

# 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

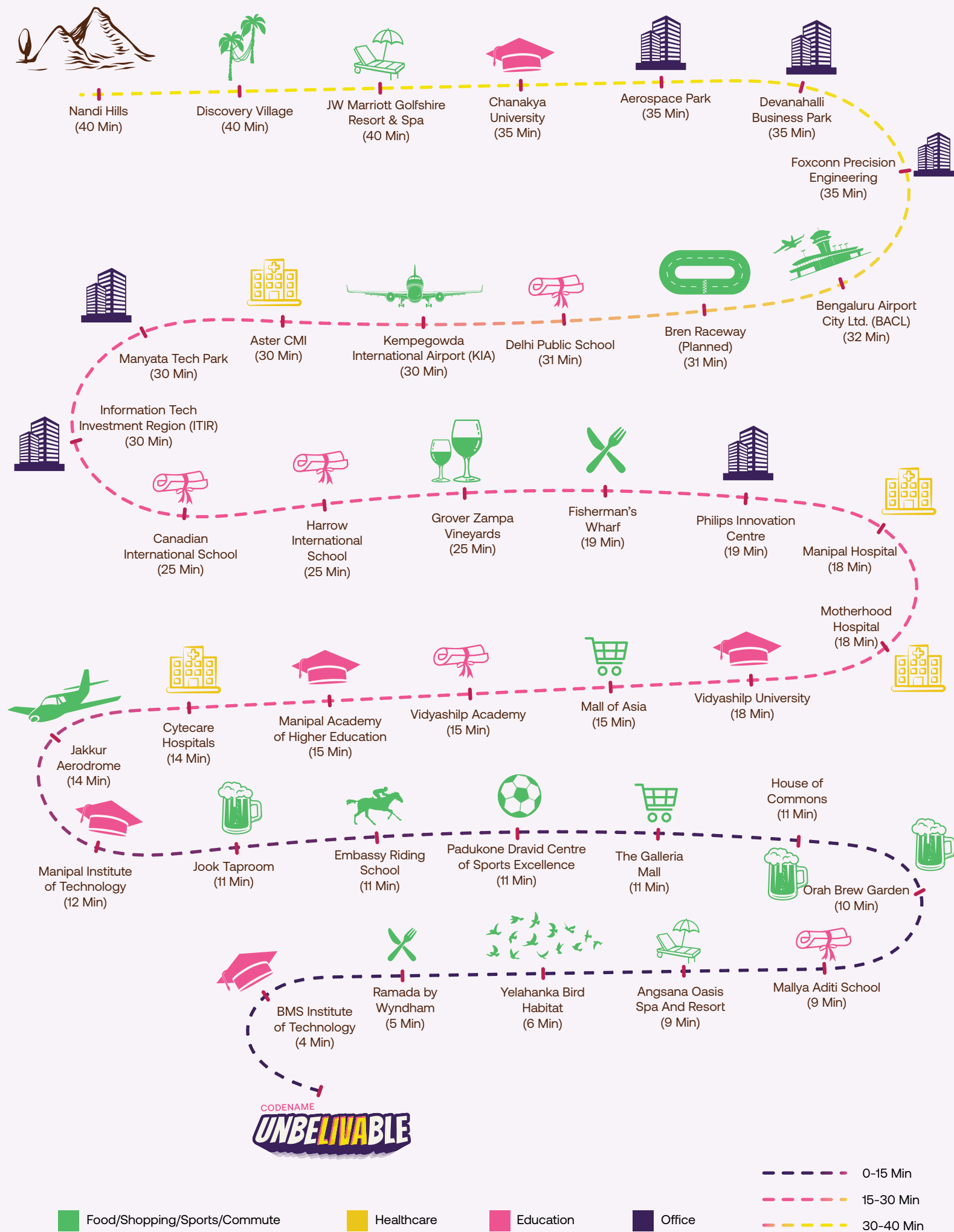
ARCHITECTURAL RENDITION  
OF PRE-FINAL CIVIL DESIGN



# 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





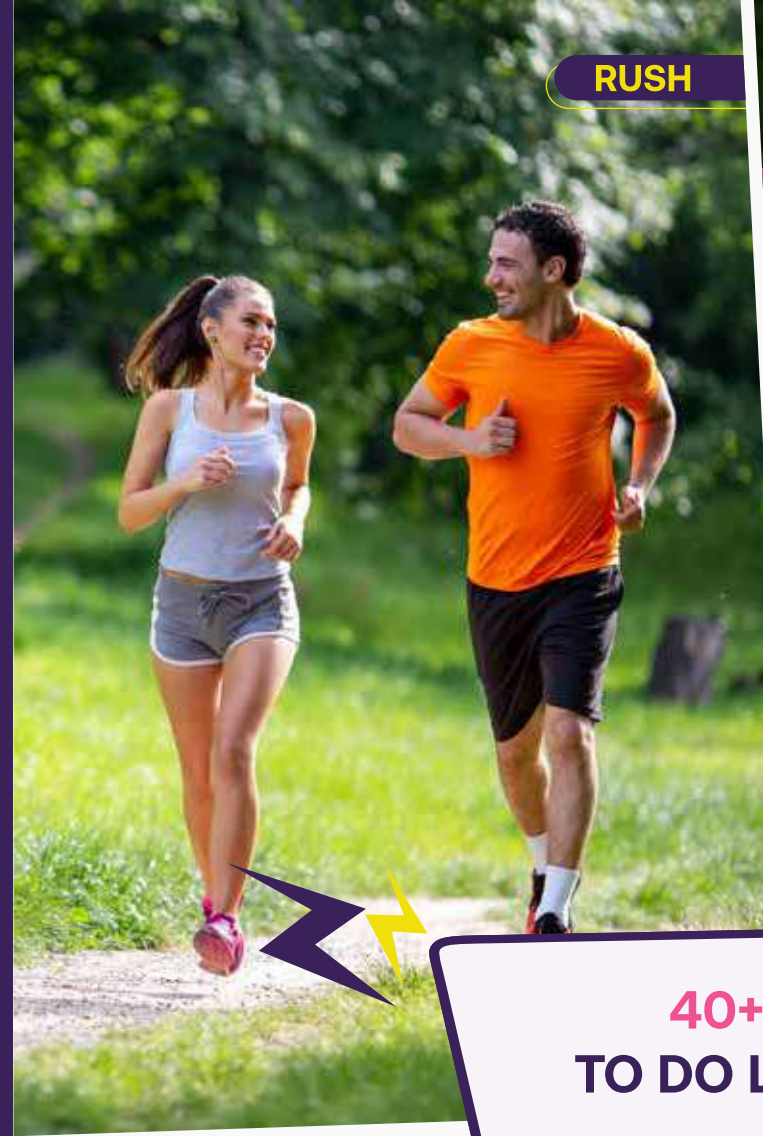
# THE SYNCPHONY OF LIFE

## 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



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.

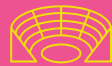
Whether it's grilling, gaming, or just vibing, this zone is made for squad goals.



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**

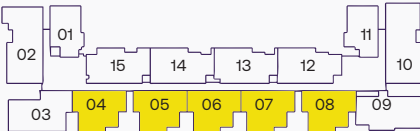
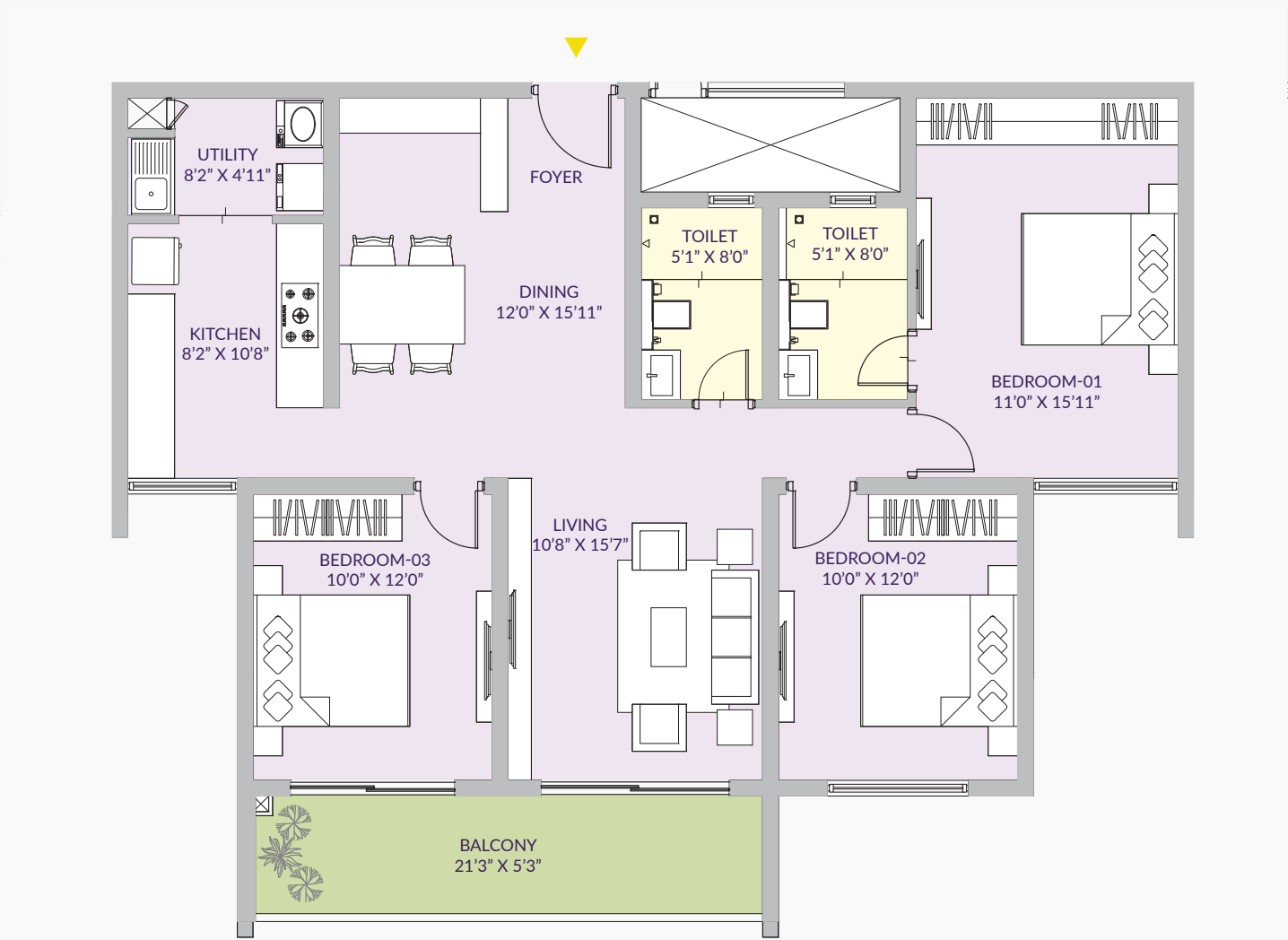
Find your fit. These floor plans are designed to make your day-to-day effortless, with spaces that feel open, comfy, and totally in sync with how you live.





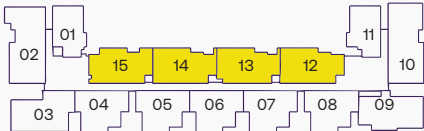
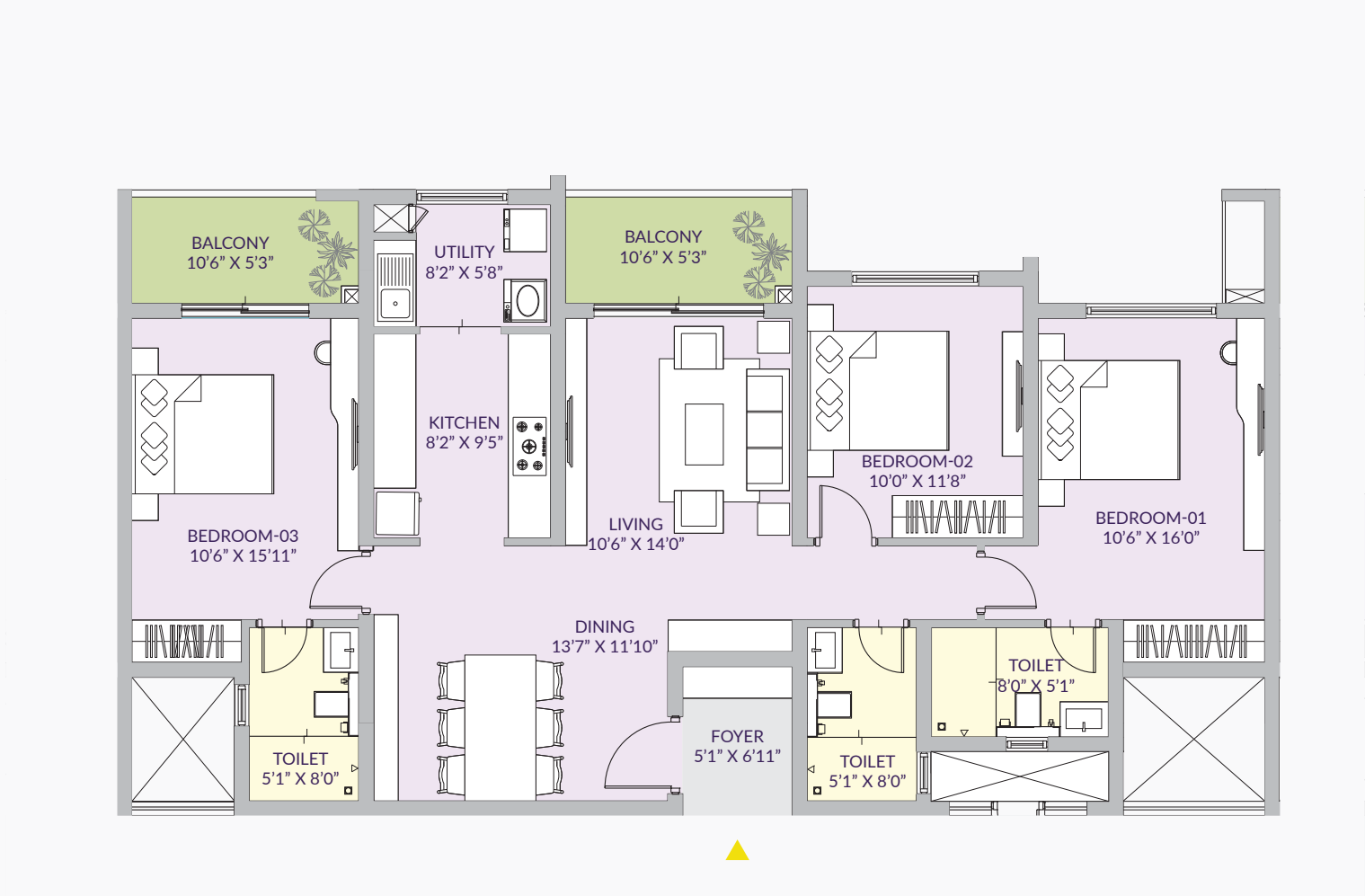
TYPE: 3 BHK - 2T  
SERIES: 04, 05, 06, 07 & 08

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

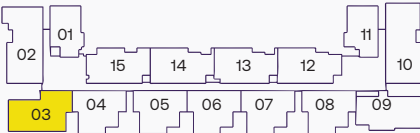
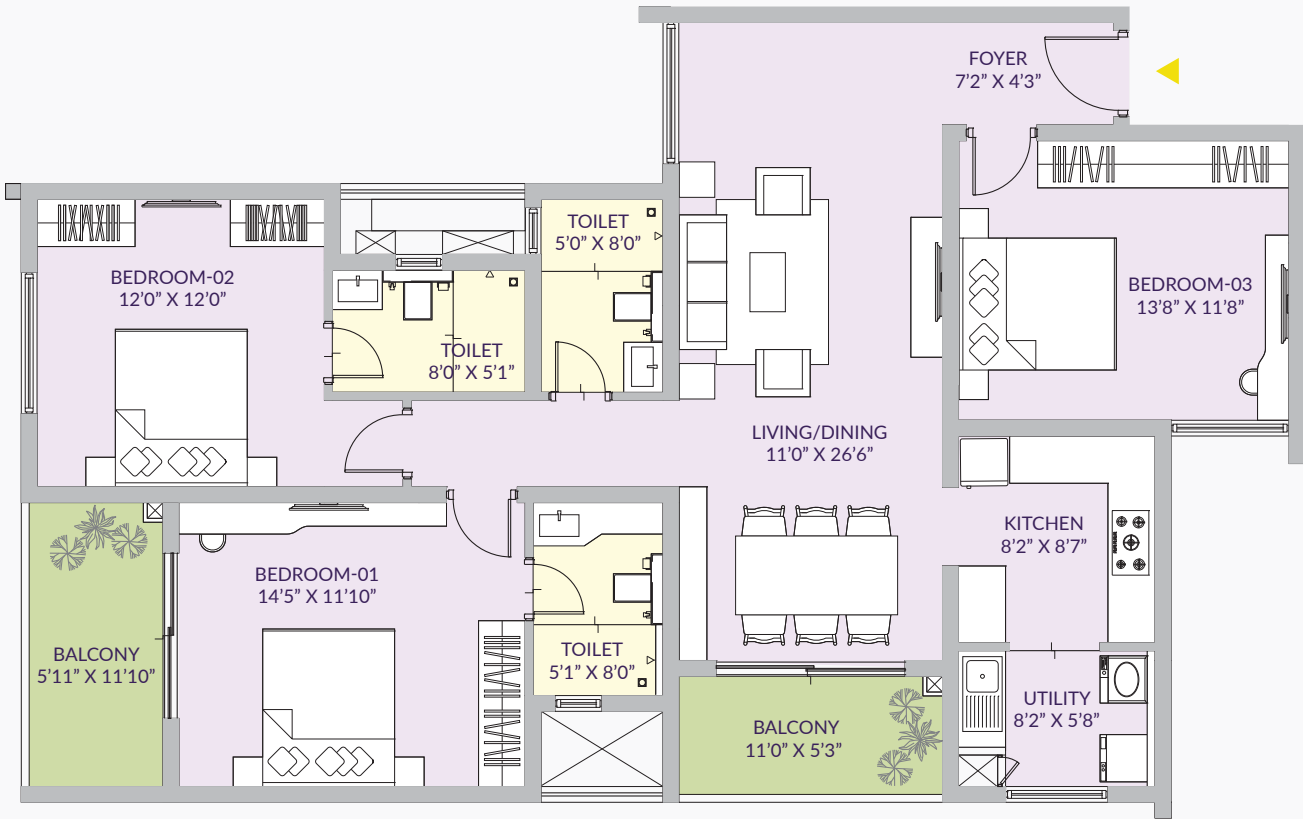
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SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1760	163.51	1228.71	114.15





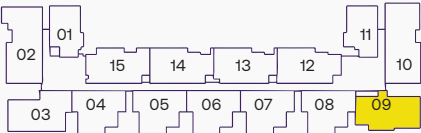
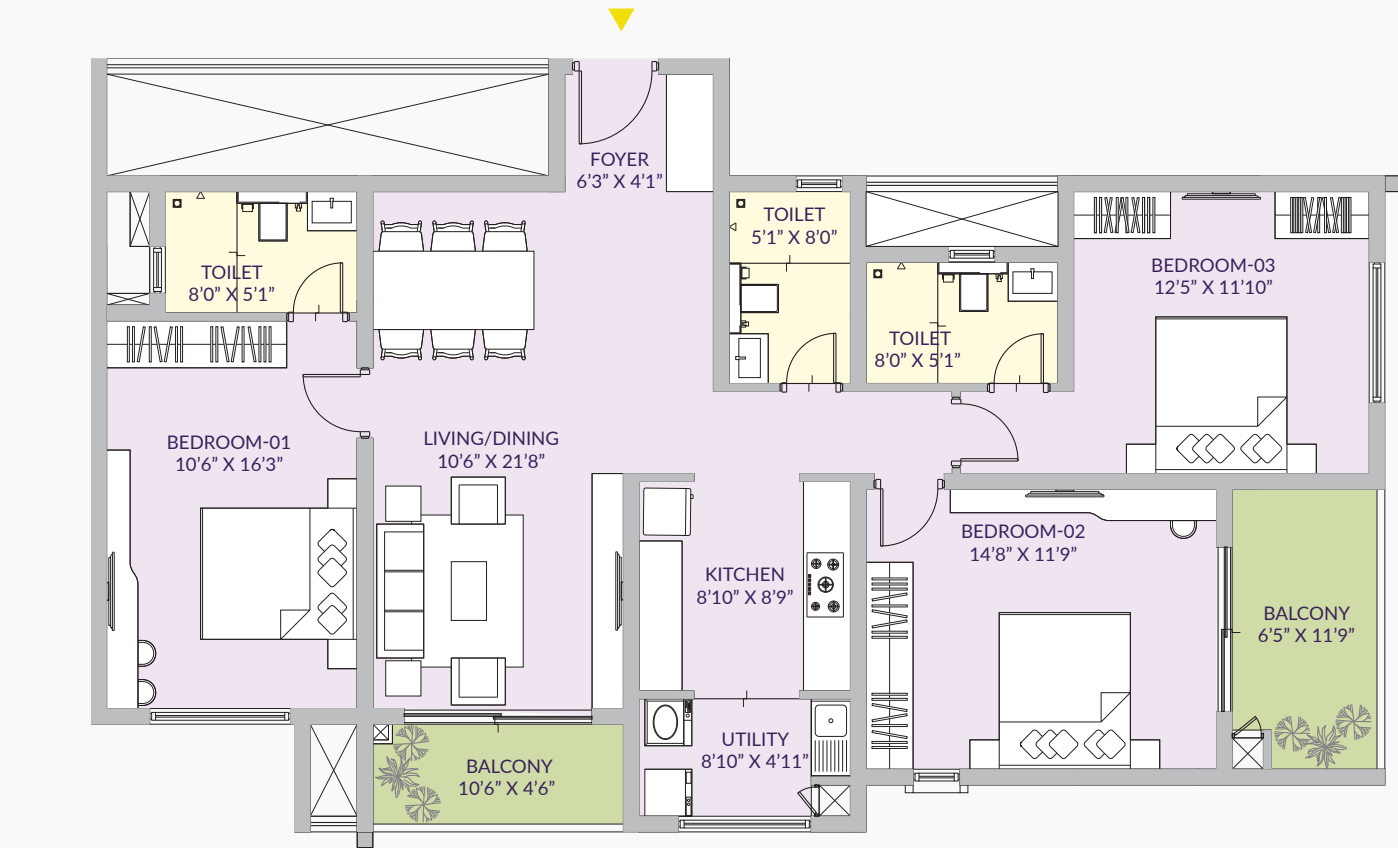
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SERIES: 03

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



TYPE: 3 BHK - 3T  
SERIES: 09

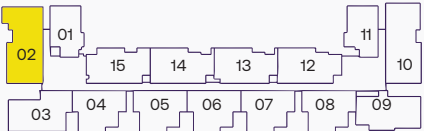
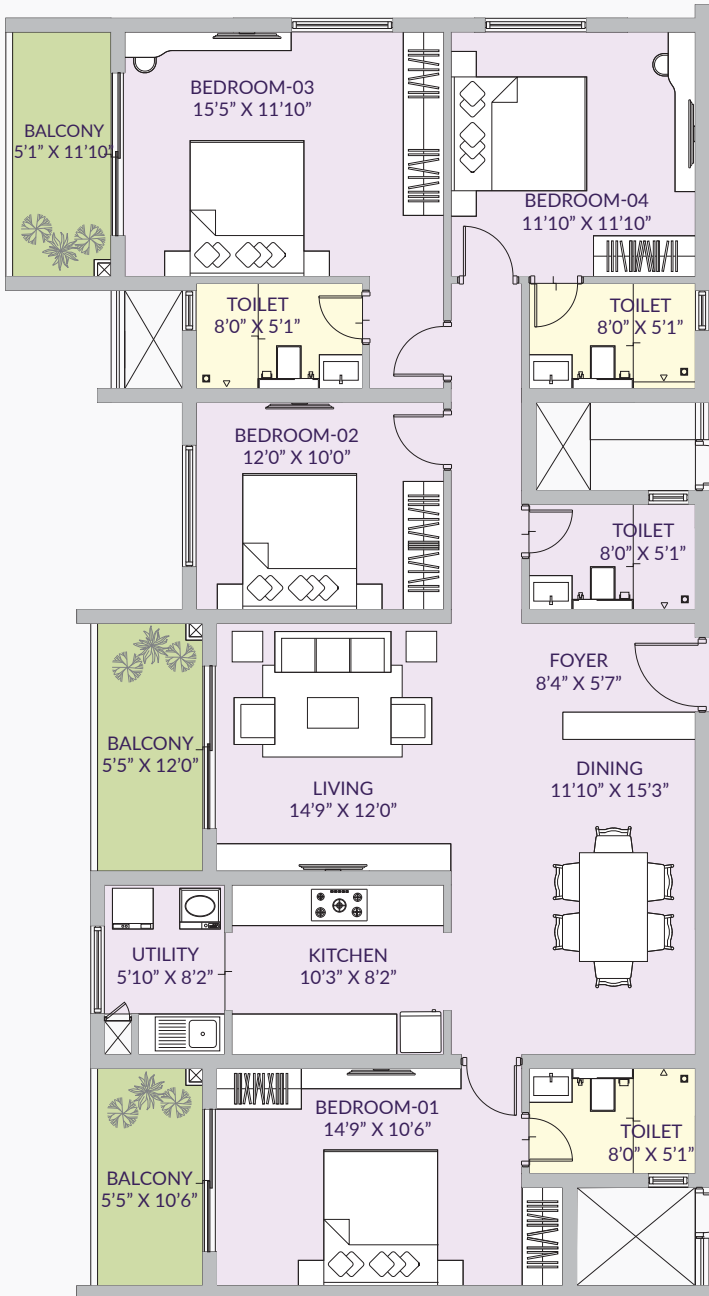
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SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1825	169.55	1267.78	117.78





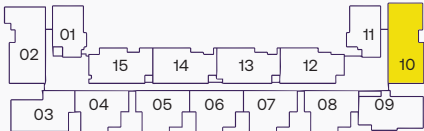
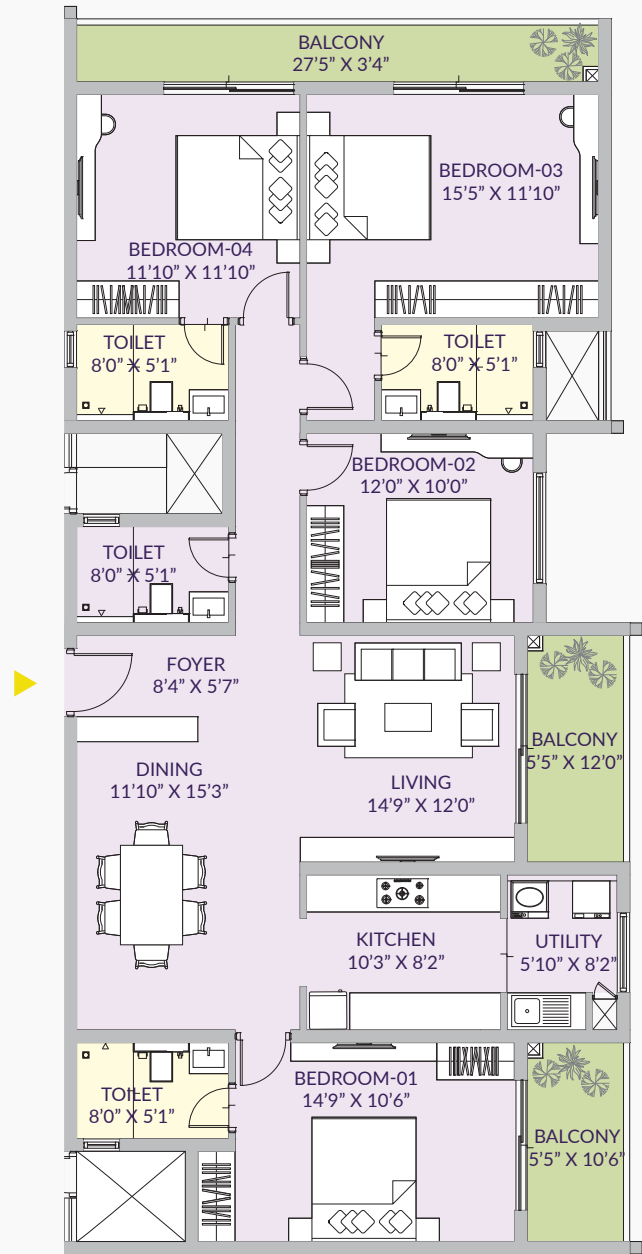
TYPE: 4 BHK - 4T  
SERIES: 02

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

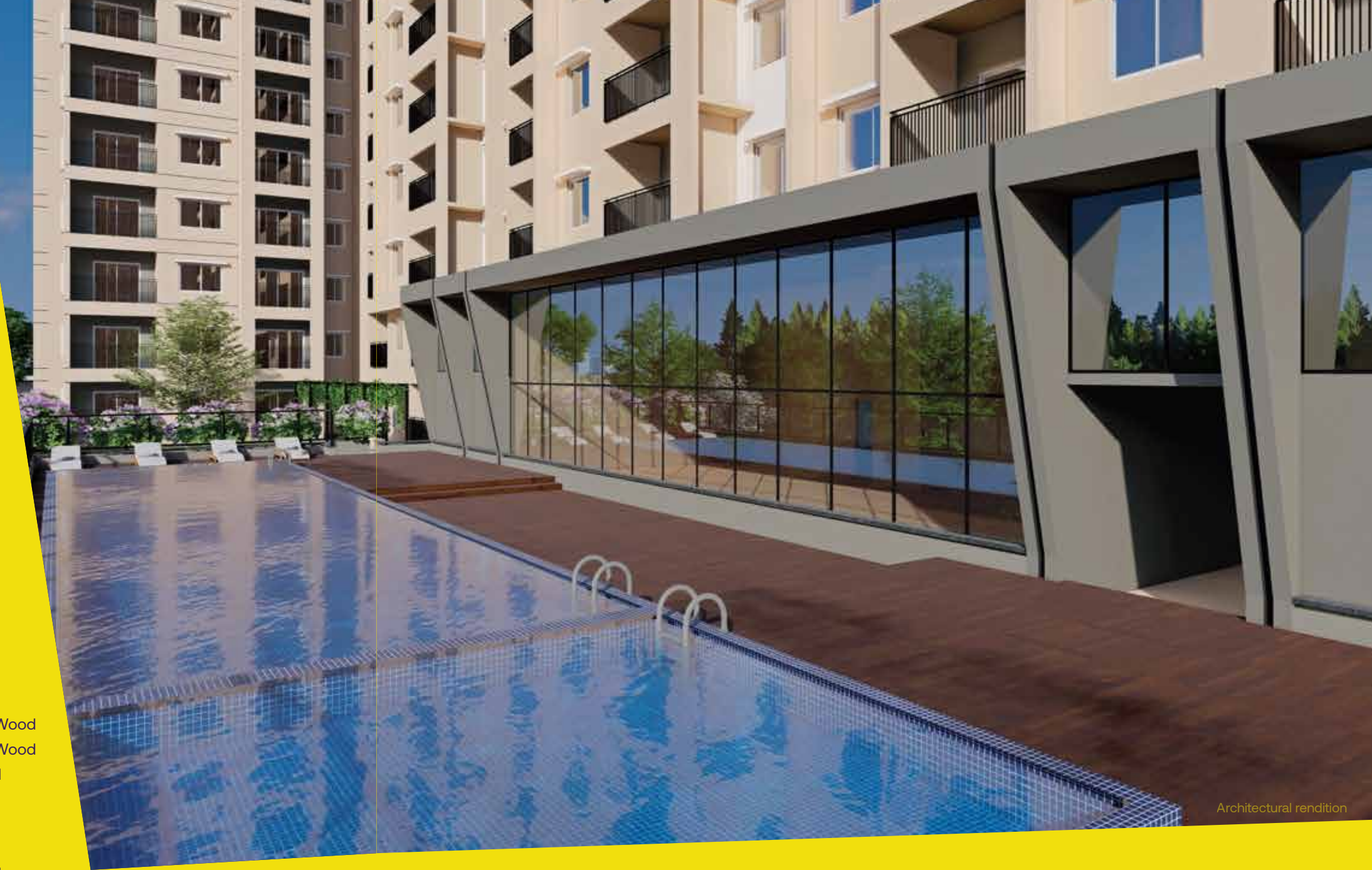




# THE DEETS SET THE BEAT

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	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  
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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