


ALURE

Where life finds its balance

RERA Number: PRM/KA/RERA/1251/446/PR/070125/007354

UNVEILING YOUR TRUE SELF
AT PREMIUM RESIDENTIAL COMMUNITY @ VARTHUR



 AT ALLURE,
EVERY MORNING
SPARKS JOY, AND
EVERY DAY FEELS
LIKE HOME

Your dream awaits at Allure, where every moment aligns with your aspirations, filling each day with life and joy. Laughter echoes freely, and mornings greet you with sunlight, inspiring your spirit. Here, dreams become reality, nurturing a sense of belonging. You're not just existing; you're thriving in a community that celebrates your journey.


Allure
Where life finds its balance





COME HOME

Wake up to lush, landscaped greens and pristine fairways, complemented by an amenity-rich lifestyle and premium clubhouse luxuries.
Live at one of the best addresses in Varthur, where sophistication inspires peak performance every day.

Area
2.64 Acres

Stilt + Ground
+ 3 Floors

Flat Sizes
1185 Sq.ft. - 1865 Sq.ft.

Towers/Blocks:
4

Premium Apartments:
152

Type of Homes:
2, 2.5 & 3 BHK

Clubhouse:
10,000 Sq.ft.

90% of the units face greenery

No Common Walls



Located in Varthur

CLUBHOUSE FEATURES

RECEPTION & LOUNGE

SWIMMING POOL

KIDS POOL

POOL SIDE SEATING DECK

MULTIPURPOSE HALL

EQUIPPED GYM

OUT DOOR SEATING DECKS

GUEST BEDROOM

CRECHE (KID'S DAYCARE)

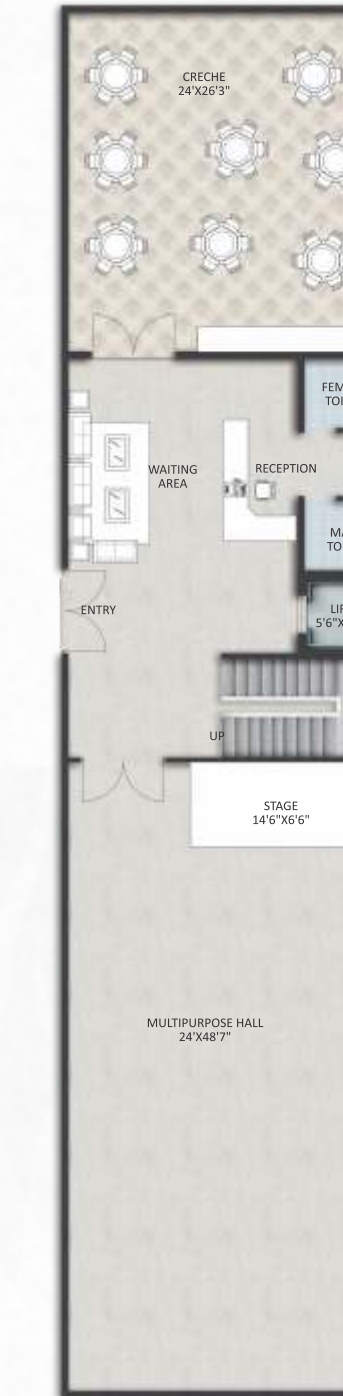
DOUBLE HEIGHTED

INDOOR BADMINTON COURT

MINI THEATER



CLUB FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



MASTER PLAN



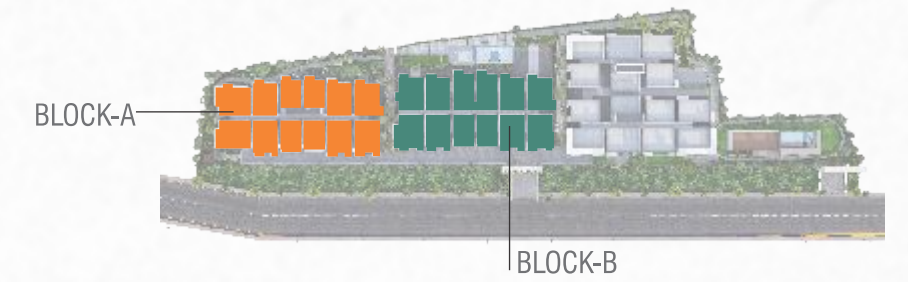
LIVING WELL, TOGETHER: A COMMUNITY DESIGNED FOR HEALTH AND HAPPINESS

Wellness lies at the heart of a vibrant and fulfilling life, and our community is thoughtfully crafted to nurture it. With an enchanting blend of indoor and outdoor spaces, we create opportunities for recreation, relaxation, and rejuvenation. Catering to all age groups, from kids to seniors, the community inspires physical health, mental well-being, and a joyful soul. Experience the charm of a lifestyle designed to elevate wellness in every aspect.



- | | | | |
|--|---------------------------------------|-------------------------------|-----------------------------|
| 01. Entrance Plaza with Security Cabin | 09. Cricket Practice Pitch | 17. Skating Ring | 25. Climbing wall |
| 02. Fruit orchid | 10. Multipurpose Play Court | 18. Multipurpose Lawn | 26. 24/7 Security with CCTV |
| 03. Gazebo deck | 11. Dribble Court | 19. Accent Tree Court | 27. STP |
| 04. Yoga Lawn | 12. Giant Chess On EPDM Flooring | 20. Waking/Jogging Track | 28. Water Softener |
| 05. Reflexology Pathway | 13. Hopscotch On EPDM Flooring | 21. Aroma Garden With Seating | 29. Rain Harvesting |
| 06. Out Door Gym | 14. Ludo On EPDM Flooring | 22. Club House | 30. Waste management system |
| 07. Kids Play Area | 15. Snake and Ladder On EPDM Flooring | 23. EV Charging Stations | |
| 08. Unique Tree Court with Seating | 16. Gathering Zone | 24. Herbal Garden | |

GROUND FLOOR PLAN



BLOCK-A



AREA STATEMENT

Flat No.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1770 Sft.	1625 Sft.	1190 Sft.	1225 Sft.	1625 Sft.	1815 Sft.	1620 Sft.	1615 Sft.	1245 Sft.	1245 Sft.	1675 Sft.	1800 Sft.

BLOCK-B



AREA STATEMENT

Flat No.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1775 Sft.	1625 Sft.	1220 Sft.	1225 Sft.	1625 Sft.	1815 Sft.	1780 Sft.	1675 Sft.	1245 Sft.	1245 Sft.	1675 Sft.	1845 Sft.





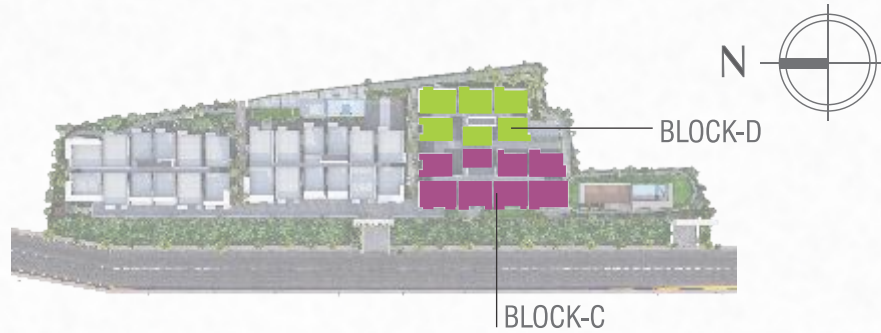
BLOCK-D

AREA STATEMENT BLOCK-D

Flat No.	D1	D2	D3	D4	D5	D6
Type	3 BHK	3 BHK	3 BHK	2.5 BHK	2 BHK	2.5 BHK
Facing	West	West	West	East	East	East
Area	1665 Sft.	1600 Sft.	1670 Sft.	1465 Sft.	1185 Sft.	1510 Sft.

AREA STATEMENT BLOCK-C

Flat No.	C1	C2	C3	C4	C5	C6	C7	C8
Type	2.5 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	East	East	East	East
Area	1510 Sft.	1185 Sft.	1440 Sft.	1685 Sft.	1745 Sft.	1650 Sft.	1650 Sft.	1810 Sft.

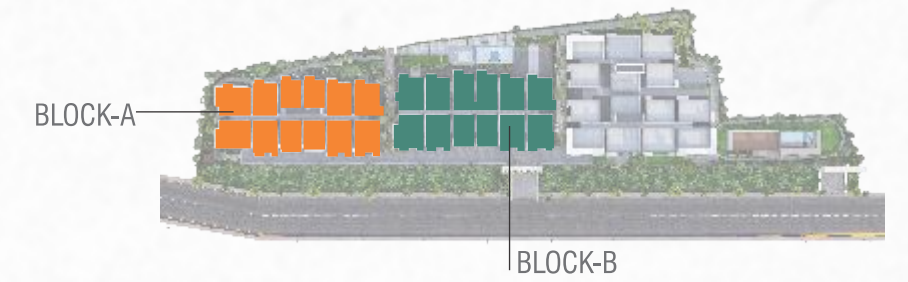


GROUND FLOOR PLAN

BLOCK-C



FIRST FLOOR PLAN



BLOCK-A



AREA STATEMENT

Flat No.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1785 Sft.	1625 Sft.	1290 Sft.	1300 Sft.	1625 Sft.	1740 Sft.	1710 Sft.	1675 Sft.	1315 Sft.	1315 Sft.	1675 Sft.	1730 Sft.

BLOCK-B



AREA STATEMENT

Flat No.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1695 Sft.	1625 Sft.	1295 Sft.	1300 Sft.	1625 Sft.	1740 Sft.	1710 Sft.	1675 Sft.	1315 Sft.	1315 Sft.	1675 Sft.	1775 Sft.

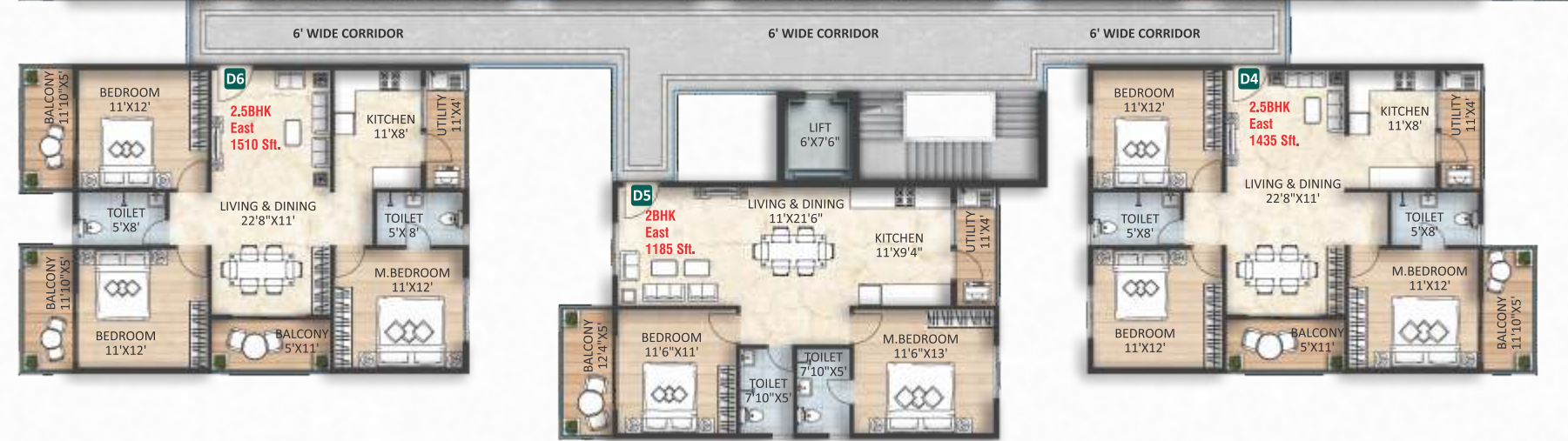




BLOCK-D

AREA STATEMENT BLOCK-D

Flat No.	D1	D2	D3	D4	D5	D6
Type	3 BHK	3 BHK	3 BHK	2.5 BHK	2 BHK	2.5 BHK
Facing	West	West	West	East	East	East
Area	1675 Sft.	1600 Sft.	1720 Sft.	1435 Sft.	1185 Sft.	1510 Sft.



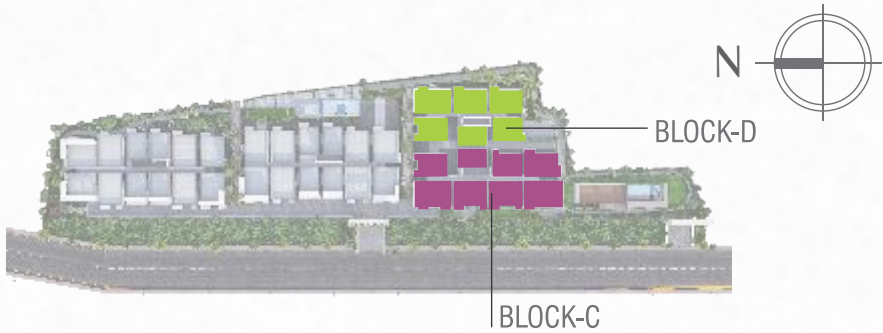
AREA STATEMENT BLOCK-C

Flat No.	C1	C2	C3	C4	C5	C6	C7	C8
Type	2.5 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	East	East	East	East
Area	1510 Sft.	1185 Sft.	1440 Sft.	1685 Sft.	1795 Sft.	1755 Sft.	1815 Sft.	1865 Sft.

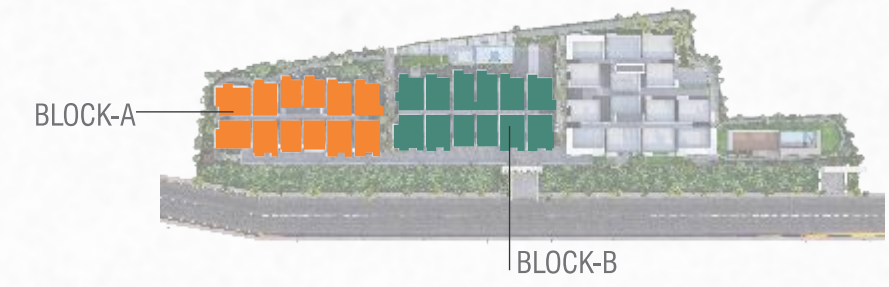


FIRST FLOOR PLAN

BLOCK-C



SECOND FLOOR PLAN



BLOCK-A



AREA STATEMENT

Flat No.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1785 Sft.	1675 Sft.	1220 Sft.	1225 Sft.	1675 Sft.	1740 Sft.	1710 Sft.	1735 Sft.	1245 Sft.	1245 Sft.	1745 Sft.	1730 Sft.

BLOCK-B



AREA STATEMENT

Flat No.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1695 Sft.	1705 Sft.	1220 Sft.	1225 Sft.	1705 Sft.	1740 Sft.	1710 Sft.	1735 Sft.	1245 Sft.	1245 Sft.	1735 Sft.	1775 Sft.





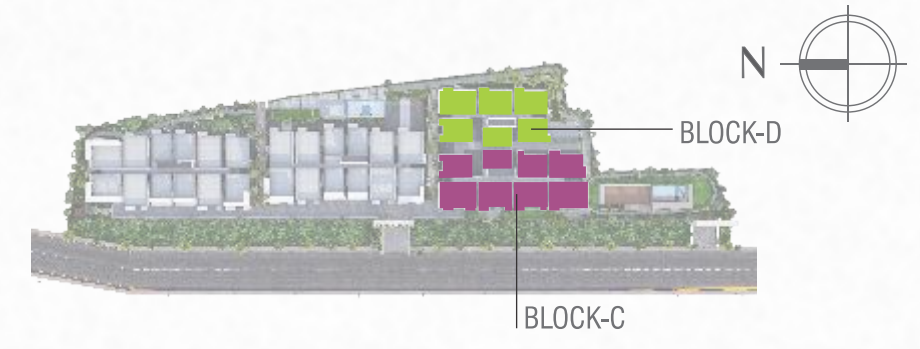
BLOCK-D

AREA STATEMENT BLOCK-D

Flat No.	D1	D2	D3	D4	D5	D6
Type	3 BHK	3 BHK	3 BHK	2.5 BHK	2 BHK	2.5 BHK
Facing	West	West	West	East	East	East
Area	1675 Sft.	1600 Sft.	1650 Sft.	1435 Sft.	1185 Sft.	1510 Sft.

AREA STATEMENT BLOCK-C

Flat No.	C1	C2	C3	C4	C5	C6	C7	C8
Type	2.5 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	East	East	East	East
Area	1510 Sft.	1185 Sft.	1440 Sft.	1685 Sft.	1795 Sft.	1815 Sft.	1755 Sft.	1865 Sft.

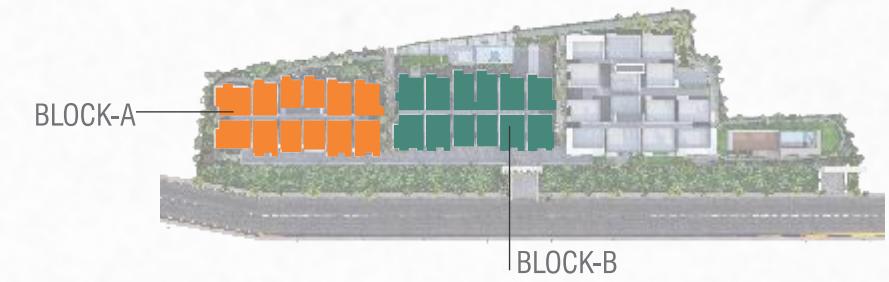


SECOND FLOOR PLAN

BLOCK-C



THIRD FLOOR PLAN



BLOCK-A



AREA STATEMENT

Flat No.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1855 Sft.	1625 Sft.	1220 Sft.	1225 Sft.	1625 Sft.	1815 Sft.	1780 Sft.	1675 Sft.	1245 Sft.	1245 Sft.	1675 Sft.	1800 Sft.

BLOCK-B



AREA STATEMENT

Flat No.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12
Type	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	East	East	East	East	East	East
Area	1775 Sft.	1625 Sft.	1220 Sft.	1225 Sft.	1625 Sft.	1815 Sft.	1780 Sft.	1675 Sft.	1245 Sft.	1245 Sft.	1675 Sft.	1845 Sft.



BLOCK-D

AREA STATEMENT BLOCK-D

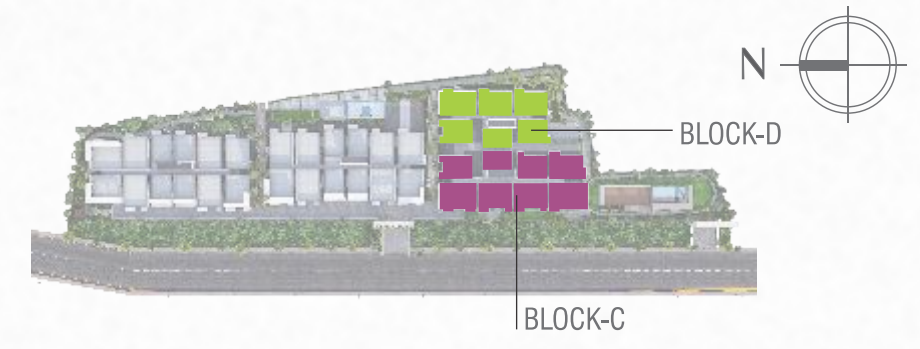
Flat No.	D1	D2	D3	D4	D5	D6
Type	3 BHK	3 BHK	3 BHK	2.5 BHK	2 BHK	2.5 BHK
Facing	West	West	West	East	East	East
Area	1755 Sft.	1600 Sft.	1715 Sft.	1465 Sft.	1185 Sft.	1510 Sft.

AREA STATEMENT BLOCK-C

Flat No.	C1	C2	C3	C4	C5	C6	C7	C8
Type	2.5 BHK	2 BHK	2.5 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	West	East	East	East	East
Area	1510 Sft.	1185 Sft.	1440 Sft.	1685 Sft.	1830 Sft.	1755 Sft.	1755 Sft.	1865 Sft.

THIRD FLOOR PLAN

BLOCK-C



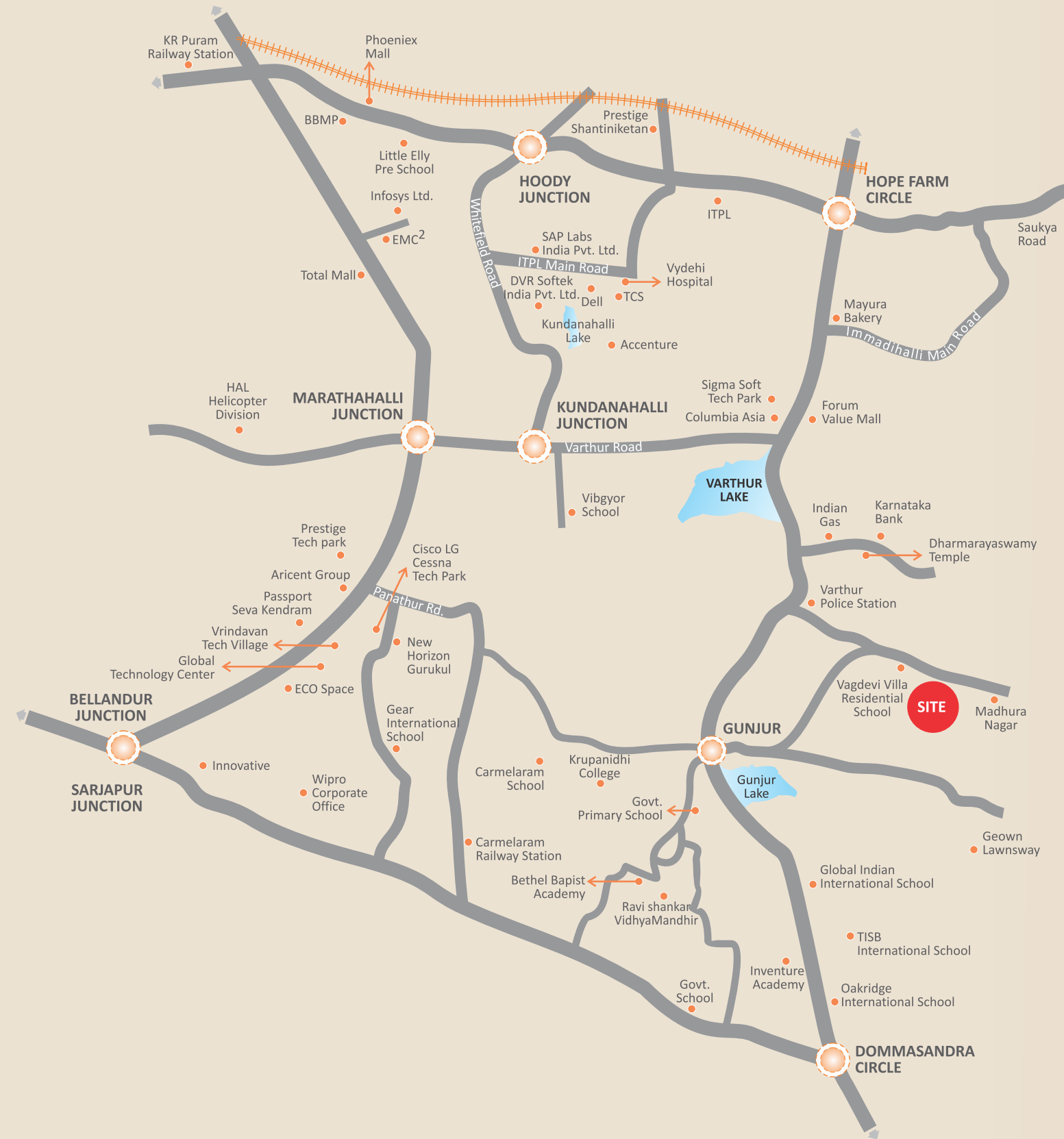
Specifications

Structure	RCC Framed Structure with Seismic Resistance.
Flooring	Corridor & Stairways: Rocker Finish Vitrified Tiles. Club House Reception: Vitrified Tiles. Balcony & Utility : Anti-Skid 300x 300mm Ceramic Tiles. Living, Dining, Bedroom & Kitchen: 800x800mm Double Charged Vitrified Tiles.
Elevators	6 Passenger/8 Passenger from Kone/Otis Equivalent with Granite Fascia.
Stairways Hand Rail	MS Handrail with Enamel Paint on all Floors.
Water Supply	Water Supply from Bore-well with Underground and Overhead Storage.
Rainwater Harvesting	Rainwater Catchment and Rainwater Harvesting.
STP	Sewage Treatment plant of adequate capacity as per norm, treated water to be used for landscaping/ Flushing.
Electric Vehicle Charging:	Charging Stations at Visitor Parking Area.
Doors	Main & Internal Doors: 7 feet Height Engineered wood Frame & Shutter with hardware of Reputed Make.
Bathroom	Commode: Wall Mounted from Jaguar / Hind ware / Equivalent. CP Fittings: All Chrome Plated Jaguar / Hind ware / Equivalent. Flooring: Anti-skid Tiles. Ceiling: Grid Type False Ceiling. Walls: Glazed Ceramic Tiles up to 8 Ft in Height.
Plumbing	All Plumbing Lines Pressure Tested. All water Supply & Sewage Lines of CPVC/PVC from Ashirvad / Supreme/ Equivalent ISI Certified Make.

Windows	UPVC Windows with Mosquito Mesh.
Walls	External Walls: 6" cc solid Porotherm Blocks. Internal Walls: 4" cc Solid Porotherm Blocks.
Plastering	External Walls: One Coat of Sponge Finish. Internal Walls: One Coat of Smooth Finish.
Painting	External Surface: Weatherproof Apex Emulsion Painting with Texture Finish @ Selective Places. Internal Surface: 2 Coats of Wall putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint from Asian / Nerolac / Equivalent.
Electrical	Wiring: Fire Resistant Copper Concealed. Finolex / Havells / Anchor. Plug Points: Adequate power points for Lights, Fans, and other purposes in Bedroom, kitchen & Toilets. Split Air Conditioner Point in Master Bedroom. Cable TV Points in Living Room. Kitchen Plug Points: Provision for Power Plug Points for Water Purifier, Chimney, Refrigerator, Microwave Oven, Mixer/Grinder along with Points for Washing Machine. Switches: Modular Switches of Havells / Anchor or Equivalent Along with two-way control for fans in all Bedrooms & Exhaust Fan Points in all Bathrooms and Kitchen.
Generator Backup	Standby automatic backup of 1 KV for each flat. Power backup for common amenities such as clubhouse, Lifts STP & Selective Common Area Lighting.



Location Plan- Not to scale



THE PERFECT BLEND OF CONNECTIVITY AND SERENITY

Nestled in Bangalore's vibrant eastern corridor, Varthur offers the perfect balance of urban connectivity and serene living. With seamless access to IT hubs like Whitefield and Outer Ring Road, this locality is a hub of convenience. Surrounded by scenic greenery and the iconic Varthur Lake, it provides a refreshing escape from city chaos. Excellent schools, hospitals, and recreational facilities make Varthur an ideal choice for families seeking modern, balanced living.



ONGOING PROJECTS



JEEVAN'S OCATAVE, Seegehalli, Kadugodi, Whitefield, Bangalore.



JEEVAN SAMSKRUTHI, Munnekolala, Bangalore



JEEVAN ORNATE, Whitefields, Bangalore



SJ EAST BREEZE, Whitefield, Bangalore



COMPLETED PROJECTS



JEEVAN SAI MEADOWS, Munnekolala, Bangalore



JEEVAN ICON HOMES, Munnekolala, Bangalore



SJ TRILLIUM, Varthur, Bangalore



JEEVAN ELITE, Munnekolala, Bangalore



JEEVAN'S PRISTINE, Munnekolala, Bangalore



SJ PINNACLE, Varthur, Bangalore



JEEVAN EXOTICA, Belathur Main Rd, Bangalore



JEEVAN GRANDEUR, Belathur Main Road, Bangalore

UPCOMING PROJECTS

1 Acre Gated Community Apartments @ Gunjur3

6+ Acres High-Rise Apartments @ Near Varthur

30 Acres Luxury Villa Plots @ Varthur

8 Acres Luxury Gated Community Villas @ Varthur

2 Acres Premium High-Rise Apartments @ Whitefield

Team

Architect



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RERA Number : PRM/KA/RERA/1251/446/PR/070125/007354