

# NORTH PARK

KIADB AEROSPACE PARK, BAGALUR



## Crafted for **connoisseurs**

Luxury isn't just a possession; it's an experience, a state of being, an unspoken elegance that surrounds those who seek the extraordinary. Step into a realm that's more than a residence; it is a statement of refinement, an ode to impeccable taste. Where every nuance is curated, and every moment is a celebration of your indomitable grace. Because living well is an art, and we've mastered it.

Welcome to a world **crafted for connoisseurs.**







# **NORTH PARK**

**KIADB AEROSPACE PARK, BAGALUR**

A sanctuary of elegance, thoughtfully designed for the select few who seek nothing but the best. Nestled in an exclusive locale, MJR North Park redefines luxury living with its harmonious blend of modern sophistication and timeless charm.

Here, architectural brilliance meets unparalleled comfort, creating spaces that inspire and indulge. From meticulously crafted interiors to state-of-the-art amenities, every corner is designed to elevate your everyday into something truly extraordinary.









## Master plan

01. Entrance gateway with signage obelisk
02. Security cabin
03. Front drop-off plaza with accent paving
04. Surface car parking (Visitors)
05. Jogging path loop
06. Dribble court
07. Children play area on EPDM
08. Toddlers' play on sandpit
09. Stepped seating gallery
10. Elders' outdoor gym
11. Cricket practice pitch
12. Drivable green
13. Transformer yard
14. OWC
15. Gas bank
16. Fire tender driveway
17. Basement entry ramp
18. Basement exit ramp





## Sophisticated living spaces for the discerning few

Discover the joy of living in a home that feels uniquely yours. With one tower and two blocks, North Park offers 200+ meticulously crafted living spaces. From cosy 2 BHK apartments to grand 3 and 4 BHK abodes, each unit caters to every facet of your distinct lifestyle.





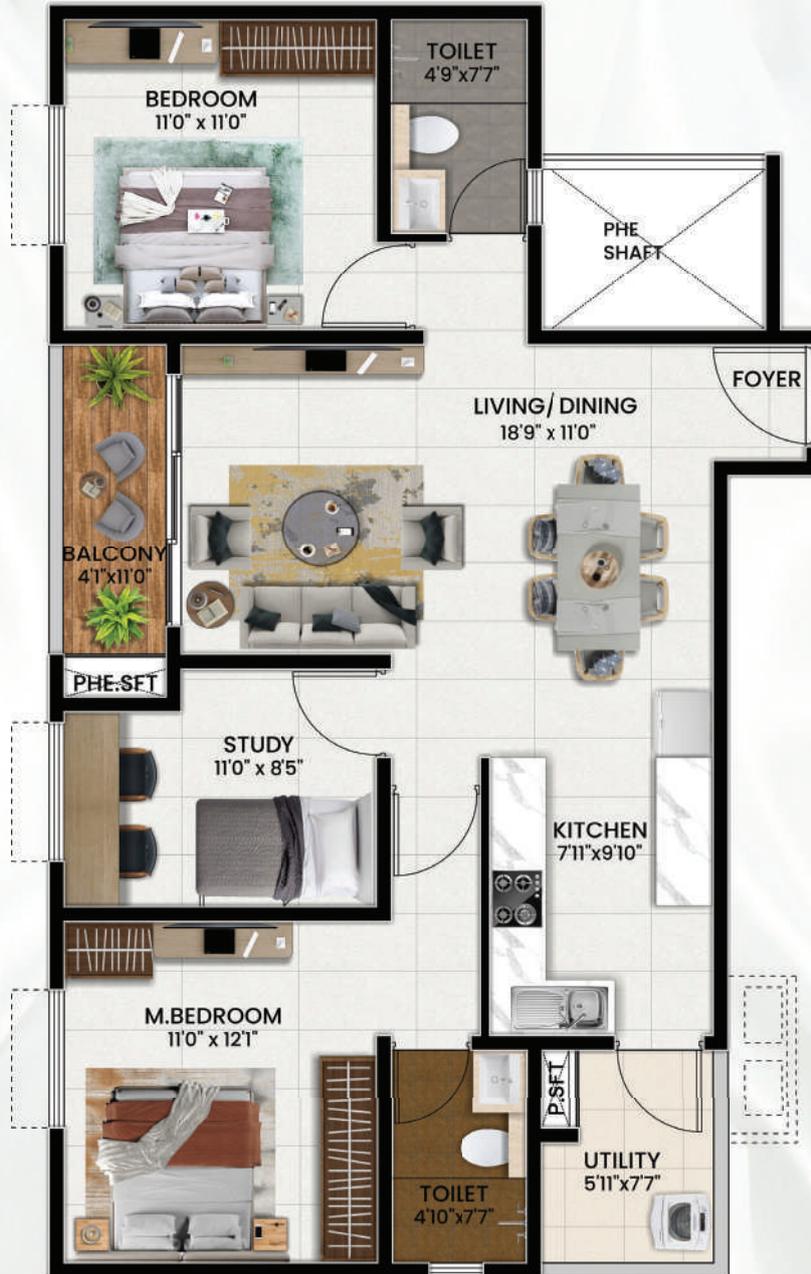
# 2 BHK PLAN



BUILT UP AREA	806 SQ.FT.
RERA CARPET AREA	643 SQ.FT.
SALE AREA	1059 SQ.FT.
UTILITY AREA	31 SQ.FT.
BALCONY AREA	44 SQ.FT.



# 2.5 BHK PLAN



BUILT UP AREA	1020 SQ.FT.
RERA CARPET AREA	835 SQ.FT.
SALE AREA	1340 SQ.FT.
UTILITY AREA	41 SQ.FT.
BALCONY AREA	44 SQ.FT.



# 3 BHK PLAN



BUILT UP AREA	1156 SQ.FT.
RERA CARPET AREA	893 SQ.FT.
SALE AREA	1519 SQ.FT.
UTILITY AREA	31 SQ.FT.
BALCONY AREA	99 SQ.FT.



Reflections of a  
refined life





## In the middle of everywhere

Strategically located, MJR North Park graces the heart of Bagalur, ensuring that you remain effortlessly connected to the city's heartbeat. With major hubs, educational institutions, healthcare facilities, and entertainment options just minutes away, convenience is never compromised. Here, every destination is within reach, allowing you to focus on what truly matters.





The world at **your fingertips**



### **Educational Institutions**

Ryan International School  
Brindavan College  
CMR University  
Jawahar Navodaya Vidyalaya  
Delhi Public School



### **Malls & Hotels**

Phoenix Mall of Asia  
Royal Orchid Resort  
Elements Mall  
RMZ Galleria Mall  
Esteem Mall



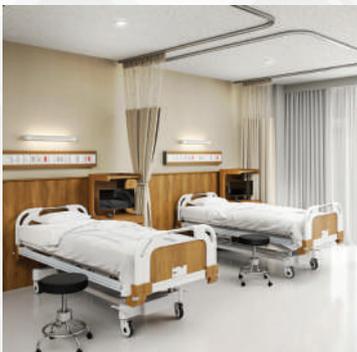
### **Tech Parks**

Shell Tech Park  
Manyata Tech Park  
Kirloskar Tech Park  
Bhartiya City  
L&T Tech Park



### **Airport & Stations**

Kempegowda International Airport  
Proposed Bagalur Cross Station  
Proposed Bettahalasuru Station  
Airport Halt Railway Station



### **Healthcare**

Relive Hospital  
Motherhood Hospital  
Cratis Hospital  
Manipal Hospital  
Aster CMI Hospital



The salient features of  
*your community*



### **Aggregation of Common Areas**

Elevating community living to new heights, North Park redefines shared spaces through innovative design. By thoughtfully reconfiguring common areas within each floor, we've created expansive open amenity spaces that inspire a sense of community and equity.

From vibrant public outdoor areas to versatile meeting places, every aspect is meticulously crafted to promote a sense of connection and belonging among residents.

### **Energy Efficiency**

At North Park, sustainability is at the core of our ethos. Through strategic energy efficiency configurations and resource optimisation, we've minimised our reliance on mechanical means, paving the way for a greener tomorrow.

Embracing all-natural ventilation and harnessing daylight harvesting techniques, your home is designed to seamlessly blend comfort with environmental responsibility.

## Nature's Embrace

Nestled in Bengaluru's moderate climate, North Park seamlessly blends urban living with natural serenity. Strategically placed evergreen trees provide a lush backdrop, while carefully chosen flora ensures year-round bursts of colour.

Prioritising indigenous species for ecological balance and easy maintenance, we create a sustainable oasis.

## Community Focus

Embrace the spirit of togetherness at North Park, where every corner is designed to nurture a sense of belonging. Our thoughtfully curated congregation spaces, transition areas and meeting points encourage socialising and interaction.

Whether it's a cosy lounge for intimate gatherings or designated spaces for yoga, chess, or urban farming, North Park is where community thrives.



# Details matter and we have got the best

 **Structure** : RCC Structure with Aluminium Framework

 **Flooring & Dado**  
Vitrified Tile Living / Dining : Kitchen & Bedrooms  
Matt Finish Tiles : Toilet floors, utility & balcony  
Ceramic Tile Dado : Toilets

 **Doors**  
Main Door : Engineered frame & Door Shutter  
Bedroom Door : Engineered frame & Door Shutter  
Toilet Door : Engineered frame & Door Shutter  
Utility Door : UPVC Door

 **Windows**  
UPVC Window / Anodised Aluminium with mosquito mesh provision only

 **Railing** : SS Railings for Balcony & MS Railing Staircase

 **Kitchen / Utility Platform** : No platform

 **Painting**  
Internal Walls: Emulsion Paint  
Ceiling : OBD  
External Paint : Combination of External texture paint with external grade emulsion

 **False Ceiling in toilets** : PVC coated False Ceiling

 **CP & Sanitary Fittings** : American Standard / Jaquar or equivalent in toilets

 **Electrical** : ABB / Legrand Switch or equivalent

 **Power Allocation**  
Studio : 2KW EB Power; DG Back-up - 1.0 KW  
2 BHK : 3.5 KW EB Power; DG Back-up - 1.5 KW  
3 BHK : 4 KW EB Power; DG Back-up - 2 KW.

# Elevated sky gardens

## The 5 Stars of elevated living

What sets North Park apart are its remarkable sky gardens - dedicated spaces that house state-of-the-art amenities, creating a unique vertical community. At every fifth level, a sky garden offers a refreshing break from the everyday urban hustle, fostering a sense of community in the sky.

Welcome to elevated living, simplified.







## 45+ swank amenities



### Recreational Zones

Seating lounge | Stepped seating gallery  
Seating pavilion  
Outdoor seating with planting  
Seating pavilion with pergola above  
Seater along the pathway  
Building edge planting | Peripheral planting  
Building edge planting with seating  
Edge planting | Pergola with seating below



### Sports & Wellness Zones

Yoga/Chess play area  
Urban farming area  
Reflexology area | Meeting/Activity area  
Pool deck | Elders' outdoor gym  
Cricket practice pitch | Multipurpose lawn  
Yoga lawn | Swimming pool



### Kid-Friendly Zones

Children play on EPDM  
Toddlers' play on sandpit  
Toddlers' play area | Kids' play on lawn  
Children play on lawn | Kids' pool

# Elevated sky garden amenities



## **Eighth Level**

Kids' play area  
Elderly citizens' zone for men  
Reading corner



## **Podium Level**

Transitional zone  
Elderly citizens' zone for men  
Elderly citizens' zone for women



## **Thirteenth Level**

Kids' play area  
Elderly citizens' zone for men  
Elderly citizens' zone for women  
Yoga and meditation zone



## **Third Level**

Kids' play area  
Elderly citizens' zone for men  
Elderly citizens' zone for women  
Yoga and meditation zone



## **Eighteenth Level**

Reading corner  
Yoga and meditation zone





## The terrace

Three exclusive zones adorn the terrace converting it into a serene social retreat embedded in the clouds.

**Outdoor workstation | Social pavilion | Reading corner**

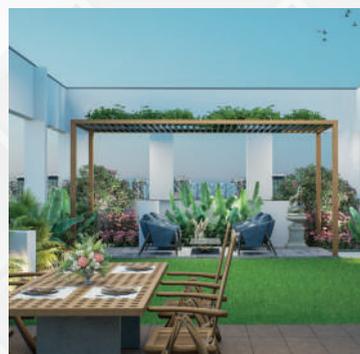
Each of these zones is further enhanced by the following amenities.



**Wooden deck**



**Peripheral planting**



**Lawn**



**Pergola with seating**



## A legacy of refining lifestyles

MJR North Park graces the heart of Bagalur in North Bengaluru, a locale strategically chosen to enhance connectivity.

Nestled within this vibrant community just a short distance away from the airport, your residence is seamlessly connected to key urban hubs making daily commutes effortless.

Moreover, Bagalur's burgeoning social infrastructure ensures that all your lifestyle needs are met right at your doorstep.

**15+**

YEARS OF LEGACY

**11+**

RESIDENTIAL AND  
COMMERCIAL PROJECTS

**11000+**

PEOPLE TRUST MJR

# Residential projects at a glance

## Ongoing projects

### MJR DIVINE MEADOWS

Sarjapur Road, Bengaluru  
Phase 1, 137 Villas



### MJR OPUS

Sarjapur Road, Bengaluru  
Phase 1, 171 Plots

## Completed projects



### PLATINA

Kudlu Gate, Bengaluru  
281 Apartments



### PEARL

Whitefield, Bengaluru  
416 Units



### CLIQUE HERCULES

Electronic City, Bengaluru  
281 Apartments



### CLIQUE HYDRA

Electronic City 1, Bengaluru  
304 Apartments



northpark@mjrbuilders.in

080 4680 2224

Aerospace Park, Bagalur, North Bengaluru.

PRM/KA/RERA/1251/472/PR/050224/006611

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