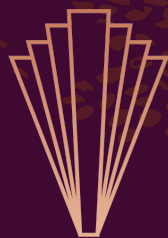
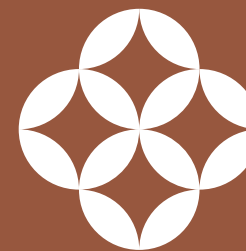


VIHA

LUXURY VILLAS
SARJAPURA, BENGALURU



ROAHA
INFRA



VIHA was designed with a simple idea to build homes that feel comfortable and effortless, yet complete in every way. Instead of adding more, we focused on what truly matters. Every detail has a reason, every space a purpose. It is a place where comfort, design, and nature come together to create a thoughtful community that feels warm, balanced, and connected in everyday life.

A Luxury Villa Community

VIHA is a villa community in Sarjapura, one of Bengaluru's fastest growing neighborhoods. It is designed for families who want space, ease, and a calmer way of living. The homes feel practical and well thought out, with attention to the small things that make daily life comfortable. It's a place that feels peaceful when you're home, while still keeping you close to the city and everything you need.





Community - The Extended Family

Community living brings families together with like-minded people, creating a space where children make friends and traditions are shared. It turns everyday life into shared experiences, celebrations become richer, and the community becomes an extended family that supports, inspires, and connects everyone.



The Design Approach

The design began with a simple question—what would continue to feel right over time. The planning drew from principles that have guided traditional homes for generations, such as orientation, proportion, and the way spaces respond to light and air. These ideas were carried into a contemporary form, a design that grows on you, and holds its value as time passes. In designing these villas, we asked: Why should nature stay outside when it can be an effortless part of everyday living? At VIHA, every corner is an opportunity — to breathe, to reflect, and to connect.



Built with Intent

The community's infrastructure is built with intention and purpose. Every element is thoughtfully planned to provide what is truly needed, ensuring reliability, efficiency, and long-lasting quality. This careful approach maximizes value, enhances everyday living, and creates the experience we want residents to enjoy.





VIHA

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Project Profile

Spread across **6.8 acres**, it has **96** exclusive villas designed for families who value space, privacy, and greenery.

Villa Typologies

35x45 East Facing	4BHK
35x45 West Facing	4BHK
30x40 East Facing	3BHK
30x40 North Facing	3BHK

Project Features

- 61% open well landscaped spaces
- Exclusive private clubhouse
- Gated community with advanced security
- Smart home-enabled villas
- Solar and sustainable infrastructure
- EV-ready parking
- Rainwater harvesting and water recycling systems





The Master Plan

- A. Main Entry & Exit
- B. Roundabout
- C. Bus Bays & Waiting Area
- D. Entry Portal
- E. Security Cabin
- F. Play Area
 - F1. Toddlers Play Area
 - F2. Elders Corner
 - F3. Outdoor Gym Deck
 - F4. Locomotive Play Park
- G. Entry To Clubhouse
- H. Outdoor Dining & Congregation Space
- J. Clubhouse
- K. Sensory Park
 - K1. Meditation Deck
 - K2. Walking Trail
 - K3. Biophilic Cowork
 - K4. Elders Seater
- L. Flexi Court
- M. Skating Rink
- N. Community Seating
- P. Pet Park
- Q. Learners Rink
- R. Cricket Pitch
- S. Gong Park
- T. Celebration Park





The Villa Offering

VIHA is for families who value space, calm, and exceptional design. Every home, garden, and shared space is planned to support everyday life, giving residents room to enjoy their home, nature, and community at the same time.

- Private garden and terrace included with every villa
- Rooms designed to receive ample light and ventilation
- Landscaped surroundings integrated with the villa design
- Partial automation provided, with provision to add or upgrade
- Seamless connection between indoor and outdoor spaces
- Practical storage and functional spaces throughout the home
- Designed for privacy and comfort



The 4BHK Villa

- Plot size: 35 × 45 ft
- East and West orientations
- Private garden and terrace
- Bright, well-ventilated rooms with practical layouts
- Two car parking spaces



The 3BHK Villa

- Plot size: 30 × 40 ft
- East and North orientations
- Private garden and terrace
- Bright, well-ventilated rooms with practical layouts
- A car parking space

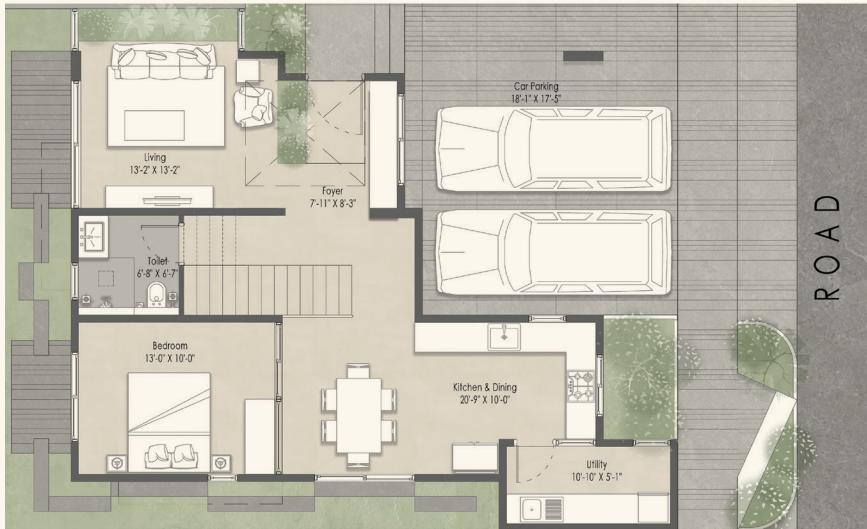


Total Build-up Area: 2827 sqft
Private Landscape Area: 292 sqft

35 x 45 East Facing



Ground Floor



First Floor



Terrace

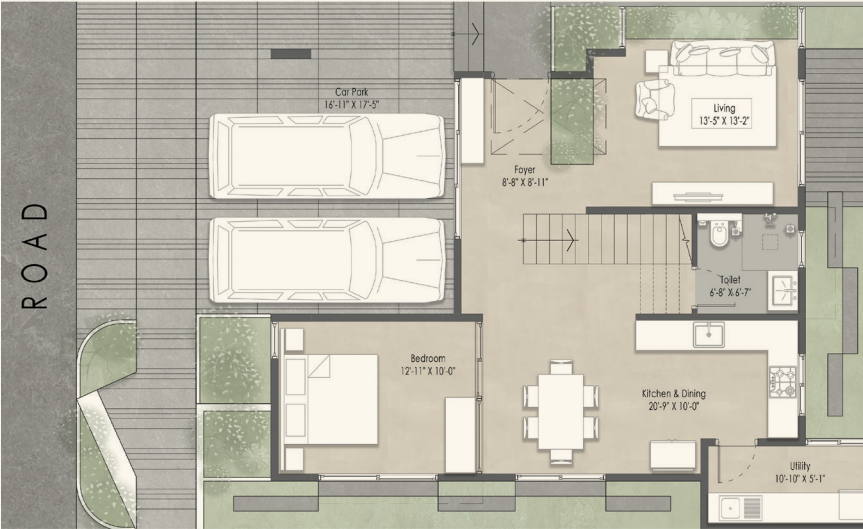


Total Build-up Area: 2840 sqft
Private Landscape Area: 210 sqft

35 x 45 West Facing



Ground Floor



First Floor



Terrace



Total Build-up Area: 2045 sqft
Private Landscape Area: 206 sqft

30 x 40 East Facing



Ground Floor



First Floor



Terrace

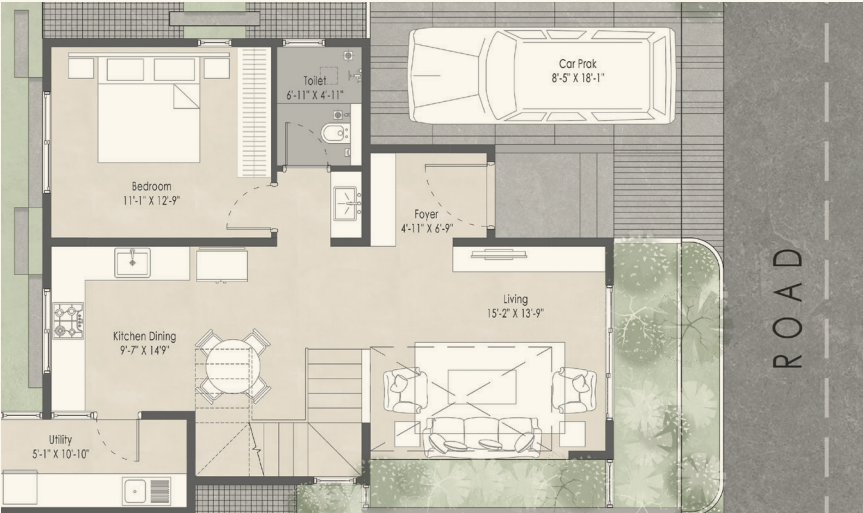


Total Build-up Area: 2047 sqft
Private Landscape Area: 181 sqft

30 x 40 North Facing



Ground Floor



First Floor



Terrace





Specifications

Structure and Walls:

Seismic Proof 6-inch RCC framed structure with Masonry walls,
Outer walls are 6 inches and inner walls are 4 inches, designed for
Strength and durability. Anti termite treatment below ground Floor.

Plastering:

Internal walls are smoothly plastered with Cement.
External walls are plastered with a sponge finish for durability and
texture.

Flooring / Dado

Living, Dining and Bedrooms : Double charged white base Nano
Vitrified Tiles.

Master Bedroom : Laminated Wooden Flooring.

Kitchen: Double charged white base Nano Vitrified Tiles.

Bathrooms : Anti-skid ceramic tiles Floors and Ceramic tile walls.

Staircase and Entry Steps : Granite Leather Finish.

Common Areas - Double charged white base Nano Vitrified Tiles.

Car Parking : Granite/Stone pavers/Full body Vitrified tiles.

Terrace : Clay Tiles/Screed.

Kitchen And Utility

S S single bowl sink in Kitchen and Large Bowl Sink with Drainboard in Pantry.

Provision of water inlet with Drain out for purifier.

Provision for hob, chimney, Dryer and exhaust in Kitchen. Dish Washer in utility,

Washing machine in terrace.

Geyser Point in utility

Doors And Windows

Main Door : 8ft 4inches Height Engineered Wood Frames with threshold with
both sided veneer HDF moulded shutter with PU polish and Digital Biometric
Locks. Matt Finished SS coated hardware for main door.

Internal Doors: 8ft 4inches Engineered Wood Frames with both sided
laminate HDF moulded shutter. Premium quality SS Mortise locks for
bedroom doors.

Toilet Doors : Engineered Wood Frames with both sided laminate
HDF moulded shutter.

Windows & Balcony Doors : UPVC sliding doors and windows with
mosquito mesh shutter. Design and size will be as per architectural
elevation.

Railing

Internal Staircase & Balcony : MS Railing Finish as per architectural
design.

Private Terrace — MS Handrail and Parapet Wall

Plumbing And Sanitary

Closets : Wall mounted Closets with concealed cisterns of Kohler/Grohe/Jaquar/
American Standard/ Equivalent Make.

Shower Diverters of Kohler/Grohe/Jaquar/Equivalent Make.

Dry Area and Wet Area segregation.

Counter top Wash Basin for All bathrooms - Hot and Cold faucets.

Health faucet and provision for geyser and exhaust fans in all bathrooms.

Electrical And Communications

PVC insulated wires of Havells/Finolex/V-Guard/Equivalent make.

Switches & Sockets : Modular Switches of Legrand/Havells/Equivalent make.

Cable/Dish TV connections panel/Telephone provision in living room.

Provision for data Point at Living, First Floor and Second Floor.

AC Provision in all bedrooms with Split AC Vent Hole and Drain Pipe routing.

Electrical and Communications

TV Point Provision in Living Room.

TV Electrical Point in Family and Master Bedrooms.

EV Charging Provision in Car Parking.

UPS Provision for Lighting, Fans and TV.

Communication DB for router and other communication cables.

Multi Purpose Room or Provision for Home theatre on terrace Floor with

Bar Counter.

CCTV Provision for Villas.

Home Automation

Centralised Smart Electrical switches for light control with Alexa/google

nest compatibility in Living and Dining.

Partial automation provided, with provision to add or upgrade.

Paint/Finishes

Interior : Walls inside the Villas will be painted with Acrylic Emulsion with

roller finish.

Exterior : Sand Plastering/Exterior grade finishing/Weather Proof Apex for

external walls. Enamel Paint for MS Work.

Elevators

Provision for Structural and Electrical for Specific Villas as per Design.

Solar & Rain Water Harvesting:

Solar water provision for all bathrooms with heat pump Provision.

Rain water Harvesting.

Common And Outdoor Areas:

Internal Roads : Stamped Concrete/Cement Pavers/Granite/Concrete

Borewell Supply

24hrs Power back up for common areas including Common Lighting and

Amenities.

Centralised Hydro pneumatic System for Water Supply with WTP.

CCTV for community area.

Rain Water Harvesting

Sewage Treatment Plant.





A Life Beyond Your Villa

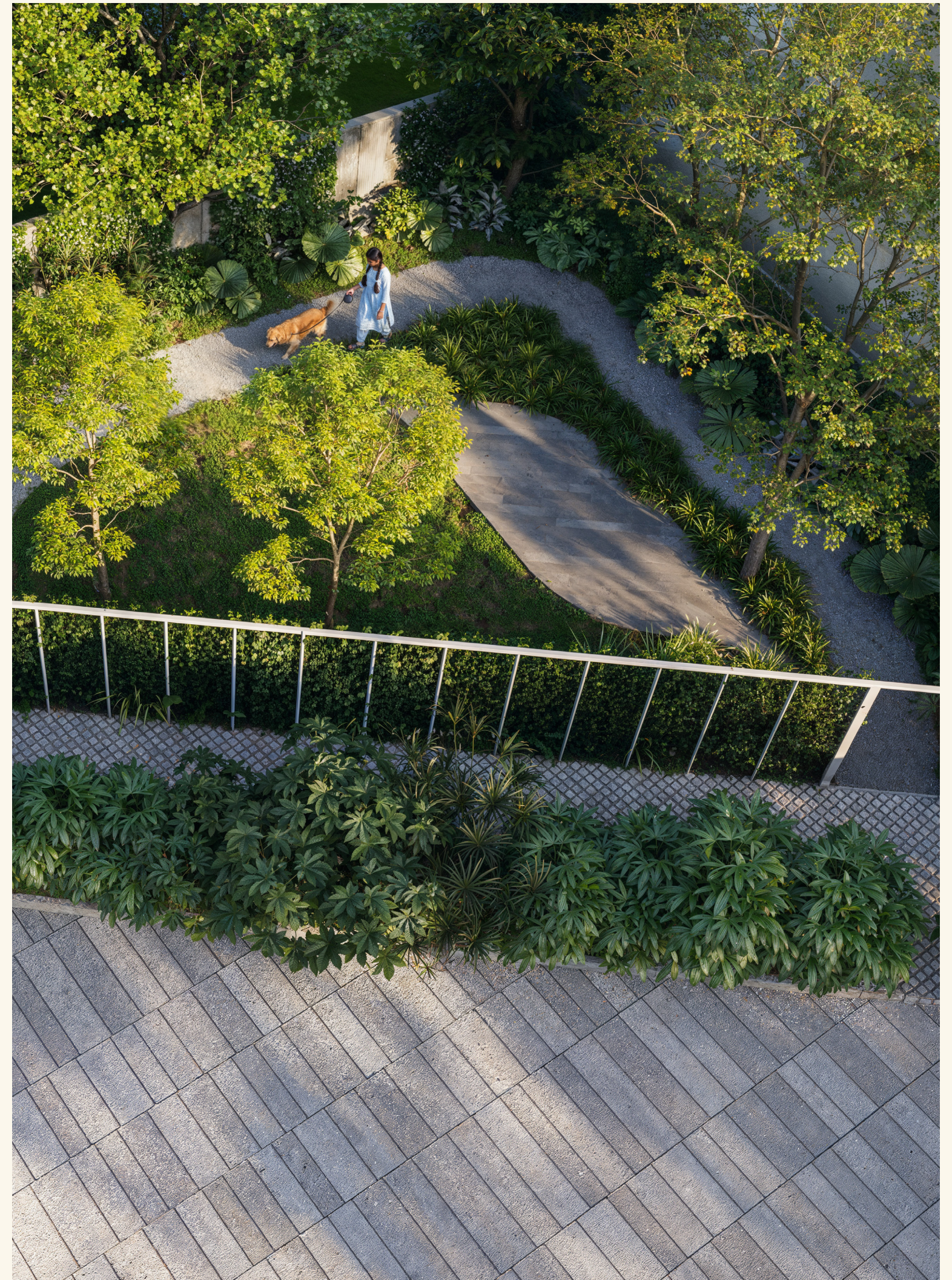
Life at VIHA is designed to exist beyond your villa. Streets, gardens, and shared spaces are shaped to encourage families to spend time outside, connect with neighbours, and enjoy moments of daily living in the open, without ever feeling crowded or forced.



The Community Spaces

VIHA's open and landscaped spaces include gardens, pet parks, amphitheaters, and flexible outdoor areas that draw residents out without feeling crowded. With just 96 villas, children can play safely, and families can enjoy sports courts, yoga, and meditation spaces.

The community hosts gatherings and outdoor events, letting residents connect and live together like in the olden days, close to nature and simple joys.





The Club at Viha

The club's purpose is to make life convenient, social, and focused on wellness, while offering a premium hospitality experience for residents and their guests

- Multi-level clubhouse (~30,000+ sq.ft.).
- Club piazza and gallery seating.
- Outdoor dining zone.
- Luxury Hotel Rooms for Stay.
- Infinity-edge swimming pool & kids' pool.
- Pool deck with loungers and floating steps.
- Spa and wellness rooms.
- Gym & yoga studio.
- Badminton Court.
- Day Care.
- Essential Store.
- Indoor Games and Library.
- Café lounge & Multipurpose hall.
- Amphitheater-style seating decks.
- Sky terrace with shaded seating and feature tree inserts.







Everything You Need

The community offers spaces for every need and every age. From play and relaxation to fitness and wellness, everything is thoughtfully planned. The club includes a gym, spa, café, an essential stores, and event spaces so that whatever your day demands, it's always within reach, making life easier, richer, and more fulfilling.





A place for easy socialising, where people connect naturally and a true sense of belonging grows.



Curated Amenities

- Grand entrance portal with landscaped boulevard
- Celebration Park & Amphitheatre
- Community seating zones & gallery seating
- Outdoor dining areas and spill-out decks
- Kids’ play zone with pergola and locomotive park
- Toddler’s sandpit
- Flexi-courts for Basketball & Pickleball
- Skating rink & Learner’s rink
- Cricket pitch/ practice zone
- Elder’s park with walking loop
- Pet park & raised decks
- Silent park
- Biophilic co-working space
- Sensory park with textured trails and cobble paths
- Gong park & Hugging pillar installation
- Banyan court with built-in seater
- Celebration lawns for events and gatherings





Landscape & Gardens

The landscapes at VIHA are thoughtfully designed to blend greenery with living spaces. Streets, gardens, and parks flow naturally, creating moments of calm, interaction, and discovery. Tree-lined avenues, sensory gardens, and shaded decks encourage outdoor living, enhance air quality, and nurture a sense of well-being for every family.

Location Advantage

VIHA is in Sarjapura with easy access to schools, offices, hospitals, and shopping. It is connected to key city areas but remains quiet and green, giving residents the convenience of the city without the noise.

Hospitals

- Spandana Heart & Super Speciality Hospital - 12 min
- Apurva Chethana Hospital - 15 min
- Belenus Champion Hospital - 30 min
- Narayana Hrudalaya - 40 min
- Manipal Hospital Varthur - 40 min
- Manipal Hospital Bellandur 35 min

Schools & Colleges

- Indus School - 12 min
- Head Start - 25 min
- Wipro University - 12 min
- TISB - 25 min
- Green Wood High - 25 min
- Oakridge International School - 18 min
- Bethany High School - 30 min
- Krupanidhi College - 28 min
- Deens Academy -18 min
- Wellspring Academy - 5 min

IT Parks & Offices

- Upcoming Infysos HQ, Sarjapur - 10 min
- Wipro SEZ - 27 min
- RGA Tech Park - 35 min
- Ecospace - 45 min
- ITPL - 45 min
- Microsoft - 45 min
- Infosys Ecity - 50 min

Malls & Entertainment

- DMart - 7 min
- Decathlon - 25 min
- Play Arena - 45 min
- Forum Mall Sarjapur - 15 min
- Nexus Whitefield - 45 min

Sports

- Kings Farm Horse Riding School - 5 to 10 min
- Lakshyan Academy of Sports - 25 min

Infrastructure

- Prestige City - 10 to 15 min
- Sarjapura Police Station - 10 min
- Sarjapura Metro Station (Proposed) - 7 min
- Carmelaram Railway Station - 30 min
- Nice Road (Entry Point) - 40 min
- STRR Road (Close Entry Point) - 25 min
- Silk Board - 45 min



- EDUCATION
- SPORTS
- HOSPITAL
- TECH PARK
- MALLS AND ENTERTAINMENT



The Perfect Investment Choice

VIHA offers more than a home. It's an investment in the life you give your family. Located in Sarjapura, an area set for rapid growth with upcoming highways, metro, schools, tech parks (Swift City), and industrial developments, it combines privacy, community, and future value. Here, your family can enjoy a vibrant, well-connected lifestyle while benefiting from a location poised for long-term appreciation.

ROAHA

Roaha Infra bridges aspiration with attainability, creating homes where design, quality, and practicality come together. Every project is thoughtfully crafted for the people who live there, combining architectural integrity with everyday comfort to shape spaces that inspire, endure, and support a natural, effortless lifestyle.





Roaha Primero

Roaha Primero brings premium two and three BHK homes to Sarjapura Road, shaped with thoughtful design, green views and smart features. With a rooftop clubhouse, sky pool, game zone and gym, it offers a calm, well planned setting that feels easy to call home.



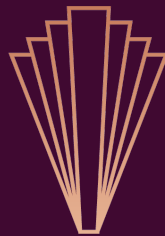
Roaha Calista

Roaha Calista brings premium apartments to Yelahanka, offering sunlight, fresh air and a location that stays practical. Close to key routes and daily conveniences, with a pool, gym and play zone designed for ease, it reflects simple, thoughtful living backed by Roaha's quality.





Growing demand for considered residential communities
has led us to expand the development with Phase 2.



ROAHA INFRA

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