

TotalEnvironment
Homes

Down
by the
Water

Jakkur



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PRM/KA/RERA/1251/472/PR/090824/006967
For more details, visit: www.rera.karnataka.gov.in

Disclaimer

All information provided here, including but not limited to drawings, visualisations, renderings, master plan, floor plans, trees, landscape, images, and other elements are only indicative and will likely change in the final, as-built development. Some information provided is inclusive of likely future developments. The visualisations and renderings provided here are general in nature and are indicative of the project at a mature stage, at a much later date in time.

All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.

An image is only as relevant as the value it communicates. An image brings a reality to our Homes that words cannot.

All visualisations in this brochure are a mix of renders and photographs of the Homes at Down by the Water, Total Environment.





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The Property

3+ acres of Central Greens

Lakeside Walkway

80% Green Cover

Our homes at **Down by the Water** are located in one of the most stunning landscapes in North Bangalore.

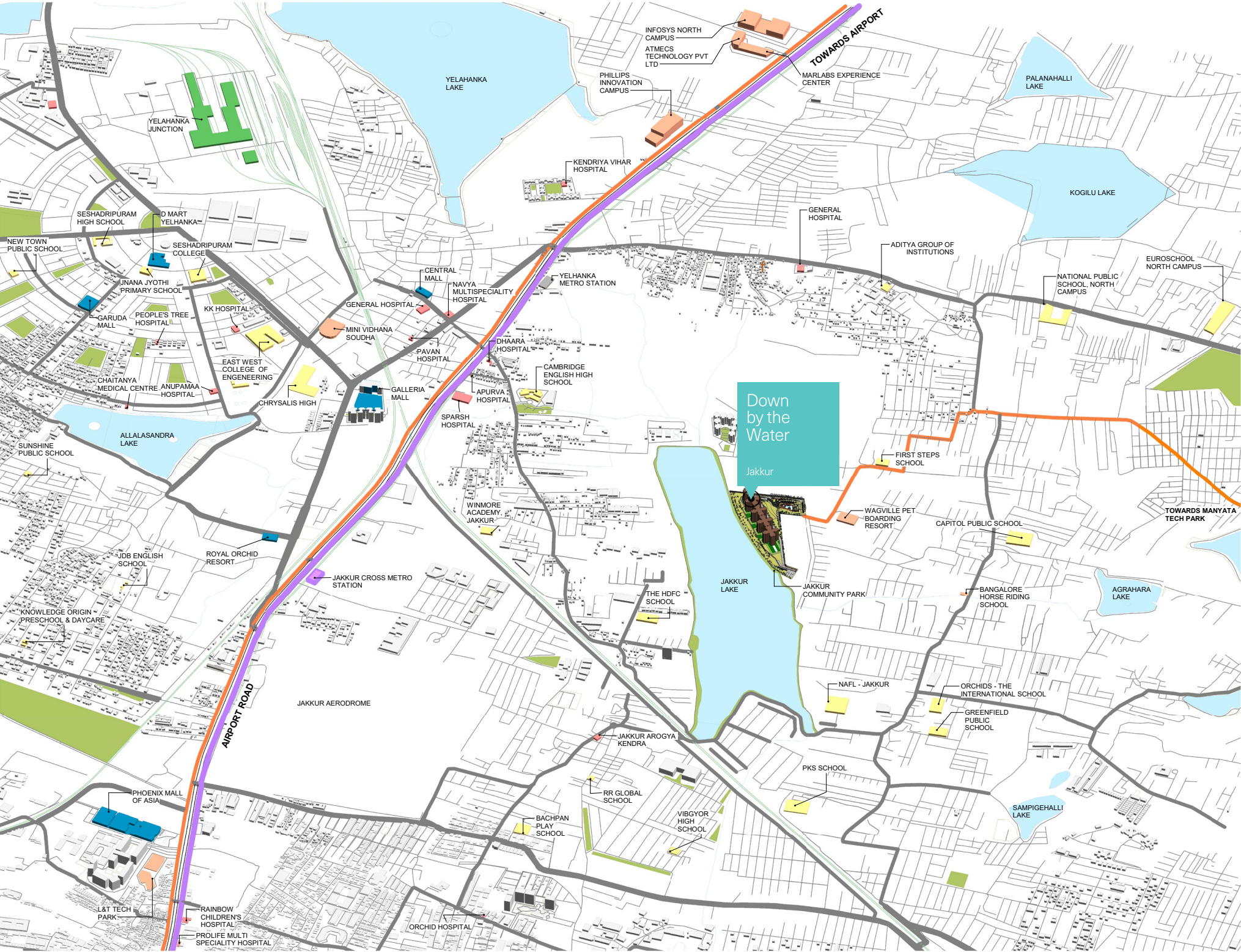
Located adjacent to Jakkur Lake, nature is abundant in the community with mature native trees and hundreds of new ones. These natural features allow our homes to embrace nature just the way we always design them to.



The project includes homes with terrace gardens.



With several hundred trees in the property and terrace gardens with every home, we do expect the microclimate within the project to be better than the outside.



Down by the Water - Location map

Legend

- | | |
|---|--|
| School | Metro Line |
| Hospitals | Railways |
| Retail, Dining and Entertainment | Other Landmarks |
| Water Bodies | Parks |

5 km to the upcoming Yelahanka and Jakkur Cross Metro Station
5.6 km to Jakkur Aerodrome
5.7 km to Mall of Asia
5.9 km to Bangalore International School
6.7 km to Bhartiya Mall of Bengaluru
7.2 km to Legacy School
25.9 km to Kempegowda International Airport

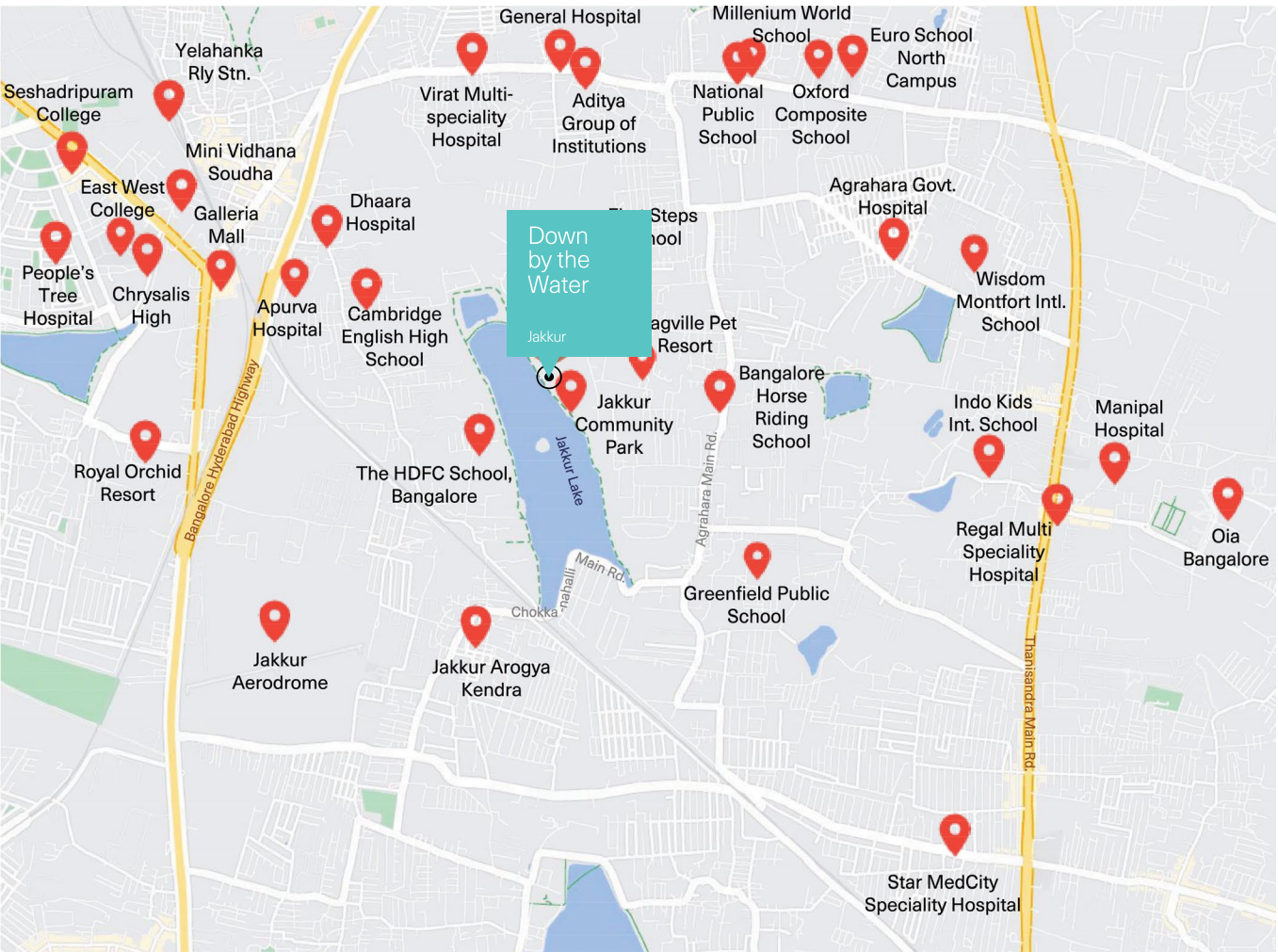
The Location

Located just off the Airport Main Road

Short drive to schools, hospitals, malls and restaurants

Quick access to multiple Business Parks

Down by the Water is located at the edge of Jakkur Lake. It is in the vicinity of the best international schools, hospitals, malls, 5 star hotels and minutes away from the proposed Yelahanka Metro station. North Bangalore has emerged as one of the fastest growing locations in the city. Its urbane culture and easy access to the airport has made it home to well-travelled professionals.



Location Map

Against the backdrop of Bangalore's glorious weather, this burgeoning suburb is one of the most sought after destinations in the city.



Project Overview

17.5 acres

Lake-facing Homes

Landscaped streets

Down by the Water spans 17.5 acres and is designed to seamlessly blend with its natural surroundings. The project features 5 towers offering scenic views of the lake and green cover. Every home is designed with a terrace garden, contributing to the project's green footprint.

Master Development Land Area
17.5 acres

Total Number of Units in Phase 1
of Residential Development
602



Master Plan

Legend

T1-T6	Residential Towers	8	Canine Club		Pedestrian Pathway
1	Parking	9	Play Court		Cycling Track
2	Civic Amenities	10	Security Cabin		Jogging Track
3	Swimming Pool	11	Services		Property Line
4	Childrens' Play Park				Phase 1 Development
5	Open Air Theatre				
6	Central Greens				
7	Lakeside Landscaping				

* Road alignment is tentative and subject to change

Master Plan

Lakeside Walkway

Clubhouse with accessible Green Roof



Visualisation of the Lake side Walkway



Visualisation of the Clubhouse

Lakeside Walkway

The project has been designed with a Walkway along the lake.

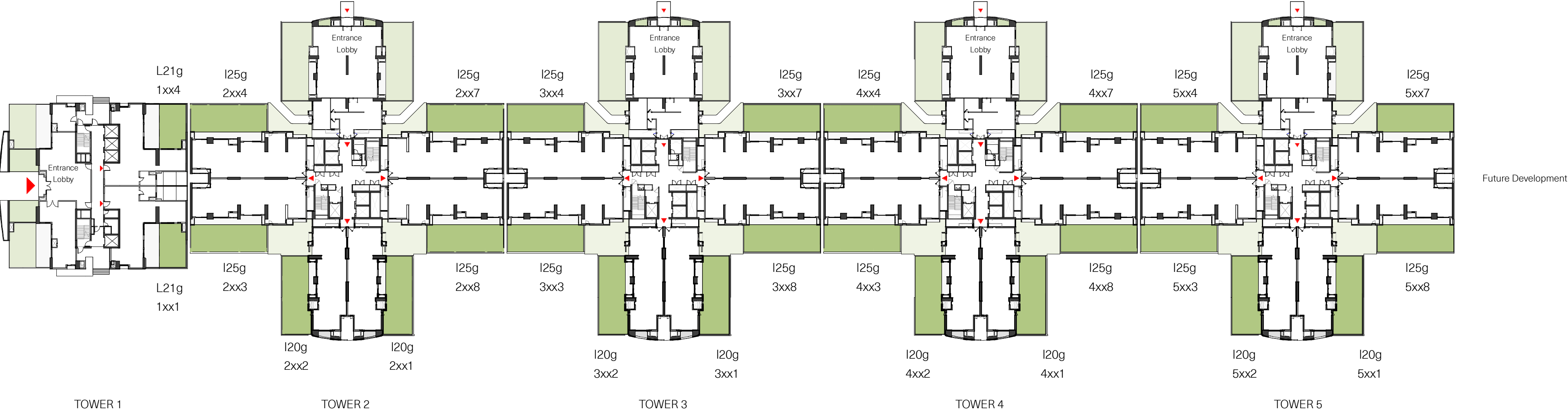
Clubhouse

24,000 sq. ft. clubhouse with an open-to-sky swimming pool and modern amenities is designed with an accessible green roof.

The Master Plan is subject to change and is only a general site plan. Some features, improvements, surfaces, trees and other elements will likely change in the final, as-built development.

Block Plan

Level 1



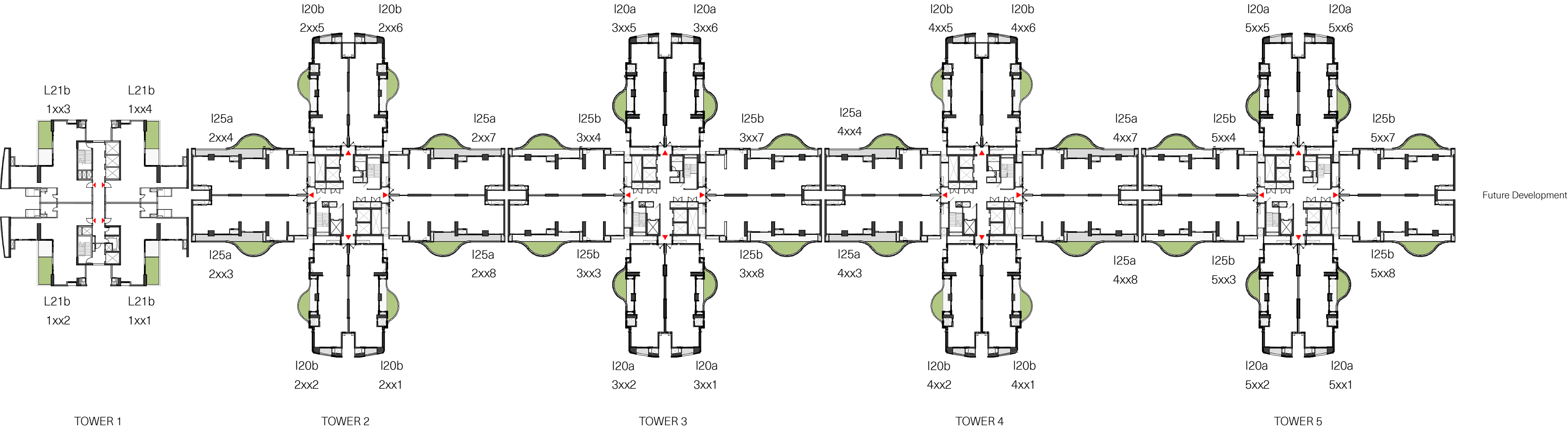
Lake Side

Lake Side



Block Plan

Level 2, 4, 6, 8, 10, 12, 14, 16



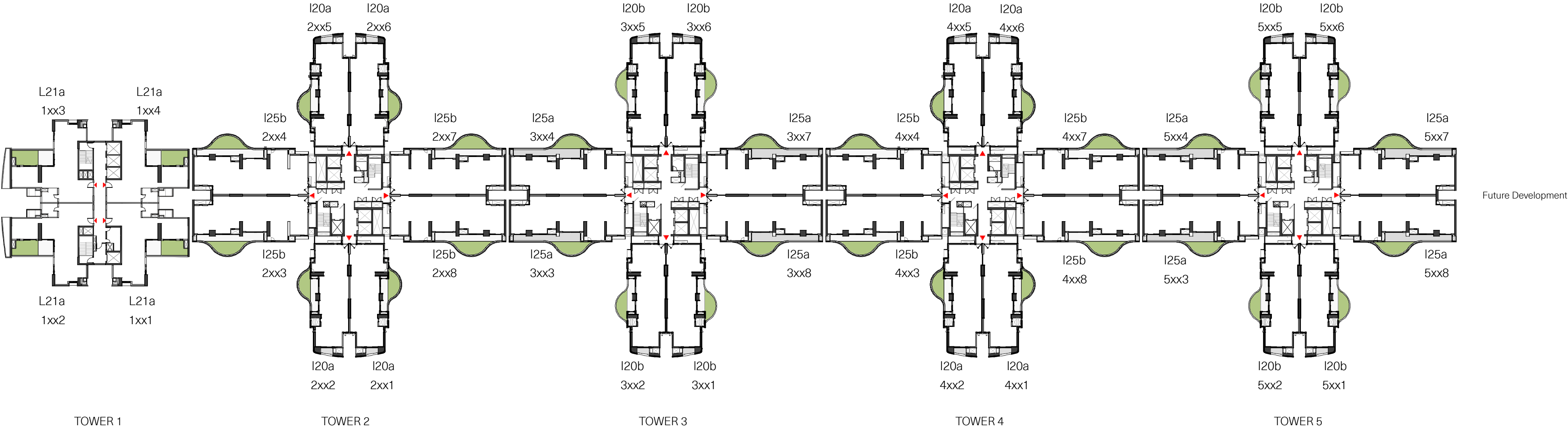
Lake Side

Lake Side



Block Plan

Level 3, 5, 7, 9, 11, 13, 15, 17



Lake Side

Lake Side



Amenities

	Phase 01	Phase 02		Phase 01	Phase 02
Clubhouse			Sporting Facilities		
Gymnasium	•		Badminton Courts	•	
Multipurpose Hall	•		Tennis Courts		•
Indoor Games	•		Squash Courts	•	
Theatre	•		Site Amenities		
Swimming Pool	•		Peripheral tree planting	•	•
Toilets and Change rooms	•		Main gate and Signage	•	•
Heated Pool	•		Landscaping	•	•
Caf�teria	•		Multi purpose open space	•	•
Library and Lounge	•		Interactive kids play area with equipment	•	•
Convenience store	•		Seating area	•	•
Clinic and Pharmacy	•		Amphitheatre	•	
Salon and Spa	•		Pedestrian path / Jogging track	•	•
Guest Suites	•		Cycling Track	•	•
			Canine Club		•

Utilities and Services

		Phase 01	Phase 02
Back-up Power	Backup power shall be provided for the common area lighting, pumps and motors. Generators shall be provided with acoustic enclosures and an automatic change-over switch	•	•
Sewage Treatment	Tertiary Sewage Treatment Plant (STP) shall be provided for the use of recycled water in landscaping and flushing system	•	•
Elevators	Elevators shall be provided with multi-beam sensors for automatic door operation and down collective system. SS finish shall be provided inside the elevator cabin.	•	•
Rainwater Harvesting	Percolation pits shall be provided for rainwater harvesting	•	•
CCTV Surveillance	24/7 CCTV Surveillance in all common areas		•
Landscape Composting Area	An area for managing site level decomposition of leaves/ landscape waste	•	•

Note: All specifications above are subject to change and decisions taken from time to time by the promoters shall be final and binding.



Visualisation of the proposed Clubhouse - Swimming Pool and Green Roof



Home Types

3 Home Sizes

Apartment Homes

3 Bedrooms

Our homes at **Down by the Water** feature 3 of our thoughtfully designed products.

L21	I20	I25
Saleable Area 2628 sq. ft.	Saleable Area 2490 sq. ft.	Saleable Area 3240 sq. ft.
Carpet Area 1591 sq. ft.	Carpet Area 1512 sq. ft.	Carpet Area 1993 sq. ft.
3 Bed	3 Bed	3 Bed
Variants: L21a L21b L21g	Variants: I20a I20b I20g	Variants: I25a I25b I25g
Phase 1 T1	Phase 1 (T2 - T5)	Phase 1 (T2 - T5)

I25 Bedroom

- 1

Hardwood floor
- 2

Terrace Garden

Left: Actual Photograph of the **Master Bedroom and Terrace Garden of an I25 Home**

Plans may not include every element, material, furniture and fixture shown in the visualisation.
Please refer to the Specifications Section for more information.





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Come, discover our homes.
To book an exclusive tour of our
Experience Homes, mail us at
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