




SUMADHURA®

FOUNDATION OF HAPPINESS

CODENAME

E-119

**THE RAREST ELEMENT
IN LUXURY LIVING**

A couple in traditional Indian attire are embracing in a modern living room. The woman is wearing a gold and white sari with intricate patterns and large, ornate earrings. The man is wearing a light-colored kurta and a matching jacket. They are standing in front of a wall with built-in shelves, some of which are illuminated from below. The room is decorated with various items, including a potted plant and framed artwork. The overall atmosphere is warm and intimate, with soft lighting and a golden color palette. There are decorative elements in the corners of the image, including a large circular object in the top left and bottom left, and a smaller one in the top right.

The periodic table lists 118 elements, but Codename E-119 stands for the 119th element that is yet to be discovered, and is **an element that defines modern luxury**. It represents precision, rarity, and the ambition that drives those who shape their own success.


Developed for achievers and families who prioritise comfort, privacy, and balance, this project creates an environment where refined living meets meaningful everyday ease, therefore being a place for those who expect more from their home and their lifestyle.


Made for those who expect more


Homes with well-planned layouts, premium finishes, and abundant light celebrate comfort and clarity in design. Spacious interiors offer more privacy, more storage, and more reasons to feel at home





The essence of measured luxury.


 **11.66 acres** development with generous green spaces


 **81% open space** and landscaped avenues

 **7 architecturally refined towers** with **2B + G + 18 floors**

 Surrounded by **twin lakes** for a naturally serene environment

 Clubhouse that inspires **wellness and recreation**

 Smart, future-ready features for everyday ease

 **777 exclusive residences** with ample car parking spaces

Every detail elevates life. Space, light, privacy, and a neighbourhood of achievers create a lifestyle that feels truly personal. Convenience is true luxury, and every amenity here reflects that.



At the heart of East Bengaluru's most desired location.

Situated on Marathahalli Main Road, Thubarahalli, the address enjoys unmatched connectivity to prime IT hubs, reputed schools, major hospitals, and metro access, therefore offering the perfect balance of calm surroundings and seamless city reach.

Convenience and calm come together here, making your address a mark of pride and progress.

- EDUCATIONAL INSTITUTIONS**
- Glen Tree Academy - 5 mins
- Neev Academy - 6 mins
- Ryan International School - 7 mins
- GJR International School - 8 mins
- Vibgyor High School - 9 mins
- Chrysalis High School - 12 mins
- Inventure Academy - 18 mins

- ENTERTAINMENT**
- Nexus Whitefield - 6 mins
- Brookfield Mall - 6 mins
- Iron Hill Club - 8 mins
- Inorbit Mall - 10 mins
- Nexus Shantiniketan - 12 mins
- Play Arena - 18 mins
- Karnataka Golf Association - 20 mins

- HEALTHCARE**
- Apollo Cradle Maternity & Children's Hospital - 5 mins
- Brookfields Multi Speciality Hospital - 5 mins
- Cloudnine Hospital - 6 mins
- Manipal Hospital - 6 mins
- Sakra World Hospital - 12 min

- TECH PARKS**
- Brigade Tech Gardens - 5 mins
- Divya Sree Techpark - 8 mins
- SJR IT Park - 9 mins
- Mind Comp Tech Park - 10 mins
- Gayatri Tech Park - 10 mins
- Prestige Tech Park - 10 mins
- International Tech Park (ITPB) - 12 mins
- Sumadhura-Capitol Tower - 12 mins
- Embassy Tech Square - 14 mins
- Bagmane IT Park - 18 mins

A view that inspires, from every angle.

No two views at Codename E-119 are the same, but each one opens to a **beautiful vista** – be it shimmering water, a tranquil pool deck, lush gardens, layered greenery or the urban skyline. This constant visual treat, paired with natural light and openness, creates a daily experience that **inspires and refreshes**.





Designed for everyday ease.

*ONLY FOR REPRESENTATIONAL PURPOSE

Residences and open greens are arranged for natural light, smooth movement, and complete privacy. Reflective pools, landscaped pockets, and pedestrian-friendly walkways create a resort-like atmosphere. Green corridors allow breezes to flow freely, making daily life feel refreshed and rejuvenated.

ARRIVAL PLAZA

1. Avenue planting
2. Feature wall with project signage
3. Bus bay
4. Entrance portal with security cabin
5. Frisking booth
6. Entrance water feature with sculpture
7. Visitors parking
8. Node with focal element

TOWER 01 LANDSCAPE

9. Entrance plaza with accent paving
10. Entrance water feature
11. Deck with seating
12. Repose lawn
13. Accent tree court
14. Sculptural pavilion
15. Kids play area on EPDM_3-6yrs
16. Elder's fitness area
17. Unique tree with seating

18. Cricket net practice pitch

RECREATION ZONE

19. Clubhouse drop-off water feature
20. Outdoor dining
21. Informal Amphitheater
22. Community multipurpose lawn
23. Activity platform
24. Screen wall
25. Multi-use kids play area_2-8yrs
26. Barbeque pavilion
27. Connecting staircase with seating
28. Creche spillover
29. Cascading water feature
30. Leisure viewing decks
31. Outdoor cafeteria
32. Informal outdoor working with Wi-Fi
33. Palm court
34. Stepped planting terraces

COMMUNITY COURTYARD

35. Tot-lot on EPDM_3-6yrs
36. Skating and sprint running track
37. Cognitive floor games on EPDM
38. Hopscotch
39. Giant chess
40. Snake and ladders
41. Ludo on Twister circles on EPDM
42. Hobby deck
43. Change rooms with shower & steam
44. Outdoor Jacuzzi
45. Wet deck
46. Swimming pool
47. Aqua lounge/pool lounges
48. Aqua gym
49. Juice and Snack bar
50. Kids pool
51. Interactive water fountain
52. Pebble patio
53. Community event lawn
54. Leisure pavilion
55. Outdoor gym with equipment's
56. Outdoor exercise zone

LEISURE PARK

57. Meditation pavilion
58. Yoga deck
59. Reading nook
60. Nature trail
61. Hammock under trees
62. Sculpture court

63. Reflexology pathway
64. Jungle gym
65. Zen garden
66. Topiary garden
67. Layered seating
68. Sculpture lighting
69. Tropical garden
70. Bamboo garden

FITNESS PARK

71. Pet park with pet equipment's
72. Pet grooming area
73. Half basketball court
74. Cricket net practice pitch
75. Calisthenics gym on EPDM
76. Resting pods
77. Aroma garden
78. Garden of colors
79. Pickle ball court
80. Tennis court
81. Kids play - Adventure play_8+yrs
- GENERAL
82. Jogging track
83. Cycling track
84. Bicycle parking - for each tower
85. Walkway
86. Tower adjacent accent planting
87. Tower drop-off
88. Peripheral green belt
89. Screen wall for service screening
90. Services

A world built around well-being.

Over **90+ amenities** create a community where **work, leisure, and relaxation** feel effortless. From **fitness zones** and **meditation corners** to **children's areas** and **open decks**, every generation finds its own space.






The **clubhouse** ties the community together with **co-working spaces, leisure lounges,** and **serene water features** that set the tone for **quality living.**



Homes that feel thoughtful.

Thoughtfully planned courtyards, seating zones and calm pockets make it easy to meet, talk and disconnect from the rush. Kids explore and play in safe, open areas, while adults find spaces to unwind, read or recharge.

The clubhouse sets the tone for lifestyle living with:

-  Temperature-controlled pool
-  Yoga and wellness studio
-  Badminton courts
-  AV lounge for screenings and gatherings
-  Double heighted lobby

This is a setting for aspirational, peaceful living – where you environment and routines constantly inspire growth.



SORA (TOWER 2)

TYPICAL EVEN FLOOR PLANS

Inspired by the sky, Sora offers airy homes with elevated views that embody openness, calm, and quiet aspiration.



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	SORA	2	201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	4 BHK Regal	EAST	2720	1771	102
2	SORA	2	202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	1 BHK Noble	EAST	373	245	0
3	SORA	2	203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	3 BHK Regal	EAST	2255	1450	99
4	SORA	2	204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	4 BHK Regal	WEST	2730	1782	100
5	SORA	2	205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805	1 BHK Noble	WEST	500	294	36
6	SORA	2	206, 406, 606, 806, 1006, 1206, 1406, 1606, 1806	3 BHK Regal	WEST	2220	1461	60



SORA (TOWER 2)

TYPICAL ODD FLOOR PLANS



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	VANA	3	301, 501, 701, 901, 1101, 1301, 1501, 1701	4 BHK Elite	EAST	2270	1468	92
2	VANA	3	302, 502, 702, 902, 1102, 1302, 1502, 1702	1 BHK Noble	EAST	347	228	0
3	VANA	3	303, 503, 703, 903, 1103, 1303, 1503, 1703	3 BHK Regal	EAST	1995	1261	96
4	VANA	3	304, 504, 704, 904, 1104, 1304, 1504, 1704	4 BHK Elite	WEST	2285	1474	95
5	VANA	3	305, 505, 705, 905, 1105, 1305, 1505, 1705	1 BHK Noble	WEST	493	291	34
6	VANA	3	306, 506, 706, 906, 1106, 1306, 1506, 1706	3 BHK Elite	WEST	1800	1176	48



VANA (TOWER 3)

TYPICAL ODD FLOOR PLANS

Rooted in nature, Vana offers thoughtfully planned homes that blend green serenity, breathable spaces, and a retreat-like calm.



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	VANA	3	301, 501, 701, 901, 1101, 1301, 1501, 1701	4 BHK Elite	EAST	2270	1468	92
2	VANA	3	302, 502, 702, 902, 1102, 1302, 1502, 1702	1 BHK Noble	EAST	347	228	0
3	VANA	3	303, 503, 703, 903, 1103, 1303, 1503, 1703	3 BHK Regal	EAST	1995	1261	96
4	VANA	3	304, 504, 704, 904, 1104, 1304, 1504, 1704	4 BHK Elite	WEST	2285	1474	95
5	VANA	3	305, 505, 705, 905, 1105, 1305, 1505, 1705	1 BHK Noble	WEST	493	291	34
6	VANA	3	306, 506, 706, 906, 1106, 1306, 1506, 1706	3 BHK Elite	WEST	1800	1176	48



VANA (TOWER 3)

TYPICAL EVEN FLOOR PLANS



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	VANA	3	201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	4 BHK Elite	EAST	2270	1468	92
2	VANA	3	202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	1 BHK Noble	EAST	347	228	0
3	VANA	3	203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	3 BHK Regal	EAST	1995	1261	96
4	VANA	3	204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	4 BHK Elite	WEST	2285	1474	95
5	VANA	3	205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805	1 BHK Noble	WEST	493	291	34
6	VANA	3	206, 406, 606, 806, 1006, 1206, 1406, 1606, 1806	3 BHK Elite	WEST	1800	1176	48



NIRA (TOWER 4)

TYPICAL ODD FLOOR PLANS

Rooted in simplicity, Nira offers thoughtfully planned 2.5 & 3 BHK homes designed for pure, practical, and comfortable family living.



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	NIRA	4	301, 501, 701, 901, 1101, 1301, 1501, 1701	3 BHK Regal	EAST	1985	1253	96
2	NIRA	4	302, 502, 702, 902, 1102, 1302, 1502, 1702	3 BHK Elite	EAST	1705	1060	90
3	NIRA	4	303, 503, 703, 903, 1103, 1303, 1503, 1703	3 BHK Elite	EAST	1705	1060	90
4	NIRA	4	304, 504, 704, 904, 1104, 1304, 1504, 1704	3 BHK Regal	EAST	1985	1253	96
5	NIRA	4	305, 505, 705, 905, 1105, 1305, 1505, 1705	3 BHK Regal	WEST	2120	1333	108
6	NIRA	4	306, 506, 706, 906, 1106, 1306, 1506, 1706	3 BHK Elite	WEST	1740	1069	104
7	NIRA	4	307, 507, 707, 907, 1107, 1307, 1507, 1707	3 BHK Elite	WEST	1740	1069	104
8	NIRA	4	308, 508, 708, 908, 1108, 1308, 1508, 1708	3 BHK Regal	WEST	2095	1316	107



NIRA (TOWER 4)

TYPICAL EVEN FLOOR PLANS



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	NIRA	4	201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	3 BHK Regal	EAST	1985	1253	96
2	NIRA	4	202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	3 BHK Elite	EAST	1705	1060	90
3	NIRA	4	203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	3 BHK Elite	EAST	1705	1060	90
4	NIRA	4	204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	3 BHK Regal	EAST	1985	1253	96
5	NIRA	4	205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805	3 BHK Regal	WEST	2120	1333	108
6	NIRA	4	206, 406, 606, 806, 1006, 1206, 1406, 1606, 1806	3 BHK Elite	WEST	1740	1069	104
7	NIRA	4	207, 407, 607, 807, 1007, 1207, 1407, 1607, 1807	3 BHK Elite	WEST	1740	1069	104
8	NIRA	4	208, 408, 608, 808, 1008, 1208, 1408, 1608, 1808	3 BHK Regal	WEST	2095	1316	107



KORA (TOWER 5)

TYPICAL ODD FLOOR PLANS

Built around strength and balance, Kora offers thoughtfully planned homes designed for everyday comfort, stability, and evolving family life.



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	KORA	5	301, 501, 701, 901, 1101, 1301, 1501, 1701	3 BHK Regal	East	1985	1253	96
2	KORA	5	302, 502, 702, 902, 1102, 1302, 1502, 1702	3 BHK Elite	East	1705	1060	90
3	KORA	5	303, 503, 703, 903, 1103, 1303, 1503, 1703	3 BHK Elite	East	1705	1060	90
4	KORA	5	304, 504, 704, 904, 1104, 1304, 1504, 1704	3 BHK Regal	East	1985	1253	96
5	KORA	5	305, 505, 705, 905, 1105, 1305, 1505, 1705	3 BHK Regal	West	2120	1333	108
6	KORA	5	306, 506, 706, 906, 1106, 1306, 1506, 1706	3 BHK Elite	West	1740	1069	104
7	KORA	5	307, 507, 707, 907, 1107, 1307, 1507, 1707	3 BHK Elite	West	1740	1069	104
8	KORA	5	308, 508, 708, 908, 1108, 1308, 1508, 1708	3 BHK Regal	West	2095	1316	107

KORA (TOWER 5)

TYPICAL EVEN FLOOR PLANS



Sl.No.	Wing	Tower	Flat Number	Configuration	Facing	SBUA	Carpet Area	Balcony
1	KORA	5	201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	3 BHK Regal	East	1985	1253	96
2	KORA	5	202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	3 BHK Elite	East	1705	1060	90
3	KORA	5	203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	3 BHK Elite	East	1705	1060	90
4	KORA	5	204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	3 BHK Regal	East	1985	1253	96
5	KORA	5	205, 405, 605, 805, 1005, 1205, 1405, 1605, 1805	3 BHK Regal	West	2120	1333	108
6	KORA	5	206, 406, 606, 806, 1006, 1206, 1406, 1606, 1806	3 BHK Elite	West	1740	1069	104
7	KORA	5	207, 407, 607, 807, 1007, 1207, 1407, 1607, 1807	3 BHK Elite	West	1740	1069	104
8	KORA	5	208, 408, 608, 808, 1008, 1208, 1408, 1608, 1808	3 BHK Regal	West	2095	1316	107





SPECIFICATIONS

Structure

- Core wall and shear wall monolithic construction using a best-quality Aluminum Modular shuttering system.

Doors & Windows

- Main Door: Good quality timber frame and shutter with premium quality ironmongery.
- Internal Doors: Good quality timber frame and shutter with premium quality ironmongery.
- Toilet & Utility Doors: Good quality timber frame and shutter with premium quality ironmongery.
- Balconies: Aluminum sliding doors with clear glass shutters and mosquito mesh provision of reputed brand/make.
- Windows: Aluminum windows with clear glass shutters and mosquito mesh provision of reputed brand/make. All hardware of reputed make. M.S safety grills will be provided.

Painting

- External: Textured or smooth finish with two coats of weather-resistant exterior emulsion paint.
- Internal: Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint with two coats for ceilings, over one coat of primer.

Flooring

- Elegant Double Height Ground Floor Entrance Lobby & Clubhouse Lounge Area: Italian marble flooring.
- Staircases: Granite flooring.
- Corridors: Good quality tile flooring.
- Master Bedroom: Imported marble flooring or premium laminated wooden flooring, depending on the block.
- Living, Dining & Kitchen Areas: Good quality imported marble or vitrified tile flooring.
- All Bedrooms: Good quality laminated wooden flooring or vitrified tile flooring.
- Toilets: Good quality vitrified tile flooring with dado up to false-ceiling level.
- Utility Area: Good quality vitrified tile flooring with dado up to 3'6" height.
- All Balconies: Good quality vitrified tile flooring.

Hand Railings

- Balconies: Glass railings.
- Common Area Staircases: M.S railings.
- Kitchen / Utility
- Provision for softened water inlet in the kitchen.
- Provision for sleeve chimney exhaust.
- Water inlet and outlet provision in the utility area for washing machine.
- Water inlet and outlet provision in the utility area for dishwasher (Premium 4BHK / 3.5 BHK only).

Toilets

- Wall-mounted EWC with concealed flush tank.
- Single lever diverter cum shower.
- Sanitary ware of TOTO or Grohe or equivalent make.
- Master bedroom toilet to have vanity with premium C.P fittings of Grohe or equivalent.

Electrical

- Concealed copper wiring of Havells / Polycab or equivalent make.
- Modular switches of Panasonic / Schneider or equivalent make.
- Home automation provision in living room and master bedroom.
- Power socket provision for split air conditioners in all bedrooms and provision in the living room.
- USB port for C-type mobile phone charging in the master bedroom.
- Power sockets in kitchen for hob, chimney, refrigerator, microwave oven, mixer and aquaguard.
- Power socket provision for washing machine in the utility area.
- Power sockets for geysers and exhaust fans in all bathrooms.
- Motion sensor-based light control in toilets.
- Power supply (EB & DG) as per flat size with dual sub-meters.
- 100% uninterrupted DG power backup for lifts, pumps and lighting in common areas.
- Project on HT metering.

Plumbing

- Individual water meters for each flat for softened water lines.
- Drainage and sewage using SWR / PVC pipes and fittings.
- Water supply (internal and external) using CPVC or UPVC pipes and fittings.

Telecom / Internet

- Provision for internet connectivity in living room, master bedroom and study.
- Provision for telephone connection.

Car Parking

- Covered car parking with entry and exit ramps and proper signage.
- Cement concrete flooring with power-trowelled smooth finish.
- Dedicated space for car charging in visitor parking and car washing.
- Provision for EV parking in each tower (4 per tower).

Fire & Safety

- Fire sprinkler system in all flats, corridors and basements.
- Fire hydrants and fire extinguishers on all floors.
- Fire alarm system with public address system.
- Gas leak detector provision.

Common Amenities & Facilities

- Security: Round-the-clock security system, panic button and intercom in lifts, solar-powered fencing on compound walls, and surveillance cameras at the main security gate and entrances of each wing.
- Lifts: High-speed lifts with auto rescue device and V3F for energy efficiency (Schindler or equivalent).
- 03 eight-passenger lifts and 01 thirteen-passenger lift in each wing, and 03 eight-passenger lifts in the clubhouse.

Eco-Sustainable Facilities

- Softened water supplied through an exclusive Water Treatment Plant (WTP).
- Sewage Treatment Plant with treated water used for landscaping and flushing.
- Rainwater harvesting tanks.
- Rainwater recharge wells.
- Organic waste converters.

A growth story that continues to rise.

Marathahalli has steadily proven itself as a dependable residential investment belt, shaped by continuous demand from the city's tech and knowledge workforce. Well-planned 3BHK and 4BHK homes remain the most sought-after formats in this catchment.

Anchored in this high-demand stretch, Codename E-119 brings:

- A location aligned with real, long-term demand
- Strong rental and resale potential over time
- The confidence of investing in a matured corridor
- A home that grows in value with the neighbourhood around it.



Namma Metro
Purple Line



Upcoming Suburban
Rail Network



Outer Ring Road and
prime city routes



IT parks and
business hubs



International schools



Multi-specialty hospitals



Retail and entertainment
avenues

A commitment proven over three decades.

Backed by **30+ years of legacy**, **52+ successfully delivered projects**, and **12,000+ happy families** across Bengaluru and Hyderabad, Sumadhura Group brings a reassuring track record to Codename E-119. With **12 million+ sq. ft. delivered** and **40+ million sq. ft. under development**, every detail reflects smart planning and a commitment to enduring quality. Here, everyday living feels balanced, elevated, and effortlessly refined thoughtful design translated into lasting luxury.

Guided by what matters most.

Sumadhura believes true living comes from thoughtful design, where surroundings, spaces, and craftsmanship work in harmony. Each development follows four guiding principles:



Prime Location

Projects are placed where demand and growth are strongest.



Smart Design

Spaces planned for real comfort, usability, and modern living.



Quality Construction

Build standards that earn trust and last for decades.



On-Time Delivery

Commitments met, every time, a promise the market recognises.

The peace you were Chasing now lives with you



CODENAME
E-119

📍 Site Address: Sy.No 31/3, 32/3, 48/2A, 48/3 & 48/4 of
Thubarahalli Village, Varthur Hobli,
Bangalore-East Taluka, Bangalore



SCAN TO WEBSITE

✉ enquiries@sumadhuragroup.com ☎ +91 940 389 7777

RERA : PRM/KA/RERA/1251/446/PR/111225/008330