



MYHNA  
**VISTARA**  
— UNBOUNDED LIVING —

**EXCLUSIVE 3 & 4 BHKS**

A Project By



*Live Beyond BHKs. Live Unbound*  
**Gunjur's Most Exclusive Address**

**6 Tallest**  
Breathtaking Towers

**G+31**  
Floors

**1120**  
Premium Apartments

Exclusive 3 BHK & 4BHK

**Luxury  
Tower**

**3BHKs  
Grand, Premium  
& 4BHKs**



*Rooms are numbers,  
living is unbound*

Only. Ever. Once.

Unbounded is the way of life that is meant to be lived here—not boxed into rooms, routines, or rigid plans, but gently widened every day. In an Unbounded home, space, light, time, and possibility all feel larger, inviting you to think bigger, breathe deeper, and love more freely. It is the quiet promise that your home will always rise to meet your evolving dreams, not hold them back.



# Unbounded Living

## Unbounded Space

Expansive Full-Height Windows

Minimum 115 Ft Separation Between Towers

No Common Walls

Generous 86% Open Space

Expansive 7 Ft Wide Balconies

Spacious Walk-In Wardrobes

Over 1 Lakh Sqft of Commercial Space

Exclusive Buggy Vehicle Service for Visitors

Premium Flats Featuring Private Corridors

AC Point Provision for Every Room

4 Lifts Serving Just 5 Units

Exclusive 3 & 4 BHK Towers

Guaranteed 100% Power Backup for Each Flat

## Unbounded Luxury

Vastu-Compliant Architecture

Tallest Tower in the Vicinity

International Standard Landscaping

## Unbounded Views

Breathtaking 360-Degree Views

## Unbounded Wellness

In-House Healthcare Facilities at the Clubhouse

70+ Lifestyle-Centric Amenities

Serene Temple Within the Society Grounds

Two Distinct Clubhouses

Dedicated Play Area and Hobby Zones

Championship-Caliber Sports Facilities

Pedestrian-Friendly Community

Prime Location Adjacent to 150 Ft Wide Road

Perfectly placed near major business hubs, education centres, healthcare, and lifestyle destinations.

## Unbounded Connectivity

Individual Water Metering

24/7 Security with Surveillance Cameras

Secured Compound with Perimeter Fencing

## Unbounded Security

# 70+ Reasons to Live Unbound

Every Amenity. Every Age. Every Day.



PARK



WATER BODY



EXHIBITION PAVILION



JOGGING TRACK AND SEATING



CAFETERIA



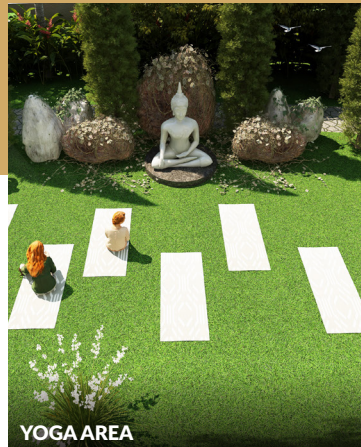
KIDS PLAY AREA



BASKETBALL COURT



MAZE GARDEN



YOGA AREA



SWIMMING POOL



VOLLEYBALL COURT



CRICKET PITCH



TEMPLE



AMPHITHEATRE



SKATING RINK



MULTIPURPOSE COURT

*& Many  
More Amenities*

**AMENITIES LIST 2**

**LEGENDS:**

1. ENTRANCE STRUCTURE AND SECURITY CABIN
2. ENTRY / EXIT RAMP
3. 8.0 M WIDE DRIVEWAY
4. JOGGING TRACK
5. PLANTER BOX
6. OPEN GREEN
7. THICK PLANTATION
8. MULTIPURPOSE LAWN
9. GAZEBO
10. CAFETERIA
11. SWIMMING POOL
12. FESTIVE COURTYARD
13. WATER BODY
14. HALF BASKET BALL COURT
15. FOOTBALL OR HANDBALL
16. BUSINESS LOUNGE
17. COURT OF MELODY
18. SKATING RINK
19. BUTTERFLY GARDEN
20. CENTRAL SEATING AREA
21. FAMILY LOUNGE
22. SENIOR CITIZEN LOUNGE
23. OUTDOOR FITNESS COURT
24. GYMNASIUM
25. CHILDREN'S PLAY AREA
26. HERBAL PARK
27. PLAY MEADOW
28. NET CRICKET
29. SURFACE PARKING
30. DOUBLE HEIGHT TOWER ENTRIES
31. COMMUNITY LEISURE GREEN
32. BUGGY VEHICLE

**AMENITIES LIST 1**

**LEGENDS:**

- |  |                                   |
|--|-----------------------------------|
| 1. ENTRANCE STRUCTURE AND SECURITY CABIN | 26. PLAY MEADOW                   |
| 2. ENTRY / EXIT RAMP                     | 27. COMMUNITY LEISURE GREEN       |
| 3. 8.0 M WIDE DRIVEWAY                   | 28. GAZEBO                        |
| 4. JOGGING TRACK                         | 29. STAGE                         |
| 5. PLANTER BOX                           | 30. VOLLEY BALL COURT             |
| 6. COMMUNITY GATHERING                   | 31. AMPHITHEATER                  |
| 7. MULTIPURPOSE LAWN                     | 32. SOCIAL PLAZA DECK             |
| 8. TENNIS COURT                          | 33. COURT OF MELODY               |
| 9. WATER BODY                            | 34. BUSINESS LOUNGE               |
| 10. 2.0M / 1.50M WIDE PATHWAY            | 35. BUTTERFLY GARDEN              |
| 11. CHILDRENS PLAY AREA                  | 36. MAZE GARDEN                   |
| 12. SAND PIT                             | 37. SKATING RINK                  |
| 13. SENIOR CITIZEN LOUNGE                | 38. SEATING WITH PAVING PATTERNS  |
| 14. OUTDOOR FITNESS COURT                | 39. SWIMMING POOL                 |
| 15. GYMNASIUM                            | 40. TODDLERS POOL                 |
| 16. ACUPRESSURE PARK                     | 41. FESTIVE COURTYARD             |
| 17. THICK PLANTATION                     | 42. CAFETERIA                     |
| 18. HERBAL PARK                          | 43. FLOWER GARDEN                 |
| 19. ZEN GARDEN                           | 44. SEATING LOUNGE                |
| 20. MEDITATION                           | 45. DOUBLE HEIGHT TOWER ENTRIES   |
| 21. YOGA                                 | 46. FOOTBALL OR HANDBALL COURT    |
| 22. FRUIT GARDEN                         | 47. TEMPLE                        |
| 23. BASKET BALL COURT                    | 48. BUS BAY                       |
| 24. VIEWING GALLERY                      | 49. OPEN SPACE FOR KARATE / DANCE |
| 25. 2 NOS. CRICKET PITCH                 | 50. BUGGY VEHICLE                 |



*Live Unbound  
Live in 14 acres*

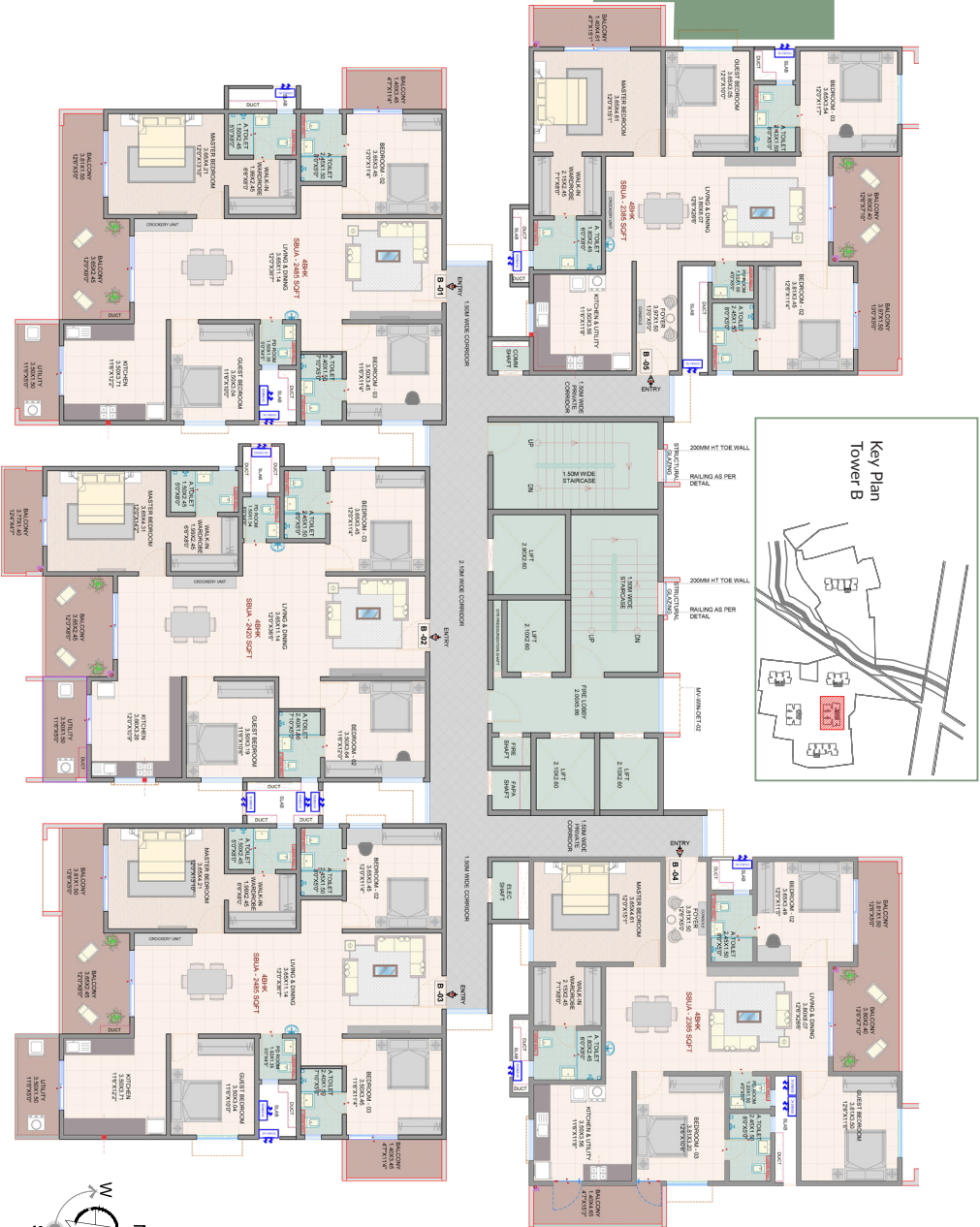
*Tick every box. Live beyond checklists.*



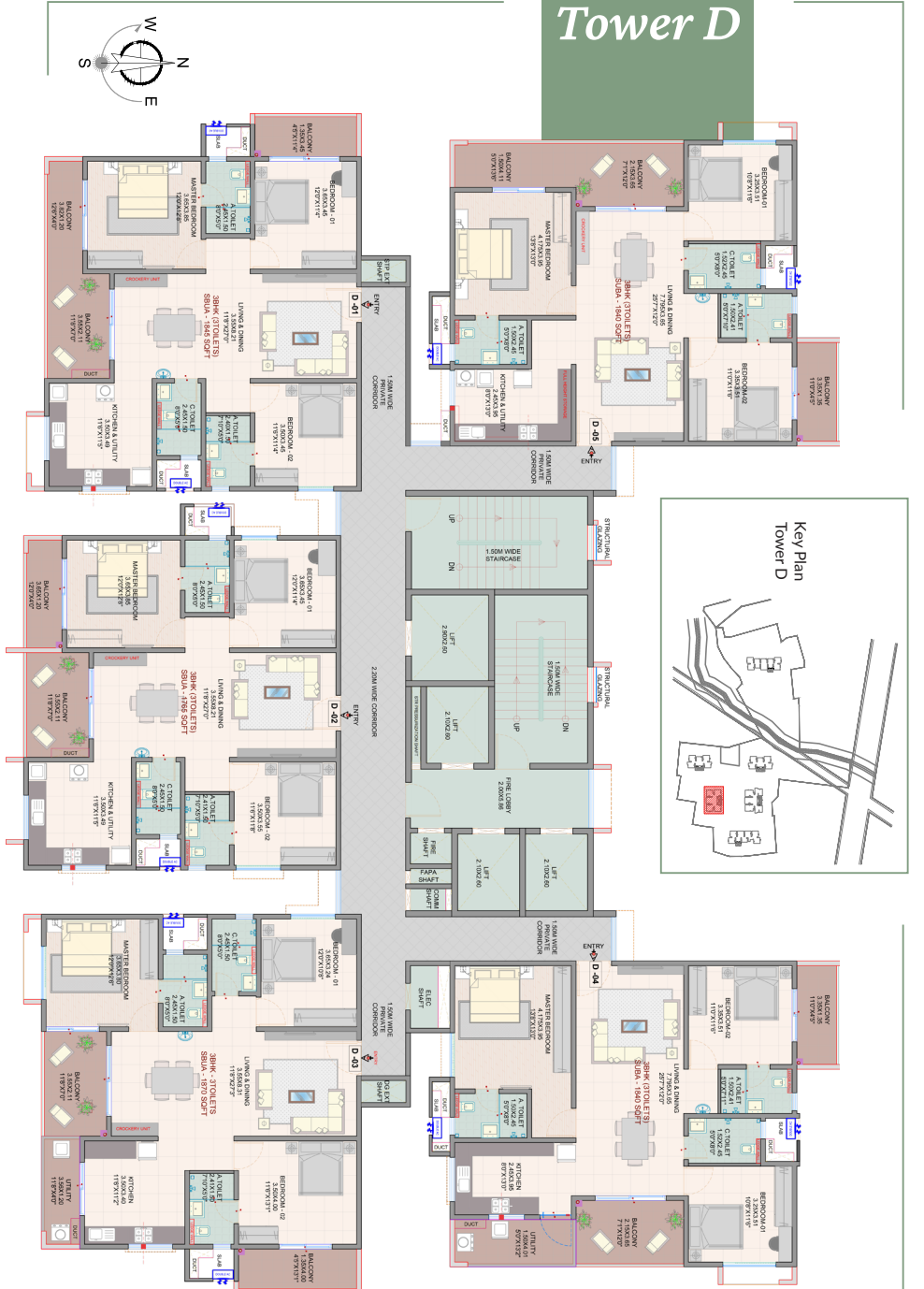


# Floorplans

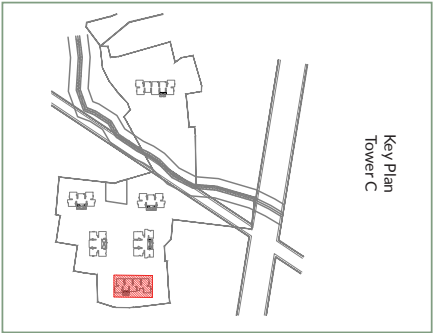
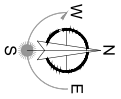
## Tower B



## Tower D

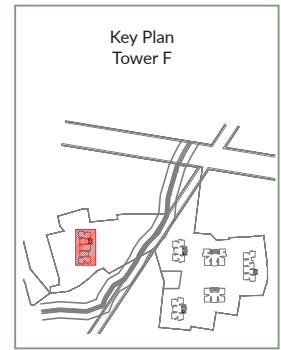
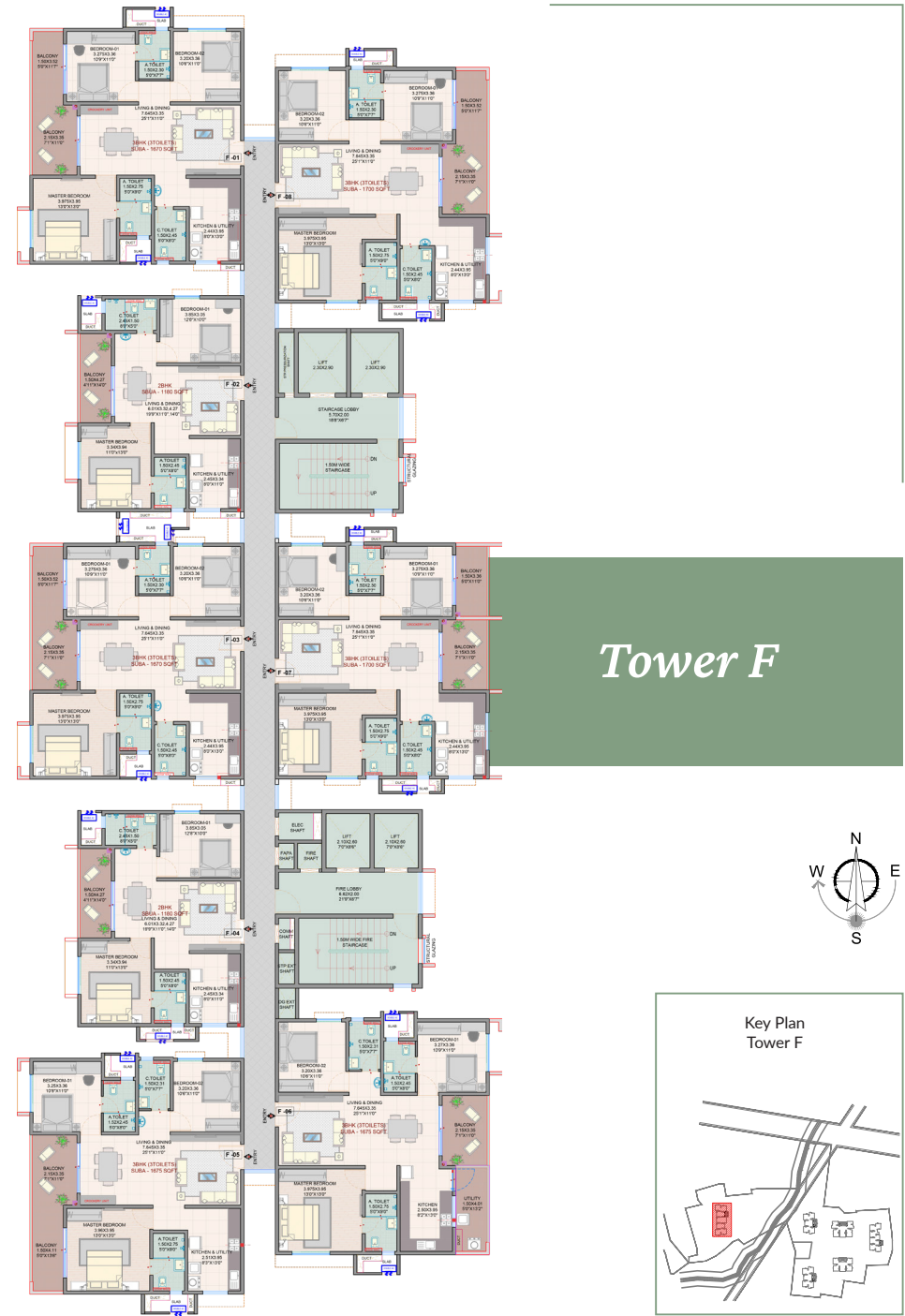
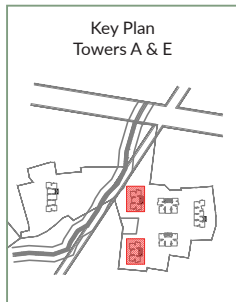
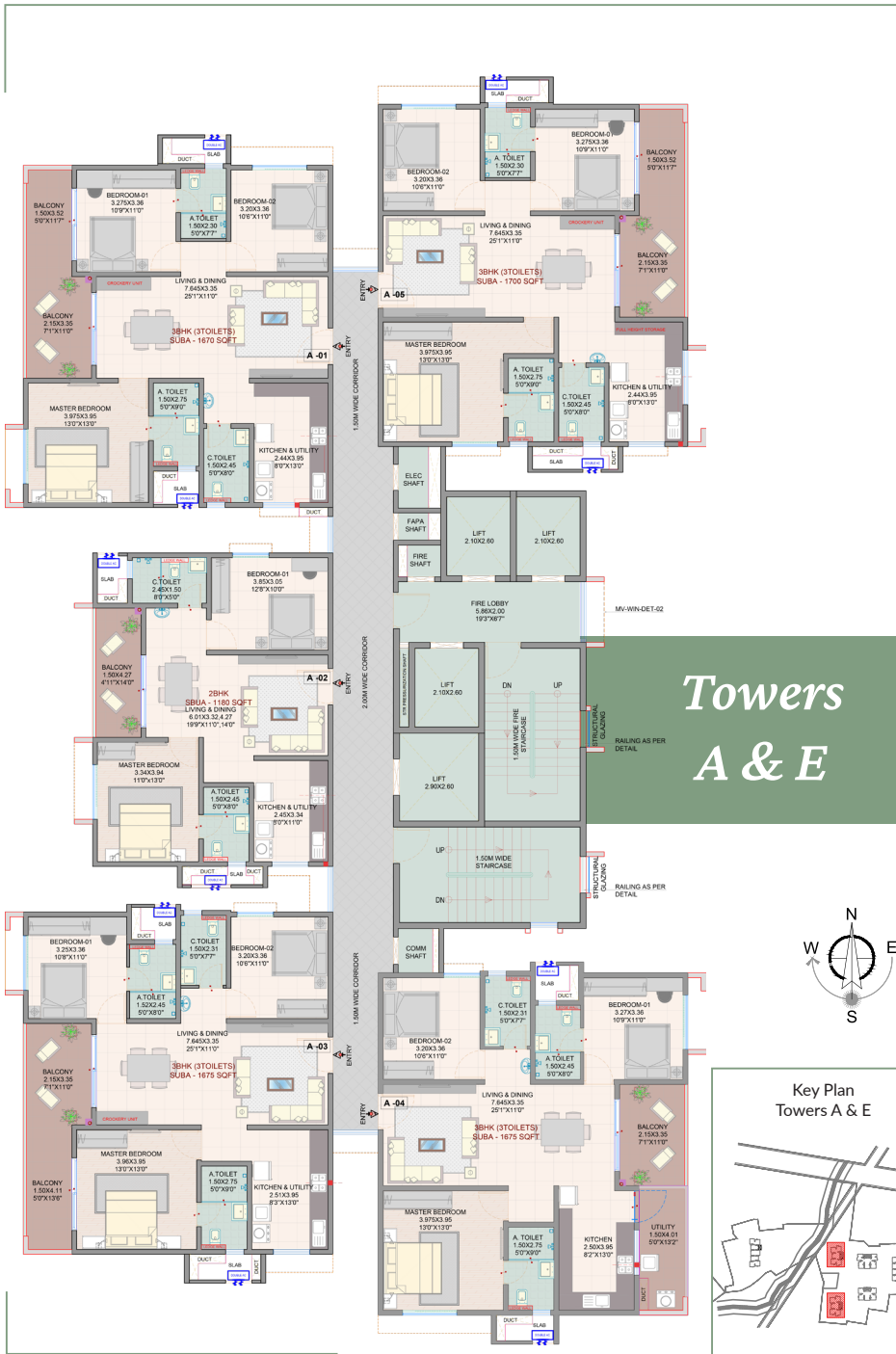


# Tower C



Key Plan  
Tower C





*Not one unbounded club, but two.*





TABLE TENNIS



CLINIC / MEDICAL STORE PROVISION



SQUASH COURT



GYM



MULTIPURPOSE HALL



YOGA / AEROBIC / DANCE STUDIO



POKER



BADMINTON COURT



CRECHE PROVISION



GAME LAWN



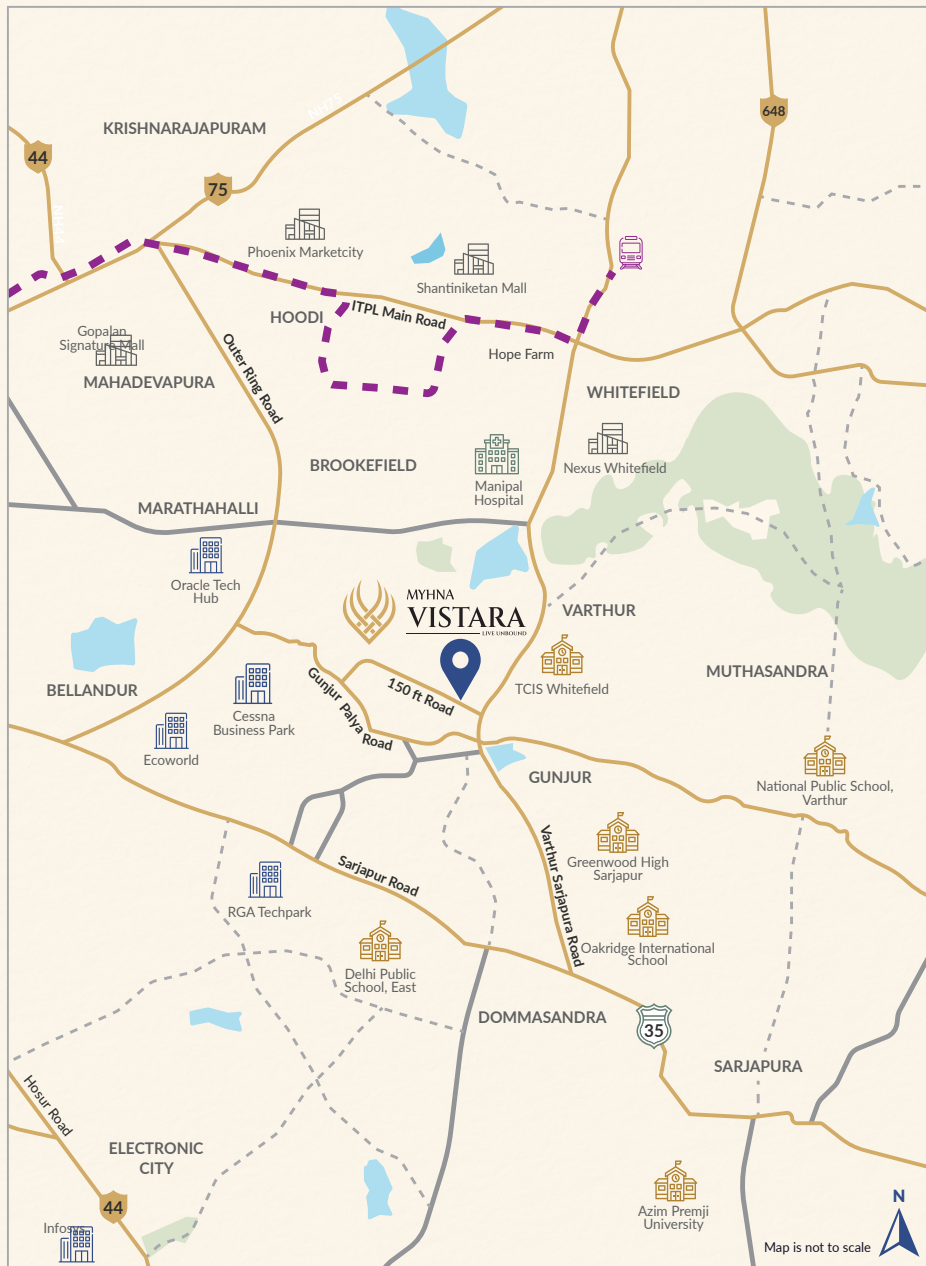
SNOOKER



CO-WORKING SPACE

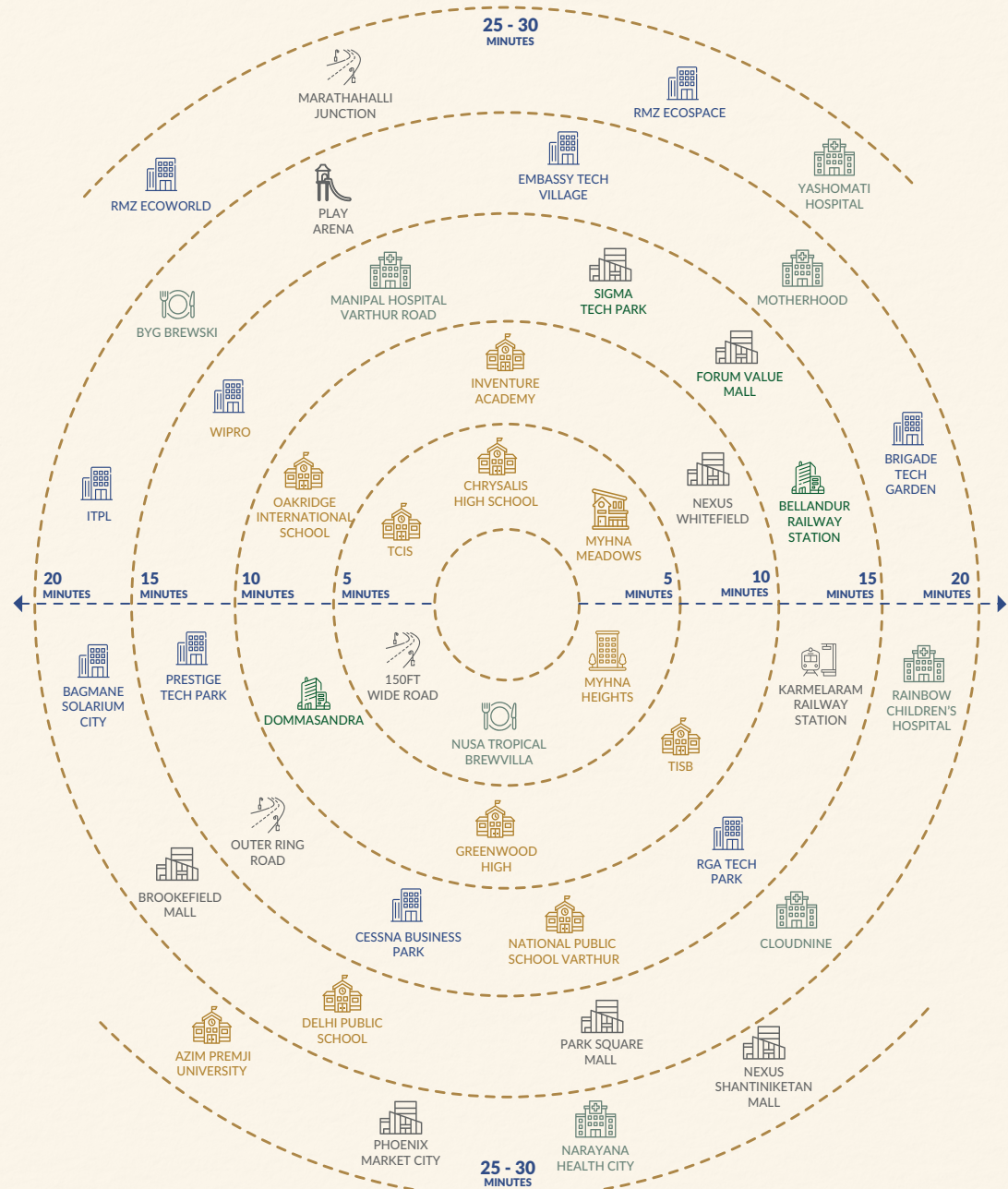
*& Many  
More Amenities*

# Closer Than Closer Can Get



-  SCHOOLS & UNIVERSITIES
-  BUSINESS & TECH PARKS
-  MALLS & SHOPPING CENTRES
-  HOSPITALS & HEALTHCARE

# Unbounded Location Advantages



*Find the Place where your Story  
and your Love will Live On.*



Inspired by the Myhna bird—a timeless symbol of undying love, lifelong partnership, and peaceful harmony—Myhna Properties reimagines what it means to build homes that last. Like the Myhna, known to pair for life, we design spaces that celebrate enduring bonds, multi-generational living, and the quiet joy of belonging.



Artistic Impression Only

## *Legacy in Numbers*

**15+** Years of Experience

Over a decade of expertise in crafting homes that last

**20 Lakh+** sqft. Developed

Thoughtfully designed spaces across our portfolio

**1300+** Happy Families

A growing community of delighted homeowners

**100%** Quality Craftsmanship

Unwavering commitment to excellence in every detail



Artistic Impression Only



# Project Specifications

## STRUCTURE

- R.C.C framed structure
- R.C.C internal & external walls

## FLOORING

- Vitrified tiles flooring for living, dining, and bedrooms
- Anti-skid tiles for balconies, utility, and toilets
- PGVT tiles for the corridor

## DOORS AND WINDOWS

- Main Door: 8 feet height, teak wood frame with laminated shutter
- Bedroom Doors: 8 feet height, sal wood frames with laminated shutters
- Toilet Doors: 8 feet height, sal wood frames with laminated shutters
- Windows: UPVC windows shutters with toughened glass, with mosquito mesh provision

## TOILETS

- Colored glazed tiles up to the false ceiling.
- Fittings and accessories: EWC commode and washbasins (white colour) of Jaquar or equivalent make
- Hot and cold wall mixer, pillar cock, health faucet in each toilet of standard makes like Jaquar or equivalent brand
- Provision for exhaust and geysers in all toilets

## PAINTING

- Inside walls- one coat of primer with two coats of emulsion paint
- Exterior walls- one coat of primer and two coats of exterior emulsion

## BACK-UP GENERATOR FACILITY

- 100% backup for all common and essential services

## LIFTS

- 4 No's of Lifts for each block of Johnson/Kone or equivalent

## KITCHEN

- Provision for modular kitchen (no granite counter will be provided)
- Stainless steel sink
- 2 feet height glazed tiles dado above the platform height
- Provision of chimney point & RO/UV point
- Provision for a washing machine point in the utility area
- Provision for dishwasher point in the utility area

## ELECTRIFICATION

- Power supply for 2BHK-4KVA, 3BHK-5KVA, 4BHK-6KVA
- Concealed kei/salzer/anchor/equivalent copper wiring with anchor/ honeywell or equivalent plate, switches, and necessary points in each room
- One earth leakage circuit breaker (ELCB) for each apartment
- One miniature circuit breaker (MCB) for each room
- AC point provision for every room

## FACILITIES

- Sewage treatment plant (STP) as per NOC norms
- Water treatment plant (WTP)
- Fire alarm in all apartment blocks
- Rainwater harvesting pits
- Compound wall all around the layout
- Round-the-clock security
- Intercom facility from each flat to the security room
- CCTV surveillance cameras in a pivotal location
- Provision for fiber connection
- No common walls
- Visitor's parking for two-wheeler and four-wheeler
- Provision for EV charging point (charges apply)

## A Project By



**MYHNA PROPERTIES PRIVATE LIMITED**  
#83, GP Plaza, Outer Ring Rd, near Kalamandir,  
Anand Nagar, Above Karnataka Bank, Marathahalli,  
Bengaluru, Karnataka 560037

[myhnaproperties.com](http://myhnaproperties.com)  
+91 95-3888-9993  
[enquiry@myhnaproperties.com](mailto:enquiry@myhnaproperties.com)



## Craftsmen

### Architect

POORNAKRITI  
Architectural Facade Designers,  
Interiors & Illustrations,  
#1, 16th Cross, A.E.C.S. Layout, Sanjay  
Nagar,  
Bengaluru - 560 094, Karnataka, India

### Structural

ADHARSHILA STRUCTURAL CONSULTANTS  
#39, 1st "A" Main, Muniramappa Garden,  
Sanjay, Bengaluru - 560 094, Karnataka,  
India  
M: 9449695192 T: 080-23513236  
E-mail: adharshila\_12@yahoo.co.in

### Electrical & PHE Consultant

EVSE DESIGN SOLUTIONS PVT. LTD  
No. 495, Sanmathi 9th main, 11th cross  
ISRO Layout, Bangalore - 560078

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RERA: PRM/KA/RERA/1251/446/PR/040226/008447

This project is mortgaged with & funded by

**BAJAJ HOUSING FINANCE LIMITED**

No Objection Certificate / permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats





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**VISTARA**  
— UNBOUNDED LIVING —

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150 Ft. CDP Road, Gunjur, Bengaluru

**RERA**  
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