



A Contemporary Oasis

Jayamahal Park, Bangalore

Located in the elegant Jayamahal Park area of Bangalore, this exclusive residence occupies a prime spot overlooking a verdant park

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Front elevation



Entrance lobby



Spacious Apartments with Park Views

Located in the elegant Jayamahhal Park area of Bangalore, this exclusive residence occupies a prime spot overlooking a verdant park that is part of the Jayamahhal Palace grounds, and consists of four spacious, thoughtfully designed and superbly constructed units. The first three floors have one apartment per floor of approximately 4700 square feet built up area, and a penthouse occupies 7900 square feet on its two upper floors. Each of the three apartments and the penthouse may be purchased separately or together. The higher floors afford lovely views of the garden city of Bangalore, while the most sweeping vistas are seen from the penthouse and its terraces.

The entrance to the building is via a ramp which leads down to the parking garage where



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an elevator takes residents directly to the apartments above. Or one may walk to an entrance foyer in order to enter the ground floor apartment or take the elevator to another level.

The three lower apartments each have 4 en-suite bedrooms and a powder room for guests and share a uniform layout. The flooring throughout all apartments and the penthouse is of Italian marble while the wood work is of teak wood. The door of each apartment opens onto a foyer which divides the main living space into the formal sitting area to the left and the dining and informal sitting area with an open reading area to the right. The reading area can easily be converted into a study or den.

The well-equipped pantry and modern kitchen is next to the dining and informal living area for easy service. Finished to a high standard, the fittings are by Nolte and the white goods by Siemens.



Living room

Also located next to the informal living area are the master bedroom and a guest/children's room, each with an attached bathroom and balcony as well as the guest powder room. The luxurious master bedroom comes with a large walk-in wardrobe that leads to the spacious master bathroom.

The formal sitting area comes with an attached balcony and floor-to-ceiling glass doors which open out onto a large balcony. Flanking the formal sitting area are two further guest bedrooms with attached bathrooms.

Each apartment comes with ample storage space and staff quarters next to the kitchen.

Occupying the uppermost floors, spread over approximately 7900 square feet and two levels is the penthouse. The entry into the penthouse opens onto a foyer with an impressive spiral staircase that splits the L-shaped living space on the lower level into the formal sitting



Living room

area to the left and the large dining area straight ahead. The lower level of the penthouse also has the guest powder room and three large bedrooms all with en-suite bathrooms and attached balconies.

The formal sitting area and dining area open out onto a spacious landscaped terrace that overlooks the surrounding greenery. Combined together, these three otherwise separate spaces are perfectly suited for entertaining large groups. Located next to the dining area is a large pantry-cum-kitchen designed specifically with a large household in mind. The penthouse is finished to a high standard with bath fittings by Nolte and white goods by Siemens. The large utility room located beyond the kitchen has ample storage and comes with a drying area next to it.

The spiral staircase leads up to the upper level of the penthouse which has two further



Dining area



bedrooms, a family room and a prayer room which can easily be converted into another family room, game room or additional bedroom. The wood paneled study is located just off the landing and a set of folding doors open onto a wooden deck shaded by a large pre-fabricated pergola and a large landscaped terrace with unobstructed views of the surrounding neighbourhood and much of green Bangalore.

Right next to the study is a large guestroom with an en-suite bathroom and attached balcony. A corridor to the left of the landing leads to the prayer room and a guest bedroom which share a common bathroom.

From the wooden deck a staircase leads up to the topmost level of the terrace which consists of the utility area and offers stunning views of the surrounding neighbourhood.

Highlights:

- 3 apartments occupying entire floors, and 1 penthouse sold separately or together
- Prime location with surrounding greenery and park directly in front
- Stunning views from higher floor and terrace
- Apartments admeasuring approximately 4700 square feet and penthouse admeasuring approximately 7900 square feet
- Apartment – 4 bedrooms and 4.5 bathrooms; Penthouse – 5 bedrooms and 5.5 bathrooms with study and separate prayer room
- Bathrooms fittings by Toto, Japan
- Kitchen fittings by Nolte, Germany
- Fitted kitchen
- Staff Quarters
- 3 basement parking spaces per unit

Shared facilities:

- Gym
- Reticulated Gas supply
- Back-up power Generator (Gas Driven)
- OTIS Lift
- provision for swimming pool
- Hydro pneumatic water supply system
- Chauffeur's restroom
- Additional staff quarters in the basement



Note: Photographs shown are of the penthouse and terrace

Location Profile:

Jayamahar Park is located close to the famous Bangalore Palace, one of Bangalore's most iconic landmarks. Being just across the road from the Jayamahar Palace, this area is considered to be an up-market residential suburb, home to some of South India's most important industrialists and celebrities who reside in the vicinity. This area is well located and within easy reach of major Hospitals such as Fortis, Columbia Asia while luxury hotels such as the Taj West End, Windsor Manor, Lalith Ashok, Le Meridian are a short drive away. Jayamahar Park is close to some of the country's finest educational institutions and schools such as the renowned Mount Carmel school and Indian Institute of Sciences. In addition the area is also well-provided with shopping and entertainment facilities. An attractive feature of this neighbourhood is the easy access to Bangalore International Airport.

Asking price: on request

Three apartments sold unfurnished; penthouse sold furnished
May be purchased separately or together

Three Apartments: 4 bedrooms and 4.5 bathrooms
Built-up area: approximately 4700 square feet

Penthouse: 5 bedrooms and 5.5 bathrooms
Built-up area: approximately 7900 square feet

For additional information on this property and to arrange a viewing, call us at +91 (0) 22 4333 6200 (Mumbai), +91 (0) 11 2436 9415 (Delhi), +1 212 627 5006 (New York), +44 (0) 20 7409 7974 (London) or email properties@saffronart.com. You may also fill out an online form at www.saffronart.com, where additional images and details can be viewed

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