



VIVO  
CITY

BY SJR PRIMECORP



BENVENUTO ~ WELCOME TO THE FINE LIFE

PREMIUM ITALIAN-INSPIRED PLOTTED TOWNSHIP  
NELAMANGALA



# ARMONIA

In the artful harmony of open spaces and thoughtful design

# MAESTRIA

lies a masterful expression of detail and purpose

# SERENITÀ

A life of quiet serenity, of beauty, balance, and belonging



# HOW DOES ONE PAINT A MASTERPIECE OF FINE LIVING?

By embracing the tenets of design to create a harmonious dialogue between beauty and purpose. You will find it in the sun-dappled corridors that invite unhurried conversations, the cobblestone pathways that echo with stories of the past, and, in hushed, refreshing tones, in the seamless blend of nature and architecture.

Here, you will notice a way of life that is about refinement without excess, elegance without effort, and community without compromise. Where mornings begin with quiet walks through tree-lined avenues, afternoons unfold in the laughter of shared moments, and evenings are painted in the warm glow of serenity.

This is the promise of a life well-lived, an enduring sense of belonging.

This is the essence of timeless luxury.

This is Vivo City.

# IN ITALIAN, VIVO MEANS TO LIVE

To embrace life with warmth, vitality, and joy

Inspired by the timeless allure of Italian luxury and the romance of its architecture, Vivo City is a grand statement of scale, vision, and thoughtful planning. Spanning around 120 acres approximately and is being unveiled in several phases. It is the largest plotted township of its kind - setting a new benchmark for premium community living.

Every detail in this township, from the grand entryway to the serene water features and the lake view reflects a commitment to mindful living. Here, luxury is not just an aesthetic - it is an experience woven into everyday life. A life of quiet sophistication.





# LA DOLCE VITA BY DESIGN

## **One of Bengaluru's Biggest Plotted Townships**

Designed across 120 acres approximately, with plans for over 2,000 vastu-compliant plots when development is complete.

## **A Grand Italian Welcome**

Inspired by classical Italian architecture, the entrance and clubhouse set the tone for luxury.

## **Designed for Complete Living**

Includes a commercial centre of approximately 12,000 sq ft.

## **Casa Vivo, a 40,000 sq ft Clubhouse\***

A world-class space featuring an extensive, specially-curated selection of amenities.

## **Lush Greenery**

Acres of landscaped parks and 100+ preserved trees for a serene natural retreat.

## **Wide Boulevards**

30 ft to 60 ft broad internal roads ensuring seamless connectivity and openness.

## **The Secret Lakes**

Three serene waterbodies located just outside the township, offering moments of escape.

*\* The clubhouse is owned and operated by a third-party entity. This disclosure is made in the interest of complete transparency.*

*All areas, figures and dimensions mentioned herein are approximate and based on current plans and standard measurement practices.*

# THE GRAND DESIGN

- Rome
- Venice
- Milan
- Naples
- PHASE - 2



## A Township Designed for Well-Being

More than a home, Vivo City is a holistic living experience - a place where families thrive, children grow up in open spaces, and every day is a retreat into nature.

### Independent Living, Without Limits

No matchbox apartments, just spacious plots where privacy, space, and freedom are yours to define.

### A Greener Future

Several acres of lush parks, shaded walkways, and abundant tree cover for a refreshing microclimate.

### A Community That Nurtures

Designed for children to play freely, families to bond, and seniors to live joyfully among like-minded neighbours.

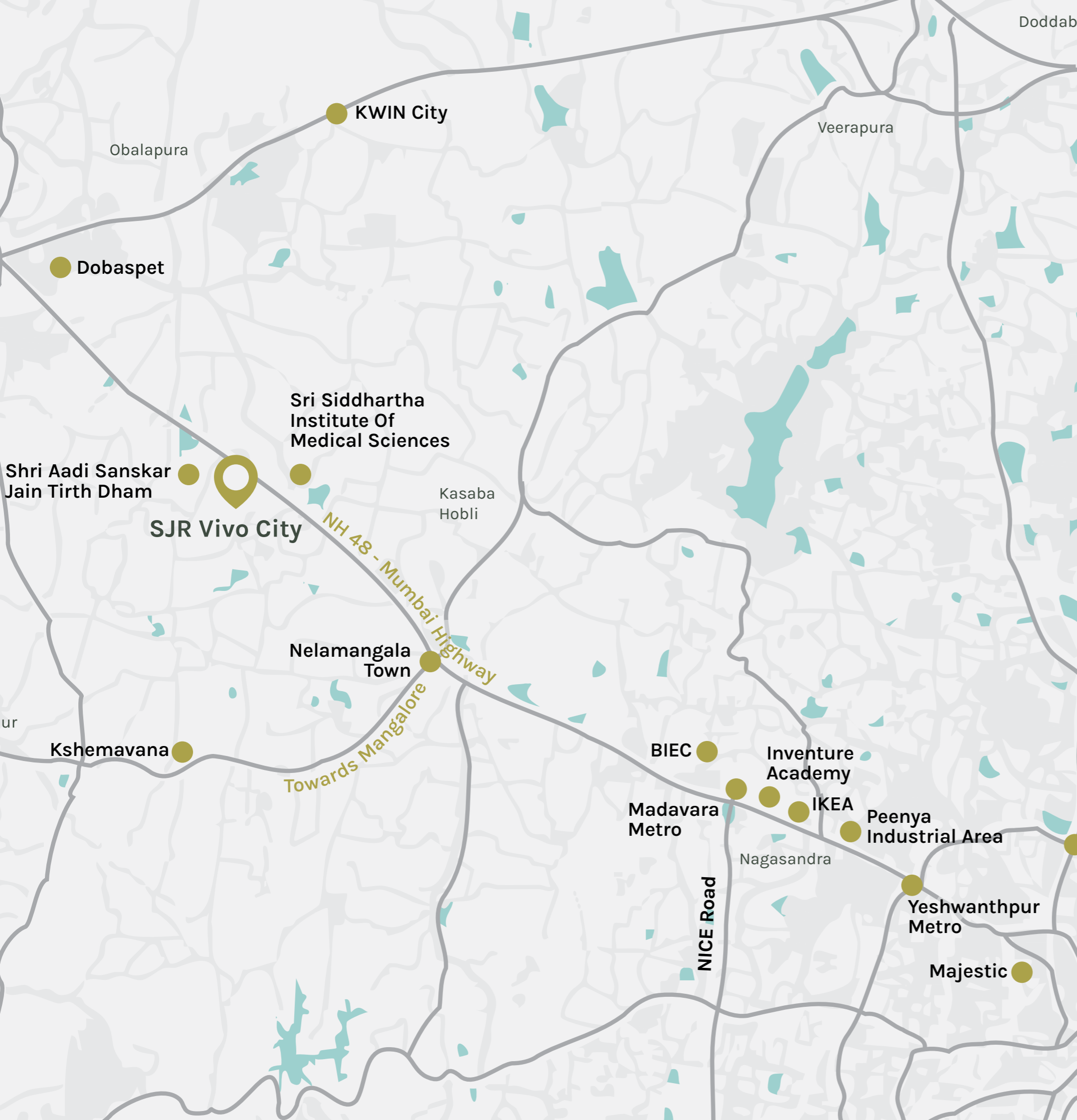
### Mental and Physical Well-being

Space to breathe, unwind, practice yoga, or enjoy a quiet stroll in nature.

### Plot Sizes (in ft)

30 x 40 | 30 x 45 | 30 x 50 | 30 x 55 | 30 x 60  
Odd-dimensions

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# QUICK ACCESS TO EVERYWHERE

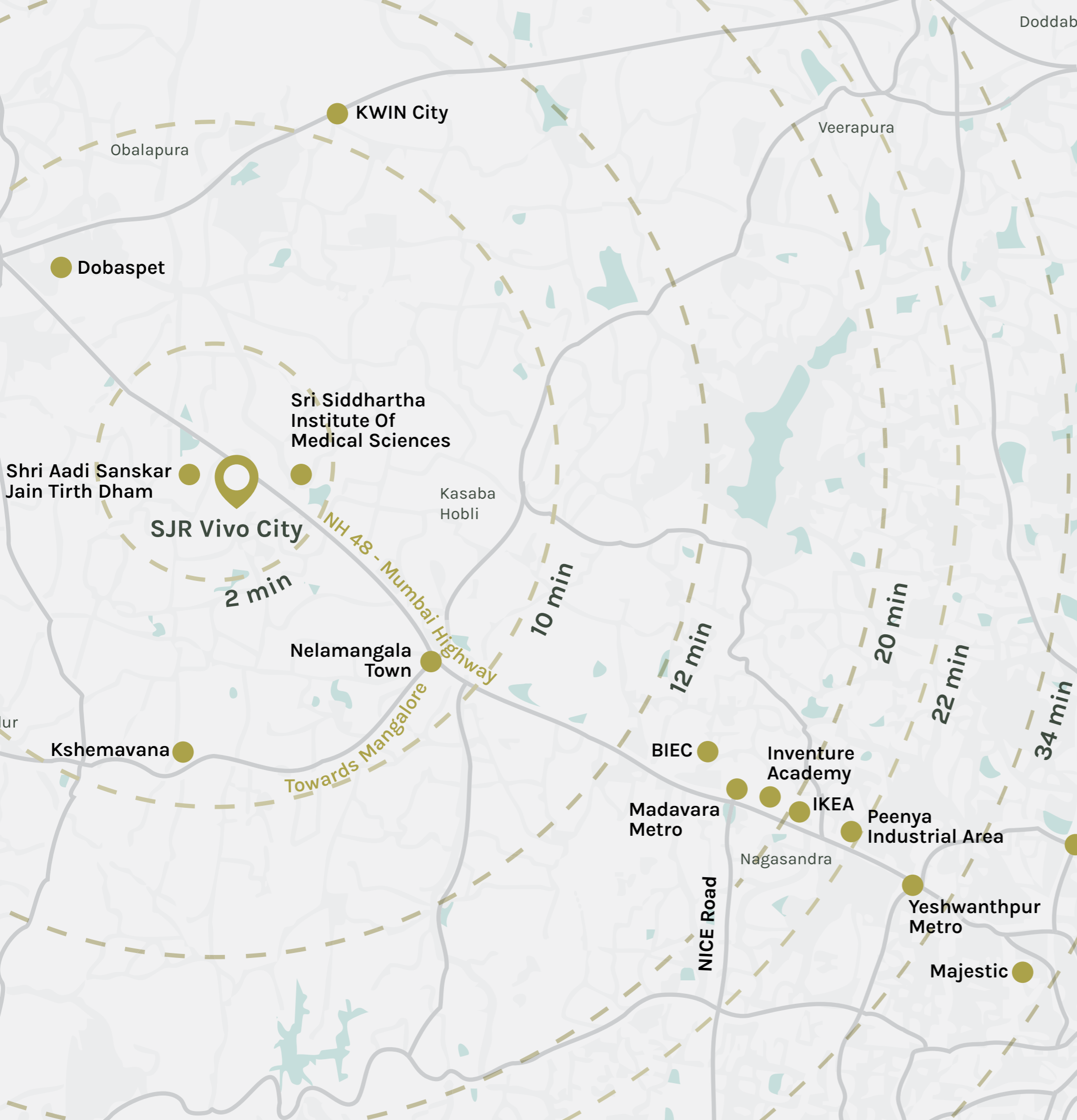
Reach Electronic City, Nice Road, Tumkur Road, Pune/Mangalore Highway within minutes

**Unparalleled Connectivity. Unmatched Potential.**

In a city where short distances take hours, the new way forward is outward. Vivo City offers the rare opportunity to enjoy spacious, independent living while staying close to the pulse of the city.

Located just **300 m off the Mumbai-Chennai Highway**, Vivo City offers the perfect balance of accessibility and tranquillity. With seamless connectivity to **NICE Road** and proximity to key industrial and commercial hubs, this is a location that promises both convenience and exponential growth.

*Travel times mentioned are approximate and indicative, based on current routes and typical traffic conditions*



# A LEGACY OF EVER-GROWING VALUE

With major infrastructure projects developing around Vivo City, this prime location offers exceptional potential for rapid and significant investment appreciation.

**KWIN City** - A 5,500-acre government-planned township for knowledge, innovation, and technology.

**World-Class Infrastructure** - Well-connected roads, thriving industrial parks, and leading educational institutions nearby.

**Effortless City Access** - Easy connectivity to Mysore Road, Bannerghatta Road, Kanakapura Road and Hosur Road.

**Nearby** - Foxconn, Metro Station, Japanese Township, Peenya & Dabbaspet industrial area, upcoming peripheral road.

**Peaceful Yet Close to Everything** - Schools, hospitals, malls, and corporate hubs all within reach.

## Key Distances

- Sri Siddhartha Institute Of Medical Sciences - 2 min
- Nelamangala Toll - 10 min, Dobaspet - 10 min
- KWIN City - 20 min, Madavara Metro - 22 min
- NICE Road - 25 min, BIEC - 25 min
- Peenya Industrial Area - 29 min
- Kshemavana - 30 min, Yeshwanthpur Metro - 34 min
- Majestic - 38 min, Tumkur - 41 min, Foxconn - 55 min
- Japanese Industrial Township - 65 min
- Hassan - 150 min, Davanagere - 210 min
- Chikkamagaluru - 240 min, Shivamogga - 300 min
- Mangaluru - 420 min

*Travel times mentioned are approximate and indicative, based on current routes and typical traffic conditions*



# YOUR CANVAS, VASTU-PERFECT

## Approved & Clear Titles

Vivo City offers clear titles and seamless ownership. Approved by **Nelamangala Planning Authority, BMRDA and RERA**, the project guarantees legal compliance, transparency, and peace of mind.



# SPECIALLY CURATED AMENITIES FOR A THRIVING COMMUNITY

Thoughtfully designed and curated, the world-class amenities at Vivo City weave together luxury, leisure, and community, creating an environment for endless moments of joy, connection, and discovery.

**CASA VIVO CLUBHOUSE\***  
12,000 SQ FT SHOPPING CENTRE WITH PROPOSED TENANTS INCLUDING A SUPERMARKET, CLINIC, RESTAURANTS, AND MORE

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## Casa Vivo\* ~ Where Families Come Together

At the heart of Vivo City is Casa Vivo, a 40,000 sq ft clubhouse designed for wellness, leisure, and connection. Swim, train, or unwind at the spa, while quieter moments find space in the library or co-working areas. Evenings move effortlessly from coffee and conversation to music, games, or a family dinner. With spaces for work, play, and celebration, this is where home extends beyond four walls.

- Guest Suites
- Adult Swimming Pool
- Kids' Swimming Pool
- Library Lounge
- Restaurant
- Café
- Private Mini Theatre
- Business Centre & Meeting Rooms

- Banquet Hall
- Fitness Studio
- Music Room
- Aerobics / Movement Room
- Arts and Crafts Studio
- Board Games Room
- Indoor Table Tennis
- Billiards
- Carrom
- Provision for Daycare Centre
- Provision for a Spa and Health Club
- Stargazing Deck

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## Well-being, Woven into Everyday Life

Wellness truly is a way of life here. From the calm of a reflexology walk to moments of yoga and meditation under open skies, these spaces are designed for balance. Seniors find comfort and companionship, while fitness routines move outdoors, surrounded by fresh air and greenery. It's a rhythm of living that encourages mindfulness, movement, and a healthier way of being.

- Gazebo Lounge
- Pickleball Multi-Court (2 Nos.)
- Stretching Lawn
- Cricket Practice Pitch
- Senior Citizen Park
- Yoga and Meditation Pavilion
- Activity Lawn for Outdoor Classes
- Outdoor Gym



## An Active Lifestyle, Designed for Families

This is where movement becomes a shared ritual. Children play freely, pets have space to roam, and families come together over friendly matches on the courts. For these spaces are built for energy, laughter, and time well spent outdoors. Where joyful activity simply becomes part of everyday family life.

- Curated Organic Greenscape
- Half-Court Basketball
- Pet Park
- Cycling Trail
- Tree-Lined Jogging Path
- Leisure Concrete Seating Area
- Floral Garden Space
- Zen / Reflexology Area
- Central Court & Open Lawns

- Fruit Grove
- Outdoor Life-Sized Chess
- Hopscotch Court
- Futsal Court
- Gallery Viewing Decks
- Interactive Activity Zone
- Kids' Sandbox
- Adventure Climb Zone
- Play Zone

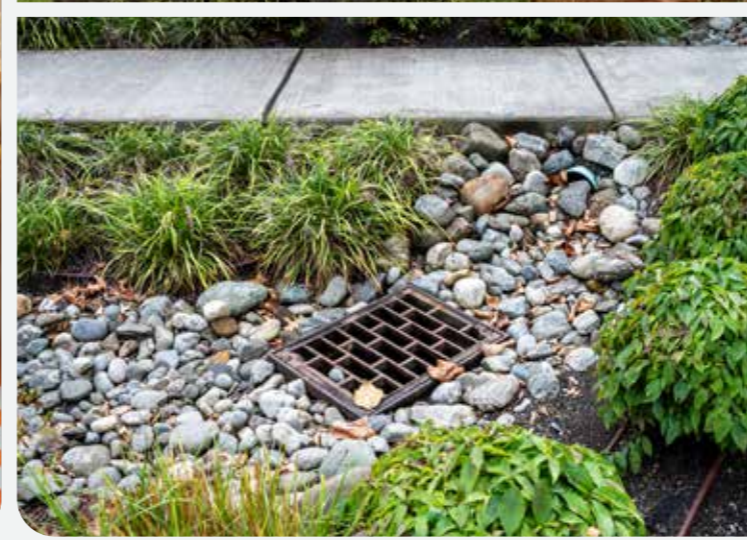
- Kids' Hangout Spot
- Kid-Friendly Cycling Track
- Toddler Play Lawn
- Tree Piazza
- Open Amphitheatre



## A Place to Belong, A Community to Cherish

First impressions set the tone for everything that follows. A grand, Italian-inspired arrival and tranquil waterbodies create a sense of welcome and calm from the very start. These shared spaces invite conversation and connection. Gentle reminders that Vivo City is not only a planned township but a thriving community.

- Grand Italian-Inspired Arrival Plaza
- Decorative Waterbodies
- Up to 8-Foot Boundary Wall
- 12,000 sq. ft. Retail Space
- 30 to 60 ft Roads Within the Township



## A Green Cushion for Every Generation

Designed with a long view in mind, Vivo City balances thoughtful planning with environmental care. Sustainable initiatives, vastu-aligned layouts, and carefully channelled storm water systems support both nature and daily living. It's a foundation that respects the land, enhances liveability, and creates a healthier environment for generations to come.

- Vastu-Compliant Planning
- Sustainability Initiatives
- Storm Water Drains Throughout the Development



## Everyday Comforts, Just Steps Away

Life flows more easily when essentials are close at hand. A planned retail and commercial zone brings everyday needs, from groceries and healthcare to daily services, within the township - without disturbing its residential calm.

### Proposed

- Clinic
- Supermarket
- ATM
- Pharmacy
- Laundromat



## A Place of Safety, A Future of Promise

Peace of mind is built into the very fabric of the township. Controlled entry, defined boundaries, continuous surveillance, and professional third-party maintenance ensure that security and upkeep remain seamless and reliable.

- 24/7 CCTV Surveillance at Arrival Plaza
- RERA Approved
- Nelamangala Planning Authority Approved
- BMRDA Approved



**SJR**  
PRIMECORP

## A LEGACY OF EXCELLENCE SINCE 1973

With a legacy spanning over **five decades**, SJR Primecorp has established itself as a trusted leader in Bengaluru's real estate landscape. Since 1973, we have shaped the city's skyline, beginning with infrastructure projects such as airports, highways, flyovers, and factories.

Today, we stand as a name synonymous with excellence in residential development. With over **250 lakh sq ft built and sold**, and over 300 lakh sq ft currently in progress, we continue to deliver prime, marquee projects like Vivo City - designed for discerning buyers who seek both luxury and investment value.

At the heart of our vision is **THINK DESIGN** - a philosophy that blends engineering precision with architectural elegance, ensuring that every project is more than just a space - it is an experience.



# THINK DESIGN

To design spaces that transcend function and inspire connections and moments of joy. Balancing functionality with refined expression, and engineering with imagination. Thoughtful, intelligent design that transforms environments into experiences, redefining how we live, work, and thrive. That is the power of THINK DESIGN. And it is at the heart of what drives us.

# OUR ETHOS

At SJR Primecorp, our ethos is anchored in three core principles.

## Science of Space

We are committed to the meticulous planning and design of spaces to ensure they are comfortable, functional, and aesthetically endearing. Every detail is thoughtfully crafted and curated to enhance the overall living experience.

## Joy

We create spaces that inspire happiness, promote a sense of well-being, and enhance the quality of life. Each project is designed to be more than just a home - a place where individuals, families, and communities can truly thrive.

## Refined Expression

Our design rhetoric has always been rooted in the highest standards of quality in every project. We believe that true refinement is achieved through thorough attention to detail and an unwavering commitment to excellence.



Discover an address of distinction,  
where the future holds immense promise and value



Scan to explore  
Vivo City  
and its location



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CITY**

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