propertywala

Project ID: **J566111919**
Listed on 27 Nov 2026

Sipani Avana

Price on request
New Launch

High-Rise Living To The Devanahalli With a Clubhouse By Sipani Properties

Builder	Sipani Properties	Construction	New Launch
Completion	Oct, 2031	RERA	PRM/KA/RERA/1250/303/PR/251126/009125

Description

Overview

Sipani Avana is a high-rise residential development project located in Nandi Hills, Devanahalli, Bangalore. The project offers spacious 2, 3 & 4 BHK apartments ranging from 1185 to 2685 sq. ft., spanning approximately 3.9 acres of residential land. It offers 2 towers of B+G+ 32 Floors and 308 premium units. The project features thoughtfully planned layouts and high-quality finishes with 2.9 open space a modern luxurious lifestyle. The homes pair spacious living and dining rooms with bright bedrooms. A beautifully green and outdoor spaces and high-rise layouts with top quality amenities.

Homes on offer

The project has 308 apartments across three configurations. The proposed completion date is October 2031.Each wing has two apartments on the first floor, five per floor from the second to the 31st, and two on the 32nd floor.

Configuration	Super Built-Up Area	Homes
2 BHK	1185 to 1275 sq. ft.	128
3 BHK	1870 to 2020 sq. ft.	120
4 BHK	2495 to 2685 sq. ft.	60

Location

Sipani Avana is in Karahalli, Amanikere village, in Kundana Hobli, Devanahalli taluk. The site is near Prestige Golfshire on the road to Nandi Hills, north of Kempegowda International Airport. Prestige Golfshire is 1.1 km away; Karahalli is 1.5 km away; Venkatagirikote is 5.7 km away. Devanahalli bus stand is about 10.3 km away by road, the top of Nandi Hills about 15.4 km and Kempegowda International Airport about 20.6 km away.

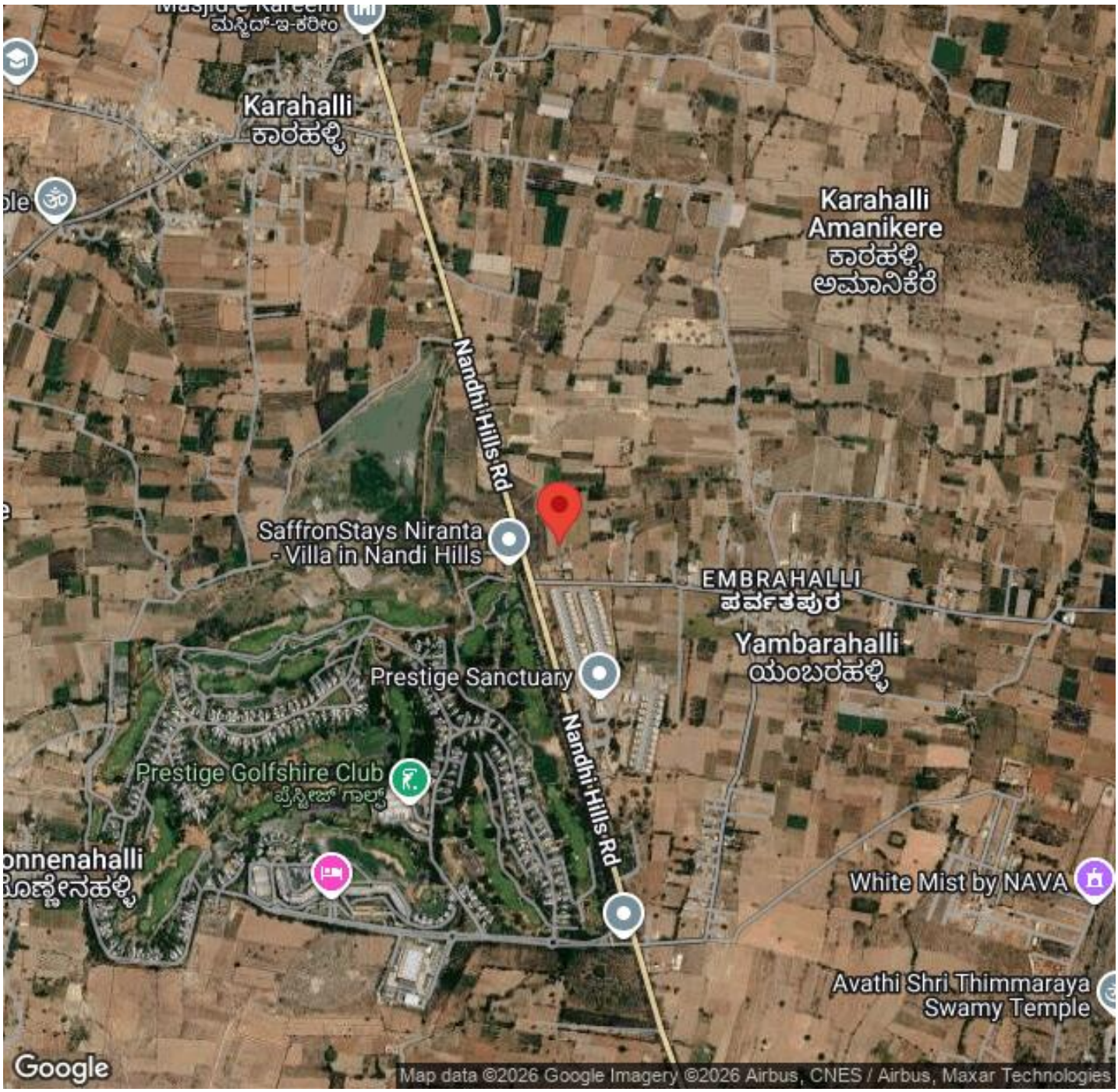
The Developer

Sipani Infrastructure is the promoter of Avana. The Sipani Properties portfolio in Bengaluru includes Sipani Grande and Sipani Phoenix Grande in Koramangala and Sipani Pennantia on Bannerghatta Road. As founder of the Sipani Group, his vision extends beyond business to social impact, resulting in the RK Sipani Foundation and Sipani Healthcare — initiatives built for lasting change.

Highlights

- Gymnasium
- Swimming Pool
- Jogging Track
- Yoga / Meditation Area
- Multipurpose Sports Court
- Badminton Court
- Basketball Court
- Table Tennis
- Cricket Pitch / Nets
- Indoor Games Room
- Spa
- Amphitheatre
- Multipurpose Hall
- Children's Play Area
- Senior Citizens' Area
- Landscaped Garden
- Reflexology Path
- Power Backup
- Rain Water Harvesting
- Sewage Treatment Plant
- 24x7 Security
- CCTV Surveillance

Location



Karahalli Amanikere village in Kundana Hobli, near Nandi Hills., Devanahalli, Bangalore - 562110 (Karnataka)

Nearby places (© OpenStreetMap contributors, Overture Maps Foundation)

Transport

- Hindustan Petroleum (~4 km)
- Devanahalli (~11 km)
- New bus stand (~11 km)
- Kempegowda International Airport (~18 km)
- Dodballapur (~23 km)
- Sri Sathya Sai Airport (~130 km)

Shopping & Dining

- Sattva Park Cubix (~12 km)
- The Arcade (~13 km)

Education

- Nagarjuna College Of Engineering & Technology (~8 km)
- Atal Bihari Vajpayee Residential School (~11 km)
- Harrow International School (~13 km)
- SJCIT Library (~13 km)
- Sri Sathya Sai Loka Seva Educational Institutions (~13 km)
- Sri Jagadguru Chandrashekaranatha Swamiji Institute of Technology (~13 km)

Services

- Nani Hills Police Station (~8 km)
- DFO Office (~9 km)
- Deputy Conservator of Forests (~11 km)
- Devanahalli Court (~12 km)
- Devanahalli DC Office (~12 km)
- District Court (~19 km)

Healthcare

- Government Hospital, Devanahalli (~11 km)
- Manasa Hospital, Devana Halli Town (~11 km)
- Sri Shirdi Sai Hospital (~12 km)
- Government Hospital, Godlu Muddenahalli (~13 km)
- Sri Satya Sai Sarla Memorial Hospital (~13 km)
- Muddenahalli Primary Health Center (~13 km)

Leisure & Entertainment

- Extreme Karts & Adventures (~3 km)
- Kodimanchanahalli Tree Park (~9 km)
- West Entrance (~11 km)
- Sultan Tipu's birth place (~11 km)
- To The Tee Golf Academy (~20 km)
- Chikkajala Fort (~24 km)

Business & Hospitality

- JW Marriott Bengaluru Prestige Golfshire Resort & Spa (~1 km)
- Foxconn (~13 km)
- Bengaluru Signature Business Park (~16 km)
- SLK Software (~18 km)
- Prestige Tech Cloud (~21 km)
- Ramada (~32 km)

Sipani Properties
Builder

View this listing, photos and contact details at
https://propertywala.com/sipani-avana-bangalore

Generated by PropertyWala.com on 27 Nov 2026. Details are as provided by the advertiser; verify them before entering into any transaction.