



**ERAYAA**  
BUILDERS & DEVELOPERS LLP  
YOUR VISION, OUR FOUNDATION

# ERAYAA NIMISHADRI ESTATES

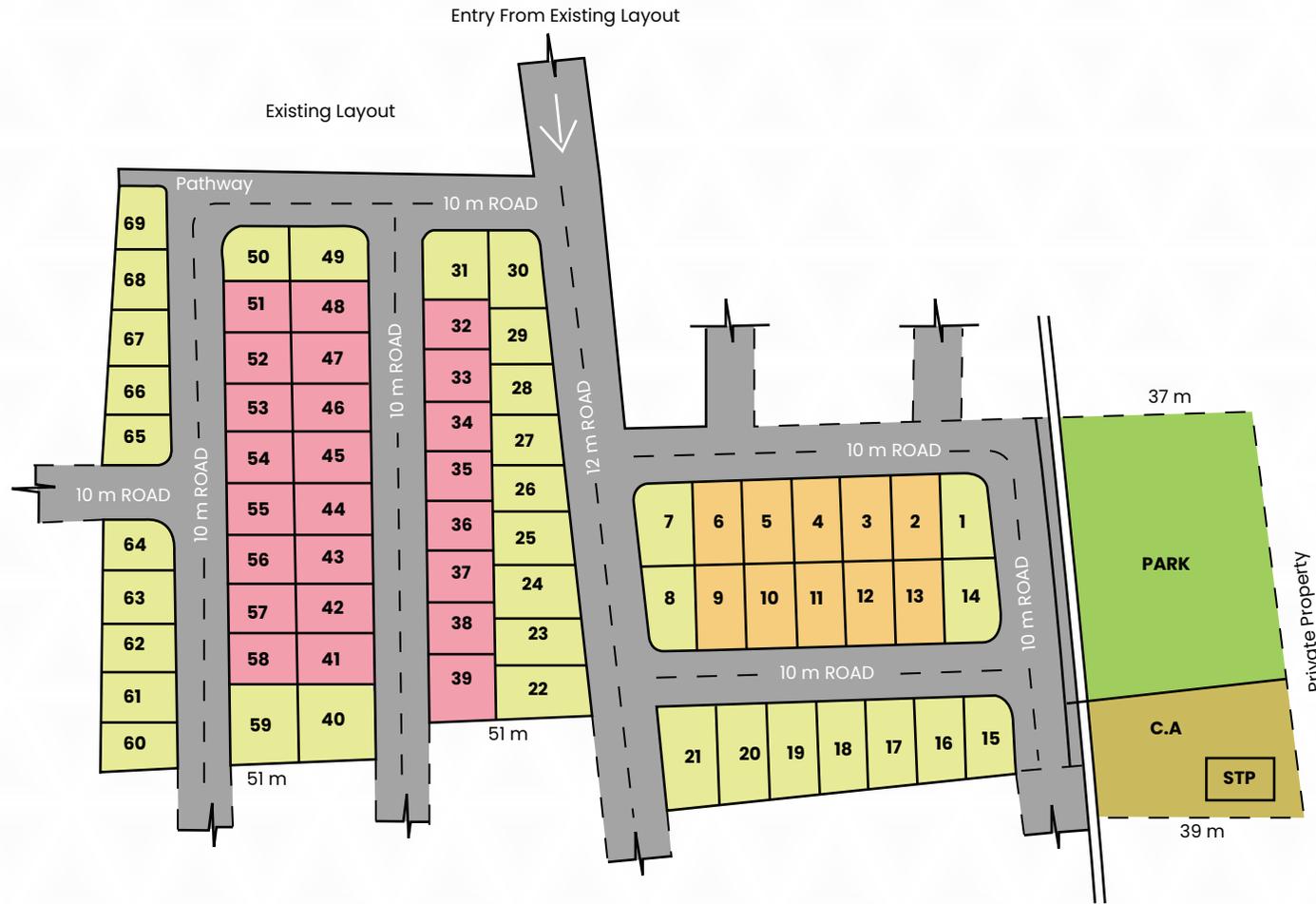
THE FIRST STEP TO YOUR DREAM HOME

@ BIDADI, BANGALORE-MYSORE ROAD

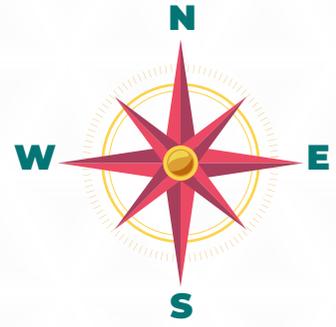
**BMICPA  
APPROVED  
A-KHATA**

[www.erayaa.in](http://www.erayaa.in)

# LAYOUT PLAN



- ODD SITE**
- 1500 sqft**
- 1200 sqft**
- PARK**



## ABOUT PROJECT

**Erayaa Nimishadri Estates** is a premium real estate project offering well-planned villa plots located in Bidadi, Mysore Road. Villa plots designed to accommodate diverse lifestyle preferences and requirements. Various sizes are available to suit different needs, offering flexibility for custom villa construction. This strategic location combines the charm of serene surroundings with excellent connectivity to Bangalore and other key areas.



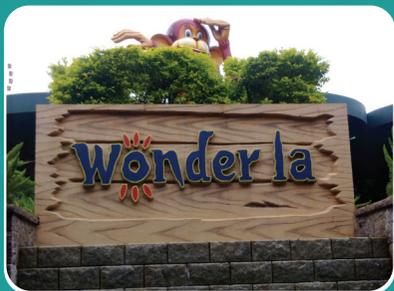
# CONNECTIVITY



- RAJA RAJESHWARI HOSPITAL
- FORTIS HOSPITAL
- APOLLO HOSPITAL
- BGS HOSPITAL
- ARADHYA MULTI-SPECIALITY HOSPITAL
- SHREYA HOSPITAL
- HOMECARE INTERNATIONAL PVT LTD
- MAHALAKSHMI POLY CLINIC & DIAGNOSTIC CENTRE



- CHRIST UNIVERSITY
- DON BOSCO GROUP OF INSTITUTIONS
- ST. CLARE SCHOOL
- MARIGOLD INTERNATIONAL SCHOOL
- SWAMI NARAYANA GURUKULA INTERNATIONAL SCHOOL
- RAJA RAJESHWARI MEDICAL COLLEGE



- BANGALORE - MYSORE EXPRESSWAY
- WONDERLA AMUSEMENT PARK
- INNOVATIVE FILM CITY
- KENGERI SATELLITE CLUB
- RUPI'S RESORT
- MANCHANABELE DAM
- GOPALAN ARCADE MALL
- DECATHLON

# HIGHLIGHTS

- IDEALLY LOCATED AT BIDADI, BENGALURU-MYSORE EXPRESS HIGHWAY
- JUST BEHIND SATTVA PROJECT ASHRAYA APPARTMENT - 300 MTRS
- COCA COLA DEPOT - 900 MTRS
- WONDERLA AMUSEMENT PARK -1.5 KMS
- EAGLETON THE GOLF RESORT - 3.6 KMS
- HEJJALA RAILWAY STATION - 4 KMS
- BIDADI RAILWAY STATION - 4 KMS
- CHRIST UNIVERSITY KENGERI CAMPUS - 7 KMS
- RAJA RAJESHWARI COLLEGE OF ENGINEERING & MEDICAL - 8.3 KMS
- METRO PROJECT 3RD PHASE UNDER PROGRESS

# AMENITIES



GATED COMMUNITY



UNDERGROUND DRAINAGE



24/7 SECURITY



LANDSCAPED GARDEN



ELECTRICITY



STREET LIGHT



24 HOURS WATER SUPPLY THROUGH OVER HEAD TANK



WATER FACILITY



ELECTRIC SUPPLY IN UG CABLE SYSTEM



SANITARY CONNECTIONS TO EACH SITE



CHILDREN'S PARK AND PLAY AREA

# VILLA PLOTS STARTS FROM

2999/- sqft\*

## WHY CHOOSE ?

### ERAYAA BUILDERS AND DEVELOPERS LLP

Trusted Quality, Affordability, And Excellent Investment Opportunities.

## VISION

To create a world where everyone has access to their ideal living and investment opportunities.  
To inspire confidence in real estate decisions through education, integrity, and a commitment to client success.  
To lead the real estate industry in innovation and customer care, building a legacy of trust and excellence.

## MISSION

We are committed to delivering tailored real estate solutions with integrity, professionalism, and a focus on sustainability.  
Our mission is to empower our clients with knowledge and resources, ensuring they achieve their real estate goals in a transparent and supportive environment.



scan for location

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M/S. ERAYAA BUILDERS & DEVELOPERS LLP

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T&C Apply\*