

#RESERVED FOR THE DESERVED

LIMITED EDITION
3BHKs AT
WHITEFIELD

Miraya Woods
BY UKⁿ

NEXT TO MIRAYA ROSE, WHITEFIELD.

I AM LUXURY.
I AM LIMITED.

I AM
MIRAYA.

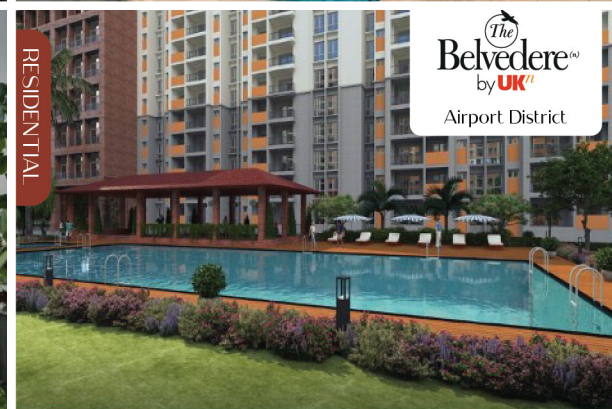
Crafting Exclusivity, Redefining Luxury by UKⁿ

At Miraya, we don't just build homes, we craft legacies. Rooted in the vibrant soul of Bengaluru, we understand the city's rhythm, the art of real estate, and the essence of true luxury.

Miraya isn't for everyone. With an unwavering commitment to exclusivity, we create limited-edition spaces that go beyond ownership. Rare masterpieces designed for the deserving few.

A Miraya home is a symbol of distinction, crafted with passion, precision and purpose. It's where the extraordinary truly belong.

A decade long legacy of delivering marvels in Whitefield & Central Bengaluru



LAUNCHING
Miraya Woods
BY UK^{PROPERTIES}

NEXT TO MIRAYA ROSE

LIMITED
IS EXQUISITE.
**EXQUISITE
IS MIRAYA
WOODS.**



A one-of-a-kind address where 70 homes redefine exclusivity. Crafted for connoisseurs of fine living, it's luxury that stands apart—a true limited edition.



1 acre boutique community with 70 exclusive homes.



1 km from Adarsh Palm Meadows, next to Miraya Rose.



Active rooftop with Temperature Controlled Pool, Walking Track, Seating Pods and more.



Clubhouse with Pickleball, Snooker, Gym and more.



Timeless red brick facade for modern elegance.



Next to Miraya Rose with Modern Retail, Restaurants, Dining, Spa and more.

I AM OPULENCE.
I AM LIMITED.

I AM MIRAYA.



Exclusive location in the heart of Whitefield
1.5 km from Adarsh Palm Meadows



Close to
ITPL, Sigma Tech Park, Bagmane Solarium



6 mins from
Nexus Mall, D Mart, Virginia Mall



Effortless connectivity at your doorstep
Just 14 minutes from Nallurhalli Metro Stn. & 16 minutes from Kadugodi Metro Stn..



World-class healthcare nearby
Close to premium hospitals, including Vydehi, Sri Sathya Sai, Medicare, and Manipal Hospitals.



Proximity to key tech hubs
Only 5 km from International Tech Park Bangalore, one of India's leading tech destinations.



Actual shot of Miraya Rose
Next to Miraya Rose, a community with luxury, retail and dining brands like Starbucks, Tony & Guy, Croma and more..

Why boutique communities are the Future

Homebuyers today seek more than just a home—they desire a lifestyle that aligns with their values. Boutique communities offer a unique alternative to other large communities, focusing on quality over quantity.

- Exclusive & Private:**
Boutique living means fewer homes, offering more privacy and tranquility.
- Seamless Amenities:**
With fewer residents, amenities feel like an extension of your home, ensuring ease of access and a relaxed atmosphere.
- Like-Minded Neighbors:**
A close-knit community fosters meaningful connections.
- Peaceful Atmosphere:**
Less chaos, more serenity—ideal for those valuing calm over crowds.

Can't control the climate?
Control your pool instead.

A temperature controlled infinity edge rooftop pool



Infinity
Edge
Terrace
Pool



Pickle
Ball
Court



Multi
Purpose
Court



Gym



Table
Tennis



Snooker
Table



Jogging
Track



Seating
Pods



Every Detail, Perfected

Bold brick accents and sunlit spaces create more than a home—it's a canvas for your lifestyle. Every detail balances beauty with functionality, making it feel like it was meant for you.

Classic. Distinctive. Modern.



Every inch matters with our zero wastage design.



Classic brick, iconic elevation. **Forever timeless.**



Iconic dine-out balconies



Stack Car Parking with dual car parking



Natural **vibrant lighting**

72%*

A UKn Special with 72%* area efficiency.

A masterpiece reserved for the deserved



MASTER PLAN

Luxury in every square foot



TYPE 3 BHK	
SBUA	1870 sq.ft.
CA & BA	1359 sq.ft.



Elegant U-shaped kitchen design

Expansive, luxurious room sizes

72% area efficiency, best in the market

Master bedroom with a sit-out area

175 Sq. Ft. private balcony with serene views

Miraya Woods Specifications

DOORS & WINDOWS:

MAIN DOOR:

Frame: Engineered wooden frames
Shutter: Flush door with veneer finish

INTERNAL DOORS:

Frame: Engineered wooden frames
Shutter: Flush door with laminate finish

TOILET DOORS:

Frame: PVC wrapped WPC door frame
Shutter: Flush door with laminate finish (water-resistant)

EXTERNAL SLIDING DOORS & WINDOWS:

Material: UPVC
Glass: Toughened safety glass
Mosquito Mesh: Provided in all windows
Track: 3-track window

PAINT & FINISHES:

Internal Walls: Oil Bound Distemper (Asian/Berger/Equivalent)
External Walls: Cement plaster finish with paint for the exterior and common areas (Asian/Berger/Equivalent).
Architraves: Provided

FLOORING:

Foyer, Living, Dining, Kitchen, All Bedrooms & Balconies: Vitrified tiles
Corridors: Vitrified tiles/Ceramic tiles
Staircase: Kota or equivalent natural stone
Lift Lobby: Vitrified tiles/Ceramic tiles
Wall Cladding: Vitrified tiles/Ceramic tiles

BATHROOMS:

Flooring & Dado: Vitrified tiles/Ceramic tiles
Dado Height: 2.4 meters from the floor level

VANITY COUNTER:

Material: Granite/Natural Stone/Engineered Stone
Sanitary & CP Fittings:
Brand: Jaquar/Equivalent
Fixtures: Countertop wash basin, WC, health faucet

KITCHEN:

Flooring: Vitrified tiles
Tile Dado: Above counter, Sink: Ceramic tiles
Sink with sink mixer

UTILITY:

Flooring: Vitrified tiles
Plumbing: Provision for washing machine

ELEVATORS:

Capacity: Elevator of capacity 13 max
Brand: Kone or equivalent

FLOOR & WALL CLADDING:

Flooring: Vitrified tiles/Ceramic tiles
Wall Cladding: Vitrified tiles/Ceramic tiles

STRUCTURE:

Type: RCC framed structure
Block masonry partitions with paint finish

COMMON AREA LOBBY & STAIRCASE:

Material: Vitrified tiles

ELECTRICAL:

100% DG backup for apartments
DG backup for all common areas, lighting & services

Disclaimer: The unit plans, layouts, and dimensions are indicative and subject to change. Final designs, features, and specifications may vary. Please refer to the final sale agreement for the exact details. The developer reserves the right to make modifications as necessary.

Exclusive. Limited. Yours.

Miraya Woods

BY UKⁿ

NEXT TO MIRAYA ROSE, WHITEFIELD.

PRM/KA/RERA/1251/446/PR/180424/006797

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