



BSSG MILLENNIUM PROJECTS PVT LTD

Presenting

THE NEELAM WOODS



Crafting Timeless Living Experiences

Designed by

MYSTIC SPACE ARCHITECTS

Where Life Finds Its Direction.....

Welcome To The Neelam Woods

A home is more than a place to live. It is where life unfolds, memories are created, and meaningful moments become part of everyday living.

At Neelam Woods, every villa is thoughtfully designed in response to its unique orientation. Instead of repeating a single design across the community, we have created four distinct villa collections each purposefully planned for North, South, East, or West-facing plots.

Every collection features its own architectural character, spatial configuration, natural-light strategy, and premium living experience. This orientation-led approach allows each home to respond naturally to its surroundings while maintaining the highest standards of luxury, comfort, privacy, and craftsmanship.

More than a gated villa community, Neelam Woods is a curated collection of four unique residential experiences where purposeful architecture, timeless elegance, and contemporary living come together to create homes that are truly one of a kind.



FOUR DIRECTIONS



ONE COMMUNITY



PREMIUM

BY NATURE - DESIGNED FOR LIFE.

Neelam Woods is a premium gated community of bespoke villas, thoughtfully designed to blend modern architecture with the serenity of nature.

Every detail is crafted to offer unparalleled comfort, privacy, and exclusivity creating a lifestyle that is truly exceptional.



ELEVATED LIVING



PRIVACY FOCUSED



ROOTED IN NATURE

BSSG MILLENNIUM PROJECTS



An Investment in Timeless Living



The Neelam Woods is envisioned as a landmark of bespoke premium villas, where architecture, landscape, and lifestyle come together in perfect harmony. Rooted in nature's timeless elegance and shaped by contemporary design, the community offers generous spaces, absolute privacy, and enduring exclusivity for families seeking a refined and meaningful way of life.



INVESTMENT



PRIME LOCATION



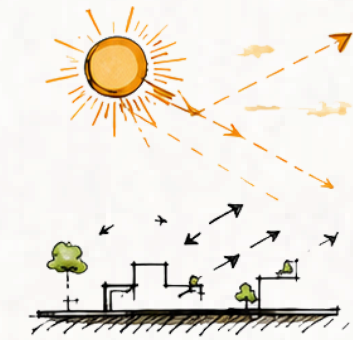
LONG-TERM
APPRECIATION



TIMELESS LIVING

Strategically located near the airport and key growth corridors, Neelam Woods also presents strong potential for long-term appreciation and rental value. With orientation-specific planning, distinctive architecture, premium landscaping, and limited availability, it is both an exceptional home and an investment in timeless living.

PLANNING CONCEPTS

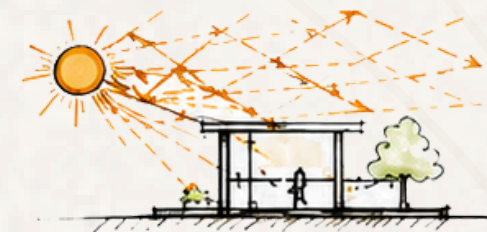
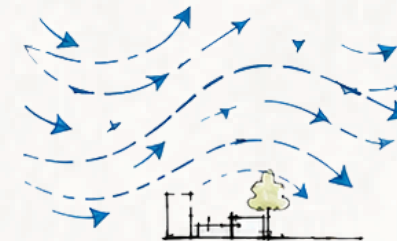


NATURAL LIGHTING

Maximize daylight to reduce energy use and improve well being,
Morning Light from East - Welcoming daylight into living and private spaces.
Soft North Light - Even, glare-free light ideal for work and living.

NATURAL VENTILATION

Encourage natural airflow through thoughtful building orientation and strategically positioned openings. The stack effect, enhanced through OTS and modern courtyards, promotes continuous air movement and improves the building's thermal efficiency.

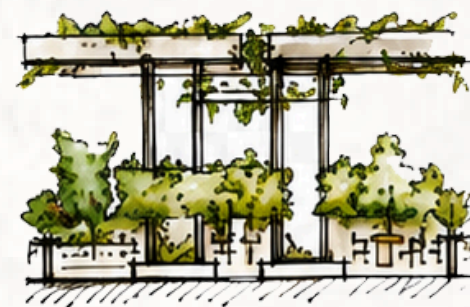


SHADING AND OVERHANGS

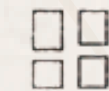
Use thoughtfully designed shading devices and deep overhangs to minimise heat gain and glare. Terracotta jaali screens further enhance solar control while allowing filtered daylight, ventilation, privacy, and a distinctive architectural character.

SUSTAINABLE LIVING

Incorporate plants and landscaped green spaces to improve air quality, support biodiversity, and create a healthier living environment. The use of eco-friendly and locally responsive materials further reduces environmental impact while enhancing long-term sustainability.



A home is more than a place to live.



*Four orientation-led residential experiences
North, South, East & West*



Purposefully designed for light, ventilation, privacy and comfort.



Each villa responds to climate, landscape and daily life.



Unified architectural language with timeless materials and lush green integration.



A curated community of low-density, green-rich living with enduring elegance and value.

MASTER PLAN



The master plan is designed with a clear spatial hierarchy, featuring 19 plots of 40'X60' facing all four directions, and 34 feet wide internal roads for seamless circulation, a centrally located clubhouse with various amenities, and a landscaped park that together create a well-connected, balanced, and vibrant residential community.

AMINITIES



SWIMMING POOL



CAFETERIA



BANQUET HALL



JOGGING TRACK



SANCTUM



INDOOR SPORTS



INDOOR COURTS



GYMNASIUM



KID PLAY AREA



PARK



Neelam Woods brings together a carefully curated collection of lifestyle, wellness, recreation, and community amenities designed for every generation. From the swimming pool, gymnasium, indoor sports, badminton court, and jogging track to the children's play area, landscaped park, cafeteria, banquet hall, and peaceful sanctum, every space enriches everyday living. Thoughtfully integrated within the community, these amenities encourage wellness, leisure, celebration, social connection, and a truly elevated villa lifestyle.



THE EDEN GARDEN

A thoughtfully designed green retreat where every generation finds its own moment of joy. Children can play freely within a safe and engaging environment, while elders relax along shaded pathways surrounded by lush tropical and native greenery. Comfortable seating, landscaped walking trails, and tranquil garden pockets create the perfect setting for leisure, connection, and everyday well-being.

The landscape is composed as a sequence of shaded courts, planted edges, and gently flowing pathways that encourage movement and pause.



THE SANCTUM

A contemporary temple rooted in the timeless principles of traditional sacred architecture.

The exposed brick shikhara creates a strong vertical identity and spiritual presence. A broad exposed-concrete roof provides shade while giving the structure a modern character. Carved wooden columns introduce warmth, craftsmanship, and a connection to tradition. Lush tropical vegetation creates a serene transition between architecture and nature. The overall design offers a calm, intimate, and contemplative space for worship.

CLUB HOUSE AMINITIES



The Clubhouse is envisioned as the social and recreational heart of The Neelam Woods, bringing wellness, leisure and community experiences together within a refined contemporary setting. Designed with expansive glazing, landscaped terraces and warm natural materials, it offers a seamless connection between indoor spaces and the surrounding greenery.

Featuring a café, multipurpose hall, gym, spa, sauna and indoor games facilities, the clubhouse creates an elegant destination for relaxation, fitness, celebrations and meaningful social interaction.

CLUB HOUSE AMINITIES

BANQUET HALL

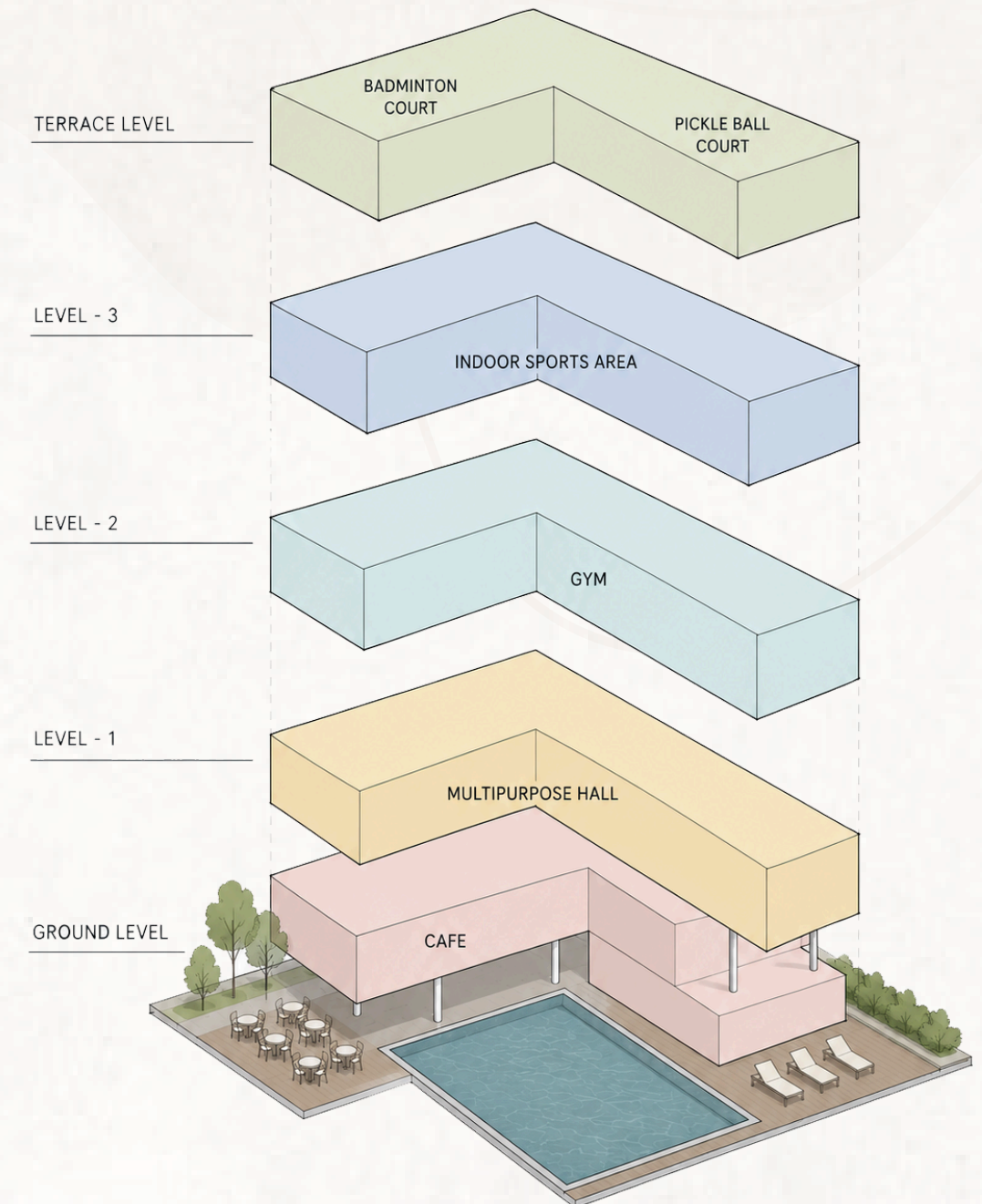


Designed as a versatile social space that fosters community interaction while providing an elegant venue for celebrations, events, and gatherings.

A thoughtfully curated space that encourages relaxation, informal meetings, and meaningful social connections within the community.



CAFETERIA



CLUB HOUSE AMINITIES



GYMNASIUM

A modern fitness facility that promotes health and wellness, offering residents the convenience of an active lifestyle within the community.

Created to provide year-round recreation and entertainment, enhancing the overall lifestyle experience for residents of all age groups.



SWIMMING POOL

A premium recreational feature designed to elevate the community experience while creating a tranquil environment for leisure and relaxation.

A dedicated indoor sports facility that encourages fitness, recreation, and an active lifestyle in a comfortable all-weather environment.

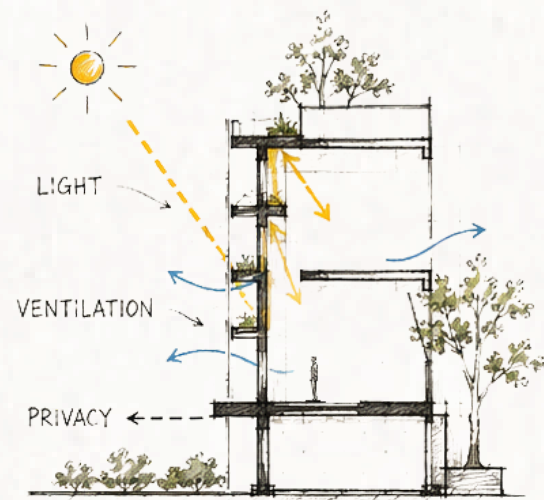
INDOOR SPORTS



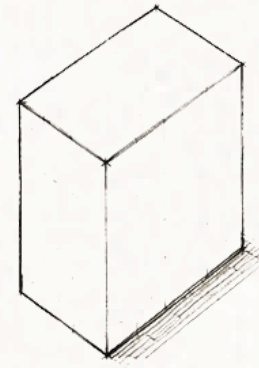
INDOOR COURTS



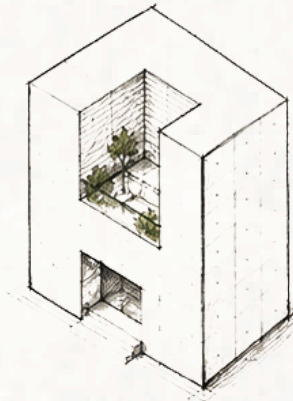
VILLA DESIGN CONCEPT



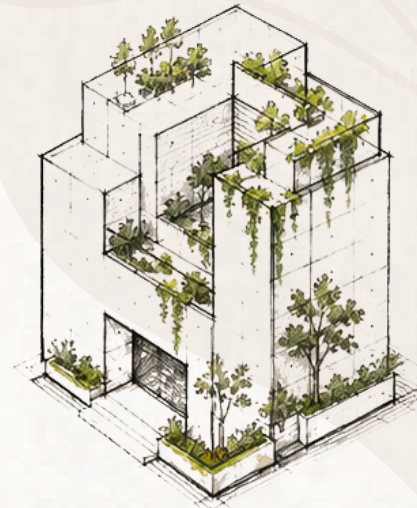
01. BASIC MASS



02. VOID + COURTYARD



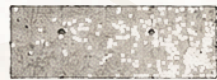
03. TERRACES + GREEN



04. MATERIAL + FACADE



MATERIALS ;



EXPOSED CONCRETE



EXPOSED BRICK



NATURAL WOOD



OXIDE FINISH



LUSH GREEN

Each villa is thoughtfully planned with climate responsiveness, natural light, and cross-ventilation at the heart of the design. The spatial layout is carefully organised to enhance comfort, privacy, and everyday functionality, while seamlessly incorporating Vastu principles.





NORTH FACING VILLA

VILLA TYPE 01

Designed to embrace soft, consistent northern daylight, this villa offers bright and comfortable interiors throughout the day. Its striking façade combines exposed brick, textured concrete, travertine stone, warm wood and expansive glass to create a refined contemporary character. Integrated greenery, shaded openings and carefully planned spaces enhance privacy, natural ventilation and everyday comfort, making it a distinctive expression of premium modern living.



ABOUT ;

PLOT SIZE 40' X 60'

BUILT UP AREA APX 8,000 SFT

FACING NORTH FACING

BSSG MILLENNIUM PROJECTS



VILLA TYPE 1 – FLOOR PLANS

WHAT DOES THE VILLAS OFFER ?

The villa is approached through two distinct entrances, one dedicated to vehicular access and parking, and the other designed as a landscaped pedestrian arrival. A pathway woven through lush vegetation and a tranquil water feature creates a refreshing transition from the entrance to the main door. At the ground level, pockets of greenery and peripheral plantations enhance privacy, improve air quality and establish a strong connection with nature.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR

Vastu-inspired planning seamlessly integrated with contemporary design principles.



EAST FACING VILLA

VILLA TYPE 02

Designed to welcome the gentle morning sun, the East-Facing Villa offers bright, uplifting interiors and a strong connection with nature. Its bold architectural character is expressed through exposed brick, textured concrete, expansive glazing and warm wooden accents, complemented by landscaped balconies and cascading greenery. Generous openings, shaded terraces and a semi-open rooftop garden enhance daylight, ventilation and privacy, creating a refined contemporary home for luxurious everyday living.



ABOUT ;

PLOT SIZE	40' X 60'
BUILT UP AREA	APX 8,000 SFT
FACING	EAST FACING

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR

Upon entering, the foyer opens towards an outdoor sit-out and pool deck, where the private swimming pool is discreetly nestled within dense landscaping. Planned as a G+3 residence with an exclusive terrace level, the villa unfolds vertically to accommodate generous living, dining and recreational spaces.

The upper floors feature a lavish dining area, an expansive living room and a double-height puja-cum-sit-out positioned in the north-east. This space also functions as an internal courtyard, bringing daylight, ventilation and visual openness into the heart of the home. Luxurious bedrooms are complemented by attached bathrooms and private or semi-private balconies, offering comfort, privacy and a seamless indoor-outdoor experience.

VILLA TYPE 2 – FLOOR PLANS



SOUTH FACING VILLA

VILLA TYPE 03

Designed to respond intelligently to the southern sun, this villa features deep projections, vertical fins and terracotta screens that filter heat and glare while maintaining privacy and natural ventilation. Its sculptural façade combines textured concrete, warm terracotta, croten steel accents and integrated greenery to create a bold contemporary identity. Landscaped balconies and a shaded rooftop terrace further enhance thermal comfort, offering a refined balance of luxury, climate-responsive design and indoor-outdoor living.



ABOUT ;

PLOT SIZE	40' X 60'
BUILT UP AREA	APX 8,000 SFT
FACING	SOUTH FACING

BSSG MILLENNIUM PROJECTS



VILLA TYPE 3 – FLOOR PLANS

Dedicated leisure spaces including informal sit-outs, a home theatre, multipurpose zones and recreational areas enrich everyday living. The terrace is envisioned as a private garden retreat with a lounge, barbecue and bar area, sheltered beneath a semi-open roof and surrounded by lush greenery, creating an ideal setting for relaxation and entertainment. The villa is further enhanced with integrated smart-home automation for effortless control of lighting, climate, curtains and selected appliances. Secure access-control systems provide greater safety and privacy, while premium touch switchboards add a refined contemporary finish. A fully centralized ventilation and climate-control system ensures consistent indoor comfort, improved air circulation and a healthier living environment throughout the residence.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR

EXTERNAL VIEWS



EXTERNAL VIEWS



INTERIOR VIEWS



LIVING AREA



KITCHEN



BEDROOM



DINING

INTERIOR VIEWS



TERRACE GARDEN



DOUBLE HEIGHT PUJA - SITOUT



SOUTH FACING SHADED BALCONY

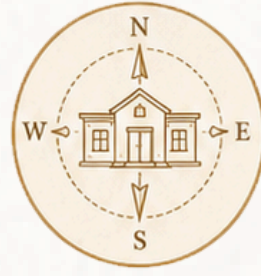


SWIMMING POOL WITH DECK AREA

WHY CHOOSE NEELAM WOODS ?



BESPOKE VILLA
ARCHITECTURE



FOUR ORIENTATION-LED
VILLA COLLECTIONS



A PREMIUM GATED
COMMUNITY



STRATEGIC AIRPORT-
CORRIDOR LOCATION



A VALUABLE LONG-TERM
ASSET



CLIMATE-RESPONSIVE
PLANNING



VASTU-CONSCIOUS
HOMES



PRIVATE, SPACIOUS
LIVING



SMART AND FUTURE-
READY



CURATED LIFESTYLE
AMENITIES



BUILT ON DESIGN,
QUALITY AND TRUST



MORE THAN A VILLA—A
TIMELESS INVESTMENT



IN SHORT!

DESIGNED FOR A BETTER LIFE



Every villa at The Neelam Woods is thoughtfully designed as a distinctive home, combining bespoke architecture, generous spaces, premium materials and nature-led living.

Strategically located near Bengaluru International Airport, the project lies within a fast-growing corridor with improving connectivity and strong long-term potential. Limited villas, independent land ownership, curated amenities, smart technology and secure community planning make it both a refined family home and a valuable legacy investment.

Presented by **BSSG Millennium Projects Pvt. Ltd.** & designed by **Mystic Space Architects**, The Neelam Woods reflects a commitment to purposeful planning, architectural quality and enduring value.



THE NEELAM WOODS

A Project By ;

BSSG MILLENNIUM PROJECTS PVT LTD



BSSG Projects is committed to creating thoughtfully planned communities that bring together architectural excellence, enduring quality and meaningful living. Driven by innovation, craftsmanship and customer satisfaction, we create homes designed to stand the test of time and exceed expectations.

The Neelam Woods is more than a collection of premium villas—it is a carefully curated community where architecture, nature and contemporary living come together to create an exceptional lifestyle and a timeless legacy for generations.

Designed by ;

MYSTIC SPACE ARCHITECTS

At Mystic Space Architects, we are a team of young architects, dedicated to providing a comprehensive approach to architecture. A practice composed of individuals united by a shared passion for design and an unwavering attention to detail.



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