

住宅
JUTAKU



100X
LIFESTYLE

FIRST OF ITS KIND IN INDIA

SCAN HERE FOR
DIRECT RERA
LISTING



住宅

J U T A K U

RERA RG NO : PRM/KA/RERA/1251/310/PR/240426/008602

BY MEMCOSKYLINE

OWN 500 SQFT EXPERIENCE 50000 SQFT

WWW.MEMCOSKYLINE.COM

ADDRESS: 1, MANIPAL COUNTY RD, AISHWARYA CRYSTAL
LAYOUT, SINGASANDRA, BENGALURU, KARNATAKA 560114



LIVE BEYOND YOUR SPACE

A smarter way to own... A more efficient way to invest.

646 intelligently planned homes designed to deliver both lifestyle expansion and long-term cost stability.



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PHILOSOPHY

Every real estate investment begins with land but its long-term value is defined by how life is designed around it.

Not just structures, but a system aligned with how people live today and how cities evolve tomorrow.

Where ownership is efficient, operating costs are controlled and lifestyle extends far beyond private walls.

Because today, value is no longer built only inside the apartment but across the ecosystem that supports it.

Designed to breathe.

Designed to move.

Designed to belong.

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LAND & PLANNING

Before development begins, the land is understood not just as a site but as a long-term asset.

The natural landscape is studied in detail. Every existing tree is identified, documented and mapped.

Instead of removal, they are scientifically transplanted and repositioned, ensuring no natural asset is lost during development.

This approach:

- Preserves environmental value
- Enhances long-term livability
- Supports future appreciation potential

Because development should not erase what exists...

It should responsibly continue it.



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PROJECT OVERVIEW

646 Homes

Connected by one shared idea...

A new model of living where private ownership meets shared abundance.

50,000 Sq. Ft.

of Amenities distributed across the building.

Accessible... efficient... and intelligently planned.

A system designed to increase usage.

While reducing individual cost burden.



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A NEW WAY TO LIVE

In conventional developments, space is owned individually and underutilized.

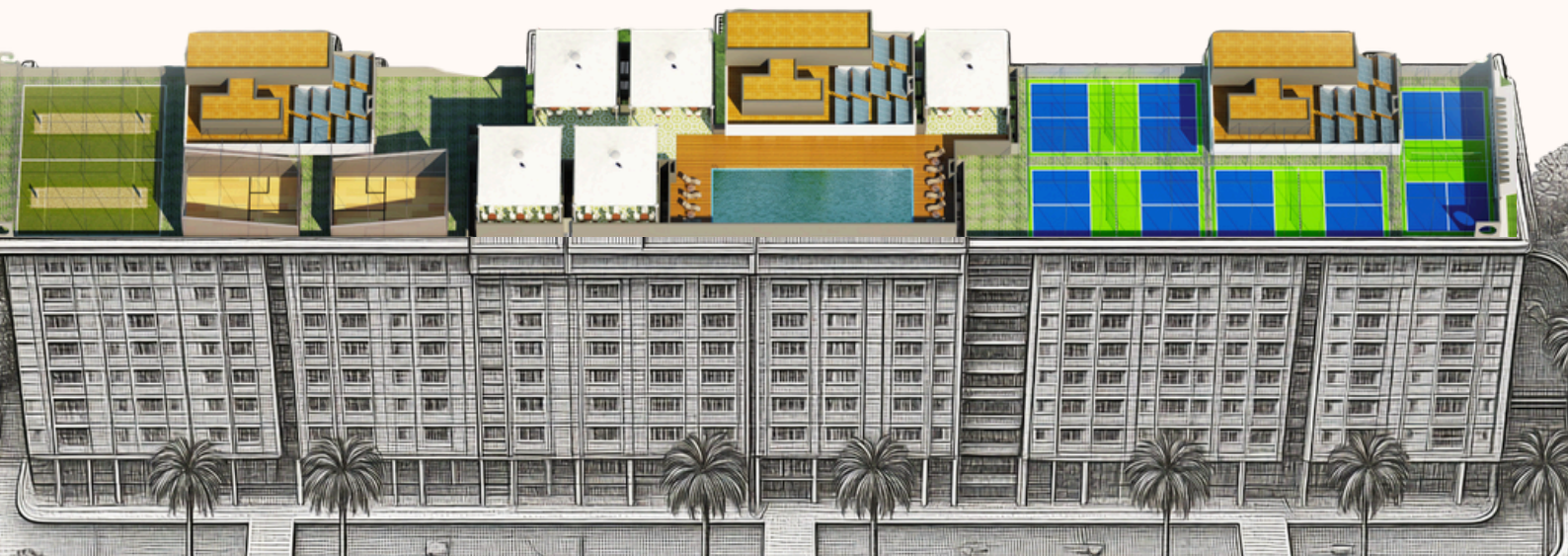
Here space is experienced collectively.

Private homes remain efficient while lifestyle expands through shared infrastructure creating:

- Better cost efficiency
- Higher usability
- Stronger community experience

Because modern living is no longer about owning more...

It's about accessing more.



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SPECIFICATION

	Category	Memco Skyline - Jutaku
1.	Structure	RCC framed structure with Mivan Technology
2.	Main Door	Pre-hung door with shutter + access control
3.	Internal Doors	Pre-hung door with shutter
4.	Windows	uPVC windows
5.	Flooring - Living/Dining	SPC Flooring
6.	Flooring - Bedrooms	SPC Flooring
7.	Balcony Flooring	Ceramic tiles
8.	Toilet Flooring	Ceramic tiles
9.	Kitchen	Granite counter + SS sink
10	Sanitary & CP	Grohe or Equivalent Chromium plated fittings

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11	Electrical Switches	Modular switches
12	DG Backup	1 KW per apartment
13	False Ceiling	Grid ceiling
14	Lift	12 lifts in 3 Core Area Mitsubishi lift
15	Security	CCTV + Access control + fire safety
16	Amenities	<p>Club Living-14 Club rooms- 4186 Sqft Social infrastructure-Dining & Entertainment Club house & Guest house-9566 Sqft Roof Top Experience-Pool+Gazebo Sitting+ BBQ Pits- 6825Sqft Active Life Sttyle- Pickle Ball+ 2 Squash+1 Turf-14613Sqf Open spaces-Pet parks- 2392Sqft Fitness & wellness-Exclusive Sports & Fitness Club house-12885 Sqft Puzzle parking system -234 Single Parking -53 Stilt parking -43 Open parking-50 EV chargers STP solar CCTV</p>
17	Green Features	Rainwater harvesting, solar power

SEE DESCRIPTION IN NEXT SLIDE →

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CLUB LIVING

4,200 Sq. Ft. of Club & Lifestyle spaces spread across every alternate floor — a thoughtfully distributed network designed for everyday convenience, never confined to a single location.

8 - Multipurpose rooms featuring: jamming rooms, podcast studios, DJ spaces and screening rooms.

4 - Co-working spaces designed to support hybrid work, focus and productivity.

2 - Community kitchens created for shared experiences and social interactions.

A lifestyle that's always within reach.



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SOCIAL INFRASTRUCTURE

A dedicated **6000 sq. ft.** social ecosystem at Level 13.

4 - Multipurpose Halls

Capacity: 50 people per hall (Total capacity: 200 people)

2 - Community Kitchens + Lounge Spaces

Capacity: 50 people each

Designed to host gatherings, celebrations and meaningful interactions.

Fostering stronger community engagement...

And enhancing long-term project desirability.



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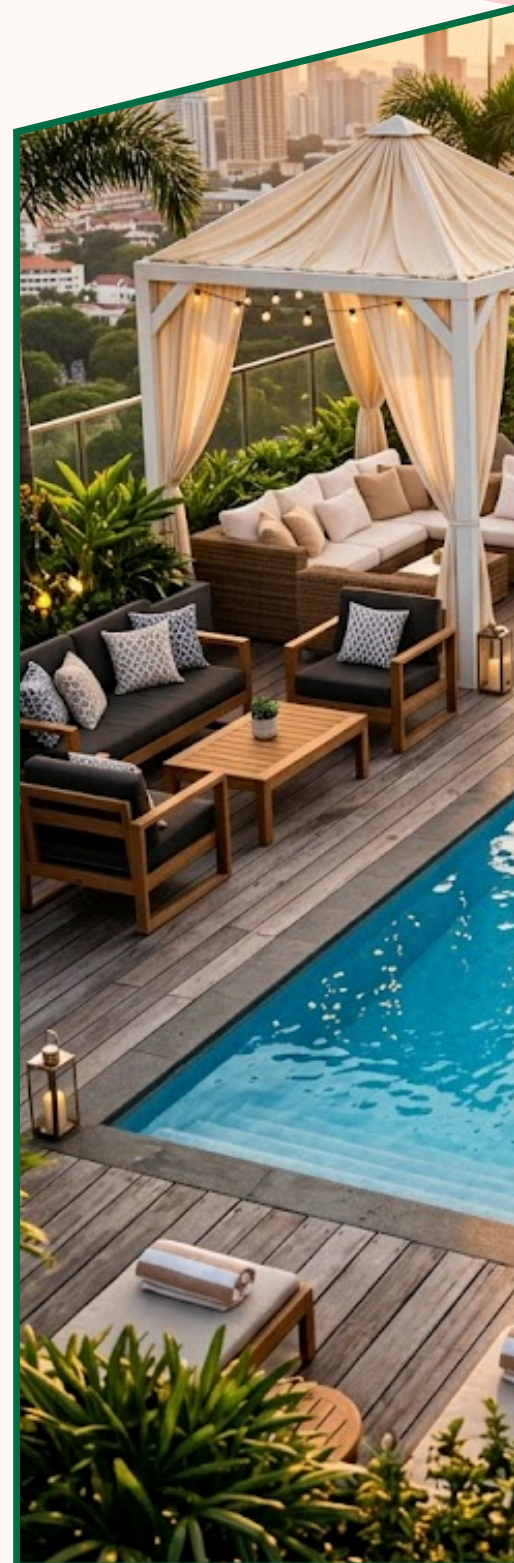
ROOFTOP EXPERIENCE

At the terrace, a lifestyle designed above the ordinary — where elevation meets everyday comfort and thoughtful design.

Swimming Pool
Gazebo Seating
BBQ Zones

Spaces crafted not just for special occasions, but for daily living — inviting you to unwind, connect and recharge whenever you choose. These are not occasional luxuries but essential extensions of your home experience.

Transforming rooftops into vibrant, active lifestyle zones — where leisure, community and well-being come together seamlessly above the city.



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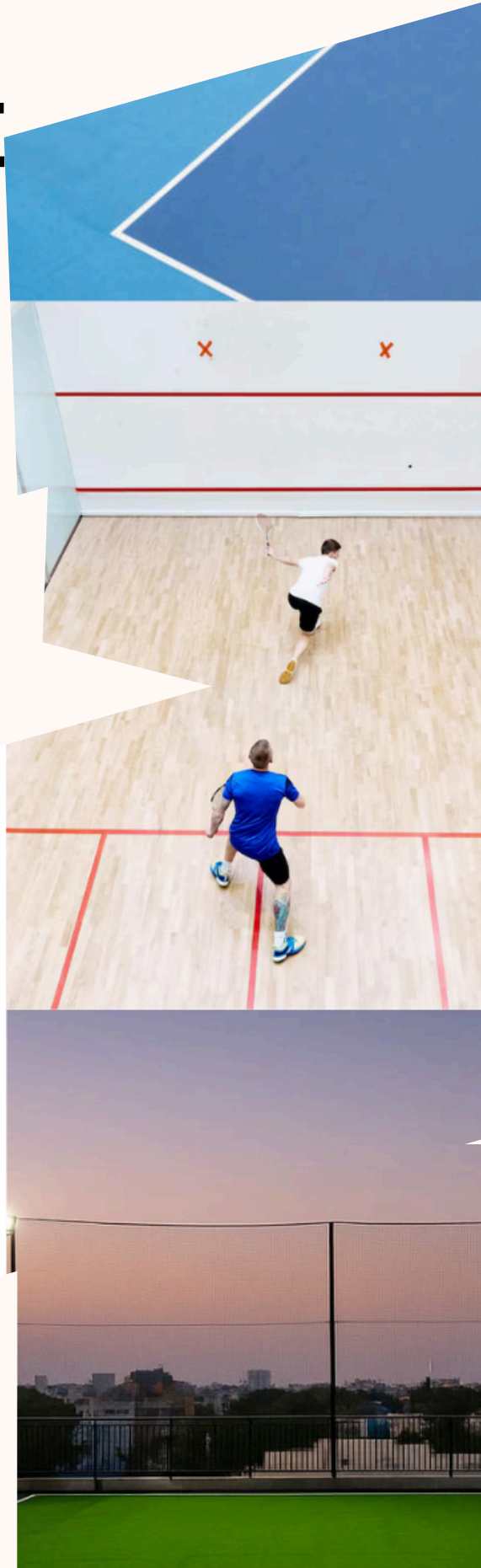
ACTIVE LIFESTYLE

- 4 - Pickleball Courts
- 2 - Squash Courts
- 1 - Multipurpose Sports Turf for games and fitness activities

A thoughtfully designed system that promotes movement, recreation and daily physical activity.

Built to support healthier, active lifestyles by making fitness accessible and convenient within the premises.

These amenities enhance well-being, encourage social interaction and help create a vibrant, community-driven environment – ultimately improving tenant satisfaction, retention and overall property value.



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OPEN SPACES

12,000+ Sq. Ft. of Open Parks

Expansive, beautifully planned green spaces for relaxation, recreation and meaningful community experiences.

Designed for pause, movement & everyday balance

Spaces thoughtfully created to help you unwind, stay active and enjoy a well-balanced lifestyle every day.

Green spaces that enhance living

- Livability with cleaner, greener surroundings
- Demand through a more desirable environment
- Long-Term Value with sustainable, open landscapes



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FITNESS & WELLNESS

Dedicated CA Building (G + 4 Floors)
12,800+ Sq. Ft. of Wellness Space

A thoughtfully designed, multi-level facility dedicated to health, fitness and overall well-being.

Includes:

- Fully equipped modern gym
- Dedicated Pilates studio
- Serene yoga space
- Indoor activity zones for recreation and fitness

Designed to support an active lifestyle, this space brings together comfort, functionality and versatility under one roof.

A complete wellness ecosystem created for everyday use, promoting balance, fitness and a healthier lifestyle.



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INFRASTRUCTURE

Every detail considered, even in movement.

Vertical moments powered by the most trusted Japanese brand:

Mitsubishi Electric
(world's best elevators)

- Advanced Security Systems
- Gas Connection to Every Home
- Built-in Fibre Connectivity
- Access-Controlled Entry

Infrastructure designed for reliability, safety and efficiency.



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PARKING

287 Basement Parking Spaces

Well-organized underground parking for smooth movement and easy access.

50 Open Parking Spaces

Convenient surface parking for quick and hassle-free use.

43 Stilt-Level Parking Spaces

Covered parking designed for efficient space utilization.

Introducing Puzzle Parking Systems

A smart solution to maximize parking space with easy-to-use, efficient mechanisms—ensuring convenience, safety and suitability for modern high-density developments.



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COST INTELLIGENCE

In most developments, amenities increase your cost of living.

Higher maintenance.

Lower usage.

Inefficient planning.

Here, the model is redefined through:

- Shared infrastructure
- Incentivized usage to offset the next maintenance due

Resulting in:

- Lower cost pressure
- Higher usage
- Better value per resident



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INVESTMENT VALUE

Own an efficient private space...

While experiencing a lifestyle that extends across

50,000 Sq. Ft.

A model where:

- Lifestyle enhances value
- Costs remain controlled
- Demand remains strong

Because a well-designed system does not just improve living...

It improves returns.

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CLOSING

A home is not just where you stay...

It is how you live...

What you experience...

And what you sustain every month.

A space designed to protect:

- Your lifestyle
- Your financial efficiency
- Your long-term investment

**Live beyond your space...
Stay protected from rising costs.**



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