



'Your Idyllic Getaway... For Life!'

Premium Luxurious Residential Villa Plots
Near Bengaluru International Airport



Welcome to a whole new world at Sunshine Gardenia! Located along the backdrop of Nandi hills, Sunshine Gardenia is 'Your Idyllic Getaway... For Life!'. An ideal blend of flattering comfort ensconced in the lush green surroundings of a systematically planned gated community, Sunshine Gardenia is sheer delight at an unbeatable price.

Bengaluru - The City!

Bengaluru is a thriving economy and an ideal investment destination that offers rapid development in an otherwise restive city. A major economic and cultural hub of India, Bengaluru is fast being known as the 'Silicon Valley of India' while retaining its tag of being the 'Garden City'. With the thriving IT industry, Bengaluru has witnessed improved infrastructure and a robust real estate market which has proved to be an investment goldmine for past few decades.

Being one of the fastest growing metropolises in India, Bengaluru is likely to undergo a huge transformation with the numerous development projects that are currently in the pipeline.



Devanahalli – The Future!

The residential real estate market in North Bengaluru has seen phenomenal growth since the commencement of Kempegowda International Airport. Devanahalli is considered the upcoming real estate destination for Bengaluru considering its proximity to the International Airport and the infrastructure planned surrounding the area.



Neck of Woods

- IT / ITES / BPO SEZ , Devanahalli
- Proposed Devanahalli business park, an initiative of KSIIDC around BIAL.
- Aerospace SEZ by KIADB in devanahalli.
- IT Hardware Park
- Infosys & Wipro will be coming up near Devanahalli ..
- TCS SEZ IT Hub.
- Apparel (Textile) Park, Doddaballapur
- Several super specialty hospitals.
- Multipurpose IT / Bt Parks , Devanahalli



Sunshine Gardenia is being developed with the vision of providing you with a home that becomes 'Your Idyllic Getaway... For Life!'

Sunshine Gardenia is an elegantly built gated property with limited number of premium villa plots spread across 15 acres of green expanse. With all the Luxury amenities systematically in place against the backdrop of a majestic landscape, Sunshine Gardenia seems to take inspiration from some well-articulated masterpiece. The property is advantageously located on the proposed 300 feet IVC Road, which is just a 5 minute drive away from the Bangalore International Airport. The property is extremely well connected to all major landmarks of Bengaluru and is within close vicinity of all basic facilities and conveniences.



Sunshine Gardenia offers a host of amenities, which includes:

- Green expanses with manicured gardens
- CCTV Surveillance
- Round-the-clock security with intercom facility
- Underground Electricity
- Underground Water Lines
- Rain Water Harvesting
- Underground Box Type Drainage
- Overhead Water storage tank
- Eco friendly Solar street lights
- Club House
- Well-lit tar roads lined with lush green ambience
- BIAAPA approval with all sanctions in place.
- Clear marketable title with property sanction from several banks.

Club House Amenities

- Restaurant
- Gymnasium
- Elders Park
- Party Hall
- Open lawns
- T V Lounge
- Library
- Billiards
- Table Tennis
- Carom and Chess
- Association room
- Meditation/yoga room
- Badminton court
- Basket ball court
- Cricket pitch

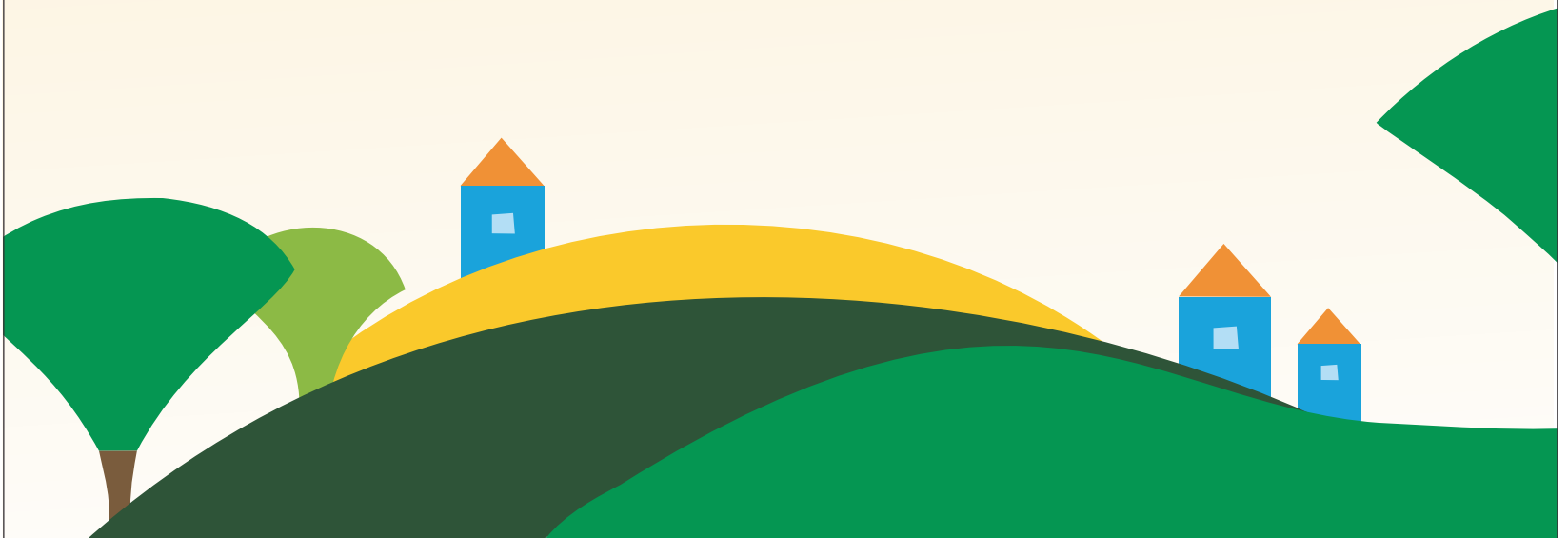




UNNATHI
GROUP INDIA INC

For the past five years, Unnathi Group has been transforming the landscape of North Bengaluru with its premium residential villa plots. With the intention of ensuring that every customer gets maximum returns for their investment, Unnathi Group has delivered over 1000 villa plots across Bengaluru in this short period of time.

Strong business ethics and a customer centric approach have kept Unnathi in good stead, and it has been able to create a conspicuous mark for itself in the real estate scenario across North Bangalore. Unnathi is one of the prominent land developers in this promising area, and has come up with multiple properties that are designed with a futuristic mindset while retaining the essence of this historically significant place.



Route Map





UNNATHI
GROUP INDIA INC

Unnathi Group India Inc

#189, 2nd Floor, 1st Main West of Chord Road
Mahalakshmi Layout Bangalore - 560086

Phone: +91 80 23190187 / 23492346
Email: info@unnvathigroupindia.com
Website: www.unnvathigroupindia.com