

WE ARE THE CRAFTSMEN FOR THE NICEST WORLD,  
DREAM HOME



**BLUEBERRY HILLS**

BY NN INFRASTRUCTURE DEVELOPERS

3, 2 & 1 BHK Apartments





# BRAHMAVAR'S LANDMARK TO BE PROUD OF

Presenting Blueberry Hills,  
a sprawling haven offering  
respite from the chaos of city  
life, located well within city  
limits for the added benefits of  
great connectivity.





# BLUEBERRY HILLS

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The one, two & three bedrooms homes at Blueberry Hills, each measuring from 721 Sq.ft. to 1786 Sq.ft. are spaciouly sized and comfortable large.

The Stylish home are spread out in a 6-storey tower (Basement, ground plus 6 floors) with ample car parking, Vaastu compliant, 60% open space on all sides surrounded by lush greenery, a sight made prettier by the beautiful facades of the building.

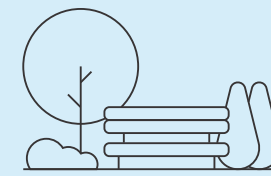
# HIGHLIGHTS OF BLUEBERRY HILLS



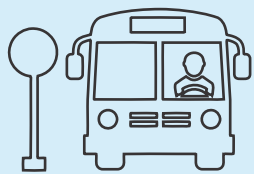
Thoughtfully designed homes  
set in a basement G + 6 structure.



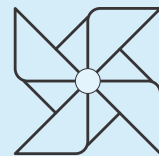
Clubhouse  
with gymnasium  
among many other amenities.



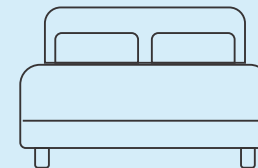
60%  
Open Space



Just 3 mins.  
from Brahmavar  
Bus Stand



Well-ventilated  
homes



721 Sq. to 1786 Sq. ft.  
premium homes.



Jogging / Walking track  
for  
a healthy lifestyle







# MASTER PLAN





## **RIGHT AROUND THE CORNER, NEAR EVERYWHERE YOU WANT TO BE.**

Blueberry Hills is strategically located at Brahmavar's prime location just 3 minutes drive from Brahmavar main bus stand.

Close to  
Speciality Hospitals

Close to Prestigious  
Educational Institutions

Close to  
Leisure & Dining

Close to  
House of Worship

LOCATION MAP



SCAN FOR LOCATION



# AMENITIES

60%  
open space

Landscape with  
trees & garden

Indoor  
Gym

Club House

STP unit

Covered  
Roof Top

24X7 Security  
with CCTV

Elevator - 2Nos

Walking  
Jogging track

Intercom  
for every  
apartment

Outdoor  
children  
play area

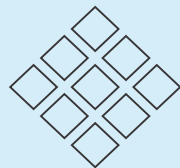
Basement  
car  
parking

Power  
backup

Rain water  
harvesting

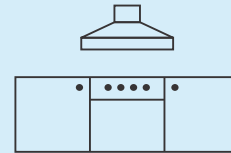
EV  
charging point

# SPECIFICATIONS



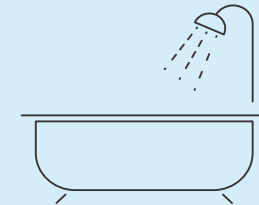
## FLOORING

Superior Quality  
Vitrified Floorings



## KITCHEN

Granite Platform with  
Stainless Steel Sink



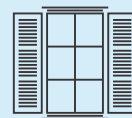
## BATHROOM

Bathroom tiles up to ceiling  
Good Brand sanitary fittings



## SWITCHES

ISI Branded  
Electrical Fittings



## DOORS & WINDOW

Main Door Made of Teakwood  
with Aluminium Powder  
coated Windows



## GAS CONNECTION

Reticulated Gas  
Connection

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# BLUEBERRY HILLS

BY NN INFRASTRUCTURE DEVELOPERS



Dream Launch By

**NN INFRASTRUCTURE DEVELOPERS**

Blueberry Hills, a place serene and quaint, Where apartments rise with a graceful paint. Nestled amidst nature's verdant embrace, A tranquil haven, a peaceful space.

Each unit whispers tales of sweet comfort , Where walls embrace with warmth complete. Windows frame vistas of skies so blue, Inviting sunlight to dance anew.

Within these walls, a sanctuary lies, Where dreams take flight beneath azure skies. Rooms adorned with touches of grace, Inviting souls to find their place.

Kitchens adorned with culinary delight, A haven for chefs, a pure delight. Bathrooms beckon with luxury's call.

Blueberry Hills, a community grand, Where neighbours meet, with a friendly hand. Shared spaces thrive with laughter's cheer, Creating memories cherished, year after year.

Amenities abound for leisure and play, From community club house to nature's garden in array. Fitness centres beckon to stay in shape, Ensuring wellness, no escape.

At day's end, as twilight falls, Blueberry Hills is the place to rest, dream to be, A slice of heaven, for you and me.



Aerial View

Artist Impression



Master Bedroom

Artist Impression



Living Area

Artist Impression



Elevation View

Artist Impression













BRAHMAVAR'S  
LANDMARK TO  
BE PROUD OF

BLUEBERRY HILLS  
BY NN INFRASTRUCTURE DEVELOPERS

# BLOCK A



Flat No.	BHK	SBA
A1	2 BHK.	1356 Sq.ft.
A2	2 BHK.	1355 Sq.ft.
A3	3 BHK.	1786 Sq.ft.
A4	1 BHK.	721 Sq.ft.
A5	3 BHK.	1527 Sq.ft.
A6	2 BHK.	1169 Sq.ft.
A7	2 BHK.	1199 Sq.ft.
A8	2 BHK.	1313 Sq.ft.



BLOCK A  
FLAT A2 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1355 Sft	905 Sft



BLOCK A  
FLAT A1 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1356 Sft	905 Sft



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BLOCK A  
FLAT A3 - 3 BHK

SUPER BUILT-UP AREA	CARPET AREA
1786 Sft	1184 Sft

BLOCK A  
FLAT A4 - 1 BHK

SUPER BUILT-UP AREA	CARPET AREA
721 Sft	479 Sft





BLOCK A  
FLAT A6 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1169 Sft	814 Sft



BLOCK A  
FLAT A5 - 3 BHK

SUPER BUILT-UP AREA	CARPET AREA
1527 Sft	1042 Sft

BLOCK A  
FLAT A8 - 1 BHK

SUPER BUILT-UP AREA	CARPET AREA
1313 Sft	863 Sft



BLOCK A  
FLAT A7 - 3 BHK

SUPER BUILT-UP AREA	CARPET AREA
1199 Sft	806 Sft

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# BLOCK B



Flat No.	BHK.	SBA
B1	2 BHK.	1407 Sq.ft.
B2	2 BHK.	1255 Sq.ft.
B3	3 BHK.	1713 Sq.ft.
B4	2 BHK.	1217 Sq.ft.
B5	3 BHK.	1510 Sq.ft.
B6	2 BHK.	1118 Sq.ft.
B7	2 BHK.	1189 Sq.ft.
B8	2 BHK.	1322 Sq.ft.





BLOCK B  
FLAT B1 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1407 Sft	981 Sft

BLOCK B  
FLAT B2 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1255 Sft	923 Sft





BLOCK B  
FLAT B4 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1217 Sft	846 Sft



BLOCK B  
FLAT B3 - 3 BHK

SUPER BUILT-UP AREA	CARPET AREA
1713 Sft	1172 Sft



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BLOCK B  
FLAT B6 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1118 Sft	795 Sft



BLOCK B  
FLAT B5 - 3 BHK

SUPER BUILT-UP AREA	CARPET AREA
1510 Sft	1073 Sft

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BLOCK B  
FLAT B8 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1322 Sft	890 Sft



BLOCK B  
FLAT B7 - 2 BHK

SUPER BUILT-UP AREA	CARPET AREA
1189 Sft	813 Sft

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## COMPLETED PROJECTS



Valentine Residency



Royal Paradise

# BLUEBERRY HILLS

For Booking Contact Promoters:



## N.N. INFRASTRUCTURE DEVELOPERS

Holy Family Complex,  
Facing Brahmavar Hebri Road, Brahmavar - 576213  
email:nninfradevelopers@gmail.com www.nndevelopers.in

To Upgrade To Blueberry Hills Contact:

**Neyons Antony D'Souza - 97414 70799**

**Peter D'Souza - 94484 71127**



**KETECH ARCHITECTS**

ARCHITECTURE & ENGINEERING

Next to Sri Sharada PACS,  
First Floor, Bharati Street, Sringeri -577 139  
Mobile: 98454 25889  
email: ketcharchitects@gmail.com



**STRUCTURAL CONSULTANTS:**

**A. G. Associates**

AGA Kantilver, Opp.: Nairkere  
Near Brahmagiri, Udupi - 576 101