELECTRICAL
Electrical wiring is in PVC insulated copper wires of fire resistance with modular switches
Sufficient power outlets and light points will be provided
TV points provided in the living and all bedrooms
ELCB and individual meters will be provided for all apartments



KITCHEN / UTILITY
Provision for dish washer, washing machine and exhaust fan
Electrical points for water purifier, refrigerator, microwave and chimney.



BATHROOMS
Vitrified tiles for flooring and cladding up to the false ceiling.
EWCs and chrome plated fittings of reputed make
Chrome plated tap with shower mixer of reputed make
Geysers in all toilets
Suspended pipeline in all toilets concealed within a false ceiling
Provision for Exhaust fan.



STRUCTURE
RCC FRAMED STRUCTURE with seismic compliance as per IS code
6" Thick solid block work for external walls & 4" thick solid block work of internal walls



DOORS
MAIN DOOR: Teak wood frame (8 feet height) with flush shutter of Teak veneer with PU polish.
INTERNAL DOORS: Engineered Hard Wood frame (8 feet height) with flush shutter of Teak veneer with PU polish.
Bathroom Doors: Engineered Hard wood frame (8 feet height) with flush shutter with PU polish on front side and paint on back side.
FRENCH DOORS: UPVC sliding door with mosquito net.
WINDOWS: UPVC sliding window with mosquito net.



PAINTING
INTERNAL: Smooth putty finish with emulsion paint.
EXTERNAL: Exterior emulsion paint.
All railings in enamel paint.



HOME AUTOMATION
Basic home automation system.



SECURITY & SURVEILLANCE
Appropriate & suitable security & surveillance systems.



WATER SUPPLY & SEWERAGE SYSTEMS
Treated water made available to each flat.
A Sewage treatment plant of adequate capacity as per norms will be provided inside the project.



GENERATOR
Generator will be provided for all common areas. Power backup for light and fan points for all apartments.



PARKING
2 BHK and 3 BHK units will have one car parking each
4 BHK will have two car parkings.



FIRE SAFETY
Fire safety as per norms.



LOCATION MAP (Not to Scale)



Scan the QR Code
to get Google Map
of Sunny Groves

At the most attractive centre
of Namma Bengaluru

NOW JOY IS YOUR ADDRESS



In Close Proximity

- Proposed Dommasandra Metro Station - 1Km
- Carmelaram Railway Station - 6 Kms
- Whitefield - 9 Kms



Distance to Important Locations of Bangalore

- MG Road - 24 Kms
- Outer Ring Road / Bellandur -12 Kms
- Electronic City - 14 Kms
- Kempe Gowda International Airport - 43 Kms



Business/Tech Parks

- Upcoming Prestige Tech Park - 2.5 Kms
- Infosys Proposed Head quarter - 6 Kms
- New Wipro Tech Park - 6 Kms
- Wipro Corporate Office - 9 Kms
- Bio-Tech Park - 14 Kms



Educational Institutions

- Oakridge International School - 4 Kms
- Indus International School - 4 Kms
- Delhi Public School - 6 Kms
- Green Wood International School - 13 Kms
- TISB - 3.1 Kms
- Inventure Academy - 6.5 Kms



Hospitals

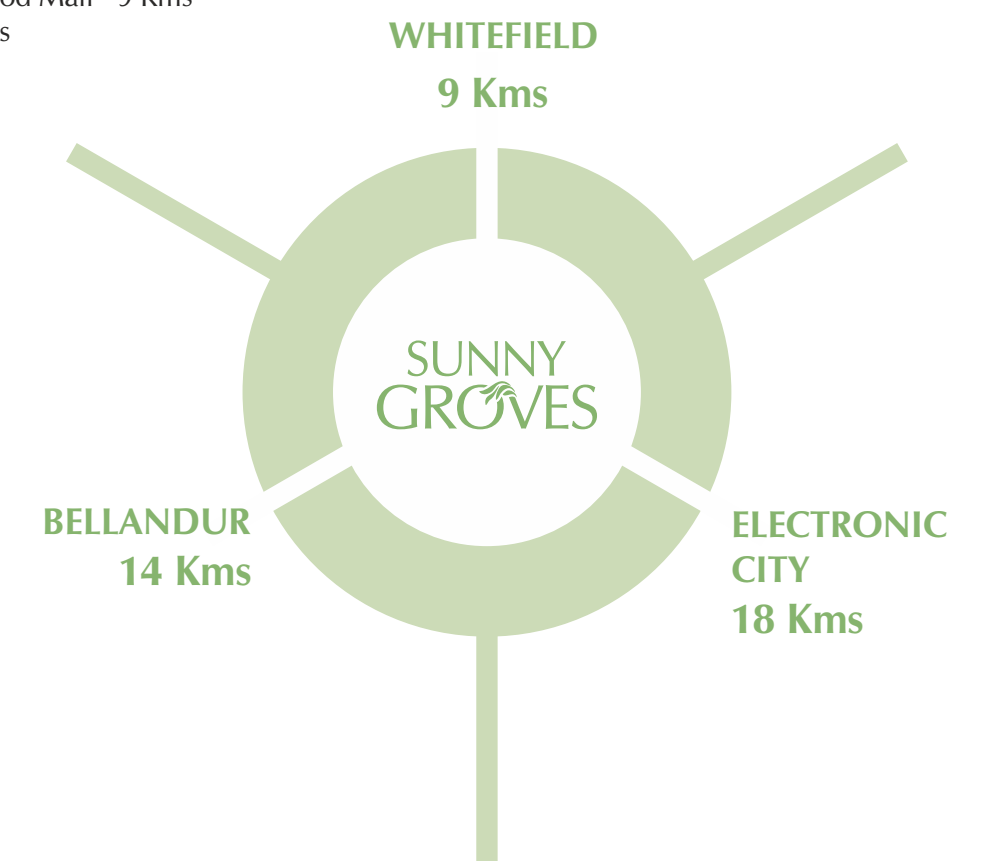
- Spandana Hospitals - 4 Kms
- Manipal Hospital Varthur Road - 8 Kms
- Manipal Hospital Sarjapur Road - 9 Kms



Sports/Entertainment/Shopping Malls

- Hyper Market - 2 Kms
- D-mart Sarjapur - 3 Kms
- Decathlon - 4 Kms
- The Forum Neighbourhood Mall - 9 Kms
- Market Square - 17.6 Kms

All distances are Approximate)***



BUILDERS PAR EXCELLENCE

Cynosure Homez is a premier real estate developer specializing in high-end residential projects, with a distinct focus on luxury villa developments in Bengaluru. With a commitment to transforming the urban landscape, Cynosure Homez is redefining luxury living in East Bangalore, particularly in the prestigious Whitefield and Sarjapur Road areas.

Poised for significant growth, the company is set to launch a range of exclusive villa projects valued at nearly \$100 million, elevating the standards of luxury and comfort. With an unwavering focus on quality, innovation and excellence, Cynosure Homez is shaping the future of luxury real estate in Bengaluru.

SUNNY GROVES

Where else will you find an address that's joy, perfected?
Are you ready to make joy the best chapter in the book called life?
Get set to make joy the most exciting chapter in your life.

Come, Experience Joy!

CYNOSURE
homez



Indian Green Building Council

CORPORATE OFFICE
3rd Floor (Upstairs of Pizza Hut)
#2633, Liss Arcade (Food Days)
27th Main, 13th Cross
HSR Layout - 1st Sector
Bangalore - 560 102.

SITE ADDRESS
SUNNY GROVES
Chambenahalli, Bengaluru
Karnataka - 562 125

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CORE TEAM

Architects

FHD
INDIA

49, 2nd Cross Rd, Koramangala 4th Block
Koramangala, Bengaluru - 560 095

Structural Engineers

ADHARSHILA
Structural Consultants
Bengaluru

Landscape Designers

ELEMENTS
LANDSCAPE ARCHITECTURE HERBAGE DESIGN & PLANTING

Bengaluru

Sustainability & MEP Consultants

aeon
Integrated Building Design Consultants LLP

3D Visualization

**Design
Pixels**

Ahmedabad

Branding

Amitha Designs

Hyderabad

RERA No: PRM/KA/RERA/XXXXXXXXXXXXXX

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