



Rediscover Urban Living



JR URBANIA

RESIDENTIAL & COMMERCIAL PLOTS



150ft Wide Road

Urbania, a Latin-American name meaning born of the city, is given by proud rural parents to their daughters who have the privilege of being born in the city, and thus enjoying a superior quality of life and unlimited opportunity for self realization.

URBANIA from JR Housing, is a world class integrated development that offers privileged residents an exclusive and unparalleled living environment that combines the best of city living with the joys of country living.

Spread over 94 acres, **JR URBANIA** is centrally located within KHB Suryanagar II and connected by existing 150 feet wide roads. Located off the Bangalore-Hosur Road Expressway near Electronics City and connected to Bannerghatta Road and the Chandapura-Anekal Road, **JR URBANIA** is in close proximity to various reputed schools, hospitals, shopping malls, the upcoming Metro Station and the 300 Feet Peripheral Ring Road.

Just 25 minutes from Koramangala, **JR URBANIA** enjoys a premium location, superior infrastructure and specifications; while being more affordable than KHB Suryanagar. It also benefits from the Cauvery water lines being executed at the KHB Township.





JR Urbania Entrance Arch

Residential Plots

JR URBANIA offer premium villa plots in the township which has a valley like feel, dotted with landscaped gardens, parks, water bodies, concrete paver roads, avenue tree plantations and play areas, which adds to the visual appeal. The plots are spread over three separate blocks named, **Prime, North** and **South** each of which have unique selling propositions.

Plot dimensions: 30'x 40', 30' x 50', 30' x 55',
40' x 60', 40' x 64' and 40' x 70'

Commercial Plots

JR URBANIA offers a limited number of commercial plots facing the 150 Feet wide main roads, which will enable the development of shopping, work, dining and daily convenience infrastructure within the project.

Plot dimensions: 40' x 60', 40' x 70' and 50' x 80'.

Commercial plots benefit from a higher 2.5 FAR (Floor Area Ratio) when compared to 1.75 FAR for residential plots, thereby having the potential for greater appreciation in value in the years to come.

Premium villas

Elegantly designed keeping in mind the needs of a home buyer, **JR URBANIA** villas combine modern architecture with functional layouts offering comfort and practicality. We understand the freedom of choice one would like to have while building their dream home and at **JR URBANIA** we offer you more than that.

Ready to move in villas on 30' x 40', 30' x 50' and 30' x 55' plots with built up areas of 1250 sft to 2200 sft are on offer.

JR Urbania offers a host of leisure, sport and lifestyle amenities making it truly a class apart

FINEST AMENITIES

Club House

Synthetic Tennis Court 

 Swimming Pool

Squash Court

 Indoor Badminton Court

Gymnasium 

Banquet Hall

Coffee Shop 

Children's Play Area

 Jogging Track

Parks

Play Grounds

WORLD CLASS INFRASTRUCTURE

Entrance Arches with security cabins

150 Feet wide Main Road

Sub Roads with concrete pavers

Covered storm water drains

Contemporary Bajaj street lights

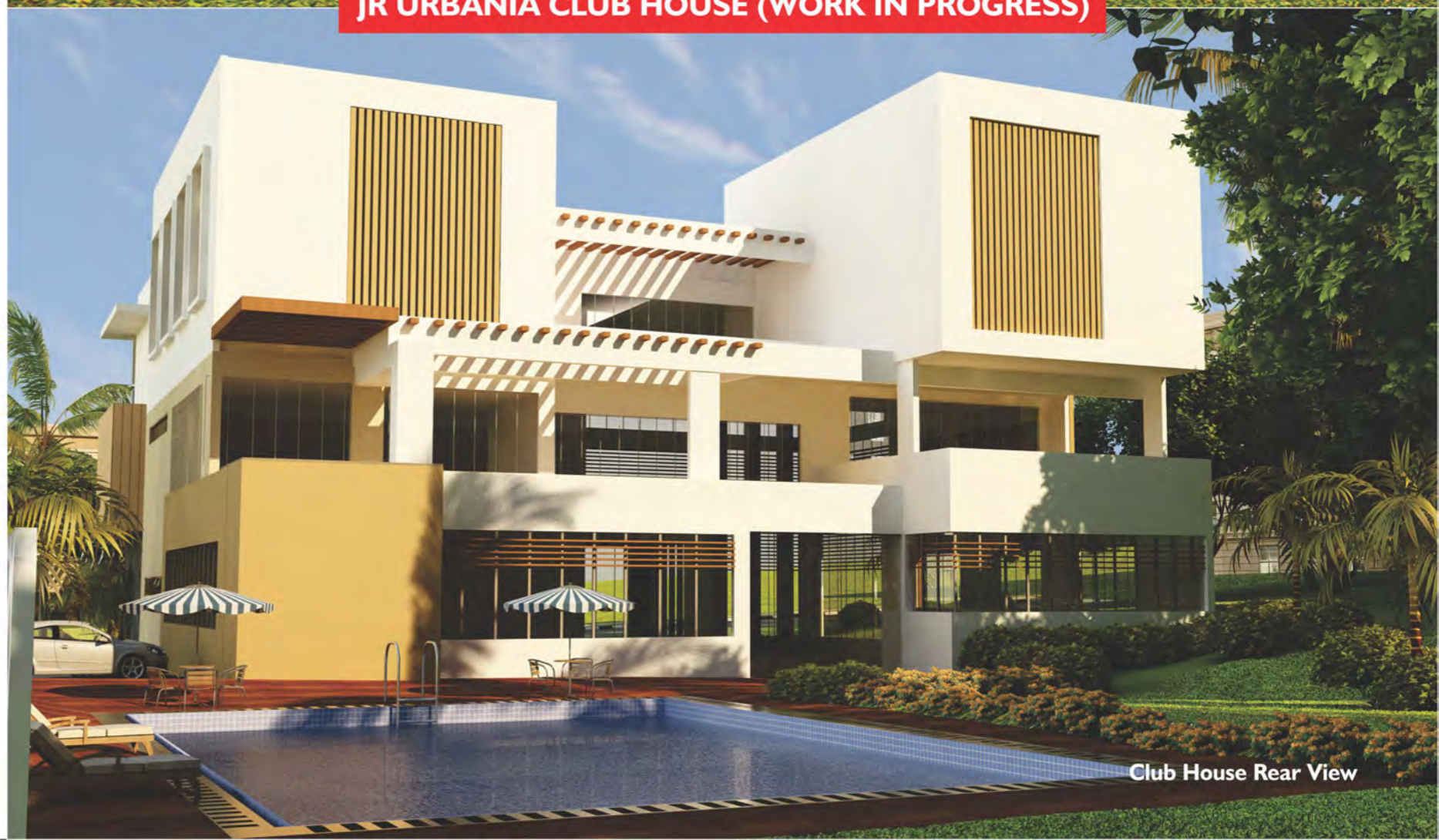
Underground electrical cabling

Underground drainage lines with 500 KLD operational Sewage Treatment Plant



Club House Front View

JR URBANIA CLUB HOUSE (WORK IN PROGRESS)



Club House Rear View



Over Head Water Tank



40ft Main Road

ACTUAL SHOTS FROM JR URBANIA



Entrance Arch of Urbania Prime



Pedestrian Friendly Street

The Sarga City Advantage

Spread over 1600 acres, Suryanagar II is KHB's (Karnataka Housing Board's) premier township, designed to cater to the housing needs of all segments of society. The model township by KHB has been completed with standard infrastructure along with 150 Feet wide main roads throughout the township.

It is well connected to all the major district roads like Jigani-Bannerghatta Road, Chandapura-Anekal Road, Bangalore-Hosur Road and also the upcoming 300 Feet Peripheral Ring Road.

Cauvery water pipeline works have been completed at KHB Suryanagar II already.

JR URBANIA being an integral part of the township benefits from all the amenities and infrastructure at KHB Suryanagar II, but offers superior quality of development and an exclusive living environment.

The upcoming Metro Station at Bommasandra is about 4 km from **JR URBANIA**, which will further enhance the connectivity.

The residential plots at KHB Suryanagar are being auctioned at ₹3,600/sft already and commercial plots facing the 150 Feet main wide road at ₹5,000/sft (KHB auction date 25.4.2016).



KHB Suryanagar II
₹3600/sq.ft*

Price
Comparison

JR URBANIA
₹2050/sq.ft* onwards!

Golden Opportunity

The opportunity to own a plot at **JR URBANIA** today is similar to the opportunity that existed in Bangalore in the late 90's to invest in townships like Koramangala and Indiranagar. Like Koramangala today which has become a residential and commercial hub, **JR URBANIA** is destined to become one of the city's premier integrated townships but with superior infrastructure and amenities.

JR URBANIA'S excellent location amidst KHB Suryanagar, its proximity to the city's leading IT and Industrial Hubs, reputed schools and hospitals, its excellent connectivity, futuristic town planning, eco-friendly features, luxury amenities and integrated living ensures a quality of life that is a class apart. Together making **JR URBANIA** a living and investment opportunity that should not be missed.

Come be a part of Bangalore's fastest growing suburb, which is much larger and better planned than Koramangala!

Welcome to **JR URBANIA**.



Actual shot of model villa on 30' x 50' plot



Master Plan

Location Map



10 MINUTE DRIVE TO ELECTRONICS CITY

25 MINUTE DRIVE TO KORAMANGALA

30 MINUTE DRIVE TO WHITEFIELD

WITHIN 3 KM OF REPUTED SCHOOLS, HOSPITALS AND SHOPPING MALLS

5 KM FROM UPCOMING METRO STATION



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