

ARVIND SMARTSPACES

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Corporate Address: Arvind SmartSpaces Ltd., 4<sup>th</sup> Floor, Raheja Point, No. 17/2-6,  
Commissariat Road, Ward No. 76, Richmond Town, Bangalore - 560 025.

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L-I-F-E

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I-N

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C-E-N-T-R-E

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A PROJECT BY  
ARVIND SMARTSPACES

S-K-K-Y-&

L-A-N-D

CREATING A HOLISTIC LIFE IN BETWEEN



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LIVE WHERE

**SKY**

TAKES HEALTH ON HIGHS

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LIVE WHERE

# LAND

USHERS UNFORGETTABLE MEMORIES

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LIVE WHERE

**L-I-F-E**

CONNECTS BEST WITH YOUR DREAMS

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**ELEVATING  
L-I-F-E  
CELEBRATING  
Y-O-U**

Imagine a well-addressed holistic life amidst sky and lands. It's a life where sky keeps your health on track while the land becomes the platform for celebrations. A life where best of these two worlds i.e sky & land, is made available to redefine your luxury living. And it's where your dream of living in a centre of luxury comes true with best of connectivity & conveniences of the city.

**Welcome to Arvind Skylands.**

**Welcome to a luxury lifestyle in between the sky & the land.**



Arvind

S-K-Y  
L-A-N-D-S

NORTH BANGALORE

JOURNEY TO  
A 4.5 ACRE LUXURY  
COMMUNITY LIFESTYLE  
OF NORTH BANGALORE



Artist's Impression

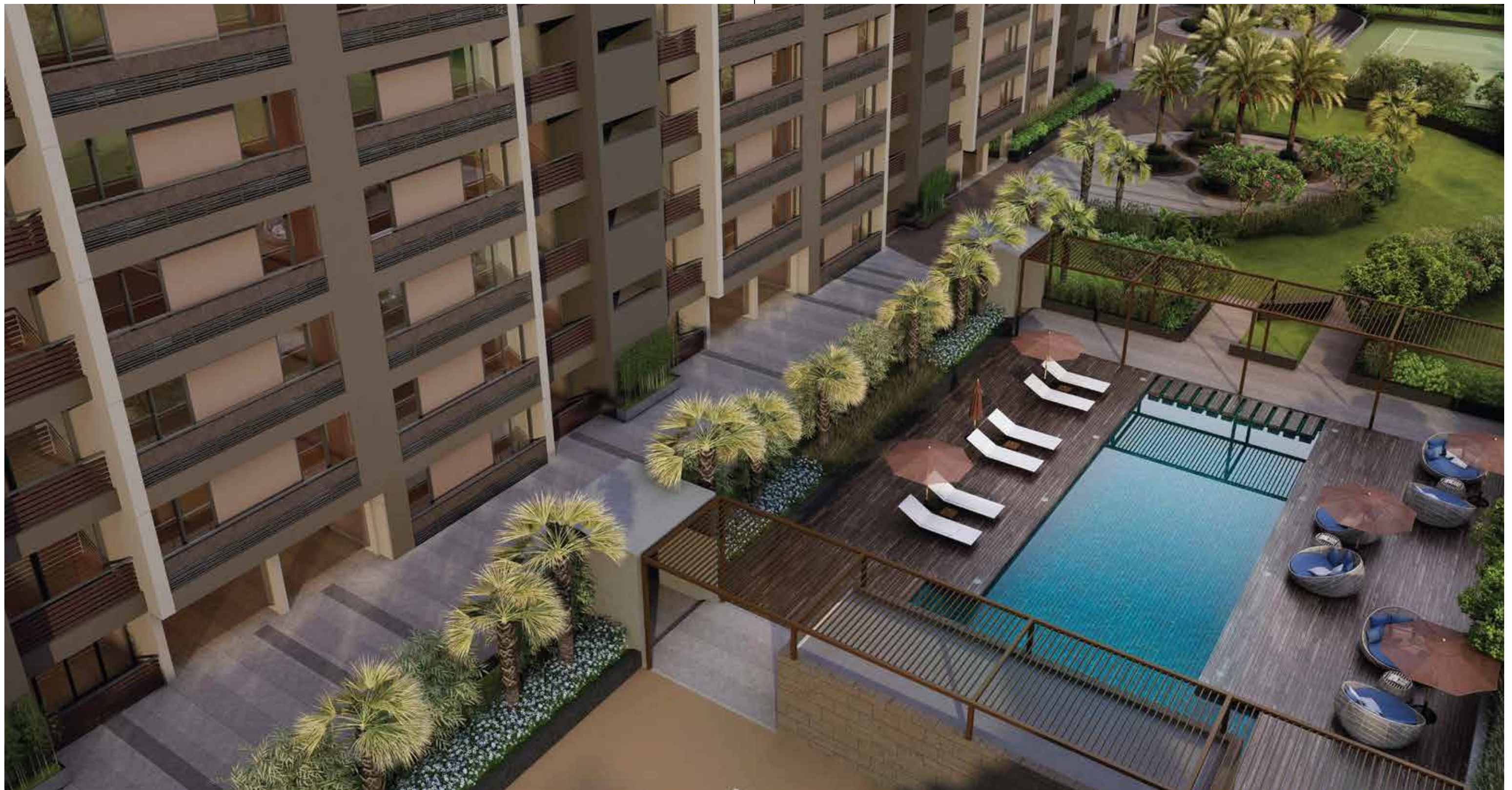
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**THE LANDMARK OF  
HOLISTIC HEALTH,  
RECREATION & WELLNESS  
DISCOVERING LUXURY LIFE  
AMIDST SKY & LANDS**

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**PROJECT HIGHLIGHTS**

- Strategically situated at Jakkur, North Bangalore near Manyata Tech Park and Airport road
- 4.5 acres of development with 50,000 sq. ft. of open green spaces
- 2, 2.5 & 3 BHK spacious apartments
- Adorned with unique lifestyle features on rooftop and ground levels
- Extravagant club-life, green landscaping & interconnected rooftop jogging track
- Advanced security system and ample car parking spaces





# EXPERIENCE A LUXURY COMMUNITY LIFESTYLE WITH ONE-OF-ITS-KIND AMENITIES

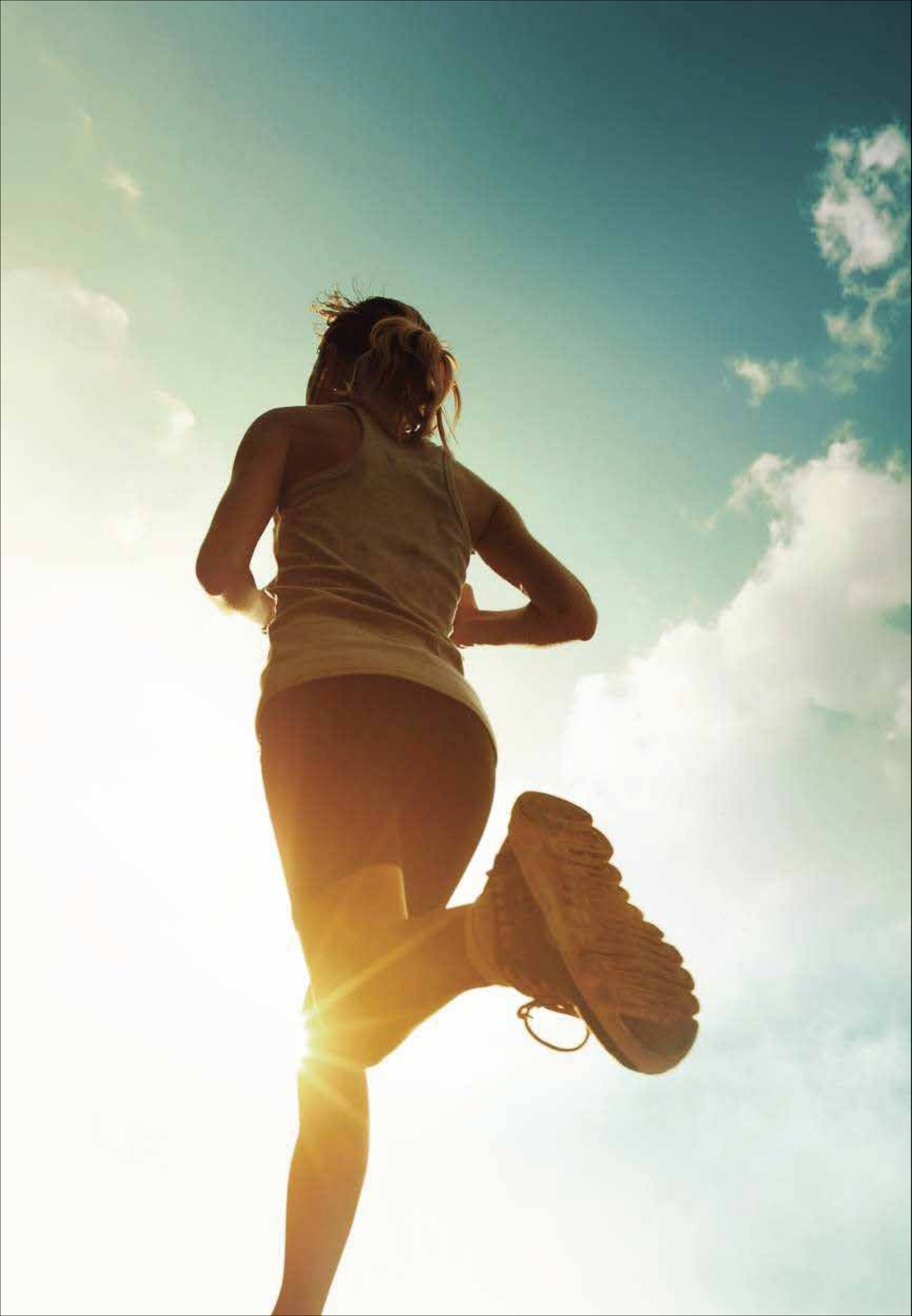
The Master Plan

## LEGEND

- |                          |                                       |
|--------------------------|---------------------------------------|
| 01) Guard House          | 08) Net Cricket                       |
| 02) Arrival Court        | 09) Clubhouse Outdoor Landscaped Deck |
| 03) Kids Play Area       | 10) Water Feature                     |
| 04) Tennis Court         | 11) Central Landscaped Area           |
| 05) Party Lawn           | 12) Ramp                              |
| 06) Swimming Pool & Deck | 13) Landscaped Area                   |
| 07) Volley Ball Court    | 14) Sky Bridge                        |



Artist's Impression



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LET THE

# S-K-Y

PLAN YOUR HEALTHY TOMORROWS,  
AT A VENUE JUST BENEATH IT

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EXTRAORDINARY SKY HEALTH, WELLNESS &  
LEISURE FEATURES ON ROOFTOP

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**RUN ALONG  
WITH YOUR NEWFOUND  
JOGGING PARTNER,  
THE SKY**

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One-of-its-kind interconnected jogging track on rooftop





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**FOR THOSE WHO PUT  
HEALTH ABOVE EVERYTHING  
HERE'S THEIR ZONE  
UP ABOVE**

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Open-air sky fitness zone with latest equipment

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**CHERISH BEST MOMENTS  
WITH SUN, MOON & STARS  
AT YOUR LEISURELY  
RETREAT AMIDST SKY**

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Sky garden with walkways & meditation area

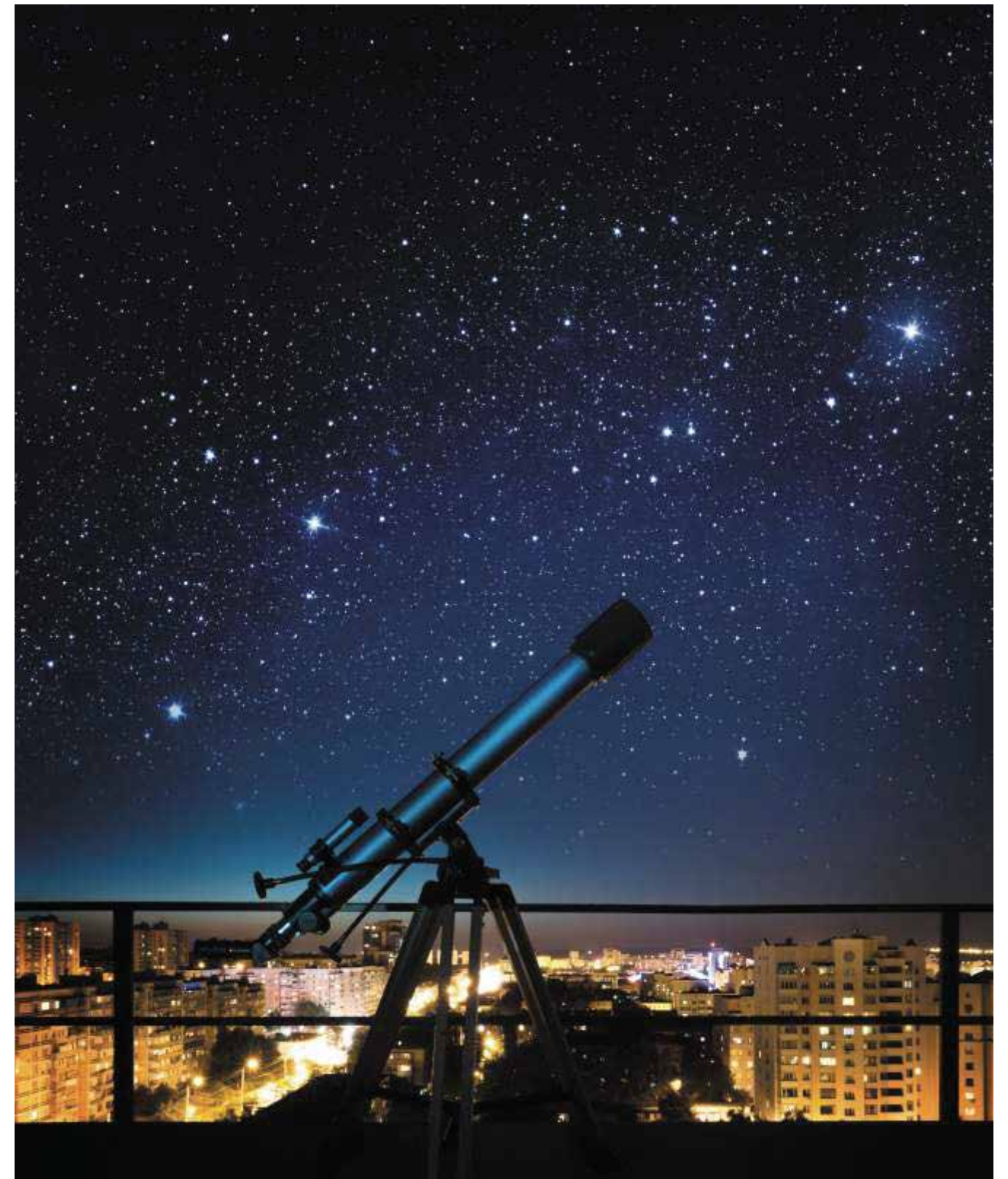


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**GIVE YOUR COFFEE-TIME  
CONVERSATIONS  
A HIGH LEVEL  
MEETING POINT**

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Sky cafeteria with sit-outs



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**GAZE THE BEAUTY  
OF VAST AZURE SKY  
DISCOVER THE ASTRONOMER  
IN YOU**

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Sky astro-deck with gazebos

PLAY, LAUGH, REJOICE & STAY  
HAPPY AT THE

# L-A-N-D

OF NEVER-ENDING CELEBRATIONS

LAVISH CLUB LIFE & EXTRAVAGANT LANDSCAPED FEATURES

CLUB  
SKY  
LANDS

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**TAKE A SOUL-SOOTHING  
DIP OF FRESHNESS  
INTO YOUR POOL  
OF ULTIMATE PLEASURE**

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Ever-refreshing swimming pool





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**PAMPER YOUR  
MIND, BODY & SOUL  
REDISCOVER A NEW SENSE  
OF REJUVENATION**

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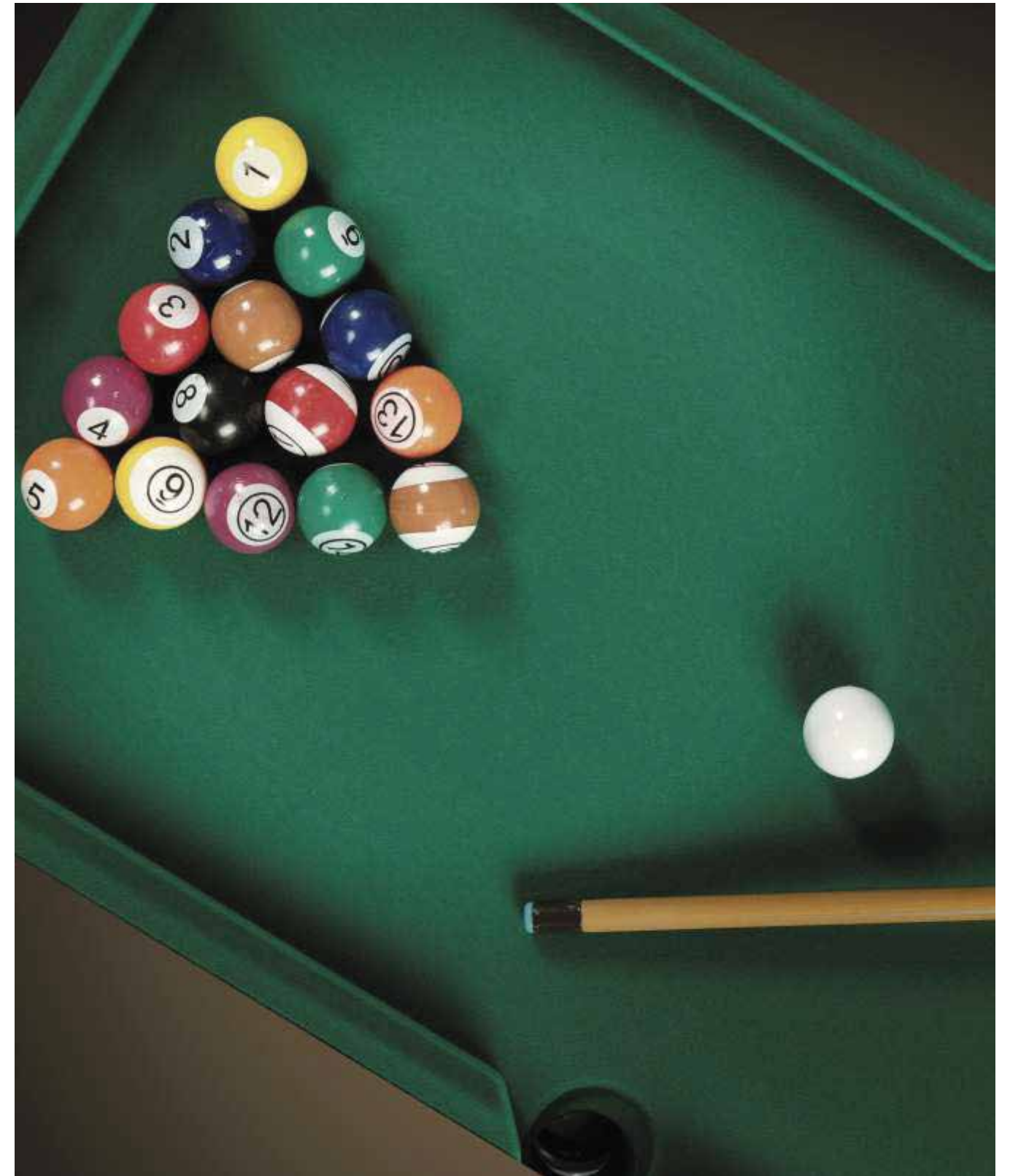
Soul-soothing spa with steam & sauna

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**A ROOM TO SHOW  
YOUR GAMING SKILLS  
WITH NO ROOM FOR STRESS  
AND LONELINESS**

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Indoor games room with table tennis, pool, chess, cards etc.



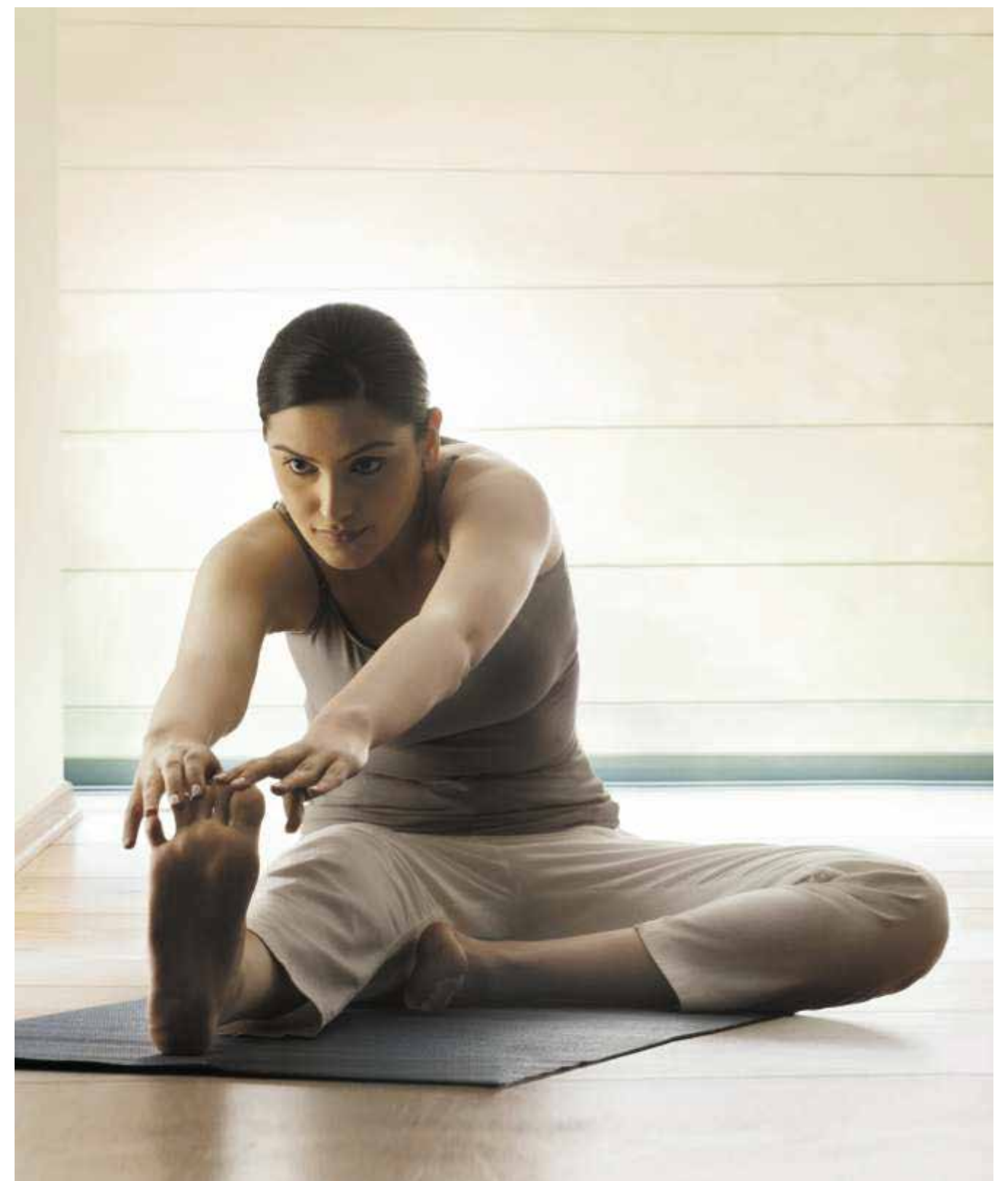


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**BRING BACK YOUR SWEET  
CHILDHOOD MEMORIES  
EVERY TIME YOU SEE  
YOUR KIDS PLAY**

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Ultramodern children's play area



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**SEARCH YOUR  
HEART & SOUL  
LET IT DISCOVER  
THE TRUE PLACE OF HAPPINESS**

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Yoga & multi-activity room



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**HIT IT HARD AND PLAY  
YOUR SPORT  
CHOOSE YOUR GAME  
OF LIFE**

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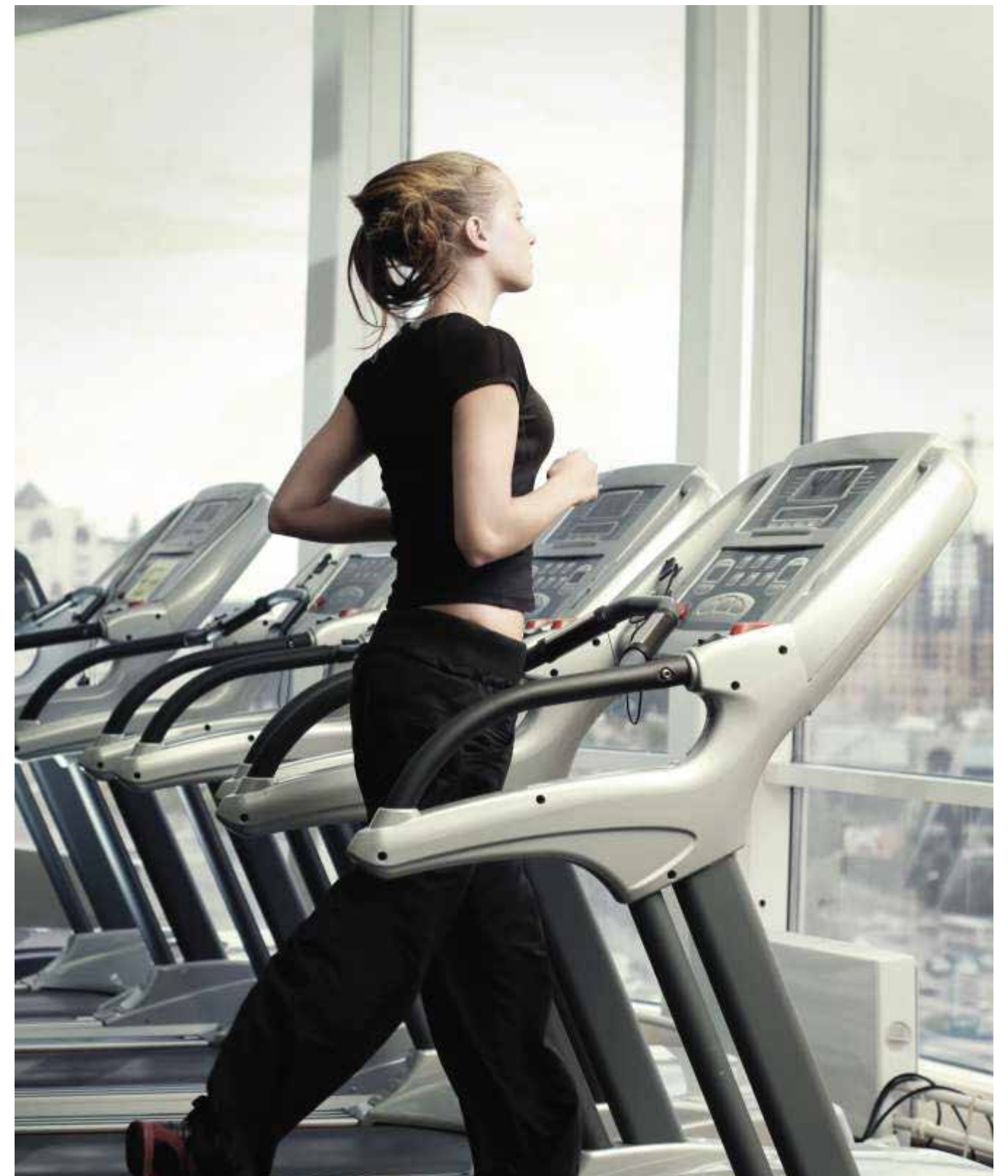
Well-appointed tennis court

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**YOUR PHYSICAL  
FITNESS MATTERS A LOT  
LET IT FIND A PLACE  
TO GROOM**

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Hi-tech gymnasium with latest equipment

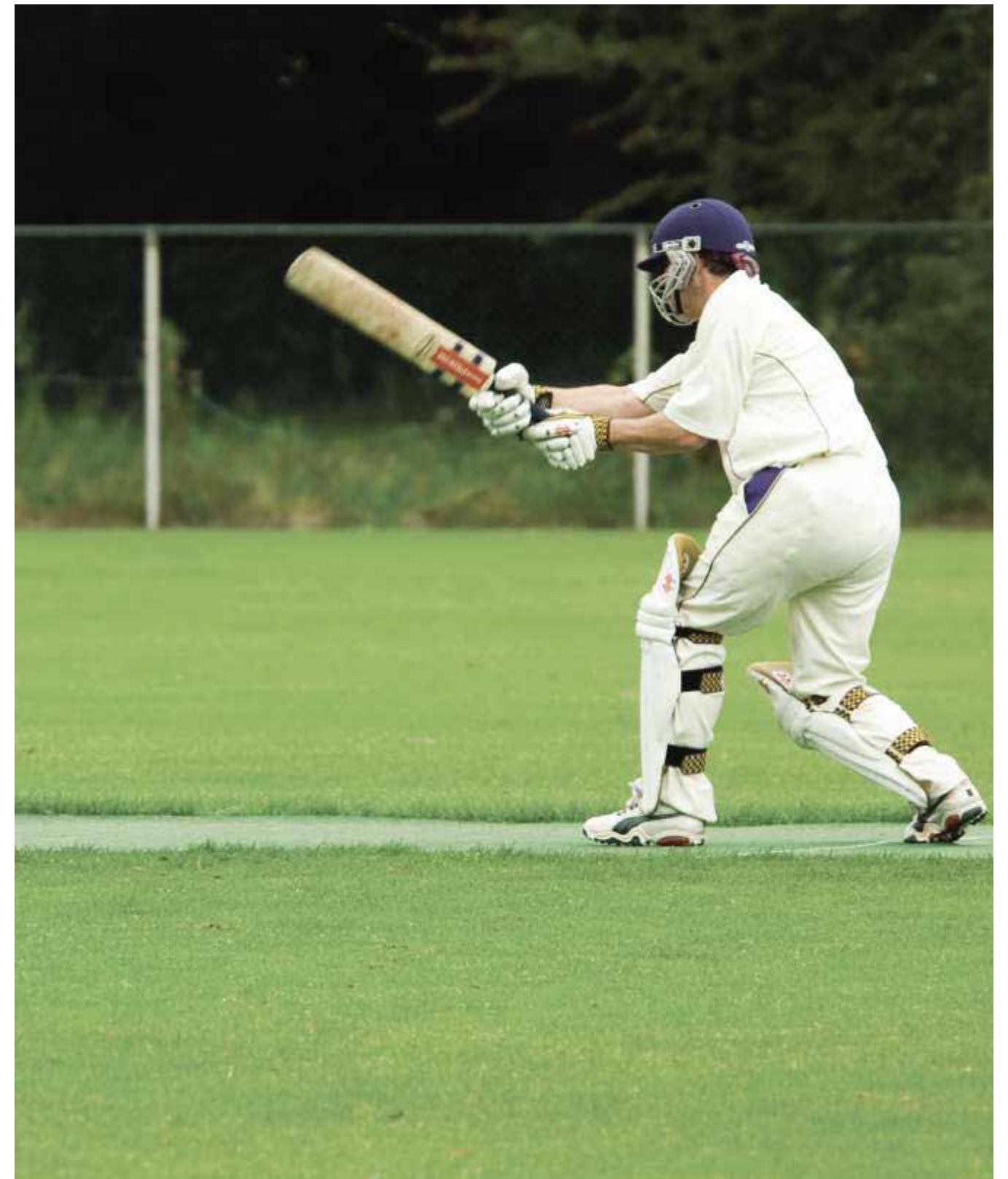
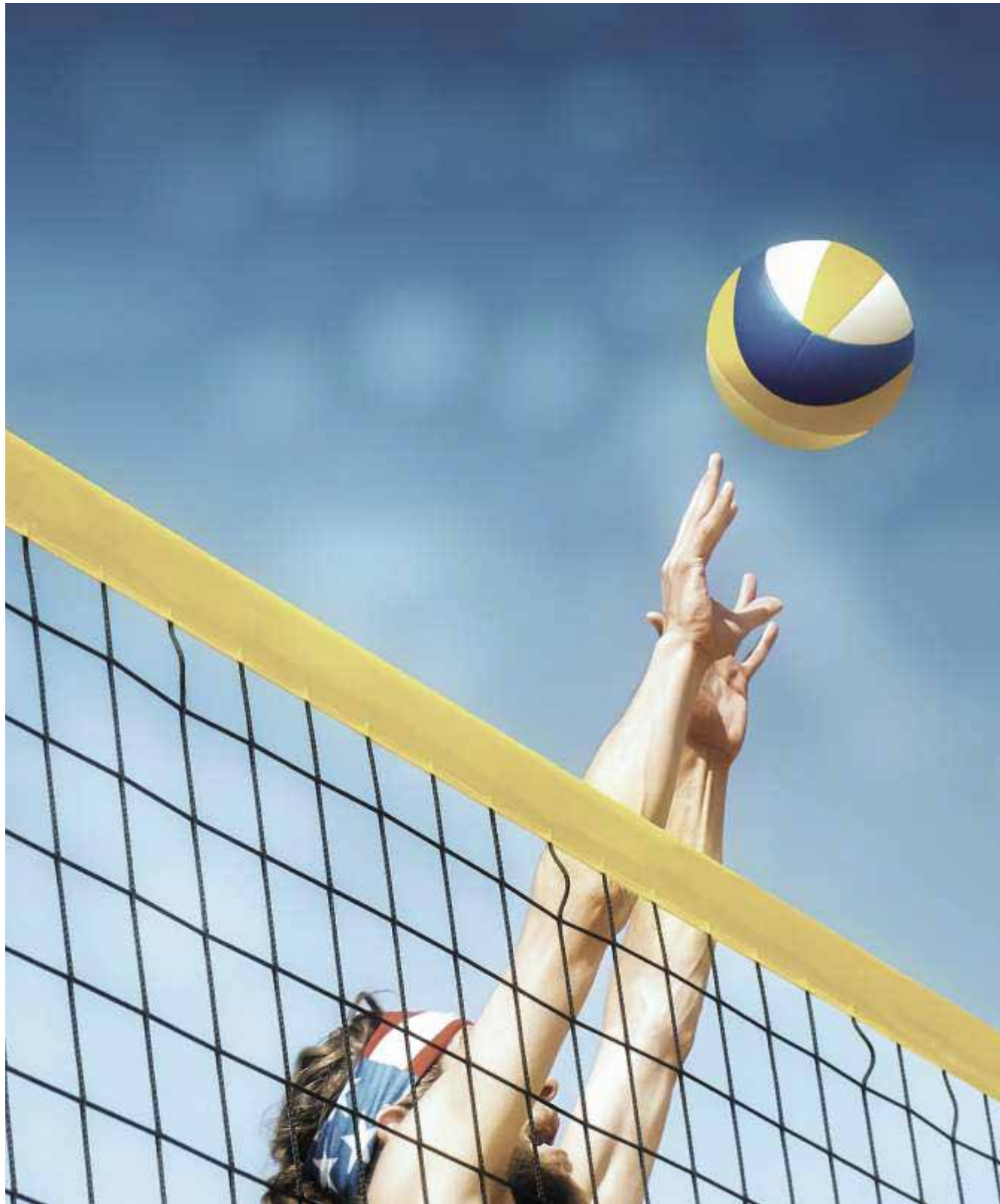


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**RISE HIGH,  
HIT HARD  
MAKE YOUR  
SCORE COUNT**

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Volleyball Court



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**UNLEASH THE TRUE SPIRIT  
OF GAME  
AT A COURT  
OF YOUR CHOICE**

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Net cricket

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**WALK AMIDST THE BLUE &  
GREEN HUES OF LIFE  
GET MESMERISED DAILY  
WITH NATURE'S GIFT**

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Landscaped central garden with walkways & water bodies





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DISCOVER

# L-I-F-E

IN THE CENTRE OF LUXURY,  
REPRESENTING THE LUXURIOUS YOU

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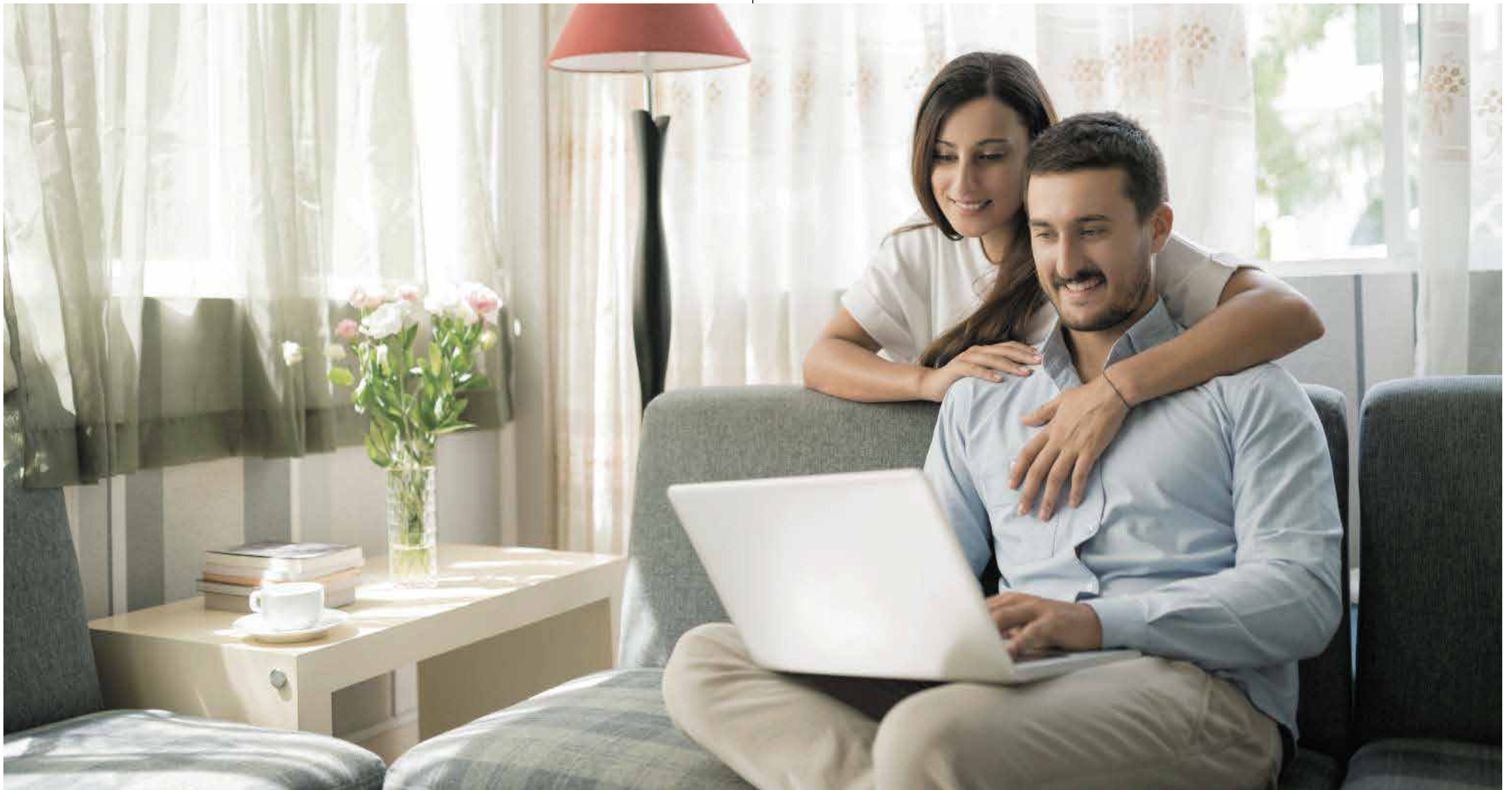
STATE-OF-THE-ART APARTMENT & TOWER FEATURES

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**LIVE THE CLASS  
YOU ALWAYS DREAMT OF  
AT A SPACE OF  
YOUR DREAMS**

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Elegant living spaces





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**STAY RELAXED AND  
STRESS-FREE AT HOME  
YOUR ADVANCED SECURITY  
WILL DO THE REST**

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Advanced security with CCTV surveillance

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**LET YOUR LUXURY  
ON WHEELS  
GET A PERFECT PLACE  
FOR IT**

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Ample car parking spaces



Arvind

S-K-Y  
L-A-N-D-S

NORTH BANGALORE

WELCOME TO  
YOUR WORLD OF  
HOLISTIC LIFE EXPERIENCES



Artist's Impression



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## ARVIND SKYLANDS AT A GLANCE

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### PROJECT HIGHLIGHTS

- Strategically situated at Jakkur, North Bangalore near Manyata Tech Park and Airport Road
- 4.5 acres of development with 50,000 sq. ft. of open green spaces
- 2, 2.5 & 3 BHK spacious apartments
- Adorned with unique lifestyle features on rooftop and ground levels
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- Advanced security system and ample car parking spaces

### EXTRAVAGANT ROOFTOP LEVEL FEATURES

- One-of-its-kind interconnected jogging track on rooftop
- Open-air sky fitness zone with latest equipment
- Sky garden with walkways & meditation area

### LAVISH CLUB LIFE FEATURES

- Ever-refreshing swimming pool
- Soul-soothing spa with steam & sauna
- Indoor games room with table tennis, pool table, chess, cards etc.
- Ultramodern children's play area
- Yoga & multi-activity room
- Well-appointed tennis court
- Hi-tech gymnasium with latest equipment
- Volleyball court
- Net cricket

### LUXURY APARTMENT & TOWER FEATURES

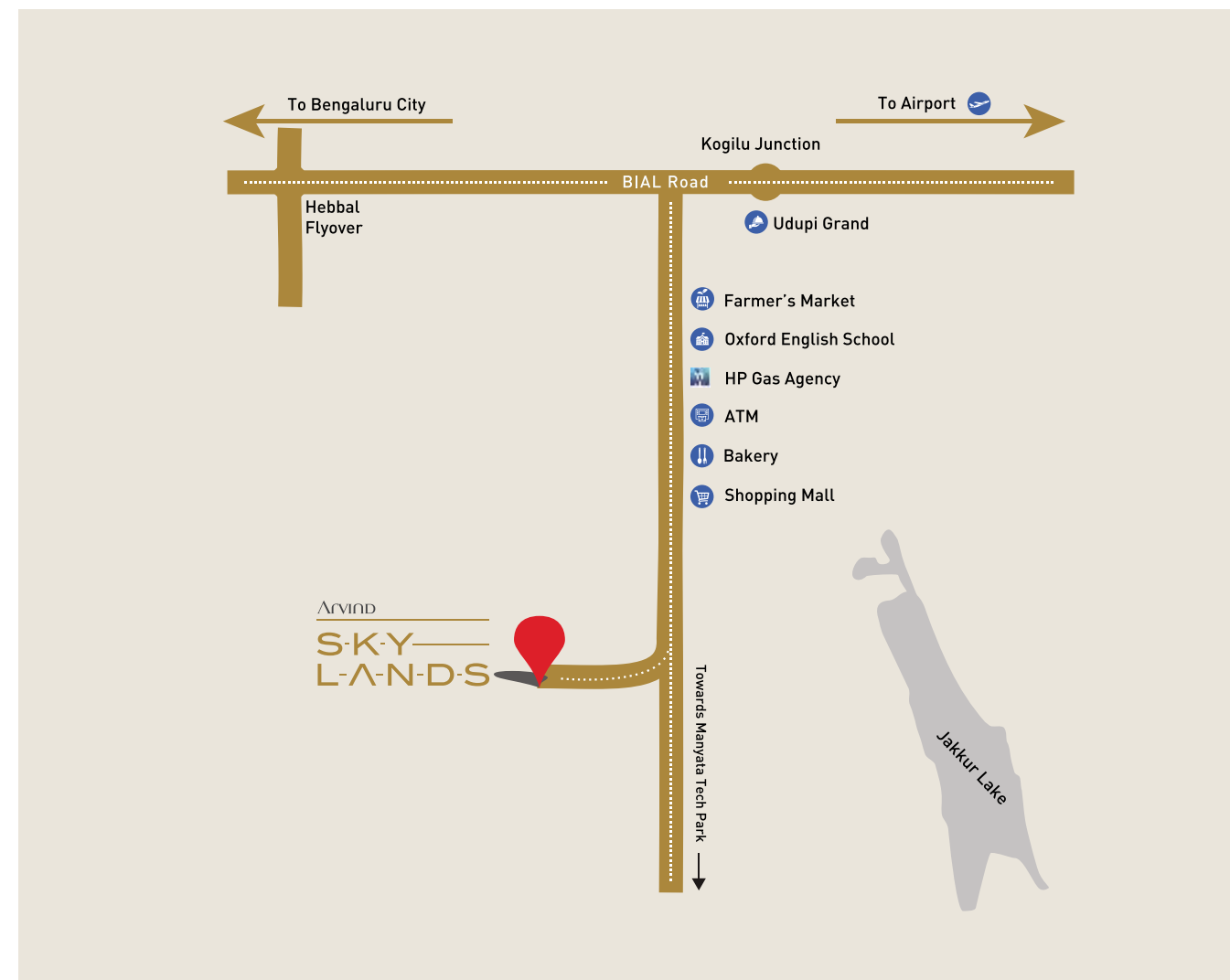
- Elegant living spaces
- Advanced security with CCTV surveillance
- Ample car parking spaces



## NORTH BANGALORE – A WELL-CONNECTED ADDRESS OF PRESENT & FUTURE

The next economic centre, North Bangalore has become one of the fastest growing localities in past few years. Boasting a perfect blend of vast green landscaping with excellent connectivity to the city and nearby locations like Hebbal & Devanahalli, Jakkur has become a preferred residential area for everyone. While it is situated close to prominent IT parks, industrial setups and commercial centres, Jakkur also offers lifestyle conveniences like restaurants, banks, schools, colleges & hospitals in the vicinity. With best of connectivity, conveniences & comforts, today Jakkur has become a futuristic destination to work, reside & invest.

### LOCATION MAP



### LOCATION ADVANTAGE OF ARVIND SKYLANDS



#### CONNECTIVITY

- Conveniently Located off KIAL/BIAL Road (NH-7, 6-lane, Signal Free Golden Quadrilateral Highway) -1.2 Kms
- Mekhri Circle -11 Kms
- Kogilu Cross Bus Stop -1.5 Kms
- Hebbal Flyover -10 Kms



#### SCHOOLS

- Vidyashilp Academy - 2 Kms
- Nitte International School - 1.5 Kms
- Apple Kids International Pre-school - 2.5 Kms
- Indira Gandhi International Academy - 2.5 Kms
- Nalanda International School - 3 Kms
- Gomathy Global School - 5 Kms
- Mallya Aditi International School - 3.5 Kms
- Vibgyor High Jakkur - 5.5 Kms
- Delhi Public School - 7.5 Kms
- Jawaharlal Nehru Centre for Advanced Scientific Research (JNCASR) - 6.2 Kms
- University of Agriculture Sciences - 7 Kms



#### HOSPITALS

- Columbia Asia Hospital in Hebbal - 6 Kms
- Aster CMI - 7 Kms
- Shushrusha Nursing Home - 1.5 Kms
- Bangalore Baptist Hospital - 11 Kms
- Yelahanka Government Hospital - 1.5 Kms
- KK Hospital - 3 Kms
- Motherhood Hospital - 7 Kms and many more...



#### WORKPLACES

- Manyata Tech Park - 11 Kms
- Kirtoskar Tech Park - 6.2 Kms
- Ecopolis - 9.5 Kms
- Integra Micro Systems - 4 Kms
- Jataayu Software Private Limited - 1.7 Kms
- SLK Software Services Private Limited - 3.3 Kms
- Federal-Mogul Goetze (India) Ltd. - 3 Kms
- Rail Wheel Factory - 2.8 Kms and many more...



#### SHOPPING MALLS

- Esteem Mall - 6 Kms
- BDK Shopping Complex - 1 Km
- The Galleria Mall - 1.5 Kms and many more...



#### BANKS

- Vijaya Bank - 300 Mtrs
- HDFC Bank - 1 Km
- State Bank of India - 3 Kms



#### RESTAURANTS

- 9<sup>th</sup> Mile Dhaba - 1.6 Kms
- Beijing Bites - 2.4 Kms
- Famous Fast Food & Family Restaurant - 1.8 Kms
- Pizza Hut - 6 Kms

## ARVIND SMARTSPACES – THE LEGACY OF CREATING HAPPY COMMUNITIES

### ARVIND SMARTSPACES

“Arvind SmartSpaces Ltd., a Lalbhai group company, is a steadily rising name in developing lifestyle spaces of quality. We are already on an ambitious drive to change the landscape of realty with approx. 9 million square feet of real estate under development across the country. At Arvind SmartSpaces, the quality of our craft and the joy it brings to your life is a matter of pride for us. That’s why we first believe in delivering impeccable quality and therefore delivering pure joy to our customers. You will see this in the precision of our processes, simplicity of our transactions, truth in our promises and thoughtfulness in everything we build.

Lalbhai Group touches everyday life to bring in that feel of excellence through its Iconic brands and Retail business. Flying Machine, Megamart – The Retail Chain, Excalibur, US Polo, Arrow, Izod, Gant, Nautica, to name a few. The brands we all love so much. And now lifestyle spaces built with the same excellence and founded on the same trust.

Arvind. Enriching Lifestyles”

## OUR OTHER PROJECTS

UPLANDS  
GOLF • LIVING • RESORTS



Disney Inspired Golf Villas,  
Ahmedabad

Arvind | Citadel  
An opportunity for more me-time



Luxury 3 & 4 BHK Apartments  
at C.G. Road, Ahmedabad

beyond five



Weekend Plots & Villas attached to a  
9 Hole Golf Course, Ahmedabad

Arvind  
MEGAPARK



Industrial Sheds & Plots  
in Changodar, Ahmedabad

Arvind  
MEGAESTATE



Industrial Sheds on Naroda Road,  
Ahmedabad

Arvind  
MEGATRADE



Commercial Shopping Complex  
on Naroda Road, Ahmedabad

Arvind  
SPORCIA  
STAY WHERE YOU PLAY



2, 2.5 & 3 BHK Apartments near Manyata  
Tech Park, Bengaluru

Arvind  
expansia



4BHK Apartments & 5 BHK Villas in Mahadevpura,  
Whitefield, Bengaluru

Parishkaar  
2 & 3 BHK  
A JV with DSJF



2 & 3 BHK Apartments at Khokhra,  
Maninagar, Ahmedabad

Arvind  
ALCOVE  
your plan for second life



Weekend Plots near Khatraj,  
Ahmedabad