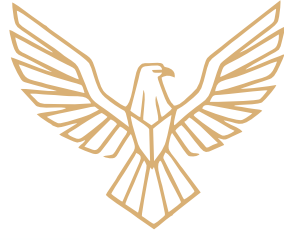


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**FALCON
PROJECTS**

BUILT TO INSPIRE

EVERY PLOT IS A PROMISE KEPT



SS SUN &
SERENITY

A GATED COMMUNITY VILLA PLOTS AT

CHIKKA TIRUPATI

STAY CONNECTED. LIVE PEACEFULLY.

Perfectly located in Chikka Tirupathi, Sun & Serenity offers the best of both worlds – countryside calm with city convenience.



PRIME LOCATION

15 minutes' drive from Sarjapur,
20 to 25 minutes' drive from Whitefield & ITPL.

SUPERB CONNECTIVITY

Easy access to NH 207 and the Satellite Town Ring Road (less than 2 km away).

FUTURE-READY GROWTH

Proposed 100-ft road and proximity to the Malur Industrial Corridor.

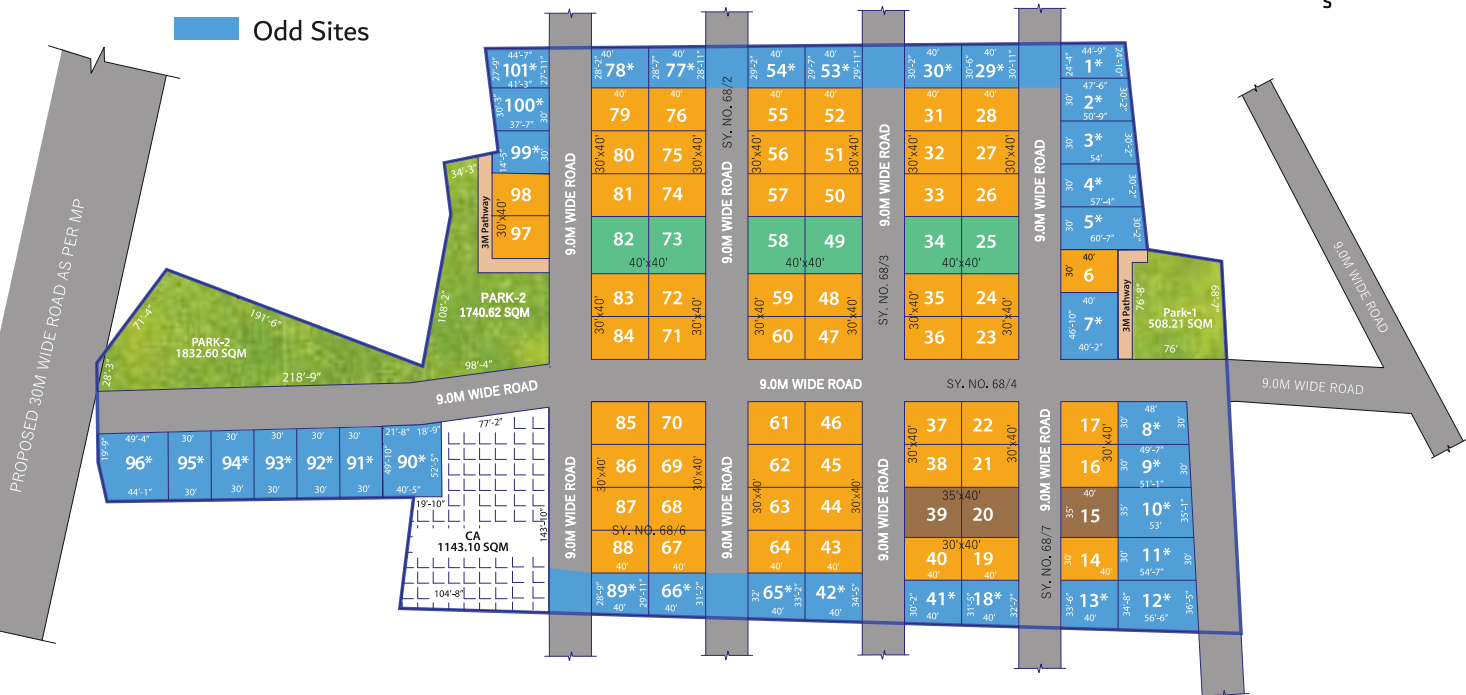
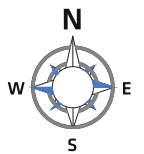
LANDMARK ADVANTAGE

Just 1 km from the revered Chikka Tirupati Temple.

SPEND LESS TIME ON THE ROAD. ENJOY MORE TIME WITH YOUR FAMILY

- 30x40
- 35x40
- 40x40
- Odd Sites

LAYOUT PLAN



BUILD YOUR DREAM. LIVE YOUR STYLE

Whether you are looking for the perfect family address or an investment that grows, Sun & Serenity is your answer.

GATED COMMUNITY

A secure, private, and vibrant community lifestyle.

GREEN LIVING

Landscaped spaces, eco-friendly planning.

ESSENTIAL CONVENIENCES

Schools, hospitals, and malls within a 15–30 minute drive.

CUSTOMIZABLE PLOTS

30x40, 35x40, 40x40, and odd-sized plots.

FREEDOM TO DESIGN

Choose your architect. Your style.
Your home.



AMENITIES AT SUN & SERENITY:

Every plot is a canvas,
every home a masterpiece



Vastu-compliant layout



24/7 water supply



Two designated civic amenity zones



Landscaped gardens, open parks and fruit park



Gated community with grand entrance and 24/7 security



Underground electricity, drainage and water connections



Rainwater harvesting and sewage treatment plant



Avenue plantation with tree-lined roads



Compound wall with security cabin



Walking paths and senior citizen sit-outs



30-foot wide RCC roads with streetlights



Overhead tank and underground water pipeline for every plot

AN INVESTMENT FOR TODAY. A LEGACY FOR TOMORROW.

Whether you seek the perfect family home or a smart investment,
Sun & Serenity offers both.



EXCELLENT APPRECIATION POTENTIAL

Surrounded by premium projects like Bollineni County & The Empyrean

PROXIMITY TO IT HUBS

Sarjapur, Whitefield, ITPL, and EPIP Zone

FUTURE GROWTH DRIVERS

STRR, Malur Industrial Corridor, rising demand for villa plots

CULTURAL CONNECT

Mini Tirupathi Temple close by adds spiritual and heritage value



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