



Siroya **sunshine**
RT Nagar

An invitation to
live a fuller life.

Your home...yesterday's dream, today's reality, and the milestone of your future.

"Sunshine on my shoulders makes me happy"

John Denver



Your precious dream of owning a home has come true. Siroya Sunshine is in RT Nagar; a cornerstone of an eclectic neighborhood in North Bangalore with a lot in it for both the young and the old, making it the perfect location for you and your family.

It's easy accessibility to the City centre, proximity to Manyata Tech Park and commercial shopping centres has made Siroya Sunshine the most sought after living destination.

Designed for today's discerning professional.

Siroya Sunshine endorses limited 185 residences spread over 2.5 acres of open spaces. These stylish 1, 2 and 3 BHK apartments span over 5 different towers of Ground + 7 floors.

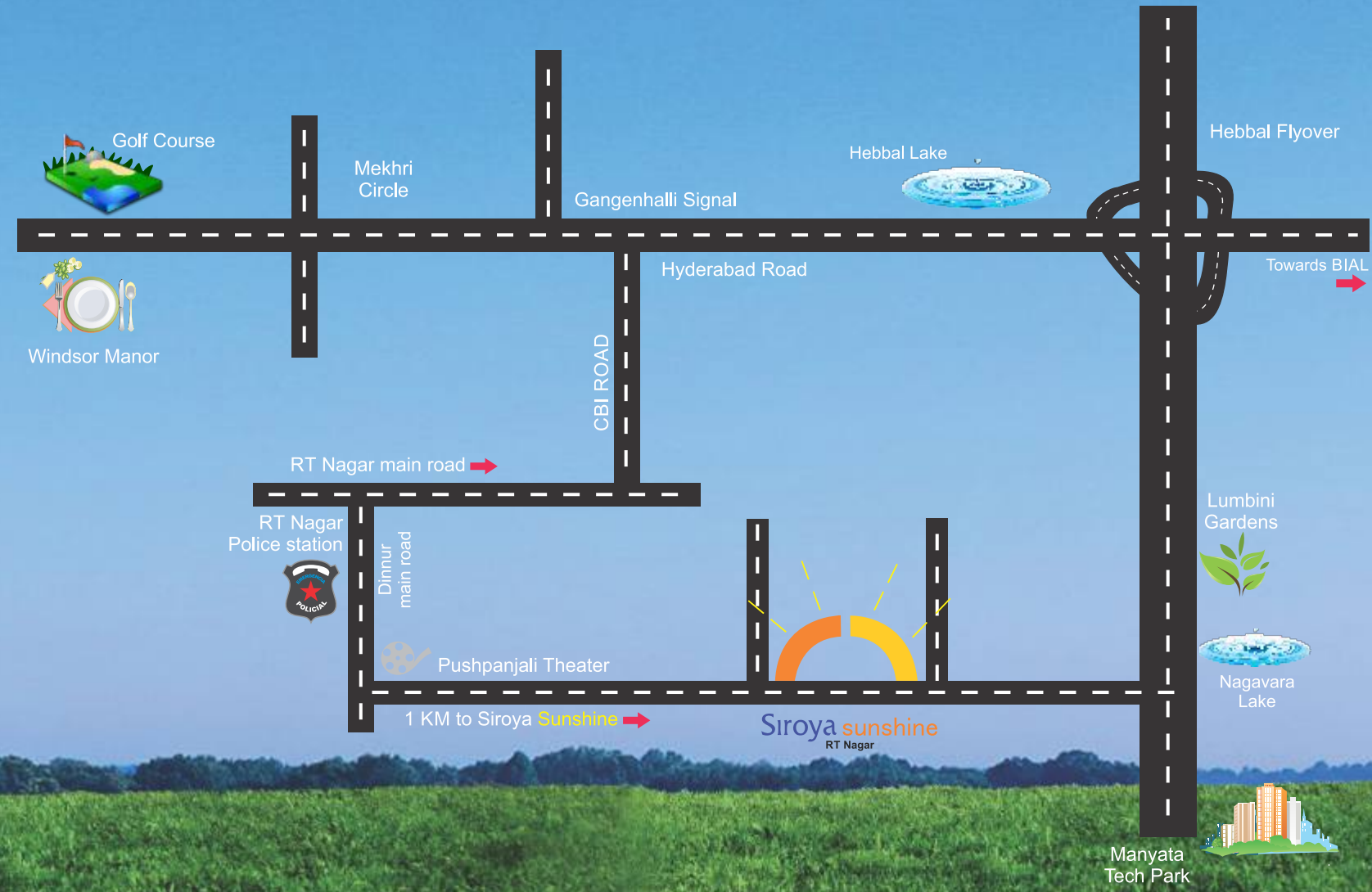


An invitation to live a fuller life.



Your future is bright at Siroya Sunshine

Location Map



Personal time or play time, Siroya Sunshine allows you to make the most of your day. Self-contained in every sense of the word, Siroya Sunshine puts every facility at your doorstep. Dedicated solely to your recreation and leisure, Siroya Sunshine includes world-class amenities to pamper you, while being in the heart of RT Nagar.

Only a few minutes from Manyata Tech Park, Siroya Sunshine is conveniently located in the Fastest Developing Region in Bangalore! In addition, the location is a friendly and family oriented fully developed neighborhood with ample restaurants, supermarkets and malls.

Key Distances

- Mekhri Circle - 4 kms
- Manyata Tech Park - 3 kms
- Outer Ring Road - 1.5 kms
- Kirloskar Business Park - 4 kms
- Columbia Asia Hospital - 4 kms
- Esteem Mall - 1 km
- MG Road - 8 kms

Master Plan



Siroya Sunshine is a beautifully planned modern community designed to be self-sufficient in providing housing, commercial, and recreational facilities for all its residents.

What makes Siroya Sunshine more enviable is its great investment value which is destined to reap rich dividends in the near future!

Legend

- ① Entrance Gate
- ② Landscape
- ③ Children Play Area
- ④ Clubhouse
- ⑤ Outdoor Games Area
- ⑥ Shopping Complex

Project name	Siroya Sunshine
Type of apartment	Super Luxury
Land Area / No. of Units	2.5 Acres - 185 Units
No. of Blocks / Floors	5 Blocks - G + 7
Type of flats	1, 2 & 3 BHK Apartments

A suite of amenities tailored to your lifestyle!

Every luxury amenity that the busy professional could ever want. Your home should be an oasis where you can retreat from the world and indulge yourself. At Siroya Sunshine every amenity is right here in your own private world.

Aesthetically designed with the utmost care, Siroya Sunshine is the perfect place for your kids to unwind the feeling of joy and entertainment.



Clubhouse as a part of E Block



Indoor Pool



Shopping Complex



Clubhouse & Gym



Children's Play Area



Indoor Games

- Services
- Covered Car Parks
 - Rainwater Harvesting System
 - 24/7 Security
 - Visitors Parking
 - Back-up Power Supply



Landscaped Garden



Party Hall with Pantry

Specifications

STRUCTURE

RCC Frame Structure with columns and beams

MASONARY

External Walls - 8" Solid Block masonry

Internal Walls - 8" & 4" Solid Block masonry

FLOORING

Kitchen - Anti-skid Vitrified tiles

Living & Dining, Bedroom - Vitrified tiles

Kitchen platforms - Polished Granite with designer tile cladding up to 2' above Counter, Stainless steel sink and drain board.

TOILETS - Designer Tiles up to 7' height, Kohler/equivalent make Sanitary wares, Jaguar CP/equivalent fittings

DOORS - Imported kiln season wood with Architraves, Factory made flush doors.

WINDOWS - UPVC windows with tinted glass

PAINTING

Interior Walls - Painted with Luxury Emulsion.

Exterior Walls - Long life texture Painted with Premier Weather coat.

ELECTRICAL - Concealed conduiting with PVC insulation. Anchor Make FRLS wires, Anchor/equivalent switches.

POWER - DG Backup : 100% for common area and lift , 2 KW for 3 BHK and 1 KW for 2 BHK .

COMMON AREAS & LIFT

Ground Floor - Marble/Granite including lift lobby and cladding.

Upper floors – Vitrified with granite cladding.

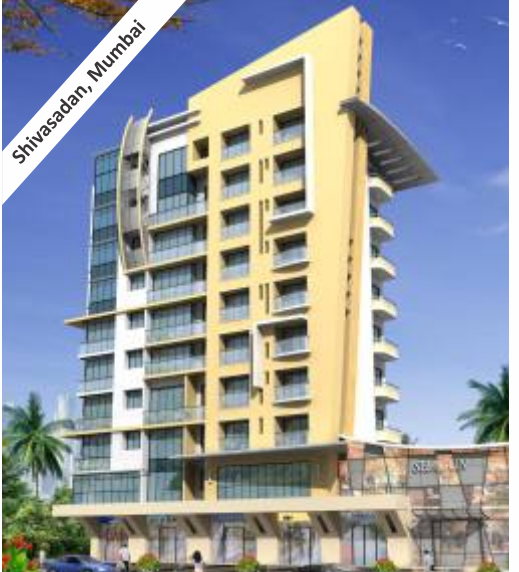
Stair case – Granite flooring.



Siroya - Creating urban lifestyles

Siroya Properties & Holdings draws great expertise from the reputation of its founders. The Siroya Group has a strong experience in the real-estate development industry across Kuwait, UAE and Maharashtra. With a foot-hold of more than two decades in the market, they also have diversified interests in Pharmaceuticals - Bal Pharma Limited, Bangalore; Jewellery trading and manufacturing - Siroya Jewellers, UAE (Manufacturers of the World's Longest Gold Chain).

The Mehta Group is into pharmaceutical trading and real-estate development across India.



Floor Plans





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