



BSSG MILLENNIUM PROJECTS PVT LTD

*Crafting Timeless Living Experiences*

# THE NEELAM WOODS

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📍 BENGALURU







# ABOUT US

“A home is more than a place to live—it is where life unfolds and memories take root.”

At Neelam Woods, every villa is shaped by its orientation. Four distinct collections, abundant natural light and individual architectural character.

More than a gated community, Neelam Woods is a refined expression of purposeful design, privacy and contemporary luxury—crafted for meaningful living.

*Crafting Timeless Living Experiences*

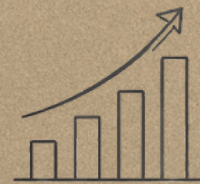


# PREMIUM BY NATURE

DESIGNED FOR LIFE.



INVESTMENT



LONG-TERM  
APPRECIATION



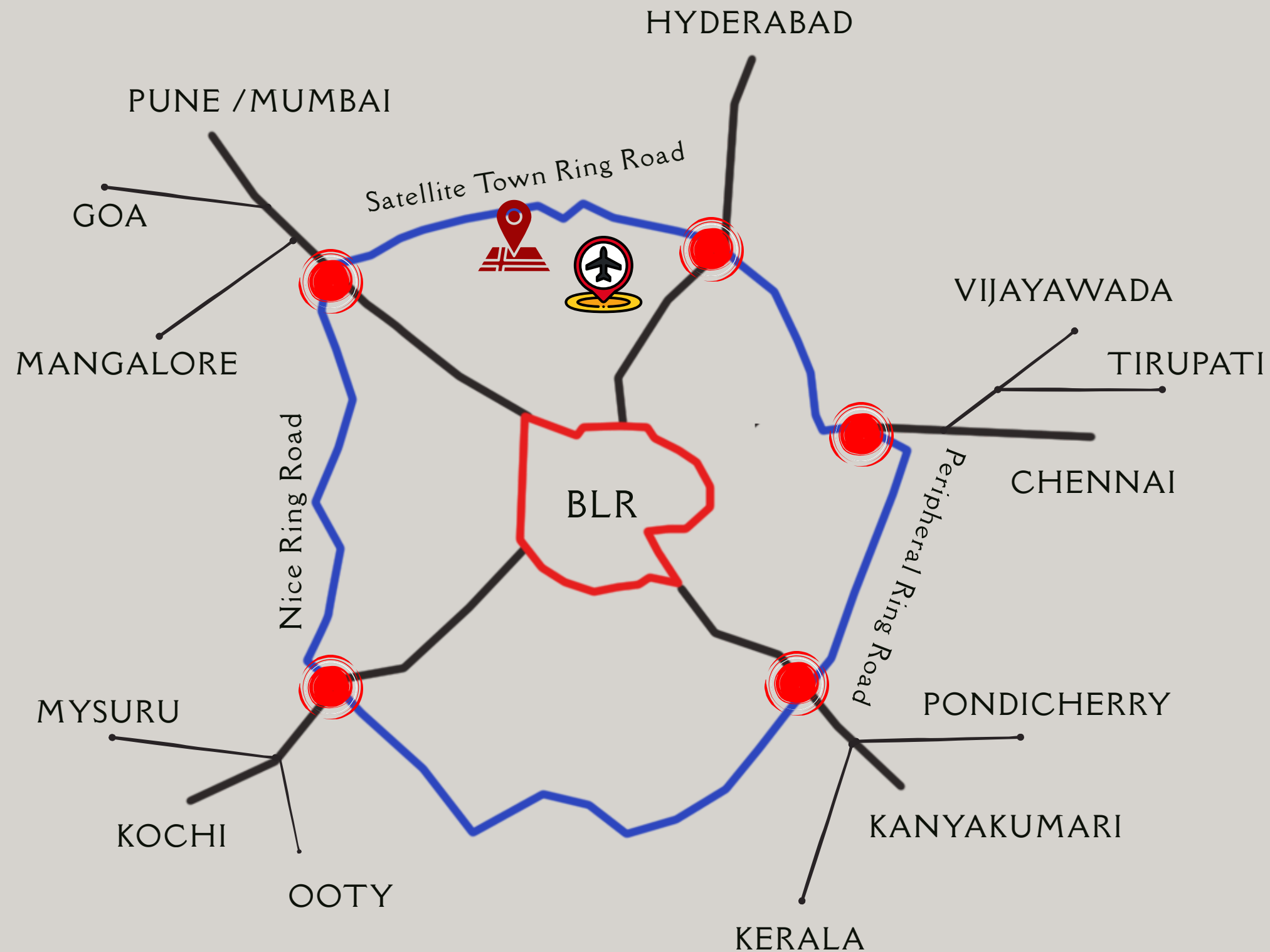
## “An Investment in Timeless Living”

Inspired by modern luxury aesthetics, The Neelam Woods is a landmark collection of bespoke premium villas, where contemporary architecture and lush landscapes create a refined balance of privacy, exclusivity and meaningful living.

Strategically located near the airport and key growth corridors, its distinctive orientation led homes and limited availability offer enduring lifestyle value and strong investment potential.

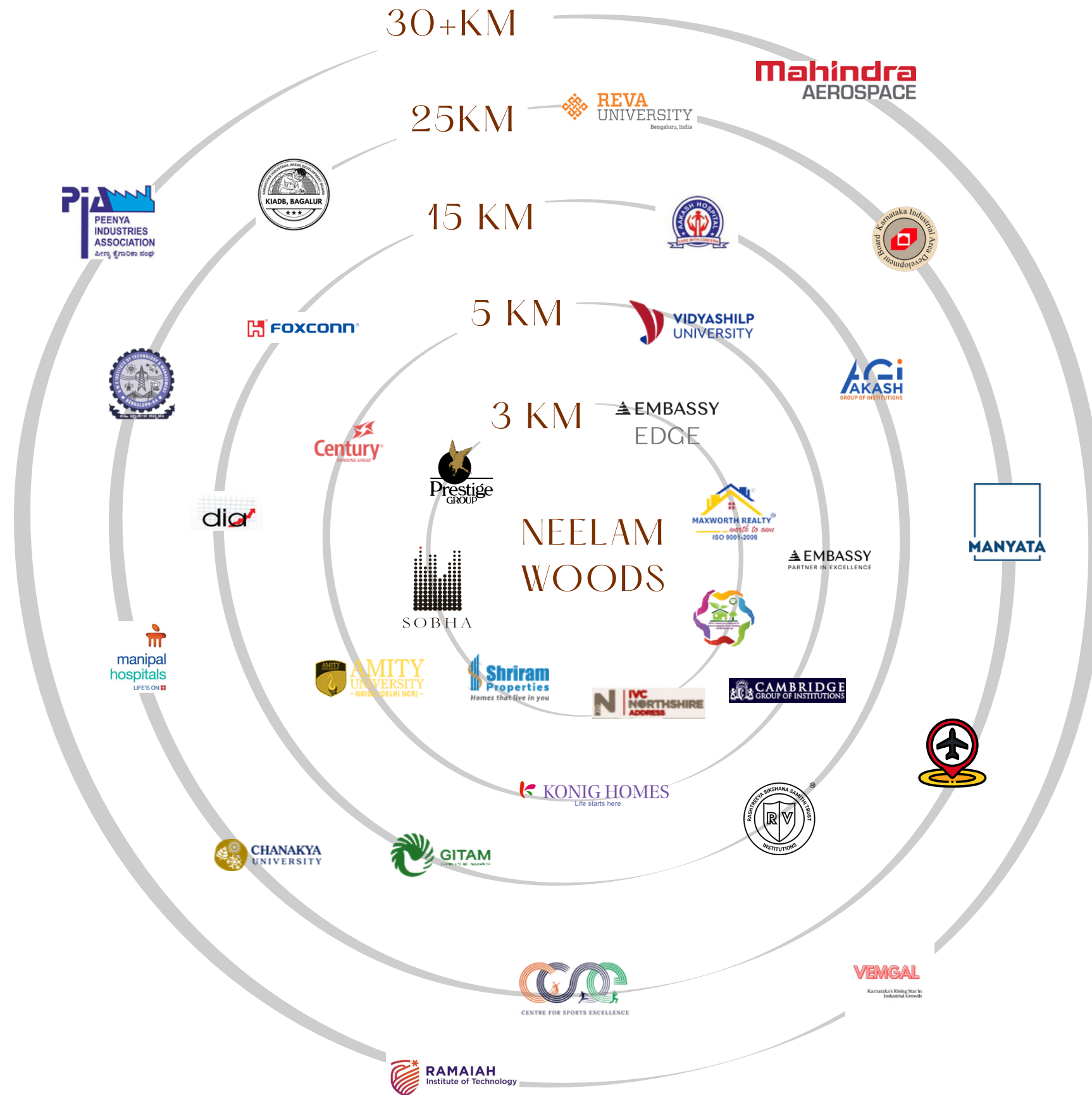


# CONNECTIVITY MAP



- Located at Singarahalli on IVC Road, The Neelam Woods enjoys strong access to North Bengaluru's expanding road network. IVC Road connects the site towards NH 44 and the Kempegowda International Airport corridor.
- The Peripheral/Satellite Ring Road network provides orbital connectivity to major regional highways while reducing dependency on central Bengaluru roads.
- NH 44 offers connectivity towards Hyderabad, while NH 48 connects towards Pune and further towards Goa via NH 748. The eastern corridor connects towards Tirupati through NH 75 and NH 69.
- NH 275 provides convenient regional connectivity towards Mysore. This strategic location ensures excellent airport access, interstate connectivity and strong long-term development potential.





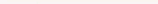
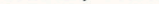
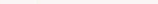
# STRATEGICALLY CONNECTED

## Poised for Growth

Strategically located along IVC Road, the site enjoys excellent connectivity to Karnataka, Tamil Nadu, Kerala, Andhra Pradesh, Telangana, Maharashtra and Goa through major national highways, STRR and the international airport. Positioned within North Bengaluru's rapidly developing economic corridor, it benefits from growing aerospace, industrial, IT and commercial investments, offering strong potential for future growth and appreciation.



### ROAD, TRANSPORT AND MAP SYMBOL LEGEND

| PRIMARY ROAD TYPES                                                                                                                  | RING ROADS AND STATUS                                                                                                              | MARKERS AND READING RULES                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|  National Highways - NH 44, NH 48, NH 75, NH 275 |  STRR / NH 648 - operating northern arc       |  Number + colour identifies the indexed category   |
|  IVC Road - highlighted site corridor            |  STRR / NH 948A - developing / future arc     |  Primary site marker - 13.227839, 77.626684        |
|  State / major roads - SH 9 and SH 104           |  PRR / Bengaluru Business Corridor - proposed |  Leader line returns displaced badge to its anchor |
|  Indian Railways corridors                       |  NICE Road - existing tolled corridor         |                                                                                                                                         |





THE NEELAM  
WOODS

SH 104 | AIRPORT - NANDI HILLS

NH 44 | BENGALURU - HYDERABAD

NH 648 / STRR

SH 9 | DODDABALLA ROAD

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21

14

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LEGEND ;

|                 |     |               |
|-----------------|-----|---------------|
| Civic Amenities | 5%  | 5,027.67 SFT  |
| Green Space     | 10% | 10,055.35 SFT |
| Road            | 25% | 25,138.35 SFT |
| Plots           | 60% | 60,332.05SFT  |



# MASTER PLAN

IVC Road,Opp to  
Prestige Crystal,  
Singrahalli, Devanahalli  
Taluk, Karnataka - 562110.

The master plan is designed with a clear spatial hierarchy, featuring 19 plots of 40' × 60' facing all four directions, 34' 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.



PHASE - 2

# MASTER PLAN



IVC Road, Opp to  
Prestige Crystal,  
Singrahalli, Devanahalli  
Taluk, Karnataka - 562110.

Phase-2 will extend the vision of the community with more thoughtfully designed villas, enhanced landscapes and a wider range of lifestyle amenities.

Planned as a seamless continuation of Phase-1, it will offer residents greater choice, improved recreational facilities and a more complete living experience while maintaining the same architectural quality, privacy and nature-led character.







# UP-COMING PROJECT MIST WOODS



Opp to krishnadevaraya college, Hunasamaranhalli, Sugatta, Yelahanka, Karnataka - 562157

An upcoming landmark by BSSG Millennium Projects, this exclusive gated community comprises 67 premium villas thoughtfully planned amid lush green surroundings. Wide internal roads ensure seamless circulation, while a continuous landscaped park and jogging track weave around the property for a healthy, nature-connected lifestyle.

A shopping complex, curated community amenities and a serene private lake with boating facilities unite luxury, recreation, convenience and peaceful living in one vibrant address.





SWIMMING POOL



CAFETERIA



BANQUET HALL



JOGGING TRACK



SANCTUM



INDOOR SPORTS



INDOOR COURTS



GYMNASIUM



KIDS PLAY AREA



PARK

10+  
AMENITIES







## THE SANCTUM

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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.



## EDEN GARDEN

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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.





## BANQUET HALL



## CAFETERIA



# CLUB HOUSE

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.





INDOOR COURTS



INDOOR SPORTS



GYMNASIUM



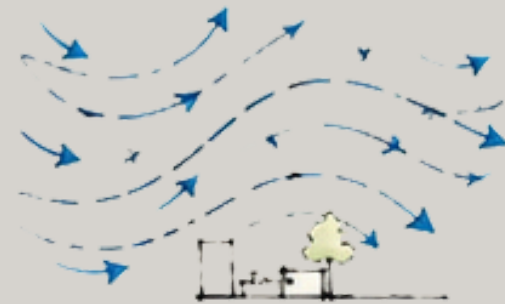
SWIMMING POOL

- 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.
- 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.

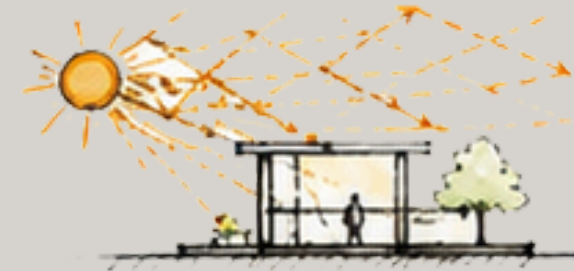




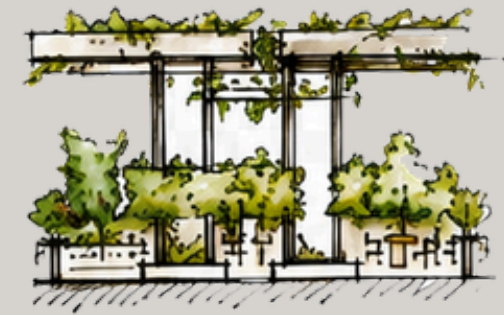
NATURAL LIGHTING



NATURAL VENTILATION



SHADING AND OVERHANGS



SUSTAINABLE LIVING

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# PLANNING

## CONCEPTS

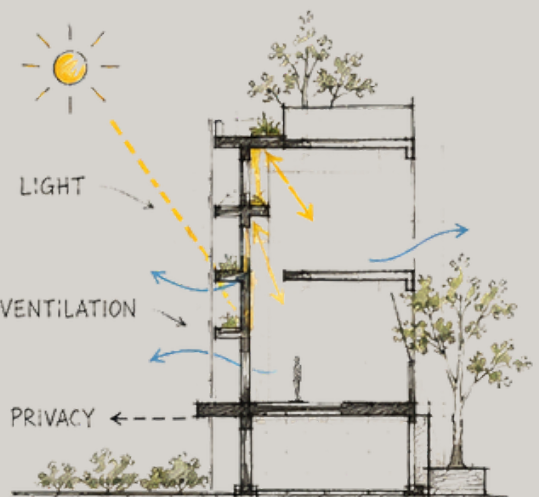
- Maximize daylight to reduce energy use and improve well being.
- Encourage natural airflow through thoughtful building orientation and strategically positioned openings.
- Thoughtfully designed shading devices and deep overhangs to minimise heat gain and glare.
- Incorporate green spaces to improve 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.



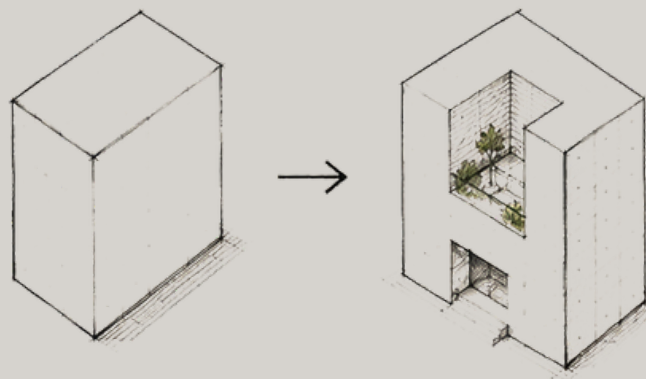
# VILLA DESIGN CONCEPT



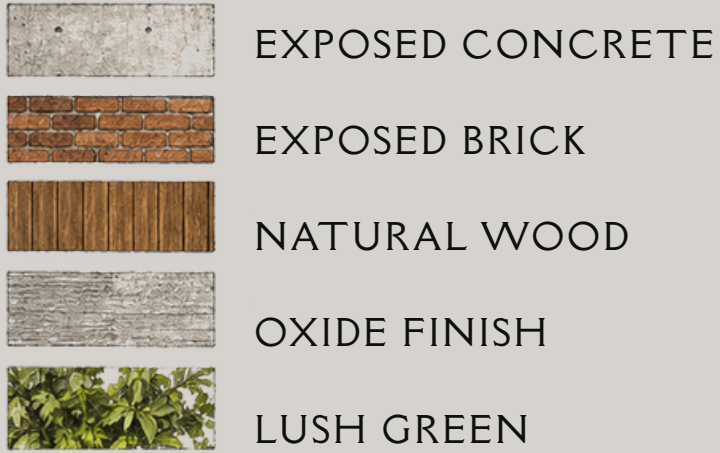
## Climate & Context



## Form Follows Function



## Timeless Materials



## Elevation Treatment









# the muudana

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## TYPE 01 – THE EAST FACING VILLA

BUILT UP AREA                      APX 8,500 SFT

SUPER-BUILT UP AREA            APX 9,800 SFT

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.







GROUND FLOOR



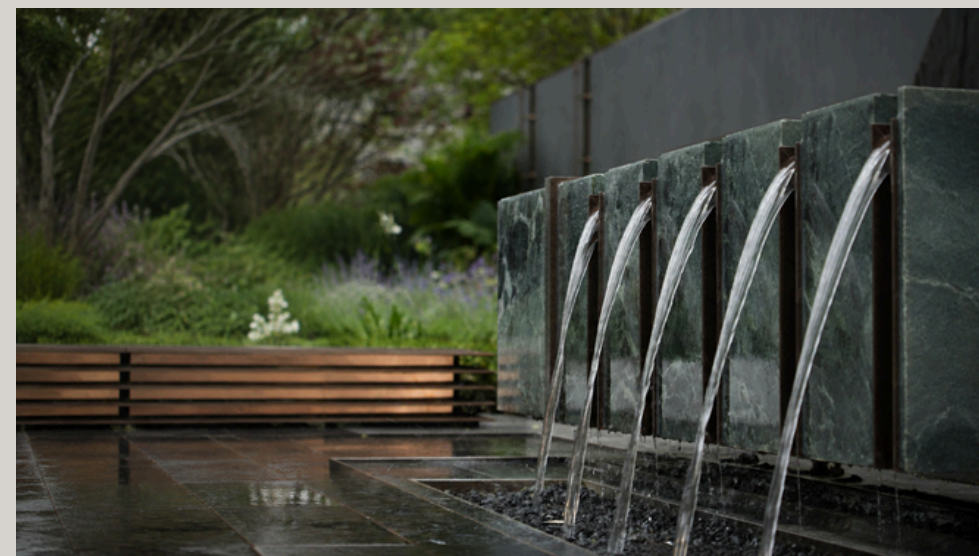
FIRST FLOOR



GARDEN



PARKING



WATER FEATURE



POOL / GARDEN

Four orientation-responsive villa typologies combine privacy, functionality and Vastu-conscious planning. Each residence features separate entrances for vehicular access and landscaped pedestrian arrival. Lush pathways and tranquil water features create a refreshing transition into the home. Peripheral greenery enhances privacy, air quality and the connection with nature.





➤ N SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR



FAMILY



MASTER BEDROOM



SITOUT







# the paduvana

## TYPE 02 – THE WEST FACING VILLA

BUILT UP AREA APX 8,500 SFT

SUPER-BUILT UP AREA APX 9,800 SFT

Designed to respond intelligently to the intense western sun, the villa features deep projections, vertical screens and layered greenery that reduce heat gain while creating a bold, climate-responsive façade.

The internal spaces are thoughtfully planned to maximise natural light, cross-ventilation and privacy. Landscaped balconies and shaded openings soften the transition between indoors and outdoors, creating a comfortable, refined home rooted in nature.







GROUND FLOOR



N

FIRST FLOOR



FOYER



STAIRCASE



DINING



KITCHEN

Spacious G+3 villas with exclusive terraces offer generous living, dining and recreational spaces. Welcoming foyers connect to landscaped sit-outs, pool decks and private swimming pools. Double-height spaces and internal courtyards introduce natural light, ventilation and openness. Luxurious bedrooms with attached bathrooms and balconies create a seamless indoor-outdoor experience.





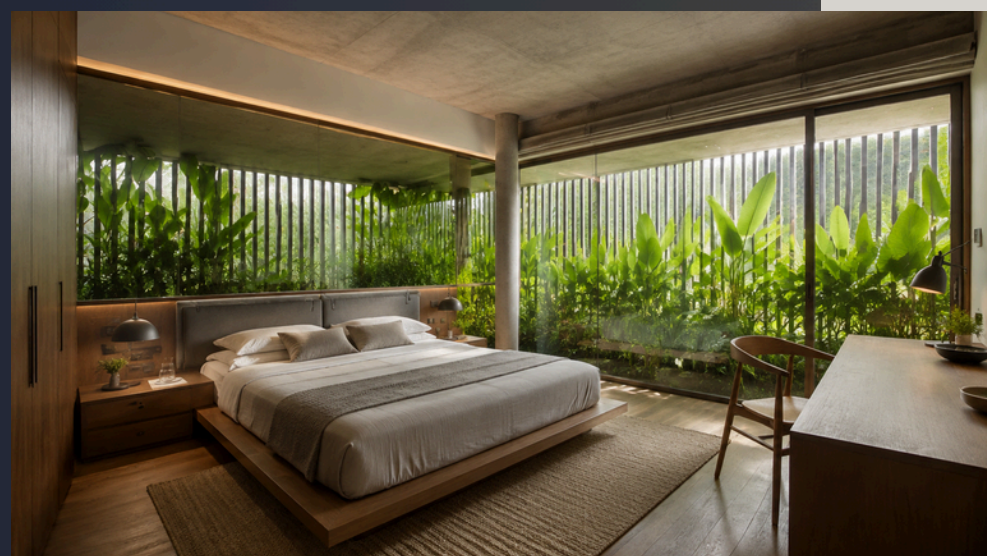
➤ N SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR



GUEST BEDROOM



WALK-IN CLOSET



TOILET







# the badagana

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## TYPE 03 – THE NORTH FACING VILLA

BUILT UP AREA                      APX 8,500 SFT

SUPER-BUILT UP AREA            APX 9,800 SFT

Designed to respond intelligently to the intense western sun, the villa features deep projections, vertical screens and layered greenery that reduce heat gain while creating a bold, climate-responsive façade.

The internal spaces are thoughtfully planned to maximise natural light, cross-ventilation and privacy. Landscaped balconies and shaded openings soften the transition between indoors and outdoors, creating a comfortable, refined home rooted in nature.







LIVING



PUJA



N  GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dedicated leisure spaces—including informal sit-outs, home theatres, multipurpose rooms and recreational zones— enrich everyday living. Each terrace is envisioned as a private garden retreat surrounded by lush greenery for relaxation and entertainment.





A lounge, barbecue and bar area sheltered beneath a semi-open roof create an ideal social setting. Lift provision from the ground floor to the terrace ensures convenient access across every level, with similar accessibility provided in the clubhouse.



RECREATIONAL



HOME THEATER







# the tenkana

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## TYPE 04 – THE SOUTH FACING VILLA

BUILT UP AREA                      APX 8,500 SFT

SUPER-BUILT UP AREA            APX 9,800 SFT

Designed to respond intelligently to the intense western sun, the villa features deep projections, vertical screens and layered greenery that reduce heat gain while creating a bold, climate-responsive façade.

The internal spaces are thoughtfully planned to maximise natural light, cross-ventilation and privacy. Landscaped balconies and shaded openings soften the transition between indoors and outdoors, creating a comfortable, refined home rooted in nature.







WATER FEATURE



DOUBLE HEIGHT



N  GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Every villa combines comfort, technology, sustainability and security through integrated smart-home automation. Lighting, climate, curtains and selected appliances can be effortlessly controlled, while remote-operated gates, video door phones and CCTV enhance safety and convenience.





N  THIRD FLOOR



TERRACE FLOOR

Centralized ventilation and climate control ensure consistent comfort and healthier indoor air circulation. Solar panels, solar water heaters and traditional Gujarati water boilers support efficient and sustainable living, creating refined, thoughtfully planned and future-ready homes.



BARBEQUE / BAR COUNTER

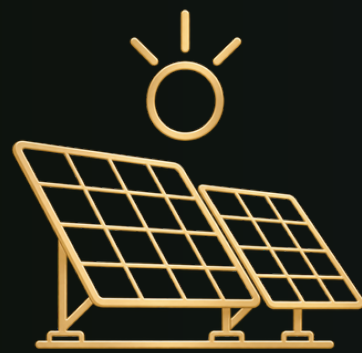


TERRACE GARDEN



# Home Infrastructure

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SOLAR PANELS



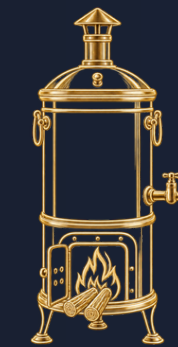
SOLAR WATER HEATER



HOME AUTOMATION



LIFT PROVISION



GUJARATI BOILER



SMART CONTROL  
SYSTEM

This thoughtfully designed residence brings comfort, technology, sustainability and security together through integrated home automation, a remote-controlled entrance gate, video door phone and CCTV surveillance.

Rooftop solar panels, a solar water heater and a traditional Gujarati water boiler support energy-efficient living, while lift provision from the ground floor to the terrace in every villa and the clubhouse ensures convenient accessibility. Well-planned parking, comfortable living spaces and a fully equipped terrace complete this practical, future-ready lifestyle.

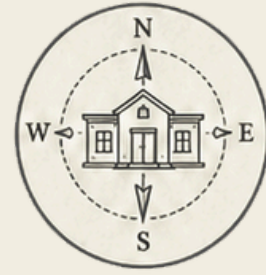


# WHY CHOOSE NEELAM WOODS ?

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BESPOKE VILLA  
ARCHITECTURE



FOUR ORIENTATION-LED  
VILLA COLLECTIONS



A PREMIUM GATED  
COMMUNITY



STRATEGIC AIRPORT-  
CORRIDOR LOCATION



CURATED LIFESTYLE  
AMENITIES



CLIMATE-RESPONSIVE  
PLANNING



VASTU-CONSCIOUS  
HOMES



PRIVATE, SPACIOUS  
LIVING



BUILT ON DESIGN,  
QUALITY AND TRUST



MORE THAN A VILLA—A  
TIMELESS INVESTMENT



# THE NEELAM WOODS



## IN SHORT !

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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.

*Crafting Timeless Living Experiences*





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.

*A Project By:*

# BSSG MILLENNIUM PROJECTS PVT LTD

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# Thank You

FOR YOUR ATTENTION

FOR MORE DETAILS SCAN BELOW,



# THE NEELAM WOODS

*A Project By:*

BSSG MILLENNIUM PROJECTS PVT LTD

*Crafting Timeless Living Experiences*



*Designed By:*

MYSTIC SPACE ARCHITECS