



Make the perfect
investment in nature.

Presenting Phase-II of Century Greens

Representative image

A 23-acre plotted development nestled in a lush green belt and in one of the most emergent micro-markets of North Bengaluru. Located off IVC Road, Devanahalli 20 minutes from Kempegowda International Airport.

Featuring Cottage plots - 30 ft. X 40 ft. (111.5 sq.m),
Villa plots – 30 ft. X 50 ft. (139 sq.m), Mansion plots – 40 ft. X 60 ft. (223 sq.m).

Century
GREENS

Rooted In Nature



Architectural rendition

Presenting Century Greens

This BIAAPA approved premium plotted development is surrounded by an ecosystem of resorts. Here, you get your own private space of wellness, where lush green open spaces, a plethora of curated amenities and a dazzling clubhouse enthrall you.

Care has been taken towards crafting this beautiful plotted development around your family, thus offering a fine balance of a natural retreat and multiple rejuvenation, fitness, socialising and leisure zones. Right from the reflexology park to the delectable butterfly garden, the seating pavilion or the tree-lined façade, every facet at Century Greens is curated to the minutest of details.

An unmissable opportunity to own your piece of land and be the artist of your own dream home. With myriad customisation options at your disposal, you can utilise your space the way you want it.

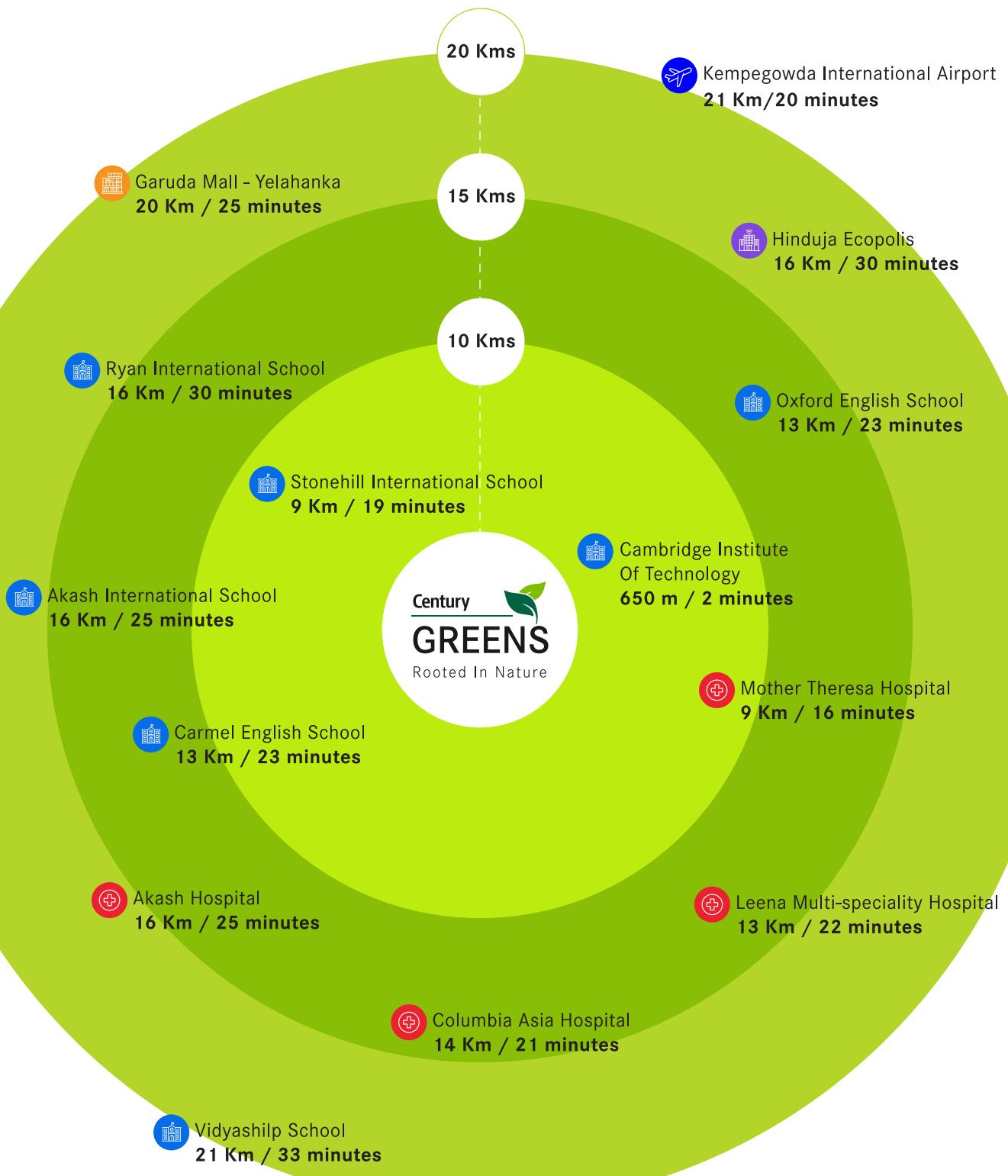
Nestled in a buoyant ecosystem, at the cusp of exponential growth, with seamless connectivity.



Map not to scale

All conveniences, close at hand.

Located in one of the fastest growing economic hubs, with well-developed social infrastructure, including reputed schools, colleges, restaurants, malls, and hotels close at hand, Century Greens makes for perfect serene urban living, with an ecosystem amidst nature.





Architectural rendition

A 10,000 sq. ft. clubhouse to rejuvenate, revitalize and relax.

A state-of-the-art clubhouse, located at the heart of the development provides a grand experience of landscaped greens, indoor and outdoor amenities with easy access from every plot. Thoughtfully planned amenities offering an indulgent lifestyle along with the aesthetically designed interiors and exteriors are waiting to charm you.

From a lavish 250-seater party hall, gym, spa, convenience store, party lawns, indoor games area to swimming pool and kids' pool, there is every possible amenity to offer you a lifetime of experiences.

Outside, tennis, basketball and futsal courts await sports enthusiasts. While the box cricket pitch, children's play area, seating pavilion right under the open sky – all add to the magic around.



Actual image of the clubhouse shot on 25th January 2021

Indoor Amenities



Entrance Lounge
with reception



Party Hall
(250-seater)



Gym



Card &
Board Games



Table Tennis



Pool



Spa- Steam



Sauna



Massage



Swimming Pool



Kids' Pool



Convenience store



TV Lounge



Party Lawns

Outdoor Amenities



Tennis court



Basketball Court



Box Cricket Pitch



Volleyball Court



Children's Play area



Futsal court



Reflexology Park



Butterfly Park



Seating Pavilion



Basketball court

Representative image

A world of sports awaits
in your backyard.

From tennis, basketball, volleyball, futsal court to box
cricket pitch - rediscover that sports enthusiast in you.



Volleyball court

Representative image

Nature at its unchanged and pristine best, so that your kids learn how life is meant to be appreciated.

Children's play area and kids' pool to keep the young ones engaged and brimming.



Children's play area

Representative image

For those who always took care of us.

A reflexology garden for senior citizens to spend their golden moments and reflect on the beauty around.



Reflexology garden

Representative image

Exclusive space for organic farming to lead a healthier life.

Organic fruit and vegetable garden for those who wish to lead a healthier life in a cleaner environment.



Organic garden

Representative image



Butterfly park

Representative image



Futsal court

Representative image

Sustainable features that give back to nature.

From a variety of solar features, to carefully designed specifications for rainwater conservation and waste management, great care has been taken to make the project as eco-friendly as possible.



Green Features

- Reflexology garden
- Organic fruit and vegetable garden
- Pathways with plenty of green landscaping
- Butterfly Park



Solar Facilities

- Solar street lights at junctions
- Solar walkway washers
- Solar lighting in Clubhouse



Rainwater Conservation

- Pavers designed to ensure better water percolation and recharge ground water (GGBS)
- Rainwater harvesting pits



Sustainable Waste Management

- Segregation of waste
- Compost generation with collected waste to use as fertilizer



Green Alert

- Air pollution monitors to gauge air quality

Representative image



Technical Specifications



RFID boom barriers



RFID enabled bicycles



CCTV Surveillance



Communication station at junction



Monitoring systems for guard patrolling

Your green paradise is coming alive



Development Plan



Clubhouse Plan

Swimming Pool

Splash to your heart's content.

Gym

Keep your squats low and your standards high.

Party Hall

Perfect moments and priceless memories deserve a great venue.

Convenience Store

All your daily needs, right at your fingertips.

Indoor Games

After a hectic day at work, rediscover yourself with some exciting games.

Spa

The perfect venue to de-stress.





Clubhouse at Century Greens:
The meeting point for socializing and rejuvenation.

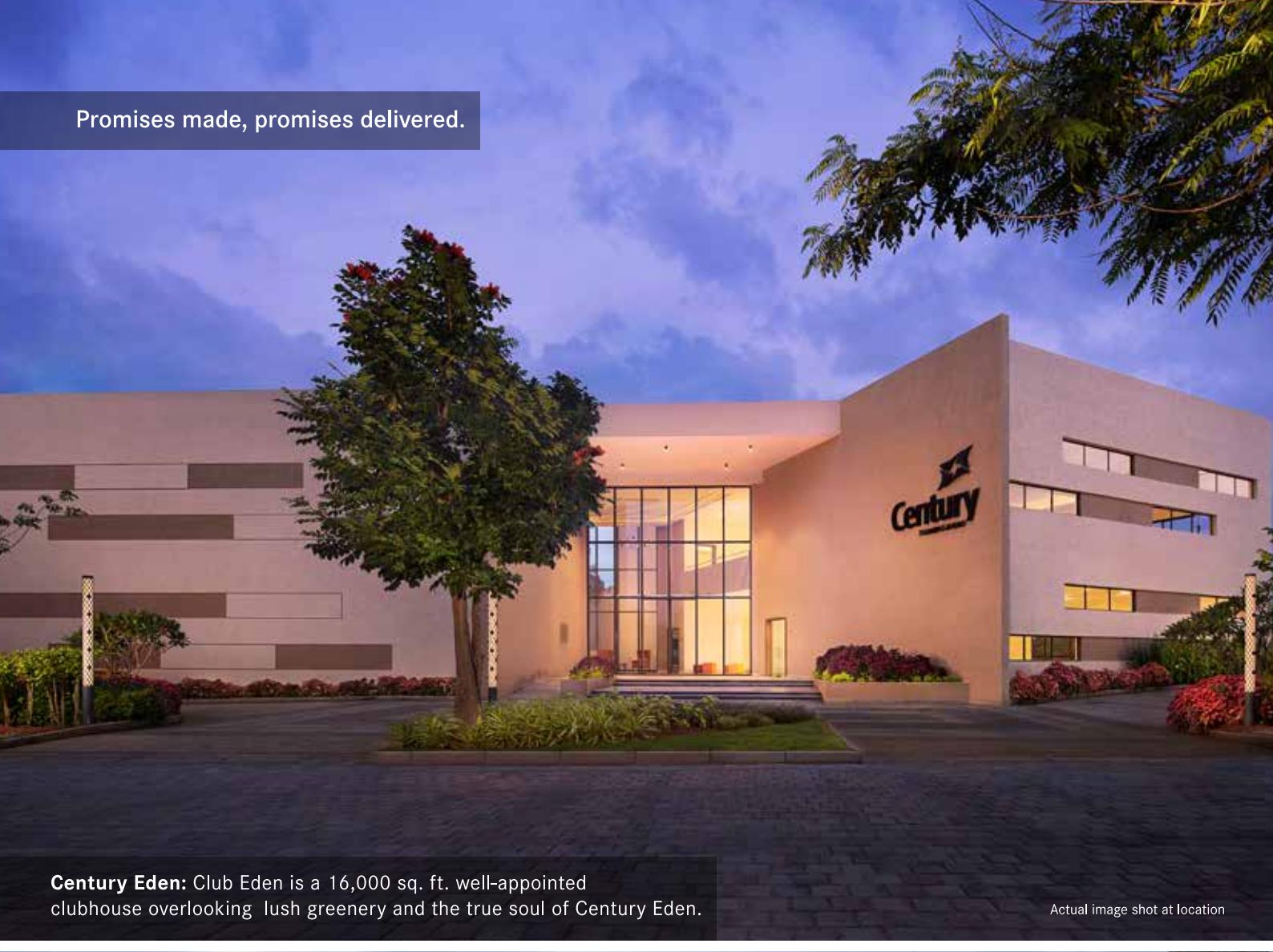


Swim Sessions. Workouts. Parties till dawn.
The clubhouse you've always wanted.



A spot of tennis. Strolling in the green landscape. Or just plain lounging in your villa.
You make your own choices.

Promises made, promises delivered.



Century Eden: Club Eden is a 16,000 sq. ft. well-appointed clubhouse overlooking lush greenery and the true soul of Century Eden.

Actual image shot at location



Century Wintersun: A 47-acre, ultra-luxury villa project located in Yelahanka, set amidst verdant flora and soothing water bodies.

Actual image shot at location

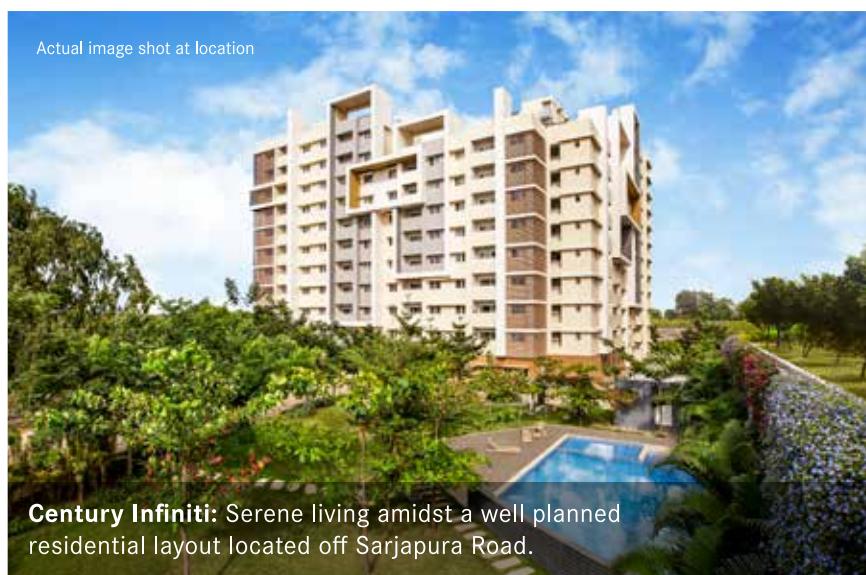


Century Eden: A 45-acre verdant oasis with amenities thoughtfully curated for rejuvenation, relaxation and socializing.

Actual image shot at location



Century Central: A 2.74-acre development located on Kanakapura Road with contemporary residences that offer awe-inspiring views.

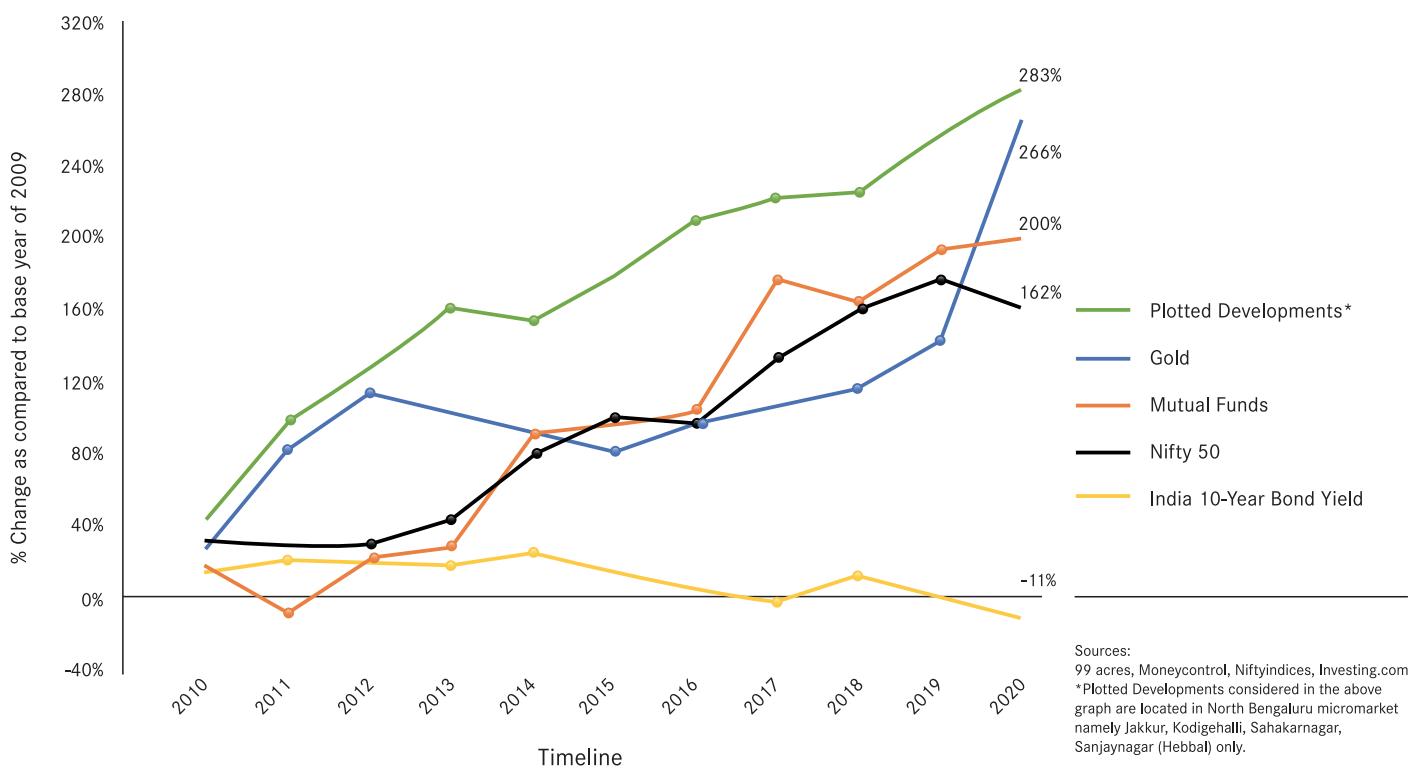


Century Infiniti: Serene living amidst a well planned residential layout located off Sarjapura Road.



Century Indus: A 6-acre residential development in Rajarajeswari Nagar, offering seamless connectivity with ample open spaces and serene greenery.

Appreciation of different asset classes



Sources:
 99 acres, Moneycontrol, Niftyindices, Investing.com
 *Plotted Developments considered in the above graph are located in North Bengaluru micromarket namely Jakkur, Kodigehalli, Sahakarnagar, Sanjaynagar (Hebbal) only.

Due to its limited supply and the ever-increasing need, the demand for land has only enhanced over a period of time. However, this continuous demand has ensured that the price of land hasn't experienced volatile changes as have other assets, such as gold and equity.

The above trend clearly depicts that among all the viable investment options, plots have a steady rise across the years. Stocks and mutual funds may have a sudden rise during some years but were non-resilient against sharp market downturns. Land is appealing because it is a tangible, non-depreciating, time tested asset class that can be controlled. Hence, it augurs well towards diversification of existing portfolios.



North Bengaluru promises a burgeoning future

Upcoming developments timeline:

2020

- Metro connectivity to KIA – contract works started.
- Bengaluru sub-urban railway system moves towards operations.

2021

- Aerospace Park gains traction and job creation accelerates in North Bengaluru.
- PRR (Peripheral Ring Road) work commences.

2022

- PRR integration with NICE Road.
- 2.25 mn. sq. ft. of commercial space (~1,00,000 jobs) expected to be delivered in North Bengaluru in a 5 km radius.

Disclaimer: Expected projections based on market data & public sources. Price points and infrastructure improvements are subject to macro-economic scenarios and market responses. Property Purchase Agreement terms as per RERA are applicable.





Representative image

Reasons to invest in the vicinity of Devanahalli – a lush green micro market that will put Bengaluru's real estate scenario on hyper drive.

- 20 minutes' drive to Kempegowda International Airport via NH 44/NH7, with a new Peripheral Ring Road in the pipeline, to be integrated with NICE (Nandi Infrastructure Corridor Enterprise) Road.
- Situated near the upcoming 12,000-acre BIAL IT Investment Region, creator of nearly 4 million jobs (projected).
- 950-acre Bengaluru Aerospace Park, including 250-acre special economic zone (SEZ) with Boeing, Airbus and Bombardier creating nearly 2.5 lakh jobs.
- 408 acres of Devanahalli Business park expected to attract an investment of ₹16,000 cr. (\$2.2 billion) over the next 5-7 years.
- Bengaluru International Convention Centre will be built on 35 acres of land next to the International Airport through a PPP model.
- The Satellite Town Ring Road (STRR) project connecting 12 satellite towns of Bengaluru is under progress.
- Close to world-class health-care facilities and one of the best leisure and entertainment avenues including names like Columbia Asia Hospital and Phoenix Market City Mall.
- Phase 2 of NAMMA Metro, which is expected to be completed by 2022, followed by the KSR (Krantiveera Sangoli Rayanna Railway Station) Bengaluru-Devanahalli suburban railway network in 2023.

Century Real Estate: pivoting towards a new horizon of curated plotted land developments.



The Century Mark assurance carries the trust, transparency, build quality and professionalism that makes Century Real Estate one of the most respected and trustworthy names in the Indian real estate industry. For you, it means peace of mind and an investment well-made.

For us it's one more promise to protect and keep.

End-to-end assistance from purchase to construction

Step 1 Sale Deed Registration



Step 2 Khata Transfer + Property Tax



Step 3 Architectural Design Finalization



Step 4 Construction Plan Sanction



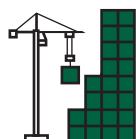
Step 5 Utilities Approval



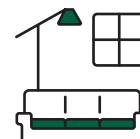
Step 6 Composite / Construction Loan



Step 7 Construction Work Execution



Step 8 Home Interiors



Century Real Estate

A legacy of over 4 decades - harnessing the past, creating the present and defining the blueprint for the future.

- ▶ One of the most respected and trustworthy names in the Indian real estate industry.
- ▶ Over 3,000 acres of land banks, with massive development potential.
- ▶ Over 20 mn. sq. ft. of quality residential and commercial assets under construction.
- ▶ Multiple executed partnerships across quality housing and commercial spaces for thousands of Bangaloreans, over the last 4 decades.

This document is purely conceptual and by no means a legal offering. The promoter reserves the right to change, delete or modify any specifications and plans mentioned therein.

Century Real Estate Holdings Pvt. Ltd.

Century Sales Galleria

Opposite Sahakar Nagar Cross, Bellary Road, Bengaluru-560 092, India.

T. +91 80 4433 4444 | www.centuryrealestate.in

