



NIRVANA

BY PLEASURE SPACES

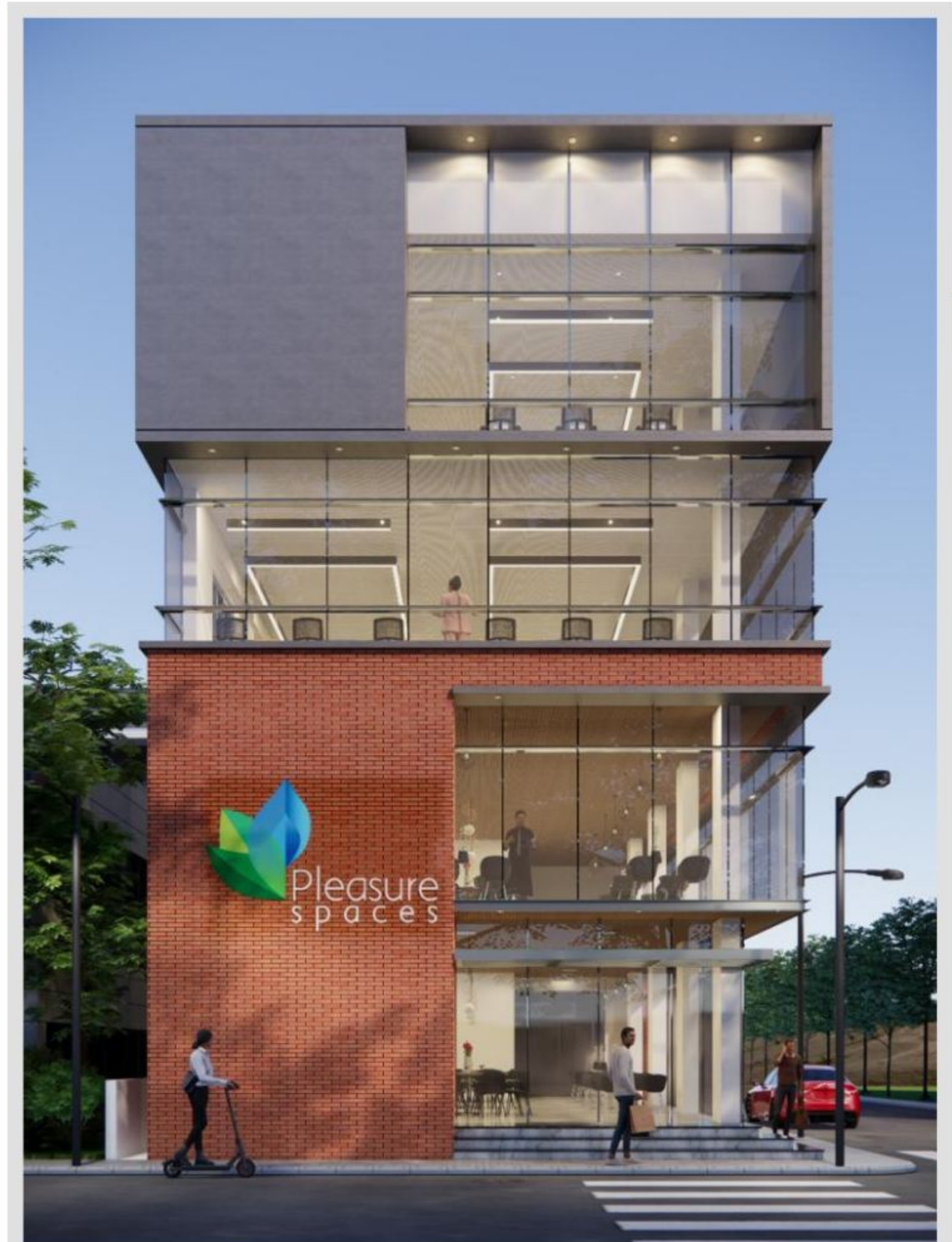
Premium Villa Plots | Near International Airport



Pleasure Spaces is born out of an unwavering vision to provide the finest real estate solutions. With the success of projects like Pebble Creek and Oliver, we have taken momentous steps toward reifying this vision. From vastu-centric homes to trendy alluring apartments and commercial spaces, we have something to suit every demand.

We believe in 100% transparency and an assiduous dedication toward our clients. Standing on the pillars of futuristic infrastructure, sustainable practices, and 360-degree customer service, Pleasure Spaces has established itself in the major real estate hotspots of Bangalore.

With every project, we carry forward our commitment to delivering excellence. At Pleasure Spaces, we believe that home is more than a structure with four walls. Home is a place to connect with your inner self and a place to find peace. With this belief, we bring to you Nirvana.





NIRVANA

BY PLEASURE SPACES

Nirvana is the pinnacle of peace, a state of absolute serenity. Pleasure Spaces brings to you the same experience in the form of a home.

Nirvana is a premium living space equipped with all the luxuries of modern life with the goodness of nature. It gives you the opportunity to disconnect from the chaos of the city and connect with your inner self.

When you choose Nirvana, you invest in a lifetime of luxury and peace

PROJECT INDEX

Total Extent

30

ACRES

PHASE I

115

PREMIUM PLOTS

9.25

ACRES

06

PARKS





NIRVANA

ENTRANCE



DRIVEWAY



VILLAS

MASTER PLAN





- ODD PLOTS
- 30' X 60' PLOTS
- 30' X 50' PLOTS
- 40' X 60' PLOTS
- 40' X 53' PLOTS





OUTDOOR AMENITIES

PARK-1

1. Flower Garden

2. Bamboo Plantation





PARK-2

1. Pet Park

2. Cricket Practice Net

PARK-3

1. Toddlers' Play Area
2. Childrens' Play Area
3. Multi Court
4. Open Air Theatre
5. Party Lawn
6. Tree Katte
7. Reflexology
8. Sand Bed
9. Seating Alcove
10. Panchavati Vana
11. Mythology
12. Bridge





PARK-4

1. Herbal Garden
2. Swing Pavillion
3. Aroma Garden
4. Gazebo
5. Outdoor Gym
6. Tabletop Game
7. Palm Garden
8. Rashi Vana
9. Hammock
10. Nakshatra Vana
11. Zero Gravity Pavillion
12. Navagraha

PARK-5

1. Pet Park
2. Toddlers' Play Area
3. Children's Play Area
4. Dense Plantation





PARK-6

1. Miyawaki



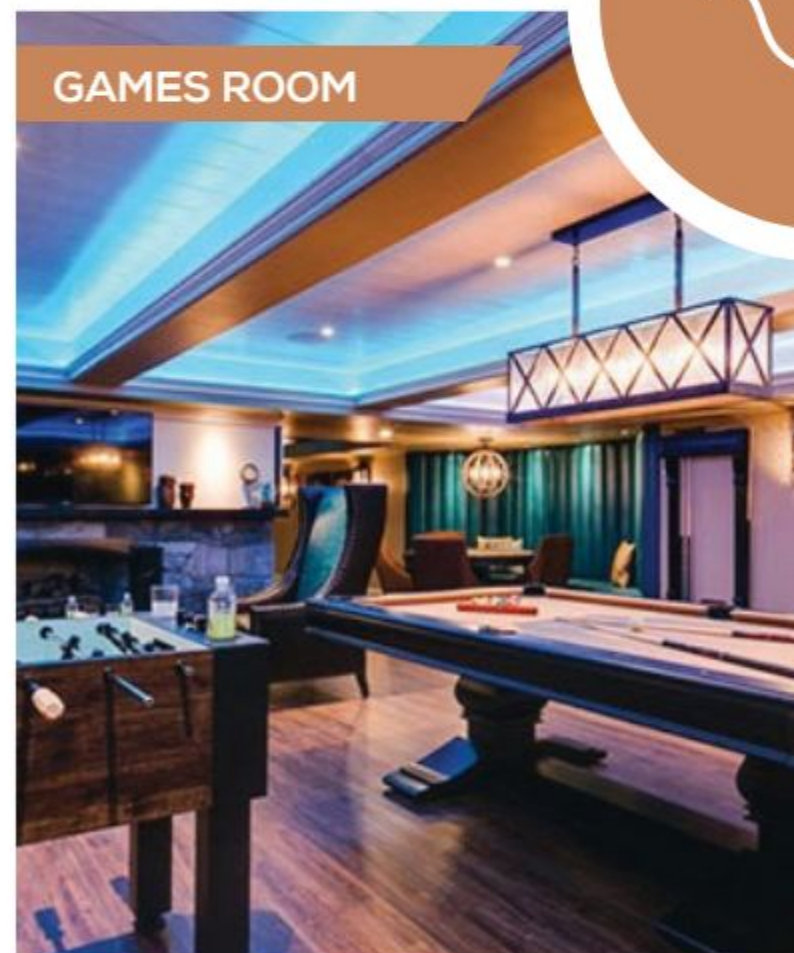
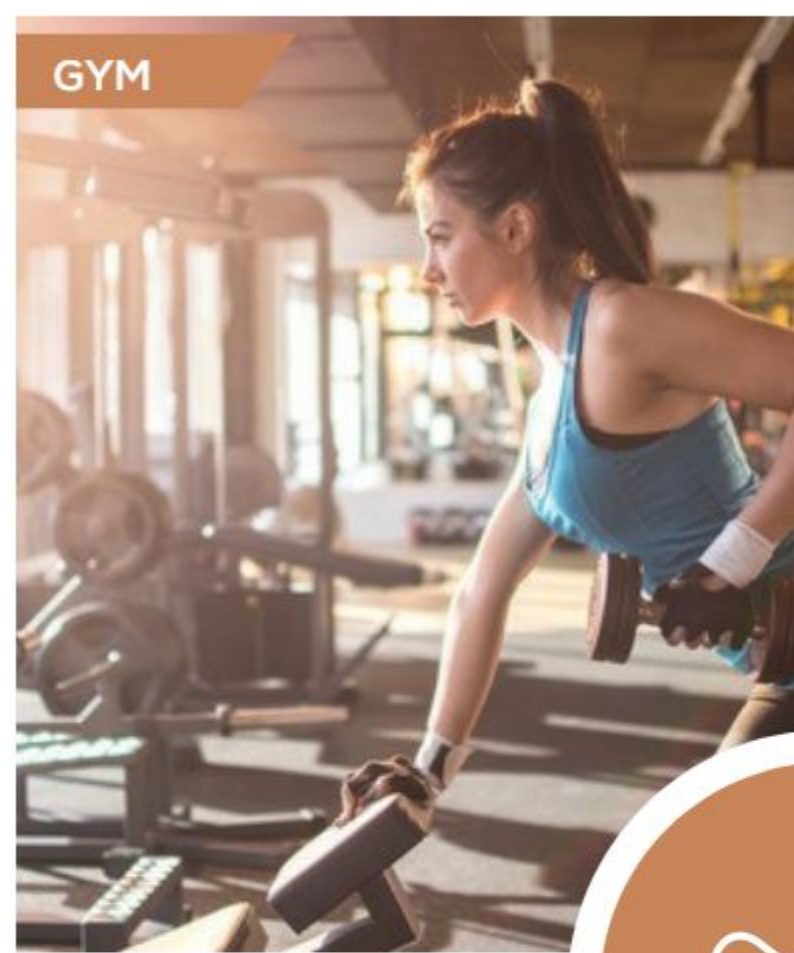
CLUBHOUSE

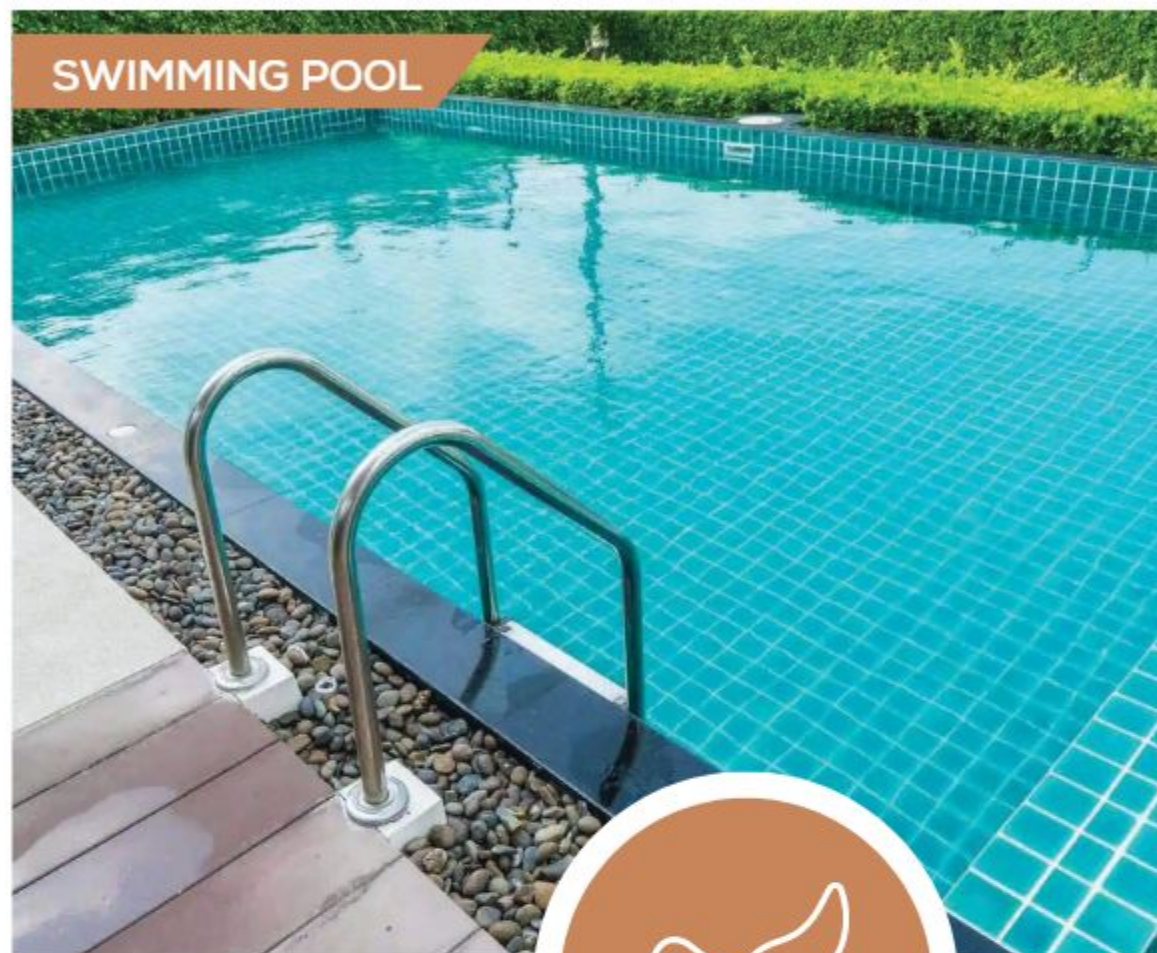
25,000 sqft
30+ Amenities



INDOOR AMENITIES



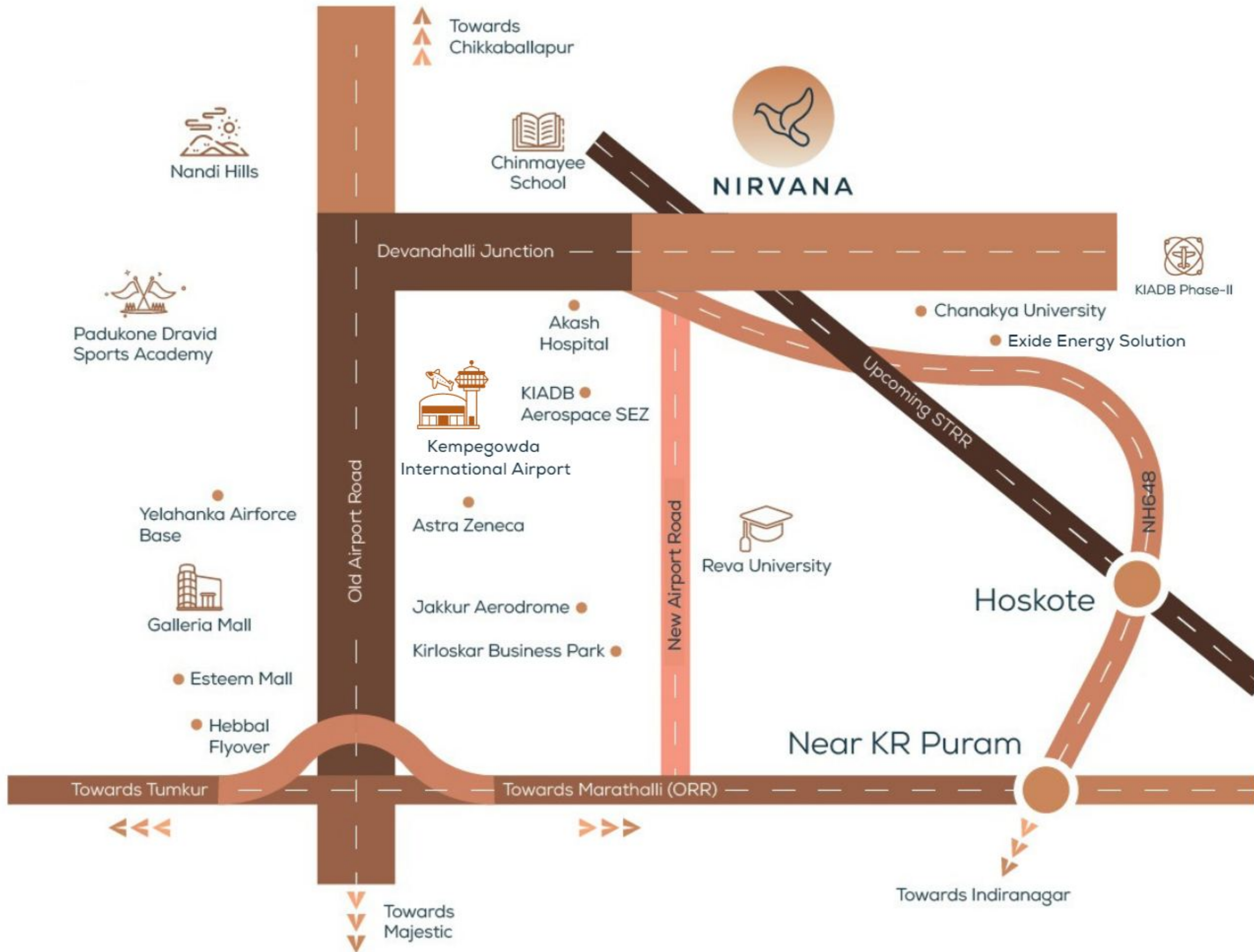


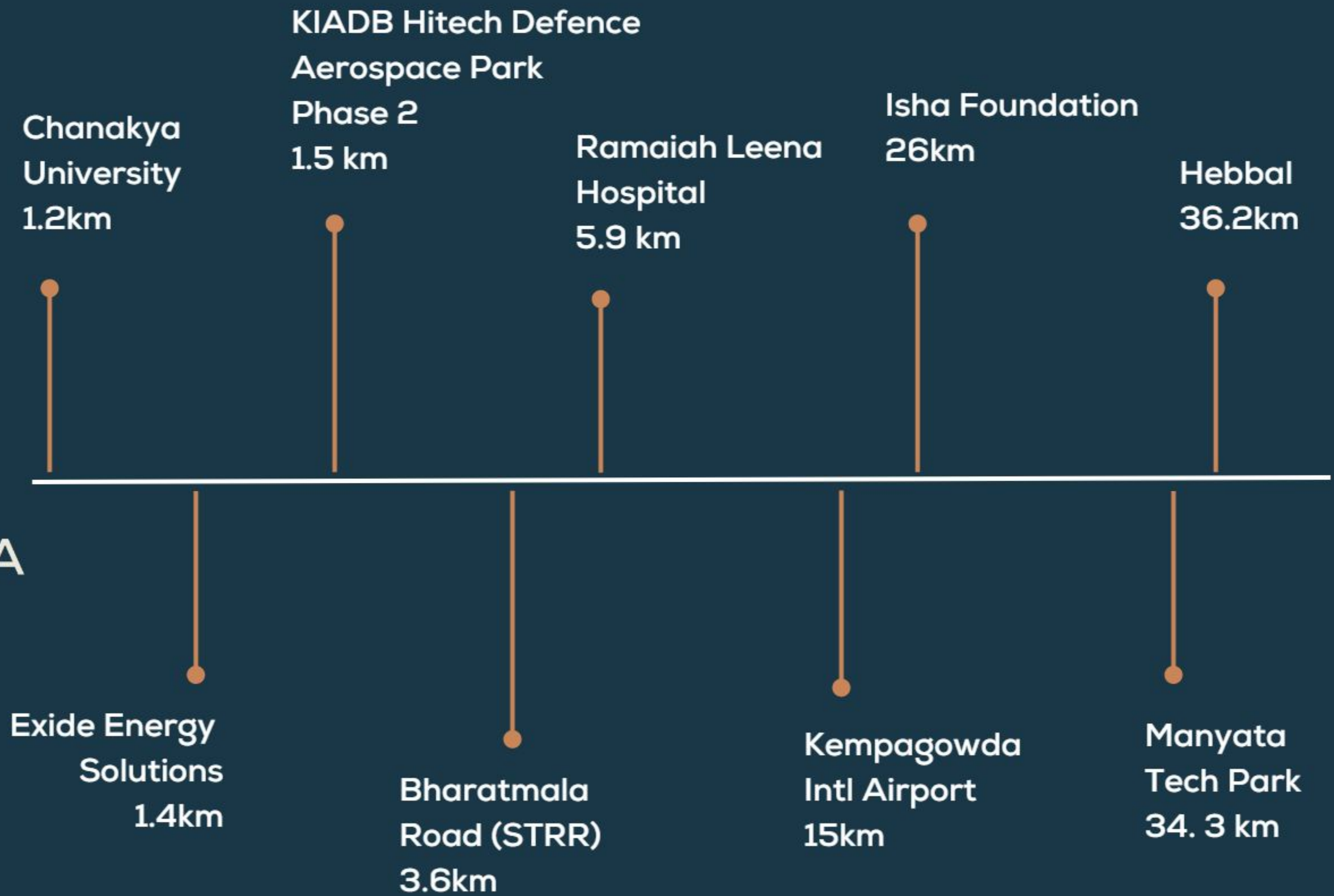




LOCATION & CONNECTIVITY

Ideally located in proximity
to all your needs.





SCHOOLS

SNo.	Landmark	Distance (Kms)
1	The School For Global Minds	6.8
2	Chinmayee Public School	4.8
3	Srigandha International School	12.1
4	Jnana Jyothi Public School	8.3
5	Gurukula International School	16.3

COLLEGES



SNo.	Landmark	Distance (Kms)
1	Chanakya University	2.5
2	Nagarjuna College Of Engineering & Technology	18.9
3	Pragathi First Grade College	11.7
4	Inspire Institute of Science and Commerce	11.6
5	M. S. Engineering College	19
6	Sir M. Visvesvaraya Institute of Technology	23.7
7	Presidency University	33.5

HOSPITALS

SNo.	Landmark	Distance (Kms)
1	Devanahalli Health Services	06
2	New Manasa Hospital	06
3	The North Bangalore Hospital	21
4	Relive Hospital	21
5	General Hospital	8.4
6	Ramaiah Leena Hospital	5.8

MALLS

SNo.	Landmark	Distance (Kms)
1	Esteem Mall	35.7
2	The Galleria Mall	30.8
3	Elements Mall	37.4
4	Garuda Mall	31.7
5	Bhartiya Mall Of Bengaluru	31

TOURIST SPOTS

SNo.	Landmark	Distance (Kms)
1	Nandi Hills	25
2	Narayanaswamy Temple	27
3	Quarry Temple	16
4	Devanahalli Fort	06
5	Skandagiri	28

OPERATIONAL & TECHNOLOGICAL HUB

SNo.	Landmark	Distance (Kms)
1	KIADB Hardware Park	18.7
2	KIADB Hi-Tech Defence Aerospace Park Phase 2	1.3
3	Textile SEZ	55.1
4	KIADB Aerospace SEZ	11.9
5	Kirloskar Business Park	35.6
6	L&T Tech Park	36.1
7	North Gate Office Park	26

URBAN AREAS

SNo.	Landmark	Distance (Kms)
1	Airport	15.8
2	Shell Technology Centre	16.7
3	Thanisandra	32.2
4	Yelahanka	25.9
5	Hennur	40.4
6	Budigere Cross	23.1
7	Manyata Tech Park	34.3

VALUE PROPOSITIONS



Lucrative Investment
Opportunity



Premium plotted
development



Luxurious amenities



Prime Location




INVEST IN A LIFETIME OF PEACEFUL LIVING.

Nirvana is strategically located on Bharatmala Road (STRR), just 11 min away from the international airport and in proximity to major development projects. This is suspected to increase the land value in that area by 40% in 2 years and 60% in 5 years.

In order to compete with Bangalore in terms of business and social life, close to Rs. 1,15,000 crore will be invested in Devanahalli.

₹

1,15,000
CRORES



Located on 12000 acres, the initiative will create 1.2 million direct and 2.5 million indirect jobs

12000 Acres

1.2 Million
Direct jobs

2.5 Million
Indirect jobs



Kempegowda International Airport

Several large-scale projects are in the pipeline. These projects are expected to further catalyse the region's growth in the times to come

With such large-scale developments happening around the airport, buying a plot of land in the region evolves as a good investment option

Distance : 18.8 km
Time: 26 min



Chanakya University

Pleasure Spaces Nirvana is adjacent to the upcoming new campus of the Chanakya University.

It is a large 116-acre campus located in the KIADB Aerospace and Defence Park, with all digital classrooms. The classes will start from this Academic year.

Distance : 1.9 km
Time: 04 min



KIADB Hitech Defence Aerospace Park [Phase 2]

Adjoining the Kempegowda International Airport, Hi-Tech, Defence & Aerospace Park is developed in an total extent of 2980.00 acres. The Industrial Area is about 9.00 KMs from NH-7 & it is 31 KMs from Bengaluru City.

The Industrial Area is best suited for Aerospace Component Industries, IT Industries, Defence Industries

Distance : 1.2 km
Time: 03 min

With a total land area of 1000 acres, which includes a dedicated special economic zone of 252 acres, 48 companies have already been allotted land here, attracting 11000 crores in investment.

₹ 11000
Crores

48 **Companies**



Exide Energy Solution

Exide Energy Solutions Ltd (EESL) has executed the lease-cum-sale agreement with Karnataka Industrial Areas Development Board (KIADB) for procuring land parcel in Bengaluru to setup India biggest li-ion solution plant.

The plant would be used to set up multi-gigawatt Li-ion battery cell manufacturing facility for the new-age electric mobility and stationary application businesses in India, it added.

Distance : 1.4 km

Time: 04 min

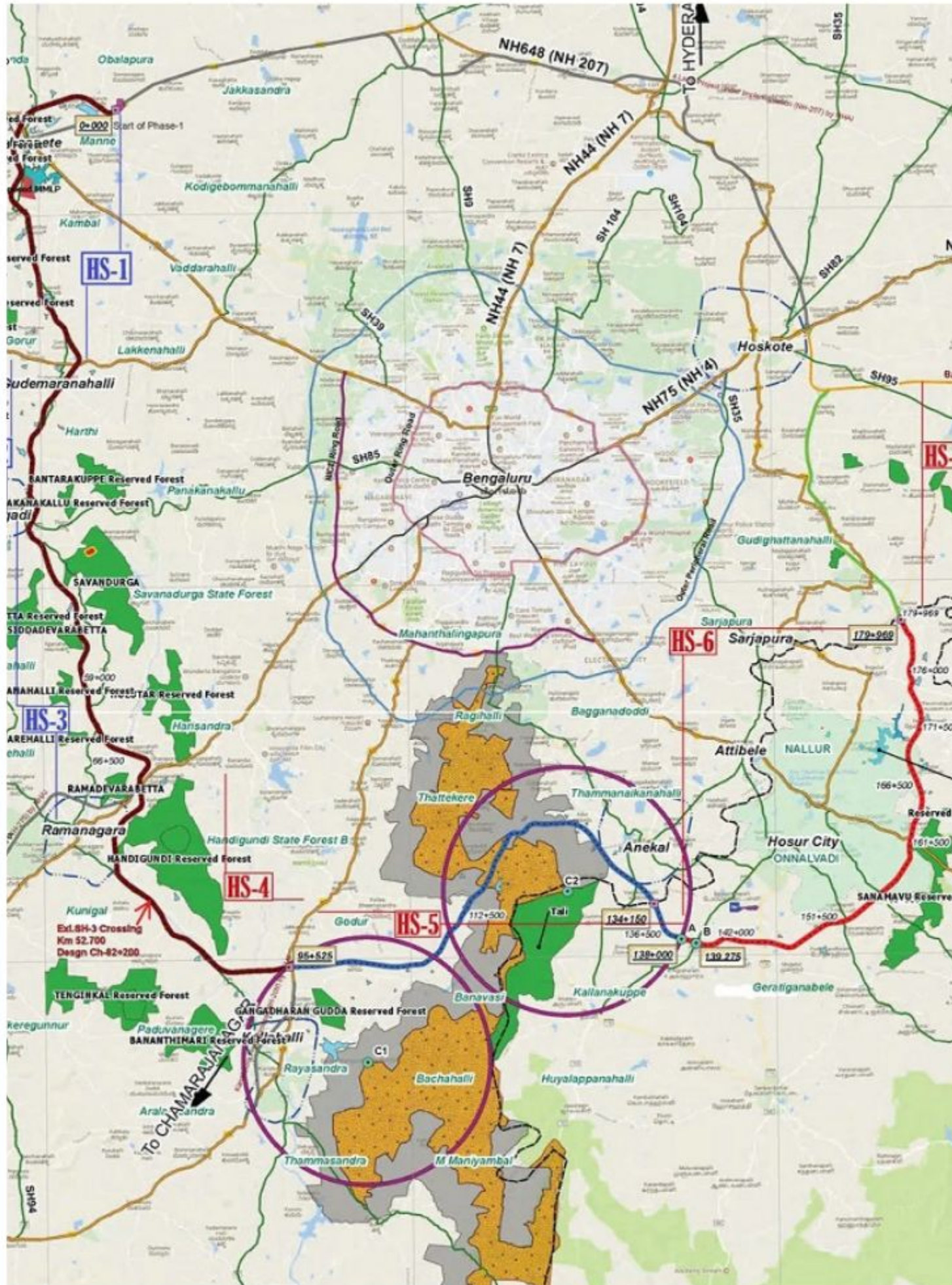
Bharatmala Road [STRR]

Bangalore Satellite Town Ring Road by NHAI is an under construction 4-6 lane access-controlled expressway with a route alignment in Karnataka connecting 12 towns

This greenfield expressway under Bharatmala Pariyojna Lot-3 will serve as a bypass around Bengaluru city.

Distance : 3.6 km

Time: 05 min





BCCI's new National Cricket Academy

Open air theatre,
indoor training facilities

Bank, pharmacy, hospital, courier,
salon, ATM, Cycling Track,
Basketball, Tennis and Futsal court.

Distance : 14.6 km
Time: 24 min

Station works very nascent
ig the stretch
towards BIEC
Nagasandra
nce pillars are
place, traffic
is not an issue
station areas.
SHIVAKUMAR B H

Piers are in place along
stretches of the line ex
to ITPL Whitefield
Baiyappanahalli Metro
But the station work
hardly progressed be
basic structure
DH PHOTO / RASHEED K

eva Flyover demolition
troublesome dimension
construction work along
1. While policy experts
olition itself could have
ed with better planning,
have no escape from the
and unending wait for a
new line.
Y: IRSHAD MAHAMMAD

As work along
line progresses
pace near BT
the roads are l
for months a
narrowing o
already spac
roads. PHOTO: A

37 km Bangalore (Namma) Metro Phase 2B project is an under construction “airport-link” section of Blue Line from Silk Board to Kempegowda International Airport (KIAL) in Devanahalli with around 30 stations.



It is more than just papers & words. It is what the workflow and ethics are built around.

The motto is to provide an experience of convenience to the client not only through the sales process but throughout their cycle of ownership. Be it sale, maintenance or resale.

Maa Homes would always be there for you if you need help with your property

Maa Homes takes pride in the quality and their projects & if years down the line, you feel that you want to sell one of your properties. you will have the option to sell back at a standard price.



DEVELOPED BY



PROMOTED BY



PLEASURE SPACES NIRVANA

Near KIADB Hitech Defence Aerospace Park - Phase 2. Polanahalli Main Road, Devanahalli Town, Karnataka 562110

| www.pspnirvana.com

RERA NO: PRM/KA/RERA/1250/303/PR/131022/005316