



Blissful yet bustling.
Expansive yet intimate.
Thoughtful yet indulgent.
Life's a perfect blend.

Century
HORIZON

Representative image



Artist's impression

PRESENTING — Century
HORIZON



Boutique mixed-use development with 'Select 152' residences located at Prime Jakkur - The gateway between old Bengaluru and emergent North Bengaluru.



Development in a 2-acre urban paradise, right on NH 44, at a location primed for explosive growth.



Best-in-class 2 & 3 bed residences, with lavish balconies and large courtyards on ground floors that embrace nature.



1200-acre of GKVK which offer uninterrupted, lush green views.



Grade-A commercial and retail, with a 10,000 sq. ft. Clubhouse.



Emerging landmark address with an upcoming Phoenix Mall and Metro Station.

Life here, is a rare concoction, indeed.

- Strategically located right on NH 44, opp. Jakkur Aerodrome in North Bengaluru.
- Best of both worlds with its quick connectivity to Old Bengaluru (the best destination for shopping, entertainment, fun and leisure) coupled with seamless transit to Kempegowda International Airport (KIA).
- Best road infrastructure in the city including the already operational 6-lane 25 km elevated corridor.
- A buzzing neighbourhood, vibrant social life and thoughtful modern-day conveniences, makes life here a perfect blend of active, intimate and nuanced living.
- Microbrewery at Druid Garden, or weekend shopping at RMZ Galleria, or a leisurely Sunday stroll at the Cubbon Park. Thankfully, all these are just a breezy drive away from your home.



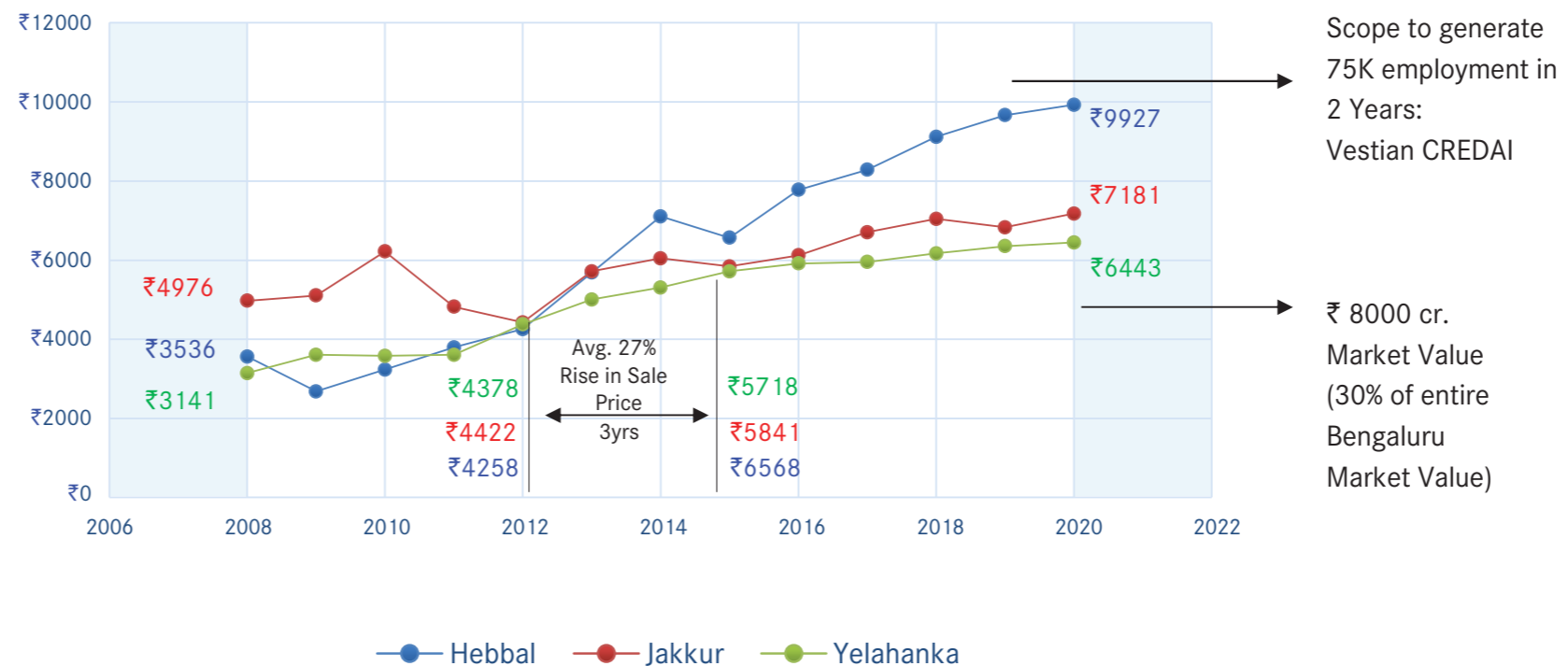
*Map not to scale

North Bengaluru - a location that's rising every moment.

The future of real estate in South India - North Bengaluru is fast emerging as a leading destination for investors and end-users when it comes to commercial and residential spaces.

With its massive public-private partnership projects, the location is getting all geared up to be a future-ready micro-market.

Rising Bengaluru North: Hebbal, Jakkur & Yelahanka



A glimpse at the defining ecosystems being created



BIAL IT Investment Region (ITIR)

12000-acre with 55+ MNCs

₹ 1.67 lakh cr. investment

~ 40 lakh direct and indirect jobs



Bengaluru Aerospace SEZ

Only state with a separate aerospace policy

950-acre including 250-acre SEZ with 56+ companies



Devanahalli Business Park

413-acre park with an investment of ~ ₹16,700 crores over the next 5-7 years

104-acre reserved for aviation, tourism, meteorology and power



International Convention Centre

35-acre of land next to KIA

Targeted at the regional and global business visitor market by Govt. of Karnataka



Peripheral Ring Road (PRR)

₹17,000 cr. infrastructural connectivity marvel

116 km long; 8-lane road to be also integrated with NICE Road



New Metro and Suburban Rail in Hebbal

KR Puram - Hebbal - KIA Terminals (38 km)

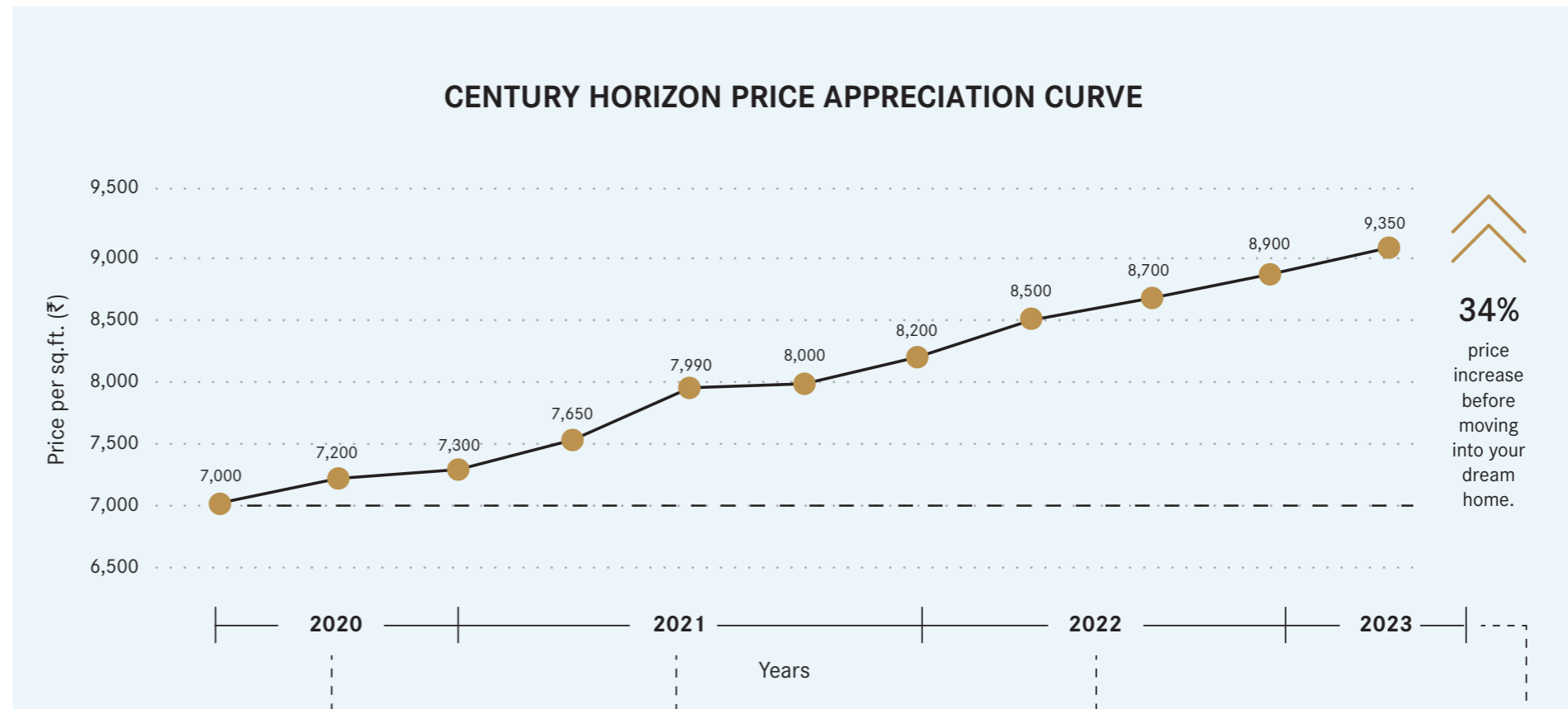
Suburban rail network connecting KIA-KR puram and KSR

Attractive returns, thanks to palatable entry price points.



Representative image

Disclaimer: This estimate is an approximation and is not guaranteed. The estimate is based on secondary sources.



- 2020**
- Initiation of work on alternative expressway to KIA
 - Phoenix Mall initiates construction - The largest in North Bengaluru ~ 1.8 mn sq.ft.
 - Metro connectivity to KIA work starts

- 2021**
- KIADB getting operational
 - PRR work commences
 - Bengaluru to have suburban railway system

- 2022**
- PRR integration with NICE Road
 - Organic price hike attributable to development construction progress
 - Downtown 1.7 mn sq.ft. of Grade A commercial to be delivered along with Godrej at 2 kms away
 - 2.25 mn sq.ft. of Commercial with ~ 3 lacs jobs to be ready

- 2023**
- 50% of proposed 25 mn sq.ft. of commercial spaces delivered

15 million sq.ft. of commercial planned by Century Real Estate with potential of 2 lakh jobs in the next 5 years

10 million sq.ft. commercial under development in the vicinity

Buzzing neighbourhood with Grade-A Developers dotting the skyline

Located at the inflection point of explosive growth

Boutique development: 'Select 152' lifestyle abodes in a close-knit community of like-minded people

Unmatched Connectivity

- Opposite to upcoming Jakkur Metro Station
- Proposed PRR with ₹17,000 crore investment minutes away from Century Horizon
- Strategically located halfway between CBD and Kempegowda International Airport

Rooted in Nature

- Adjacent to 1200-acre GKVK
- Close to 3 pristine lakes of North Bengaluru – Jakkur, Allalassandra and Puttenahalli Lakes

Best of Social Infrastructure

- Proposed Phoenix Mall - the largest in North Bengaluru (~1.8 million sq.ft.) just 500 meters from Century Horizon
- Malls - RMZ galleria
- F&B: Druid Garden, Barbeque Nation, Onesta
- Prominent Schools – Mallya Aditi, Vidyashilp Academy
- Healthcare - Aster CMI, Columbia Asia



Unparalleled Connectivity



Exciting Recreation Avenues

**Everything
that you need.
Everything
that you desire.**

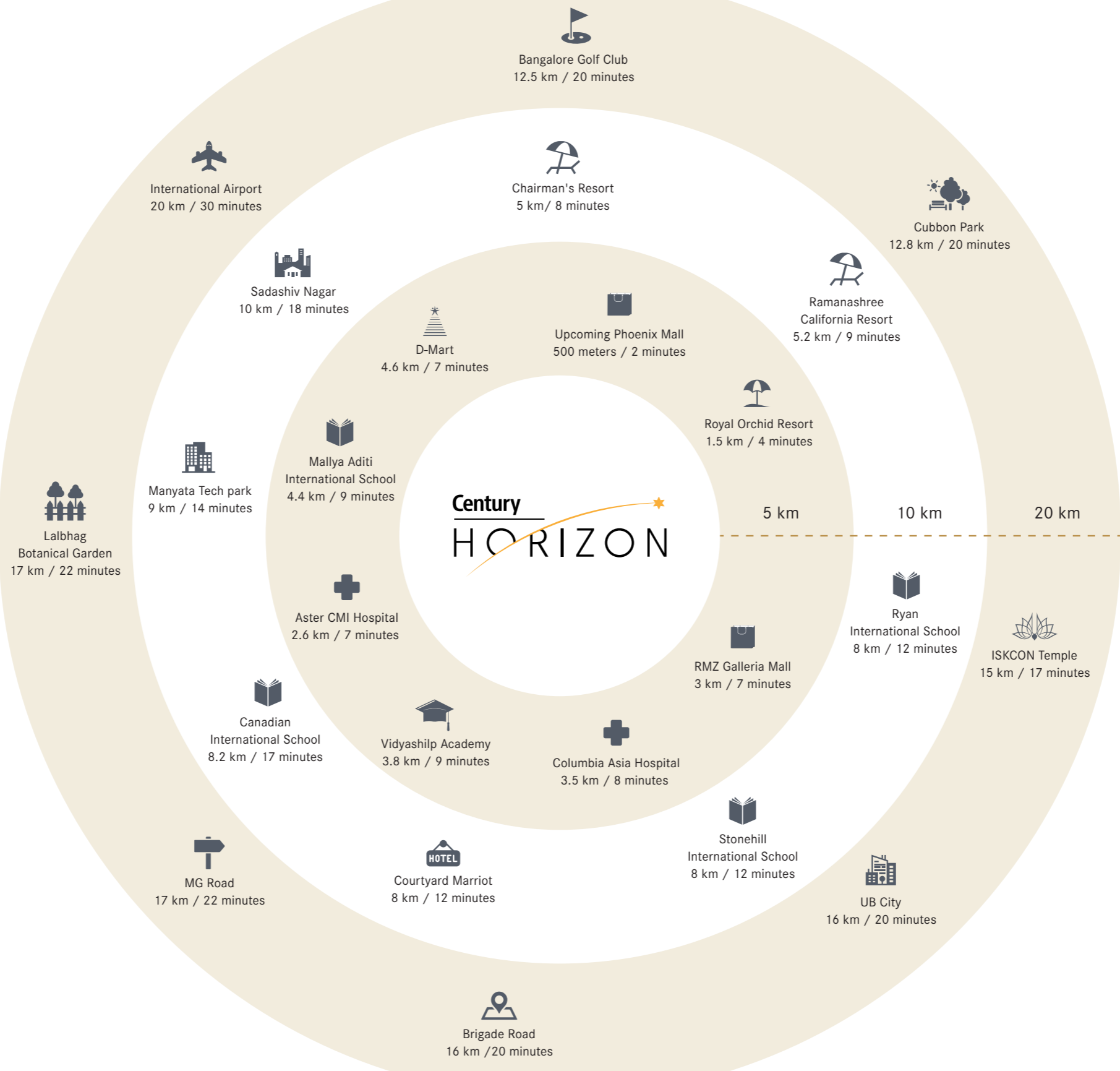


Buzzing Entertainment Zones



Vibrant Education Facilities

Century
HORIZON



A perfect fusion of comfort, conveniences and crafted lifestyles.



Representative image

- Skyline of North Bengaluru that can be seen from the front side - bustling city views.
- Skyline of North Bengaluru that can be seen from the balconies - GKVK and adjacent plantation views.



Impressions that are truly eternal.

A double-height grand entrance lobby to welcome you.



Artist's impression

Whisper-soft elevators.



Artist's impression

Your oasis of happiness, just the way you like it.

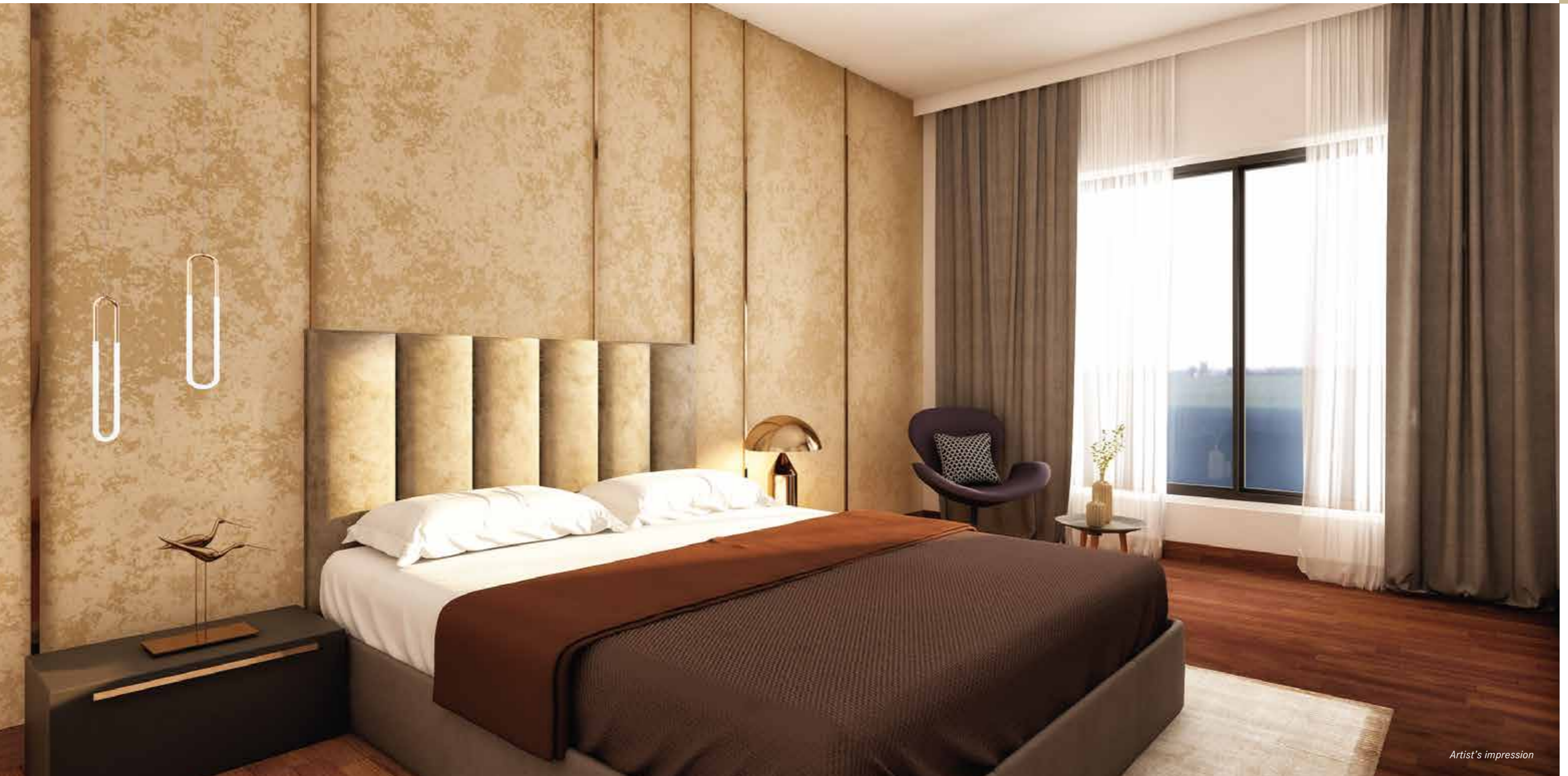
Impeccable space utilization by meticulous zoning of common and private areas, thereby creating an exclusive family zone.



Artist's impression

Cozy spaces which are straight out of your dreams.

Spacious master bedroom with laminated wooden flooring and sufficient storage.



Artist's impression

Bring out the Masterchef in you.

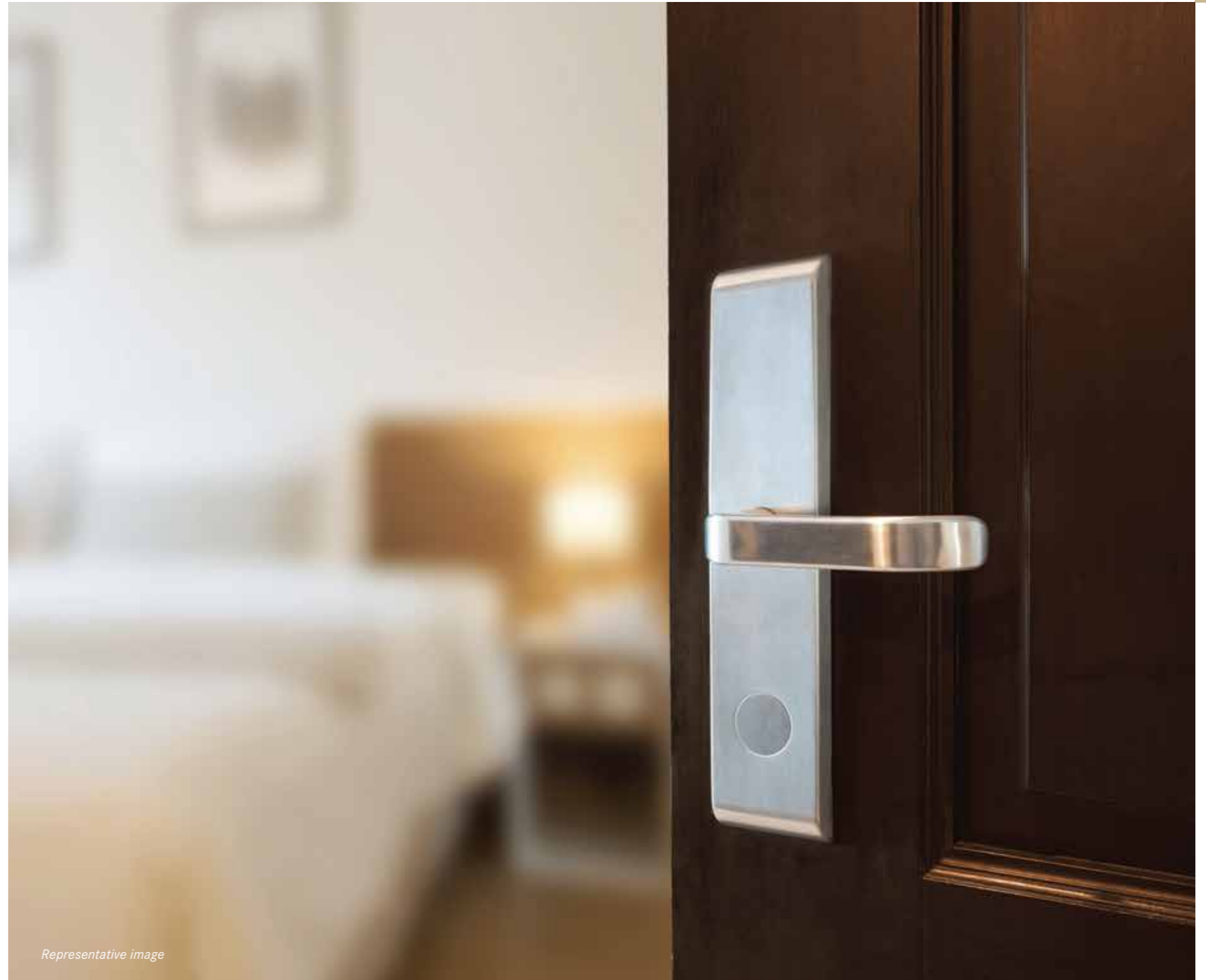
Thoughtfully-designed kitchen with a large utility area that fuses functionality and aesthetics.



Artist's impression

Being safe - a feeling that never leaves you.

Features like smart lock for the main door and video door phone, gas leak detectors in every kitchen.



Love the balcony life or embrace
the private courtyards.
Choice is yours.

Expansive balconies to indulge in the breathtaking views of GKKV on select floors, or large private courtyards on ground floor units to enjoy a Sunday family brunch or a close-knit party.



Your own little paradise of greenery



Outdoor reading niche for booklovers



Deck for all your get-togethers



Yoga deck for morning rejuvenation

Experience clutter-free indoor living.

High-quality windows and sliding doors ensuring reduced noise and external disturbance.



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Breathe fresh air.

Surrounding lush greenery and natural ventilation ensures better AQI.



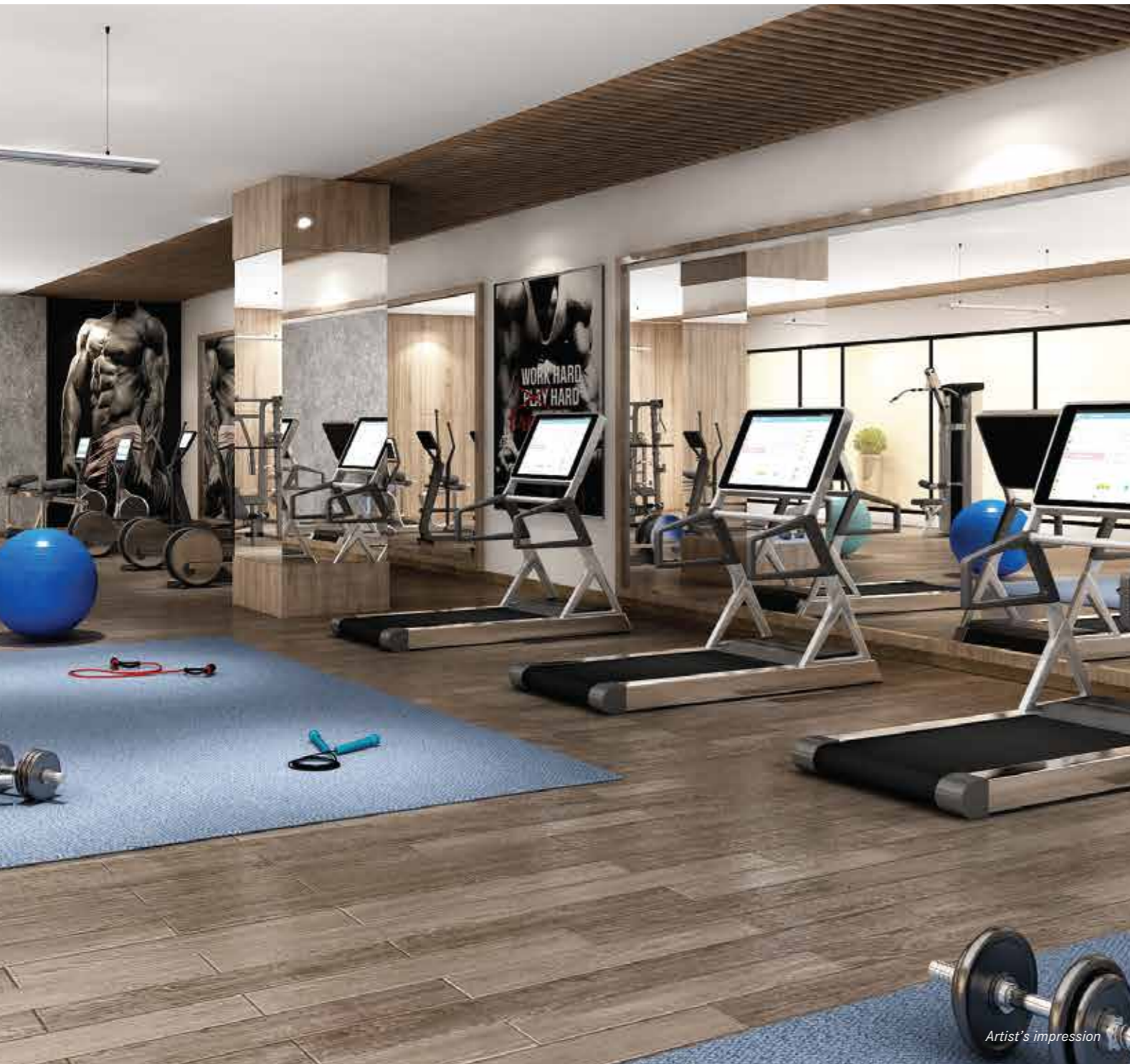
An azure joy awaits you.

Have a refreshing swim in the temperature-controlled indoor pool or host a party at the state-of-the-art banquet hall with a capacity of 120 people.

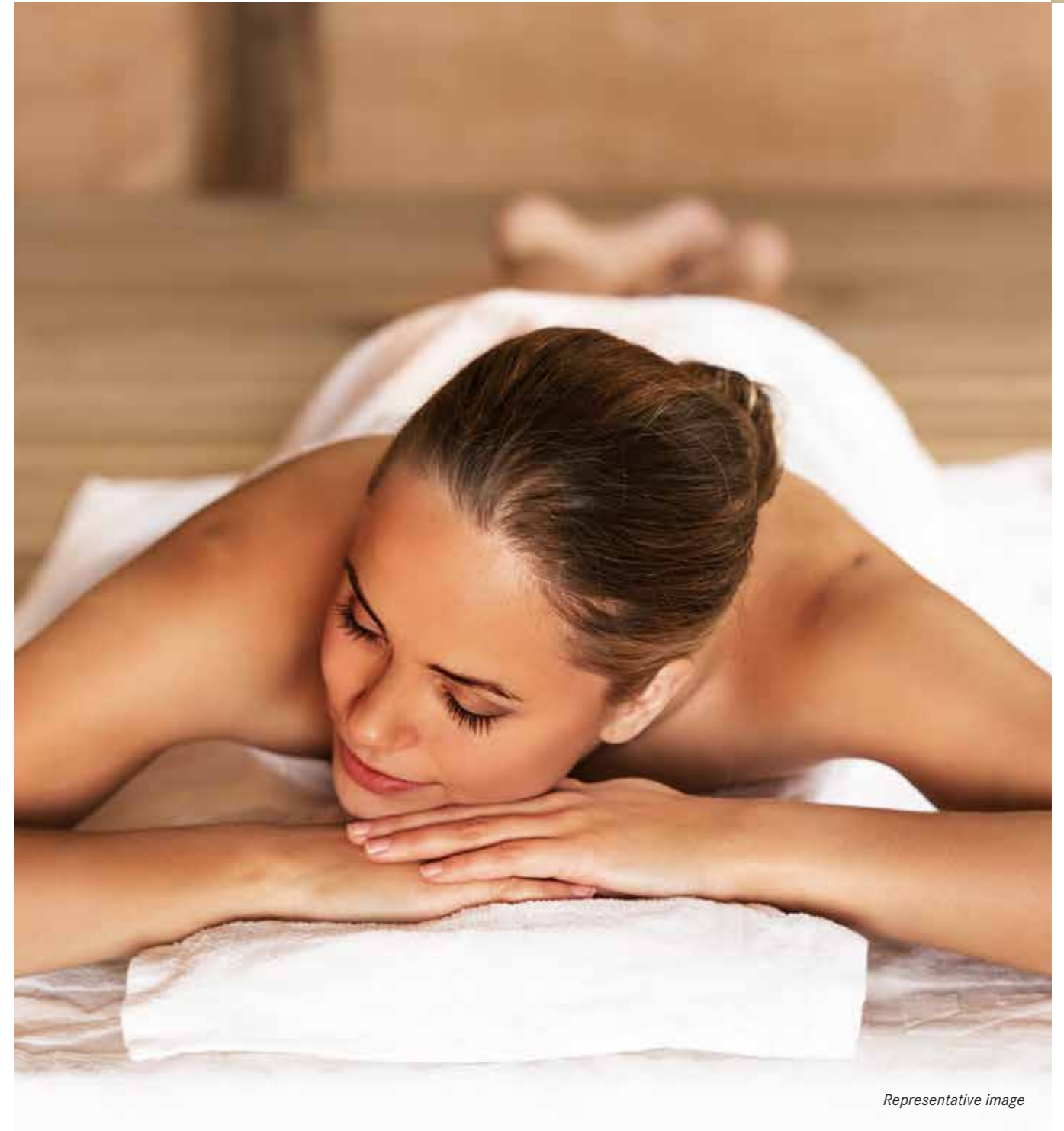


There's never a dull moment.

The club is the ideal place for all your leisure and recreational activities. Whether it's a game of chess or chiseling your body in the fully-equipped gym. Or simply, enjoying steam and sauna.



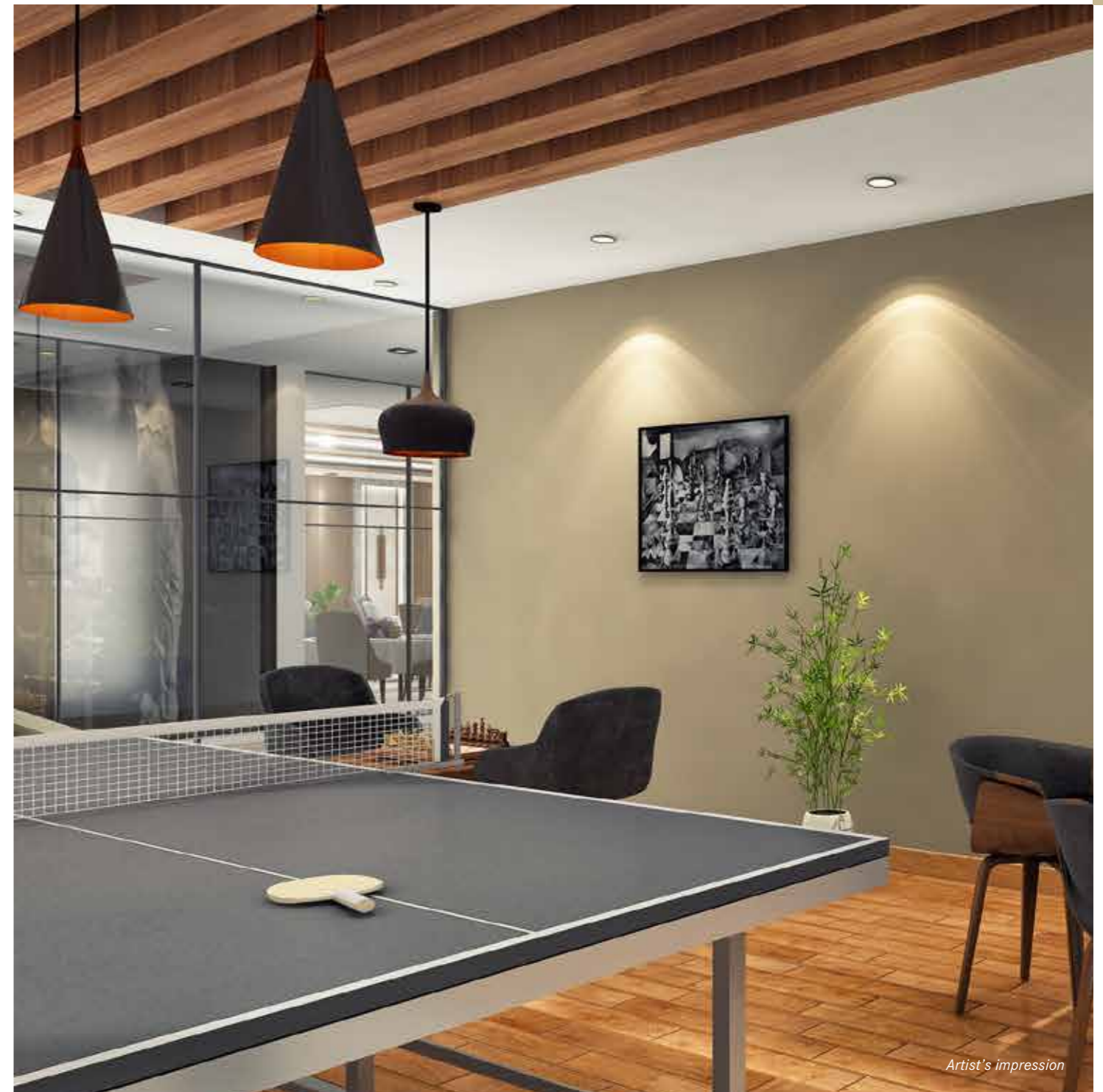
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Play your best strokes.

~900 sq.ft. games room with Billiards and Table Tennis.



Be part of a water-conscious community.

- Water recycling and sewage treatment reduces freshwater consumption.
- Aerators for water fixtures for better water efficiency.
- Rainwater harvesting.



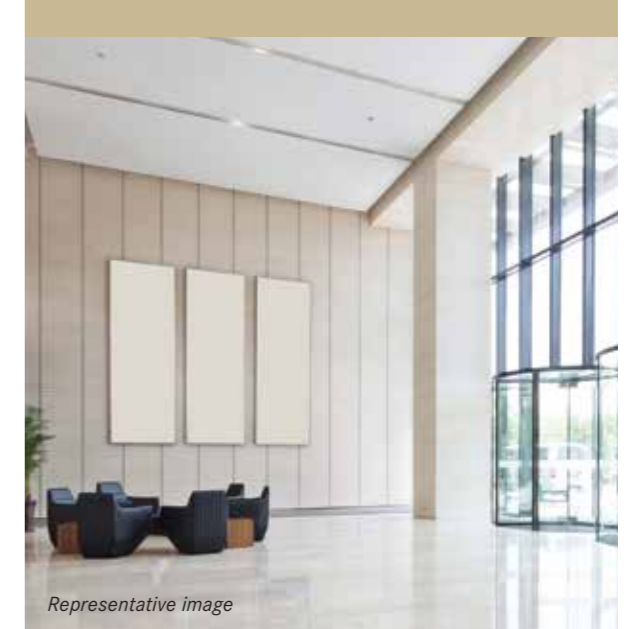
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G+6 commercial tower offering signature offices & retail spaces.



Designed for modern businesses at North Bengaluru's emerging business destination

- Space for rooftop cafeteria/restaurant
- Double-height entrance lobby with granite flooring
- Ground and 1st floor retail space with direct access through double-height lobby
- 4 upper levels of office spaces with balconies
- Flexibility to convert layouts from a single large space to smaller spaces and vice versa.
- Flexibility to have a single tenant across multiples floors or individual tenant
- 2 dedicated elevators and staircases
- 100% automatic backup system
- Heat and smoke detectors



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