

Connected to Life
Connected to
Everything

JR
Nexus





JR NeXus

A world of Connected living

In today's networked world where one is connected to family, friends, office, music, movies and entertainment 24/7 virtually through the World Wide Web; real world connections are equally important. You need the comfort, reassurance and convenience of being in close proximity to life, with real access and real connections – to where you work & shop, to entertainment & medical care for your family and to education for your children. In addition you need the sense of well-being that comes from community living and a supportive environment.

Welcome to JR NEXUS!

A world of connected living where you are at the center of everything and where everything revolves around you!

Connected to the city At the centre of your world

Today, in a bustling metropolis like Bangalore, distance and travel times influence most decisions. Where you live has a significant impact on the quality of your life and living close to one's work place, with the additional benefit of good connectivity and well developed social infrastructure is important.

Perfectly located in a prime residential area of one of South Bangalore's high growth corridors, JR NEXUS is a part of JR Greenpark and is next to Spurthy Global School & College facing the 100 Feet Wide Chandapura-Anekal main road. 20 km from Koramangala via the elevated expressway, JR NEXUS is within 0.5 km radius of Karnataka Housing Board's acclaimed Suryanagar Township spread over 1400 acres & Reddy Jana Sangha 100 bed Hospital & Medical College. JR NEXUS is in close proximity to the Proposed Metro Station – 5 km, Narayana Hrudayala Multi Specialty Hospital – 6 km, Ebenezer International School – 8 km, Electronic City – 10 km. In addition there is a branch of Syndicate Bank diagonally opposite JR NEXUS and a weekly fresh produce market less than 4 km away in Chandapura.

With all that you need around you, JR NEXUS is the perfect home to grow roots and a family.



Connect to living comfort Enjoy a quality living experience

A masterpiece of contemporary architecture by the acclaimed Vernekar Associates, JR NEXUS is for the young and the young at heart. Living at JR NEXUS, is about style and design without being pretentious. It's about space, comfort and quality of life. It's about real and enduring value and not about marketing. It's for people who want more from a home and where they live.

Spread over 1 acre of prime land, JR NEXUS is an integrated development of three interconnected blocks of apartments offering quality living spaces amidst exquisite landscaping and luxury amenities. Setting JR NEXUS apart is the sense of space and the abundance of light and ventilation in each apartment, which opens out to beautiful views since directly behind JR NEXUS are 300 acres of BMRDA approved residential townships, which are a no-high-rise zone.

At JR NEXUS, spaces flow into one another seamlessly as you move within each apartment, each space designed to perfectly meet your living and lifestyle requirements and embellished with quality specifications, fixtures, finishes and detailing for a rewarding living experience.

Connect to luxury Connect to an Amazing lifestyle

At JR NEXUS you are spoilt with comfort and luxury. From the convenience of having a provision for a shopping center to provide you with all your groceries and living essentials at your doorstep, to the luxury of having a swimming pool and gym for you and your family to unwind, rejuvenate and work out and a party hall for socializing with your neighbors, JR NEXUS has it all.

There is more. As a privileged resident of JR NEXUS, you get premium access to the amenities at JR GREENPARK. A fully developed 80 acre residential enclave, JR Greenpark has large Landscaped Gardens, Tennis Courts, Indoor Badminton Court, Basketball Court, Giant Chess, Amphitheater, Putting Golf with man-made Pond, Jogging Track, Playground, Fish Pond & more. Apart from these amenities you also have the option to become a member in the world class clubhouse at JR Greenpark with dining, entertainment and a complete range of facilities including a Swimming Pool, Toddlers Pool, Gym, Snooker, TT, Banquet Hall, Restaurant, Party Hall, Guest rooms and more, ensuring you have access to all the amenities of a luxury resort and an exceptional quality of life.

Amenities

- Swimming Pool
- Party Hall
- Indoor Games
- Gymnasium
- Two Tennis Courts
- Indoor Badminton Court
- Basketball Court
- Barbeque Court
- Putting Golf
- Amphitheater
- Giant Chess
- Children's Play Area
- Landscaped Gardens
- Playground



Specifications

STRUCTURE

- Basement + Stilt + Nine floors of Seismic Zone II Compliant RCC Framed Structure
- Solid concrete block masonry for all walls

WALL FINISH AND PAINTING

- External - Cement plastering with exterior weather proof paint
- Internal - Smooth Cement plastering with emulsion paint
- Ceiling - Painted with oil bound distemper

FLOORING

- Living/Dining - Vitrified tiles of Kajaria/Somany or equivalent
- Bedroom - Vitrified tiles of Kajaria/Somany or equivalent
- Kitchen - Vitrified tiles of Kajaria/Somany or equivalent
- Balcony/Utility - Anti skid ceramic tiles of Kajaria/Somany or equivalent
- Staircase/Common area - Granite / Vitrified tile or equivalent

DOORS

- Main Door - Polished hard wood door frame with polished molded panel door shutter with SS hardware
- Internal Doors - Hard wood door frame with flush shutter with one side polished and one side enamel painting and powder coated hardware
- Toilet Doors - Hard wood door frame with water proof flush shutter with enamel painting and powder coated hardware

WINDOWS

- Living/Dining - uPVC sliding windows
- Bedroom - uPVC sliding windows
- Kitchen - uPVC sliding windows

KITCHEN

- Counter - Black Granite counter
- Sink - Single bowl Stainless Steel sink
- Dado - Glazed ceramic tile dado upto 2 feet above counter

TOILETS

- Wash Basin - White-colored wash basins of Hindware or equivalent make
- Sanitary Ware - White colored EWC of Hindware or equivalent make with seat cover
- Fittings - Hot and Cold mixer unit for shower and low flow fixtures from Jaquar or equivalent

ELECTRICAL

- High quality copper wiring of Finolex/Havells or equivalent
- Good quality modular electrical switches of Anchor Roma or equivalent
- One earth leakage circuit breaker (ELCB) in every apartment and miniature circuit breaker (MCB) for lighting and power circuits
- Points for Water purifier, Exhaust fan, Microwave, Mixer grinder and Refrigerator in kitchen
- Washing machine point in utility
- Provision for electric geyser and exhaust fan in the bathrooms
- Doorbell point is provided in living/dining area
- One AC point will be provided for each apartment in the master bedroom
- One telephone outlet and one TV outlet each in the living/dining and master bedroom area
- 100% Power back up for Lifts and essential services
- 1 kVA backup for each apartment

OTHER PROVISIONS

- Automatic passenger elevator of reputed make and one set of staircase are provided per cluster
- Centralized water storage with underground sump
- Centralized automatic pumping facility with standby pumps
- Sewage Treatment Plant of reputed brand
- Rain water harvesting facility



Floor Plan — Type I

Floor Plan — Type 1A



2 Bed + 2 Bath | Area: 1050 sqft

TYPICAL FLAT NUMBERS: A-104 to A-904 B-103 to B-903 B-104 to B-904 C-103 to C-903 C-104 to C-904



2 Bed + 2 Bath | Area: 1065 sqft

TYPICAL FLAT NUMBERS: A-101 to A-901 B-101 to B-901 B-102 to B-902 C-102 to C-902

Floor Plan — Type 2



3 Bed + 2 Bath | Area: 1285 sqft

TYPICAL FLAT NUMBERS: A-103 to A-903

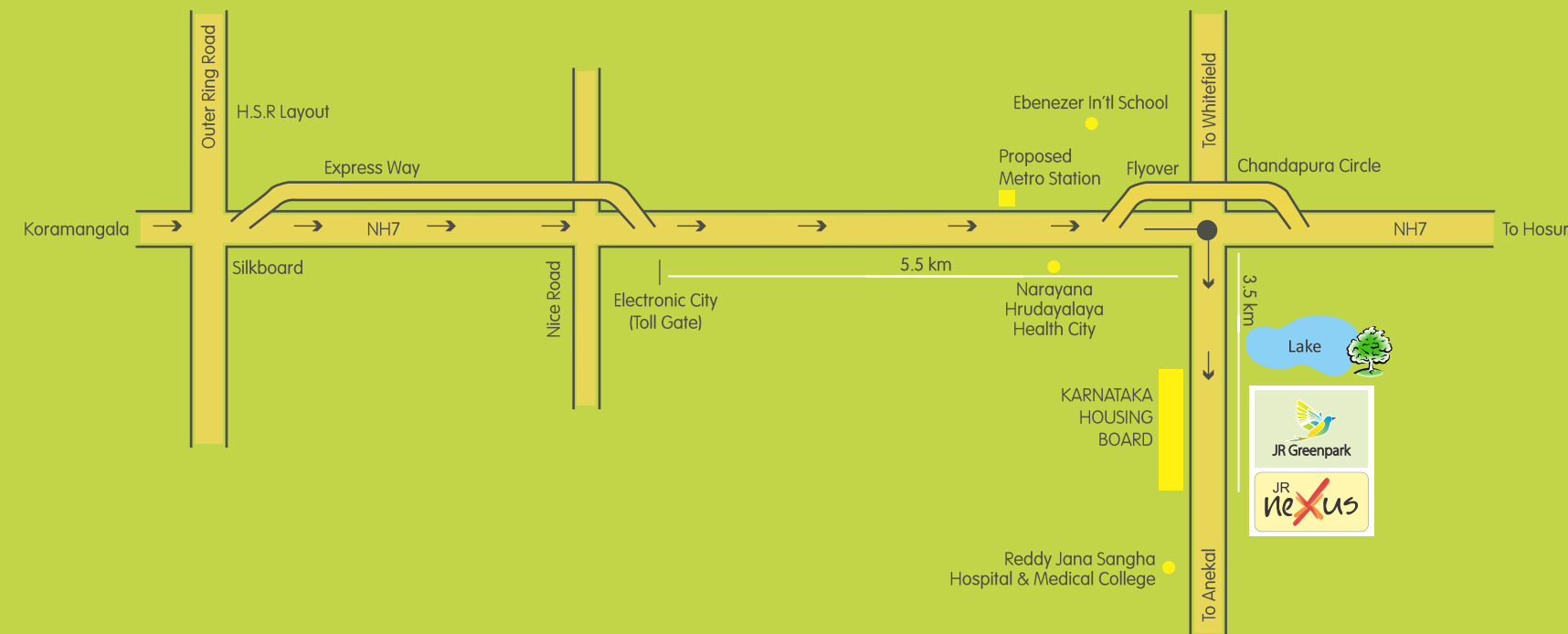
Floor Plan — Type 2A



3 Bed + 2 Bath | Area: 1300 sqft

TYPICAL FLAT NUMBERS: A-102 to A-902 C-101 to C-901

Location Map



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