

Marketed By:

PRM/KA/RERA/1251/310/PR/180424/006802

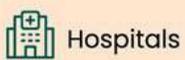
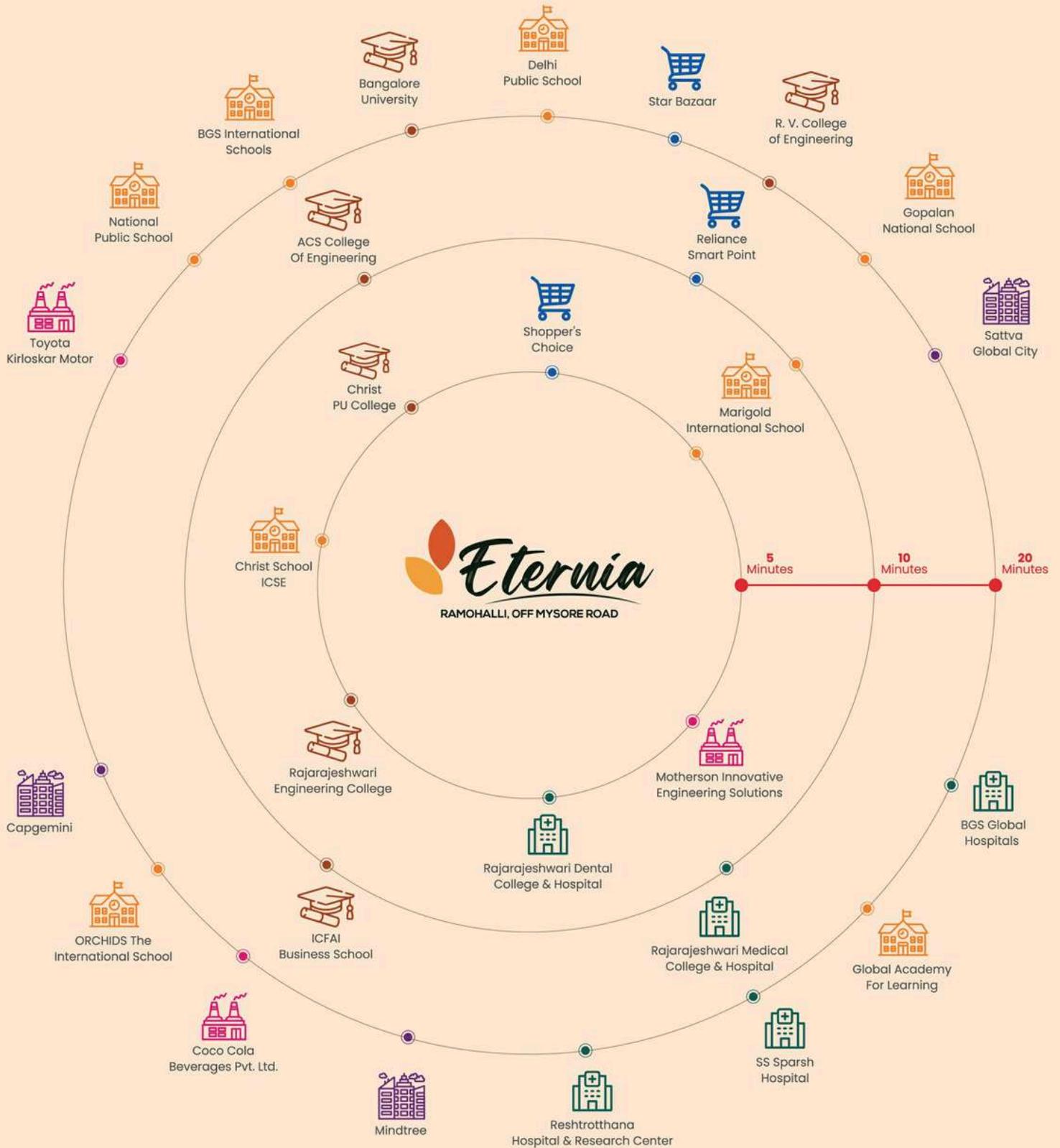
RAJARSHI[®]
DEVELOPERS PVT LTD


Guru Punvaanü
Eternaia
RAMOHALLI, OFF MYSORE ROAD

CLOSE TO CITY LIFE,
Closer to Serenity



Never Far From Habitat



Hospitals



Schools



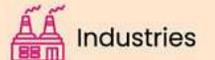
Colleges



IT Parks & Companies



Super Markets



Industries



Why Invest in Eternia?

Eternia isn't just an investment, it's a gateway to your perfect lifestyle. BDA approval ensures quality, and the Challaghatta Metro Station delivers seamless connectivity by just being 10 minutes from the property. Invest in serenity at Eternia, located in the enchanting Ramohalli off the Bengaluru-Mysuru expressway. With breathtaking landscapes and unparalleled amenities, Eternia is a haven where comfort and serenity reign. Nestled on the Bengaluru-Mysuru expressway, it offers the perfect blend of nature and city life, ensuring convenience and value at every turn. Welcome to Eternia, where serene living meets a lifetime of promise.



Close to Nature, Closer to Living World

Situated in the heart of Ramohalli, Off Mysore Road Eternia boasts an idyllic location that strikes a balance between urban convenience and natural splendor.

Enjoy the best of both worlds as you find yourself embraced by lush greenery, scenic views, and an abundance of open space, all within easy reach of essential amenities, educational institutions, healthcare centers, and entertainment hubs.

Explore Your Dream Home

Embrace the luxury of space and privacy with an expansive parcel of land that stretches as far as the eye can see. The vast acreage provides a blank canvas for you to explore limitless architectural possibilities and create a residence that reflects your unique taste and lifestyle.



10 Acres

Land Parcel with 170 Sites



BDA

Approved



RERA

Approved



Entrance
Arch



Clubhouse

Loaded with
luxurious amenities



24/7

Security System



Well Constructed
Roads

Congestion free movement



Uniquely carved

Site No. with Marking



Hi-Tech Sewage

Treatment Plant



Future Ready
Infrastructure

Individual Water, Underground
Electricity & Sewerage

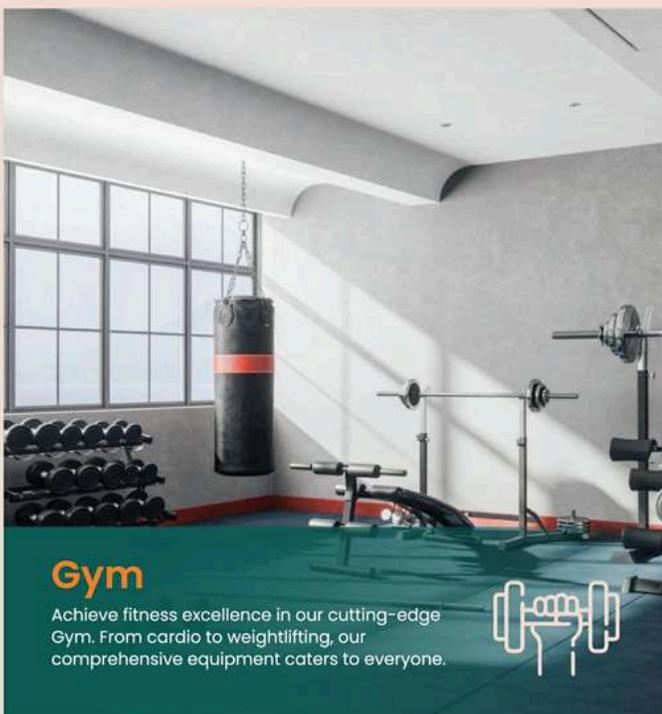
Close to Luxury, Closer to our Clubhouse

Experience ultimate relaxation and convenience at our clubhouse with a state-of-the-art gym, versatile party hall, refreshing pool, and thrilling indoor games. Elevate your lifestyle at Eternia.



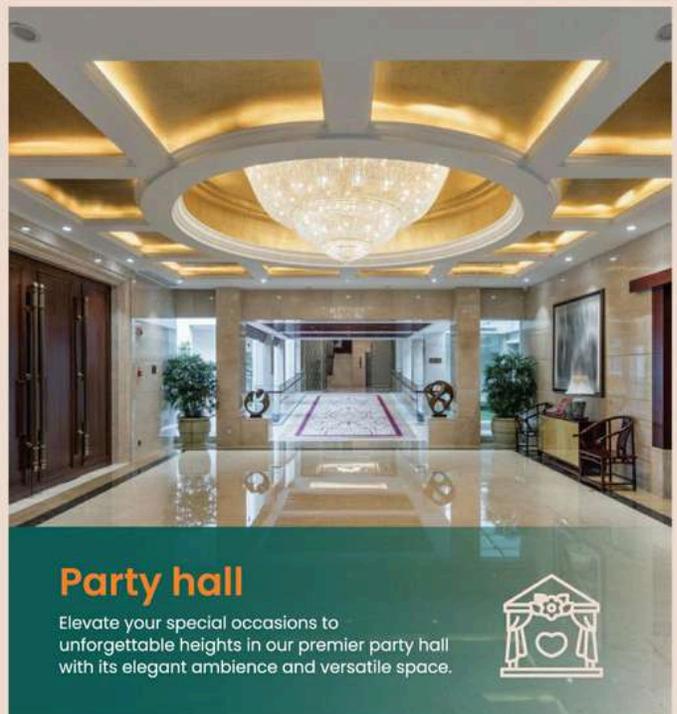
Swimming pool

Dive into the crystal-clear waters of our swimming pool, and feel your worries melting away.



Gym

Achieve fitness excellence in our cutting-edge Gym. From cardio to weightlifting, our comprehensive equipment caters to everyone.



Party hall

Elevate your special occasions to unforgettable heights in our premier party hall with its elegant ambiance and versatile space.





24*7 Medical care

Enjoy the peace of mind that comes with knowing you have a dedicated healthcare partner by your side, day or night.



Indoor games

Engage in friendly competition as you play your favorite games like billiards, table tennis, and more.



Co-working Space

Our Co-working Space is enabled with High-speed Wi-Fi, ensuring seamless and uninterrupted connectivity for all your online activities.



Dining with the kitchen

With tasteful decor and stylish furnishings, our dining area with the kitchen sets the stage for an unforgettable dining experience.



Site map

Explore our comprehensive plot map, carefully designed to showcase the wide range of plots available for your investment or residential needs



LEGEND

LANDSCAPE

P1 - Interactive zone Active zone

- 1.1 Kids play area with sand pit
- 1.2 Gazebo
- 1.3 Outdoor gym
- 1.4 Transformer yard

P2 - Japanese garden

- 2.1 Japanese theme garden with rolling lawn mounds
- 2.2 Natural trail and seating
- 2.3 Theme based planting
- 2.4 Reflection pond and gazebo
- 2.5 Healing labyrinth with reflexology paving

P3 & 4 - Butterfly garden

- 3.1 Fragrant and flowering plants
- 3.2 Conversation pods
- 4.1 Butterfly park and conversation pods

P5 - Fido-friendly zone

- 5.1 Sewage Treatment Plant
- 5.2 Pet park
- 5.3 Fragrant and Flowering plants

P6 - Experiential walk

- 6.1 Multi-purpose sport court
- 6.2 Cricket practice pitch and tennis court
- 6.3 Children play area
- 6.4 Amphitheater
- 6.5 Open lawns party/ gathering area
- 6.6 Miyawaki forest
- 6.7 Meditation zone Tranquil abode
- 6.8 Natural trail



Commercial	Irregular Plots	40'0" x 60'0"	30'0" x 50'0"	30'0" x 40'0"	20'0" x 40'0"
Road	Boundry line	Pedestrian walkway	Nature trail	Plantation & Lawn	



Close to Attractions, Closer to Relaxations

Eternia has been meticulously designed to offer an array of world-class amenities that cater to every aspect of your lifestyle. We have We have around 72,000 Sq. Ft. of parks and open spaces which is more than 1.5 acres.

Whether you seek relaxation, recreation, or a sense of community, our property ensures an enriching experience for all the residents. Some of the exceptional features include:



Parks

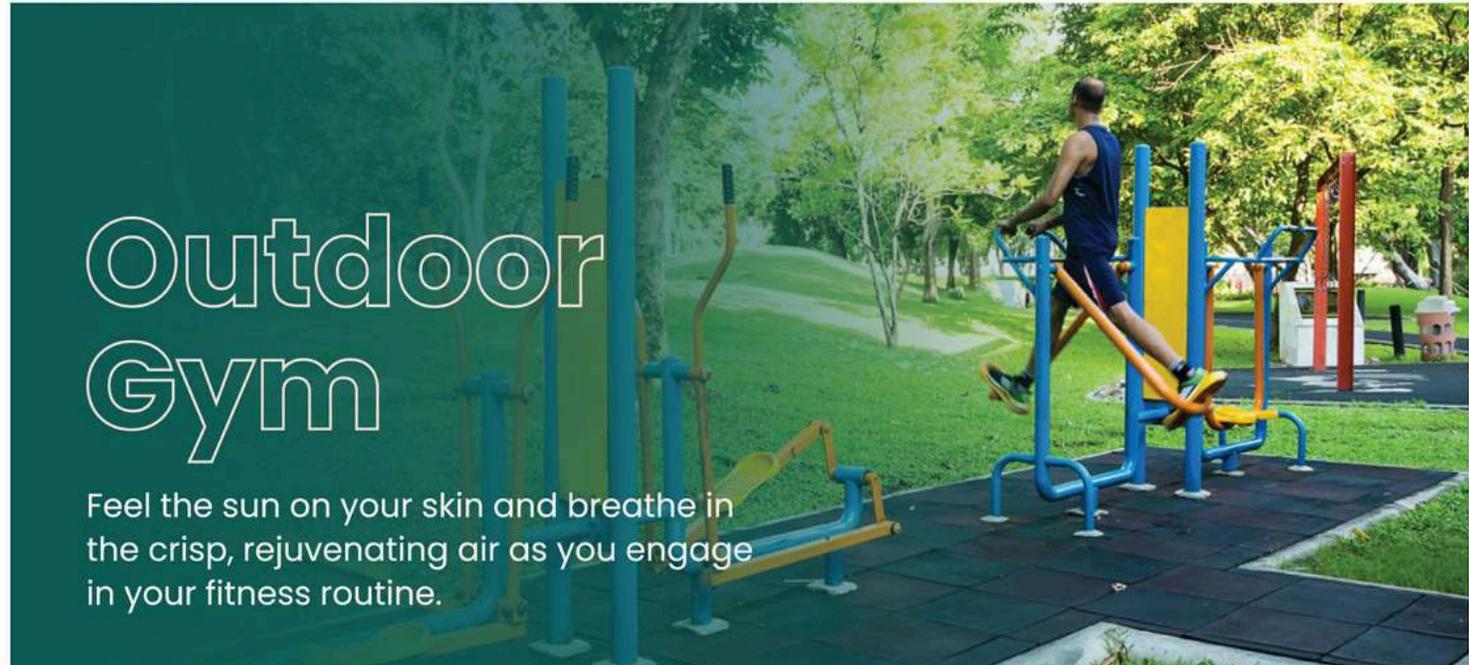
Unwind, relax, and create lasting memories amidst the lush greenery and vibrant flora.





Meditation & Yoga Area

Escape the chaos of everyday life, pause, reflect, and reconnect with your inner self.



Outdoor Gym

Feel the sun on your skin and breathe in the crisp, rejuvenating air as you engage in your fitness routine.



Children's Play Area

A safe and engaging environment for your children to have ample opportunities to grow, learn, and have fun.

Close to City Life, Closer to Convenience

Imagine living just minutes away from major transportation hubs. Yes, our property is strategically located near well-connected roadways, buses, railways, and metro stations, providing you with effortless access to the heart of the city and beyond.

Now you can skip the traffic and travel anywhere you want to because Eterna is just moments away from the Majestic & Kengeri Railway Stations, Bangalore International Airport, and Kengeri Metro Station, offering effortless connectivity and seamless travel options for the modern urban dweller.



Airport

60 min drive to
Bangalore International Airport



Bengaluru-Mysuru Expressway

Just 5 min drive



Metro Station

Just 10 min drive to
Challaghatta Metro Station



Railway Station

Just 15 min drive to
Kengeri Railway Station
Just 1 hr drive to
Majestic Railway Station

Close to Proximity, Closer to Effortless Living

Living close to key amenities and services offers residents a multitude of benefits. Time, that precious resource we all seek to optimize, is saved as commutes become shorter and more efficient. Imagine the joy of spending less time in traffic and more time doing what you love or being with your loved ones.

SCHOOLS



Marigold International School	5 Min	Christ School ICSE	5 Min
BGS International Schools	20 Min	Gopalan National School	20 Min
ORCHIDS The International School	20 Min	Delhi Public School	20 Min
National Public School	20 Min	Global Academy For Learning	20 Min

COLLEGES



Rajarajeshwari Engineering College	5 Min	ACS College Of Engineering	5 Min
Christ PU College	5 Min	RajaRajeshwari Dental College & Hospital	5 Min
ICFAI Business School	10 Min	Bangalore University	20 Min
R. V. College of Engineering	10 Min	PES University	30 Min

HOSPITALS



Rajarajeshwari Medical College & Hospital	10 Min	BGS Gleneagles Global Hospitals	10 Min
Bgs Global Institute Of Medical Science and Hospital	20 Min	Fortis Hospital	30 Min
		Rashtrottana Hospital and Research Centre	20 Min

IT PARKS & COMPANIES



Sattva Global Village Tech Park	20 Min	Mphasis Tower	10 Min
Mindtree	20 Min	Capgemini	20 Min

SUPER MARKETS



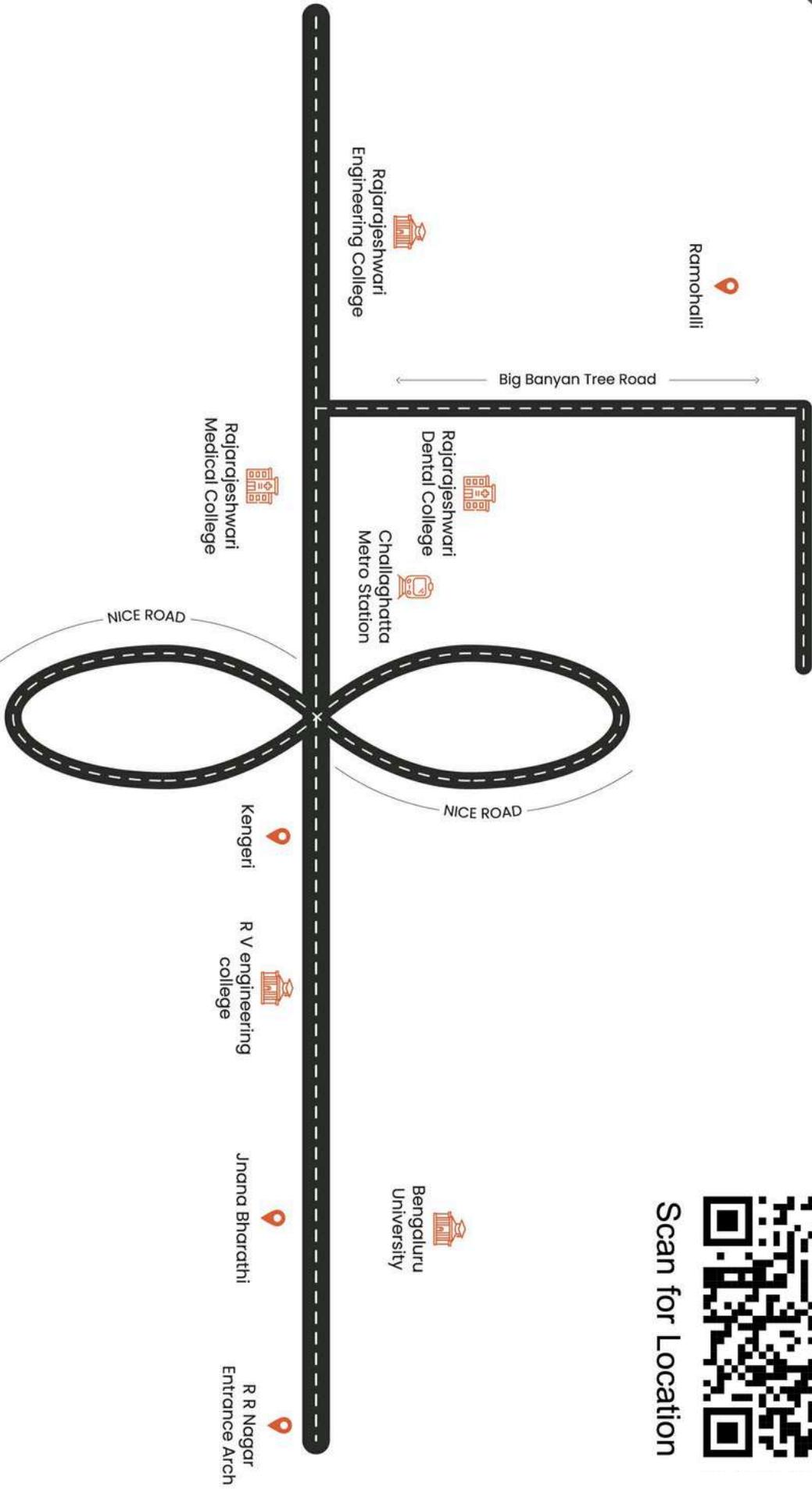
Shopper's Choice	5 Min	Reliance Smart Point	10 Min
Star Bazaar	20 Min		

INDUSTRIES



Coca - Cola Beverages Pvt. Ltd	20 Min	Bisleri International Pvt Ltd	30 Min
Toyota Kirloskar Motor	20 Min	Motherson Innovative Engineering Solutions	5 Min

Location Map



Bengaluru - Mysuru Expressway



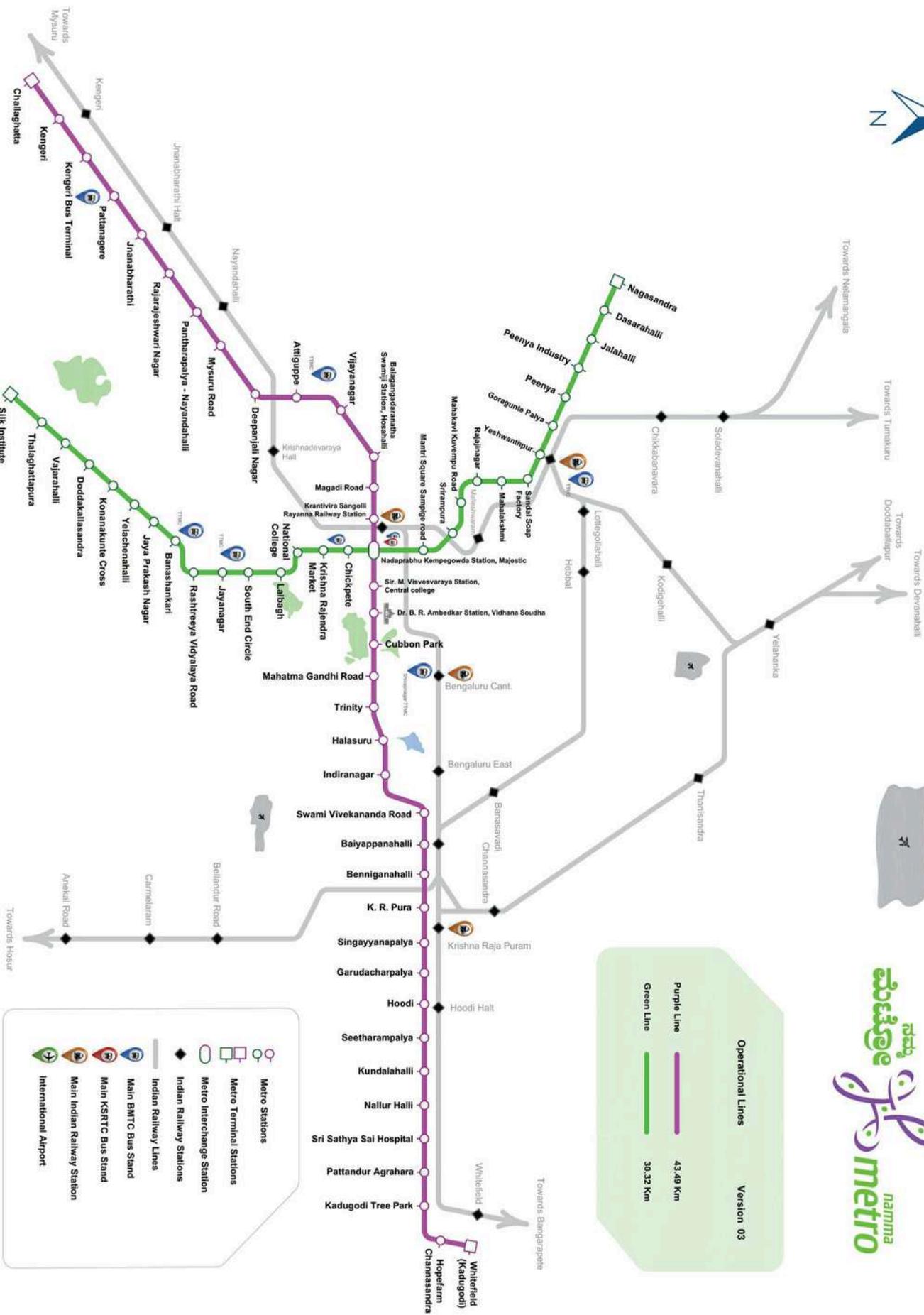
Scan for Location

METRO LINE MAP



Operational Lines **Version 03**

Purple Line	43.49 Km
Green Line	30.32 Km



Legend

- Metro Stations
- Metro Terminal Stations
- Metro Interchange Station
- Indian Railway Stations
- Indian Railway Lines
- Main BMTC Bus Stand
- Main KSRTC Bus Stand
- Main Indian Railway Station
- International Airport



MARKETED BY:

RAJARSHI[®]
DEVELOPERS PVT LTD

OFFICE ADDRESS:

RAJARSHI DEVELOPERS PRIVATE LIMITED,
NO 5, TANISHKA, 2ND FLOOR, 5TH MAIN ROAD,
NEXT TO MODI HOSPITAL, MAHALAKSHMI
PURAM, BENGALURU, KARNATAKA 560086

 **+91 96207 33339**  **080 40929111**

 www.rajarshidevelopers.com