



Villa Feliz

Bengaluru's Spanish Escape



An escape,
a journey from the known to the unknown.
Where space, sunlight, and
silence replace the chaos.

Welcome to Villa Feliz



The Villa Feliz Story

Ruchira Projects was founded with one belief: that homes should be functional, future-ready, and rooted in reality. Since 2014, we've delivered across residential, commercial, and villa segments, with a focus on quality, transparency, and timely execution.

Villa Feliz is a result of that mindset: a gated villa community designed as an antidote to cluttered city life. Every square foot is built to offer breathing space, privacy, and long-term value.



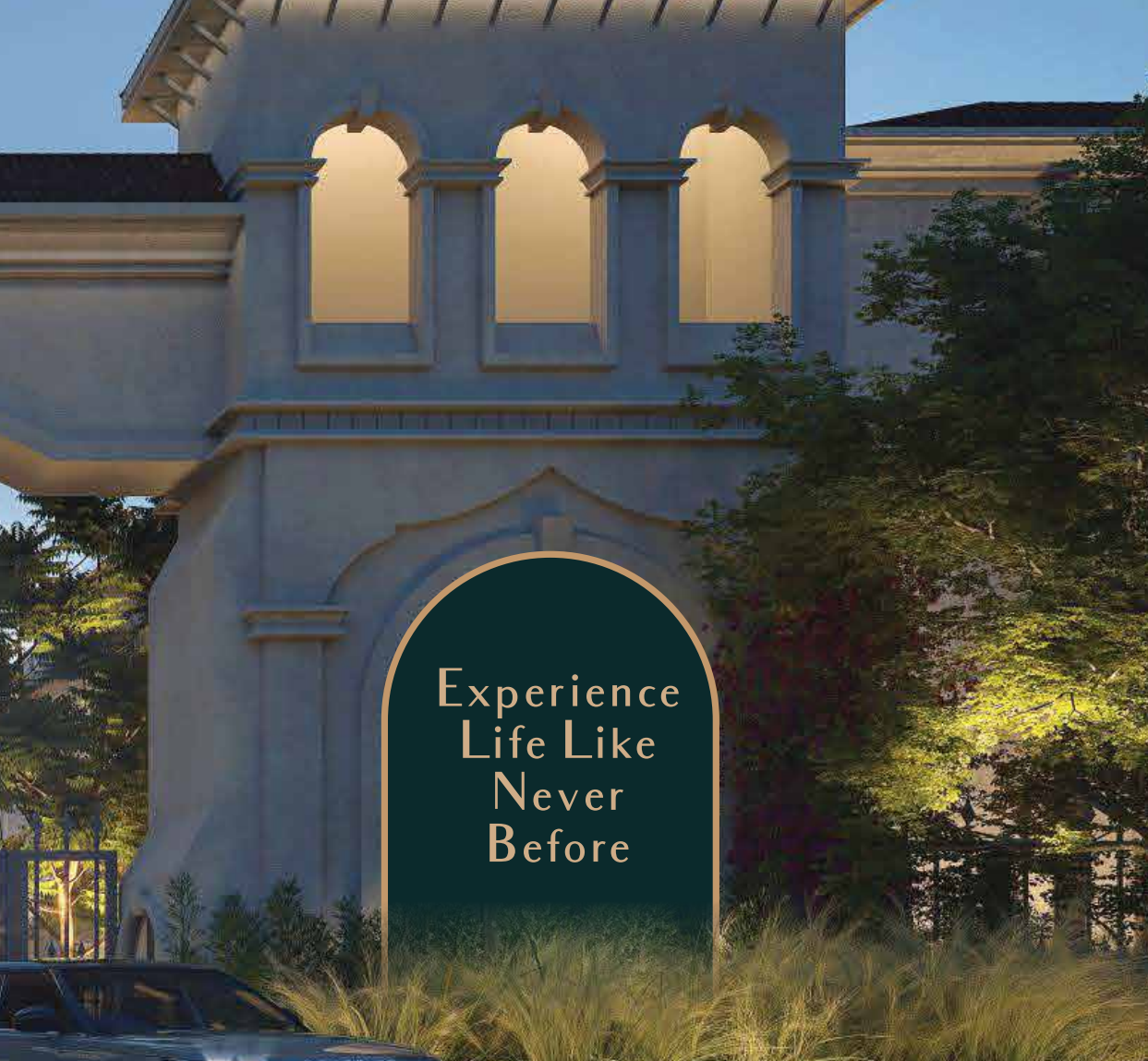
"Feliz," meaning "happy," is not just a name. It's a reflection of the life we promise. It's a pledge that happiness is not an occasional visitor, it's a permanent resident here. At Villa Feliz, joy is an everyday experience. It's in the way the sunlight pours through your windows, in what surrounds you, and in the connections you make within this community.

10+ years. 6+ delivered projects. 1000+ happy families.
When we build, we don't follow trends. We set benchmarks.

A Message from Our FOUNDER

"More than just a roof over your head, we create spaces where dreams are built and lifestyles are crafted. Your perfect home awaits with us."

FOUNDER,
RAM GONIGUNTLA ,
Villa Feliz.





RUCHIRA Villa Feliz

Experience
Life Like
Never
Before

R
RUCHIRA
Bendaluru's Spanish Escape

Designed to Feel Right

Picture this: The warmth of the Mediterranean, the elegance of Spanish design, brought to life in the heart of Bengaluru.



What sets it apart:

- **100% standalone villas.** No shared walls, no compromises.
- **4 & 5 BHK villa formats** with floor plans up to 4,000+ sq. ft.
- **Private terraces, ground-level gardens, double-height spaces**
- **Lift provision in every villa**
- **High-performance aluminium windows** that bring in more natural light and reduce energy usage
- **Neutral, timeless exterior palette** for long-term visual appeal
- **Form meets function**, and delivers a villa you don't need to redesign in 5 years.



Artistic Impression

Built for Real Living



Low-density layout:
10-acre development
with only villas



Pedestrian-friendly
internal roads and
walkways



Tree-lined avenues
and bio-integrated
open spaces



No congested
driveways
or packed units



Villas designed for
cross-ventilation and
natural cooling

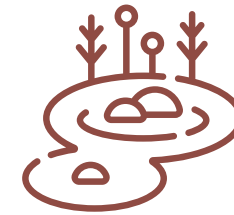


Flexible interiors
that let you modify
your layout easily

Landscape Amenities: Nature Designed with Intent



At Villa Feliz, open spaces are not just green, they're functional, interactive, and thoughtfully integrated into everyday living.



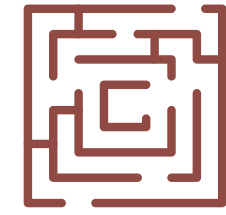
Bio Pond

A self-sustaining water body that supports biodiversity while aiding in water management.



Treehouse

Built for kids, but just as enjoyable for grown-ups.



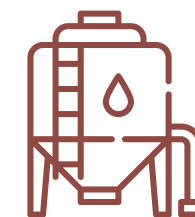
Maze Garden

A spatial feature that brings play, pause, and interaction.



Moonwalk Entry

A path made for moonlit pauses.



Bioswales (1.250m)

Handle stormwater runoff and reduce flood risk.



Pedestrian Zones

Prioritize walking, leisure, and community over cars.



Moonwalk Entry

The moment you step in, it feels different. The ground is smooth, the light soft, the pace slower. You don't rush, you glide. It's a kind of welcome that doesn't ask for attention, but makes you feel seen the moment you arrive.



Maze Garden

You walk in without a destination, just quiet paths that twist and turn gently. A place to slow down, take a breath, or share a quiet laugh with someone beside you. It's not just a garden; it's a space that lets you pause, play, and wander at your own pace.

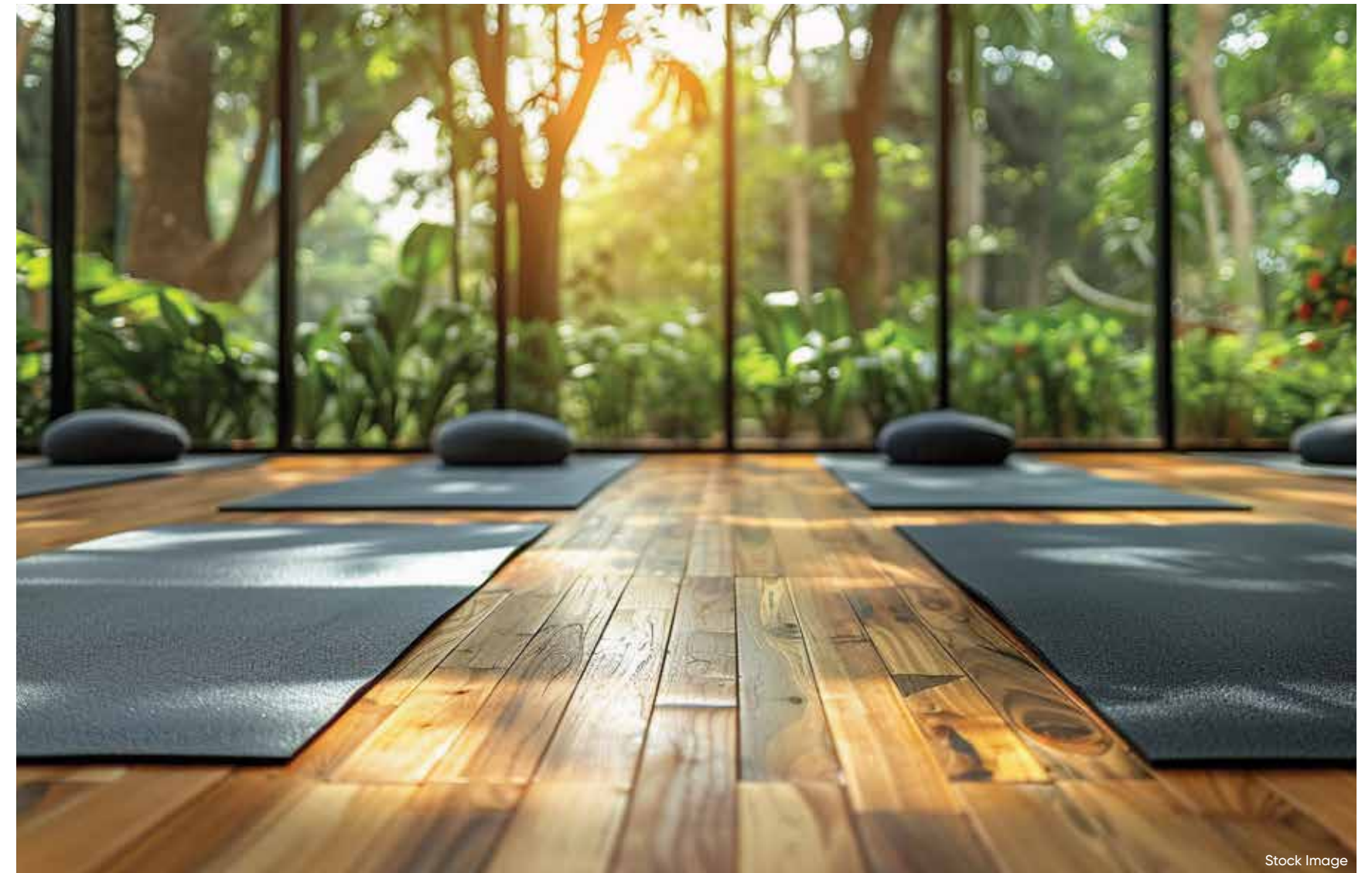


Treehouse

A few steps up, and everything changes. You're surrounded by leaves, quiet, and open sky. Children climb in with excitement. Adults stay longer than expected. It's a simple space, but it feels like a small escape, for everyone.

Yoga Deck

The sun hasn't fully risen, but the light gently arrives. The air is still, the world quiet, and every breath feels like a beginning. You move slowly, not to perfect a pose, but to return to yourself. It's not just a space for yoga. It's a space that remembers calm.





Artistic Impression

Clubhouse Amenities: 10,000 Sq. Ft. of Usable Luxury

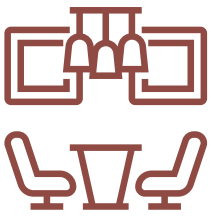
A three-floor (G+2) clubhouse built to serve real needs, not just tick boxes.



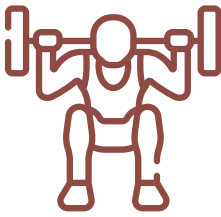
Mini Theatre
for private
screenings.



Multipurpose Hall
for events and celebrations.



Co-working Lounge
for flexible
work-from-home
setups.



Indoor Games &
Fitness Centre
for daily



Library Corner &
Café Nook
for downtime.



Mini Theatre for Private Screenings

The lights dim slowly, like the day winding down. You settle into your seat, close enough to feel at home, far enough to feel like you've stepped away. There's no crowd, no noise, just the glow of the screen and a story unfolding in the dark. It's movie night, but it's yours alone.



Multipurpose Hall for Events and Celebrations

It starts quietly. A few chairs are being arranged. The hum of conversation. Then someone laughs, and the room changes. One night it's a birthday, the next a festival, sometimes just a simple evening that means more than expected. The walls don't define it, the people, the moments, the memories do.



Stock Image

Library Corner and Café Nook for Downtime

You wander in without urgency. A warm drink in hand, a book you didn't plan to read. Outside, the world rushes on, but here, time unfolds slowly. Someone's reading, someone's just thinking. It's not about doing. It's about being, still, quiet, and gently present with yourself.

Swimming Pool

The water holds you softly, like a pause in the day. Light skips across the surface, and somewhere nearby, laughter echoes. You float, drift, dip below for a moment of silence. It's not just a swim, it's the feeling of weight leaving your shoulders, one ripple at a time.



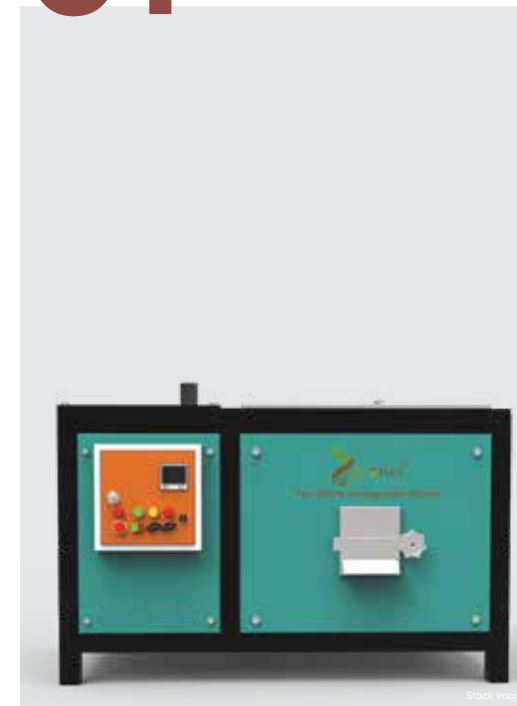
Artistic Impression



Engineered to Reduce Impact Built to Perform

Every system at Villa Feliz is chosen not for optics, but for output.
Here's what makes this community truly sustainable.

01



Zero-Energy Organic Waste Composter

- Handles all organic waste onsite
- No electricity, no manual intervention

02



Eco-STP (100 KLD Capacity)

- 90,000 litres/day treated water output
- Works without power or chemicals, using biomimicry tech
- Reduces environmental load and water sourcing costs

03



Solar Energy (200 kW Capacity)

- 288,000 kWh/year power generated
- ₹23+ lakh/year saved in electricity bills
- Powers both common areas and individual villas

04



Rainwater Harvesting (117 Pits)

- Captures ~57.6 million litres during monsoon
- Groundwater recharge + ₹50 lakh/year savings in water bills

05



Bioswales (1,250m)

- Treat and manage ~500,000 litres of stormwater per event
- ~75% improvement in water quality

06



Interlocking Cement Bricks for Compound Walls

- 35% lower CO₂ emissions during construction
- 30–40% faster build time
- Durable, maintenance-free, and greener

07



Interlocking Pavers

- Long-lasting, low maintenance, and recyclable
- Allows rainwater to percolate, reducing run-off

08



Aluminium Windows + High-Performance Glass

- 100% recyclable material
- Larger apertures for daylighting reduce artificial light usage

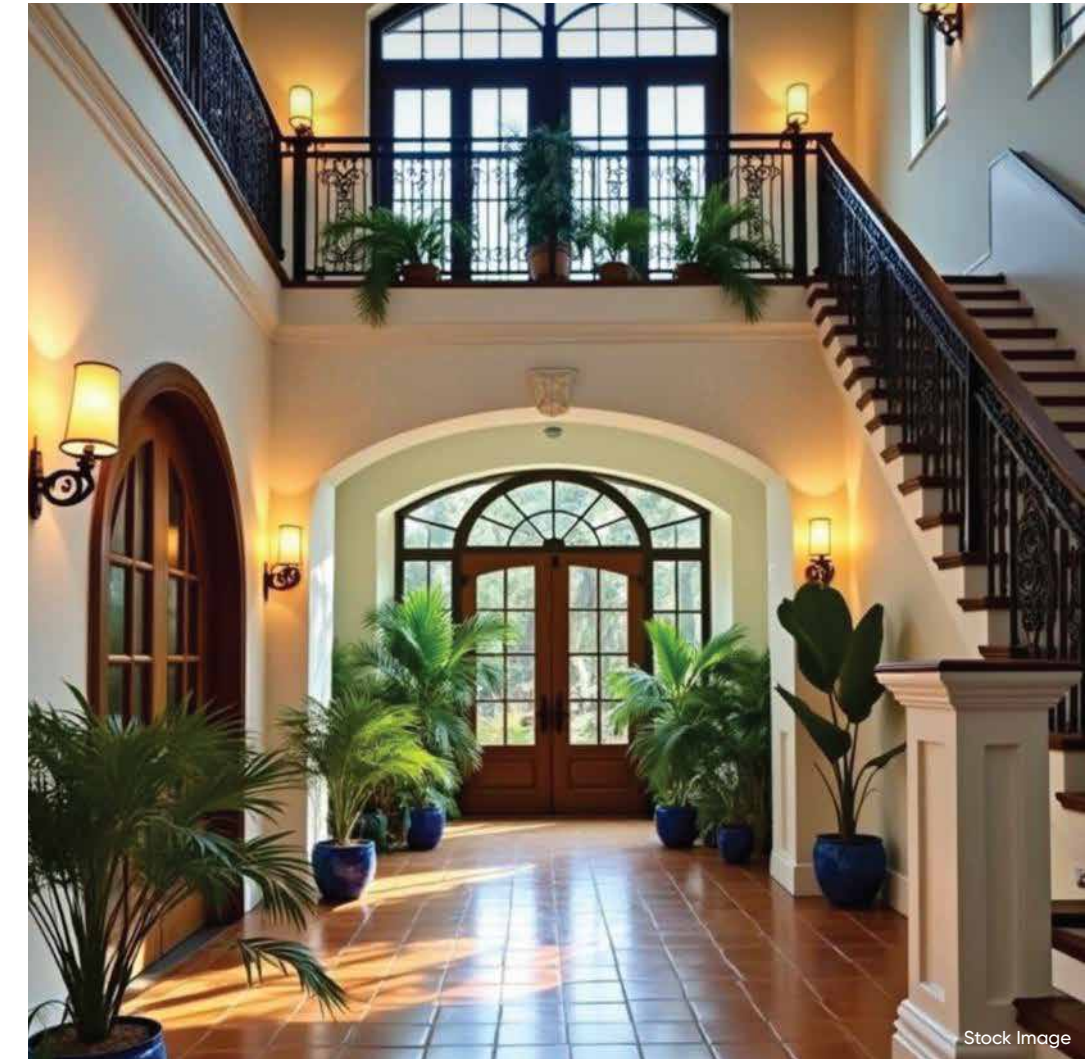
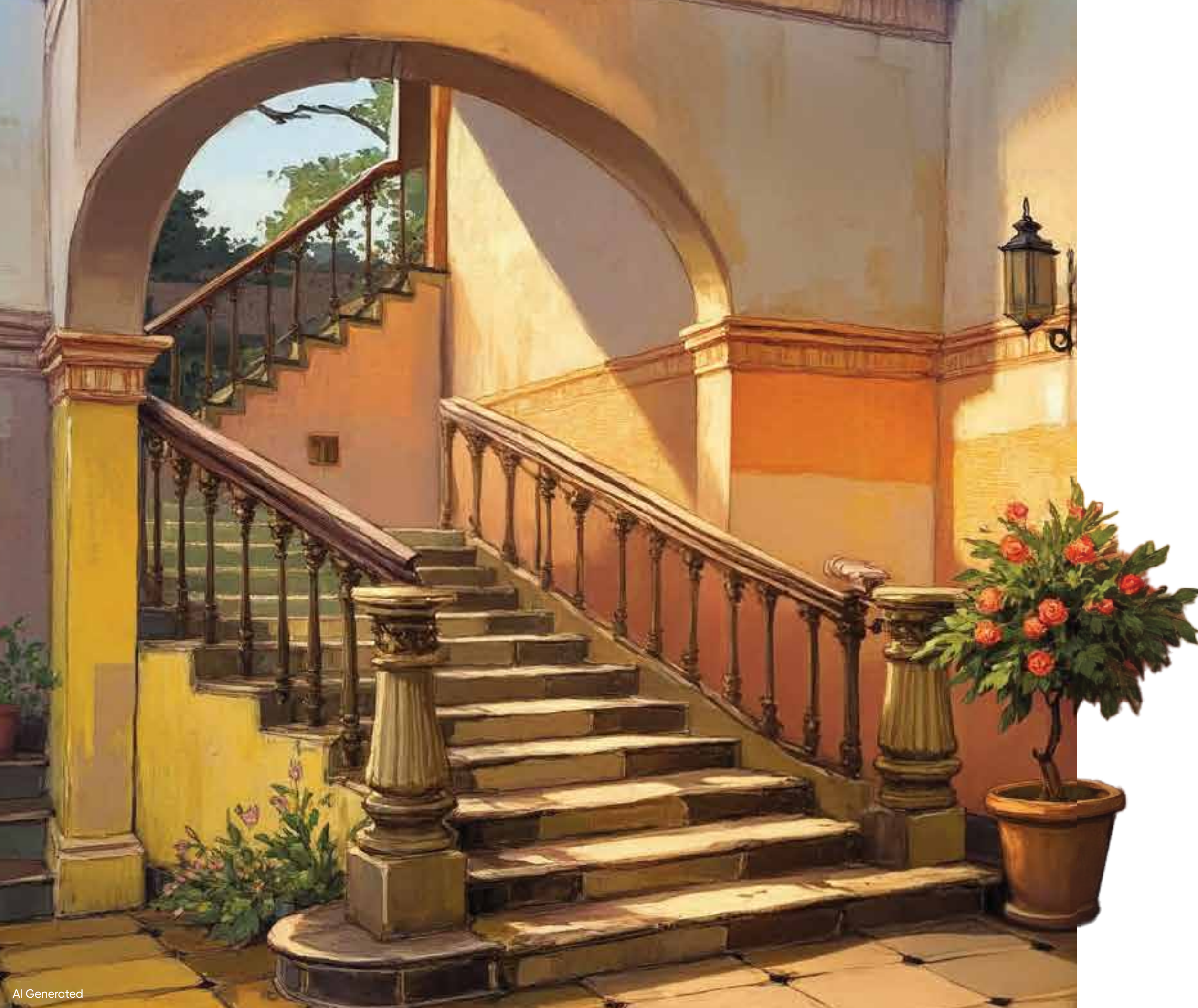
09



Water-Saving Fixtures

- Low-flow fittings across all units
- Helps reduce water bills and resource stress over time

Quietly Connected Strategically Placed



At Villa Feliz, location isn't just a detail — it's a distinct advantage. Nestled just off Ittanguru Road, this tranquil enclave places you minutes from Bengaluru's fastest-growing IT corridors, top educational institutions, premium healthcare, and lifestyle hotspots. All this, without compromising on the calm, privacy, and green serenity of a well-planned community. You stay close to the city's pulse while enjoying the luxury of peace and space.

Proximity to Infrastructure & Lifestyle Hubs

SCHOOLS (WITHIN 5–10 KM):

- Indus International School – 4.5 km
- Oakridge International School – 6 km
- The International School Bangalore (TISB) – 7 km
- Greenwood High – 7.5 km

HOSPITALS (WITHIN 8–12 KM):

- Motherhood Hospital, Sarjapur – 6 km
- Columbia Asia Hospital, Varthur – 10 km
- Manipal Hospital, Whitefield – 13 km
- Sparsh Hospital (upcoming satellite unit) within STRR zone

SHOPPING & ENTERTAINMENT:

- Decathlon Sarjapur – 5.5 km
- Market Square Mall – 9.5 km
- Phoenix Marketcity (Whitefield) – ~16 km
- Forum Mall Whitefield – ~15 km

TECH PARKS (WITHIN 10–15 KM):

- RGA Tech Park – 6.5 km
- Wipro Campus – 5.5 km
- Ecospace & Ecoworld – 14.5 km
- Prestige Tech Park / Cessna Business Park – 13 km

Major Road & Transit Connectivity

HIGHWAYS & RING ROADS:

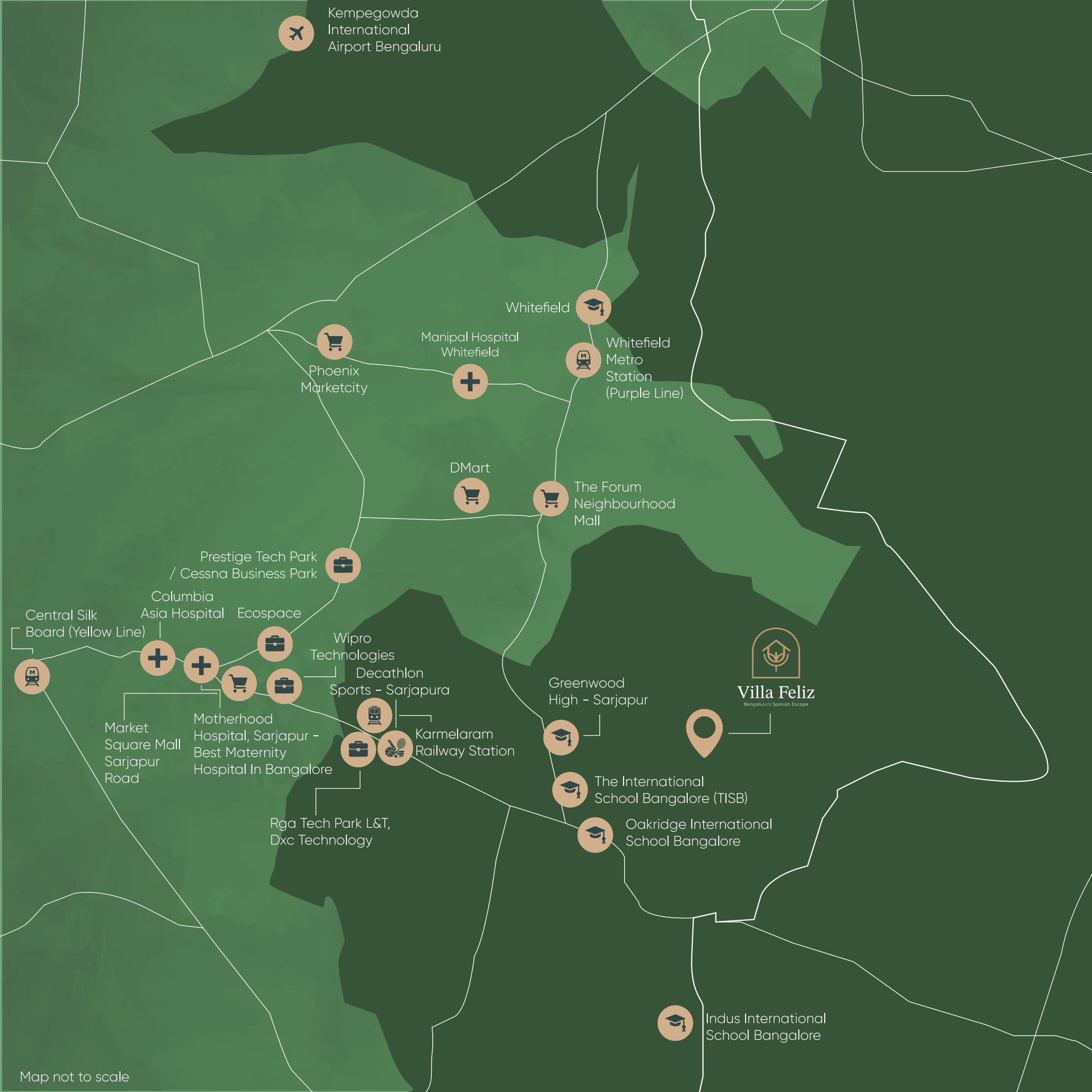
- STRR (Satellite Town Ring Road) – ~2.5 km
- Peripheral Ring Road (PRR) – ~9 km (proposed)
- NICE Road Junction – ~16 km

METRO ACCESS:

- Sarjapur Metro (Phase 3 Proposal) – within 5 km
- Whitefield Metro Station (Purple Line) – ~15 km
- Central Silk Board (Yellow Line Phase 2) – ~18 km

RAIL & AIRPORT:

- Karmelaram Railway Station – ~9 km
- Whitefield Railway Station – ~15 km
- Kempegowda International Airport – ~47 km
- Expected 1 - hour drive via SH 35 and STRR in the future



Long-Term
Value,
Backed by
Demand

Villa Feliz is positioned at the intersection of lifestyle and asset growth

- High demand from NRIs and HNIs seeking gated villa living in East Bengaluru
- One of the few low-density villa projects in the corridor
- Surrounded by infrastructure growth: STRR, PRR, and metro expansions
- Category: Premium Asset with Sustained Yield Potential





LEGEND: NORTH SIDE CA AREA

- 1) MOON DOOR ENTRY PORTALS
- 2) FOOT REFLEXOLOGY WALK
- 3) OUTDOOR WORKING PODS
- 4) STAGE / YOGA DECK
- 5) COMMUNITY LAWN
- 6) PAVED PLAZA
- 7) JUNGLE TRAIL
- 8) BIRD FEEDER FOUNTAIN
- 9) SEAT WALL ALONG WALKWAY
- 10) GREEN ARBOR WALK
- 11) TORANA PERGOLA ENTRY
- 12) RAIN GARDEN
- 13) MOUND & HAMMOCK GARDEN
- 14) PERGOLA WALK
- 15) RAIN CATCHER SCULPTURE
- 16) ROAD SIDE BIO-SWALE
- 17) CYCLE TRACK
- 18) ROAD JUNCTION PAVING PATTERN
- 19) DRIVEWAY
- 20) ROADSIDE WALKWAY
- 21) ROADSIDE PLANTING
- 22) WANDERING TRAIL LOOP

LEGEND: CENTRAL PARK AREA

- 1) MAZE GARDEN
- 2) HERBAL GARDEN
- 3) BRICK-PAVED WALKWAY WITH SEATS
- 4) BUTTERFLY GARDEN
- 5) MINI GOLF COURSE
- 6) OUTDOOR LUDO COURT
- 7) OUTDOOR SNAKE & LADDER COURT
- 8) OUTDOOR CHESS COURT
- 9) NANNY RESTING NICHE
- 10) DOG WALK PARK ENTRIES
- 11) STAGGERED WALKWAY
- 12) STEPPING STONES

LEGEND: SOUTH SIDE PARK AREA

- 1) OUTDOOR GYM AREA
- 2) TODDLER'S PLAY AREA
- 3) OBSTACLE PARK IN SANDPIT
- 4) SENSORY WALL
- 5) SENIOR CITIZEN ALCOVE
- 6) SEMI-SHADED SUNRISE DECK
- 7) KOI POND WITH LILIES
- 8) GAZEBO
- 9) TREE HOUSE
- 10) FRUIT-BEARING TREE PLANTING
- 11) JUNGLE TRAIL
- 12) MUSICAL GARDEN
- 13) SKATING PLAZA
- 14) SEATS
- 15) BRIDGE
- 16) ROCK FOUNTAIN
- 17) WEIR-EDGE WATERFALL FEATURE

LEGEND: CLUB HOUSE & OTHER AREAS

- 1) POOL ENTRY PAVED AREA
- 2) ENTRY PERGOLAS
- 3) POOL DECK
- 4) STEPS INTO POOL
- 5) KIDS' POOL
- 6) SWIMMING POOL
- 7) SEAT UNDER WATER
- 8) POOL FOUNTAIN WALL

- 9) SUNBATHING AREA
- 10) POOLSIDE CABANAS
- 11) CIRCULAR PAVED AREA
- 12) ARCH WALL BACKDROP
- 13) AMPHITHEATER SEATS
- 14) OUTDOOR SHOWER
- 15) DAYBED
- 16) POOL BAR WITH SEATING

- 17) BASKETBALL COURT
- 18) GALLERY SEATING
- 19) CRICKET PRACTICE PITCH
- 20) BEACH VOLLEYBALL COURT
- 21) PLANTING BUFFER
- 22) SEAT WALL
- 23) SPILLOVER LAWN
- 24) FOOD SERVING COUNTER
- 25) CHANGING ROOMS



RAM GONIGUNTLA FOUNDER

Mr. Ram's foray into the real estate sector was marked by a clear vision and an unwavering commitment to quality. With a background rich in experience and a passion for creating homes that embody both luxury and comfort, he started Ruchira Projects with the goal of redefining urban living. From the very beginning, Mr. Ram has emphasized the importance of meticulous planning, strategic location selection, and superior specifications in every project.

SIRISHA RAM DIRECTOR

Our Board of Director, Mrs. Sirisha Ram, is an educationist, a social thinker and a successful entrepreneur who values honesty and transparency. She is the mastermind behind bringing up our school venture, which is valued by thousands of students and parents over the past seven years.

A Story Called Ruchira

At Ruchira Group, we don't just build homes; we create places where your heart truly belongs. Since 2014, our mission has been to redefine the concept of home, transforming it from a mere structure to a story, your story. We believe, "Your heart will be there: at the home we make," and this guiding principle has been the cornerstone of our journey.

In our 10 years of growth, Ruchira has earned a reputation for excellence, quality, and transparency. We've blended timeless simplicity with cutting-edge construction technology to craft buildings that stand as landmarks of innovation. From state-of-the-art amenities to meticulously designed layouts, every detail reflects our uncompromising commitment to perfection.

Our portfolio spans a diverse range of projects, from affordable homes to luxury residences, and from premium office spaces to high-end commercial complexes. Each venture has been designed with one thing in mind: creating spaces that elevate the lives of those who experience them.



ONGOING PROJECTS

RUCHIRA PARK EAST



This is where your aspirations find their home.

2, 3 & 3.5 BHK
Kannamangala

SKY RISE AT OMR



Rise above the city skyline, rise above it all.

2, 3 & 4 BHK
OMR

UPCOMING PROJECTS

VILLAS AT YELAHANKA



A new era of luxurious living.

COMPLETED PROJECTS

RUCHIRA IRIS



This is where your journey to luxury begins.

2 & 3 BHK
Whitefield

RUCHIRA AARNA



More than just an address, it's a destination.

1, 2 & 3 BHK
Immadihalli

RUCHIRA LILIUM



The backdrop to your next chapter.

2 & 3 BHK
Kadugodi

A Better Life, By Design

Villa Feliz is for those who want space to live, not just a space to stay. A community designed to feel calm, move easily, and work smarter, without cutting corners.





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RERA No. PRM/KA/RERA/1251/308/PR/280325/007634

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