



# Return To Serenity<sup>🌿</sup>

NATURE'S EMBRACE, HILLSIDE GRACE





# Discover

A HEAVEN OF

## Luxury & Serenity

with exclusive villa plots,

BUILD YOUR DREAM HOLIDAY HOME  
THAT EARNS UNBELIEVABLE RENTAL YIELDS

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Nestled

NEAR THE SERENE

Nandi Hills &  
THE  
MAJESTIC Adiyogi,

YOUR PERFECT VILLA PLOT AWAITS  
YOU AMIDST NATURE'S EMBRACE

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An aerial photograph of a modern residential development. The houses are white with dark roofs and are arranged in a grid-like pattern. Each house has a large, open lawn area. The houses are surrounded by trees and greenery. A central road or path runs through the middle of the development. The overall scene is peaceful and serene.

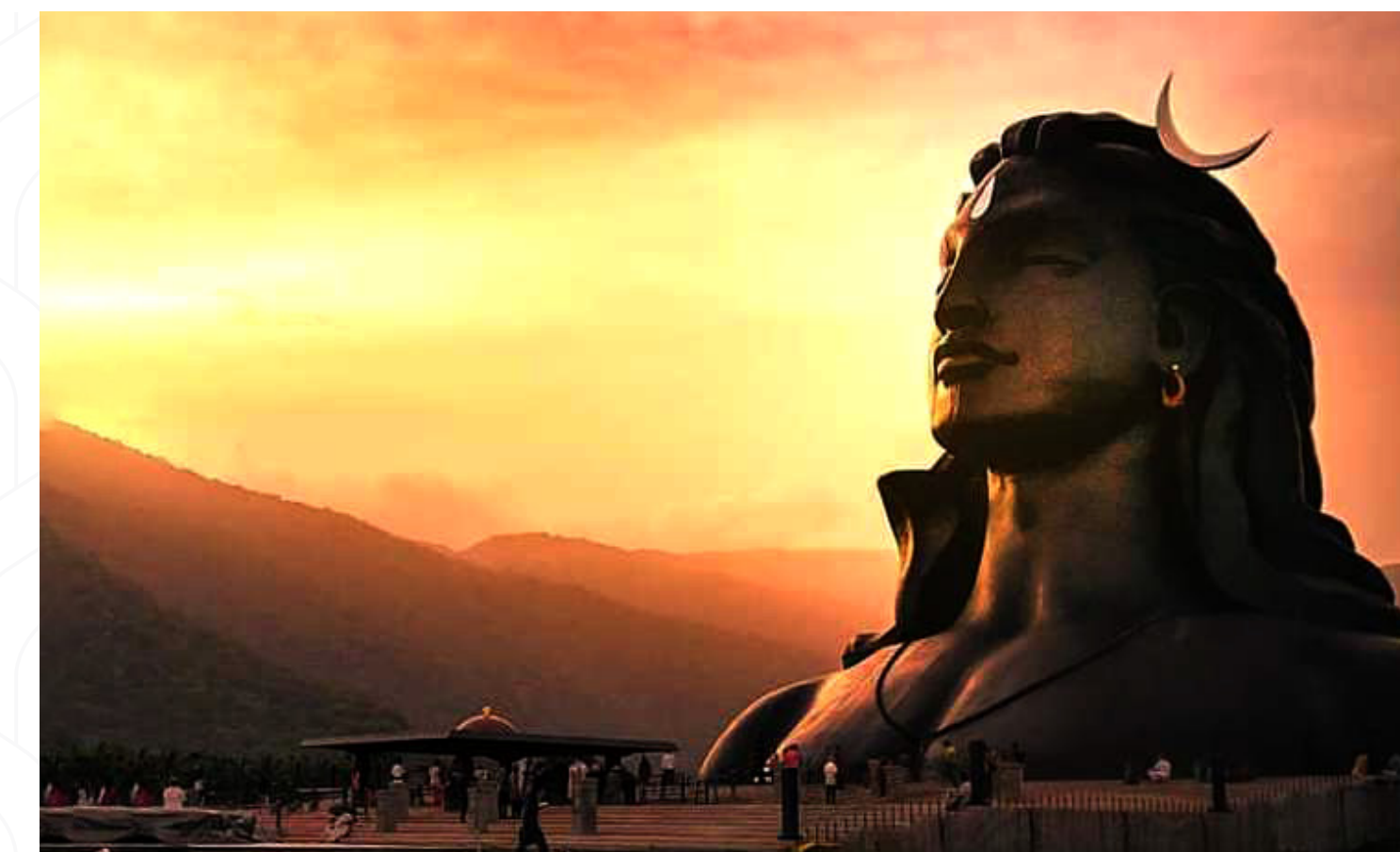
*Why invest in  
Return to Serenity*

## CURRENT LANDMARKS

- 🏞️ Nandi Hills
- ✈️ Kempegowda International Airport
- 🏛️ Adiyogi Shiva Statue
- 🛍️ 12+ Retail & Recreation Centres
- 💼 7+ IT Parks
- 🎓 10+ Educational Institutions
- 🏥 5+ Recognized Hospitals

## ON-GOING DEVELOPMENTS

- 🏢 Devanahalli Business Park (408 acres)
- 🏢 KIADB Aerospace Park
- 🏢 IFCI Financial District
- 🏢 BIAL IT Investment Region (120,000 acres)
- 🏢 Bellary Road Expansion (6 to 8 lanes)
- ✈️ KIA -Airport Infrastructural Upgrade
- 🏢 Nano Park



# UNLOCK EASY Access & Connectivity

2 Kms from the famous UNESCO protected, 9th century Bhoga Nandeeshwara Temple

Quick 20-min drive to the international Airport toll

Just 1 Km off the National highway-44 to Hyderabad

Situated in TMC limits of Chikkaballapur, amidst leading educational Institutions

Just 15 minutes from Satellite Town Ring Road (STRR).

Future-ready with a proposed ORR-Airport Metro line for even easier transit.

Close to burgeoning city hotspots like Hebbal, Yelahanka and Doddaballapura.



EMBRACE

# Pure Comfort, Naturally

Experience an oasis where every breath is pure, and every season brings balanced comfort. Surrounded by abundant greenery, our villa plots are nature's own climate control, offering clean air, natural cooling, and a sustainable lifestyle for you and your family

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# USP of Return to Serenity

Experience the convenience of well-planned infrastructure with our commitment to cleanliness, water management, and efficient waste solutions

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## Plantation

Majestic trees line the road for privacy, while vibrant Tabebuia rosea trees borders the property, adding seasonal bursts of pink that create a serene, scenic retreat.



## Water

Our plots provide a dependable water supply, ensuring you have clean water available whenever you need it.



## Drainage

Thoughtfully designed drainage systems prevent water buildup, ensuring a dry and comfortable environment all year round.



## Sewage

Modern sustainable sewage treatment keeps the ecosystem balanced, supporting a cleaner and healthier community.



A SANCTUARY FOR THRIVING

# Biodiversity

Embracing a vibrant ecosystem  
of native flora and fauna,  
creating harmony with nature.

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# Easy movement, Improved living.

Enjoy seamless traffic, ample parking, and easy access with well-planned 9 meter wide internal road, enhancing safety and effortless movement within the community.



# Layout Plan





# Return To Serenity

CHIKKABALLAPUR  
(30 MINS. FROM KIAL)



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