

A Project By:



LIVE WITH THE
LIKE MINDED

Needs 3
PROJECT 168

SUPER LUXURIOUS 3 BHK
RESIDENTIAL APARTMENTS
WITH ULTRA MODERN AMENITIES



ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ ಕರ್ನಾಟಕ
Real Estate Regulatory Authority Karnataka

RERA No.:PRM/KA/RERA/1251/446/PR/151222/005522

Needs 3
PROJECT 168

Project Address
NEEDS 3 PROJECT 168
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concept, design & execution by: ragdes - 98460 74047

3 BASIC NEEDS

NEED - 1
Nutritious food

NEED - 2
Modest clothing

NEED - 3
Life Long shelter

Requirement of food and clothing is continuous throughout the life, for an individual, and one has wide variety of options for the 1st and 2nd needs, our these options will not impact much of our life.

But need 3 (shelter) is a life time need with one time decision and this is a crucial decision, we comprehend the need and project 168 fulfils it.

STAY CONNECTED WITH ALL THAT YOU LOVE

Living a blissful life with all that you desire has always been a challenging task in the upscales of Bengaluru. Well! Not anymore. You can now enjoy and experience the finest moments of your life with family at one of the most finest location of Horamavu, Bengaluru.

Welcome to Needs3 Project 168, a luxurious gated community, comprising of 119 premium residences amidst beautiful surrounding and that occupies prime position near to the 100 feet wide road at Horamavu. Needs 3 Project168 is a melange of ultra modern architecture and serene landscaping and consists of exclusive 3 bedroom apartments, thoughtfully designed to ensure maximum privacy, safety for family, cross air ventilation and natural lighting for almost all part of the day.

Using the finest quality specifications, fixtures and construction materials, Needs 3 Project 168 will offer you facilities to make memorable experiences of life and let you live, just the way you like. Come, explore your dream home shaping up to reality, with the finest amenities and be surrounded by the like minded, who prefer nothing but the best.





DESIGNED FOR BLISSFUL LIVING

At Needs3 Project 168, the grand entrance blends in perfectly with beautiful landscapes and envelops you with joy of the serenity. Once you drive in to the main porch of the 12 floors architectural marvel, you will reach the high ceiling main lobby that will give you a feel of royalty and as you transcend into your dream home, you will enter an inviting living room with a private balcony that overlooks scenic views of the city. Adjacent to the living room is the dining room and kitchen establishing the functional aspect of the family convenience. The kitchen is well spaced out with abundant natural light and work area.

The spacious master bedroom is well designed to provide natural sunlight and moonbeams. The adjacent bedroom is a charming space, perfect as a kid's room. A large balcony makes for a lucid interplay of natural light and efficient spatial flow. It's here that you can enjoy the first rays of sun in solitude or relax with your kith and kin over a party. Exciting. Isn't it?



HIGHLIGHTS

-  Premium flooring
-  Branded sanitary ware
-  Branded fitting & fixtures
-  Premium emulsions
-  Glass railing
-  Premium flush doors
-  Advanced security
-  Restricted access
-  Grand entry drop off



ALL THE LUXURIES UNDER ONE ROOF

Stay young at heart with a state-of-the-art clubhouse that extends world class health and sports facilities to its residents alongside umpteen leisure related conveniences. Needs3 Project168's unique clubhouse design offers its residents a life where they need not travel long distances to appease their flair for health and fitness. Indulge in late night festivities in a spacious party area that causes zero disturbance and countless other amenities to have a great time.



A WELL PLANNED GATED COMMUNITY

Let your hair down in the midst of an intricately crafted locale that offers an easier way of life to its residents. Surrounded by modern amenities that make your everyday a promising chapter of contentment, Needs3 Project 168 is equipped to create a complete 24x7 lifestyle around itself where your every need is only a few steps away..

Expansive landscaped gardens | Swimming pool with toddlers pool | Jogging track
Outdoor gymnasium | Basketball court | Dedicated kids' play area

CLUBHOUSE EQUIPPED WITH

-  State-of-the-art Gymnasium
-  Badminton Court
-  Exclusive lounge
-  Cricket Net Practice
-  Multi Purpose Court
-  Basket Ball court
-  Snooker & Billiards Tables
-  Yoga and Aerobics Centre





HIGHLIGHTS OF THE PROJECT

Aesthetically designed unique
3 BHK 119 units in 12 floors



Vaastu compliant units



Good Ventilation and sunlit homes



Spacious entrance lobby and
visitors lounge at ground floor



No common walls



Air conditioned
Grand Club House



Modern Amenities



Abundant water supply from
Borewells and BWSSB



Quality Materials



Excellent Landscape



BBMP Approved



EV Charging points



Basement car parking



AN ADDRESS BEFITTING YOUR LIFE STYLE

The focus at Needs3 Project 168 is to reconnect yourself with your soul and soul mate. Live life the iconic way, savouring every minute of this lifestyle whilst indulging and pampering yourself with the luxury you deserve.

Discover happiness once again in self sustainable and secure community where all your day-to-day requirements of schools, shopping marts, entertainment hubs and business establishments available nearby. Also be surrounded by Bengaluru's finest healthcare facilities, office complexes and a host of recreational options that makes time pressures of life easier.

Apart from being conveniently close to the outer ring road, the metro-connectivity and the national highway ensure that you can reach anywhere you want- in time, and in comfort.

Not just that, every residence over here is quality constructed with unique styling and perfect finish is given to floors making it stand out in royalty. A variety of fixtures and fitments are also being offered of reputed brands for home residents to celebrate and live in luxury.

PHYSICAL FITNESS, KEY TO A HEALTHY BODY, MIND AND SOUL



A well-equipped gym with state-of-the-art equipment beckons the health-conscious to sweat out the flab on the way to a trim six-pack. Loaded with the most modern gadgets, your workout schedule pushes you to the limits to accept and achieve challenges. Time you embraced the fitness routine.



DISCOVER THE HIGH LIFE

In a city cramped for space, Needs3 Project 168 is one of the awesome private developments that will have generous green spaces and finest amenities for residents to thrive and experience the good life. Calm, serene and peaceful, Needs3 Project 168 engulfs you in total luxury. Thoughtful spaces provided at select areas to meditate, entertain or relax will let you make everlasting memories in a gated sanctuary with your loved ones.

Needs3 Project 168 residences offers an ultra modern super sized club house featuring an elegant banquet hall, a state of the art gymnasium, shuttle court and much more. Also featuring are quiet zones ideal for senior residents, an outdoor gym, cricket pitch, sitting benches and cosy corners enveloped by lush green thematic surroundings. Each area of the club house and outdoor is blended with practical functionality, elegant beauty and attention to detail offering ease and comfort to its residents.

TURN YOUR SPLASHES AND STROKES INTO AN AQUATIC ADVENTURE



Dive into the essence of swimming in one of the best pools catering to every water-lover comprising learning for a beginner, recreation for the fun lover and competition for the champion material. It's just you and the pool. Turn the tide, stroke by stroke, in the well-maintained swimming pool. Master the water with the fury of a shark and the grace of a dolphin. Relax on the poolside to bask in the energising sunshine. Just sit on the rim and dangle your legs in the water for a blissful feeling. Just indulge in your water passion the way only you can.

GROUND FLOOR - SITE PLAN LAYOUT



TYPICAL FLOOR PLAN





EAST 3BHK



WEST 3BHK



INDIVIDUAL FLOOR PLAN
ISOMETRIC VIEWS

AREA STATEMENT

Flat No	Type	Facing	Super Built-up Area
1	3 BHK	West	1985
2	3 BHK	East	2000
3	3 BHK	West	1885
4	3 BHK	East	1905
5	3 BHK	West	1985
6	3 BHK	East	1905
7	3 BHK	West	1985
8	3 BHK	East	1905
9	3 BHK	West	1985
10	3 BHK	East	1905

PROJECT SPECIFICATIONS

STRUCTURE

- Mivan structure designed for earthquake / seismic resistance and wind force

DOORS

- Frames & shutter: Engineered wood frame with veneered flush shutter, melamine polish and fittings
- Hardware: Yale or equivalent
- French door: UPVC door system with sliding shutter and mosquito mesh shutter

FLOORING

- Living and dining: Vitrified tiles (800 x 1600) mm
- Bedrooms & kitchen: Vitrified tiles (800 x 1600) mm
- Balconies, bathroom & wash area: Anti-skid tiles (600 x 600) mm
- Corridor & staircase: Granite slabs of required thickness
- Lift lobby: Granite tiles based on aesthetics
- Stilt, cellar & basements: VDF flooring

SUPER STRUCTURE MASONRY

- RCC wall of thickness 160 mm

WINDOWS

- UPVC window system with required tracks and plain glass as per design and mosquito mesh shutter
- Grills: MS Grills for windows with enamel paint finish

TILE CLADDING / DADOING

- Bathrooms: Glazed ceramic tiles up to door height
- Utilities: Ceramic tiles up to 3 ft

UTILITIES / WASH

- Wet area with water provision for cleaning purposes and washing machine provision

INTERNET / CABLE TV

- Provision for cable connection in master bedroom and living room
- Internet router provision in living area in each apartment

KITCHEN

- Stainless steel sink
- Provision for fixing of water RO system, exhaust fan and chimney

PAINTING

- External: Textured / smooth finish with two coats of exterior weather proof paint of Asian Paints or equivalent brand
- Internal: 2 coats putty for smooth finish of reputed brand followed by 1 coat primer & 2 coats of premium emulsion paint of Asian Paints or equivalent brand

BATHROOMS

- Wall mounted EWC with concealed flush tank and sanitary fittings of reputed brands (Kohler or equivalent)
- Provision for geysers in all bathrooms
- Single lever fixtures (wall mixer cum shower)
- All CP fittings are of reputed brands (Kohler or equivalent)

ELECTRICAL

- Concealed copper wiring with ISI mark of reputed brands
- Modular switches with ISI mark of reputed brands
- Provision for power outlets for air conditioner in all bedrooms and living area
- Power outlets for geysers in all bathrooms
- Power plug for cooking range chimney, refrigerator, mixer / grinder and RO / Aqua guard point in kitchen & washing machine in utility area
- 3 phase power supply for each unit & individual meter boards

LIFTS

High speed automatic passenger lifts and service lift with V3F for energy efficiency of reputed brands (Schindler / OTIS / Kone / Johnson / Thyssen)

CCTV AND SECURITY MANAGEMENT

- Panic button and intercom are provided in the lifts connected to the security room
- CCTV system for security surveillance

STP

- Sewage treatment plant of adequate capacity as per norms
- Part of the treated sewage water will be used for landscaping / flushing

FIRE & SAFETY

- Fire sprinkler system in basement as per fire department norms
- Fire alarm and other installations in the buildings as per local authority norms

CORRIDOR LIGHTING

- LED lighting for all corridors



NOTE:

- Any locational changes in main doors, A/c outdoor and indoor units (planned locations) and elevation changes will not be allowed.
- Outside grills for balconies are not allowed.
- All room dimensions indicated are excluding finishing/plastering.
- Columns & Shear Walls subject to minor changes based on structural designs
- Architectural features shown are indicative and subject to change.
- Structural provision for addition of future lift by the residents has been given.
- Alternative makes which are similar to the proposed makes for any item may be used based on market availability or any other reasons.

*All the images shown in this brochure are artistic representation, the final outcome may vary

We use quality products from well-known brands or Equivalent



COMPLETED PROJECTS



Needs 3 Project 276 - Off Bannerghatta Road



Needs 3 Project 100 - Harlur



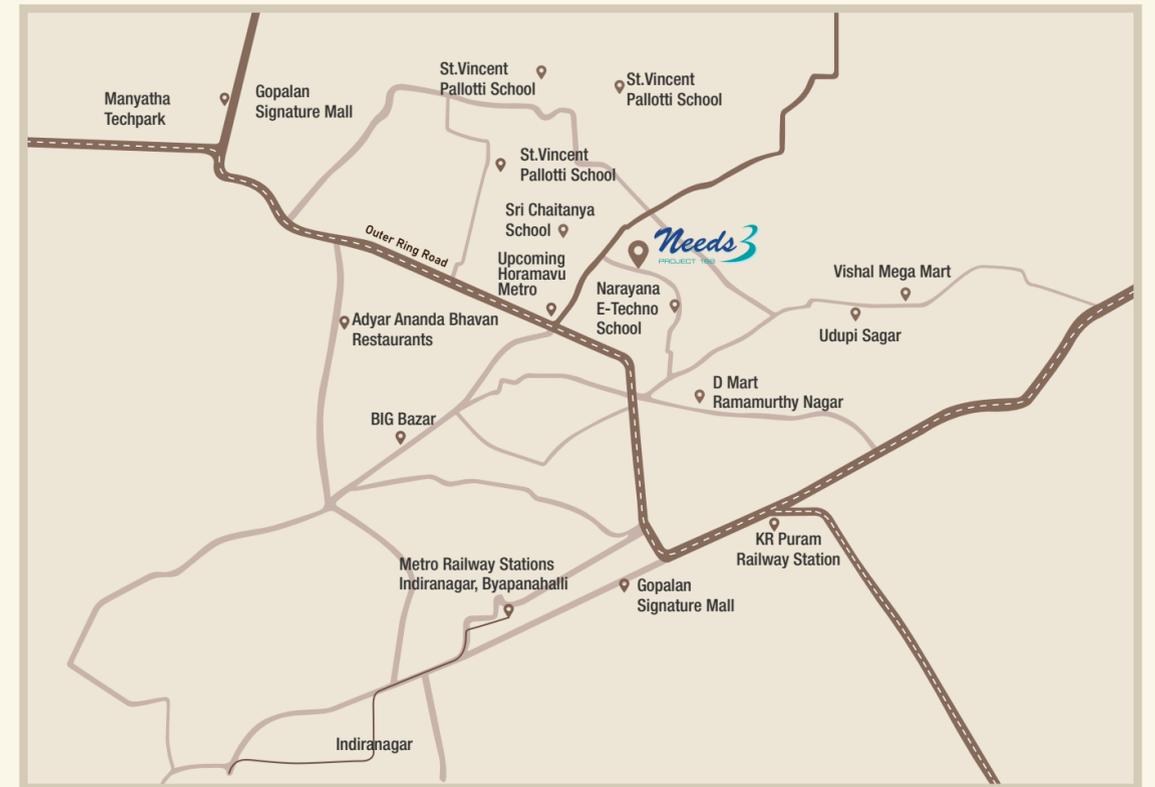
Aspen Woods - Off Bannerghatta Road

LUXURY IS IN THE DETAILS

DS & JAKS Developers is one of Karnataka's premier real estate developers, operating in the residential and organised retail verticals. With a robust track record of delivering multiple residential projects in Bengaluru and Hyderabad, the Group has continuously striven to keep the customer as a focal point in the designing, planning and construction of all its projects.

Today, the Group's steadfast focus on quality has led it to become an industry leader and a market-driven construction company, renowned for trust and quality, along with on-time delivery.

PROJECT LOCATION



Why would you want to travel far off distances when every convenience is available at a stone's throw away. With an in-house business center, as part of a service area in the building, you may be away from your office, but always in touch with your work. Surrounded by educational institutions like St. Vincent Pallotti School, Vigyor, Narayana Techno & Chaitanya Techno School, Christian Group of Institutions, Navaneetham College of Nursing.

- 📍 500 meters from outer ring road
- 📍 Indiranagar Metro Railway Station is nearby
- 📍 Closer to Manyatha Tech Park
- 📍 6kms to Gopalan Signature Mall
- 📍 5kms to Elements Mall
- 📍 Big Bazar and D Mart located nearby
- 📍 Restaurants like Adyar Ananda Bhavan,
- 📍 Udupi Sagar available close by
- 📍 KR Puram Railway Station located nearby
- 📍 Horamavu Lake & Amusement parks nearby