



MYHNA
VISTARA
— UNBOUNDED LIVING —

EXCLUSIVE 3 & 4 BHK'S
150 Ft. CDP Road, Gunjur, Bengaluru

A Project By



— Forever Together —

Live Beyond BHKs. Live Unbound

Gunjur's Most Exclusive Address

6 Tallest
Breathtaking Towers

G+31
Floors

1120
Premium Apartments

Exclusive 3 BHK & 4BHK
**Luxury
Tower**

**3BHKs
Grand, Premium
& 4BHKs**



Rooms are numbers, living is unbound

Only. Ever. Once.

Unbounded is the way of life that is meant to be lived here—not boxed into rooms, routines, or rigid plans, but gently widened every day. In an Unbounded home, space, light, time, and possibility all feel larger, inviting you to think bigger, breathe deeper, and love more freely. It is the quiet promise that your home will always rise to meet your evolving dreams, not hold them back.



Artistic Impression Only





MYHNA
VISTARA
LIVE UNBOUND



Unbounded Living

Unbounded Space

Expansive Full-Height Windows

Minimum 115 Ft Separation Between Towers

No Common Walls

Generous 86% Open Space

Expansive 7 Ft Wide Balconies

Spacious Walk-In Wardrobes

Over 1 Lakh Sqft of Commercial Space

Exclusive Buggy Vehicle Service for Visitors

Premium Flats Featuring Private Corridors

AC Point Provision for Every Room

4 Lifts Serving Just 5 Units

Exclusive 3 & 4 BHK Towers

Guaranteed 100% Power Backup for Each Flat

Unbounded Luxury

Vastu-Compliant Architecture

Tallest Tower in the Vicinity

International
Standard
Landscaping

*Unbounded
Views*

Breathtaking 360-Degree Views

*Unbounded
Wellness*

In-House
Healthcare
Facilities at the
Clubhouse

70+ Lifestyle-Centric Amenities

Serene Temple
Within the Society
Grounds

Two Distinct
Clubhouses

Dedicated Play
Area and
Hobby Zones

Championship-Caliber Sports Facilities

Pedestrian-Friendly Community

Prime Location Adjacent to 150 Ft Wide Road

Perfectly placed near major business
hubs, education centres, healthcare,
and lifestyle destinations.

*Unbounded
Connectivity*

Individual
Water
Metering

24/7 Security with
Surveillance Cameras

Secured
Compound with
Perimeter
Fencing

*Unbounded
Security*

70+ Reasons to Live Unbound

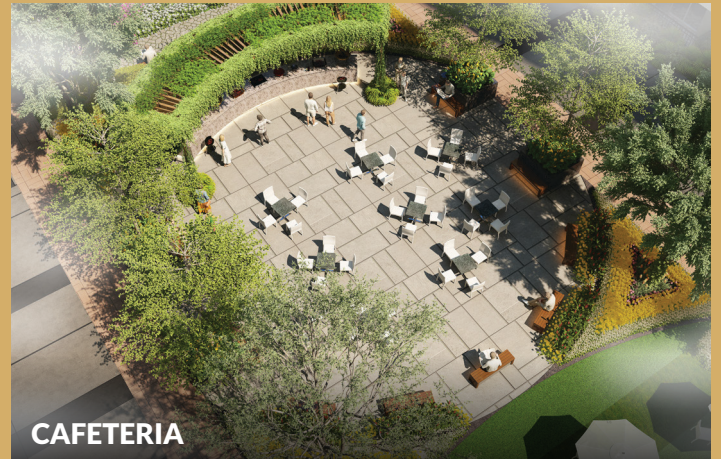
Every Amenity. Every Age. Every Day.



PARK



JOGGING TRACK AND SEATING



CAFETERIA



YOGA AREA



SWIMMING POOL



AMPHITHEATRE



SKATING RINK

Artistic Impression Only



*& Many
More Amenities*





Artistic Impression Only

LEGENDS:

1. ENTRANCE STRUCTURE AND SECURITY CABIN
2. ENTRY / EXIT RAMP
3. 8.0 M WIDE DRIVEWAY
4. JOGGING TRACK
5. PLANTER BOX
6. OPEN GREEN
7. THICK PLANTATION
8. MULTIPURPOSE LAWN
9. GAZEBO
10. CAFETERIA
11. SWIMMING POOL
12. FESTIVE COURTYARD
13. WATER BODY
14. HALF BASKET BALL COURT
15. FOOTBALL OR HANDBALL
16. BUSINESS LOUNGE
17. COURT OF MELODY
18. SKATING RINK
19. BUTTERFLY GARDEN
20. CENTRAL SEATING AREA
21. FAMILY LOUNGE
22. SENIOR CITIZEN LOUNGE
23. OUTDOOR FITNESS COURT
24. GYMNASIUM
25. CHILDREN'S PLAY AREA
26. HERBAL PARK
27. PLAY MEADOW
28. NET CRICKET
29. SURFACE PARKING
30. DOUBLE HEIGHT TOWER ENTRIES
31. COMMUNITY LEISURE GREEN
32. BUGGY VEHICLE



Live Unbound Live in 14 acres

Tick every box. Live beyond checklists.

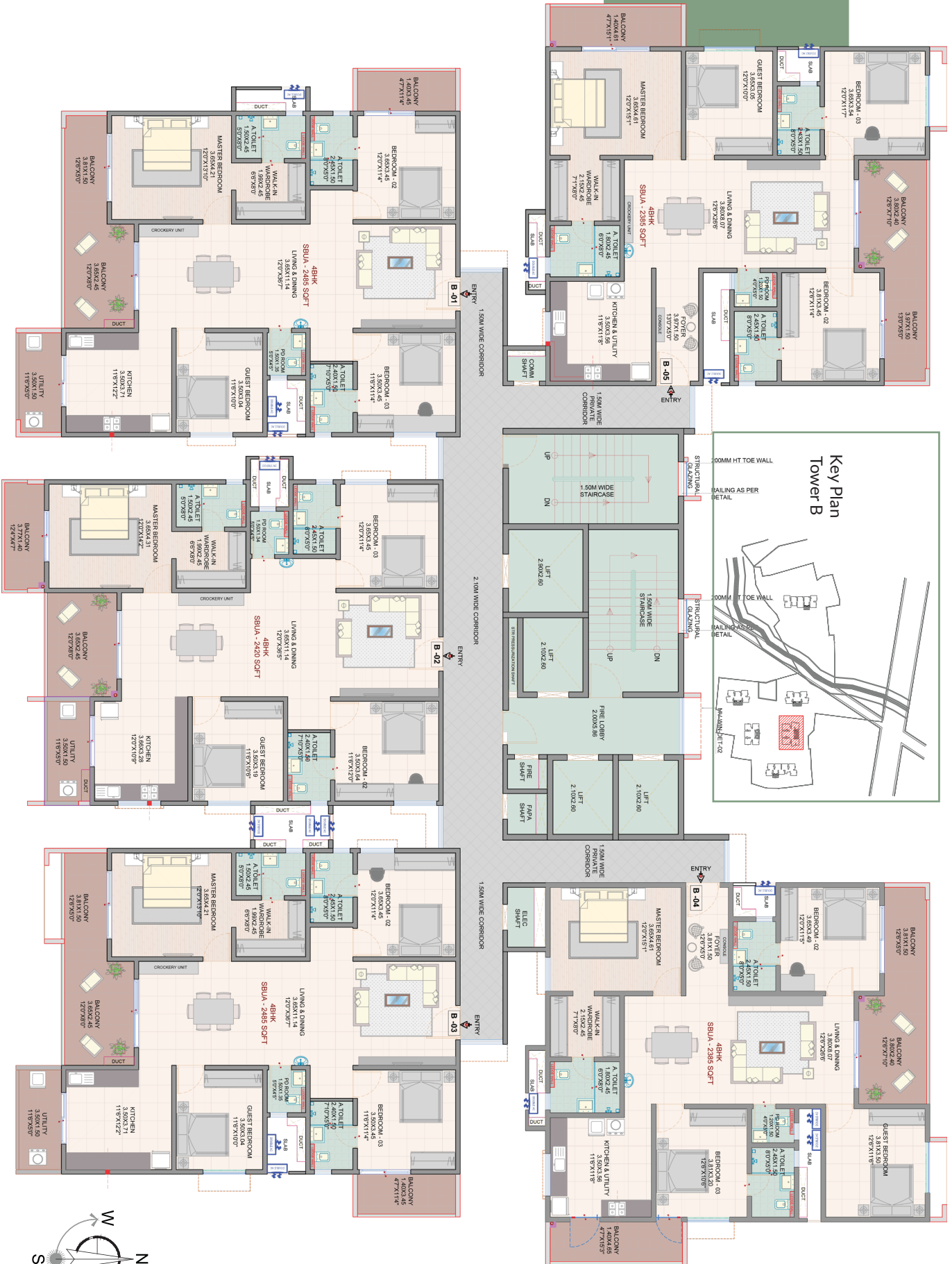
LEGENDS:

- | | |
|--|-----------------------------------|
| 1. ENTRANCE STRUCTURE AND SECURITY CABIN | 26. PLAY MEADOW |
| 2. ENTRY / EXIT RAMP | 27. COMMUNITY LEISURE GREEN |
| 3. 8.0 M WIDE DRIVEWAY | 28. GAZEBO |
| 4. JOGGING TRACK | 29. STAGE |
| 5. PLANTER BOX | 30. VOLLEY BALL COURT |
| 6. COMMUNITY GATHERING | 31. AMPHITHEATER |
| 7. MULTIPURPOSE LAWN | 32. SOCIAL PLAZA DECK |
| 8. TENNIS COURT | 33. COURT OF MELODY |
| 9. WATER BODY | 34. BUSINESS LOUNGE |
| 10. 2.0M /1.50M WIDE PATHWAY | 35. BUTTERFLY GARDEN |
| 11. CHILDRENS PLAY AREA | 36. MAZE GARDEN |
| 12. SAND PIT | 37. SKATING RINK |
| 13. SENIOR CITIZEN LOUNGE | 38. SEATING WITH PAVING PATTERNS |
| 14. OUTDOOR FITNESS COURT | 39. SWIMMING POOL |
| 15. GYMNASIUM | 40. TODDLERS POOL |
| 16. ACUPRESSURE PARK | 41. FESTIVE COURTYARD |
| 17. THICK PLANTATION | 42. CAFETERIA |
| 18. HERBAL PARK | 43. FLOWER GARDEN |
| 19. ZEN GARDEN | 44. SEATING LOUNGE |
| 20. MEDITATION | 45. DOUBLE HEIGHT TOWER ENTRIES |
| 21. YOGA | 46. FOOTBALL OR HANDBALL COURT |
| 22. FRUIT GARDEN | 47. TEMPLE |
| 23. BASKET BALL COURT | 48. BUS BAY |
| 24. VIEWING GALLERY | 49. OPEN SPACE FOR KARATE / DANCE |
| 25. 2 NOS. CRICKET PITCH | 50. BUGGY VEHICLE |

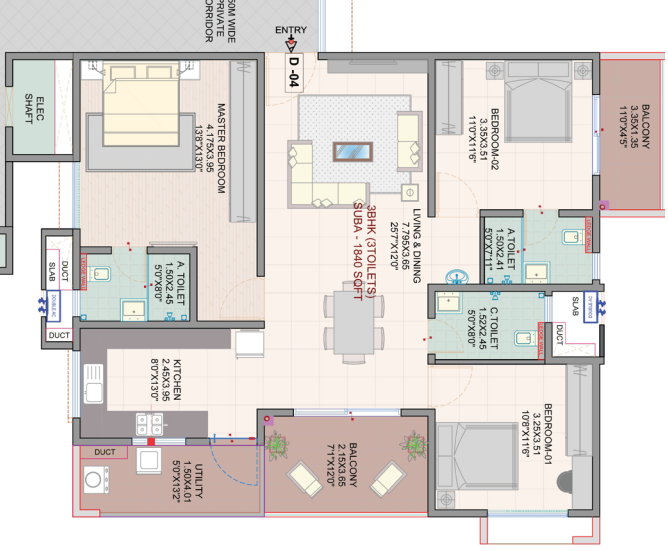
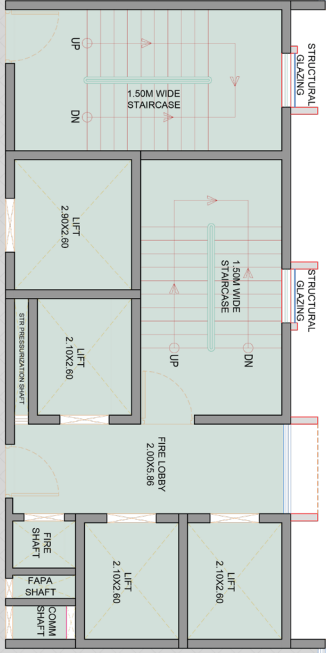
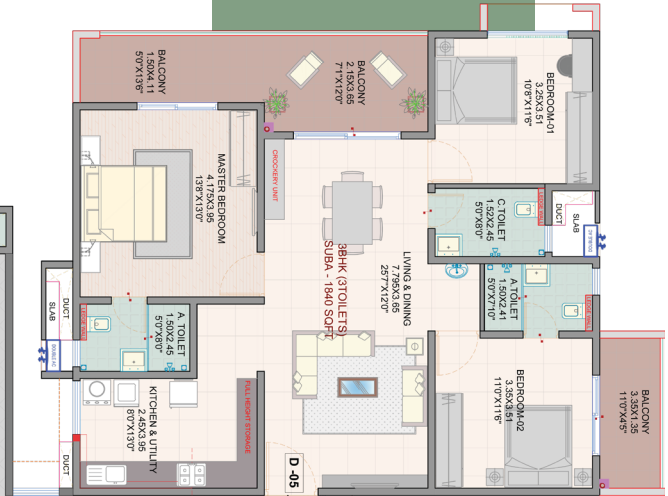
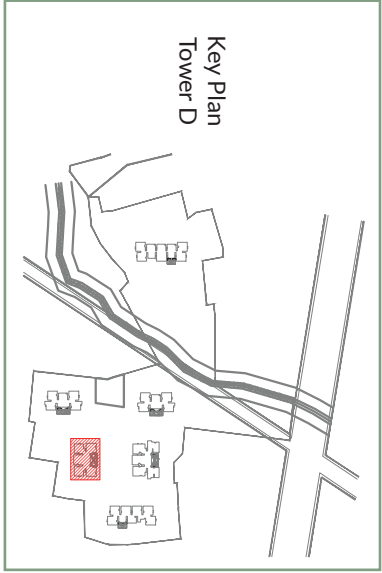
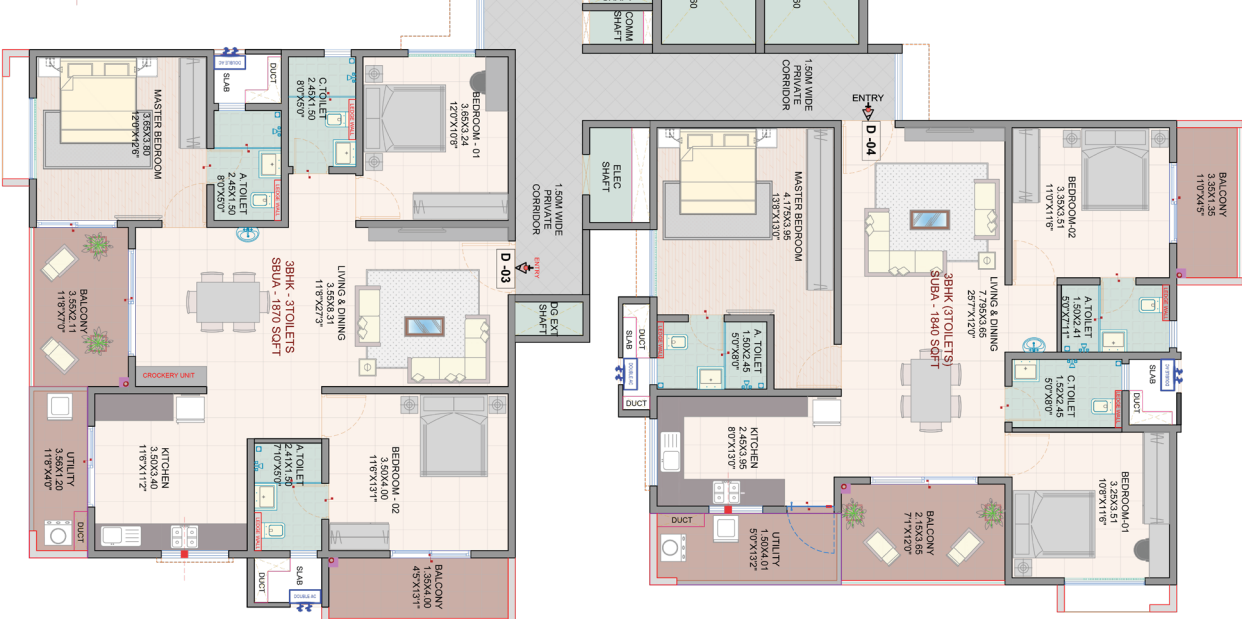
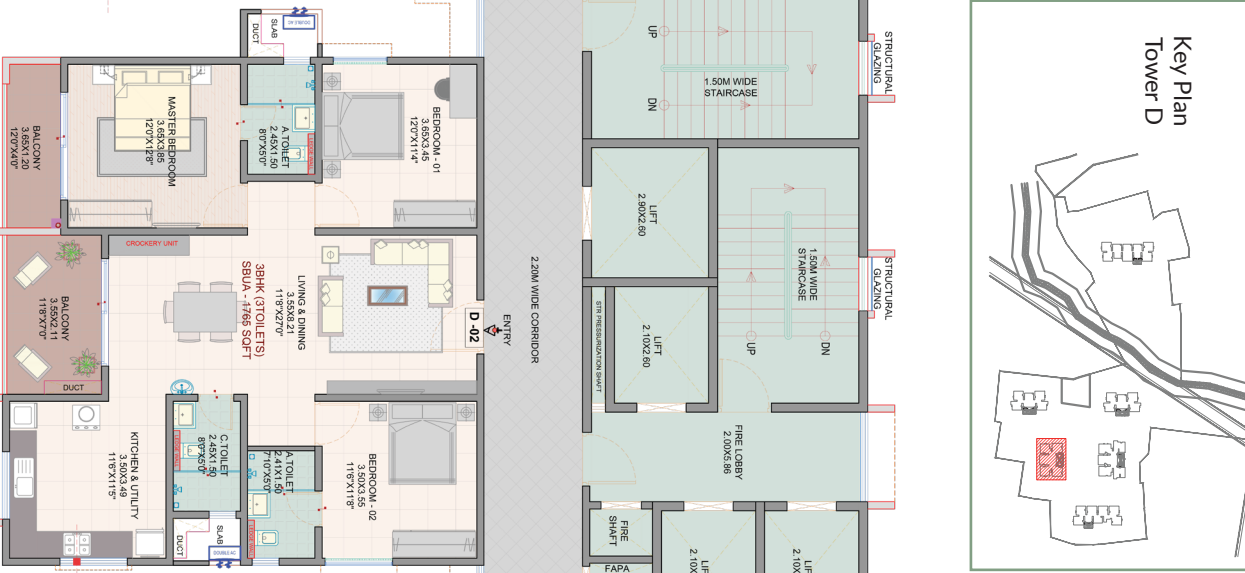
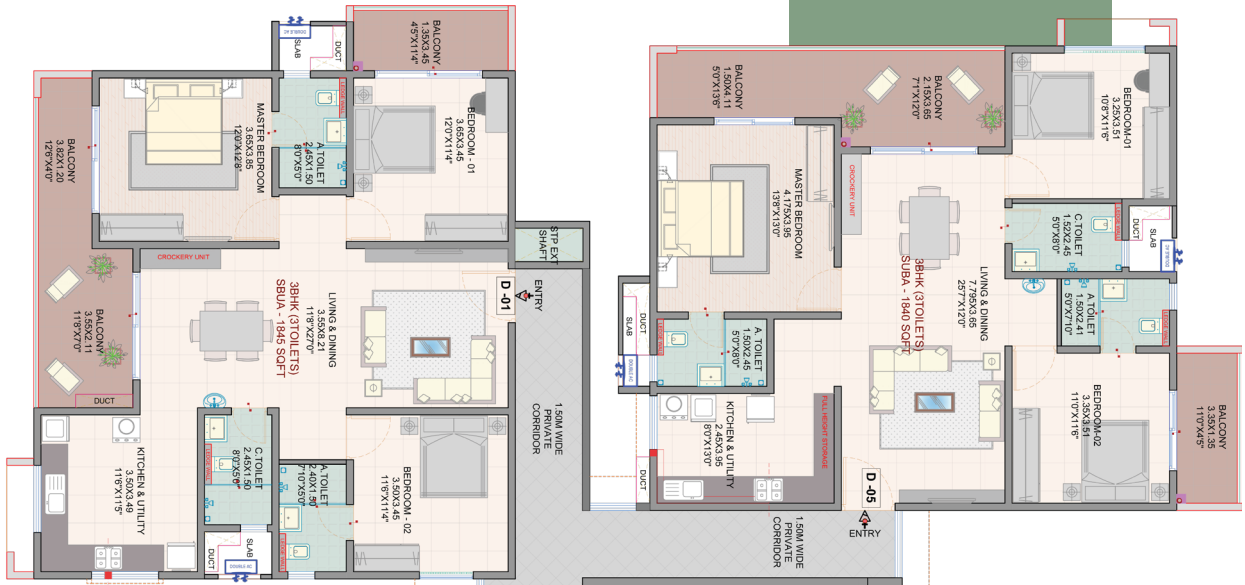
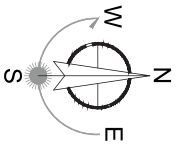


Floorplans

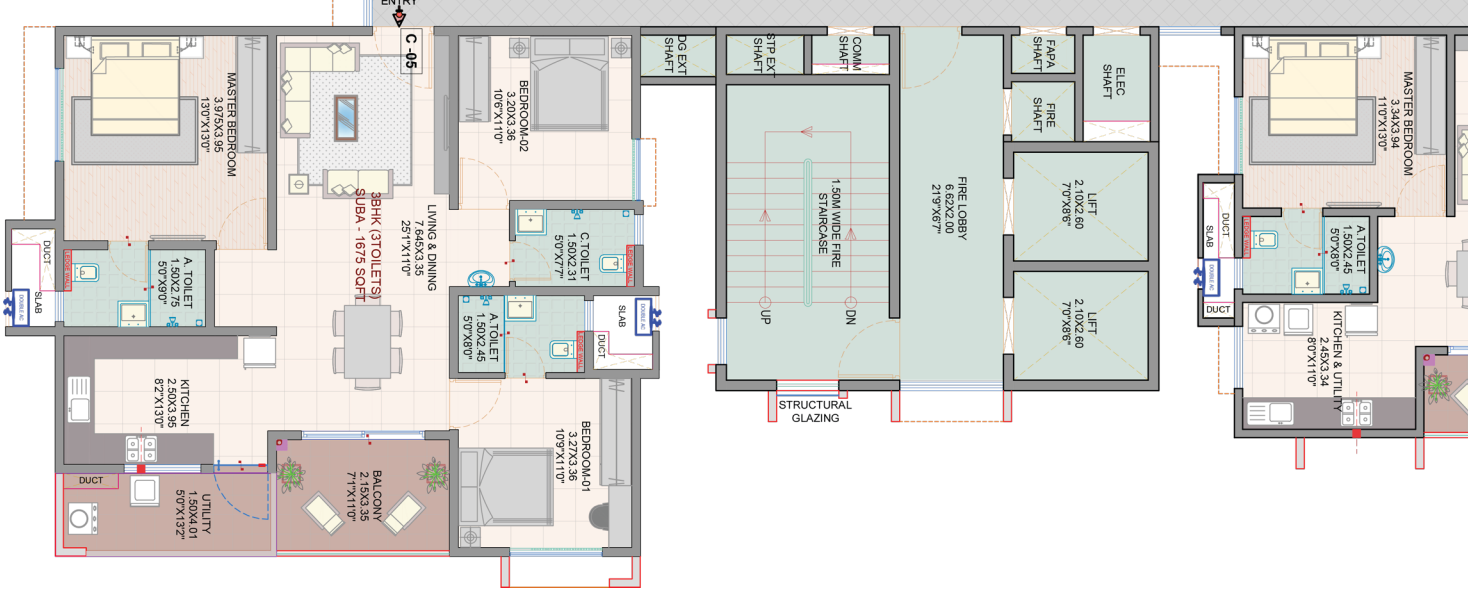
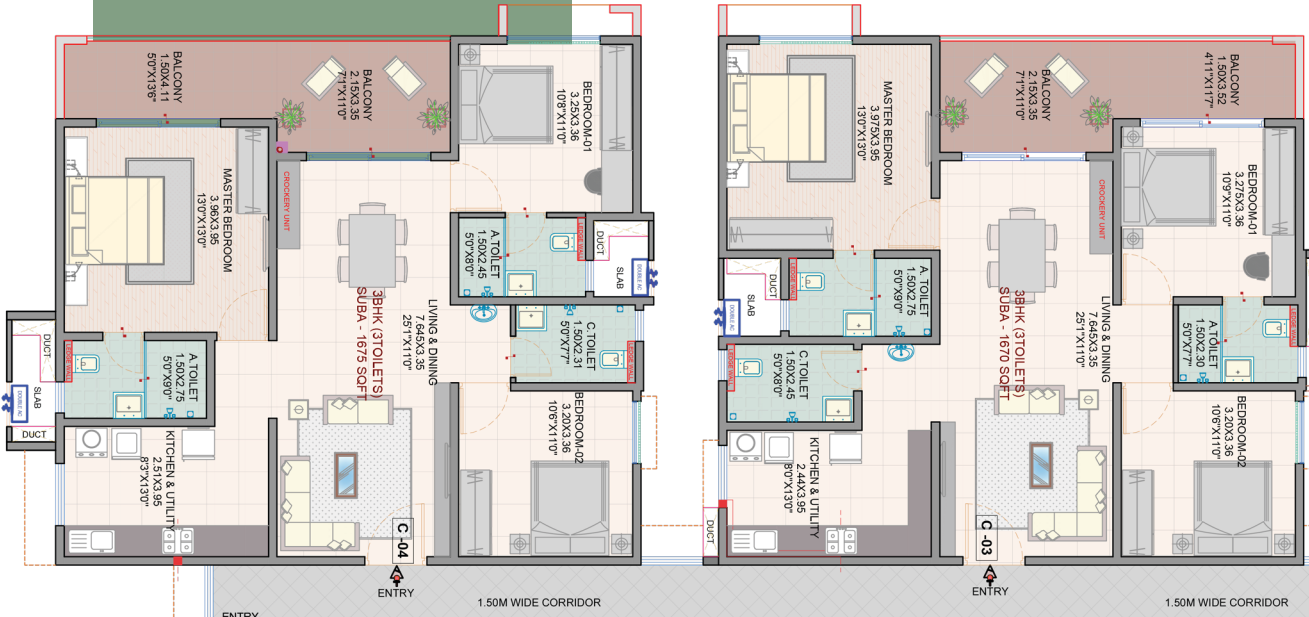
Tower B



Tower D

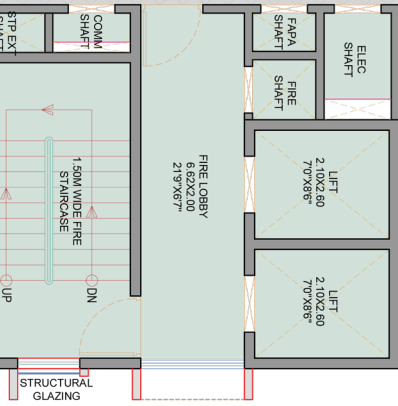


Tower C



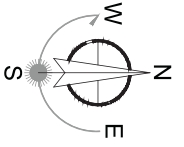
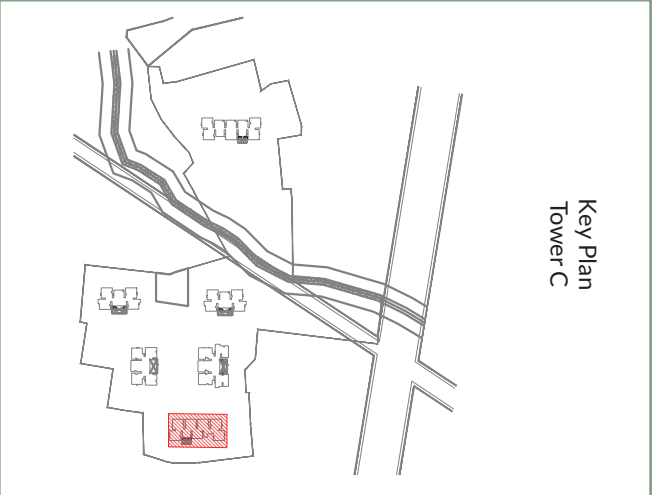
1.50M WIDE CORRIDOR

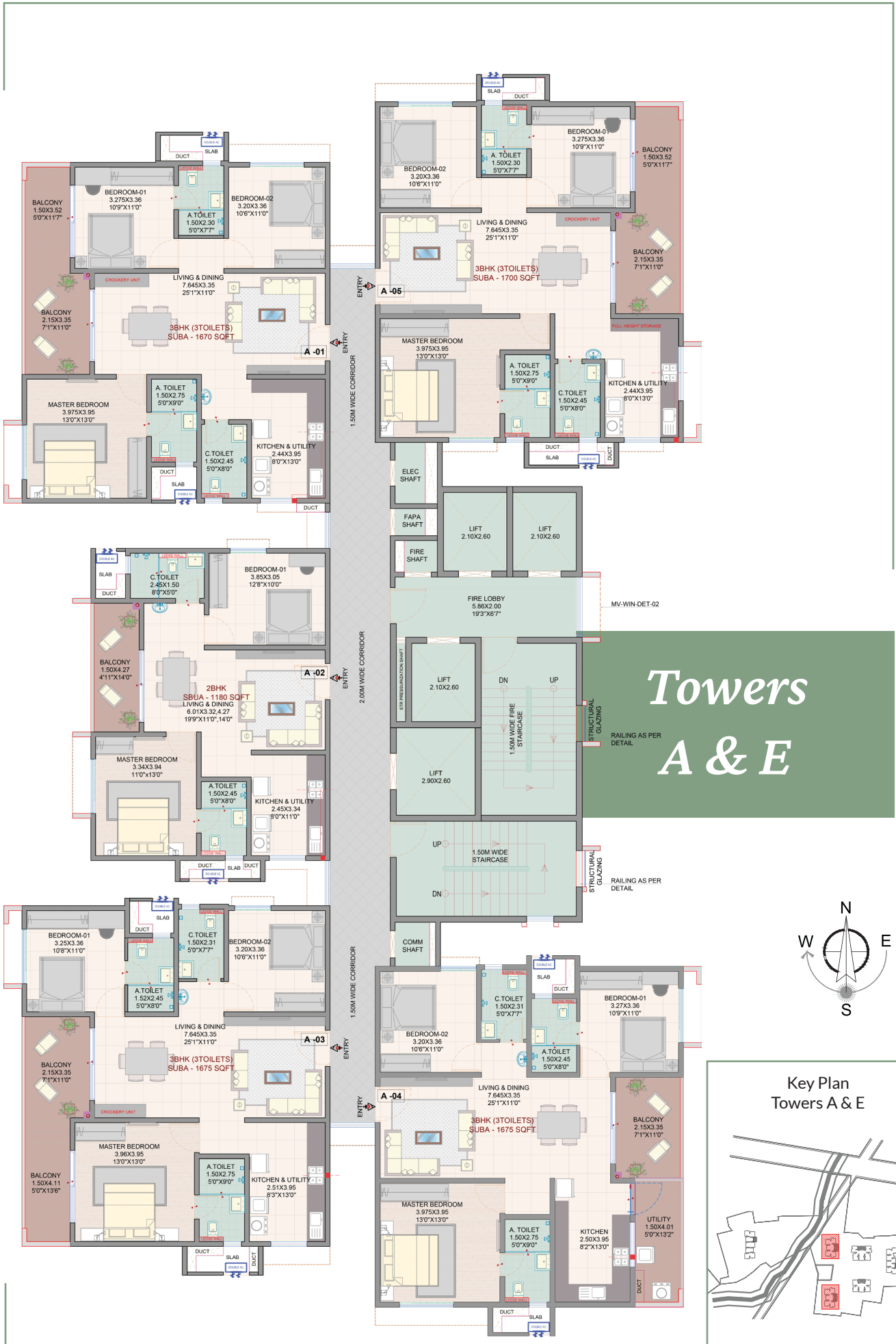
1.50M WIDE CORRIDOR

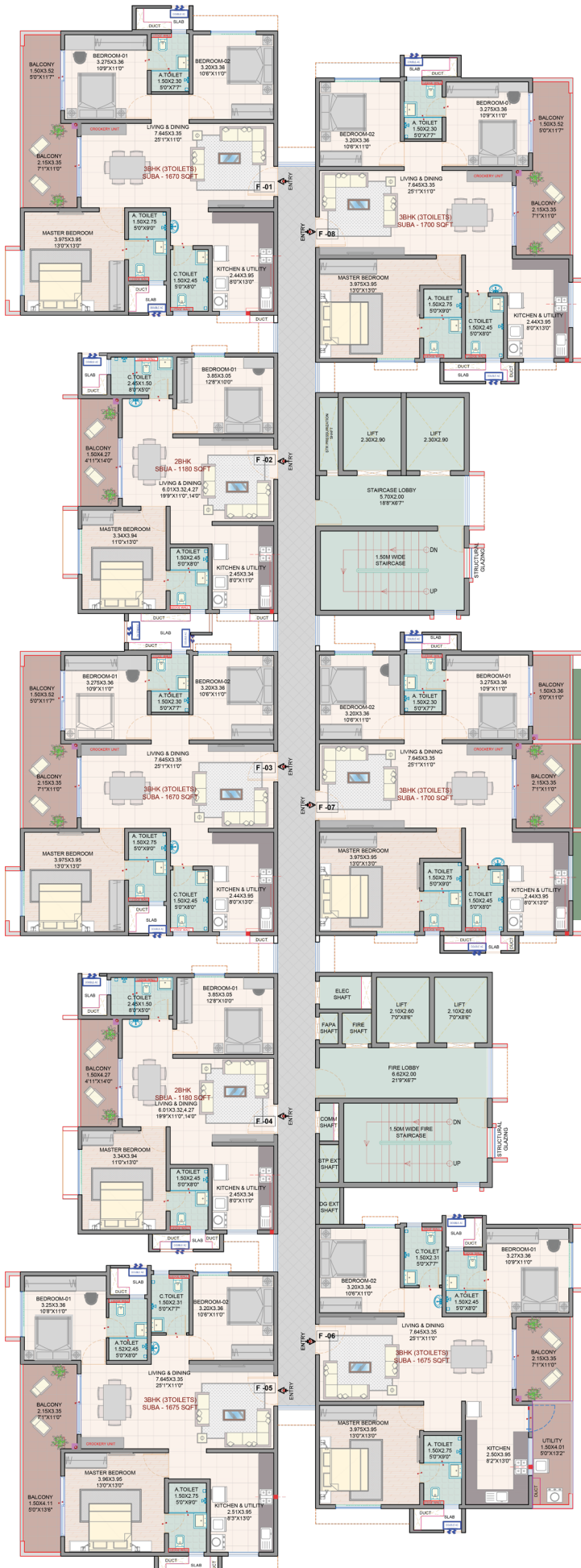


STRUCTURAL GLAZING

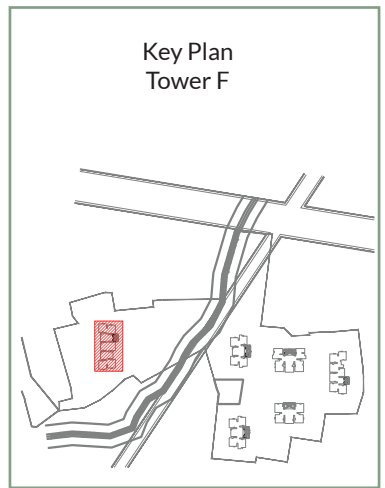
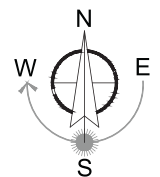
Key Plan Tower C







Tower F



Not one unbounded club, but two.



Artistic Impression Only



CLUB

CLUB

Artistic Impression Only



Table
Tennis



Badminton
Court



Squash
Court



Poker



Gym



Snooker




Clinic / Medical
Store Provision




Multipurpose
Hall




Yoga / Aerobic /
Dance Studio



Creche
Provision



Game
Lawn



Co-Working
Space

Project Specifications

STRUCTURE

- R.C.C Framed structure
 - R.C.C Internal & External Walls
-

FLOORING

- Vitrified tiles flooring for living, dining, and bedrooms.
 - Anti-skid tiles for balconies, utility, and toilets.
 - PGVT Tiles for the corridor
-

DOORS AND WINDOWS

- **Main Door:**
8 feet height, Teak Wood Frame with laminated shutter
 - **Bedroom Doors:**
8 feet height, Sal Wood frames with laminated shutters
 - **Toilet Doors:**
8 feet height, Sal wood frames with laminated shutters
 - **Windows:**
UPVC windows shutters with toughened glass, with mosquito mesh provision.
-

TOILETS

- Colored glazed tiles up to the false ceiling.
 - Fittings and accessories: EWC commode and washbasins (White Color) of Jaguar or equivalent make.
 - Hot and cold wall mixer, pillar cock, health faucet in each toilet of standard makes like Jaguar or equivalent brand.
 - Provision for Exhaust and Geysers in all toilets
-

PAINTING

- **Inside walls:**
One coat of primer with two coats of Emulsion paint
 - **Exterior walls:**
One coat of primer and two coats of exterior emulsion
-

BACK-UP GENERATOR FACILITY

- Standby Generator for light in the common area, lifts, and pumps with 100% backup and 1KVA power backup to each apartment
-

KITCHEN

- Provision for modular kitchen (No granite counter will be provided)
 - Stainless steel sink
 - 2 feet height glazed tiles dado above the platform height.
 - Provision for Chimney Point & RO/UV point
 - Provision for a washing machine point in the utility area.
 - Provision for Dishwasher point in the utility area.
-

ELECTRIFICATION

- Power supply for 2 BHK, 3 BHK, and 4 BHK apartments
 - Concealed KEI/Salzer/Anchor/equivalent copper wiring with Anchor/ Honeywell or equivalent plate, switches, and necessary points in each room
 - One Earth Leakage Circuit Breaker (ELCB) for each apartment
 - One Miniature circuit breaker (MCB) for each room
 - AC Point Provision for Every Room
-

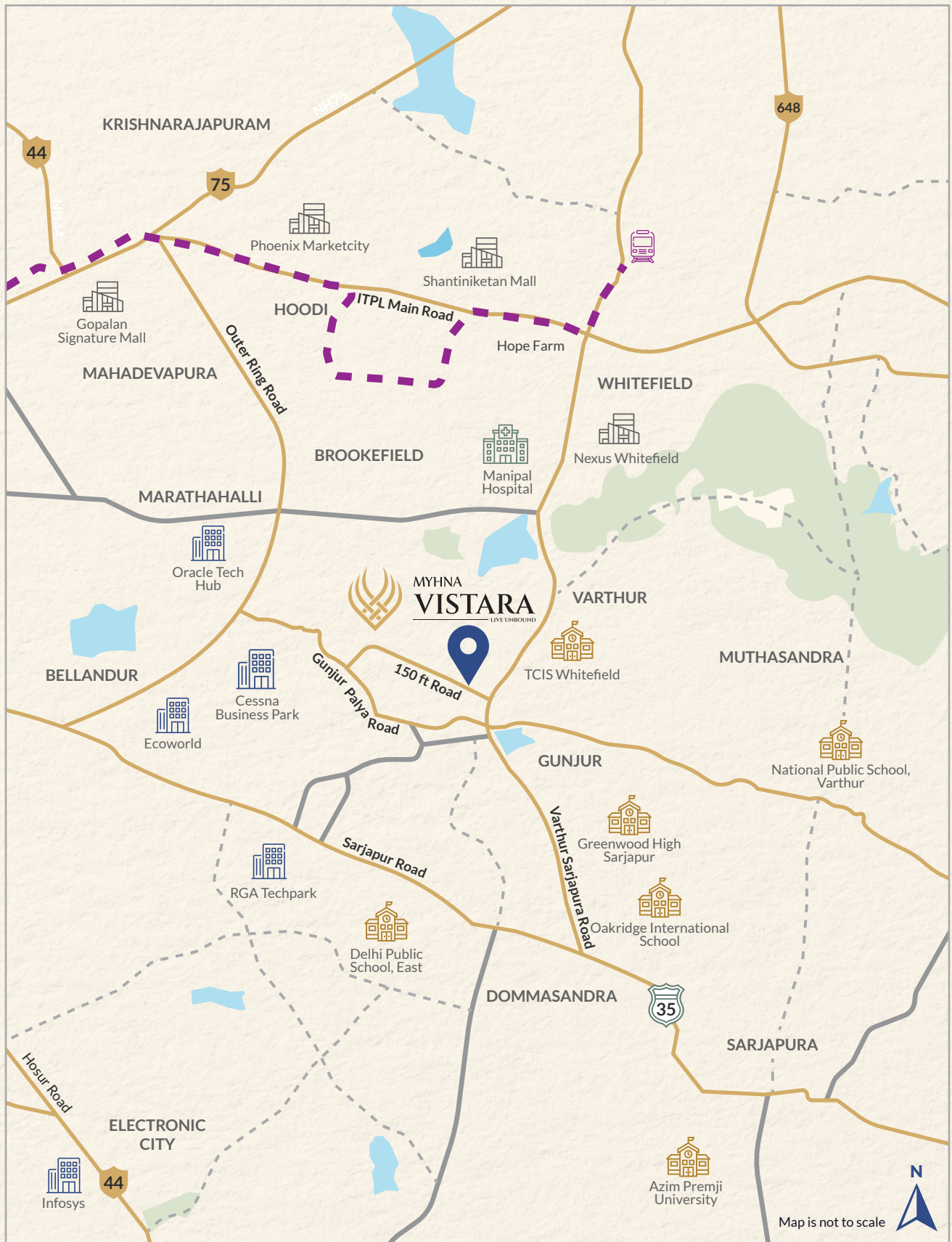
LIFTS

- 4 No's of Lifts for each block of Johnson/Kone or equivalent.
-

FACILITIES

- Sewage Treatment Plant (STP) as per NOC norms
 - Water Treatment Plant (WTP)
 - Fire alarm in all apartment blocks
 - Rainwater harvesting pits
 - Compound wall all around the layout
 - Round-the-clock security
 - Intercom facility from each apt to the security room.
 - CCTV Surveillance Cameras in a pivotal location
 - Provision for Fiber connection
 - No common walls
 - Visitor's car parking for Two-Wheeler and Four-Wheeler
 - Provision for EV charging point (Charges apply)
-

Closer Than Closer Can Get



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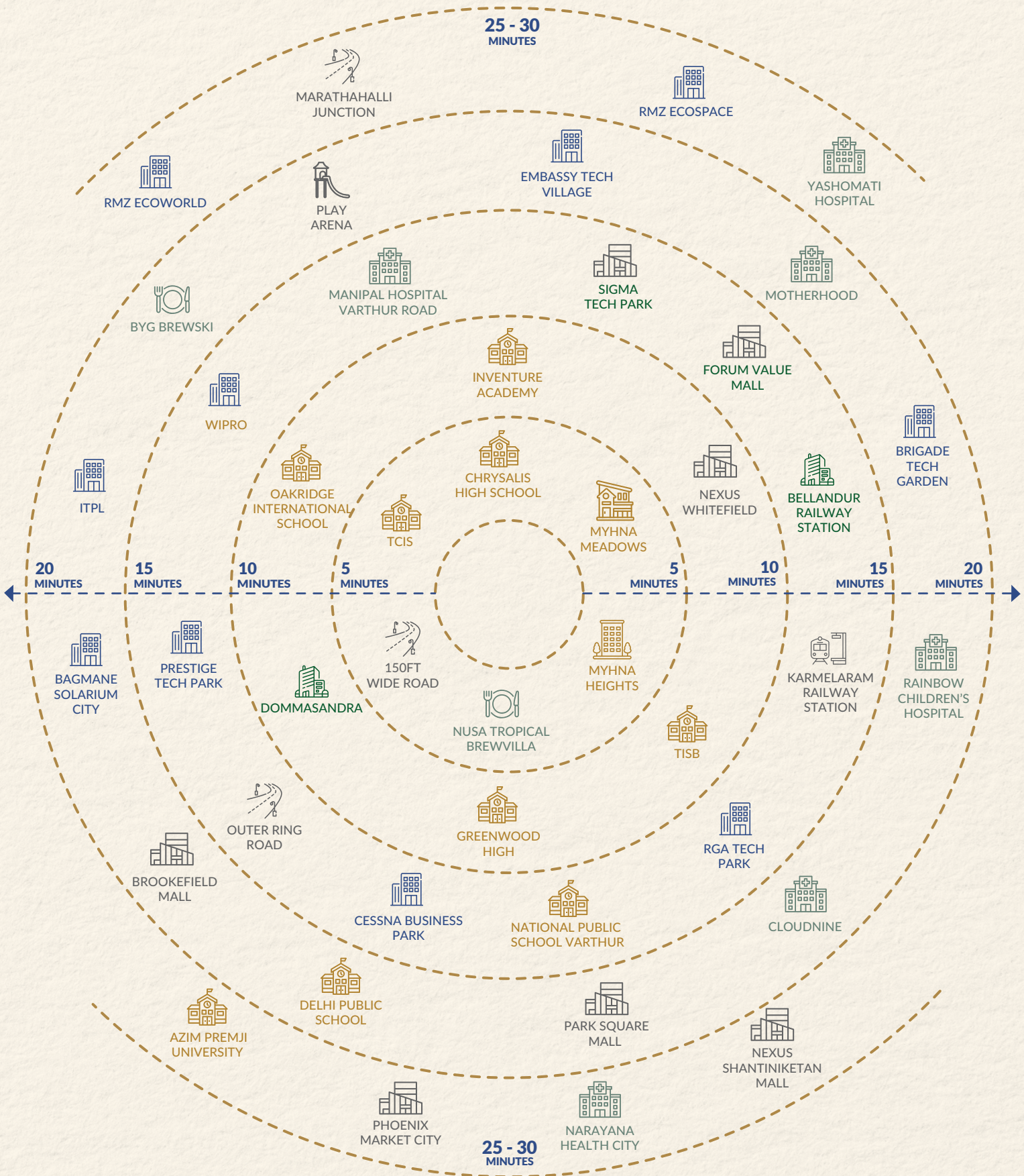
SCHOOLS & UNIVERSITIES
- 

BUSINESS & TECH PARKS
- 

MALLS & SHOPPING CENTRES
- 

HOSPITALS & HEALTHCARE

Unbounded Location Advantages



Find the Place where your Story and your Love will Live On.



Inspired by the Myhna bird—a timeless symbol of undying love, lifelong partnership, and peaceful harmony—Myhna Properties reimagines what it means to build homes that last. Like the Myhna, known to pair for life, we design spaces that celebrate enduring bonds, multi-generational living, and the quiet joy of belonging.



Legacy in Numbers

15+ Years of Experience

Over a decade of expertise in crafting homes that last

1300+ Happy Families

A growing community of delighted homeowners

20 Lakh+ sqft. Developed

Thoughtfully designed spaces across our portfolio

100% Quality Craftsmanship

Unwavering commitment to excellence in every detail









MYHNA
VISTARA
— UNBOUNDED LIVING —



MYHNA VISTARA

Behind Myhna Meadows,
Adjacent to 150 ft road, Gunjur Village,
Varthur-Hobli, Bangalore - 560087

RERA

PRM/KA/RERA/1251/446/PR/040226/008447

A Project By



📍 **MYHNA PROPERTIES PRIVATE LIMITED**
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Outer Ring Road, Marathahalli, Bengaluru - 560037

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Craftsmen

Architects



Structural Consultants



Marketing



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This project is mortgaged with & funded by

BAJAJ HOUSING FINANCE LIMITED

No Objection Certificate / permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats





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