



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.



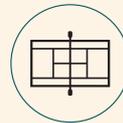
Amenties



Senior Citizen Park



Kid's Play Area



Tennis Court



Gym



EV Charging



Multipurpose Area



Foot Ball Court



Cycling Track



Swimming Pool



Working Pods with
Water Feature



Seasonal Pond
W/ Stream



Pickle Ball
Court

The Legacy of Living



LEGEND

- | | |
|-------------------------------------|--|
| 01. ENTRY/EXIT WITH PROJECT SIGNAGE | 14. SEASONAL POND W/STREAM |
| 02. DRIVEWAY | 15. MEET & GREET WITH REFLEXOLOGY PATH |
| 03. PEDESTRIAN PATHWAY | 16. PICNICKING MOUND WITH BARBEQUE LAWN |
| 04. VISITOR'S PARKING | 17. YOGA DECK W/SHADE STRUCTURE |
| 05. SECURITY CABIN | 18. OUTDOOR GYM |
| 06. STAGE WITH SHADE STRUCTURE | 19. NATURE TRAIL WITH BURMA BRIDGE |
| 07. MULTIPURPOSE LAWN | 20. CHILDREN'S PLAY AREA WITH ROCK CLIMBING WALL |
| 08. WORKING PODS WITH WATER FEATURE | 21. MAIN POOL |
| 09. FEATURE WALL | 22. KID'S POOL |
| 10. BASKET BALL PRACTICE COURT | 23. CHANGING ROOM |
| 11. PICKLE BALL COURT | 24. PLAZA WITH TREE COURTS |
| 12. GALLERY SEATING | 25. STAGE |
| 13. CRICKET PRACTICE NET | 26. AMPHITHEATRE |

The Location Legacy



Aeronautical

- ◆ Kempgowda 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



Artistic Impression



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RERA No: PRM/KA/RERA/1250/303/PR/050725/007893