



plot YOUR
DREAMS,
CALL US NOW!

RERA REGISTRATION NUMBER
PRM/KA/RERA/1250/304/PR/
300923/006296

SITE ADDRESS
Sy No.73, Sarakariguttahalli
Village, NH 207/SH 648,
Hoskote-Channasandra Road,
Bangalore District, Karnataka

REGISTERED OFFICE
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Independent
Lifestyle
Villas

PRM/KA/RERA/1250/304/PR/161224/7298

BEYOND A RESORT STAY, IT'S A *resort life*

*Life unfolds like an indulgent holiday
where time pirouettes in its own
sweet pace.*

*At JR One East Villas, everyday feels
like a weekend. Savor endless leisure,
wrapped in holiday's eternal embrace.*

*Imagine waking up to the duet of the
breeze and birds amidst lush vistas.
Indulgences flow unhindered by time's
ticking hands and comfort frequents
at your beck and call.*

*Life here is like Mozart's timeless
melody that lingers, never fading into
silence.*



*3D Render

CLOSER TO Convenience

All you need cruises within an arm's reach.
Villas at JR One East encompasses every facet of modern living in prime East Bengaluru. Impeccably connected to the city's heartbeat via NH-207/SH-648 road, enjoy swift access to prestigious educational institutions, top-tier healthcare, and the proximity of STRR Ring Road & Kempegowda Int'l Airport.

NH-648 Road in East Bangalore is a prime location known for its exceptional connectivity and strategic positioning. Nestled amidst lush greenery, it offers easy access to major landmarks including the Whitefield IT hub, the Bangalore International Airport, and prominent educational institutions and healthcare facilities. The area is well-connected by major roads and highways, ensuring seamless commutes to the city centre and other key destinations.

- Metro Line & Stations

Schools

Shopping & Retail

Work Spots

Hospitals

Other Landmark

WORK SPOTS	
Beary's Global Research Triangle (BGRT)	4.5 Km
Titanium Tech Park	11.5 Km
ITPL	12 Km
Nexus Shantiniketan	13 Km
Brigade Tech Garden	18 Km
Bagmane Business Park	19 Km
RMZ Infinity	19 Km

SHOPPING & RETAIL	
Orion Uptown Mall	6 Km
Prestige Mall, Whitefield	6 km
Nexus Mall, Whitefield	13 Km
Phoenix Market City	17 Km

SCHOOLS	
National Public School Whitefield	4 Km
Jain Heritage School	4 Km
Chrysalis High	6 Km
Vibgyor High School	4 Km
Delhi Public Schiil Whitefield	4.5 Km
Winmore Academy, Whitefield	4.5 Km
Bangalore International Academy	8 Km
MVJ College of Engineering	9 Km
Whitefield Global School	10 Km
Narayana Olympiad School	13 Km
Cambridge School	14 Km

HOSPITALS	
Miracle Women & Children's Hospital	8 Km
Soukya Holistic Health Care Center	8 Km
Svastha Hospital	12.5 Km
Narayana Multi Speciality Hospital	12.9 KM
Cloud 9	13 Km
Manipal Hospital, Varthur	13.5 Km
Manipal Hospital, Whitefield	13.5 Km
Vydehi Hospital	14 Km
Sri Sathya Sai Super Speciality Hospital	14 Km

TRANSPORT	
Whitefield Railway Station	10 Km
Whitefield (Kadugodi) Metro	8 Km
Hope Farm Junction	10 Km
Sri Sathya Sai Baba Ashram	8 Km
Kempegowda International Airport	31 Km





IDEAS FREQUENT AS BIRDS ON WINDOW SILL IN THE CLUBHOUSE OF *endless indulgence*

Right at the outset of Villas at JR One East stands the colossal 20,000 sq.ft clubhouse. The glistening turquoise water of the pool beckons washing away all the stress. After tennis, squash, or a spirited badminton duel, the flavour of the restaurant entice. Be it a date to remember or just an indulgence whim, if you want to party, Clubhouse at One East is always game!



OPULENCE EBBS, JOY FLOWS,
hours here go slow

As the sun rises, JR One East villas unfolds its resort charm, where amenities twinkle like fireflies, adding magic to each day.



*Club House 3D Render








LEISURE, ENTERTAINMENT &
REJUVENATION READY AT YOUR DISPOSAL.

The 20,000 sq.ft. clubhouse is the hub of life, replete with the finest indulgences. Sweat in the sauna, splash in the pool, play a round of tennis, entertain friends at the restaurant, get a massage in the spa or simply chill out with family.

CLUBHOUSE AMENITIES

- | | | | |
|--|--|---|---|
|  Swimming Pool
(with Kids' Pool) |  Jacuzzi |  Gym |  Banquet
Spaces |
|  Indoor
Games Area |  Badminton
Court |  Billiards |  Restaurant |

OUTDOOR AMENITIES

- | | | | |
|--|---|--|--|
|  Tennis
Court |  Jogging
Track |  Gazebo |  Cycling
Track |
|  Senior
Citizens' Park |  Landscaped
Gardens |  Kids' Play
Area | |



Representative images

Built differently to make a difference

Amidst the ordinary, JR One East villas are extraordinary. The soaring double-height ceilings with courtyards bask in sunshine, and every moment spent here is a testament to a life well-lived. With the bounty of courtyard, sit outs and balconies these spaces become the runway of aspirations.

'We have you in mind all the time' isn't just a phrase it's a promise we live by.

Embark on an odyssey with enchantment as your lifelong travel companion.

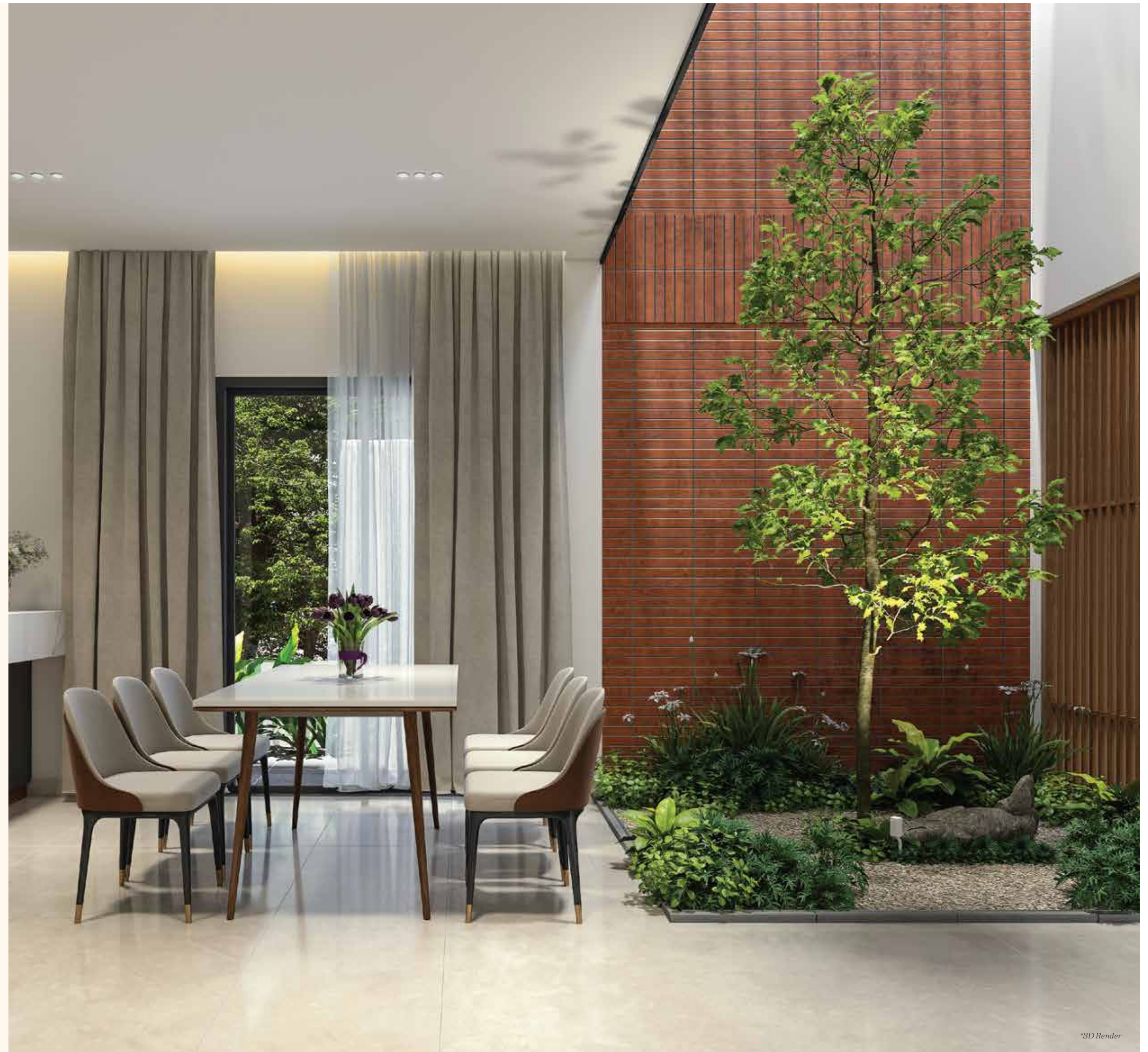
Plot Dimension	Villa Built up (sft)
35' x 50' (1750 sft)	3500 sft
35' x 57' (1995 sft)	3900 sft
40' x 60' (2400 sft)	4500 sft
40' x 70' (2800 sft)	5200 sft



*3D Render

Ascend into boundless joy

The soaring double-height ceiling of the courtyard is a breathtaking architectural feature that elevates the living space to new heights of grandeur and refinement. The voluminous expanse draws the eye upward, creating a sense of airy lightness and boundless spaciousness. Sunlight pours in bathing the space in a radiant glow that shifts and changes throughout the day, painting the walls and floors in a mesmerizing dance of light and shadow.



*3D Render

Seeing is
believing ...



**Master Bedroom 3D Render*



**Living Room 3D Render*

Spaces that enrich life



THE GROUND FLOOR



CENTRAL COURTYARD

The courtyard invites you to create a peaceful outdoor haven for relaxation. Whether it's a serene garden retreat or a quiet space for morning reflection, let your kids grow with the tree!



LIVING ROOM WITH FRONT YARD

The lavish living with garden views brings the nature indoors. Experience the joy of living with the bounty of sunshine surrounded by lush greenery. It's where aesthetics and senses harmonize.



POOJA ROOM AND PROVISION FOR LIFT

Pooja room and provision for lift offers an opportunity for a spiritual sanctuary and a convenient way to navigate the home while enjoying natural light.



DOUBLE HEIGHT CENTRAL COURTYARD

The double-height ceiling in the living room provides a sense of grandeur and spaciousness, allowing for elegant interior decor and design. Enjoy the seamless connection between the ground and the first floor while hosting family gathering and get-togethers.



GENEROUS PARKING SPACE

Experience the luxury of abundant parking space, perfectly tailored to accommodate both your SUV and sedan. Enjoy the convenience and peace of mind that comes with effortlessly parking your vehicles in the excess of space.



*Representative images

Spaces that
enrich life

FAMILY LIVING ROOM

The family living room is the perfect spot for quiet times overlooking inner courtyard, or simply enjoying quality time together as a family in a cosy setting.



THE FIRST FLOOR



MASTER SUITE WITH WALKIN WARDROBE

The master suite is a massive 385 sq. ft. and covers 40% of the entire first-floor area. It features a walk-in wardrobe, offering a bright and functional space for relaxation and dressing. If this isn't luxury of space, then what is?



LAVISH KIDS BEDROOM NESTLED WITH GREENS

Hideaway to your private outdoor space with attached balcony to the kids bedroom, a serene escape from the world.



*Representative images

Spaces that enrich life



THE TERRACE FLOOR



ROOM FOR IMAGINATION

Your terrace's Room for Imagination is like a honeycomb of possibilities. It's a customizable space, that can be designed into anything you like, an art studio, a game room, or a home gym. It's your special space that can be shaped accordingly, limited only by your imagination.



*Representative images

OPEN & COVERED TERRACE

The terrace invites you to explore your creativity, with both open and covered areas. Enjoy your time under the open sky with pergola seating, open air bar and movies under the sky. With delightful features like these the terrace is meant to become your favourite chilling spot in the house.



Designed to
floor you

Immerse yourself in the charm of an everlasting vacation at this luxurious G+2: 4 BHK Duplex Villas, where serenity and leisure await you on every floor.

EAST FACING

THE GROUND FLOOR



THE FIRST FLOOR



THE TERRACE FLOOR



4 BHK Villa
East facing with
Courtyard Living Room
BUA: 3900 Sq. Ft.
Plot Dimension: 35' x 57' (1995 sft)



*Representative image

Designed to
Floor you

Immerse yourself in the charm of an everlasting vacation at this luxurious G+2: 4 BHK Duplex Villas, where serenity and leisure await you on every floor.

WEST FACING

THE GROUND FLOOR



THE FIRST FLOOR



THE TERRACE FLOOR



4 BHK Villa
West facing with
Courtyard Living Room
BUA: 3900 Sq. Ft.
Plot Dimension: 35' x 57' (1995 sft)



*Representative image

Seeing is
believing ...



*3D Render



Note: Construction of the villas would be undertaken exclusively by JR Housing Developers Pvt Ltd or it's sister concerns for the plot owners at JR One East.

Technically speaking...

Our eye for detail has made the luxury 4 BHK courtyard villas strong enough with relevant specifications to hold all your expectations.



STRUCTURE

- Super Structure: RCC framed structure with seismic zone-2 compliance
- Walls: 6" & 4" thick solid concrete block
- Compound wall: 4ft high fence line / shrub line



FLOOR FINISHES

- Family, Living, Dining, Staircase: Imported Marble
- Bedrooms: Wooden laminate (Optional upgrade to Marble)
- Toilets: Anti-skid tiles
- Kitchen: Imported Marble
- Utility: Anti-skid tiles
- Balconies & Decks: Anti-skid ceramic tiles



LIFTS

- Lift : Provision for lift



DADOING

- Toilets: Vitrified tiles



BATHROOMS

- Sanitary Ware: Kohler/equivalent
- CP Fittings: Kohler/equivalent
- Exhaust Fan: All toilets



KITCHEN & UTILITY

- Plumbing Points: Water supply points in utility & point in kitchen
- Drainage point provision in utility

Note: Granite counter, dado tiles and sink to be in client scope



ELECTRICAL WORKS

- Switches: Modular switches (Norisys or equivalent)
- Telephone & TV point: Living, Dining & Bedrooms
- A/C Provision: Living, Dining & Bedrooms
- Power Supply: upto 2600 sq.ft BUA: 8 kW, above 3000 sq.ft BUA: 10 kW, 50% Power back up per Villa
- Video door phone at the main door included
- Provision for Solar PV net metering

Note: Optional upgrade for full scale Home Automation



WINDOWS & VENTILATORS

- Living, Dining & Kitchen: Aluminium windows with mosquito mesh
- All Bedrooms: Aluminium windows with mosquito mesh
- Toilets: uPVC / Aluminium louvered ventilators



DOORS

- Main Door: Teak wood frame with teak veneer shutters
- Internal Doors: Beach wood frame with beach veneer shutters
- Toilet Doors: Beach wood frame with laminate shutters



PAINTING

- Exterior Walls: Weather proof texture paint
- Internal Walls & Ceilings: Acrylic emulsion paint



RAILINGS

- Staircase: Glass Railing
- Balconies: Glass Railing



Nature-inspired living experience

Imagine waking up each morning to the gentle rustle of leaves and the soft melodies of birdsong. This is not just a dream; it's the essence of our nature-inspired villa project, where every detail is designed to harmonize with the stunning surroundings. Nestled within verdant open spaces, our villas offer you a sanctuary that feels like an extension of nature itself.

**3D Render aerial of the complete project