



SURYA
VALENCIA



17 YEARS OF SHAPING ICONIC SPACES

For almost two decades, Surya Developers has redefined excellence, creating iconic spaces that shape the way people live, work, and thrive. From commercial landmarks to industrial hubs, every project is a testament to innovation and quality. Now, with Surya Valencia, Surya Developers steps into the world of luxury living, offering a community where elegance meets aspiration. Here, every detail is designed for those who seek more than just a home, but a life that's elevated in every way.

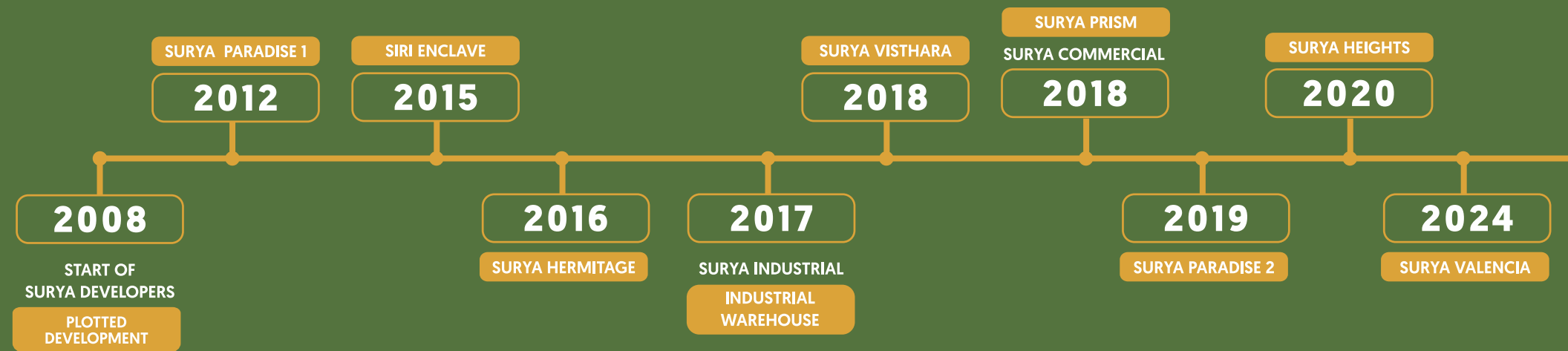
7 Lakh sq. ft. Spanish Villa development

2 Lakh sq. ft. commercial development delivered

100+ acres of land/plot delivered

50,000 sq. ft. industrial warehouse developed

25 Lakh sq. ft. plots sold around Yelahanka





THE NEW DEFINITION OF BLISS

Luxury isn't just about where you live, but how you feel every day. At Surya Valencia, bliss is redefined through thoughtfully designed spaces that bring comfort, beauty, and inspiration into your daily life. It's the joy of waking up to picturesque surroundings, the ease of a community that understands your needs, and the pride of owning a home that reflects your aspirations. Every moment here is curated to offer the finest living experience; one that makes you truly feel at home.





BLISS FINDS ITS PERFECT HOME

Nestled in the heart of Upper Yelahanka, Surya Valencia places you at the center of North Bengaluru's evolution. With seamless access to business hubs, elite educational institutions, and premium healthcare, life here offers both convenience and prestige. As the city expands, this location is emerging as a sought-after destination, blending the serenity of a private enclave with the connectivity of an urban haven.



WHERE EVERY ESCAPE BECOMES A BLISSFUL EXPERIENCE

Why travel far when every getaway is just around the corner?

At Surya Valencia, bliss extends beyond your home with world-class retreats right next door. Whether it's a peaceful escape at Angsana Oasis Spa & Resort, a weekend indulgence at Silver Oak Resorts, a refreshing retreat at Spree Resorts, or a family day at Club Cabana, every luxury is within easy reach. Life here means being effortlessly connected to leisure experiences that turn every weekend into a mini vacation.





Representative Image



BLISSFULLY CONNECTED TO BENGALURU'S BRIGHT FUTURE

Surya Valencia stands at the heart of Bengaluru's most ambitious business expansion. With 22 upcoming IT parks and landmark developments like the 49-acre Taj Hotels project in Rajanukunte, luxury living meets economic growth. The nearby Foxconn factory will create 40,000 new jobs, while KWIN City and the BIAL ITIR promise to transform the region into a global innovation hub. Add to this the Peripheral Ring Road connectivity, and you are not just buying a home, you are securing a front-row seat to Bengaluru's future of prosperity.



A TOUCH OF SPAIN, CRAFTED FOR YOUR EVERYDAY BLISS

Surya Valencia is a celebration of timeless elegance inspired by Spanish architecture. This essence is reflected in every aspect of the project - from the grand entrance to the smallest design details, bringing a touch of Mediterranean charm to your everyday life.

SPAIN-INSPIRED ENTRANCE

A magnificent Spanish fountain welcomes you home, setting the tone for the luxury and grace that awaits within.

FLORA FROM THE SPANISH LANDSCAPE

The landscaping draws inspiration from the vibrant Spanish countryside, blending native and exotic plants to create lush, refreshing surroundings.

ARCHITECTURAL ELEGANCE

Regal Lamps: Elegantly placed throughout the site, these lamps enhance the ambiance with their vintage charm.

Authentic Spanish Design: The architectural blueprint is rooted in Spanish aesthetics, offering a sophisticated yet relaxed living environment.

Majestic Spanish Arches: Elegantly curved arches adorn the architecture, adding a sense of grandeur and old-world charm.



SPANISH VILLA MASTER LAYOUT

■ 5 BHK □ 4 BHK



DESIGNED FOR A LIFE
MEANT TO BE WELL LIVED.

FACILITIES

- | | |
|---|----------------------------------|
| 1. GRAND PORTAL PLAZA | 21. AZURE POOL |
| 2. ACCENT DRIVEWAY | 22. POOLSIDE LAWN WITH PAVILION |
| 3. ENTRANCE WAITING TRELIS | 23. PARTY LAWN WITH AMPHITHEATRE |
| 4. DRIVEWAY | 24. GRAND TRELIS WITH SCULPTURE |
| 5. RAMP | 25. YOGA & MEDITATION CORNER |
| 6. STEPPED SERENITY WALK | 26. SIZZLE & GRILL AREA |
| 7. BOTANICAL STEPS | 27. PICNIC GROVE |
| 8. FOCAL SCULPTURE PLAZA | 28. SUNKEN MEADOW |
| 9. GRACEFUL HAVEN PARKING | 29. COMMUNITY GARDEN |
| 10. FAMILY HARMONY COURTYARD | 30. ACTIVE TRAIL PATH |
| 11. SERVICE AREAS | 31. OUTDOOR FITNESS AREA |
| 12. MYSTIC MAZE GARDEN | 32. TRANQUIL REFLEXOLOGY WALK |
| 13. MAZE WALKWAY | 33. GREEN THUMB PUTTING GREEN |
| 14. ENTRY FLORAL TRELIS | 34. FLORAL GARDEN |
| 15. CONGREGATION LAWN WITH RAISED DECKS | 35. FLORAL WALK |
| 16. RAISED FOCUS TRELIS | 36. SUNKEN OASIS |
| 17. SIGNATURE TRELIS | 37. SCENTED PATHWAY |
| 18. COLONNADE PATHWAY | 38. SWING SERENITY GARDEN |
| 19. CLUB FRONT FOUNTAIN VISTA DRIVE | 39. AROMA WALK |
| 20. THE CLUBHOUSE RETREAT | 40. SCULPTURE PLAZA |



BLISS, REDEFINED WITH SPACE & EXCLUSIVITY

At Surya Valencia, Villa living isn't just about space - it's about an elevated lifestyle that blends privacy, luxury, and nature in perfect harmony. Here, every feature is thoughtfully designed to enhance your everyday experiences and offer a sense of exclusivity.



Own a private backyard



Triple floor open-to-sky living room



2 Terraces



2 large car parks



Walk-in wardrobe and balconies with each room



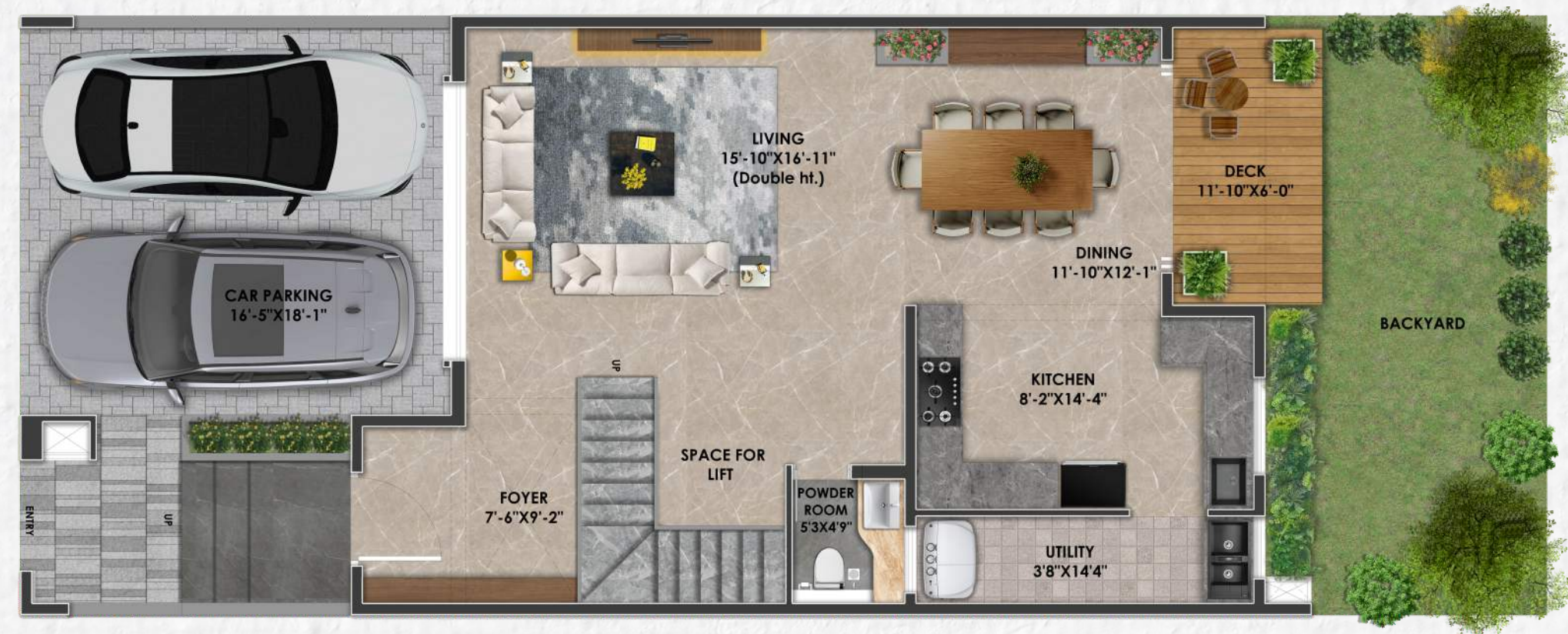
5 BED VILLAS EXTERIOR NIGHT



5 BHK VILLAS THAT REDEFINE GRAND LIVING

Experience luxury that rises across 3 expansive floors, complete with 2 private terraces offering unmatched views and endless possibilities for relaxation, gatherings, and personal retreats.

GROUND FLOOR



5 BED VILLAS

3870 - 3960 sq. ft.



FIRST FLOOR

SECOND FLOOR



5 BED VILLAS
3870 - 3960 sq. ft.



5 BED VILLAS
3870 - 3960 sq. ft.



TERRACE FLOOR

GROUND FLOOR



5 BED VILLAS
3870 - 3960 sq. ft.



5 BED VILLAS
ISOMETRIC VIEW



FIRST FLOOR



5 BED VILLAS
ISOMETRIC VIEW



SECOND FLOOR



5 BED VILLAS
ISOMETRIC VIEW



TERRACE FLOOR



5 BED VILLAS
ISOMETRIC VIEW



5 BED VILLAS
ISOMETRIC VIEW



GROUND FLOOR



4 BHK CRAFTED FOR ELEVATED LIVING

Discover refined living with two spacious floors and a private terrace, designed to offer open skies, intimate moments, and a lifestyle that reflects both comfort and grandeur.



4 BED VILLAS
3120 - 3350 sq. ft.



FIRST FLOOR

SECOND FLOOR



4 BED VILLAS
3120 - 3350 sq. ft.



4 BED VILLAS
3120 - 3350 sq. ft.



GROUND FLOOR



4 BED VILLAS
ISOMETRIC VIEW



FIRST FLOOR



4 BED VILLAS
ISOMETRIC VIEW



SECOND FLOOR



4 BED VILLAS
ISOMETRIC VIEW



4 BED VILLAS
ISOMETRIC VIEW





INDULGENCE MEETS BLISS IN EVERY AMENITY YOU DESIRE

Life at Surya Valencia flows through thoughtfully crafted spaces. Where mornings begin with peaceful walks across serene pathways and evenings come alive at the Clubhouse Retreat. From the grandeur of the Grand Portal Plaza to the quiet charm of the Mystic Maze Garden, every amenity is designed to enrich your everyday. Spend afternoons by the Azure Pool, host unforgettable moments at the Party Lawn, or enjoy mindful pauses at the Reflexology Walk. Whether it's outdoor fitness or leisurely swings at the putting green, even golf finds its place here. This is more than just a home, it is a destination where nature, wellness, and celebration come together in perfect harmony.



INDOOR AMENITIES

DOUBHAD AEC DPAD HOBBU

B=J MUAP D=HH

PANTRY

CAFÉTERIA

CO-WORKING SPACE

CRÉCHE

KIDS PLAY AREA

ELITE GYMNASIUM

CONVENIENCE STORE

TOILET AND CHANGING ROOMS

YOGA ROOM

TABLE TENNIS ROOM

SNOOKER / BILLIARDS ROOM

LIBRARY

SALON & SPA

CONFERENCE ROOM / MINI THEATRE

GUEST SUITES

BADMINTON COURT



OUTDOOR AMENITIES

POOL DECK

SWIMMING POOL

KIDS POOL

JACUZZI PADDLE POOL

PARTY TERRACE

VISITOR PARKING

BARBEQUE COUNTER

MINI PUTTING AREA



A WORLD OF BLISS WITHIN YOUR COMMUNITY

The 20,000 sq. ft. clubhouse at Surya Valencia is a seamless blend of Spanish elegance and modern luxury, designed to extend your home. Inspired by Spain's rich architectural heritage, the clubhouse features classic arches, red clay roof tiles, and intricate detailing, creating a warm and inviting ambiance. Beyond its aesthetic charm, it embodies the vibrant Spanish lifestyle, where community, celebration, and leisure come together. Whether you're unwinding after a long day, savoring moments at the cozy café, or indulging in social gatherings, this space captures the essence of Spain-inspired sophistication and warmth.





THE FINEST DETAILS, THOUGHTFULLY DESIGNED

Every detail at Surya Valencia reflects a commitment to superior craftsmanship and long-lasting quality. From premium interior finishes to weatherproof exteriors, every element is chosen for elegance and durability.



Teakwood doors for timeless appeal



High-end sanitary fittings for a refined touch



uPVC balcony doors blending aesthetics and functionality



Advanced plumbing and 8-10 KW power provisions for seamless living



Backup power for uninterrupted comfort



Dual car parking for added convenience



24/7 security with surveillance for complete peace of mind



Sustainable features with provisions for solar panels and heat pumps



EV charging station Charge up your journey, right at home



TRIPLE HEIGHT CEILING

Render Image



Render Image

4 BED VILLAS EXTERIOR NIGHT



EXCLUSIVE
ESCAPE INTO YOUR
DREAM VILLA



SPECIFICATIONS

STRUCTURE:

- Superstructure construction using Mivan technology.

PAINTING:

- Interior: Premium Quality Interior Plastic Emulsion Paint.
- Exterior: Weatherproof Exterior Emulsion or an equivalent solution, textured as per elevation.
- Brands: Asian Paints/Berger/equivalent.

FLOORING:

- Foyer, Living Area, Dining & Staircase: Marble flooring (Beige colour).
- Master Bedroom and Family Lounge: Engineered Wooden Flooring/equivalent.
- Other Bedrooms: Laminated Wooden Flooring/equivalent.
- Kitchen: Vitrified Flooring/equivalent.
- Utility Area: Anti-skid Ceramic Flooring with wall dado.
- Balcony: Anti-skid Ceramic Flooring.
- Master Bedroom Toilet: Vitrified Tiles for both flooring and dado.
- Other Bedroom Toilets / Powder Room: Anti-skid Ceramic or Vitrified Tiles for both flooring and cladding.

TOILETS:

- All sanitary ware will be from renowned brands like Kohler/equivalent.

MASTER BEDROOM TOILET:

- Concealed single-lever diverter with telephonic hand shower and provision for a bathtub.
- Countertop Wash Basin with a single-lever mixer.



SPECIFICATIONS

OTHER TOILETS:

- Concealed single-lever diverter with a rain shower of appropriate size in one toilet.
- Concealed single-lever diverter with overhead shower and spout in other toilets.
- Wash basin with a single-lever mixer and granite countertop.
- Plumbing and electrical provisions for geyser installation in all toilets.

POWDER ROOM:

- Countertop wash basin with single-lever mixer and EWC.

PLUMBING:

- All water supply lines will be made of CPVC/equivalent material.
- Provision for individual solar panels with heat pumps for water heating in all toilets.

DOORS AND WINDOWS:

- Main Door: Teak wood frame with a teak veneer-paneled door/engineered flush door - 8 ft. height.
- Other Room Doors: High-quality/Designer door frame and shutters for the bedrooms with Designer-finish hardware.
- Toilet Doors: Waterproof shutter and frame with lamination on the inside (WPC material).
- Balcony Doors: uPVC/Aluminum powder coated, sliding/casement doors in the living room and bedrooms.

WINDOWS & VENTILATORS:

- All windows will be made of uPVC/Aluminum powder coated/equivalent materials.





SPECIFICATIONS

KITCHEN/UTILITY:

- Bare shell kitchen with provision for water purifier, chimney, taps and adequate power points in the kitchen.
- Washing machine and dishwasher provision in the utility area.

ELECTRICALS:

- Biometric access for the main door.
- TV points in the living room and all bedrooms.
- Internet points/OFC provisions in the master bedroom, living room and family room.
- Provision for split AC units in all rooms.
- Fire-resistant electrical wiring from GM/Anchor/equivalent brands.
- Modular switches from Legrand/GM/Anchor/equivalent brands.
- Miniature Circuit Breakers (MCBs) for each room, provided within each unit.
- Earth Leakage Circuit Breaker (ELCB) for each unit for added safety.

POWER PROVISION:

- Electrical power provision of 8 KW to 10 KW, depending on the size of the unit.

DG BACKUP:

- Power backup for common areas and the unit.





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