

# A LIFE BEYOND MORE

CODENAME

**UNBELIVABLE**

— AT YELAHANKA

# **GEAR UP** **LIFE IS ABOUT TO** **LEVEL UP**

It's more than you think, for real. You thought you knew what life could feel like? Nah, this hits differently. Mornings that actually vibe with you, days that just flow, and nights that don't rush.

**CODENAME**  
**UNBELIVABLE**

isn't just where you live, it's where life gives you way more than you ever **imagined**.



**WOW!**



# EVERYDAY JUST GOT AN UPGRADE

Think you know what **Yelahanka** has to offer?  
Get prepared to be amazed.

**Codename UnbeLIVable** is turning the game up with 40+ epic amenities and a prime location that's all about convenience. This isn't just another project, it's where sleek spaces and a lively community come together. Imagine a home that matches your vibe, a neighborhood that feels like your squad, and perks you didn't even know you needed.

**Codename UnbeLIVable** isn't just about living,  
it's about living turned up to eleven.

OMG!

CODENAME  
**UNBELIVABLE**

TAKE IT **ALL IN**

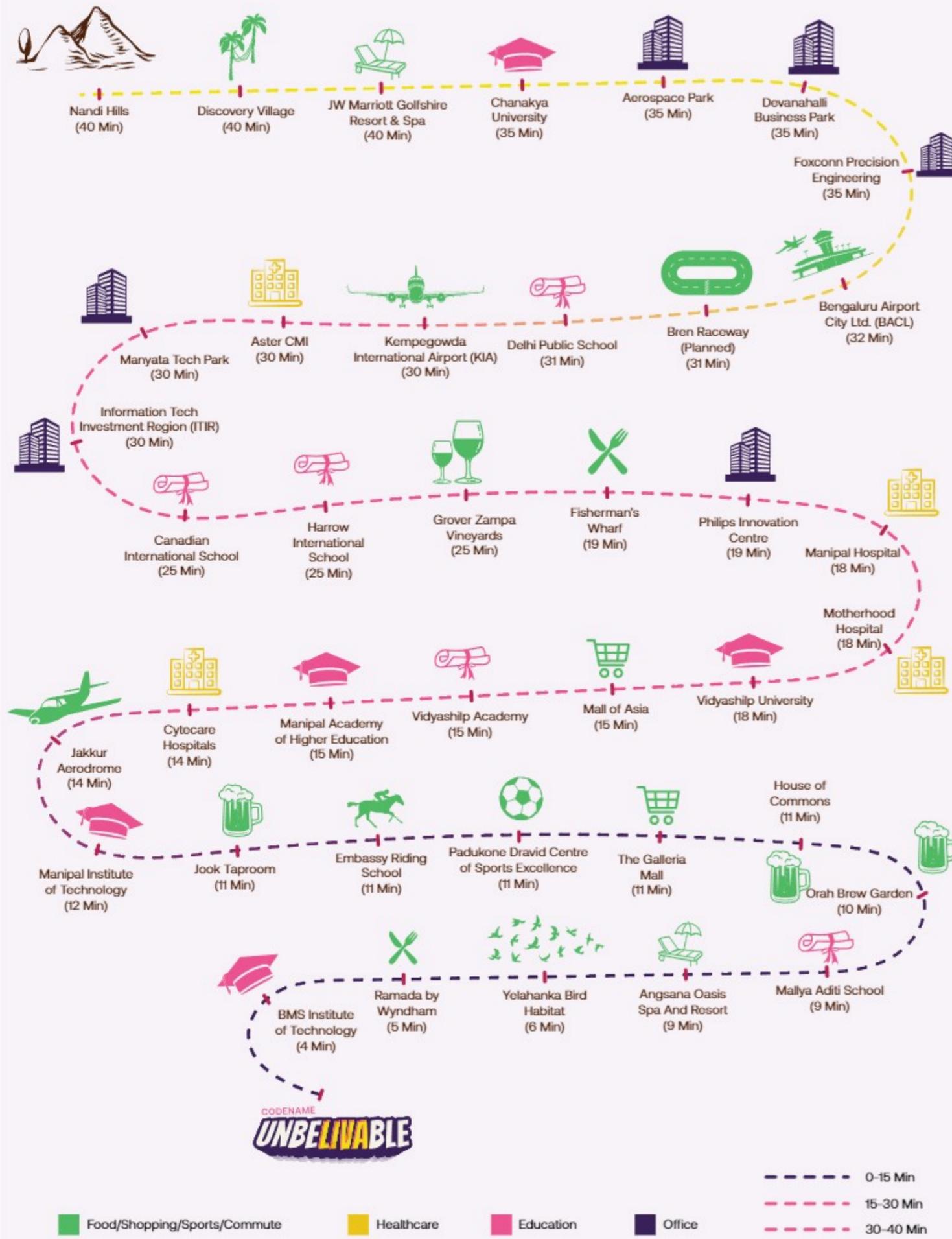


ARCHITECTURAL RENDITION  
OF PRE-FINAL CIVIL DESIGN

# YELAHANKA HAS GOT THE VIBE

It's growing, it's vibrant, and it's definitely the place to be. Great Infrastructure, swiftest roads, chilled-out cafés, and everything you need is just around the corner.

Your quality of life? Yeah, it's about to level up.



# MASTERPLANNED LIKE A PRO

Crafted to flex, designed to vibe. Your dreams?  
Built into the blueprint.

1. Walking Track
2. Urn Garden
3. Gazebo
4. Aroma Garden
5. Water Cascade
6. Foliage Patch
7. Peripheral Planting
8. Pets' Park
9. Toddlers' Park

10. Basketball Court
11. Reflexology Pathway
12. Skating Rink
13. Kids' Park
14. Sandpit
15. Social Circle
16. Elders' Park
17. Reading Corner
18. Lily Pond

19. Campfire
20. BBQ Corner
21. Trellis Walkway
22. Water feature
23. Center Stage
24. Swimming Pool
25. Kids' Pool
26. Open Air Theatre
27. Tree House

28. Yoga Deck
29. Hammock Garden
30. Volleyball Court
31. Football Court
32. Seating Corner
33. Cycling & Jogging Track
34. Cricket Pitch
- S. Services

35. CLUBHOUSE AMENITIES (G+1)
- Gym
  - Aerobic Zone
  - Indoor Games
  - Business Centre
  - Multipurpose Hall
  - Co-Working Spaces
  - Spa, Steam and Sauna



Towards Doddaballapura Road

State Highway 9

Towards Yelahanka



Architectural rendition

# THE SYNCPHONY OF LIFE

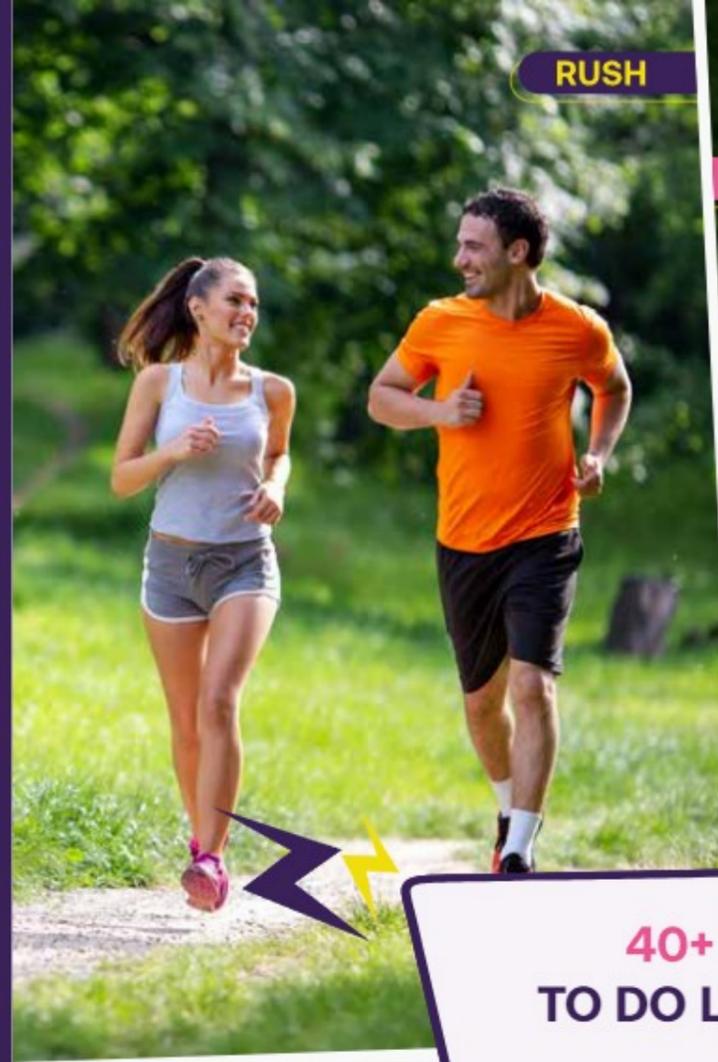
## Live in Full Sync

This place is designed like your personal playlist, syncing up with whatever mood you're in.

Here's how we break it down, whether you're on the go, chillin' hard, hanging with the crew, or vibing with the fam, every zone is ready to keep up with you.

COOL

RUSH



PEACE



40+ WAYS  
TO DO LIFE RIGHT

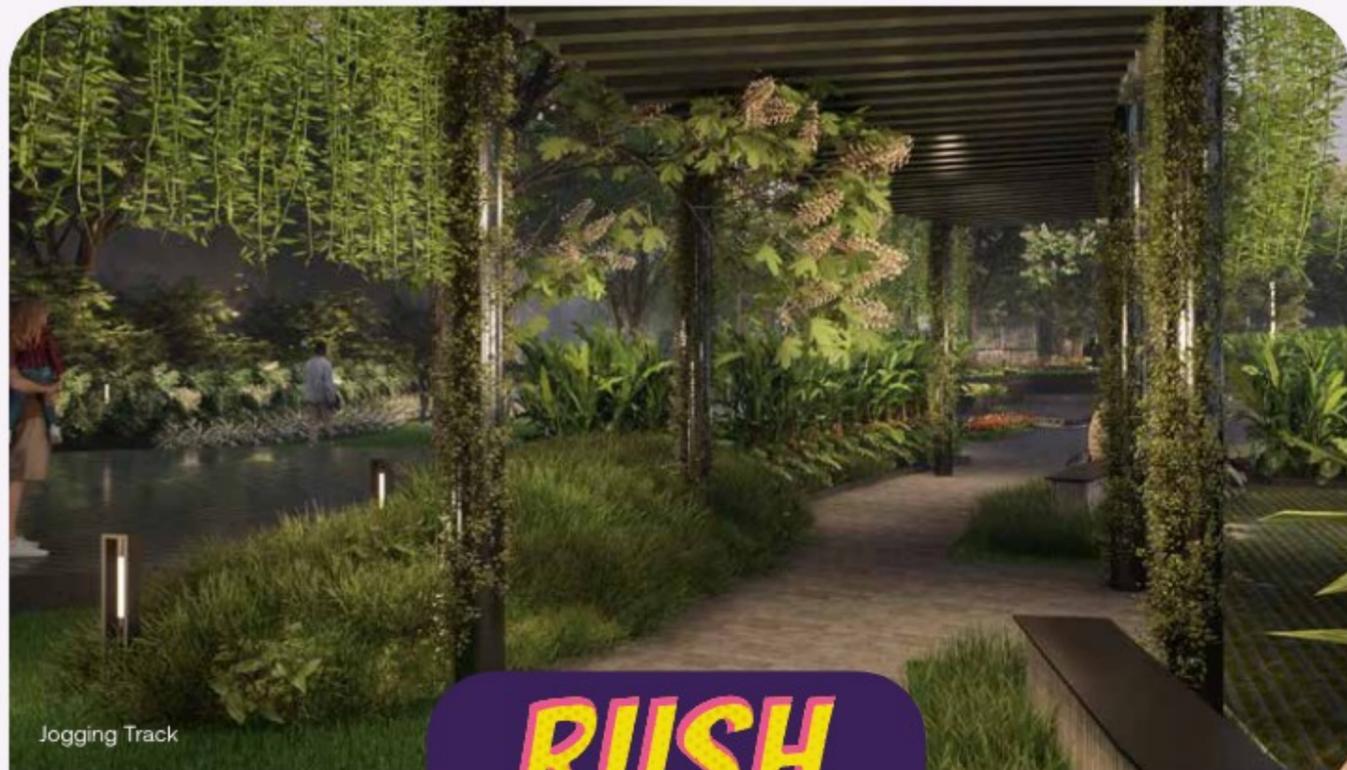
We've packed Codename UnbeLIVable with over 40 amenities, so you'll always find your spot.



SQUAD



FAM



Jogging Track

# RUSH

## Sync Up to the Flow

For the movers and shakers, those who like to keep things in motion.

This zone is all about speed, action, and keeping your energy in sync with your surroundings.



Cycling /  
Jogging Track



Basketball  
Court



Skating  
Rink



Cricket  
Pitch



Volleyball  
Court



Basketball Court



Hammock Garden

# PEACE

## Sync Up to the Chill

For the laid-back legends, those who vibe best when the world slows down.

This zone is all about relaxation, reflection, and syncing with your inner calm.



Hammock  
Garden



Lily Pond &  
Water Feature



Yoga  
Deck



Reflexology  
Pathway



Tree  
House



Tree House



Social Circle

# SQUAD

Sync Up to the Squad

For the squad leaders those who thrive when everyone's in sync.

Whether it's grilling, gaming, or just vibing, this zone is made for squad goals.



Campfire



BBQ Corner



Open Air Theatre



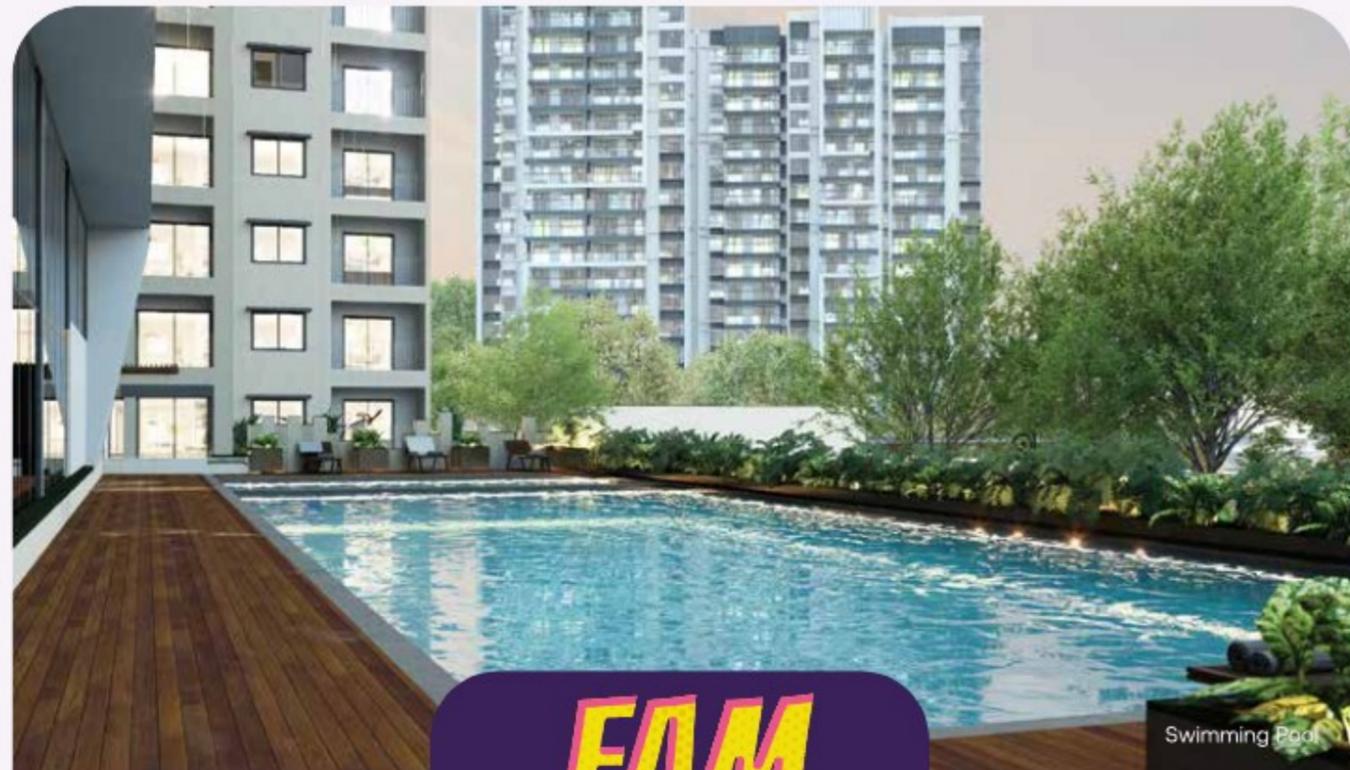
Football Court



Seating Corner



Open Air Theatre



Swimming Pool

# FAM

Sync Up to the Fam

For the fam-first crew, because your OG squad deserves the best.

This zone has something for every generation, syncing up the entire family in one place.



Swimming Pool



Kids' Park



Elders' Park



Pets' Park



Aroma Garden

# FLOORPLAN

Space that fits your **flow**

Find your fit. These floor plans are designed to make your day-to-day effortless, with spaces that feel open, comfy, and totally in sync with how you live.

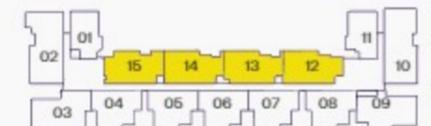
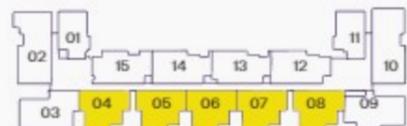
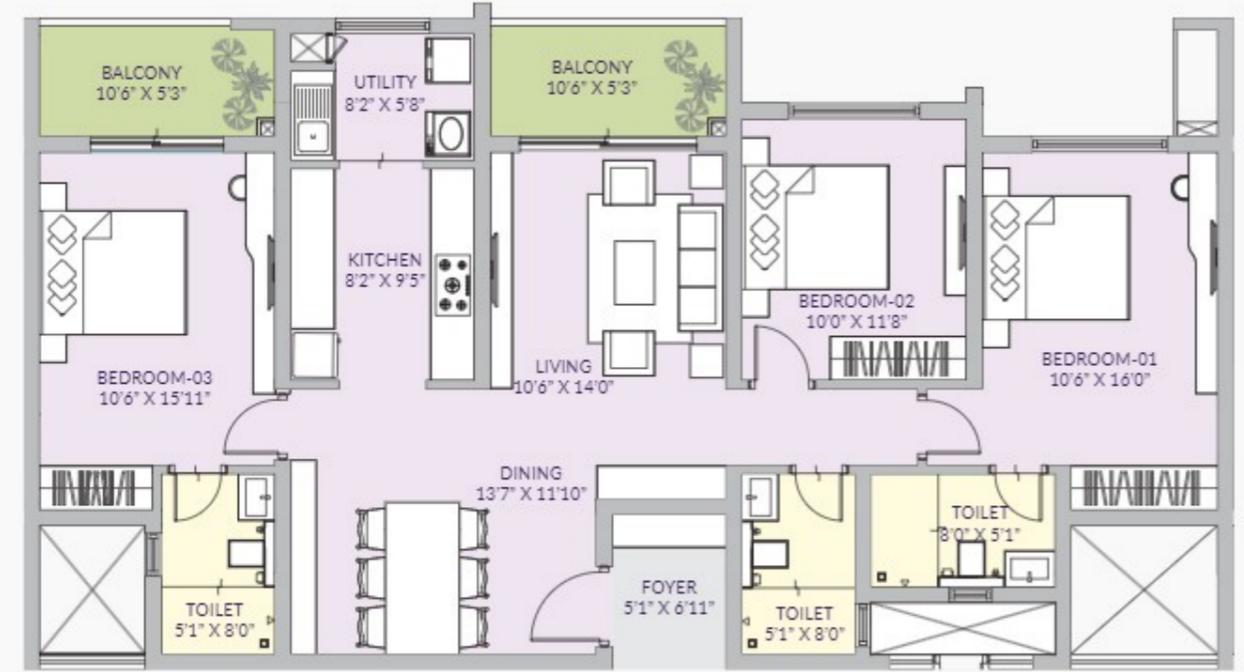
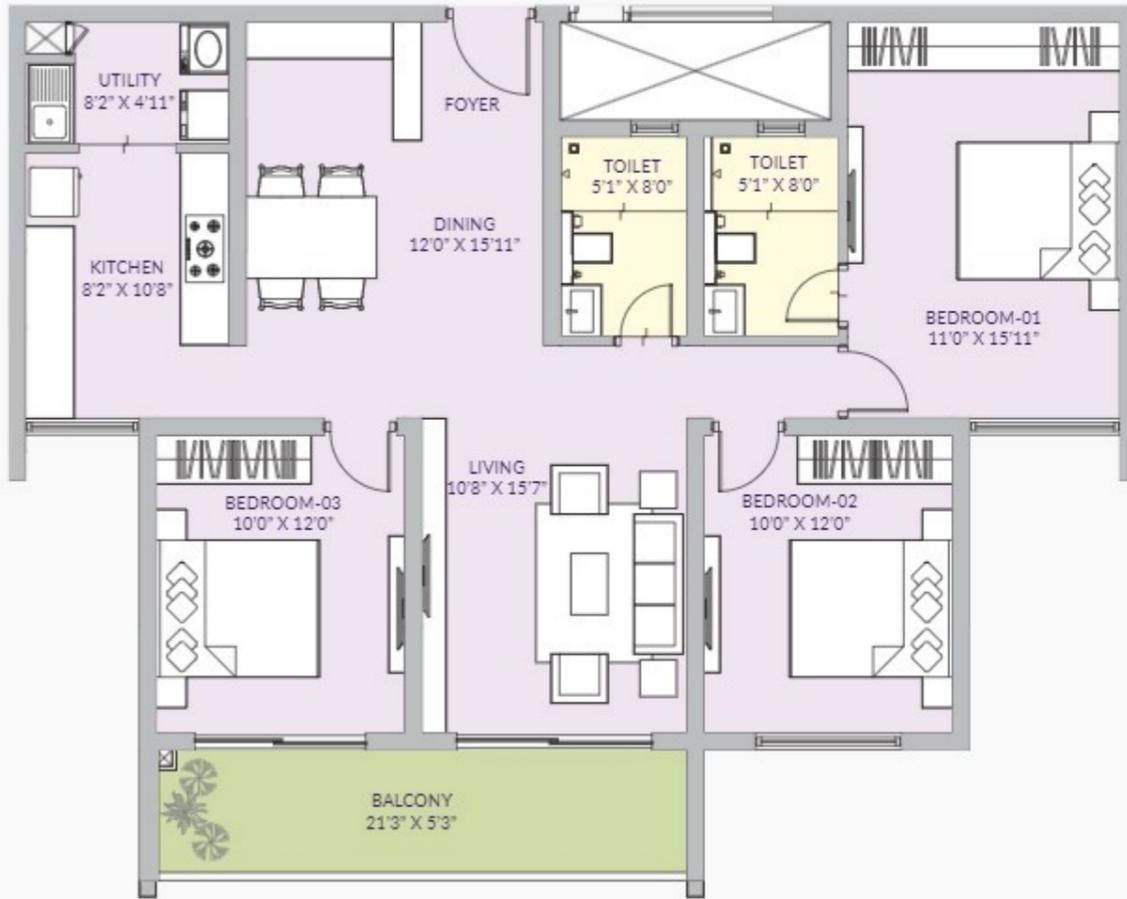


**TYPE: 3 BHK - 2T**  
**SERIES: 04, 05, 06, 07 & 08**

SBA		CARPET + BALCONY	
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1650	153.29	1156.59	107.45

**TYPE: 3 BHK - 3T**  
**SERIES: 12, 13, 14 & 15**

SBA		CARPET + BALCONY	
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1760	163.51	1228.71	114.15

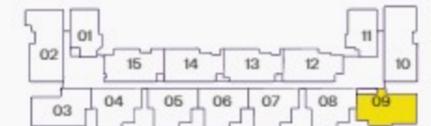
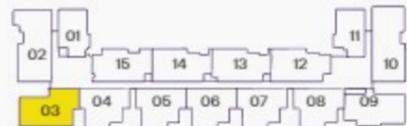
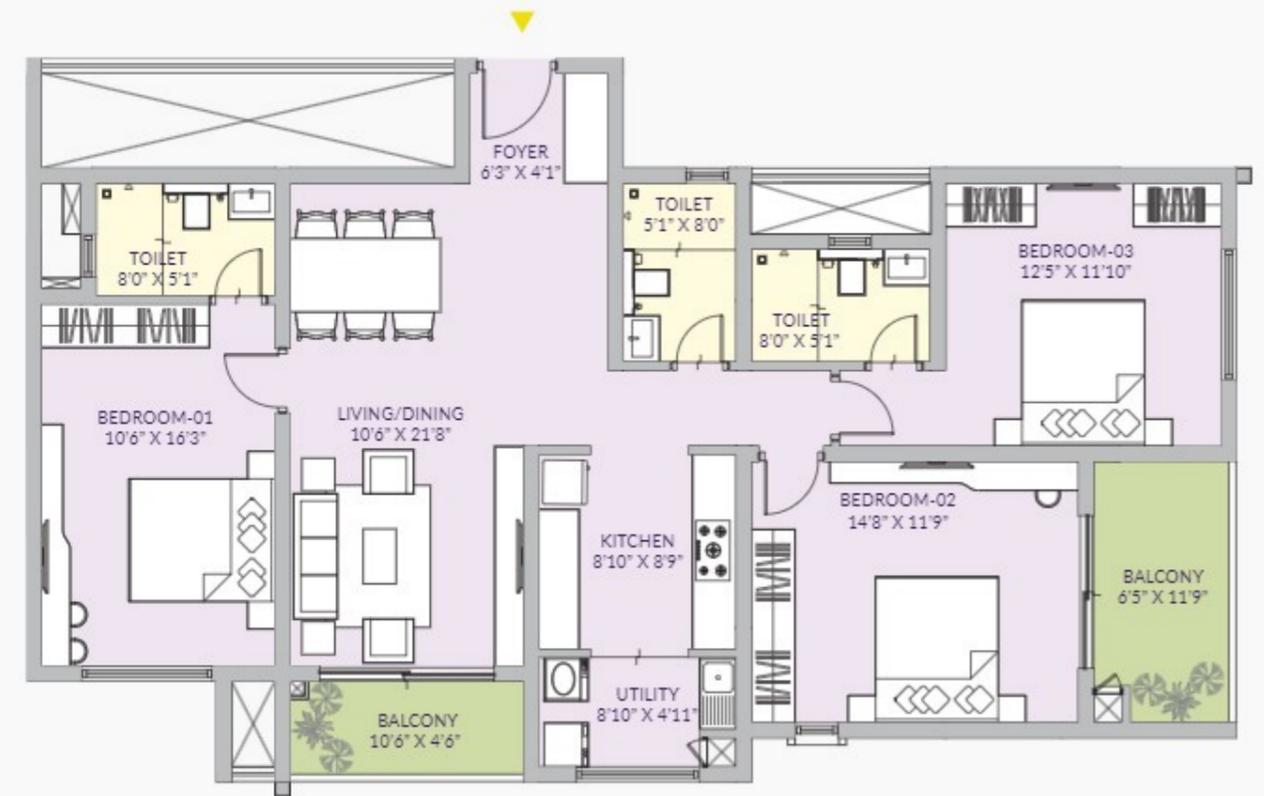
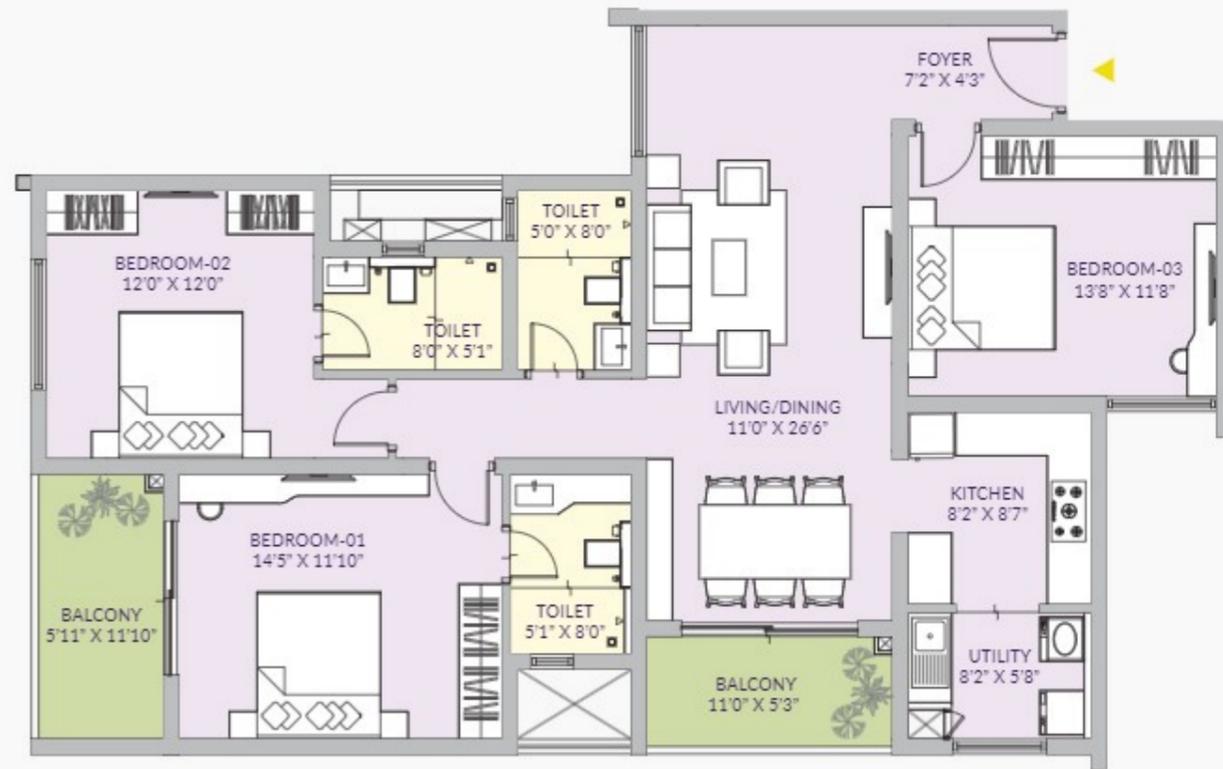


**TYPE: 3 BHK - 3T**  
**SERIES: 03**

SBA		CARPET + BALCONY	
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1885	175.12	1319.67	122.60

**TYPE: 3 BHK - 3T**  
**SERIES: 09**

SBA		CARPET + BALCONY	
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1825	169.55	1267.78	117.78



# THE DEETS SET THE BEAT

Every detail's on fleek.

The specs set the vibe and keep life trending here non-stop.

## STRUCTURE

Foundation and Super Structure Walls

Seismic Zone II Compliant Structural System

## FLOOR FINISHES

Foyer / Living / Dining

Vitrified Tiles

Bedrooms

Vitrified Tiles

Kitchen & Utility

Vitrified Tiles

Balcony

Ceramic Tiles

Toilets

Anti-skid Ceramic Tiles

## DADOING

Toilets

Vitrified Tiles

## DOORS

Entrance Door

Frame and Shutter - Engineered Wood

Internal Door

Frame and Shutter - Engineered Wood

Balcony

UPVC Sliding Door with Glass and Mosquito Mesh

## WINDOW AND VENTILATION

Window and Ventilation

UPVC Sliding Door with Glass and Mosquito Mesh

## ELEVATORS

15 Pax Passenger Elevators, 4 Elevators Per Floor  
10 Pax Service Elevators, 2 Elevators Per Floor

## RAILINGS

Balcony

MS Hand Rails

## PAINTING

Interior Walls and Ceiling

Acrylic Emulsion Paint

Exterior Walls

Weather Proof Texture Paint

Kitchen / Utility

Acrylic Emulsion Paint

## BATHROOMS

Sanitary Fittings

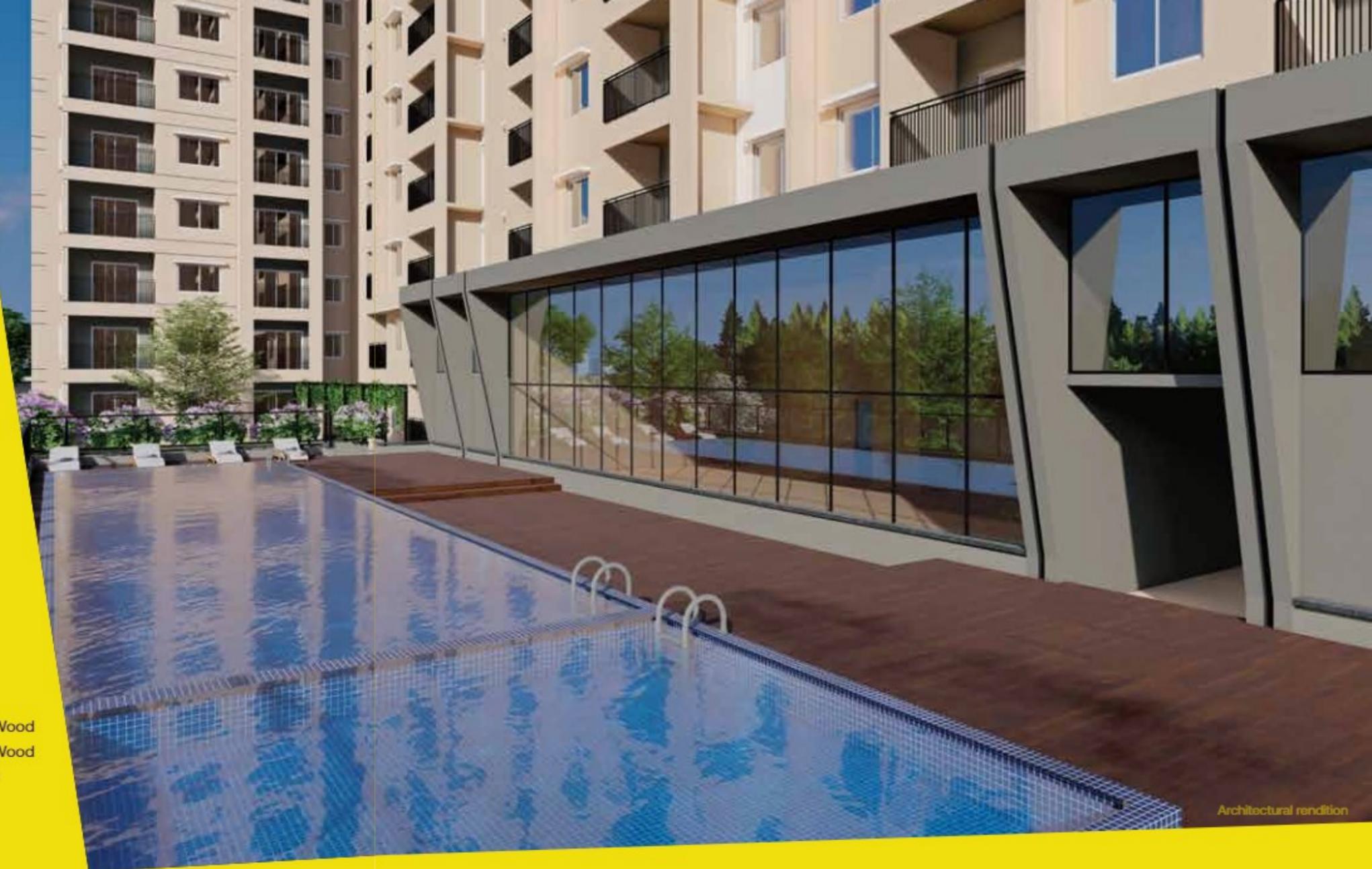
Jaquar / Parryware / Equivalent

Faucets

Jaquar / Parryware / Equivalent

Exhaust Fans

All Toilets



Architectural rendition

## KITCHEN AND UTILITY

Electrical Points

4 Sockets of 16 AMP & 4 Sockets of 6 AMP

Plumbing Points

2 Water Supply Points in Utility and 1 Point in Kitchen  
Drainage Point Provision in Utility

*Note: Granite Counter, Dado Tiles and Sink to be within the client's scope*

## ELECTRICAL WORKS

Switches

Modular Switches - Schneider / Equivalent

Telephone & TV Point

Living, Dining and Bedrooms

Air Conditioning Provision

Living and Bedrooms

Power Supply

4 KW - 2 BHK; 6 KW - 3 BHK

Power Backup

2 KW - 2 BHK; 3 KW - 3 BHK

## SMART HOME FEATURES

Video Phone

Camera at the Main Door with Indoor Panels

CCTV

24-Hour Surveillance at Apartment Ground Floor Lobby and Strategic Locations



**UNBELIEVABLY  
MORE.  
TOTALLY  
YOURS.**

With everything more than expected, it's time to claim your space and get in on what's next.

Here now meets next, and it's all waiting for you.

YELAHANKA  
CYCLE TRACK 

**YEA!**

PROMISES MADE,  
*PROMISES* DELIVERED.



## A LEGACY OF 5 DECADES - HARNESSING THE PAST, DEFINING THE PRESENT AND CREATING THE BLUEPRINT FOR THE FUTURE.

- 3,000+ ACRES OF LAND BANK
- 25 + MN. SQ. FT. OF QUALITY ASSETS
- 30+ PRESTIGIOUS AWARDS
- MULTIPLE AWARD-WINNING CUSTOMER SERVICE

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