



AN INVITATION TO AN EXTRAORDINARY LIFESTYLE
IS NOW IN YOUR HANDS.

It is said that truly extraordinary possessions cannot be bought with money. Like cherished dreams and unconditional love, the most beautiful and inspiring things come to us as a privilege.

These are experiences that one is invited to have.

You now hold such an invitation in your hand...

An invitation to live the life that only a select few will be privy to.

Come, discover a truly sublime lifestyle.

And homes that exemplify both luxurious space and thoughtful design.

Discover the sheer joy of living in a serene yet cosmopolitan area.

Your boutique luxury home at BHADRA LANDMARK - Jayanagar, awaits you.



THE CHARM OF OLD BENGALURU. THE CRACKLE OF A COSMOCITY.

BHADRA LANDMARK – Jayanagar, is located in one of South Bengaluru's most coveted neighborhoods.

Basking in old Bengaluru charm, Jayanagar is also a hot favorite of the nouveau riche, who love its

vibrant cosmopolitan culture. From lush beautiful parks and broad tree-lined roads, to a variety of

dining, shopping and entertainment hotspots... Living in BHADRA LANDMARK at Jayanagar 4th Block,

means you are always close to the places that matter.



BHADRA LANDMARK

JAYANAGAR





AN ISLAND OF LUXURY AMIDST A SEA OF CONVENIENCES.

Its fabulous location gives the elite residents of BHADRA LANDMARK – Jayanagar, convenient access to a host of amenities and destinations. Educational institutions, healthcare facilities, workspaces & business hubs, shopping & entertainment hotspots, hotels, places of worship, etc. Everything you and your family desire for a comfortable life is located merely minutes away from your home.

- Located in Jayanagar 4th Block
- Opposite Brindavan Park
- 0.2 km (5 minutes' walk) from Jayanagar Metro Station
- 2 km (5 minutes' drive) from Lalbagh, Basavanagudi & JP Nagar
- 3 km (Less than 10 minutes' drive) from Koramangala
- 5 km (15 minutes' drive) from City Railway Station
- 6 km (20 minutes' drive) from MG Road, Vidhana Soudha & Cubbon Park





ALL THE SPACE FOR YOUR DREAMS TO BLOOM

At BHADRA Group, we know that space is the canvas that every luxurious work of art needs. And every home at BHADRA LANDMARK – Jayanagar, is precisely that – a work of art. Thoughtfully designed and carefully built, each home here is spacious and beautiful.

Every nook reflects remarkable attention to detail.

Every aspect is perfectly done.

Every feature, be it the walls, windows, doors, floors, fixtures & fittings... everything is top class.





THE ART OF SMART.

Every home at BHADRA LANDMARK – Jayanagar, is a smart home. A range of contemporary AI-based devices add to the safety and convenience of the residents. These smart gadgets offer automatic control of several home functions. Making your home safe, energy-efficient and sophisticated. These homes come with automatic and customizable controls for lighting, temperature control and safety systems.

Your BHADRA LANDMARK home offers you spacious living & dining areas, large & airy bedrooms, a flood of natural light and excellent cross-ventilation. A perfect space for your family to feel comfortable and safe, and a perfect home to create cherished memories to last a lifetime.

Super Built-up Area:

- 4 BHK: 4000 sq ft
- 3 BHK: 2000 sq ft



The design philosophy brings alive our commitment to sustainable living while being respectful of nature and our customers too. Thoughtful use of space, lighting and architectural ideas make BHADRA LANDMARK – Jayanagar, a delightful and a comfortable living space.

Every home, at BHADRA LANDMARK – Jayanagar, is designed to be distinctive and classy. Great forethought has gone into making your future home both a haven of peace and a vibrant community that offers you a slew of luxury features.







CLUB BLJN

A classy, private club for the residents.

Perfectly curated space for work, well-being and leisure.

Includes a fully-equipped Gym.

Includes 'work hubs' to make WFH a quiet, and efficient experience.

Includes a dedicated business centre for offline & online meetings.

LA INFINITY

A roof-top infinity pool with a relaxing pool deck.

Designed to make swimming a beautiful, surreal experience.

AURUM

A gold-class home theatre with luxe recliner seats.

Large screen to enjoy entertainment shows, sporting events and movies.

GAME ZONE

An indoor games zone with a pool table, foosball and a range of board games.

A dedicated kids' study zone and play area are also included.

SKY GARDEN

A curated, beautiful terrace garden.

A relaxing ambience for residents to enjoy themselves.

Ideal space for activities like yoga & meditation.



**BHADRA
LANDMARK**
J A Y A N A G A R

SITE PLAN

1. ROAD
2. FOOTPATH
3. ENTRY/EXIT
4. SERVICE AREA
5. TERRACE GARDEN
6. POOL DECK AREA
7. INFINITY POOL
8. BRINDAVAN GARDEN

LOCATION PLAN



AMENITIES CLOSE TO BHADRA LANDMARK - JAYANAGAR.

EDUCATION

Greenwood High Pre-School
National College
RV Girls High School
Good Shepherd School
JSS Pre University College
Jain College

HEALTHCARE

Aster CMI Hospital
Sagar Hospital
Manipal Hospital
Cloudnine Hospital
Jayadeva Hospital
Apollo Multi-specialty Hospital

WORSHIP

Sri Raghavendra Swamy Mutt
Sowkar Ganesha Temple
Bhavanishankara Temple
Ragigudda Sri Prasanna Anjaneyaswamy Temple
Christha Prabhalaya Epiphany Church
Sri Dharmanath Shwetambar Jain Temple
Eidgah & Masjid-4th Block

SHOPPING / ENTERTAINMENT

Jayanagar 4th Block Shopping Complex
Bangalore Central Mall
The Forum Mall
Vega City Mall
Gopalan Innovation Mall

HOSPITALITY

La Marvella
Pai Viceroy
The Royal Comfort
The President Hotel
Lilac Hotel

LANDMARKS

Ashoka Pillar
Ranadheera Kanteerava Park
Tornadoes FC & Academy
Kittur Rani Chennamma Stadium
NIMHANS Heritage Museum

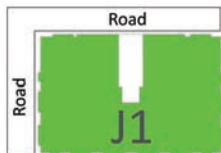
Scan to explore



BLJN / Floor Plan - J1



KEY PLAN



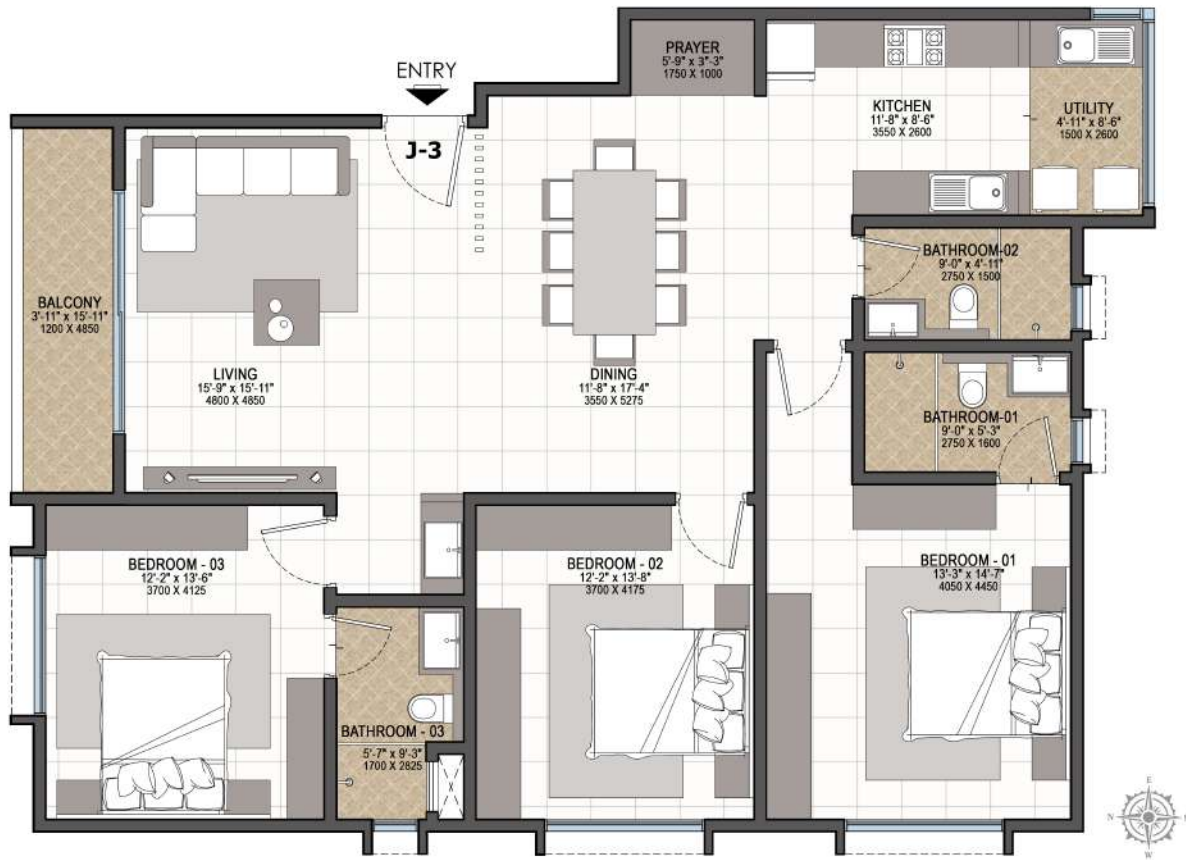
BLJN / Floor Plan- J2



KEY PLAN



BLJN / Floor Plan - J3



KEY PLAN



ARCHITECTURAL / CIVIL SPECIFICATIONS

STRUCTURE

- Stilt + Ground + Upper Floors
- RCC Shear wall & Flat slab system

FOYER / LIVING / DINING / BEDROOM

- Superior quality Vitrified flooring and skirting
- Plastic emulsion paint for walls and ceiling

BALCONIES / UTILITIES

- Superior quality antiskid ceramic tile
- Flooring and skirting Granite coping for parapet / Mild steel handrail
- Plastic emulsion paint for ceiling
- All walls external grade textured paint

KITCHEN

- Superior quality Vitrified flooring and skirting
- Plastic emulsion paint for walls and ceiling

TOILETS

- Superior quality antiskid ceramic tile flooring
- Superior quality ceramic wall tiling
- False ceiling with grid panels
- Granite vanity counters in all toilets

JOINERY (MAIN DOOR / BEDROOM DOORS)

- Frame -Timber
- Architrave -Timber
- Shutters - with both side masonite skin

TOILET DOORS

- Frame -Timber
- Architrave -Timber
- Shutters with masonite skin outside and laminate inside

CAR PARKING

- Covered car parks

LIFT

- One lift of reputed make

OTHER DOORS AND WINDOWS

- All other external doors to be manufactured in specially designed aluminum extruded frames and shutter with panels
- Heavy-duty aluminum glazed sliding windows made from specially designed and manufactured sections

STAIRCASE

- Granite for treads & risers
- Ceramic tile dadoing for walls
- Plastic emulsion paint for ceiling

COMMON AREAS

- Granite flooring in lobby
- Superior quality ceramic tile cladding up to ceiling
- Plastic emulsion paint for ceiling
- Granite coping for parapet/MS handrail

PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings of reputed make in all toilets
- Geyser provision in all toilets

ELECTRICAL WORKS

- Split AC provision in living room and all bedrooms
- BESCOM power supply: 5KW 3 Phase
- 100% power backup for common area facilities & 3 KW for each Apartment
- Exhaust fans provision in Kitchen and toilets
- Television point provision in living room
- Telephone & wifi points provision in living room

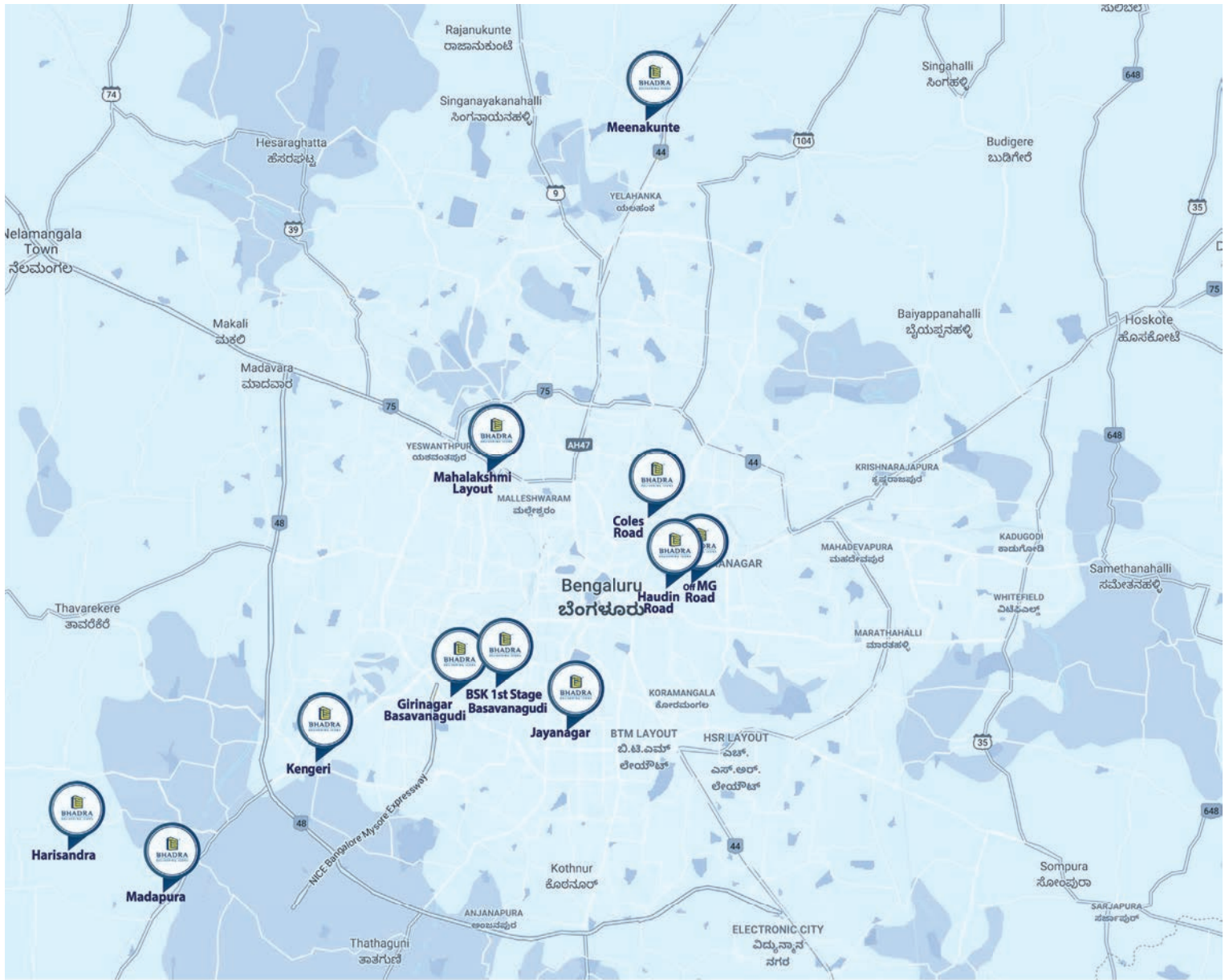
Project Approved By



Approvals from
all Major Banks



OUR PROJECTS



Map not to scale. Locations are approximate.

BHADRA HOMES LOCATOR

New launch

- Jayanagar | 4th Block, Bengaluru
- Jayanagar | 8th Block, Bengaluru
- Girinagar | Basavanagudi, Bengaluru

Coming Soon

- Coles Road | Bengaluru
- Meenakunte | International Airport Road, Bengaluru
- Kengeri | Bengaluru
- Madapura | Bengaluru
- Harisandra | Bengaluru

Ongoing Projects

- Haudin Road | Bengaluru
- Mahalakshmi Layout | Bengaluru

Completed Projects

- Off MG Road | Bengaluru
- BSK 1st Stage | Basavanagudi, Bengaluru
- Girinagar | Basavanagudi, Bengaluru

CREATING WORLDCLASS LANDMARKS

At BHADRA Group, we take pride in creating distinctive living spaces. Beautifully designed masterpieces that become landmarks in true sense of the word. Our build quality stands shoulder to shoulder with the world's best, skillfully blending best in class construction with great functionality.

Every BHADRA Group project provides residents with ample natural light, excellent ventilation, stunning views and superior finish. All this, while adopting the latest technologies to minimize impact on the environment. Our integrated approach is based on our in-house capabilities including a strong team of Architects, Engineers, Project Managers and Technicians who are trained in and committed to delivering top notch projects.

OUR CONSTRUCTION APPROACH

We have developed our in-house capabilities with a focus on complete transparency, design excellence, build quality and timely delivery. The expertise of our in-house divisions ensures stringent quality in all our projects. At the core of our operational and delivery excellence is our dedicated and talented team of professionals. Our experienced team of architects, project managers and technical staff are guided by our singular vision of building high-quality living spaces.

In-house Divisions

Architectural | Structural | PHE and Fire | Electrical | HVAC | Project Management
Project Execution | Concrete Products | Metal Fabrication | Wood Works

LEADERSHIP



SARVESHA S B MANAGING DIRECTOR

A serial entrepreneur, Mr Sarveshaa SB, is at the helm of strategy, execution and operations at BHADRA Group. He founded BHADRA Group in 2012 with a vision to build a fully integrated, quality-focused real estate and construction company. Over the past two decades, he has built successful ventures in the chemical industry followed by infrastructure and transportation. As a Super Class PWD Contractor & Construction Partner, he successfully executed major infrastructure projects across Karnataka. Additionally, he has undertaken and delivered

contractual projects to deliver apartments, office buildings, residential layouts and retail centres. Mr Sarveshaa SB drives BHADRA Group to be an ecosystem of great experiences, enabling a lifestyle that is more purposeful for customers.

BHADRA LANDMARK

J A Y A N A G A R

Project Address: # 37, 7th Main,
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