



Representative Image

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— | LAUNCHING | —

Century HORIZON

A beautiful blend of lifelong green views, unmatched connectivity and undisputable investment.

A 2-acre mixed-use development with '152 select' best-in-class 3-bed residences and select 2-bed residences, a swanky commercial complex, and a retail niche – strategically and conveniently located right on the National Highway 44, Bellary Road, Jakkur.

A thoughtfully-designed boutique community in one of Bengaluru's most promising emergent micro-markets. With a plethora of infrastructure projects in the pipeline, access key social and commercial establishments within minutes from your doorstep.

Prime Jakkur, the gateway between old Bengaluru and emergent North Bengaluru

Boutique mixed-use development

Ultra spacious 3-bed homes with large balconies

Limited period, customized payment plan

3 BHK: ₹ 1.4 cr | Select 2 BHK: ₹ 1 cr

It's simply the most unmissable opportunity towards a **nuanced** yet active **lifestyle**.

Close to the airport, entertainment hotspots, business districts, healthcare and education institutions.

Invest in the epicentre of North Bengaluru - Jakkur.

The Hebbal-Yelahanka belt is poised to become the next new business district of Bengaluru. Proximity and seamless connectivity to Kempegowda International Airport (and thus domestic and international transit) has transformed it into a hotspot for growth and investment opportunities. The swift rise in the number of MNCs and corporate offices that have shifted to North Bengaluru in the recent past have given unmatched momentum towards turning North Bengaluru into a superlative business district, with Grade A residential options.

With world-class educational, healthcare, shopping, and even leisure and recreational infrastructure already in place, a home at Century Horizon is all you need for a fulfilling and comfortable life.



Century
HORIZON
LIMITLESS LIVING

Artist's impression



Strategically located, at prime Jakkur, at the inflection point for explosive growth



Mixed-use development: '152 select' residences with Grade A commercial and retail niche



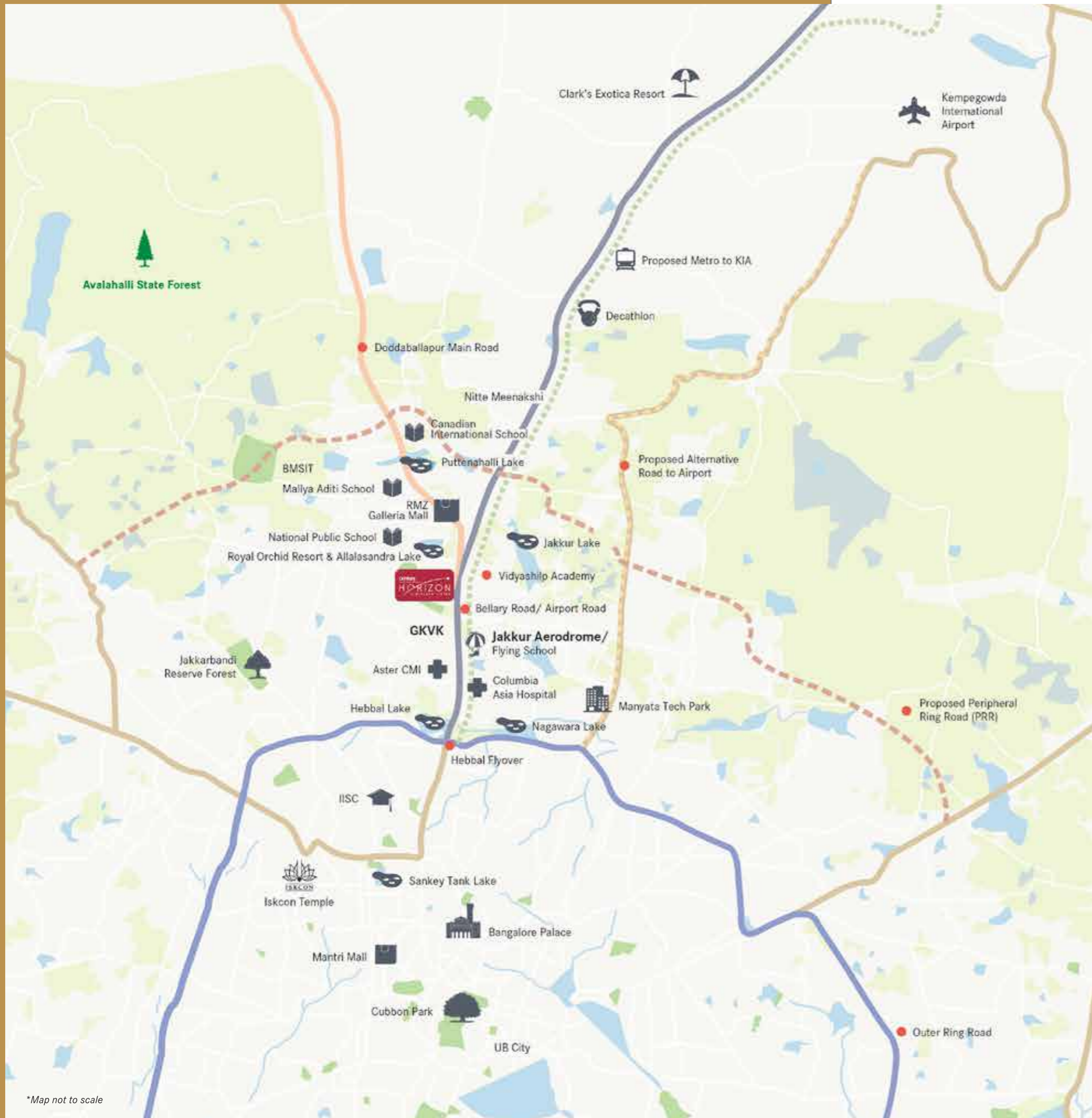
Well-designed homes with large balconies



Thoughtfully designed for intimate living



Boutique development with 10,000 sq.ft. clubhouse



*Map not to scale

Jakkur – driving North Bengaluru on an exponential growth curve.

Life at the cusp of North Bengaluru:

The best of both worlds – quick connectivity to Old Bengaluru - the best destination for shopping, entertainment, fun, and leisure coupled with seamless transit to Kempegowda International Airport (KIA) has ensured North Bengaluru outshining and gaining prominence over its South and East counterparts.

North Bengaluru already has the best road infrastructure in the city including the 6-laned 25 km elevated corridor already operational. Apart from that, a plethora of amenities offer a smart, convenient lifestyle.

And, of course, should you wish to hop over to the microbrewery at Druid Garden, or a spot of shopping at RMZ Galleria, or go for a leisurely Sunday stroll at Cubbon Park – all these are just a breezy drive away from your home.

Excellent social infrastructure.

Proximity to leading health and educational institutions such as Stonehill International School, Vidyashilp Academy, Canadian International School, Ryan International School, Trio World Academy, Padukone-Dravid Academy, Columbia Asia Hospital & Aster CMI Hospital.

Everything that a good life calls for. Just a short distance away.

Upcoming Phoenix Mall
500 meters / 2 minutes



RMZ Galleria Mall
3 km / 7 minutes



Columbia Asia Hospital
3.5 km / 8 minutes



Vidyashilp Academy
4 km / 7 minutes



Ryan International School
6 km / 10 minutes

Sadashiv Nagar
10 km / 18 minutes



Manyata Tech Park
12 km / 25 minutes

Bangalore Golf Club
12.5 km / 20 minutes



Cubbon Park
12.8 km / 20 min

International Airport
20 km / 30 minutes



Best-in-class 3-bed residences

#Lovethebalconylife

Decked with large balconies and uber-sized living and dining spaces, Century Horizon is meticulously curated for an intimate, comfortable lifestyle in a well-integrated boutique development.



Representative image

Century Horizon offers a pristine, beautifully-integrated lifestyle for discerning families. At a rather strategic point right on National Highway 44, Century Horizon offers a bouquet of '152 select' residences, a well-anointed 10,000 sq.ft. Clubhouse, a swanky commercial and retail plaza, and curated landscapes and greens. The lifestyle of a burgeoning residential and commercial district and the quiet, peaceful environs with a stately charm. Here, all your social, recreational, and fitness needs are met, all within walking distance.

Picture a 7 storey commercial complex with an integrated clubhouse and homes with balconies overlooking the undisturbed greens as also some of the most bustling streets of North Bengaluru. A rooftop café for that quick getaway and like-minded neighbours to spend a fine weekend with. Life at Century Horizon is impeccable. Your 3-bed home featuring large living and dining rooms and luxuriously large balconies – ushers in the light, breeze, and positive energy all through the day.

A thoughtfully-curated lifestyle for the chosen few.



Taking luxury to the next level

Enter gracefully through an elegantly designed entrance as you are cordially welcomed into your oasis of luxury. Thoughtfully curated lush greens at the entrance and the soothing water feature give residents an atmosphere of cool serenity. The double-height lobby is carefully designed to bring the best in detailing. All envisioned to transport you to a better, more idyllic world.

An azure joy awaits you

No matter where you dive, the pool is where joy runs deep. Come, experience a temperature-controlled indoor swimming pool that is immaculately designed for both adults and children for a refreshing swim any time of the day.



Where recreation is routine

The club is the ideal place for all your leisure and recreational activities with family or friends. Be it indulging in a game of chess or chiselling your body into perfection in the fully-equipped gym.

For the social bee

Aesthetically designed with state-of-the-art facilities, the multipurpose hall with a seating capacity of 120 people is the perfect destination where you can be the host for the night of festivities with the extended family or a business conference.



Play your best strokes

Never give up until the last ball falls. Be it a game of billiards or game of life. Our 1500 sq.ft. game room with Billiards and Table Tennis engage you in the competitive and fun spirit of sports.

Live well. It's the least we ought to do.

Presenting best-in-class 3-bed residences.
And of course, select 2-bed homes. A rather nuanced lifestyle.



Representative image

Love the balcony life

Extra-large and wide balcony deck not only functions as an extension of your living space but gives you a niche to savour the stunning city's skyline or create memories every evening with your loved ones. From gorgeous green gardens, to an outdoor reading niche, to a library or even a delectable bar - spacious decks offer a multitude of options as a natural outdoor extension of your home.

Designed to delight

The meticulous design of the individual apartments allows the interiors to be soaked in natural light during the day. Steady cool breeze 24/7 is ushered in, thanks to the layouts' ingenious cross-ventilation features. With zero dead spaces and maximum space utilization, homes at Century Horizon offer very high functionality, with thoughtfully efficient layouts.

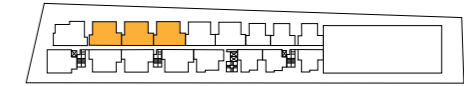
Unit Nos.: 007, 008, 009, 107, 108, 109, 207, 208, 308, 309, 407, 408, 409, 507, 509, 608, 707, 708, 709, 807 & 809

- Kitchen with attached utility to suit your modular requirements: Double-sided counter with adequate overhead storage
- 111 sq.ft. expansive balcony deck to indulge in breathtaking views of GKVK
- Units with excellent cross-ventilation and lighting

3 BEDROOM (TYPE-C)

| Description | Area in sq.ft |
|---------------|---------------|
| Saleable Area | 1667 |
| Carpet Area | 1187 |

(Unit Carpet Area 1076 sq.ft. + Balcony Area 111 sq.ft.)



- 100% Vaastu compliant homes
- Main entrance with distinct foyer adding privacy to living space
- Meticulously planned unit separating private and common space

Where life begins and love never ends

Your living area is designed to create an exclusive family zone with just the right space. Meticulous zoning of common and private area inside your home invokes a sense of comfort and privacy. Passage leading to bedrooms are designed to ensure minimum wastage of space.



Artist's impression



Artist's impression

Everything starts with a dream

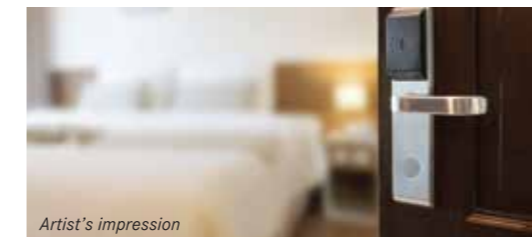
Truly pamper yourself in the spacious master bedroom with laminated wooden flooring and sufficient storage spaces. Be it Vaastu or aesthetics, we got everything covered so you can unwind with a smile.

Heart of every home

The kitchen within your home fuses functionality and aesthetics with a double granite counter giving you more space and overhead storage. Every meal prepared here is sheer joy.



Artist's impression



Artist's impression

A secure environ for your loved ones

Your security is paramount, the latest and cutting-edge smart home features like smart lock for the main door and video door phone, gas leak detectors in every kitchen - create a home where you feel secure.

Intelligently designed for maximum privacy and utmost comfort

- Units designed to ensure maximum natural light and ventilation.
- Close to offering a warm community living feel - yet nearly-isolated units with minimum common walls giving the privacy you deserve.
- Individual access to residential and commercial towers, both pedestrian and vehicular.
- Separate entries for basement parking. Residential and commercial vehicles do not mix.
- Vaastu-compliant design with no south-facing unit or north bedheads.

Experience
sustainable and responsible living.



- Water-conscious community - A precious gift for generations to come. Water recycling and sewage treatment - a dual flushing system for toilets ensure recycling of greywater and significantly reduces freshwater consumption. Aerators for water fixtures reduces consumption and promotes better water efficiency. Rainwater harvesting ensures recharging of groundwater.
- Clutter-free indoor living - High-quality windows and sliding doors ensure reduced noise and external disturbance
- Air Quality - Ample greenery & natural ventilation ensure better air quality

Invest now – reap benefits before your home is ready.

The future of real estate in South India - North Bengaluru, more than a destination for investors and end-users alike, with mammoth public-private partnership, preparing towards a future-ready micro-market. Availability of land banks, green neighbourhoods and projects catering to all income groups are driving the residential market of North Bengaluru.

Accounting for 30% of the market value of Bengaluru, the region is poised to witness a steady inflow of migrants, increase in office and residential space and creating an estimated 1.5 million jobs in the next decade.

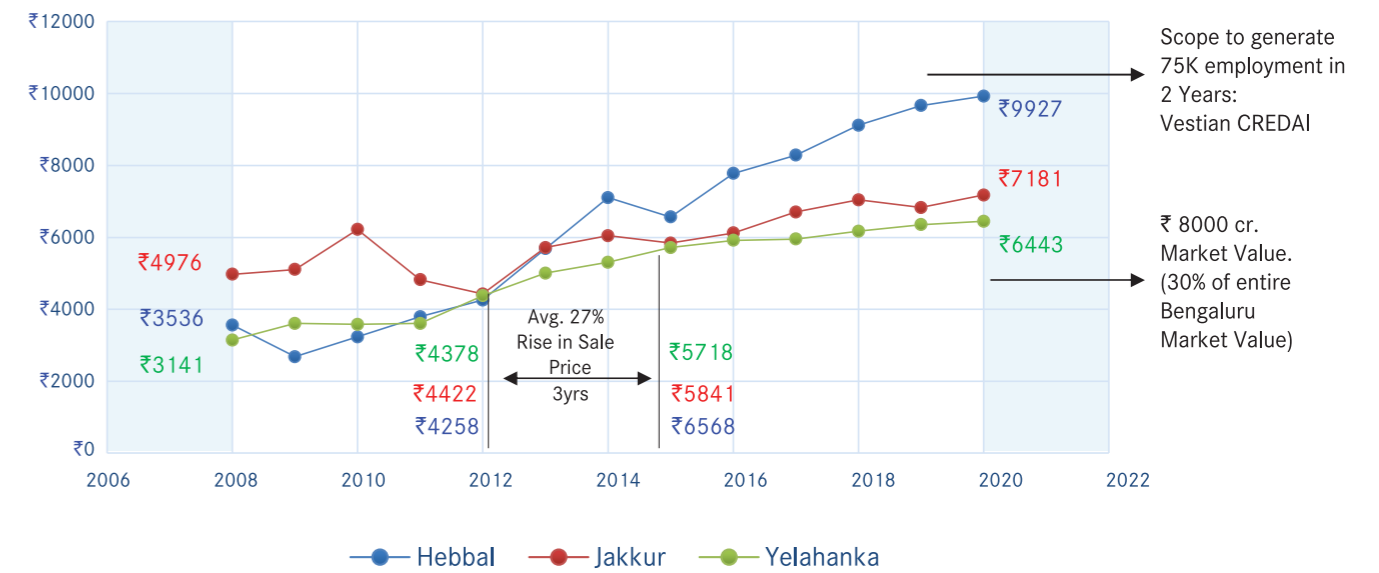
The fastest-growing airport in the world - Kempegowda International Airport (KIA) with an expected footfall of 50 million by end of 2022 and plethora of infrastructure projects planned in this region is playing an important role in making North Bengaluru the country's first aerotropolis.

Rising Bengaluru North: Hebbal, Jakkur & Yelahanka



Representative image

Rising North Bengaluru



Bengaluru North : Social Infra starts developing (Nascent Stage)

- 2001:** Manyata Tech Park operationalized: spreading over 300 acres of land
- 2002:** ORR Connecting Hebbal and Marathahalli becomes operational
- 2005:** Construction of Kempegowda International Airport (KIA) begins

Bureaucracy goes into planning mode

- 2010:** DPR for Phase 2 Namma Metro to connect Nagawara in the North to Gottigere in South via underground tunnel
- 2011:** Conversion of 4 lane road into 22km 6 Lane Elevated expressway from Hebbal to Kogilu cross planned
- 2013:** Yelahanka - 3rd Terminal for Southwestern Railways after KSR and Cantonment
- 2014:** Silk Board to Hebbal Metro line gets green nod and stations are finalised

Visible changes seen on the ground

- 2015:** Land Acquisition for PRR begins connecting NICE Road to Hosur Road - Cutting through Doddaballapur, Bellary and Thanisandra Main Road
- 2015:** KIADB gets approval of 950 Acre Aerospace Park with 250-acre SEZ near Devanahalli (Devanahalli Business Park)

The Second Wave

- 2016:** Feasibility study of Bengaluru suburban rail completed connecting Rajankunte in North to Helalige in South
- 2017:** Airport Link Metro line Nagawara-Hebbal-Yelahanka-Doddajala gets fast tracked on public demand and to commences before Phase 3

The Improvisations

- 2018:** PPP Model to be implemented in 50 sq km BIAL ITIR with potential of ₹ 1,50,000 cr. investment
- 2019:** Testing of new terminal of KIA completed

Comparative Grid: Air and Noise Pollution*

| Air quality levels (AQI) | Indiranagar | Whitefield | Marathahalli | MG Road | Koramangala | Jakkur |
|--------------------------|-------------|------------|--------------|---------|-------------|--------|
| Ammonia | 7.2 | 16 | 13.8 | 9.6 | 11.8 | 4.01 |
| Carbon Monoxide | 0.75 | 2.5 | 1.75 | 1.3 | 0.9 | 0.2 |
| Nitrogen Dioxide | 26.7 | 31 | 29.4 | 25.9 | 26.2 | 22.4 |
| Sulphur Dioxide | 8.2 | 10.6 | 9.2 | 8.5 | 8.9 | 6 |
| Ozone | 0.6 | 1.5 | 1 | 0.75 | 0.5 | BDL |

| | Indiranagar | Whitefield | Marathahalli | MG Road | Koramangala | Jakkur |
|---------------------------------------|-------------|------------|--------------|---------|-------------|--------|
| Noise Monitoring Conducted level (db) | 58.1 | 63.9 | 61.8 | 63 | 66.3 | 51.6 |

Source: Data as on November 2017

Source: Knight Frank Report, Govt Notifications, Magicbricks

Rising North Bengaluru – a growth story to reckon with



Representative image

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.

A look at the defining ecosystems being created:

BIAL IT Investment Region (ITIR)

- 12000-acre with 55+ MNCs
- ₹ 1.67 lakh crores investment
- Employment ~ ₹ 40 lakh direct and indirect

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 crores PRR
- 116 km long; 8 lane
- To be 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

Reasons to invest in Jakkur:

- Strategically located halfway between CBD and Kempegowda International Airport (KIA)
- Proximity to Thanisandra and Hennur Main road – giving access to Northeast Bengaluru’s employment hotbeds
- Epicentre of proposed infrastructure – alternate route to KIA, suburban rail and proposed metro
- Well connected through ORR, railway and road (BMTC) network 8-lane Bellary road to address enhanced vehicular traffic
- Allalasanra Lake and Puttenhalli Lake enhancing the independent ecosystem
- Large green zones with GKVK and Avalahalli reserve forest

About Century Real Estate

A legacy of 5 decades - harnessing the past,
defining the present and creating the blueprint for the future.

- One of the most respected and trustworthy names in the Indian real estate industry.
- Over 3,000 acres of land bank, with massive development potential.
- Over 20 mn. sq.ft. of quality residential and commercial assets under construction.
- Multiple executed partnerships across quality housing and commercial spaces for thousands of Bengaluru residents, over the last 4 decades.

