



The Royal Elegant Ventures **KUTEERA**



KUTEERA - That lasts for Generations!

Kuteera, a well-secured villa plotted community that's tranquil in nature, calm and Peaceful, making it just the right place to build your dream home and reside in.

The project resides at the extension of the fast growing tech and innovation hubs like electronic city, jigani, bommasandra and bannerghatta road, with well developed infrastructure and a neighborhood providing excellent connectivity to highways like NH7, bannerghatta main road, new PRR and NICE road, electronic city metro station, upcoming hosur international airport, commercial, healthcare and multiple Educational institutions.

Why Choose us ?

- F **BMRDA Approved & RERA Certified**
- F **Community, Yes. Restrictions, No!**
- F **Phase 1 with 8.12 Acres land parcel**
- F **138 individual plots**
- F **1000 Sft – 2400 Sft plot sizes**
- F **SBI, HDFC, ICICI, IDBI, LICHL Banks Approved**
- F **Freedom to design & build home as you like**
- F **One time maintenance charges and lifetime free**
- F **Free Park, indoor and outdoor Amenities**
- F **24/7 security**
- F **-2000+ families in the neighborhood**
- F **Great Accessibility to reputed educational institutions, healthcare, shopping malls and major tech parks**
- F **Future investment with high appreciation**



LOCATION



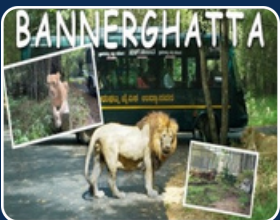
**Centrally Located
Between Electronic
City Phase 1 & Bannerghatta
Jigani Main Road.**



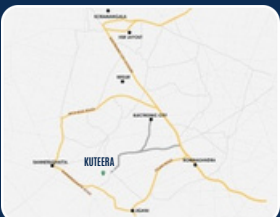
**30 Mins Drive To New
Proposed Hosur
International Airport.**



**15 Mins Drive To
Electronic City Phase
1 Metro Station.**



**2 Mins Drive To
Bannerghatta
Jigani Main Road.**



**2 mins drive to Bannerghatta
Jigani main road.
1 km away from
newly proposed PRR**

IT, ELECTRONICS AND MANUFACTURING PARKS:

- * Electronic City, one of the largest electronic and IT firms with more than 100+ companies.
- * Jigani industrialized manufacturing companies.
- * Bommasandra IT and manufacturing companies.
- * Outer ring road IT Sectors.



EDUCATION CENTRES IN 2-3 KMS PROXIMITY:

- 1. Christ Academy**
- 2. Candor International school**
- 3. Greenwood High School**
- 4. Red Bridge International School**
- 5. Treamis International School**
- 6. Sarala Birla Academy**
- 7. Tadmore Academy**
- 8. Vibgyor High School**
- 9. St. Xavier School**
- 10. Delhi Public School**
- 11. AMC Institutions**
- 12. School of India**
- 13. Tapovan School**



HOSPITALS IN CLOSE PROXIMITY:

1. Narayana Hrudayalaya Health city
2. Fortis Hospital, Bannerghatta road
3. Apollo Hospital, Bannerghatta road
4. Kauvery Hospital, Electronic city
5. Vijayashree Hospital, Jigani
6. Cloudine Hospital, Neeladri nagar
7. Motherhood Hospital, Neeladri Nagar



COMMERCIAL, SHOPPING AND ENTERTAINMENT IN CLOSE PROXIMITY:

- * 10 mins drive to Neeladri Nagar Commercial Street with multiple commercial shopping Centers like westside, Max, Zudio. Restaurants, pubs, KFC, Mc Donald's, Dominos, Dmart and other foodstuffs.
- * 15 mins drive to Royal Meenakshi Mall, Bannerghatta road.
- * 10 mins drive to biggest upcoming Mall in Neo Town, Electronic City Phase 1.
- * 15 mins drive to new M5 Ecity Mall, Electronic City Phase 1.

RELAXATION WITH NATURE:

- * Mango Mist Resort in 2 kms range.
- * Bannerghatta National Park in 3 kms range.
- * Vivekananda Arogyadama, Jigani.
- * Nirantara Resorts.
- * Meenakshi Resorts.

AMENITIES IN THE LAYOUT:

- * Amphi Theatre.
- * Outdoors, Basketball, Volley ball, badminton, short football and Net Cricket.
- * Indoors, Snooker, Table Tennis, chess, carom and foosball.

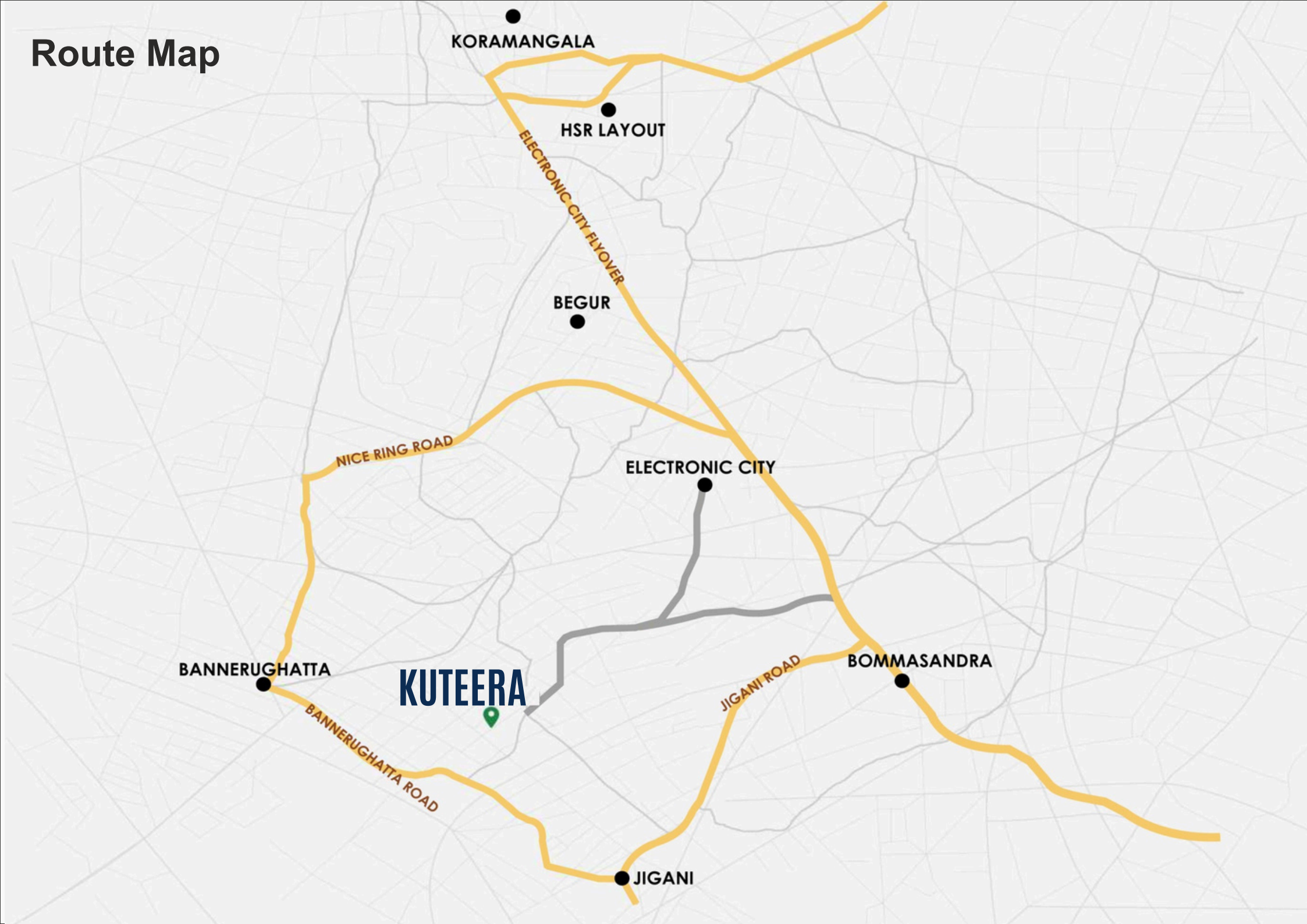


FACILITIES IN THE LAYOUT:

- * UG Electri cation to Layout and plots with Led street lights.
- * Main road 50ft and 40ft, Sub roads 30ft Concreted with beautiful Trees and grass lawn on either sides.
- * Long stretched Parks with walking paths.
- * Latest Underground sanitation system and Underground Septic tank with reusable water to parks, lawns and trees.
- * Rain water harvesting.
- * Water tank of 2 lakh liters with Layout bore wells and panchayat/kaveri water facilities to each site/plot.
- * Permanent 24/7 security to Layout with CCTV Cameras.
- * Entrance Arch, Road signage, site number displays with 7 feet compound plastering.



Route Map



KORAMANGALA

HSR LAYOUT

BEGUR

ELECTRONIC CITY

BANNERUGHATTA

BOMMASANDRA

JIGANI

KUTEERA

ELECTRONIC CITY FLYOVER

NICE RING ROAD

BANNERUGHATTA ROAD

JIGANI ROAD

Master Plan





Be at home
embrace
native beauty




Marketed by

The Royal Elegant Ventures

Corporate Office : No.50, GroundFloor,
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Site Office:

Kuteera, by The Royal Elegant Ventures,
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