



LET NATURE RECLAIM YOU

A PROJECT BY SANTHUSTA



WHAT YOU CALL ESCAPE,
THE EARTH CALLS RETURN.

A woman and a young girl are sitting on a yellow sofa in a field of tall grass and yellow flowers. The sun is setting in the background, creating a warm, golden glow. The sky is filled with dramatic, dark clouds. The woman is holding a cup, and the girl is reading a book. The scene is peaceful and serene.

LET NATURE
RECLAIM YOU.



Artistic Impression

WHERE THE EARTH KEEPS IT'S PROMISE.

We never lost nature. We only unlearned how to stand still with it. Bit by bit, we traded the pause of wind for the hum of machines, the rhythm of seasons for the pace of screens. Yet, the earth never left. The trees bore fruit, the hills stood guard, the winters kept their magic. They waited; patient, unshaken, enduring.

99D is not an escape from the city. It is the ground reminding you of your roots, the hills reminding you of permanence, the seasons reminding you of time lived slowly. Here, you don't simply return to nature. You allow it to return to you, to reclaim what was always yours.



STORIES YOU
LEFT UNFINISHED.

WHERE ARCHITECTURE LEARNS FROM THE LAND.

99D is not a layout. It is a landscape shaped by patience and presence. A rare gathering of villas, each with terraces that open to the permanence of the Nandi Hills.

The land breathes differently here. Over 75% of it is wrapped in native vegetation, designed to bring back birds, seasons, and balance. Here, movement is not hurried, it becomes ritual, for elders, children, and wanderers alike.





WHERE THE HILLS HOLD YOU,
AND THE SKY LETS YOU GO.



COME HOME TO WHAT ALREADY KNOWS YOU.

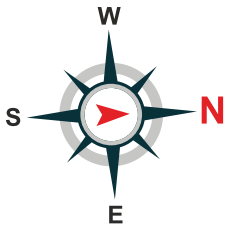
The hills do not measure time in hours or minutes. They measure it in mists that return every dawn, in shadows that lengthen with the seasons, in silences that outlast generations. Around Nandi Hills, life doesn't hurry forward; it circles back, reminding you of what endures.

And still, this permanence stands within reach of the present. Just 5 mins from Nandi Hills & 30 mins from the International airport. At 99D, you live at the rare intersection where the eternal meets the immediate, where the stillness of the earth holds you, even as the world stays within arm's length.





NOT A HOME.
A HOMECOMING.

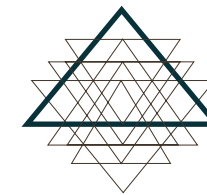


LEGENDS

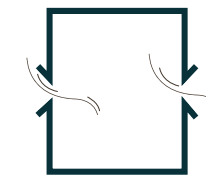
- 1A ARRIVAL PLAZA
- 1 ENTRY/EXIT
- 2 SECURITY CABIN
- 3 DRIVEWAY
- 4 FEATURE WALL WITH FENCING
- 5 TRANSFORMER YARD
- 6 STAGE
- 7 MULTIPURPOSE LAWN
- 8 FEATURE WALL
- 9 BASKETBALL PRACTICE COURT
- 10 SUNKEN SEATING
- 11 OUTDOOR GYM
- 12 CHILDREN'S PLAY AREA
- 13 EVENTS LAWN
- 14 STEPPED SEATING WITH PLANTER
- 15 BASEMENT RAMP
- 16 CLUBHOUSE ENTRY
- 17 SWIMMING POOL DECK
- 18 SWIMMING POOL
- 19 KID'S POOL
- 20 DRIVEWAY JUNCTIONS
- 21 FEATURE WALL
- 22 MINI SOCCER
- 23 PET PARK
- 24 SEWAGE TREATMENT PLANT
- 25 CIVIC AMENITIES



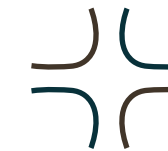
KEY HIGHLIGHTS:



DESIGNED AS
PER VASTU



CROSS VENTILATION &
AMPLE BREEZE FLOW



13 FT. GAP
BETWEEN EACH VILLA



G+2 VILLAS WITH
TERRACE VIEWS



NATURALLY
WELL LIT



KITCHEN
GARDENS



WALKWAYS THAT
SLOW YOU DOWN



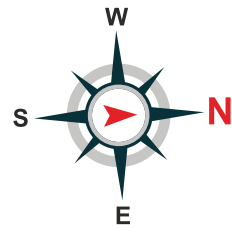
NATIVE FRUIT AND
FLOWER TREES IN
COMMON AREAS



FLOOR PLANS

TYPE A - EAST

EAST FACING 10.50M X12.00M (34.4' X 39.3')
TOTAL BUILT-UP AREA : 2100 SQ. FT.



GROUND FLOOR PLAN
BUILT-UP AREA : 750 SQ. FT.



FIRST FLOOR PLAN
BUILT-UP AREA : 750 SQ. FT.



SECOND FLOOR PLAN
BUILT-UP AREA : 600 SQ. FT.

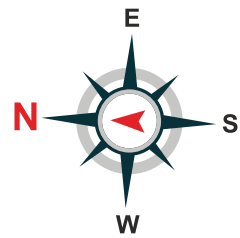
SUPER BUILT UP AREA
2100 Sq. Ft.

TYPICAL NUMBER UNITS
24 Units
19,20,21,22,23,24,25,26,27,28,29,30,31,32,
33,57,58,59,60,61,62,63,64,65

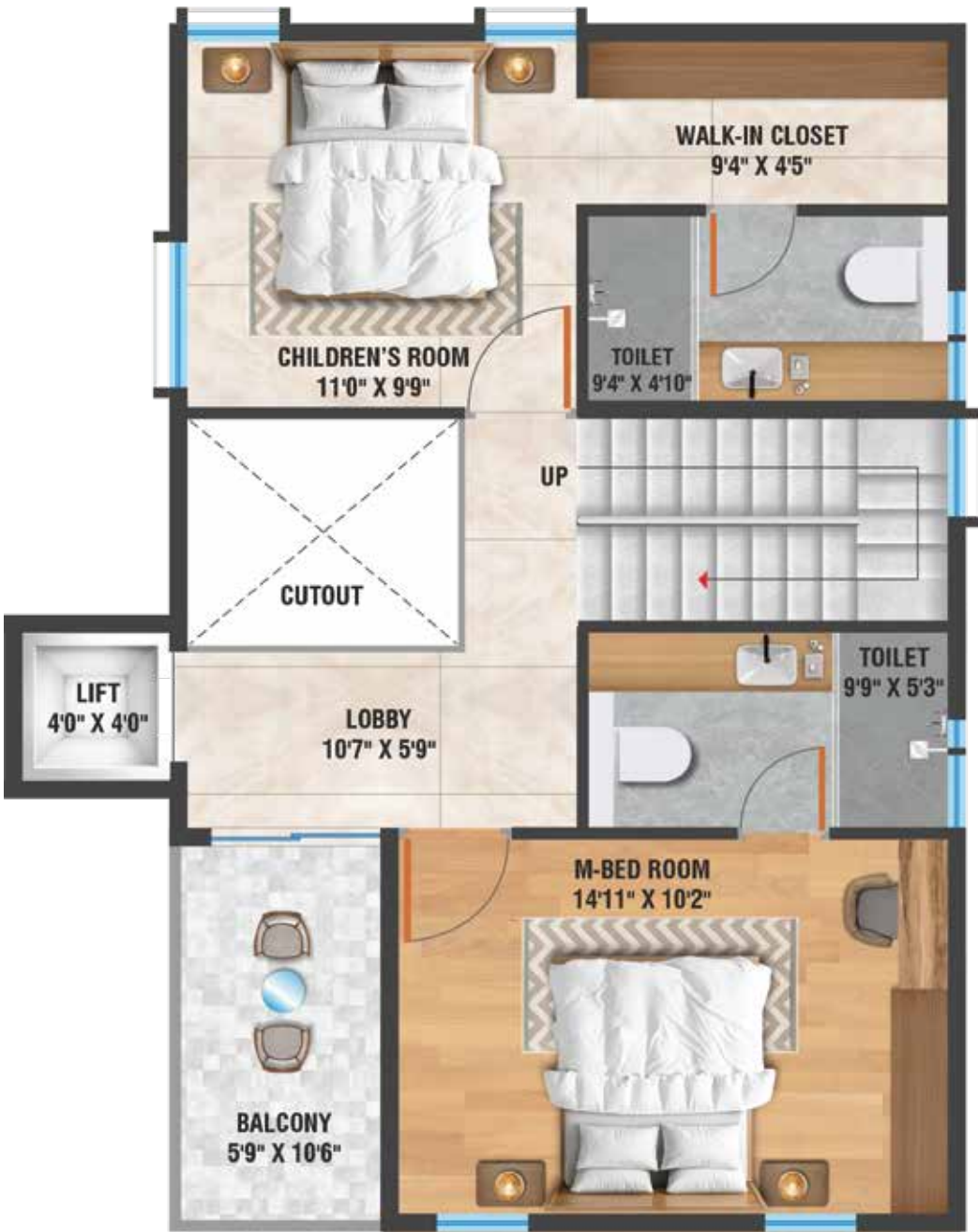
USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	750
2	FF BUILT UP	750
3	SF BUILT UP	600
4	CAR PARKING	1 nos.
5	UTILITY	0
6	OPEN TERRACE	152
7	LANDSCAPE	311
	TOTAL	2563

TYPE A - WEST

WEST FACING 10.50M X12.00M (34.4' X 39.3')
TOTAL BUILT-UP AREA : 2055 SQ. FT.



WEST FACING VILLA - GROUND FLOOR PLAN
BUILT-UP AREA : 735 SQ. FT.



WEST FACING VILLA - FIRST FLOOR PLAN
BUILT-UP AREA : 735 SQ. FT.



WEST FACING VILLA - SECOND FLOOR PLAN
BUILT-UP AREA :585 SQ. FT.

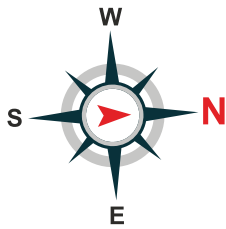
SUPER BUILT UP AREA
2055 Sq. Ft.

TYPICAL NUMBER UNITS
26 Units
37,38,39,40,41,42,43,44,45,46,47,48,49,50,
51,52,53, 66,67,68,69,70,71,72,73,74

USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	735
2	FF BUILT UP	735
3	SF BUILT UP	585
4	CAR PARKING	1 nos.
5	UTILITY	20
6	OPEN TERRACE	152
7	LANDSCAPE	414
	TOTAL	2641

TYPE B - EAST

EAST FACING 12.00M X18.00M (39.37' X 59.05')
TOTAL BUILT-UP AREA : 3250 SQ. FT.



EAST FACING - GROUND FLOOR PLAN
BUILT-UP 1157 SQ. FT.



EAST FACING - FIRST FLOOR PLAN
BUILT-UP 1157 SQ. FT.



EAST FACING - SECOND FLOOR PLAN
BUILT-UP 936 SQ. FT.

SUPER BUILT UP AREA

3250 Sq. Ft.

TYPICAL NUMBER UNITS

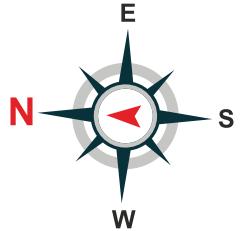
8 Units

87,88,89,90,91,92,93,94

USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	1157
2	FF BUILT UP	1157
3	SF BUILT UP	936
4	CAR PARKING	2 nos
5	UTILITY	95
6	OPEN TERRACE	223
7	LANDSCAPE	728
	TOTAL	4296

TYPE B - WEST

WEST FACING 12.00M X18.00M (39.37' X 59.05')
TOTAL BUILT-UP AREA : 3240 SQ. FT.



WEST FACING - GROUND FLOOR PLAN
BUILT UP AREA 1230 SQ. FT.



WEST FACING - FIRST FLOOR PLAN
BUILT UP AREA 1230 SQ. FT.



WEST FACING - SECOND FLOOR PLAN
35' X 58' PLOT 780 SQ. FT.

SUPER BUILT UP AREA

3240 Sq. Ft.

TYPICAL NUMBER UNITS

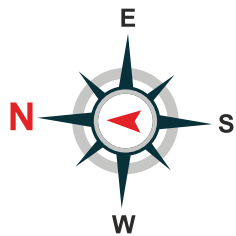
8 Units

77,78,79,80,81,82,83,84

USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	1230
2	FF BUILT UP	1230
3	SF BUILT UP	780
4	CAR PARKING	2 nos.
5	UTILITY	98
6	OPEN TERRACE	449
7	LANDSCAPE	747
	TOTAL	4534

TYPE C - WEST

WEST FACING 10.50M X14.14M (34.4' X 46.39')
TOTAL BUILT-UP AREA: 2225 SQ.FT.



WEST FACING VILLA - GROUND FLOOR PLAN
BUILT-UP AREA : 805 SQ. FT.



WEST FACING VILLA - FIRST FLOOR PLAN
BUILT-UP AREA : 805 SQ. FT.



WEST FACING VILLA - SECOND FLOOR PLAN
BUILT-UP AREA : 615 SQ. FT.

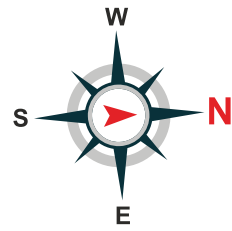
SUPER BUILT UP AREA
2225 Sq. Ft.

TYPICAL NUMBER UNITS
17 Units
1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17

USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	805
2	FF BUILT UP	805
3	SF BUILT UP	615
4	CAR PARKING	1 nos.
5	UTILITY	44
6	OPEN TERRACE	193
7	LANDSCAPE	530
	TOTAL	2992

TYPE D - EAST

TOTAL BUILT-UP AREA: 1700 SQ.FT.



EAST FACING VILLA - GROUND FLOOR PLAN
BUILT-UP AREA : 612 SQ. FT.



EAST FACING VILLA - FIRST FLOOR PLAN
BUILT-UP AREA : 612 SQ. FT.



EAST FACING VILLA - SECOND FLOOR PLAN
BUILT-UP AREA : 476 SQ. FT.

SUPER BUILT UP AREA

1700 Sq. Ft.

TYPICAL NUMBER UNITS

3 Units

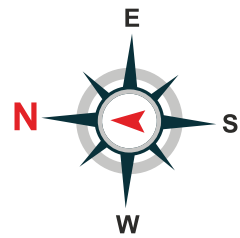
18,55,56

USAGE AREA

S.NO	NAME	AREA IN SFT
1	GF BUILT UP	612
2	FF BUILT UP	612
3	SF BUILT UP	476
4	CAR PARKING	1 Nos.
5	UTILITY	28
6	OPEN TERRACE	138
7	LANDSCAPE	280
	TOTAL	2146

TYPE E - WEST

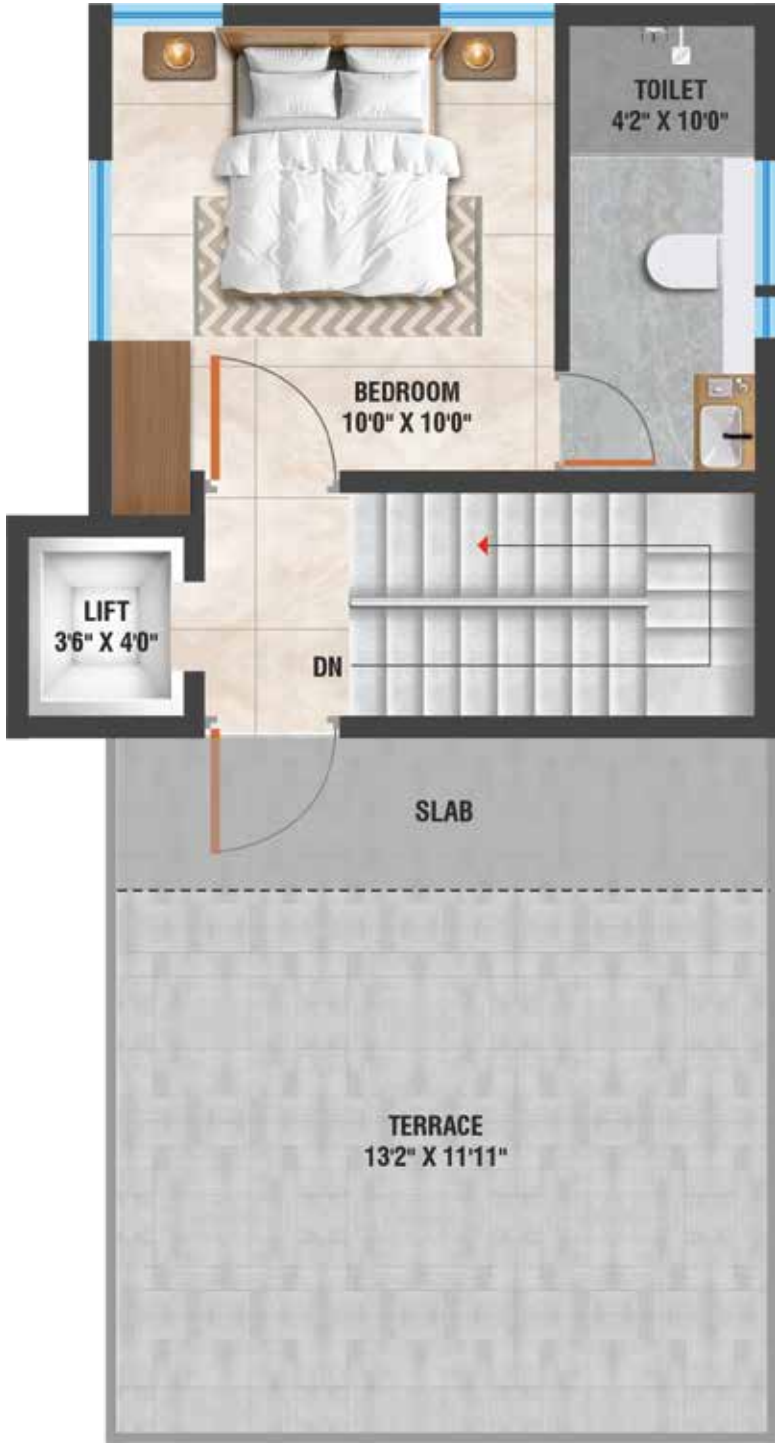
TOTAL BUILT-UP AREA: 1305 SQ.FT.



WEST FACING - GROUND FLOOR PLAN
7.1M X 11.9M [23'3" X 29'1"]
BUILT UP - 494 SQ. FT.



WEST FACING - FIRST FLOOR PLAN
7.1M X 11.9M [23'3" X 29'1"]
BUILT UP - 494 SQ. FT.



WEST FACING - SECOND FLOOR PLAN
7.1M X 11.9M [23'3" X 29'1"]
BUILT UP - 317 SQ. FT.

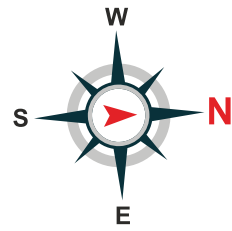
SUPER BUILT UP AREA
1305 Sq. Ft.

TYPICAL NUMBER UNITS
3 Units
54,75,76

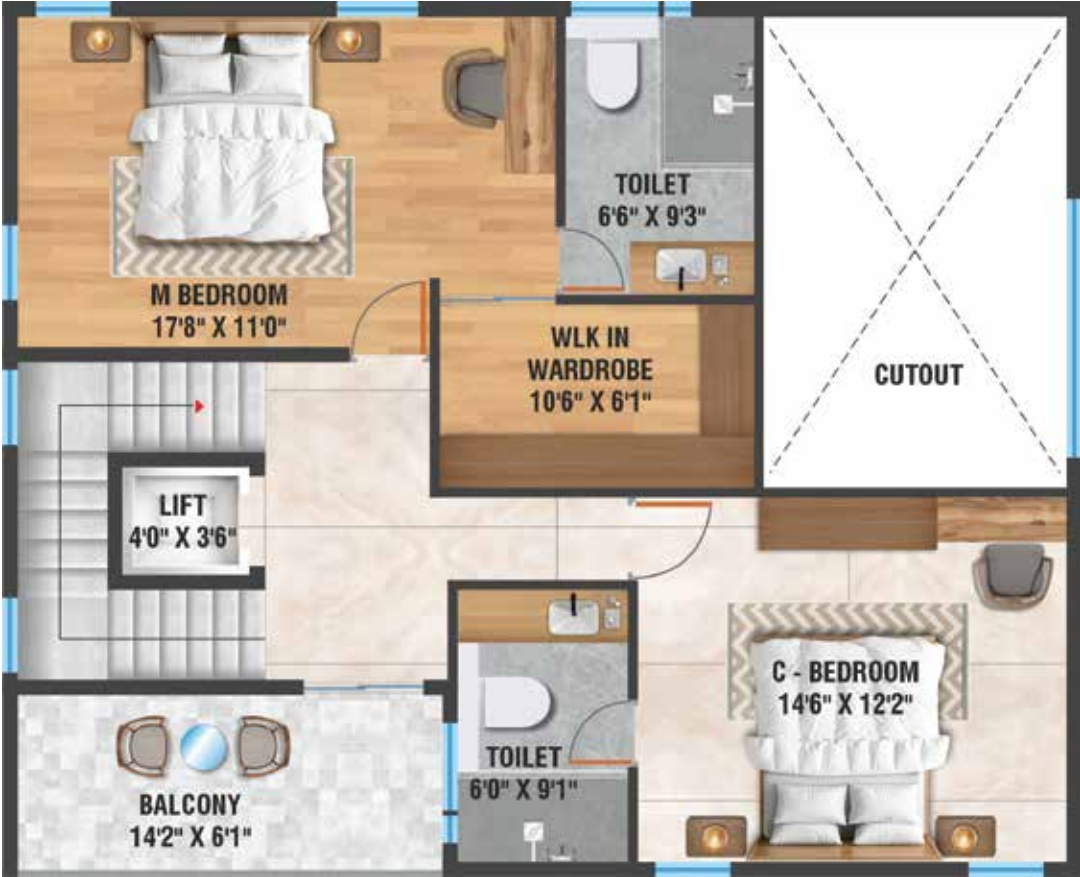
USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	494
2	FF BUILT UP	494
3	SF BUILT UP	317
4	CAR PARKING	1 Nos.
5	UTILITY	27
6	OPEN TERRACE	176
7	LANDSCAPE	247
	TOTAL	1755

EAST

TOTAL BUILT-UP AREA: 2815 SQ.FT.



EAST FACING VILLA - GROUND FLOOR PLAN
BUILT-UP AREA : 1048 SQ. FT.



WEST FACING VILLA - FIRST FLOOR PLAN
BUILT-UP AREA : 1048 SQ. FT



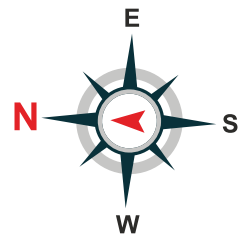
WEST FACING VILLA - SECOND FLOOR PLAN
BUILT-UP AREA : 719 SQ.FT

SUPER BUILT UP AREA		
2815 Sq. Ft.		
TYPICAL NUMBER UNITS		
1 Unit		
34		
USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	1048
2	FF BUILT UP	1048
3	SF BUILT UP	719
4	CAR PARKING	2 Nos.
5	UTILITY	20
6	OPEN TERRACE	330
7	LANDSCAPE	635
	TOTAL	3800

WEST

ODD PLOT 36

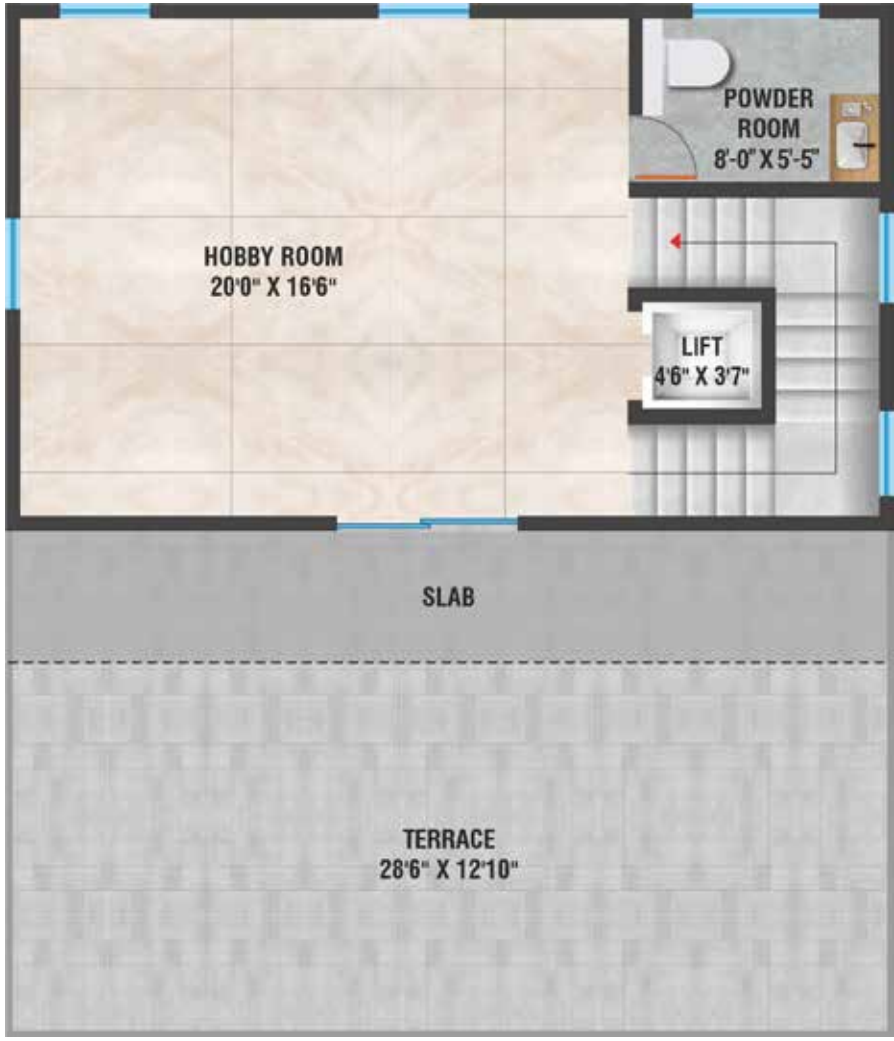
SUPER BUILT UP AREA - 2650 SQ. FT.



WEST FACING - GROUND FLOOR PLAN
BUILT UP AREA - 1015 SQ. FT.



WEST FACING - FIRST FLOOR PLAN
BUILT UP AREA - 1015 SQ. FT.



WEST FACING - SECOND FLOOR PLAN
ODD PLOT 620 SQ. FT.

SUPER BUILT UP AREA

2650 Sq. Ft.

TYPICAL NUMBER UNITS

1 Unit

36

USAGE AREA		
S.NO	NAME	AREA IN SFT
1	GF BUILT UP	1015
2	FF BUILT UP	1015
3	SF BUILT UP	620
4	CAR PARKING	2 Nos.
5	UTILITY	0
6	OPEN TERRACE	394
7	LANDSCAPE	831
	TOTAL	3875



THE PULSE OF STILLNESS.

17,000 sq. ft. designed not for distraction, but for depth.
A place where life doesn't rush past; it gathers, lingers, and flows.

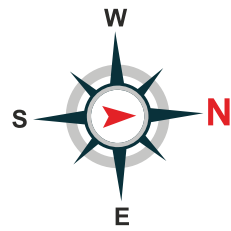
The clubhouse is not an addition to 99D.
It is its heart. Its hearth. A space where conversations stretch unhurried,
where play restores, and where wellness is shaped by balance, not noise.

Here, community is not built. It is remembered.



CLUB HOUSE

TOTAL SUPER BUILT-UP AREA : 17000 SQ. FT.

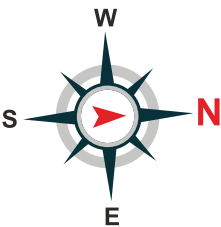


BASEMENT FLOOR PLAN
BUILT UP AREA - 4425 SQ. FT.



GROUND FLOOR PLAN
BUILT UP AREA - 3265 SQ. FT.

CLUB HOUSE



FIRST FLOOR PLAN
BUILT UP AREA - 5670 SQ. FT.



SECOND FLOOR PLAN
BUILT UP AREA - 3640 SQ. FT.



LUXURY THAT
RETURNS YOU TO STILLNESS.



ARRIVAL PLAZA

Artistic Impression



SWIMMING POOL WITH DECK

Artistic Impression





CHILDREN'S PLAY AREA

Artistic Impression



EVENTS LAWN

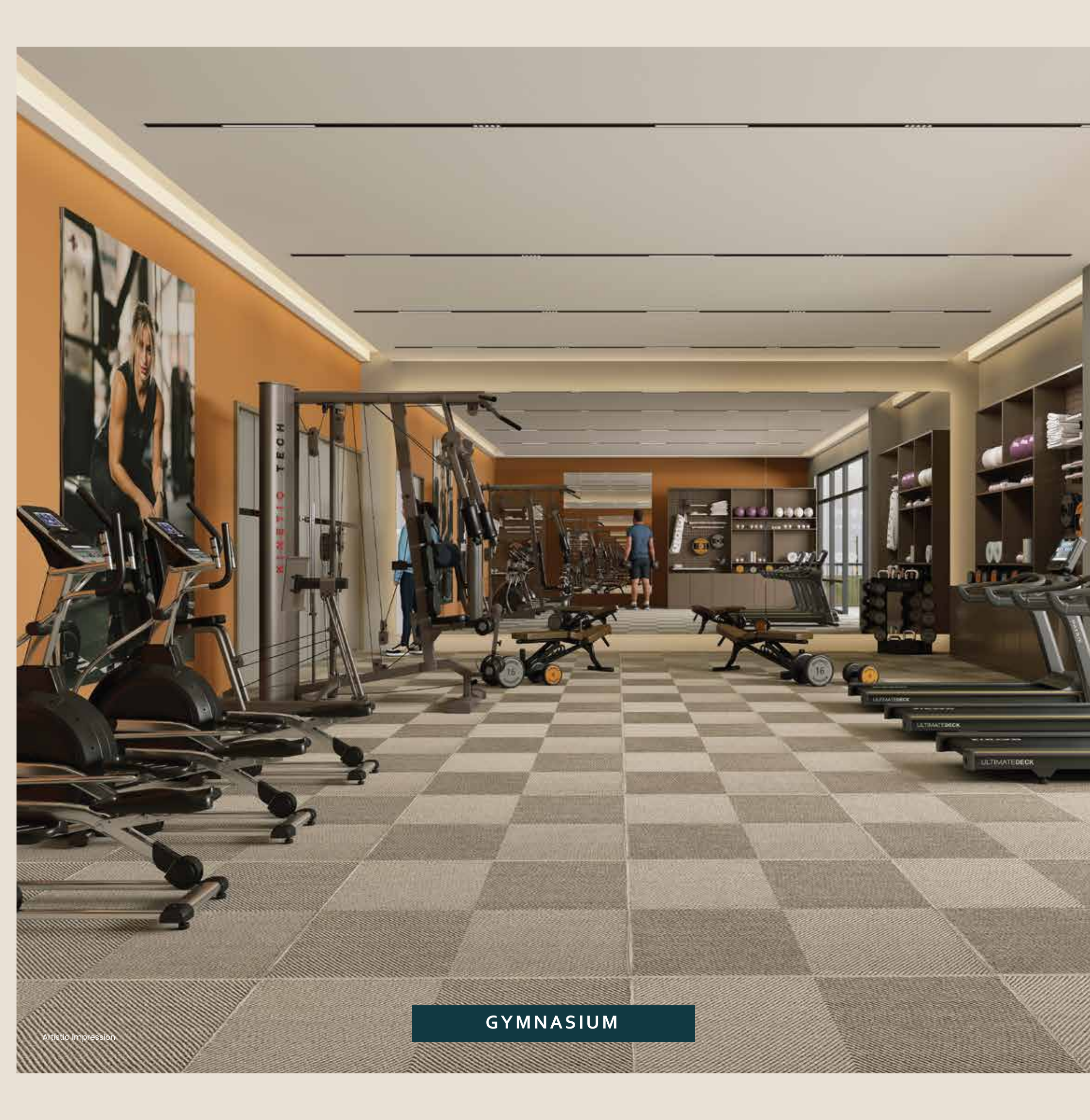
Artistic Impression





MULTIPURPOSE HALL

Artistic Impression



GYMNASIUM

Artistic Impression



OUTDOOR & COMMUNITY AMENITIES

- ◇ Arrival Plaza – a grand landscaped entry experience that sets the tone for a premium lifestyle.
- ◇ Multipurpose Lawn – expansive green space ideal for gatherings, events, and celebrations.
- ◇ Basketball Practice Court – outdoor play facility for sports enthusiasts.
- ◇ Sunken Seating – intimate seating zones designed for relaxation and community interaction.
- ◇ Outdoor Gym – state-of-the-art fitness equipment amidst nature.
- ◇ Children’s Play Area – a vibrant and safe play zone for kids of all ages.
- ◇ Events Lawn – a versatile open space for community celebrations and private functions.
- ◇ Stepped Seating with Planters – amphitheater-style seating for leisure and cultural activities.
- ◇ Clubhouse Courtyard – a landscaped hub fostering community engagement.
- ◇ Swimming Pool with Deck – leisure pool complemented by a stylish deck for lounging.
- ◇ Kid’s Pool – a dedicated safe pool for children’s enjoyment.
- ◇ Mini Soccer Ground – specially designed turf for small-team matches.
- ◇ Pet Park – exclusive play area designed for pets.



INDOOR & CLUBHOUSE AMENITIES

- ◇ Reception & Lounge – a welcoming entrance with elegant interiors.
- ◇ Library – quiet reading space for relaxation and learning.
- ◇ Multipurpose Hall – versatile venue for events, functions, and gatherings.
- ◇ Pantry – convenient catering support for community events.
- ◇ Courtyard – open-to-sky central space for natural light and ventilation.
- ◇ Indoor Gym – fully equipped modern fitness center.
- ◇ Indoor Games Room – recreational space for table tennis, carrom, chess, and more.
- ◇ Yoga / Aerobics Studio – serene space for wellness, meditation, and group fitness.
- ◇ Badminton Court – professional-grade indoor court for sports lovers.
- ◇ Golf Simulator – cutting-edge facility for golf enthusiasts to practice and play.
- ◇ Party Terrace Area – elevated outdoor space designed for social events and celebrations.
- ◇ Guest Rooms – premium accommodation for visitors within the community.



WHERE THE SEASONS STILL SPEAK.

At Nandi Hills, mornings do not begin;
they emerge, veiled in mist.
Afternoons don't pass; they linger,
stretched beneath skies without edges.
Evenings don't end the day;
they anchor it,
shadows cast in permanence.
The hills are not a backdrop.
They are the ground that steadies life.



PRECISION
THAT HONORS PEACE.



STRUCTURE

- ◆ RCC framed structure designed to withstand seismic loads as per IS codes.
- ◆ Blockwork masonry: 100 mm and 150 mm.



HAND RAILING

- ◆ MS railing for balconies and staircase.



DOORS & WINDOWS

- ◆ **MAIN DOOR:** Teakwood frame, 8 ft height with 40 mm thick veneered flush shutter; Yale digital smart lock or equivalent.
- ◆ **INTERNAL DOORS:** 8 ft high engineered wood frames with 32 mm flush shutters, enamel finish.
- ◆ **TOILET DOORS:** 8 ft high engineered wood frames with 32 mm flush shutters, dual enamel finish.
- ◆ **BALCONY DOORS:** Three-track UPVC French doors with sliding glass shutters and mosquito mesh.
- ◆ **WINDOWS:** Three-track UPVC frames with sliding glass shutters, mosquito mesh, and M.S. safety grills. UPVC ventilators for toilets and staircase windows.
- ◆ **STRUCTURAL GLAZING:** Double-height glazing with aluminium frame and 8 mm toughened glass.



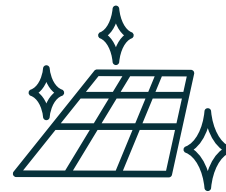
UTILITIES & SUSTAINABILITY

- ◆ **STP:** On-site sewage treatment plant; treated water reused for landscaping.
- ◆ **WTP:** Exclusive water treatment plant with softened water supply & rainwater harvesting.
- ◆ **WATER SUPPLY:** Centralized hydro-pneumatic system for continuous distribution.



PAINTING & FINISHES

- ◆ **EXTERNAL:** Textured finish with two coats of weather-resistant premium emulsion (Asian Paints/Equivalent).
- ◆ **INTERNAL:** Smooth Birla putty finish with two coats of premium emulsion (Asian Paints/Equivalent) over primer for walls and ceilings.



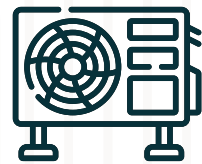
FLOORING

- ◆ **STAIRCASE:** 18 mm thick granite with leather finish.
- ◆ **MASTER BEDROOM:** Engineered wooden tile flooring.
- ◆ **LIVING, DINING, KITCHEN & OTHER BEDROOMS:** 600×1200 mm vitrified tiles.
- ◆ **TOILETS:** 600×600 mm vitrified anti-skid floor tiles; 600×1200 mm matt finish vitrified wall tiles.
- ◆ **BALCONIES & UTILITIES:** Vitrified anti-skid tiles.
- ◆ **LIFT:** Civil provision only.



KITCHEN

- ◇ Provision for softened water inlet.
- ◇ RO water/Aqua Guard connection point.
- ◇ Chimney exhaust provision.
- ◇ Utility provision for washing machine & dishwasher.



HOT WATER

- ◇ Heat pump by AO Smith, Havells, or equivalent.



TOILETS

- ◇ **SANITARYWARE:** TOTO or equivalent.
- ◇ **C.P. FITTINGS:** GROHE/American Standard or equivalent.
- ◇ Single-lever diverters with hot/cold mixers in all showers.
- ◇ Wall-mounted EWC with concealed flush tank.



PLUMBING

- ◇ **DRAINAGE & SEWAGE:** PVC pipes and fittings.
- ◇ **WATER SUPPLY:** CPVC pipes and fittings (internal & external).



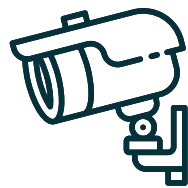
ELECTRICAL

- ◇ Concealed copper wiring (Havells/Polycab or equivalent).
- ◇ Modular switches: Legrand or equivalent.
- ◇ Type-C USB ports for charging in the living and master bedrooms.
- ◇ Adequate power sockets for all appliances including chimney, refrigerator, microwave, oven, mixer, and Aqua Guard.
- ◇ Geyser points in MBR and exhaust fans in all bathrooms.
- ◇ Provisioned points for split ACs in the living, bedrooms, and hobby room.
- ◇ 100% DG backup for villas and common area lighting.



TELECOM, INTERNET & CABLE TV

- ◇ Provision for Internet, DTH, Telephone, and Intercom.

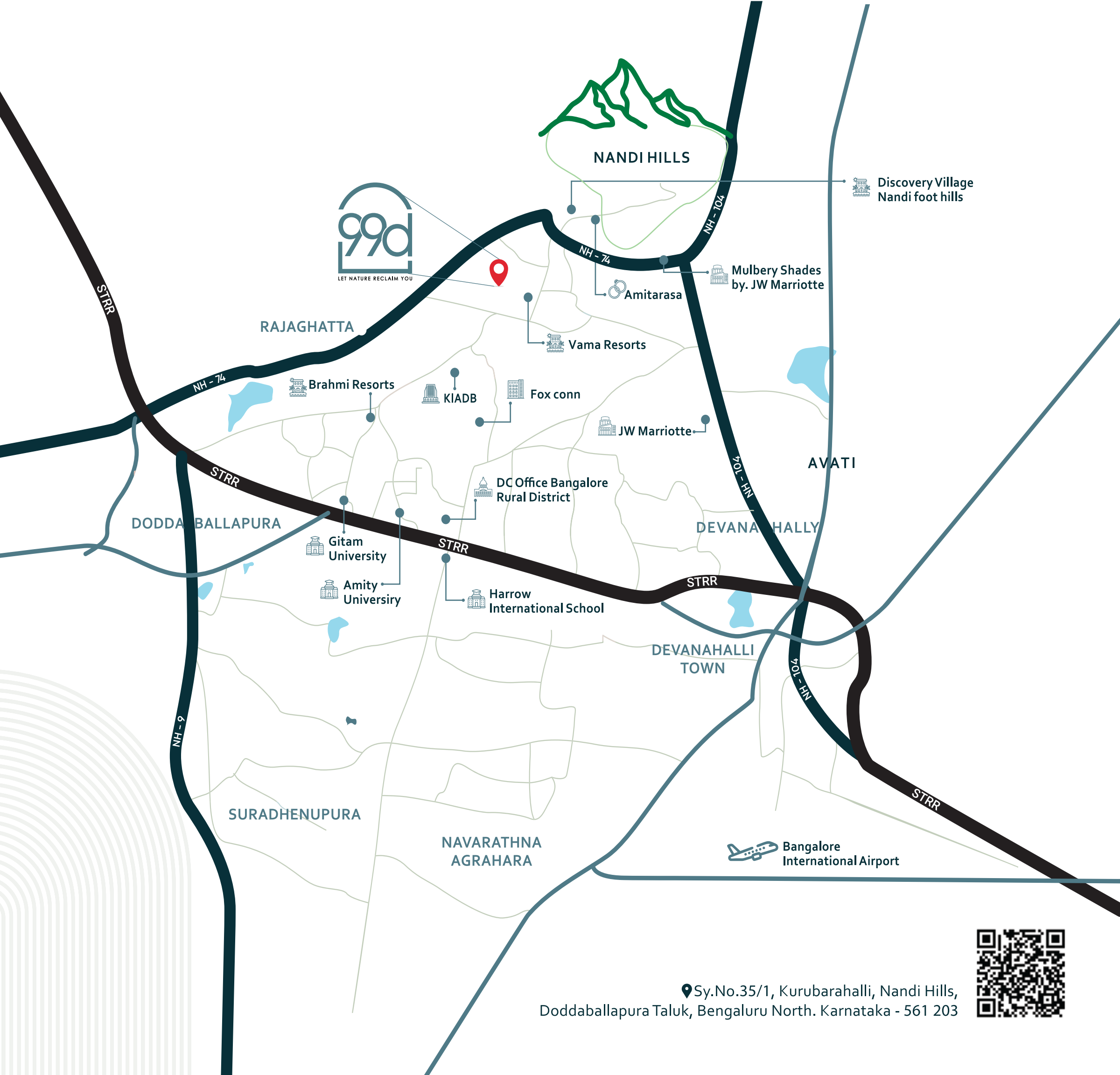


SECURITY

- ◇ Main door with digital locking system.
- ◇ 24x7 security with round-the-clock surveillance.
- ◇ CCTV cameras at entry points, common areas, and each street entrance.



BETWEEN EARTH AND AIR,
CITY AND SILENCE.



📍 Sy.No.35/1, Kurubarahalli, Nandi Hills,
Doddaballapura Taluk, Bengaluru North. Karnataka - 561 203



NEARBY LANDMARKS

- ◇ Nandi Hills - **4 Mins**
- ◇ Foxconn - **8 Mins**
- ◇ Apollo Hospital - **20 mins**
- ◇ Harrow International School - **10 Mins**
- ◇ Amity University - **10 Mins**
- ◇ District Collector Office - **9 Mins**
- ◇ KIA International Airport - **30 Mins**
- ◇ Gitam University - **9 Mins**
- ◇ Aakash International School & Hospital - **25 Mins**
- ◇ JW Mulberry Shades - **8 Mins**
- ◇ JW Marriott - **15 Mins**
- ◇ Dodballapura Railway Station - **12 Mins**



EDUCATION

- ◇ Stonehill International School
- ◇ Harrow International School
- ◇ Canadian International School
- ◇ Delhi Public School
- ◇ Cambridge Engineering College
- ◇ Gitam University
- ◇ Amity University



ENTERTAINMENT

- ◇ JW Marriot
- ◇ Mall of Asia
- ◇ Prestige Forum Mall
- ◇ MSR Elements Mall
- ◇ Club Cabana
- ◇ Clarks Exotica
- ◇ Decathlon



TECH PARKS

- ◇ Prestige Cloud Tech Park
- ◇ Purva Aerocity
- ◇ Northgate Tech Park
- ◇ Brigade Magnum
- ◇ Signature Business Park
- ◇ SAP LABS
- ◇ FOXCONN



HEALTH

- ◇ Cytecure Hospitals
- ◇ Manipal Hospitals
- ◇ Aster CMI Hospitals
- ◇ Motherhood Hospitals
- ◇ Cloud Nine Hospitals



Yours. In Every Way.



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MORE THAN HOMES. LEGACIES OF BELONGING.

At Santhusta, a home is imagined as more than a structure. It is memory, ritual, and meaning — a place where joy is built into every detail. Our vision is to raise life, not skylines. From villas that promise privacy to contemporary communities and thoughtful commercial spaces, every Santhusta creation is conceived as a sanctuary shaped with care, conviction, and craft.

OUR EXPERTISE



LUXURY VILLAS

Crafted as sanctuaries of stillness, privacy, and permanence, where nature and design return life to balance.



CONTEMPORARY APARTMENTS

Urban living redefined with light, air, and thoughtful design that transforms every square foot into comfort.



LIFESTYLE FARMLANDS & PLOTS

Landscapes that connect you back to the soil; spaces to build, grow, and belong at your own rhythm.



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SANTHUSTA™
Yours. In Every Way.

SANTHUSTA INFRACON PVT LTD

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