

**AROUND
THE PARK**



Rediscover Urban Villa Lifestyle

OFF SARJAPUR-HOSUR ROAD, NEAR CHANDAPURA, CENTER OF KHB SURYANAGAR-2



Luxury Villas

'Around the Park' offers elegantly designed independent villas with contemporary architecture keeping the practical needs, aesthetics and comfort of discerning home buyer. We perfectly understand the freedom of choice one would like to have while designing their abode, villas with built areas ranging from 2100 sft to 3600 sft, which can be configured as 3 Bedroom + Home theater (or) 4 Bedroom Villa.

Around the park is an exclusive gated community, which is part of well developed township - JR Urbania, spread over 90 acres at the centre of - KHB Suryanagar-2, facing to existing 150ft wide main road which is connected to Chandapura-Anekal main road. It is also connected to Jigani APC circle (Bannerghatta-Anekal road), Bangalore-Hosur 10 lane expressway and the upcoming 300ft wide Town Ring Road.

It is in close proximity to various reputed educational institutions, hospitals, shopping and transportation zones. Upcoming Metro station at Bommasandra and Suburban train station at Helallige are just 7 km away. It is only 10 minute drive to Electronics City and 25 minute drive to Koramangala from the project. It is well connected to Whitefield via Dommasandra, once the 6-lane expressway is completed it will be less than 30 minutes drive to Forum Value Mall, Whitefield.

Around 90 limited edition villas are on offer, where one can enjoy the amenities of 90 acre residential township with international standard amenities & fully functional 5 Star Club House. The project is 5 years ahead of time in setting up the quality infrastructure.

The project also benefits from an exclusive feeder shuttle service to upcoming Metro Station, Suburban Train Station & Chandapura. It also benefits from Cauvery water supply which was activated in the neighborhood KHB township.



PROJECT HIGHLIGHTS

- 150ft wide 8-lane main road, first of it's kind in Bangalore
- Dedicated 4 km length of bi-cycle lanes
- Fully functional 30,000 sft Luxury 5 Star Club House
- Gated community with grand entrance & security cabins
- Eco-friendly concrete paver streets with avenue tree plantation
- Designer over head water tank
- Rain water harvesting park
- Under ground electrification
- Sewage treatment plant
- Landscaped parks & play grounds
- Mini-cricket ground
- Synthetic tennis court
- Synthetic basketball court
- Mini-football ground
- Amphi-theater
- Children Play area
- Senior Citizen's Park & Aroma gardens
- Pet park

AROUND THE PARK USP



8 year ahead with well grown tree plantation



8 years ahead with 100% developed amenities & quality infrastructure



Dedicated shuttle service to Metro station at Bommasandra / Chandapura



Only 30 minutes drive (20 km) to Hosur domestic airport at Thally



Surrounded by over 1000 acre KHB township with low rise horizontal development



Convenience store attached to the project



Bus stop at the project entrance gate



150ft (8 lane) roads to avoid traffic congestions for next few decades



Exclusive 90 Villas with amenities spread over 90 acres township



Surrounded by large residential settlements



Cauvery water supply already activated in the neighbourhood



Only 8 minutes to Metro Station & Suburban train station



Ready to move in Villas also available



All the project approvals are secured, BMRDA approved, RERA registered



Seem-less connectivity to all the Major District Roads & Hosur road



Neighbourhood Convenience Store



Helalige Suburban Train Station



Bommasandra Metro Station



Dedicated Shuttle Service to Metro / Train Station

THE LUXURY 5 STAR CLUB HOUSE

The whopper of a Club house spread over 30,000 sft in addition to 65,000 sft outdoor sports with Tennis court, Basketball court, Cricket pitch, Mini-football court, Children play area are now fully functional. The facility offers a host of leisure, sporting and entertainment zones, making it truly a world class offering.

This fully functional facility can be utilized immediately upon your villa booking !!



Swimming Pool



Indoor Badminton Courts



Children's Play Area



Banquet Hall



Gymnasium



Squash Court



Snooker



Coffee Shop



Mini-Theater



Table Tennis



Library

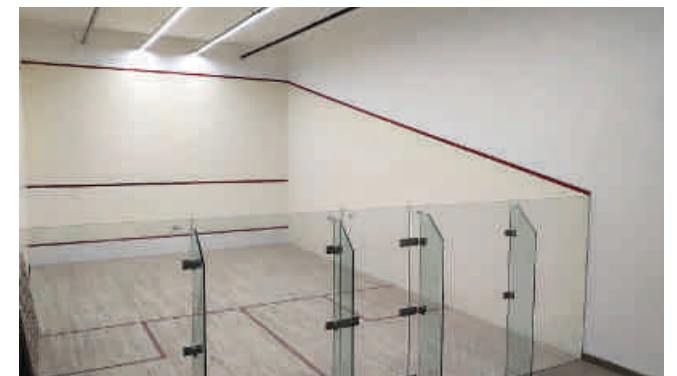


Guest Rooms



YOU NAME IT, WE'VE GOT IT !

Actual shots of lifestyle amenities



BANYAN

40' X 60'
INDEPENDENT VILLA



East facing villa elevation

Unique and ultra-spacious four & five bedroom east/west facing duplex villas on 40'x60' plots with lavish sized living room overlooking the central garden and luxurious bedrooms attached to balconies and sit outs. Large open terraces at first & second level.

Plot Size: 2400 Sft | Built up area: 3200 Sft to 3600 Sft



Ground Floor Plan



First Floor Plan



Second Floor Plan

ASHOKA

30' X 55'
INDEPENDENT VILLA



East facing villa elevation

Unique and luxurious four bedroom east/west facing duplex villas on 30'x55' plots with lavish sized living room, family room at 1st level and luxurious master bedroom. The second floor can be built either with a fourth bedroom or home theater and home office.

Plot Size: 1650 Sft | Built up area: 2850 Sft



Ground Floor Plan



First Floor Plan



Second Floor Plan

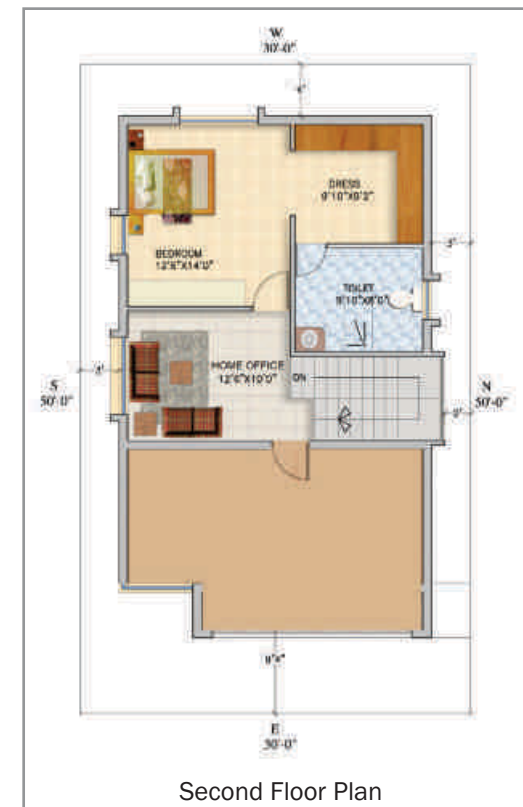
TABUBEA

30' X 50'
DUPLEX VILLA



Spacious four bedroom East/West facing duplex villas on 30'x50' plot large living room, dining area, guest bedroom in the ground floor, family room in the first floor with spacious master bedroom and kids bedroom. Home office & 4th Bedroom / Home theater can be configured comfortably in the 2nd floor with open terrace space.

Plot Size: 1500 Sft | Built up area: 2650 Sft




COCOA

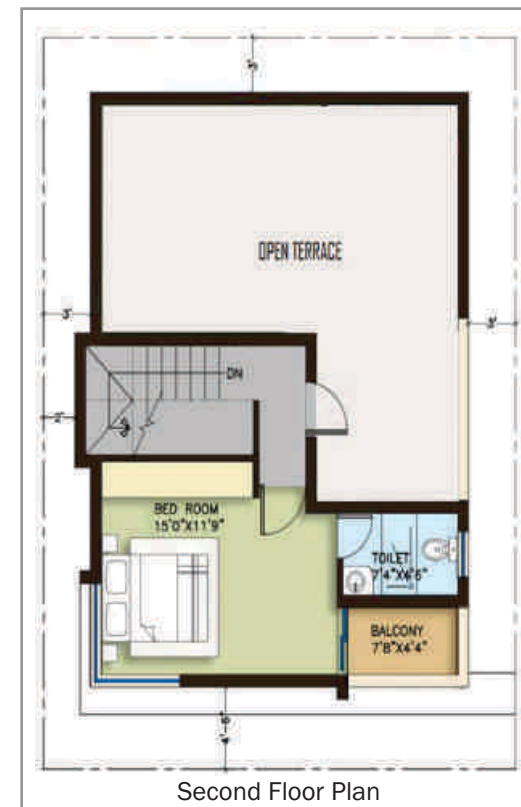
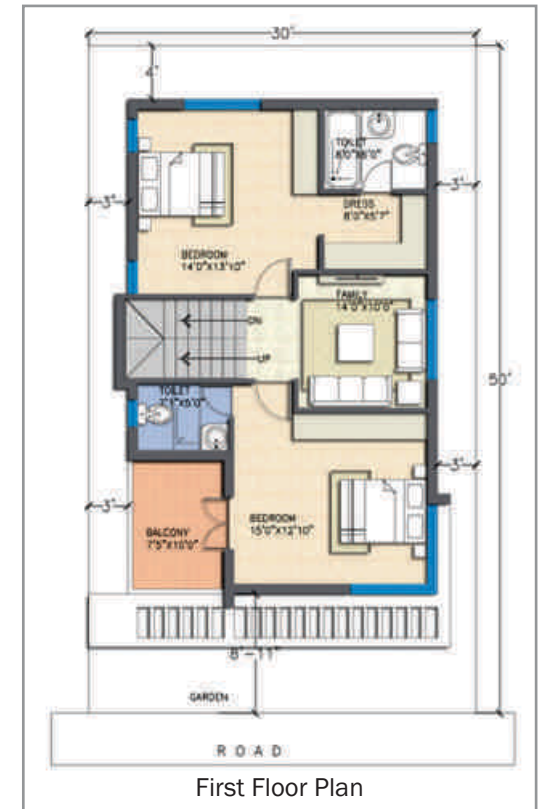
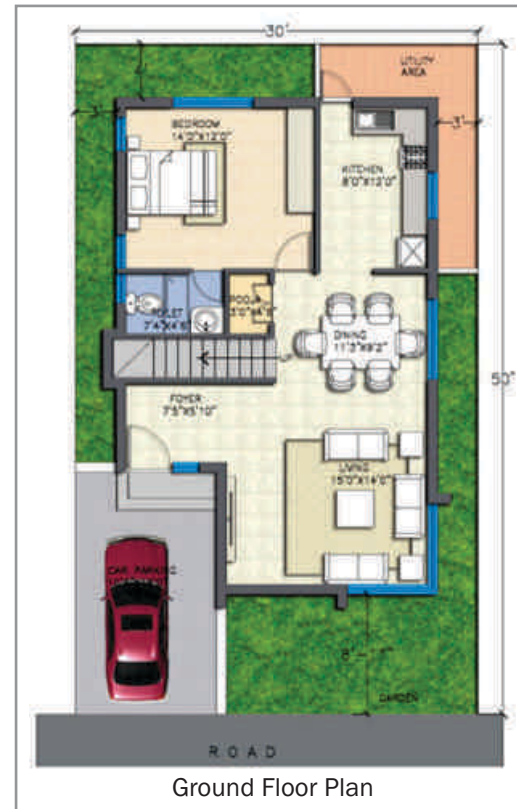
30' X 40'
DUPLEX VILLA



West facing villa elevation

Contemporary villa elevation with spacious living room and bedrooms. The second floor can be customized for 4th bedroom or a home theater.

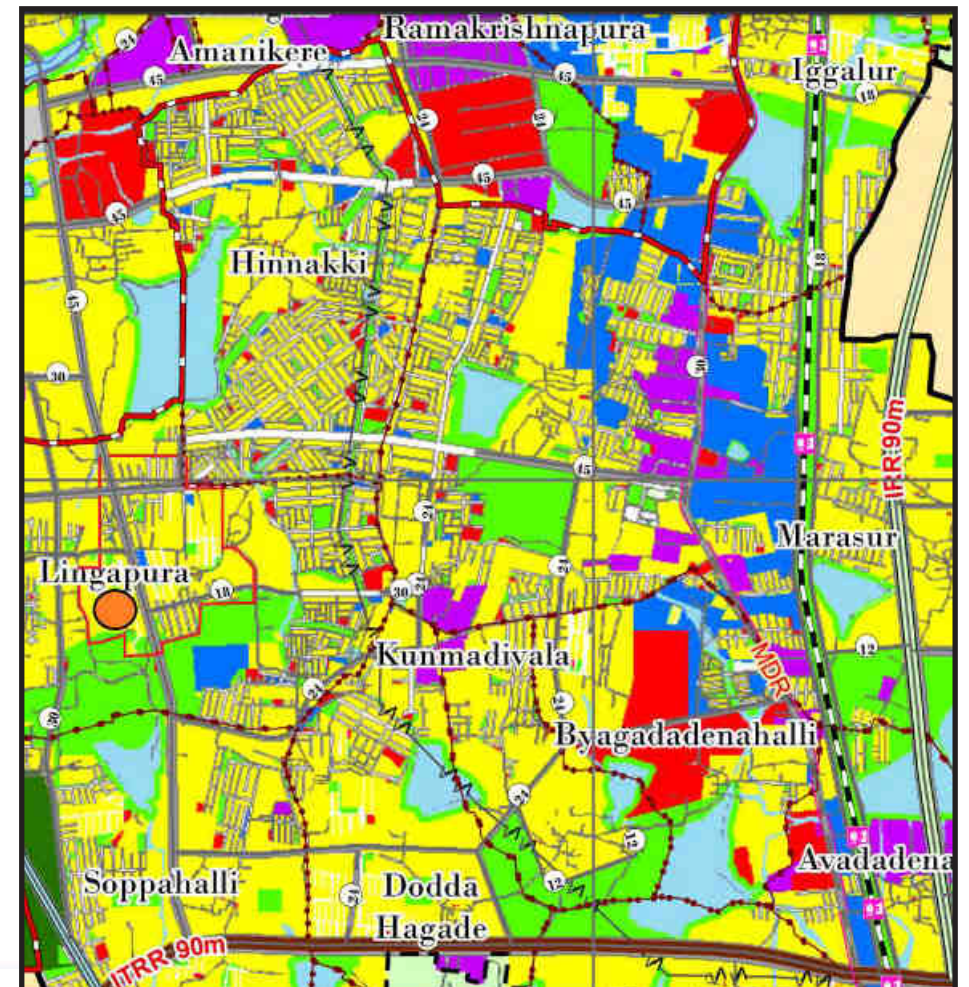
Plot Size: 1200 Sft | Built up area: 2100 Sft





Master Plan

BMRDA (APA) Master Plan





AROUND THE PARK VILLAS - MORE LUXURIOUS YET AFFORDABLE

'Around the Park' Villas, being a part of JR Urbania, benefit from the existing 100% developed infrastructure and well grown green zones. The project is well connected by existing 150ft wide main road with bicycle tracks. It is a gated community with separate security entrance and boundary wall.

We strongly believe that with addition of 90+ Villas in our community, rest of JR Urbania will also witness steady house constructions within a short span of time.

The suburban real estate market is on an upswing after Covid-19 lockdown, as the focus has shifted towards home improvement and ownership which is fuelled by Work from home (W.F.H) needs.

The prospective home purchasers have been actively looking out for independent homes on large plots in premium well developed communities like JR Urbania with well developed social infrastructure.

We are witnessing a steady growth in house constructions at JR Urbania. The recent addition being a Rs.3 Crore* luxury home with home office undertaken on a 3000 sft plot at JR Urbania Prime by one of our esteemed clients Mr. Sunil B.U.

VILLA SPECIFICATION

- Seismic Zone II compliant structure
- RCC framed structure with solid concrete block masonry
- Superior quality Vitrified tiles flooring in Living & Dining & all rooms
- Laminated wooden flooring in Master bedroom
- Superior quality vitrified tiles in other rooms
- Teakwood main door
- High quality uPVC sliding windows
- Jaquar/Hindware/Cera equivalent CP fittings & Sanitaryware
- Premium modular switches
- SS Railing for staircase & balcony
- Centralized O.H.T for water supply
- Provision for solar power and water heater
- Picket fence & landscaping
- Adequate power supply & Invertor provision

Location Map



7 KM TO METRO & SUBURBAN TRAIN STN., | HCL | BIOCON PARK
 4.3 KM TO JIGANI APC CIRCLE | 6 KM TO CHANDAPURA CIRCLE
 WITHIN 3 KM OF REPUTED SCHOOLS, HOSPITALS & SHOPPING MALLS
 10 MIN. DRIVE TO ELECTRONIC CITY & 25 MIN. DRIVE TO THALLY AIRPORT
 25 MIN. DRIVE TO KORAMANGALA | 30 MIN. DRIVE TO WHITEFIELD

ALLIANCE UNIVERSITY.....6.5 KM
 ACHIEVER'S ACADEMY.....6.5 KM
 NPS PUBLIC SCHOOL10 KM
 EDIFY SCHOOL2 KM
 NEW BALDWIN SCHOOL ...2 KM
 GREEN DOT SCHOOL5 KM



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