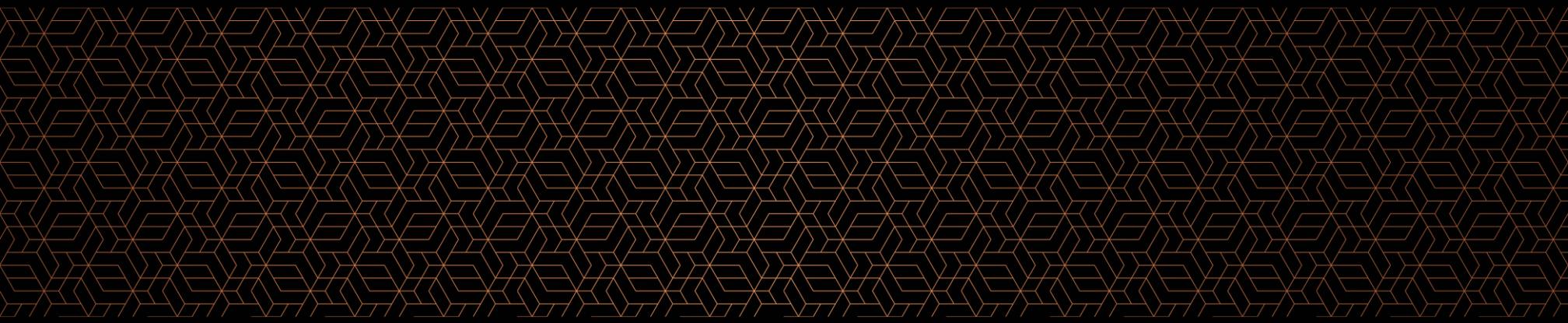
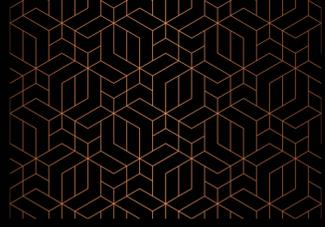


Century

ETHOS

#LEAGUEOFITSOWN





After years of success and growth, admiration finds its way. A little repose, a dash of glitz, the choicest possessions finding their way into one of life's finest acquisitions.

A home that exemplifies and celebrates your liking for all things avant-garde, superlative and resplendent. Grand, classy, understated, evocative. You wouldn't have it any other way.

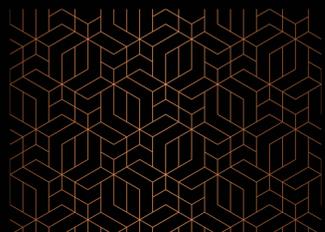
Century Ethos brings alive the sheer joy and bliss in everyday living, the pleasurable indulgences, the sporty endeavours, or simply, the expressive beauty of one's home.

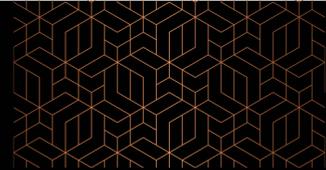
Belong to the inner club of connoisseurs. Belong to an exclusive league.

A LEAGUE OF ITS OWN.



Actual shot of the elevation

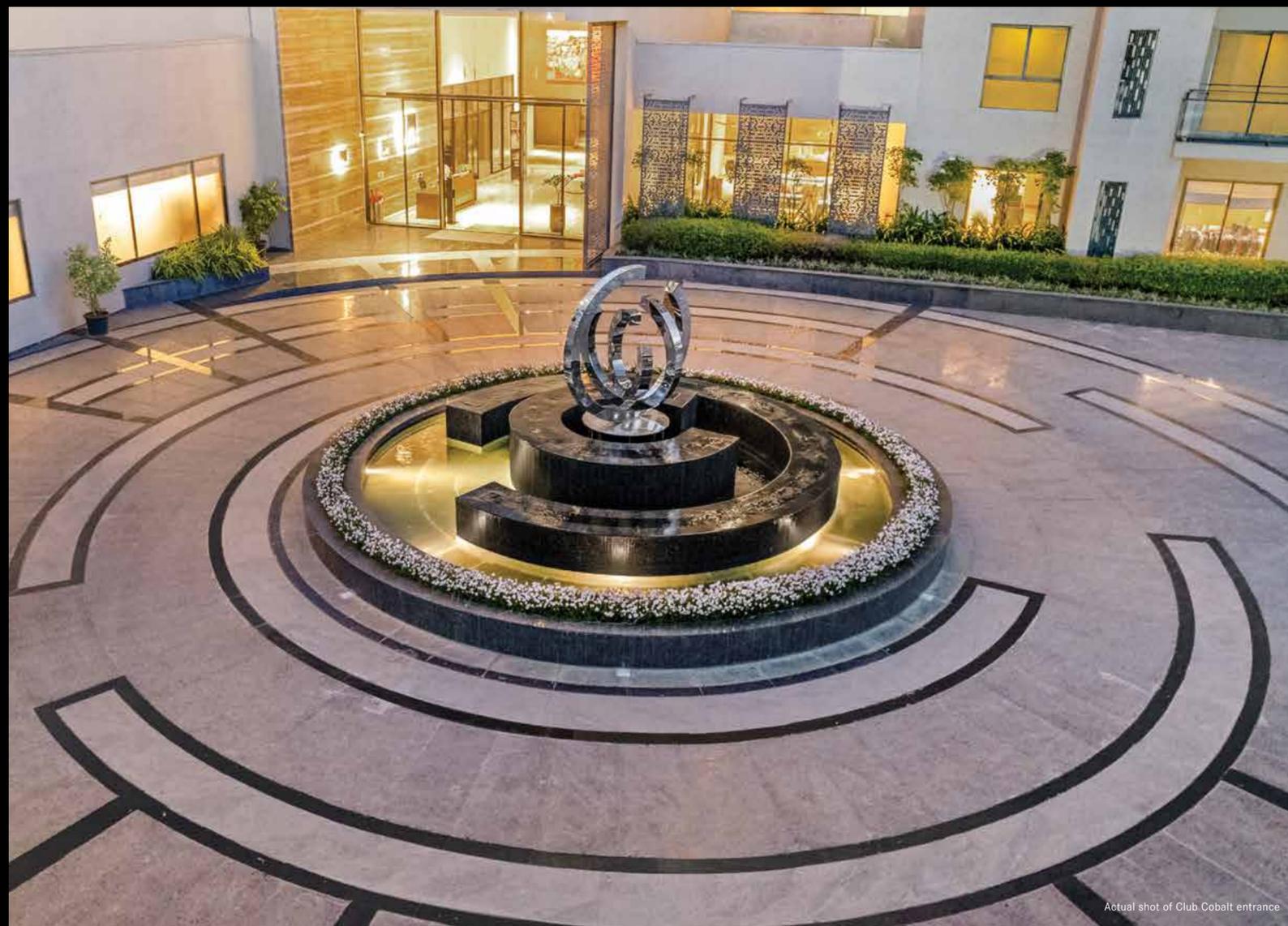




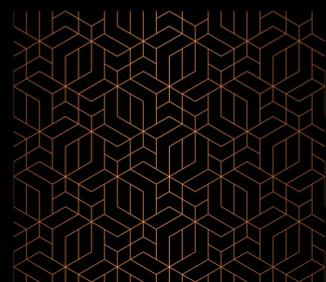
A development featuring amenities that draw connoisseurs attuned to the fine life - a select, swish set of patrons, for whom lifestyle is but a continuum of the finest cities across the world they have travelled to. Verdant luxurious greens, golf putting zones, a plethora of sports and leisure amenities, pools and party zones, curated spaces for elders, sun-kissed, beautifully-ventilated homes that offer mesmerising cityscape views, as North Bengaluru becomes the next acknowledged hub for international business transit, redefining the urban ecosystem of South India.

RESIDENCES OFFERING RESPLENDENCE. AND A LOCATION *THAT OUTSHINES ANY OTHER.*

Right on NH 44/KIA Main Road, Hebbal in North Bengaluru, Century Ethos is strategically located at the cusp of explosive growth and one of the most promising micro-markets in the region. With its quick connectivity to Old Bengaluru and the best destinations for shopping, entertainment, fun, and leisure, as also seamless connectivity to the Kempegowda International Airport (KIA), North Bengaluru has emerged as a micro-market that outshines its southern and eastern counterparts.



Actual shot of Club Cobalt entrance





HEBBAL: THE HOTBED OF *DEVELOPMENT*

The Hebbal-Yelahanka belt is fast emerging as the next new business district of Bengaluru. The proximity and seamless connectivity to Kempegowda International Airport (and thus domestic and international transit) have transformed it into a hotspot for growth and investment opportunities.

- Strategically located halfway from CBD and Kempegowda International Airport (KIA).
- Proximity to Thanisandra and Hennur Main Road – giving access to Northeast Bengaluru’s employment hotbeds.
- Epicentre of proposed infrastructure – alternate route to KIA, suburban rail and proposed metro.
- Close at hand, Century Downtown, offering 1.7 mn. sq. ft. of Grade-A commercial spaces, another business park presenting 3.7 mn. sq. ft. of Grade-A office spaces. And arguably Bengaluru’s largest shopping mall, minutes away.
- Well-connected through ORR, railway and road (BMTc), with the 8-lane Bellary Road/NH 44 offering zippy commutes for the enhanced vehicular traffic.

AN ADDRESS READY TO HOST *AN UNPARALLELED LIFESTYLE.*

The social infrastructure around is ready and available, as robust as you would like it to be. With the best road infrastructure in the city including the already operational 6-laned elevated corridor - North Bengaluru has further cemented its position as a preferred destination for discerning patrons. Proximity to leading health and educational institutions, social and leisure avenues - is a given.

**SOCIAL INFRASTRUCTURE AT THE READY.
BECAUSE PRIVILEGE DOESN’T WAIT.**

SHOPPING



- Upcoming Phoenix Mall, arguably Bengaluru’s largest 2.1 km / 5 minutes
- The Galleria Mall 3.7 km / 7 minutes
- Esteem Mall 1.8 km / 4 minutes

EDUCATION



- Mallya Aditi International School 5.3 km / 10 minutes
- Ryan International School 8.5 km / 16 minutes
- Canadian International School 9.3 km / 18 minutes

MEDICAL FACILITIES



- Prolife Hospital 0.4 km / 1 minute
- Motherhood Hospital 1.1 km / 3 minutes
- Manipal Hospital 1.7 km / 4 minutes
- Aster CMI Hospital 3.8 km / 8 minutes

RECREATION



- Bangalore Golf Club 9.2 km / 15 minutes
- Cubbon Park 11.3 km / 20 minutes

BUSINESS PARKS



- Brigade Magnum 1.0 km / 2 minutes
- Brigade Opus 1.2 km / 3 minutes
- Kirloskar Business Park 1.8 km / 5 minutes
- L&T Tech Park 3.1 km / 6 minutes
- Manyata Tech Park 8.0 km / 15 minutes

OTHER



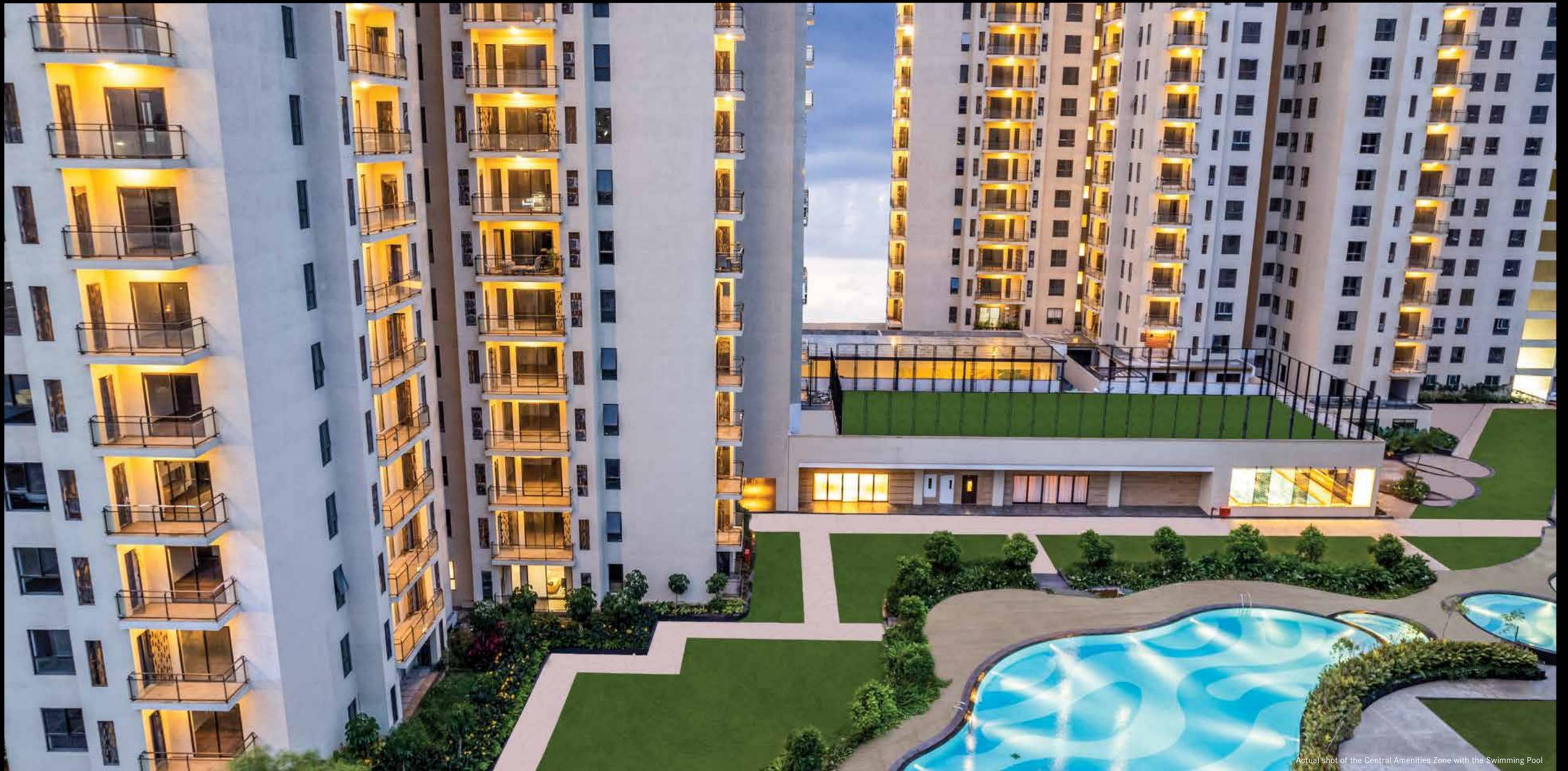
- RMV Extension 5.2 km / 12 minutes
- Dollars Colony 5.9 km / 14 minutes
- Kempegowda International Airport 23.0 km / 27 minutes



Representative Image

CENTURY ETHOS: NORTH BENGALURU'S CROWN JEWEL AND *ITS FINEST OFFERING IN LUXURY LIVING.*

- Strategically located at Prime Hebbal, North Bengaluru.
- Lavish 'Near-Ready-To-Move-In' 3-bed residences.
- 7.3 acres of world-class development, offering unparalleled views of the cityscape and Amruthahalli Lake.
- 80% open spaces, to nourish body, mind and soul.
- A 50,000 sq. ft. clubhouse with over 40 amenities judiciously spread indoors as well as outdoors.



Actual shot of the Central Amenities Zone with the Swimming Pool

LIVE LIFE *LARGE.*

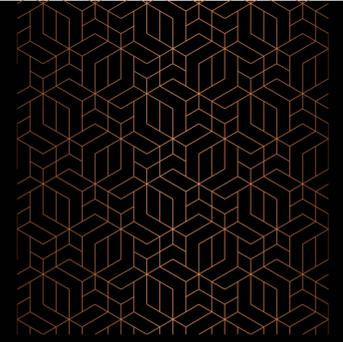
At Century Ethos, luxury is the foundation for a fine life. It starts with the vision - extending languorously across the 7.3 acres. Here, life plays out, without inhibitions, where every nook is a refreshing zone. From the painstakingly-curated greens that breathe in life within this masterpiece of an urban creation to the 50,000 sq. ft. luxury clubhouse to the residences themselves. Soul-soothing spaces where every moment of socializing becomes a cherished memory. Here, you feel at home, the way you've always envisioned your days playing out. Here, like-minded neighbours make for scintillating conversations. Here, you truly belong.

Century Ethos truly is a landmark of contemporary architecture, rising tall above prime Hebbal. With luxurious 3 bed residences and lifestyle experiences inspired by the finest of the world - curated for the most discerning. Inside, lies one of Bengaluru's largest clubhouses at 50,000 sq. ft., replete with entertainment, sports and rejuvenation experiences.

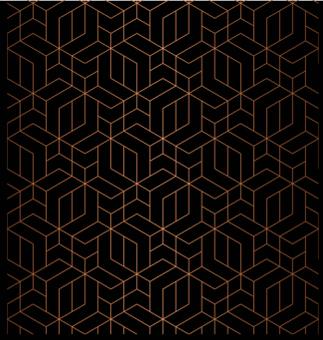
Come experience life, just the way you like it.



Actual shot of the Living Room, Sample Residence



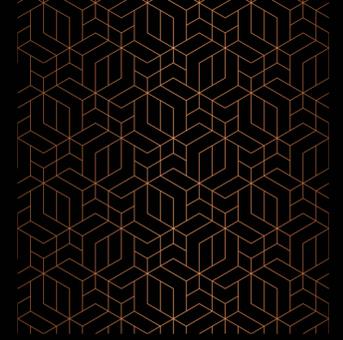
**AWE FREQUENTS
*WHERE POWER
RESIDES.***



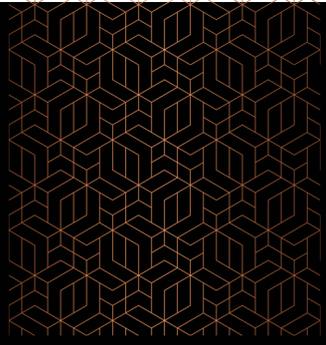
WHERE
THE DAY
BEGINS WITH
*YOUR NEXT
BIG GOAL.*



Actual shot of the Master Bedroom, Sample Residence



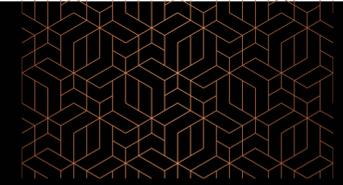
LIFE AT THE TOP.
FOR THE
CHOSEN FEW.



WHERE
PARTIES AND
GET-TOGETHERS
*ARE AN
EVERYDAY
AFFAIR.*



Actual shot of the Kitchen, Sample Residence



TALK-OF-THE-TOWN
CLUBHOUSE.
*WITH OUT-OF-THIS-WORLD
INDULGENCES.*

CLUB
CØBALT

Club Cobalt, at an astounding 50,000 sq. ft., offers connoisseurs a ready entry into these hallowed portals. From an impressive double-height lobby to a nifty café, from a world-class gym to a 20+ seater indoor theatre, squash court to convenience stores – this is the Clubhouse Bengaluru will covet and envy, and a privileged few, enjoy.



Actual shot of Club Cobalt Lobby

INSPIRED BY THE ELITE. *CRAFTED FOR THE PRIVILEGED.*

Designed by Morphogenesis – one of the world's best-acknowledged architecture firms, Club Cobalt engages your imagination by creating a unique identity amidst a serene landscape. Out here, each indoor space has an adjacent unique outdoor space that extends its specific program. The design translates artisanal qualities of local craftsmanship and blends in a contemporary character, reflecting the global aspirations of its residents. It represents this vision of 'the handmade' and expresses it through the incorporation of craft, material, method, and design. Each zone brings together distinct crafts and materials without impinging on the architectural sensibility of the clubhouse.

GRANDEUR, SOURCED FROM DIFFERENT CORNERS OF THE WORLD.

As you step into the double-height lobby, the carefully chosen earthy palette of Travertine, Dyna Royal and Dark Emperador marble, sourced from Turkey, bewitches you.

The stone-clad walls and metal craft is reminiscent of the Vijayanagar style of architecture, which is further accentuated by large stone tables, artwork, feature walls and tall metal screen giving a glimpse of the rich heritage of the region. A grand piano separating the lobby from the spill-out area adds to the beauty and creates a delightful ambience.

GET BUSY, FEEL EASY.

The sparkling brown, leather finish granite sourced from Andhra Pradesh along with vertical planters add sheer grace to the space. Also, a separate business centre, conference room and discussion room with American walnut wooden flooring sourced from Spain are provided for meetings that require a closed space.

RELAX, CLOSER TO HOME.

For young parents who need to be away from their little ones, there is a crèche available next to the co-working spaces. For moments when you want to screen a match or watch a movie with your friends and family, a 22-seater state-of-the-art AV room is available at your disposal. The 36-seater pre-function area and the 100-seater banquet hall ensure there is enough room for those acquisition and anniversary celebrations. While the beautiful sparkle brown leather finish granite gives the pantry a subtle contrast of colours, an earthy palette of colours in these spaces reflect the co-existence of the traditional and the global inspirations of its residents.



Artist's impression of the Board Walkway and Jet Fountain

PLAY SMART, *PLAY HARD.*

Recharge yourself in the indoor games room with your friends at the squash court, pool table, table tennis, board games. Challenge them at the separate video games room and a netted cricket simulator. You may even live a new story while reading a book at the café next to the indoor games room. Whereas, the multi-purpose sports court serves those who are game for net cricket and badminton.

STAY WELL, *KEEP FIT.*

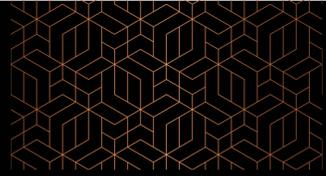
There is a separate male and female spa with a Jacuzzi, steam and sauna. For moments when you need a quick touch-up before an evening party, a beauty salon is also available. For fitness enthusiasts, the fully equipped indoor gym and the yoga zone promise a brisk workout. And for moments when you just want to laze around, take a dip in the indoor heated swimming pool and watch the stress melt, with glorious sunsets.

ALL, AT YOUR *SERVICE.*

Want to send flowers to your friend in Paris? Need front row tickets for the Wimbledon Finals? A concierge service, at the clubhouse, is ready to cater to your whims and fancies. There's also a convenience store, a laundry facility and a drivers' lounge for added ease.



Actual shot of Temperature-controlled Indoor Swimming Pool



MAGNIFICENCE THAT LEADS TO EXCEPTIONAL INDULGENCES.

The grandeur of the double-height entrance lobby, the meticulously-designed interiors and a grand piano to welcome you – a vision that will leave you in awe the first time and every time.

WELL-PLANNED WELLNESS TO MEET YOUR FITNESS GOALS.

Rejuvenation, relaxation, meditation or workout. You desire it, you have it. All this at the expansive clubhouse. Every need of yours is taken care of, in a manner that best suits your taste.

- Salon
- Spa/Steam/Sauna/Massage
- Yoga Studio
- Gym

BUSINESS AT YOUR FINGERTIPS, WITHIN THE GRANDEUR OF CLUB COBALT.

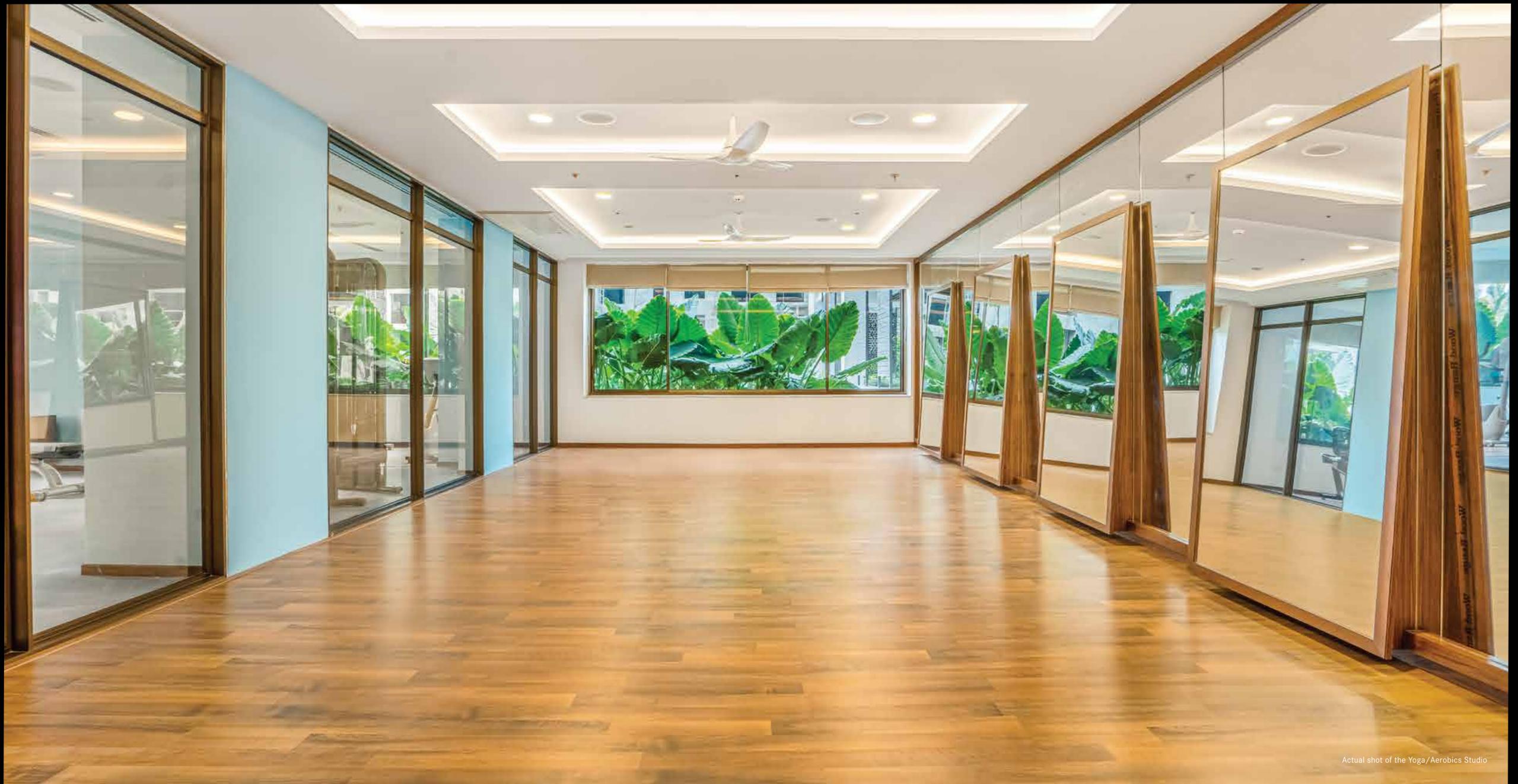
In the quest for leisure, we've made sure business doesn't suffer. Whether you like working outdoors, indoors or need a setup to conduct your important meetings, we have made it possible right within the clubhouse premises.

- Indoor and Outdoor Co-working Space
- Business Centre
- Discussion Room
- Conference Room

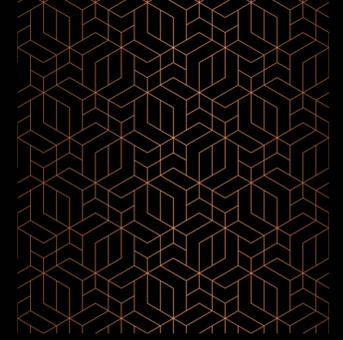
THE CELEBRATIONS NEVER STOP.

Be it entertainment, celebrations or get-togethers; find the most stylish way to live the high life. Century Ethos has all the arrangements for the elite to network and mingle with the likes of them within the grand expanse of the clubhouse.

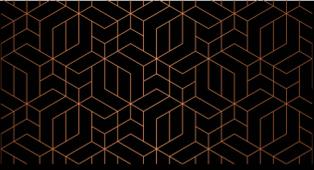
- AV Room
- Pre-function Hall
- Banquet Hall
- Private Party Space



LIFE.
JUST THE WAY YOU LIKE IT.



Actual shot of the Dining Area, Sample Residence



OUTDOOR *AMENITIES*

DISTINCTIVE GOLF PUTTING GREENS

A 5 iron or an 8? The finesse needed, the lengths that you will go to ace your putting, we understand. Hence, we have put not one but two golf putting greens. Mergers and acquisitions, quite understandably, best kept separate.

HALF BASKETBALL COURT

We know your love for your Jordans. A half basketball court for you to don them and aim for slam dunks.



Artist's impression of Golf Putting Arenas and the Half Basketball Court

CHILDREN'S PLAY AREA

Keen eyes, nimble steps and curious minds. What better way for them to learn and grow than being amidst nature in a play area dedicated to children?

ELEVATED BOARDWALK

Walk up to the pier to soak in the beauty of the Amruthahalli Lake that lies just next to Century Ethos. Add meaning to those mornings.

BARBEQUE ZONE

A hot grill and chilled beer. Two things that make any occasion a celebration. The lavish barbeque zone overlooking the oasis swimming pool and water jets will liven up any evening, every time.

SENIOR CITIZENS' AVENUE WITH FISH POND AND REFLEXOLOGY GARDEN

For those who held our hands and taught us to walk, a dedicated senior citizens' avenue with a serene fish pond and a beautiful reflexology garden to soothe the senses.



Artist's impression

MULTIPURPOSE TRACK

Skating, skateboarding, bicycling or jogging – the choice is yours. The multipurpose track runs along the beautiful amenities to provide you with an experience that makes doing your daily pastime even more worthwhile.

OUTDOOR FITNESS STATION

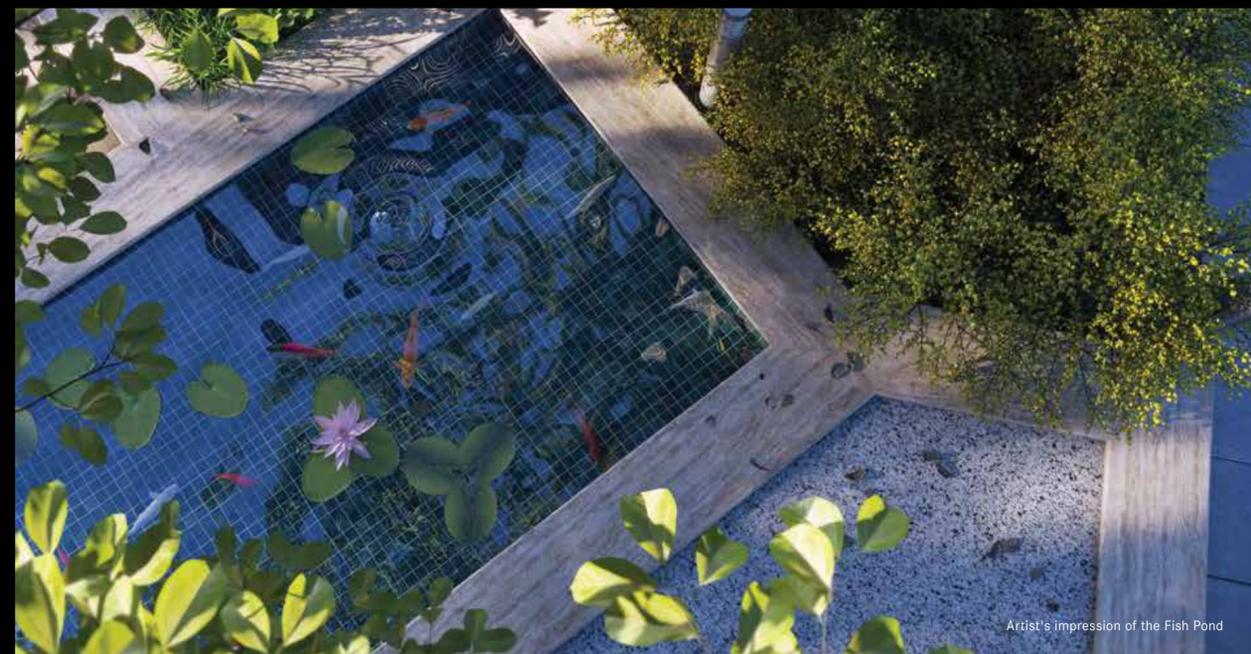
Fitter than you were yesterday. The goal of a healthier you. Be rewarded for your efforts to stay healthy with a quick workout outdoors, should you feel like it.

AROMA GARDEN

For those everlasting fragrances and a quiet moment with your favourite novel. Life is blissful here.

AMPHITHEATERS

What is life without a little drama! Two amphitheatres for twice the entertainment.



Artist's impression of the Fish Pond

INDOOR *AMENITIES*

ATLAS AND CHRONOS

Thoughtfully-designed business centres along with conference rooms and co-working spaces to host meetings close to your home. With, of course, the assistance of a concierge service.

BANQUET HALL WITH PRE-FUNCTION AREA/PARTY LAWN

The camaraderie of the city's finest deserves to be celebrated in spaces that reflect your larger-than-life style. A 100-seater banquet hall with a pre-function area and a party lawn adjacent to the grand swimming pool to host extravagant soirées that will leave your guests awestruck.



Actual shot of Banquet Hall



Actual shot of the Contours Gym

SALON

Special occasions or a business meet demands that you look your absolute best. A quick visit to the salon is all it takes.

CONTOURS GYM

A well-appointed indoor gym with aerobics/yoga studio to help burn those BBQ session calories away.

CONTOURS SPA WITH STEAM & SAUNA

Whether it is the need to unwind after a busy day, or that innate desire to be pampered, welcome to an oasis of rejuvenating massages and wellness therapies.

OASIS POOL

A huge oasis pool designed to soak those worries away, surrounded by a green forest cluster to give you the privacy you deserve. Take a relaxing swim, laze around the stylishly designed pool deck, play with your kids in the nearby kids' pool or enjoy in the indoor heated swimming pool. Ah, the luxury of choice.

DAFFODILS CRÈCHE

For all those moments when work or commitments keep you away from your little ones, be rest assured of the finest care and learning with all the fun.



Actual shot of Daffodils Creche



OPEN-TO-SKY COURTYARD

Perfectly lit for you to enjoy the mid-day tea while reading your favourite literature.

MULTIPURPOSE SPORTS COURT

A rooftop multipurpose sports court. Now you can enjoy playing while having an astounding view of the amenities.

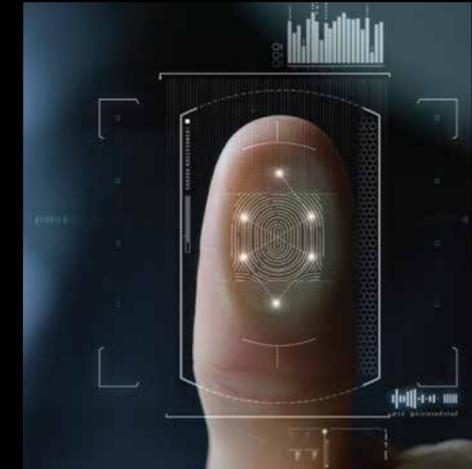


Actual shot of the Central Courtyard at Club Cobalt



SAFE *LIVING*

- Biometric main door lock
- Videophone and intercom facility
- Centralized gas supply
- Gas leak detector in the kitchen
- Occupancy sensors for the toilets
- Panic button strategically located inside the house



Representative image

SQUASH COURT

If a friendly face-off is your idea to jam with like-minded neighbours, a game of squash is just what you need. The squash court serves as the perfect arena for you to unwind and discuss all things that interest you.

INDOOR GAMES WITH VIDEO GAMES ARENA

From a video game arena to a pool table. From table tennis to carrom to cards room. The indoor games room is loaded with fun.

MINI THEATRE

Screen your favourite movies, shows or indulge in a soccer match with your loved ones in the thoughtfully-designed AV room.

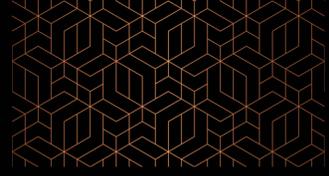
CAFÉ. CONVENIENCE STORE. LAUNDRY. ALL IN ONE PLACE.

While you enjoy a quick bite at the swanky café, get your laundry and groceries done in one place.

DRIVERS' LOUNGE

The drivers' lounge makes sure you have quick access to your drivers whenever you want to be on the move. Plus a quiet resting zone for them.

Representative images



Artist's impression of the Entrance Arch & Water Fountain at Club Cobalt



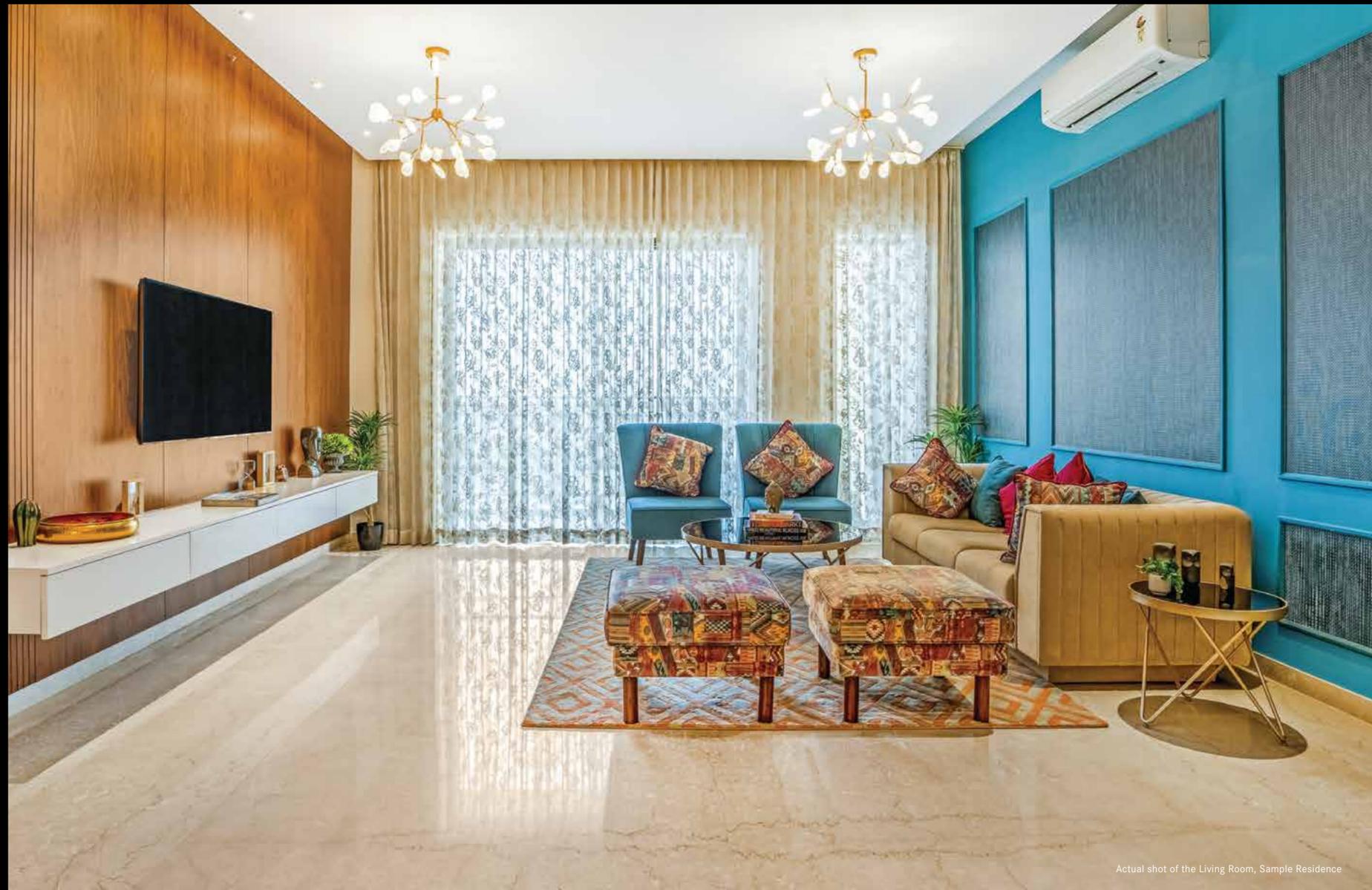
LARGE-HEARTED 3-BED RESIDENCES. *FOR LIFE. FOR A LIFETIME.*

The luxury of space is synonymous with every unit. A keen eye for detail makes the rooms look even more spacious than they actually are.

- Thoughtfully designed, with 6 residences to a core, with no common walls, ensuring maximum privacy.
- Overlooking the skyline of Sahakar Nagar and the serene Amruthahalli Lake.
- Ultra-spacious living room of close to 660 sq. ft. including thoughtfully-separated formal living, dining and family living zones.
- A master bedroom with almost 200 sq. ft. area and an attached balcony - splendid views and spacious living.

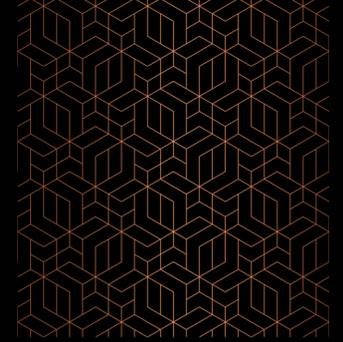
THOUGHT-THROUGH LIVING

- Flat slab structure without beams
- Floor-to-floor height of 3.3 metres
- Floor to ceiling full-length windows
- Double basement parking
- Whisper-soft high-speed elevators
- Flooring: Imported marble for living, dining and foyer, imported wooden laminate flooring for bedrooms



Actual shot of the Living Room, Sample Residence

PROJECT SPECIFICATIONS



FLOORING FINISHES

Living / Dining, Foyer	Imported Marble
Bedrooms	Laminated Wooden Flooring
Kitchen, Utility, Balcony, Servant Room	Vitrified Tiles
Toilets	Designer Ceramic Tiles

PAINTING

Interior Walls & Ceilings	Acrylic Emulsion Paint
Exterior Walls	Weather Proof Texture Paint
Kitchen / Utility	Washable Emulsion Paint

DOORS

Entrance Door	Frame - Engineered Wood - LVL with PU - Lacquer Polish Finish
Internal Doors	Frame - Engineered Wood - LVL with PVC Laminate Finish Shutter - Solid Perlite Inner Core with HDF PVC Laminate Finish
Toilet Doors	Frame - Engineered Wood - LVL with PVC Laminate Finish Shutter - Solid Perlite Inner Core with HDF PVC Laminate Finish
Balcony	Anodised Aluminum Sliding Doors with HS Glass & Provision for Mosquito Mesh

DADO WORK

Toilets	Designer Ceramic Tiles
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BATHROOMS

Sanitary Ware	Kohler or Equivalent
Faucets	Kohler or Equivalent
Shower Cubicles	All Toilets
Exhaust Fan	All Toilets

SMART HOME FEATURES

• Biometric Main Door Lock	Camera at main door with indoor panel and intercom
• Videophone and Intercom Facility	Yale / Samsung or Equivalent
• Centralized Gas Supply	Kitchen
• Gas Leak Detector	Kitchen
• Occupancy Sensors	All Toilets
• Panic Button	Located at a strategic point inside the house apartment lobby

RAILINGS

Balcony	Anodised Aluminium Railing with Laminated Glass Panels
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WINDOWS AND VENTILATORS

Windows and Ventilators	Anodised Aluminum Sliding Window with Glass & provision for Mosquito Mesh
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ELECTRICAL WORKS

Switches	Modular Switches - Schneider or Equivalent
Telephone & TV Point	Living / Dining, Bedrooms
Air Conditioners	Living / Dining, Bedrooms
Power Supply	10 KW - 3 BHK and 12 KW - 4 BHK
Power Backup	5 KW - 3 BHK and 6 KW - 4 BHK



Actual shot of the Central Amenities Zone





DEVELOPMENT PLAN

LEGEND

- | | | |
|---------------------------------------|-------------------------------|---|
| 1. Signature Fountain | 9. Outdoor Fitness Station | 17. Adults Pool |
| 2. Yoga/Amphitheatre | 10. Seating Plaza | 18. Tropical Shrub Garden/ Forest Cluster |
| 3. Multipurpose Track | 11. Pergola Seater | 19. Aroma Garden |
| 4. Golf Putting Green | 12. Jet Fountain | 20. Pet Run |
| 5. Half Basketball Court | 13. Barbeque Deck | 21. Palm Plaza |
| 6. Amphitheatre | 14. Interactive Water Feature | 22. Fish Pond |
| 7. Elevated Boardwalk/ Lake View Pier | 15. Kids' Pool | 23. Senior Citizens' Avenue |
| 8. Children's Play Area | 16. Party Lawn | 24. Reflexology Garden |



NATIONAL HIGHWAY 44

Clubhouse

BRONZE

CHROME

ARGON

XENON

CENTURY ETHOS - UNIT PLAN

(SBA: 2850 SQ. FT.)



1. Foyer 6'7" x 7'6"
2. Formal Living 14'1" x 17'7"
3. Dining/Family Living 18'4" x 19'8"
4. Kitchen 8'6" x 13'5"
5. Utility 7'10" x 6'0"
6. Bedroom 01: 14'5" x 13'5"
7. Bedroom 02: 14'6" x 12'0"
8. Master Bedroom 14'5" x 13'1"
9. M.Toilet 10'2" x 7'10"
10. Dress 10'10" x 4'11"
11. Toilet 01: 8'6" x 5'11"
12. Balcony 15'5" x 5'11"
13. Balcony 5'1" x 10'2"
14. Powder Room 5'2" x 4'11"
15. Toilet 02: 8'1" x 6'5"
16. Maid's Room 5'7" x 6'1"
17. Maid's Toilet 4'1" x 3'7"

CENTURY ETHOS - UNIT PLAN

(SBA: 2960 SQ. FT.)



1. Foyer 7'7" x 7'3"
2. Formal Living 18'10" x 17'1"
3. Dining/Family Living 18'3" x 21'10"
4. Kitchen 14'1" x 14'11"
5. Utility 4'7" x 8'6"
6. Bedroom 01: 12'0" x 14'10"
7. Bedroom 02: 13'3" x 13'9"
8. Master Bedroom 14'9" x 13'4"
9. M.Toilet 10'2" x 8'0"
10. Dress 10'2" x 6'5"
11. Toilet 01: 8'11" x 5'11"
12. Balcony 18'1" x 5'11"
13. Balcony 5'1" x 11'10"
14. Powder Room 4'1" x 5'11"
15. Toilet 02: 5'10" x 8'6"
16. Maid's Room 7'9" x 6'3"
17. Maid's Toilet 4'11" x 4'1"



CENTURY ETHOS - UNIT PLAN
(SBA: 3125 SQ. FT.)



ACCOLADES COME EASY
WHEN THE VISION AND
EXECUTION ARE RIGHT.



Global Real Estate Congress - South India Real Estate Leadership Awards 2021 (October 2021)



13th Estate Awards & Summit (December 2021)



ET Business Excellence 2022 (March 2022)



1. Foyer 7'7" x 7'3"
2. Formal Living 18'10" x 17'1"
3. Dining/Family Living 18'3" x 21'10"
4. Kitchen 14'1" x 14'11"
5. Utility 4'7" x 8'6"
6. Bedroom 01: 12'0" x 14'10"
7. Bedroom 02: 13'3" x 13'9"
8. Master Bedroom 14'9" x 13'4"
9. M.Toilet 10'2" x 8'0"
10. Dress 10'2" x 6'5"
11. Toilet 01: 8'11" x 5'11"
12. Balcony 18'1" x 5'11"
13. Balcony 5'1" x 11'10"
14. Powder Room 4'1" x 5'11"
15. Toilet 02: 5'10" x 8'6"
16. Maid's Room 7'9" x 6'3"
17. Maid's Toilet 4'11" x 4'1"



CENTURY REAL ESTATE

A legacy of nearly 5 decades - harnessing the past,
defining the present and creating the blueprint for the future.

- One of the most respected and trustworthy names in the Indian real estate industry
- Over 3,000 acres of land bank, with massive development potential
- Over 20 mn. sq. ft. of quality residential and commercial assets under construction
- Multiple executed partnerships across quality housing and commercial spaces for thousands of Bengaluru residents