

*Made for the Life*  
**YOU IMAGINED**

**JAYAN**  
**one**

**BOUTIQUE 2 & 3 BHK HOMES**

North Bangalore



# CLARITY IN EVERY DETAIL A REFINED APPROACH TO LIVING

J A Y A N H O M E S

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Jayan Homes was founded with a clear purpose, to create residential spaces that feel composed, thoughtful, and enduring. Backed by distinguished professional leadership and guided by the vision of the team, the brand adopts a design-led approach that prioritises balance, proportion and everyday comfort. Each development is shaped around how people live and experience space, with a focus on clarity, restraint and homes that feel naturally settled rather than excessive.

Over time, this philosophy has evolved into a distinctive way of building—one that values intention over scale and quality over repetition. From early planning to the final experience of living, every home is designed with care, allowing spaces to feel personal, calm, and enduring. Jayan One reflects this shared thinking, translating a considered design mindset into a refined boutique living experience shaped for modern families.

# JAYAN **one**

## A CONSIDERED WAY OF LIVING FOR MODERN FAMILIES

### J A Y A N O N E

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Jayan One is crafted as a boutique residential address shaped by intention, balance, and thoughtful design. Rooted in Jayan Homes' design-led philosophy, the project reflects a calm, considered approach to living, where homes are crafted to feel composed, personal, and enduring. Guided by clarity and restraint, every aspect of Jayan One is shaped around how people live and experience space.

From proportion and light to privacy and flow, the focus remains on creating environments that feel naturally settled rather than excessive, supporting everyday comfort with quiet sophistication. Over time, this approach comes together as a refined living experience that values intention over scale and quality over repetition. From early planning to the final experience of living, Jayan One is designed with care allowing spaces to feel calm, balanced, and enduring, shaped for modern families seeking a thoughtfully built home.

### PROJECT HIGHLIGHTS

70 Boutique Homes | Stilt + 4 Floors

**(Designed for privacy, balance and a less crowded way of living)**

No common walls | Hand-crafted layouts | Individual house-like feeling



East View



North View

## EVERYDAY COMFORTS, REFINELY CURATED

A complete range of thoughtfully planned amenities that enhance everyday living



Terrace Amenities

### Fitness & Sports



Gym



Jogging  
& Walking



Cycling



Indoor  
Games



Snooker  
Table



Table  
Tennis



Basketball  
Post

### Lifestyle & Social



Club  
House



Multipurpose  
Hall



Terrace  
Amenities



Party  
Area



Entry  
Plaza



Lavish  
Lobby



### Kids & Family



Children's Play Area



Sandpit for Kids



Barbeque Area



Seating Zones



Swimming Pool

### Safety & Convenience



24/7 CCTV Surveillance



Covered Parking



100% DG Backup



Lift Cladding



Rain Water Harvesting

# DESIGNED TO FEEL DIFFERENT

BOUTIQUE LIVING,  
BY DESIGN



# MASTER PLAN LAYOUT

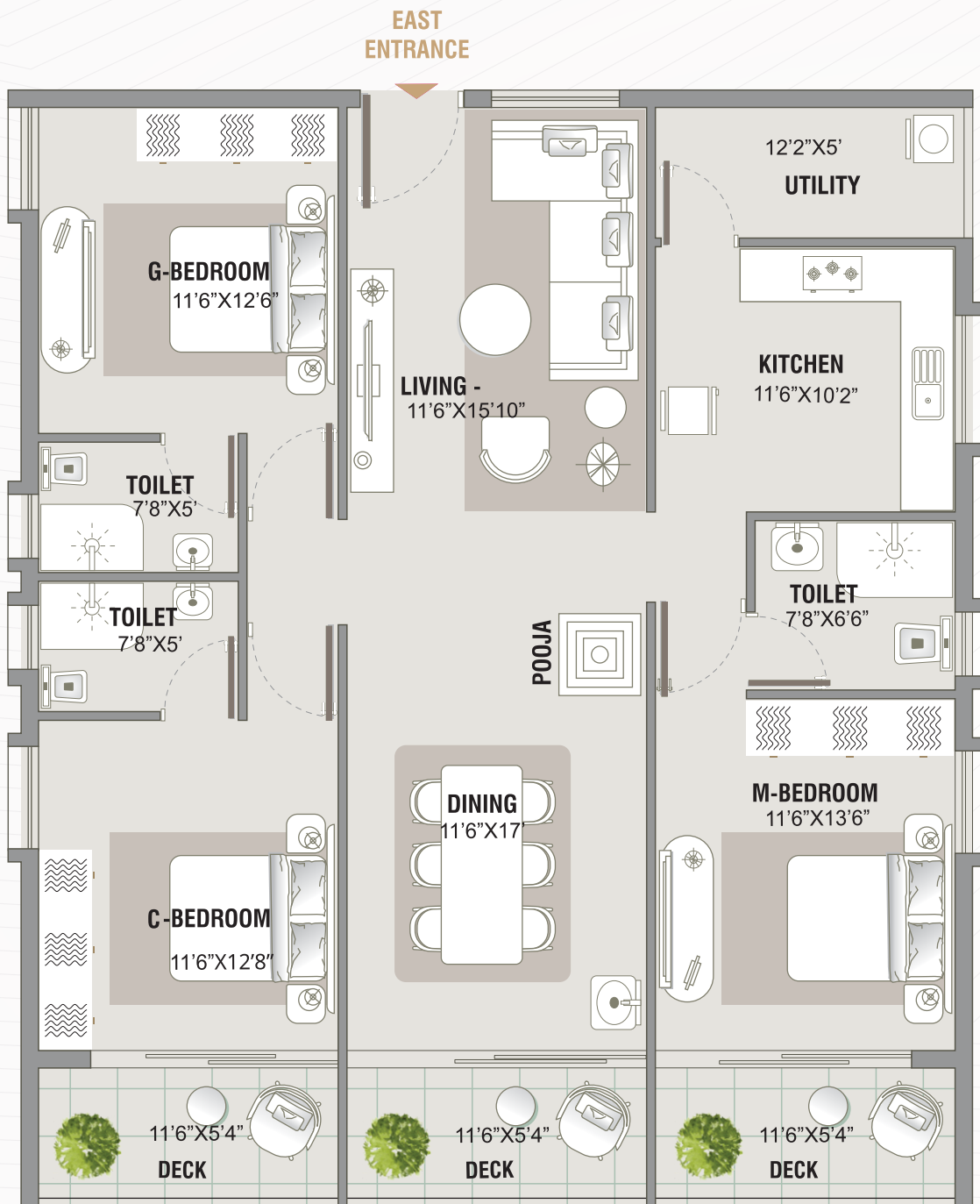
Overall site planning showing building placement, circulation, and amenities



### 3 BHK - East Facing

Type - 1 (1-4) Floors

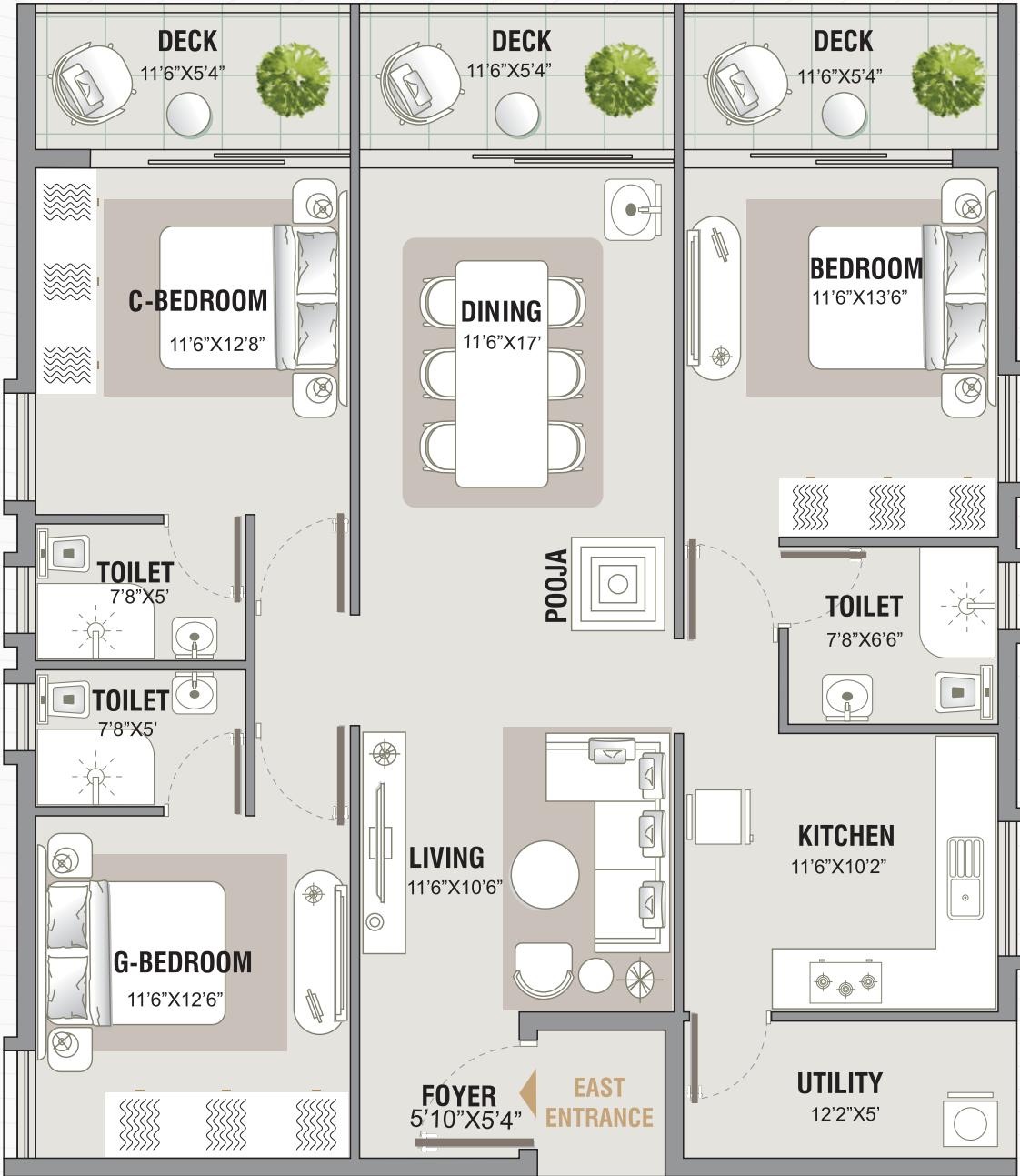
Built-up Area	Common Area	Super Built-up Area
1570.47 Sft.	276.65 Sft.	1847.12 Sft.



### 3 BHK - East Facing

Type - 2 (1-4) Floors

<b>Built-up Area</b>	<b>Common Area</b>	<b>Super Built-up Area</b>
1570.52 Sft.	276.66 Sft.	1847.18 Sft.



### 3 BHK - North Facing

Type - 3 (1-4) Floors

<b>Built-up Area</b>	<b>Common Area</b>	<b>Super Built-up Area</b>
1570.74 Sft.	276.59 Sft.	1847.43 Sft.



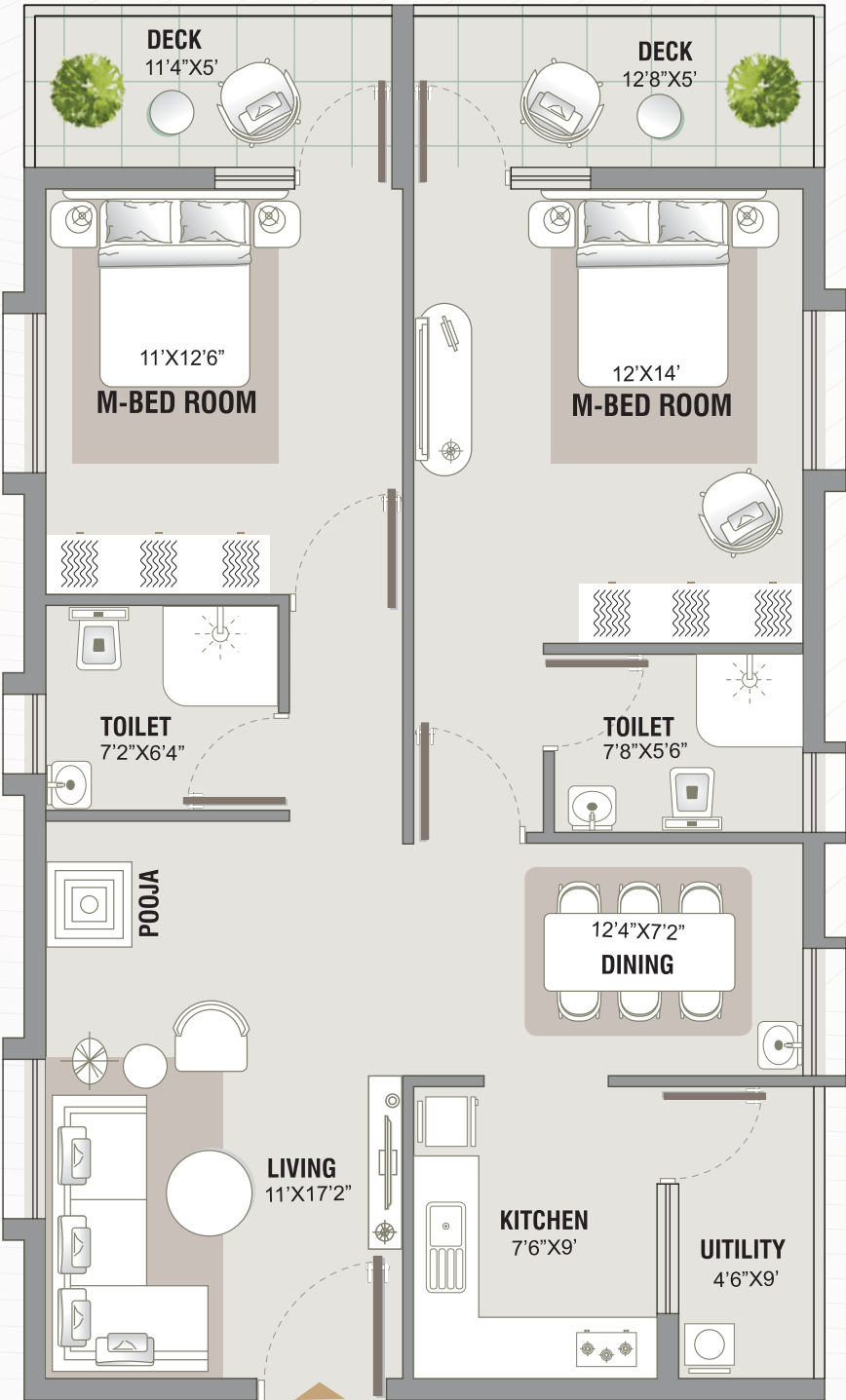
**NORTH  
ENTRANCE**



## 2 BHK - North Facing

Type - 4 (1-4) Floors

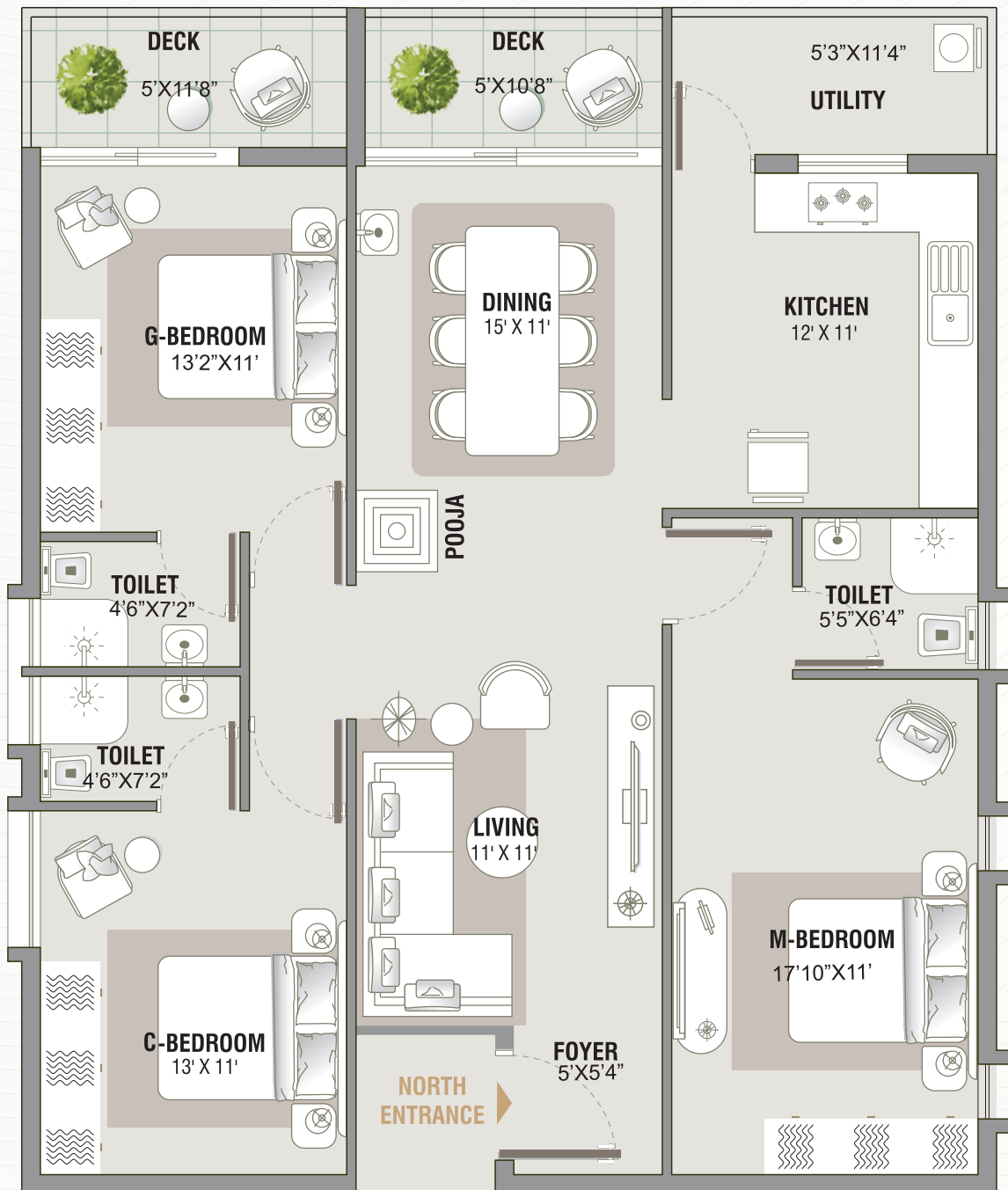
<b>Built-up Area</b>	<b>Common Area</b>	<b>Super Built-up Area</b>
1065.29 Sft.	187.59 Sft.	1252.95 Sft.



### 3 BHK - North Facing

Type - 5 (1-4) Floors

Built-up Area	Common Area	Super Built-up Area
1496.32 Sft.	263.59 Sft.	1759.90 Sft.



# Balanced Living Thoughtfully Designed



## Specifications

### Structure

- RCC framed structure
- Solid cement block masonry for walls
- External 8" thick walls and internal 4" thick walls
- Post tension slab construction

### Flooring

- Vitrified tiles for Living, Dining, Kitchen & Bedrooms
- Anti-skid tiles for Bathrooms, Balconies & Utility areas
- Granite flooring in common areas (Staircase, Lobby & Corridor)

### Doors

- Main door with teakwood frame
- Biometric locking system for main door
- Bedroom doors with flush shutters
- Bathroom, balcony & utility doors with WPC frames and shutters

### Windows

- uPVC 3-track sliding windows with mosquito mesh

### Kitchen

- Glazed wall tiles up to 2 ft above the counter
- Quartzite sink with drain board
- Granite countertop with bull-nose finish

### Electrical

- Concealed conduit wiring with FRLS electrical wires
- Earth leakage protection at MCB distribution board in each flat
- Advanced electrical shock proof fittings
- Best-quality modular switches and sockets

### AC & Geyser

- AC provision: 3 BHK - 4 points | 2 BHK - 3 points
- Geyser provision in all toilets

### Sanitary & Plumbing

- Wall-mounted commodes
- Modern plumbing fixtures of Kohler Brand
- Concealed flush tank of Geberit Brand

### Painting

- Interior: Premium emulsion paint
- Exterior: Exterior-grade emulsion paint

### Television & Internet

- Provision for television and internet cabling to each flat

### Lifts

- 3 automatic lifts (6-passenger capacity) with ARD

### Power Backup

- 100% standby power backup for all residential units and common areas

### Water Supply

- Underground water sump
- Overhead water tank
- Borewell supply

### Compound Wall

- 6 Feet height compound wall with solar fencing

### Security

- Security Kiosk at Main Entrance
- 24/7 CCTV

# LOCATION MAP



## Connectivity

Kempegowda International Airport	-8 km
NH-44 (Bellary Road)	-1 km
Metro Station (Upcoming)	-1 km

## Education

Embassy Academy	-3 km
Stonehill International School	-9 km
Canadian International School	-13 km
Harrow International School	-14 km
Delhi Public School, North	-14 km

## IT & Business Hubs

Prestige Tech Cloud	-01 km
Amazon Campus (Upcoming)	-02 km
Devanahalli Business Park	-10 km
Aerospace SEZ (KIADB)	-12 km

## Healthcare & Lifestyle

Moxy by Marriott	-0.5 km
Prestige Forum Mall (Upcoming)	-02 km
Manipal Hospital - Kogilu	-11 km
Aster CMI Hospital	-18 km
Phoenix Mall of Asia	-18 km

# A STRATEGIC ADDRESS IN NORTH BANGALORE

## NAVARATHNA AGRAHARA

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### The Direction Of Growth

- A region defined by forward planning
  - Strong infrastructure and organised development
  - Proximity to the international airport
  - Emerging IT and business corridors
  - Lower congestion, wider roads, cleaner layouts
  - A balanced mix of lifestyle and long-term value
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### What sets it apart

- Kempegowda International Airport within easy reach
  - Tech Parks & Aerospace SEZ nearby
  - Devanahalli Business Park driving future employment
  - International schools, hospitals, and hospitality close by
  - Upcoming malls and urban conveniences
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### Infrastructure In Motion

- Airport Metro connectivity underway
- Peripheral & Satellite Ring Roads improving access
- Expansion of IT, logistics, and business hubs
- Suburban rail projects strengthening city-wide links
- Planned townships shaping sustainable growth

Developer



# JAYAN HOMES

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Principal Architect



Member of

