

— CODE NAME —

MAGNUM  
OPUS



Under the canopy of wonders,  
the earth laughs in flowers.  
The artistry of perfection,  
brick by brick,  
vine by vine,  
from stone to soul.  
The glow of dreams realised  
by one and by many.

Amidst the aura of quietude  
unfurls an intricate orchestration.



# A MASTERPIECE OF GREATNESS.





# CONTEMPORARY ELEGANCE ROOTED IN RUSTIC CHARM.

Presenting homes that redefine modern sophistication marked by earthy aesthetics.

Nestled in Kothnur, a prime South Bengaluru location, it is less than a kilometre off Bannerghatta Road. With excellent connectivity, this upcoming residential enclave embraces a futuristic, yet fluid architectural approach envisioned to offer an eco-luxe experience.

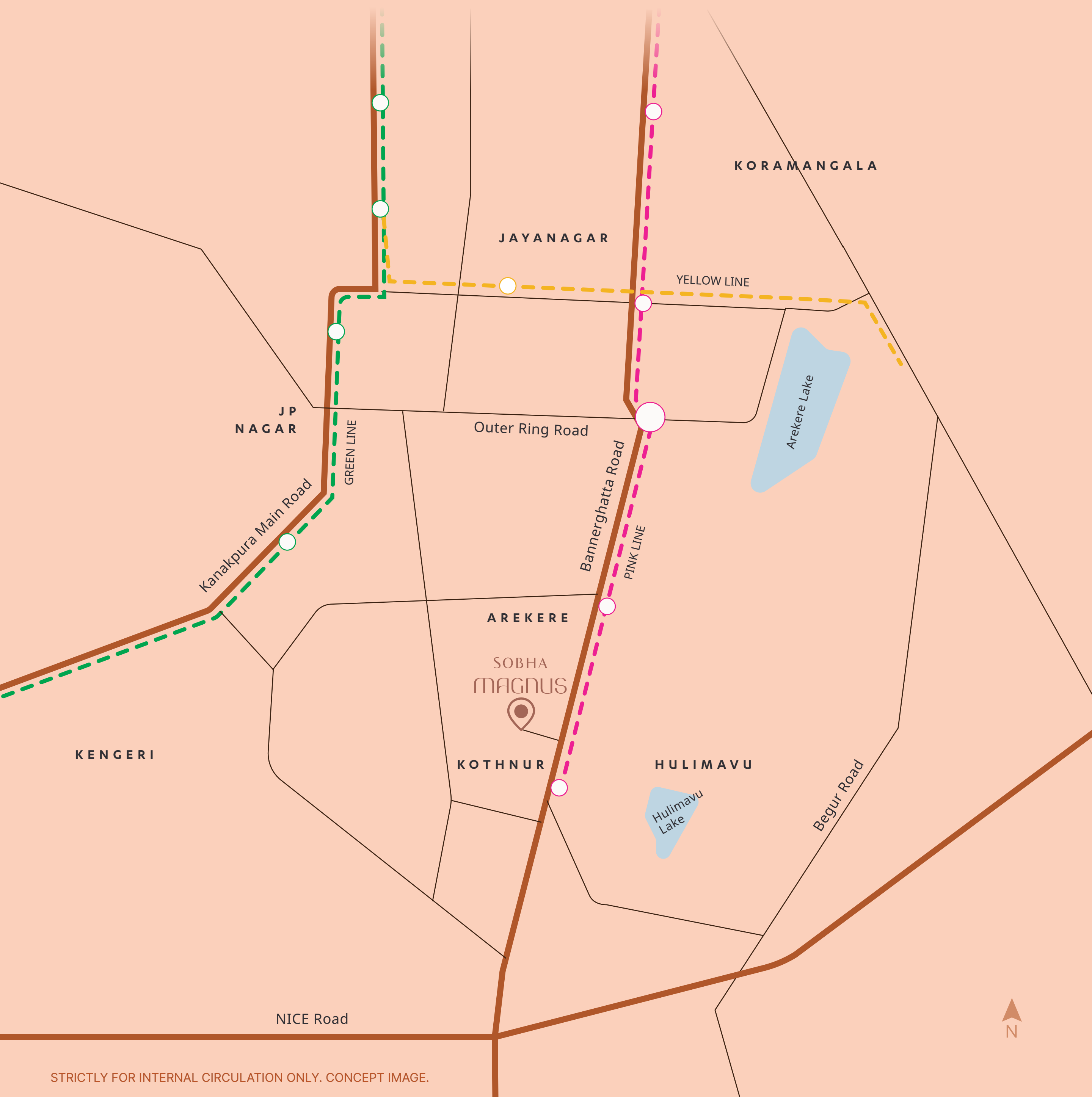




# AT THE INTERSECTION OF CONNECTIVITY AND CONVENIENCE.

Located in Kothnur, off Bannerghatta Road, this project ensures a smooth commute to major city hubs via multiple roads.

The locale has easy access to prominent business districts across Bengaluru. Electronic City is just 25 minutes away via the NICE Road. Additionally, Royal Meenakshi Mall lies in close proximity, providing a mix of retail and leisure options.





UPCOMING METRO:  
HORIZONS  
OF TOMORROW.

An impressive wave of infrastructural advancements is set to shape the landscape of Kothnur to benefit both residents and investors.

The much-anticipated Pink Line of the Namma Metro, part of Phase 2 is expected to launch by December 2026 connecting the South to the North.





# SHAPED BY PROGRESS, SURROUNDED BY EXCELLENCE.

Kothnur is emerging as a key destination with rapid development and lifestyle appeal. Anchored by reputed schools, advanced healthcare and vibrant social spaces, it is transforming into a major residential and commercial centre.





IT PARKS AND OFFICES

Code Name Magnum Opus	WeWork, Bannerghatta Road 2.3 KM	Salarpuria Infinity 4 KM	Kalyani Magnum 6.2 KM	Divyasree Towers 6.2 KM
	Brigade Software Park 8.5 KM	Prestige Technopolis 8.5 KM	Prestige Blue Chip S/W Park 8.3 KM	IBC Knowledge Park 8.3 KM



EDUCATIONAL INSTITUTES

Code Name Magnum Opus	Christ University, Bannerghatta Road 1.4 KM	BGS National Public School 1.6 KM	IIM Bangalore 3.7 KM	Sherwood High 4.3 KM
	National Public School (NPS), JP Nagar 6.6 KM	Greenwood High Bannerghatta 6 KM	Podar International School 5.5 KM	T John College 4.8 KM
	Delhi Public School Bengaluru South 7.5 KM	Ryan International School 7.5 KM	Christ University, Koramangala 8.5 KM	Sarala Birla Academy 9 KM







# HOSPITALS

1 KM

### 3.3 KM

### 3.3 KM

4 KM

6.9 KM

## 6.1 KM



## LEISURE

1 KM

2.4 KM

5 KM

5.4 KM

8.9 KM

7 KM

6.5 KM

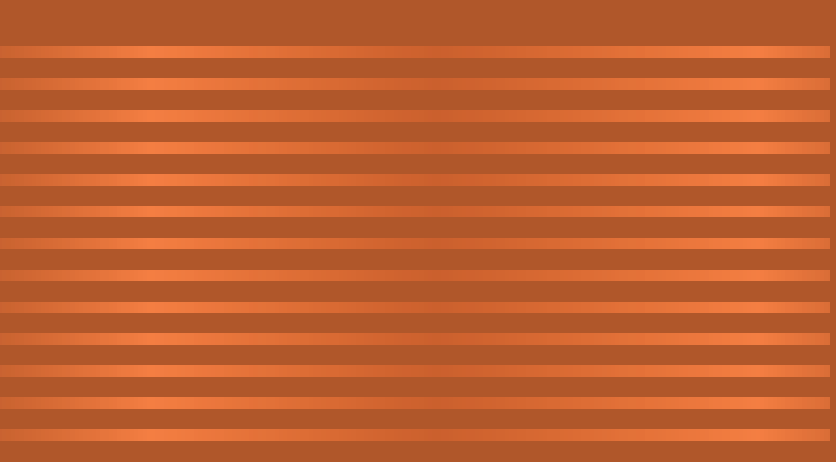
### 6.3 KM

9 KM

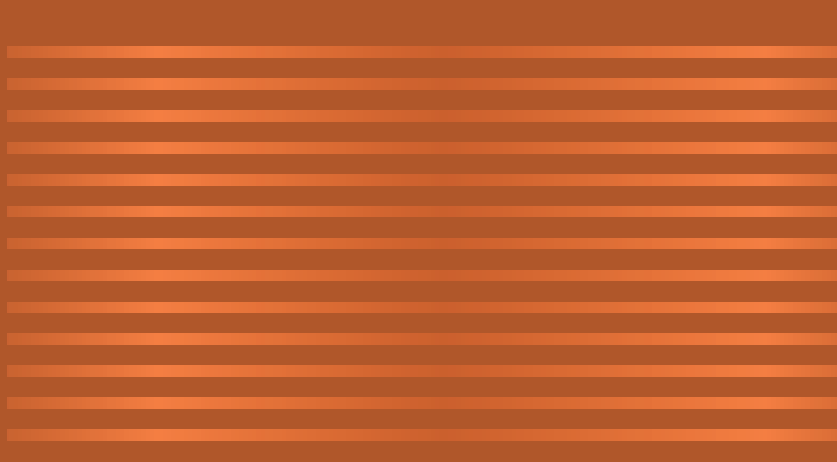




— CODE NAME —



# MAGNUM OPUS



S N E A K   P E E K



# WHERE GREATNESS IS RESERVED FOR A FEW.

Net Site Area: 5.85 Acres
No. of Residences: 294
No. of Wings: 5
No. of Floors: 2B + G + 9

## AREA SPECIFICATIONS

4 BHK	2577 sq. ft.
3 BHK GRANDE	2088-2090 sq. ft.
3 BHK LUXE	1856-1859 sq. ft.





# THE EFFERVESCENCE OF GREAT COMMUNITY LIVING.

Immerse yourself in biophilic-inspired urban luxury with exceptional amenities that nurture personal and social wellbeing. Here is a perfect balance of recreation, relaxation and community engagement.

- CLUBHOUSE
- OUTDOOR FITNESS DECK
- SWIMMING POOL
- MULTI-SPORT COURT
- CHILDREN'S PLAYGROUND
- MINI AMPHITHEATRE
- SENIORS' GAZEBO
- REFLEXOLOGY WALK
- GROVE PLAZA
- PET TRAIL





— CODE NAME —

MAGNUM  
OPUS