

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**.





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

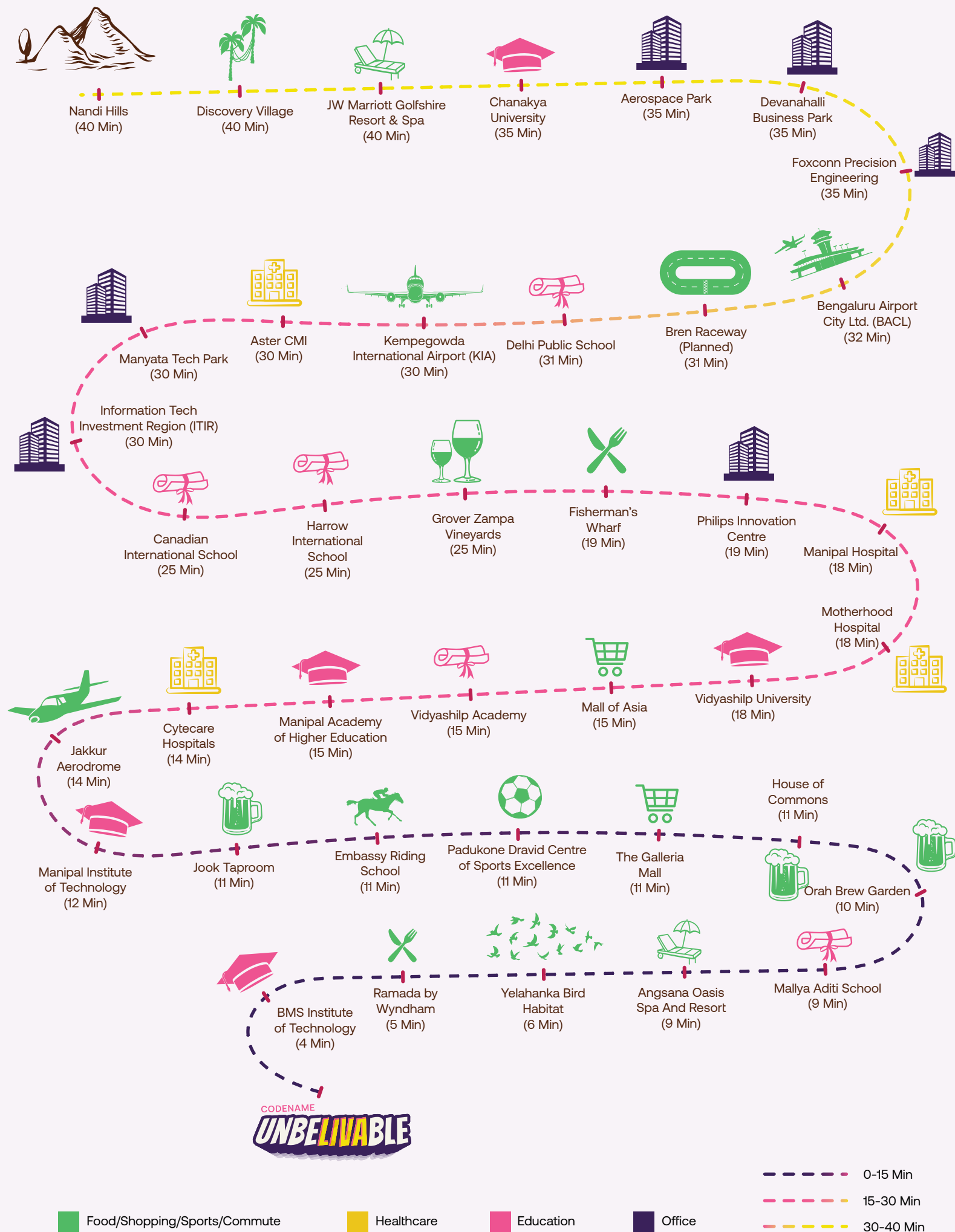


Century
CENTURY

ARCHITECTURAL RENDITION
OF PRE-FINAL CIVIL DESIGN

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

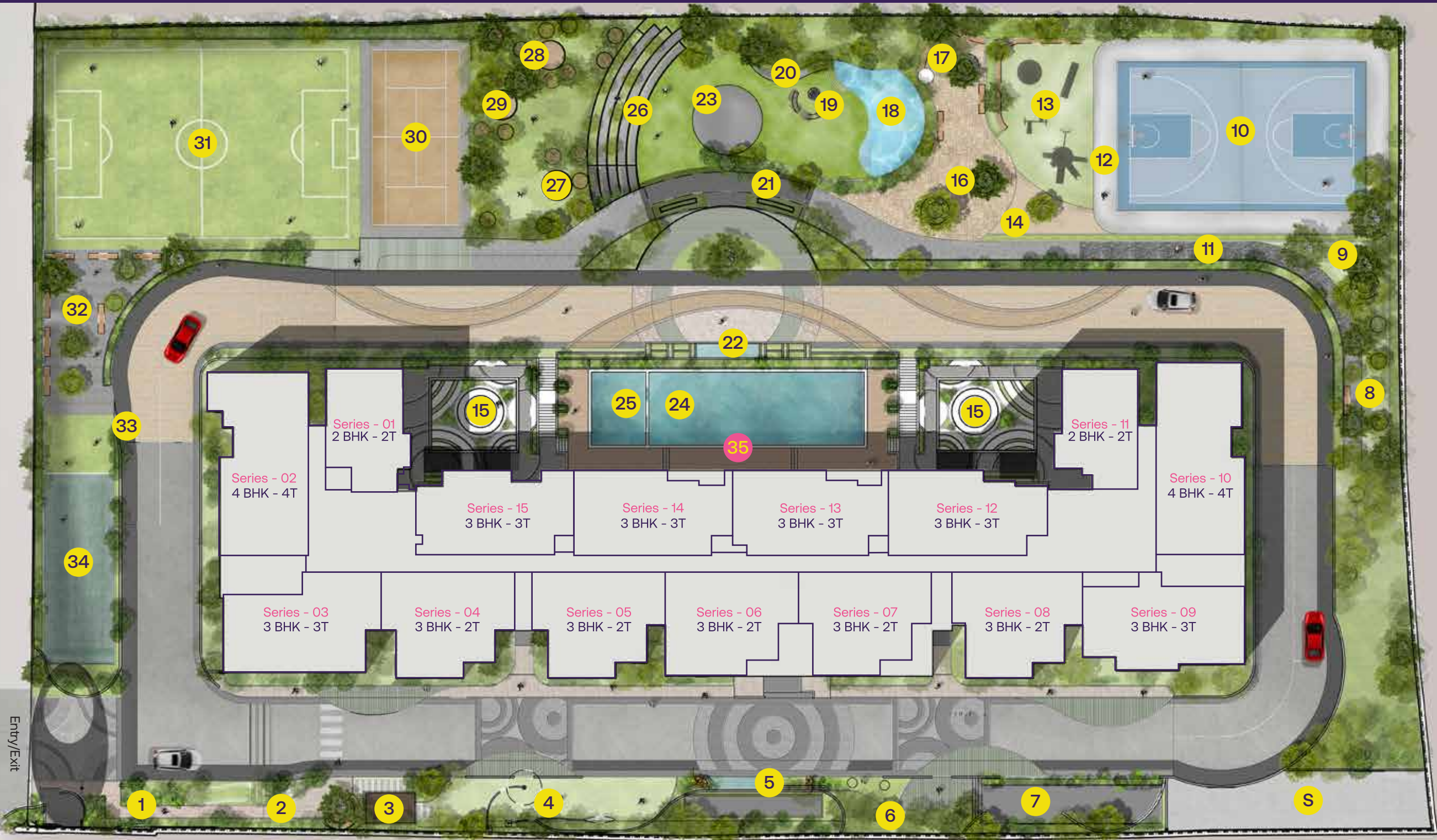
Indoor Games

Business Centre

Multipurpose Hall

Co-Working Spaces

Spa, Steam and Sauna



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.





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



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





Social Circle

SQUAD

Sync Up to the Squad

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

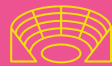
Whether it's grilling, gaming, or just vibing, this zone is made for squad goals.



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

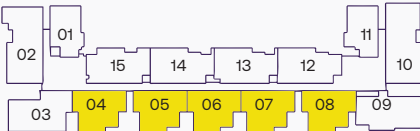
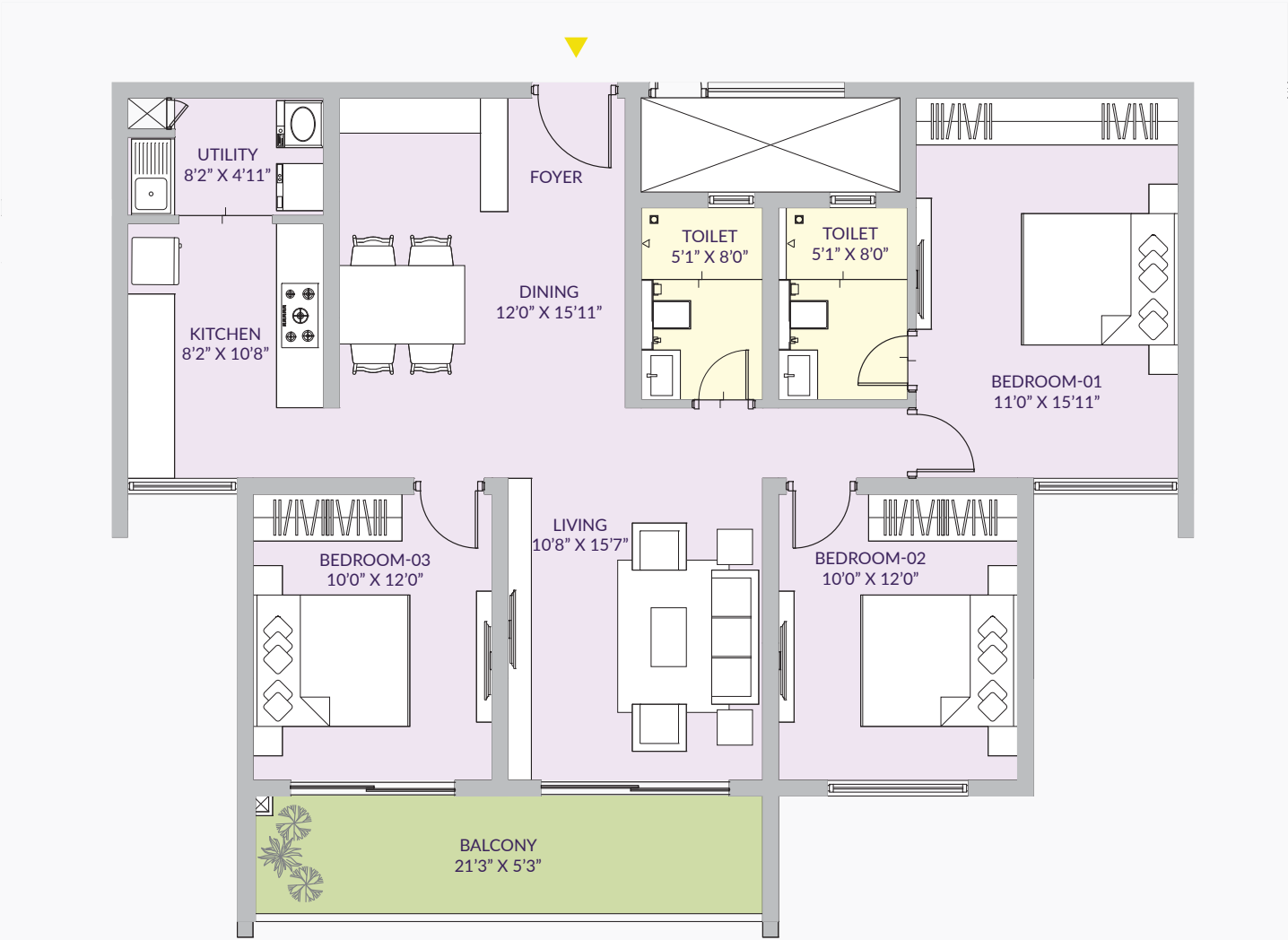
Space that fits your **flow**

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.



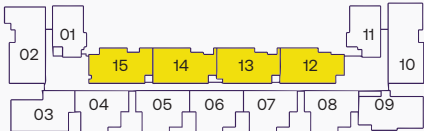
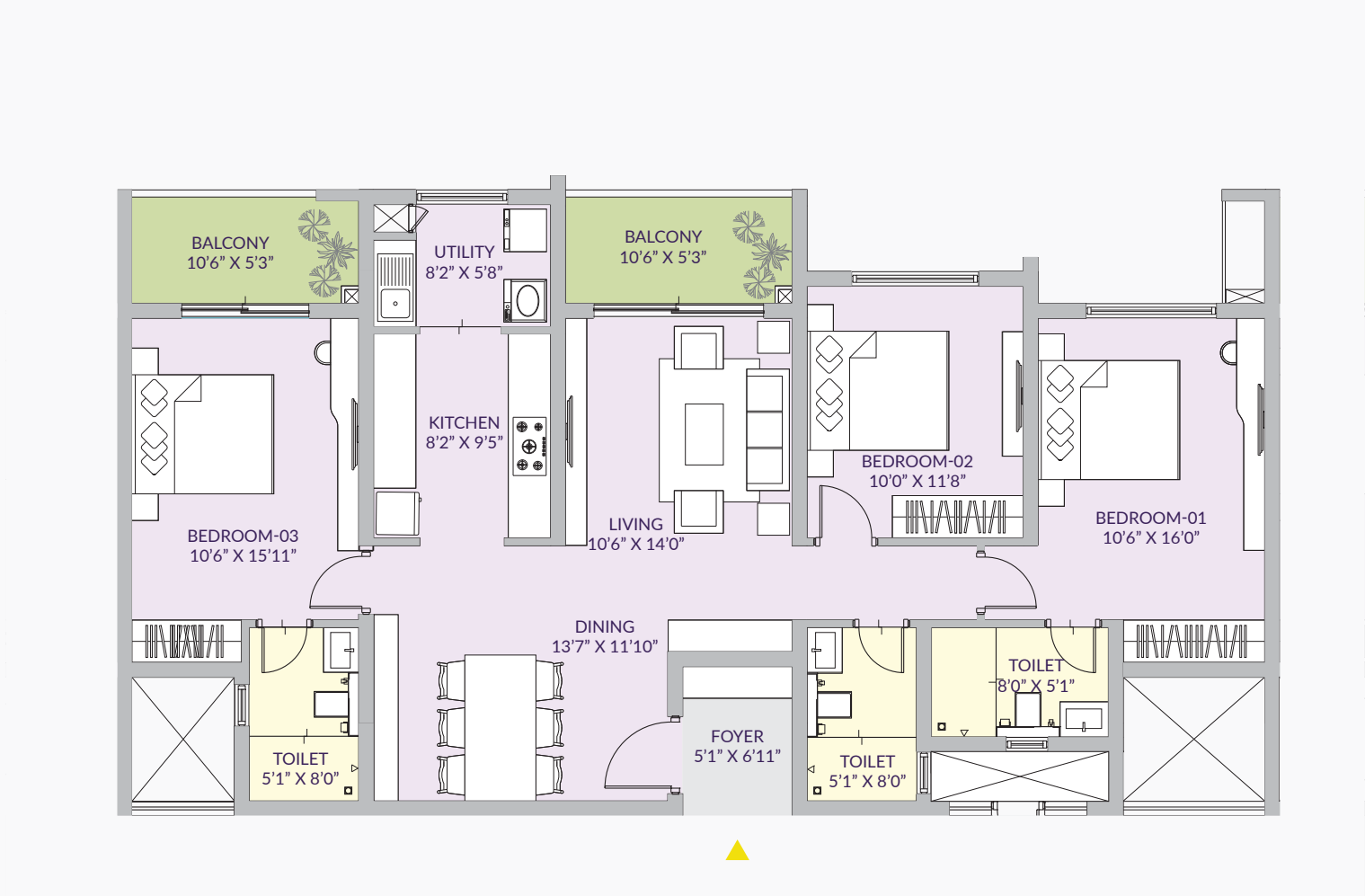
TYPE: 3 BHK - 2T
SERIES: 04, 05, 06, 07 & 08

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



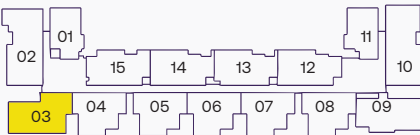
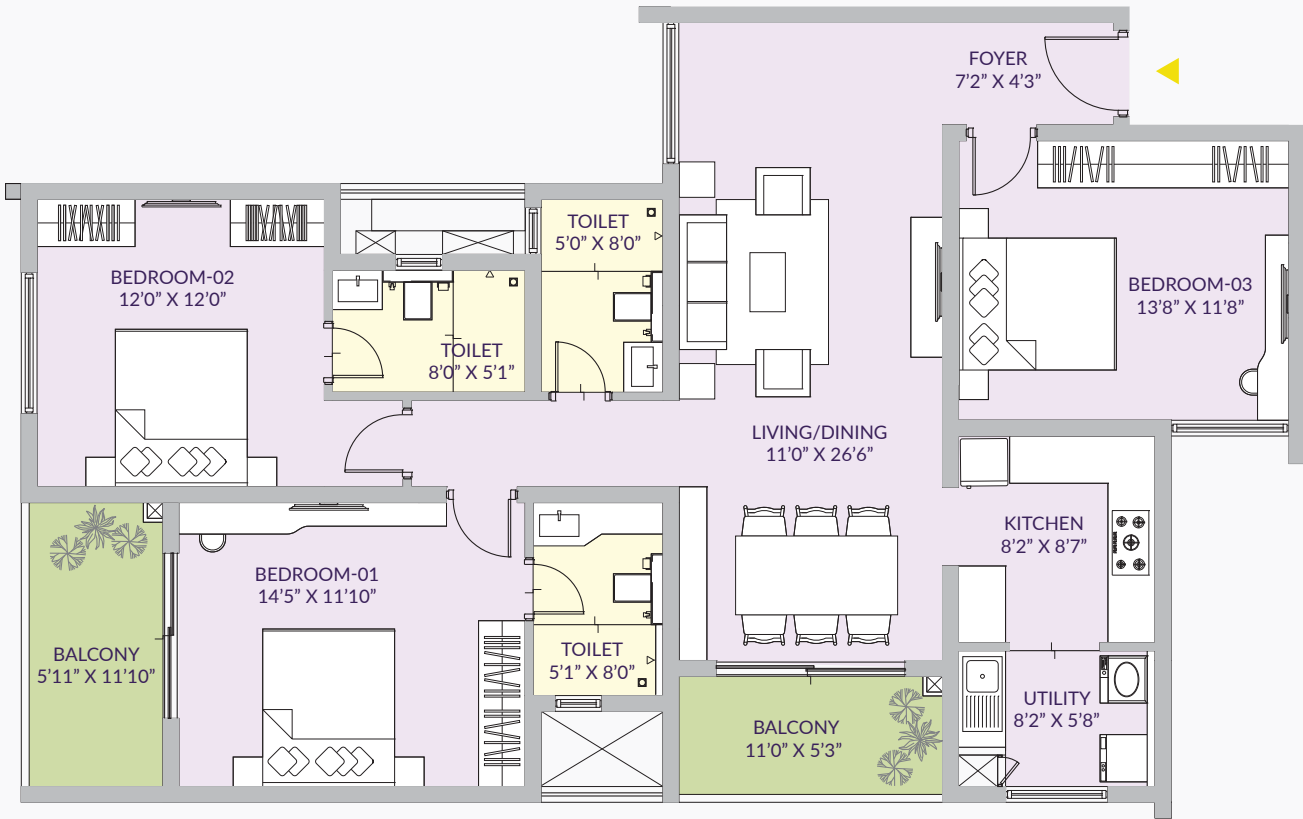
TYPE: 3 BHK - 3T
SERIES: 12, 13, 14 & 15

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



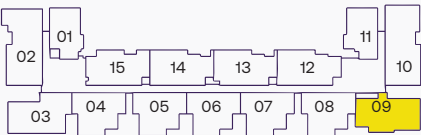
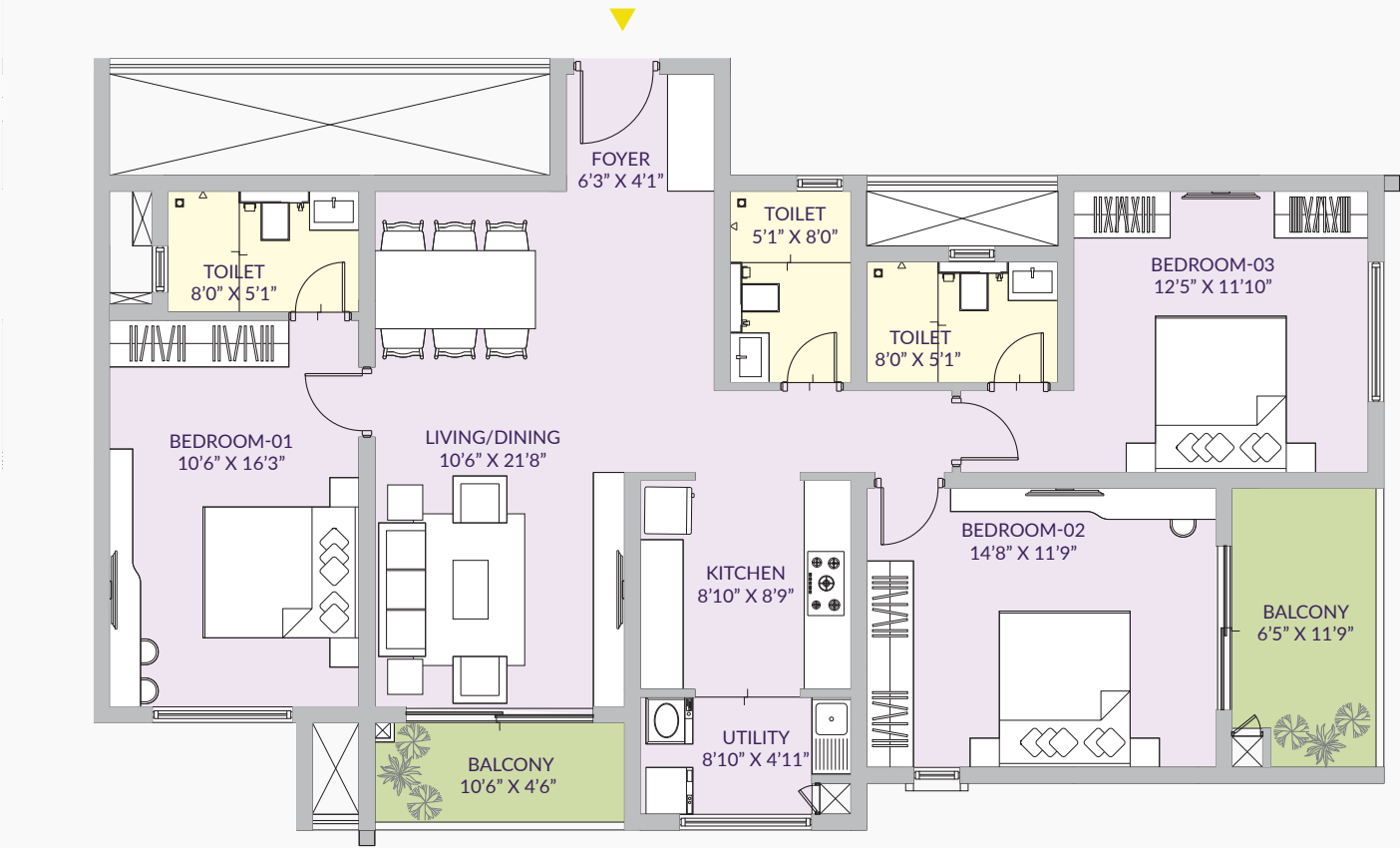
TYPE: 3 BHK - 3T
SERIES: 03

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



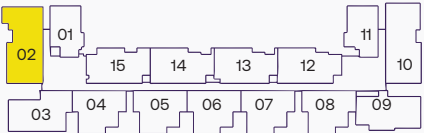
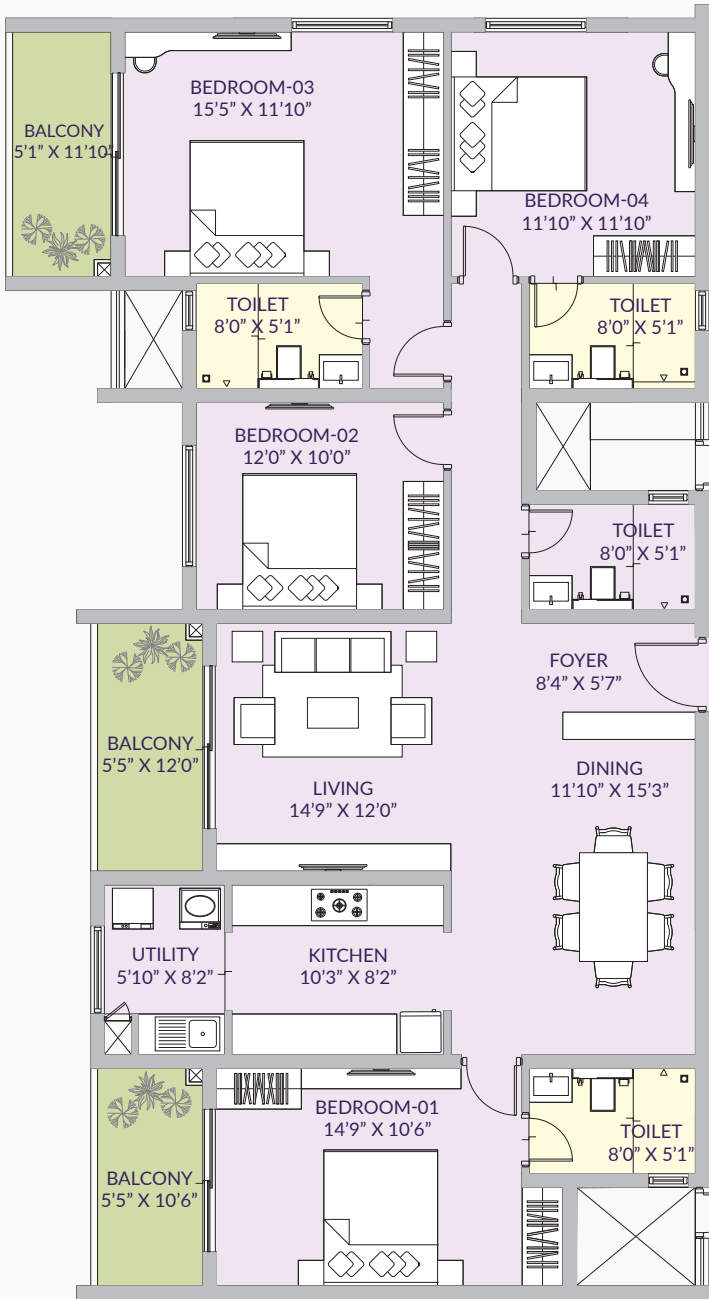
TYPE: 3 BHK - 3T
SERIES: 09

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



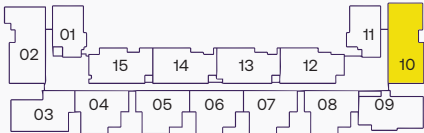
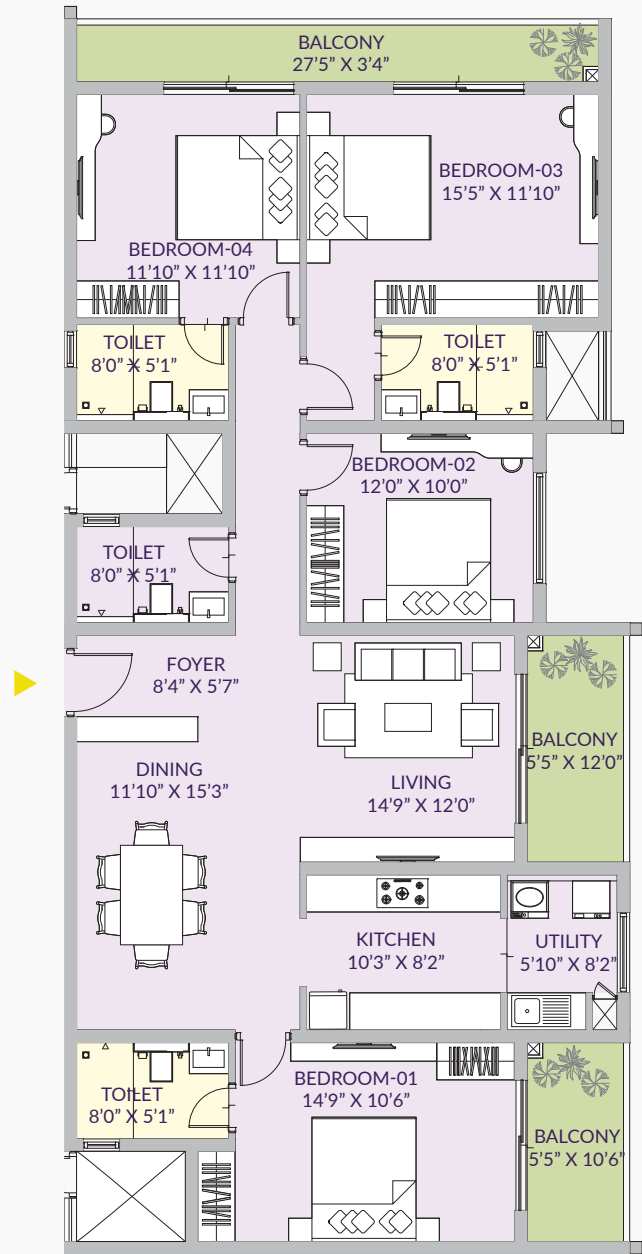
TYPE: 4 BHK - 4T
SERIES: 02

SBA		CARPET + BALCONY	
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
2315	215.07	1614.92	150.03



TYPE: 4 BHK - 4T
SERIES: 10

SBA		CARPET + BALCONY	
SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
2345	217.86	1644.85	152.81



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
Bedrooms
Kitchen & Utility
Balcony
Toilets

Vitrified Tiles
Vitrified Tiles
Vitrified Tiles
Ceramic Tiles
Anti-skid Ceramic Tiles

DADOING

Toilets

Vitrified Tiles

DOORS

Entrance Door
Internal Door
Balcony

Frame and Shutter - Engineered Wood
Frame and Shutter - Engineered Wood
UPVC Sliding Door with Glass and Mosquito Mesh

WINDOW AND VENTILATION

Window and Ventilation

UPVC Sliding Door with Glass and Mosquito Mesh

ELEVATORS

RAILINGS

Balcony

MS Hand Rails

PAINTING

Interior Walls and Ceiling
Exterior Walls
Kitchen / Utility

Acrylic Emulsion Paint
Weather Proof Texture Paint
Acrylic Emulsion Paint

BATHROOMS

Sanitary Fittings
Faucets
Exhaust Fans

Jaquar / Parryware / Equivalent
Jaquar / Parryware / Equivalent
All Toilets



Architectural rendition

KITCHEN AND UTILITY

Electrical Points
Plumbing Points

4 Sockets of 16 AMP & 4 Sockets of 6 AMP
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
Telephone & TV Point
Air Conditioning Provision
Power Supply
Power Backup

Modular Switches - Schneider / Equivalent
Living, Dining and Bedrooms
Living and Bedrooms
4 KW - 2 BHK; 6 KW - 3 BHK
2 KW - 2 BHK; 3 KW - 3 BHK

SMART HOME FEATURES

Video Phone
CCTV

Camera at the Main Door with Indoor Panels
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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