

S



one

REALTY

One Realty is an idea to explore the new horizons of smart and evolved living. The company believes in thinking out of the box and developing projects with niche planning. Each detail of One Realty's projects reinvents the existing notions and explores the avenues of meticulously designed living spaces.

The company houses a team of dedicated professionals who strive hard to surpass customers' expectations in every aspect of their respective assignments. Timely delivery is another aspect that separates One Realty from its peers. Collectively, it's about being the harbinger of change and creating an impression that is

surprisingly different

Hey I am The Sky Bungalows
A journey driven by an idea.

Or call it an odyssey of passion to revisit the very notion of luxury.


When a never-say-die-spirit
meets relentless passion, a new
definition of great values
come into existence. One Realty's
The Sky Bungalows is one such
masterpiece that breaks all
boundaries of existing perceptions
and revisits the idea of luxurious
living in a whole new perspective.

Everything about the project
illustrates new patterns
of awesomeness. It's for you
and for your innate desires
and about making you

THE *Sky*
BUNGALOWS

LIVE
OUTSIDE
THE LINES

3,4,5,6&7 BHK Residences



There was just a white canvas,
no lines of the existing notions.

Thoughtful deliberations scripted

A RIVETING STORY OF A CLASS

Image used is for illustrative purpose only

And an inspiring saga of sheer affluence

The Sky Bungalows is located at Vaishali Nagar West, a place that needs no introduction.

The location is the most happening lifestyle hub of the Pink City. Right from shopping to entertainment, education to heritage landmarks, The Sky Bungalows also connects you to all important attractions of the city.

It's a well-connected world where you enjoy life at the centre of everything.



Scan the QR code for location directions



Scan the QR code for drone video



FOUND
ITS GROUND

Maharana Pratap Marg, Vaishali Nagar (W), Jaipur

Image used is for illustrative purpose only



Welcome to a stunning world


The Sky Bungalows is an intricately woven world equipped with all elements of luxury and comfort.

It embraces your desires and pampers you with its sheer charm and magnetism. Come, touch the reflections of excellence and say yes to an existence that welcomes you every day with a renewed fervour.



Artistic impression of the entrance





It makes you revel in the

SPLENDOUR OF ARCHITECTURAL MAGNIFICENCE

More than just architecture, The Sky Bungalows creates a world of many firsts. It makes a lifestyle statement that strikes a balance between sprawling openness, the finest architecture and exhilarating design patterns. Find an inviting collage of green spreads, sculpted masterpieces and deftly crafted woodwork. It's your time to say hello to a new world and let the time just fly by.

Artistic impression of the project elevation

There are just **3** towers because it's not for everyone

and it's a corner plot on *80* & *200* feet road

The Sky Bungalows is situated at a corner plot which gives it many extraordinary privileges.

With corner plot comes the benefits of both sides open and uninterrupted views. All in all, The Sky Bungalows gives more space and amenities per head and fills life with unmatched pleasure.



Artistic impression of the project elevation



THE *Sky* BUNGALOWS

A well-thought-out-plan, imposing architecture and remarkable living ideas are what establish the story of

The Sky Bungalows. There is a sense of freedom and luxury about the project that illustrates refreshing impressions

of a harmonious living. The Sky Bungalows is the beginning of a lifestyle where the moments of life narrate

a story of defining fulfilment.





Artistic impression of drop-off area

Every detail about it is amazing
where you feel safe and enjoy
complete peace of mind

Peace of mind is priceless and imagining peace without a sense of security is something next to impossible.

The Sky Bungalows provides state-of-the-art safety infrastructure to each member of the family. Give your life a composed surrounding where each moment of life is free from all worldly stress and worries.

5 Tier safety & security with access card system
2.7 Ratio parking per flat



Image used is for illustrative purpose only

There is science of living

Life is an art that makes perfect sense when combined with the science of living. The Sky Bungalows is adorned with many thoughtful amenities that enable life and give it a touch of refinement. Everything put together, it's a celebration of every aspect of life with all bells and whistles at their places.

E-charging points

Hydro-pneumatic water supply

40/30/20% NET ZERO concept based project

63.17% openness

Vaastu compliant residences



Artistic impression of landscaping

Privacy is something
that finds its due in all
its grandeur in The Sky
Bungalows. Many aspects
of project planning puts it
in the league of its own
to aptly celebrate the
essence of exclusivity and
add timeless value to the
essentials of living. Live in
your community without
compromising on your
individuality.





AND THE ART OF OUT-OF-THE-BOX THINKING

Grand lobby on each floor
No common wall between residences
No residences facing each other

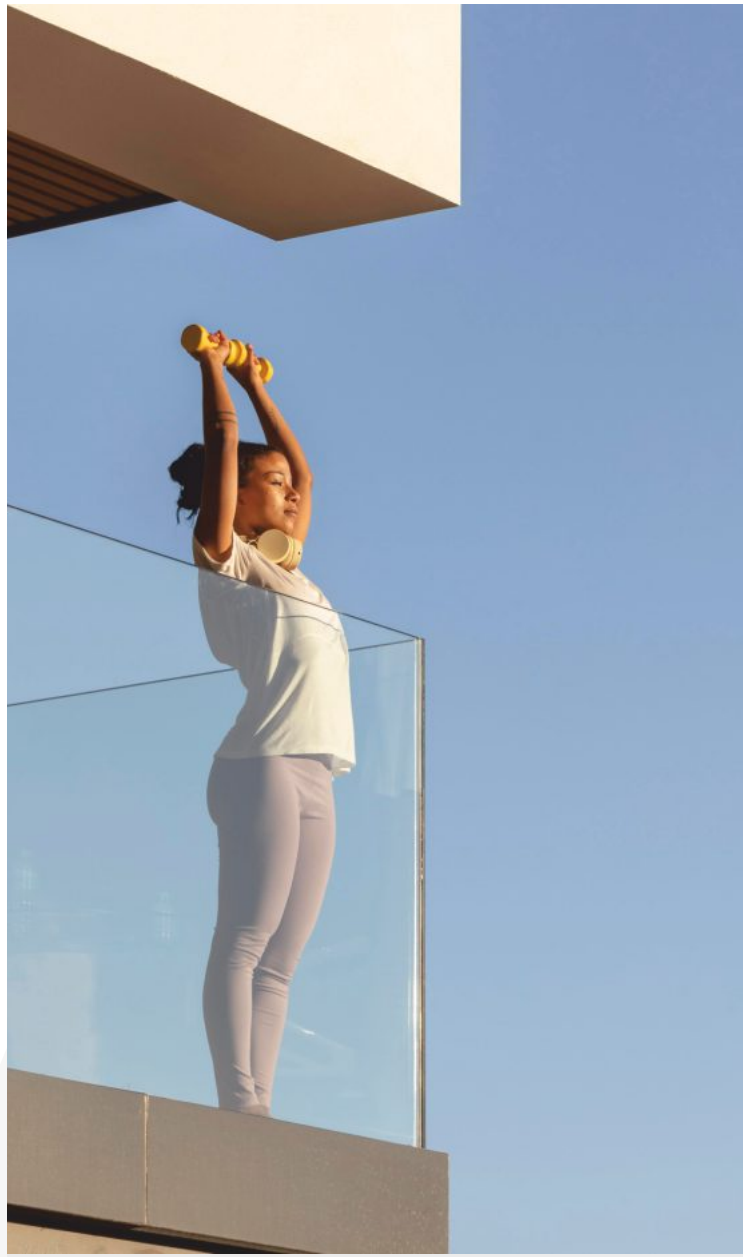
Artistic impression of residential tower lobby



73 East Facing Limited Edition
High-end Residences

8-10% Higher ceiling height
200 ft. East facing terraces in each residence
DGU (Heat & sound proofing) Glass on the east

The Sky Bungalows is about absorbing the serenity of dazzling sunrise. It's also about taking the notion of evenings to an elevated level. While the whole construction is environment friendly, at the same time it creates a positive aura for a truly blessed and meaningful life. The Sky Bungalows is a decisive step towards a well-placed living that is mesmerising like a beautiful painting.





The Sky Bungalows provides well-planned and decorated spaces for each mood and moment. It's your very personal space where beauty is nothing but the reflection of inner desires. Each corner of the house is designed to compliment you and celebrate the pride that you take in your stride.



It creates a charming world of freedom
and touches the heights

ONE-OF-ITS-KIND
25000* SQ. FT.
VERTICAL
CLUBHOUSE

Spread across 6 floors

*Total facilities & amenities spread across approx. 25,000 Sq. Ft.



*Club
One*

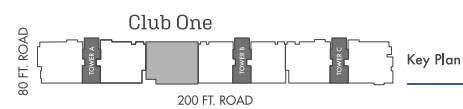
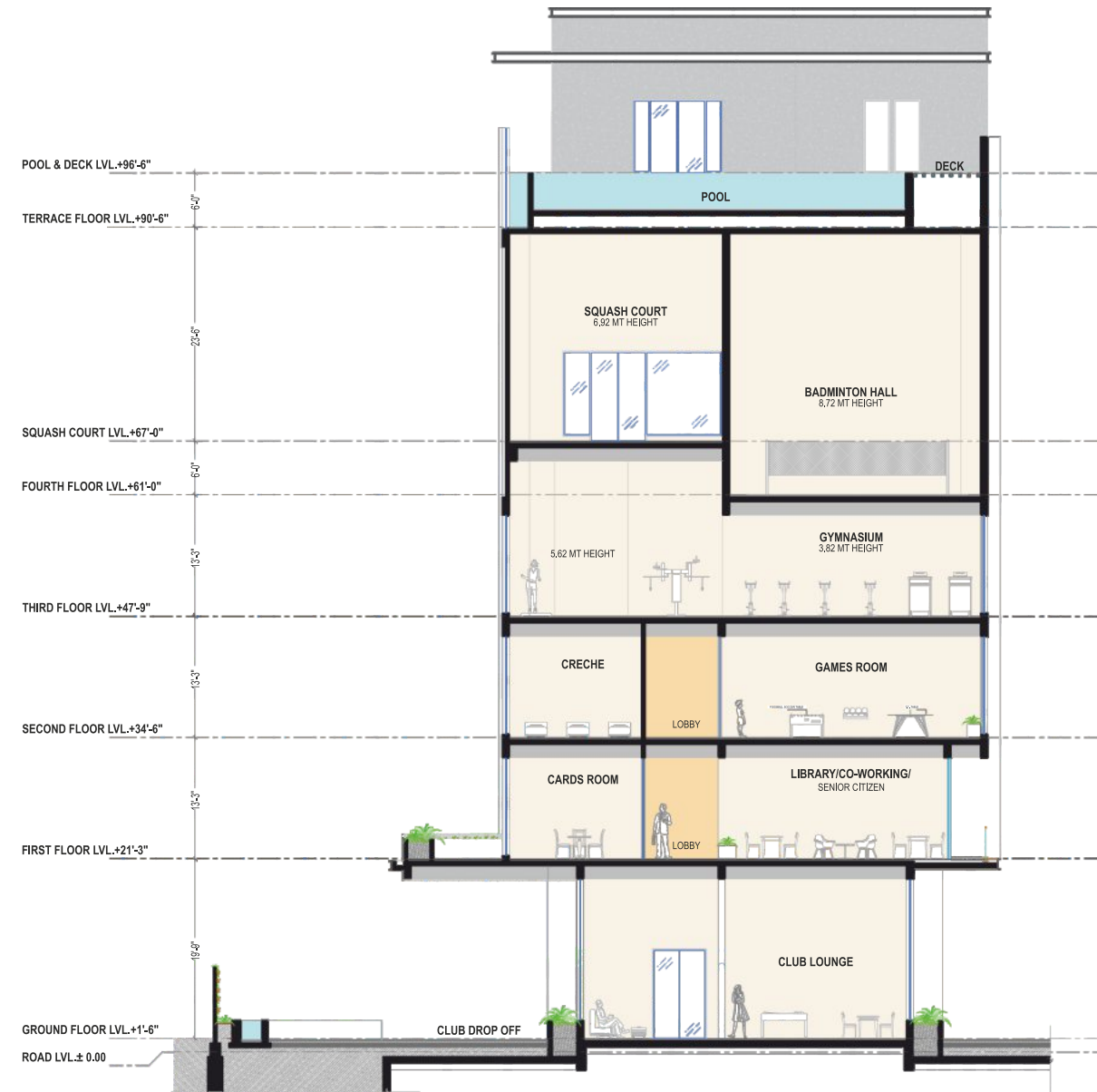
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Artistic impression of club drop-off area

Club One

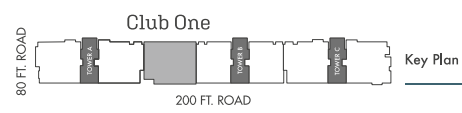
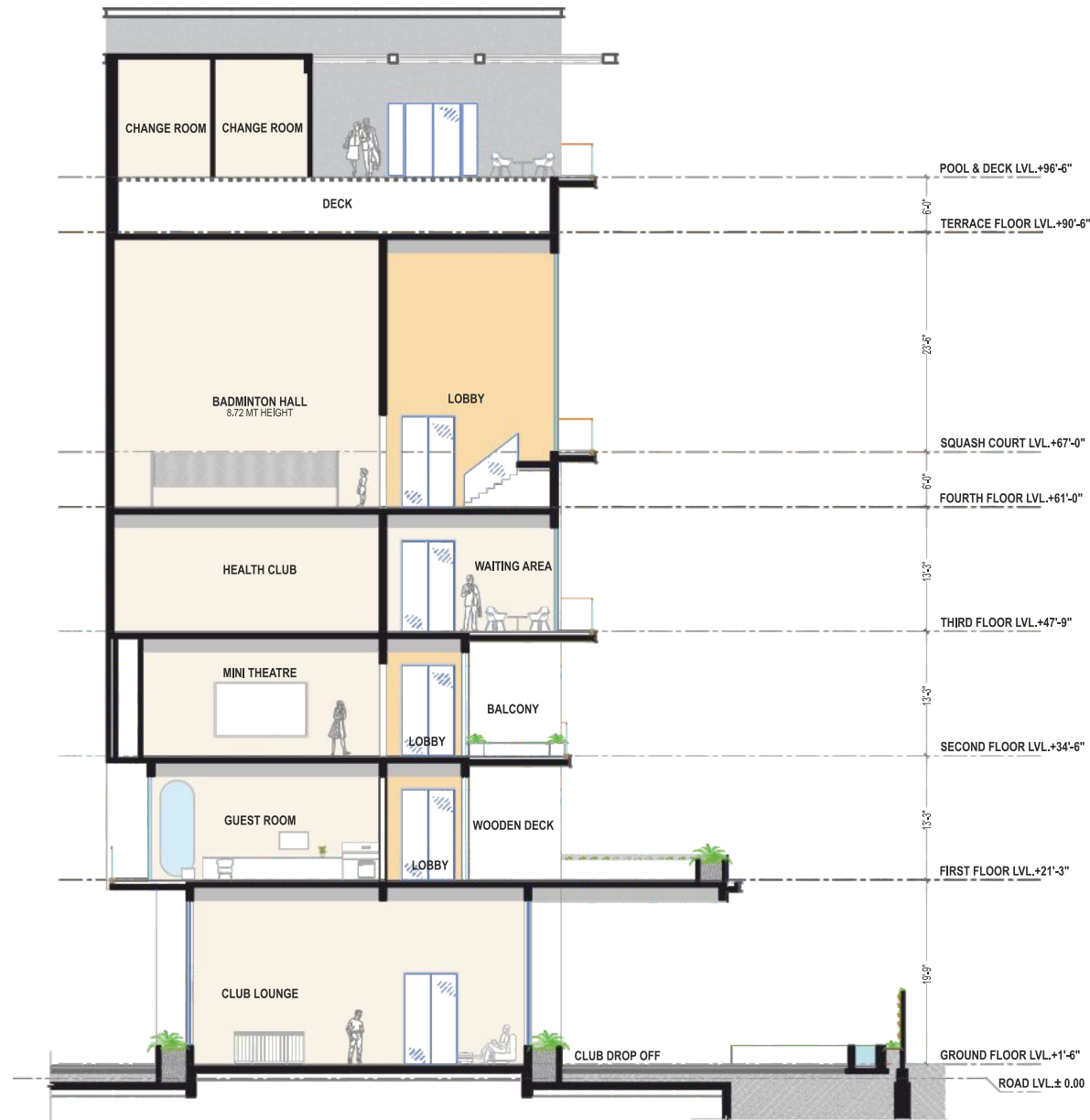
at The Sky Bungalows is the embodiment of luxurious socialising that represents an ingenious idea of an ultra-modern clubbing. It creates well-appointed spaces and serves the best experiences wrapped in the flavours of the upper echelon of society.



Club Section A 

THE
Sky
BUNGALOWS
Live Outside The Lines

Club One



Club Section B 

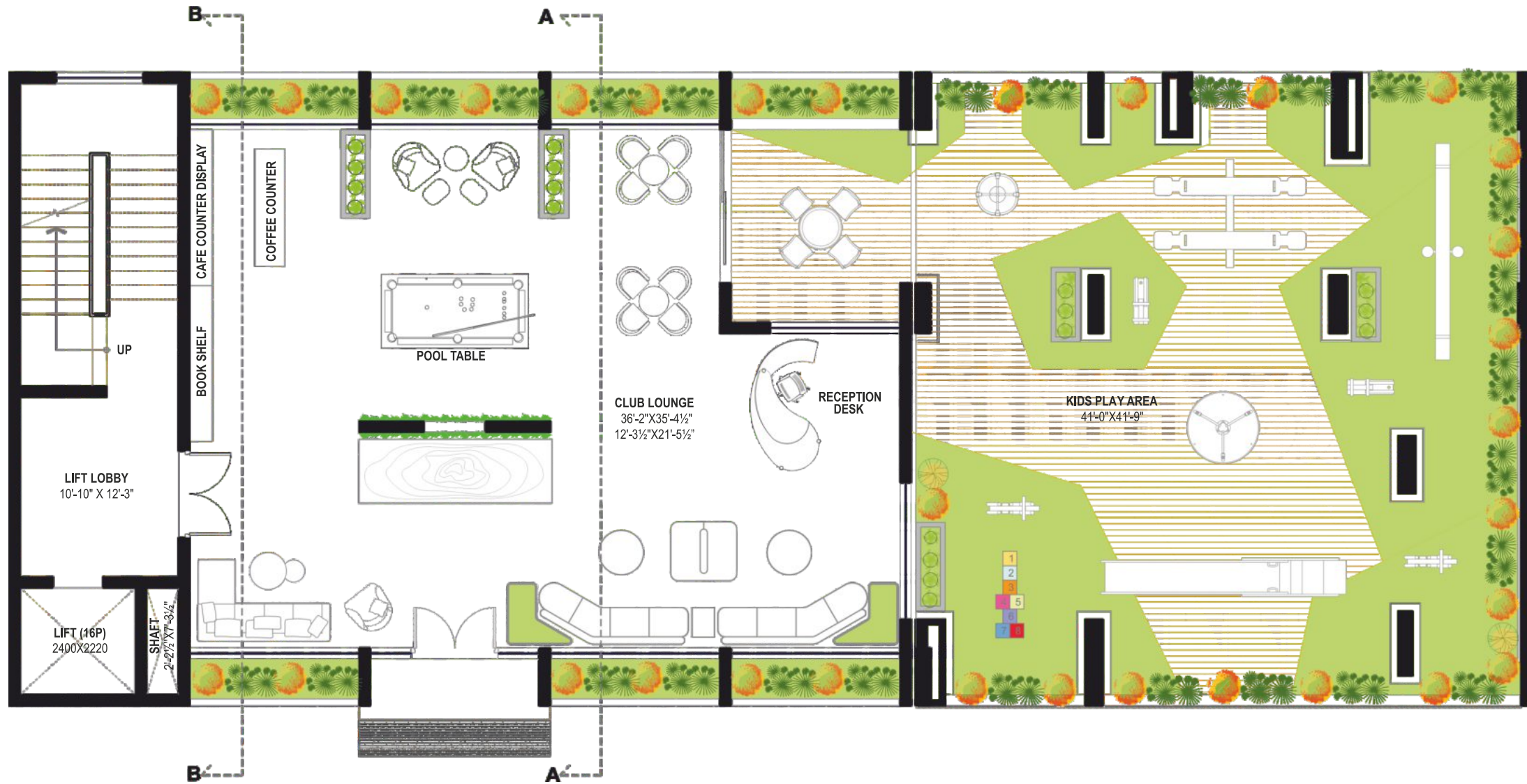
THE *Sky*
BUNGALOWS
Live Outside The Lines



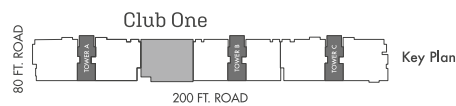
Artistic impression of club reception & lounge



Artistic impression of café



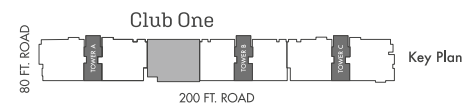
Club Plans



Ground Floor | Club Lounge Built Up Area 2327.58 Sq. Ft. | Kids Play Built Up Area 1784.65 Sq. Ft.



Club One



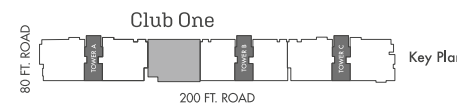
Club Plans

THE Sky BUNGALOWS
Live Outside The Lines

First Floor | Built Up Area 3091.39 Sq. Ft. | Balcony Area 966.70 Sq. Ft.



Club One



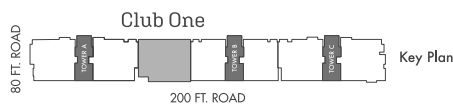
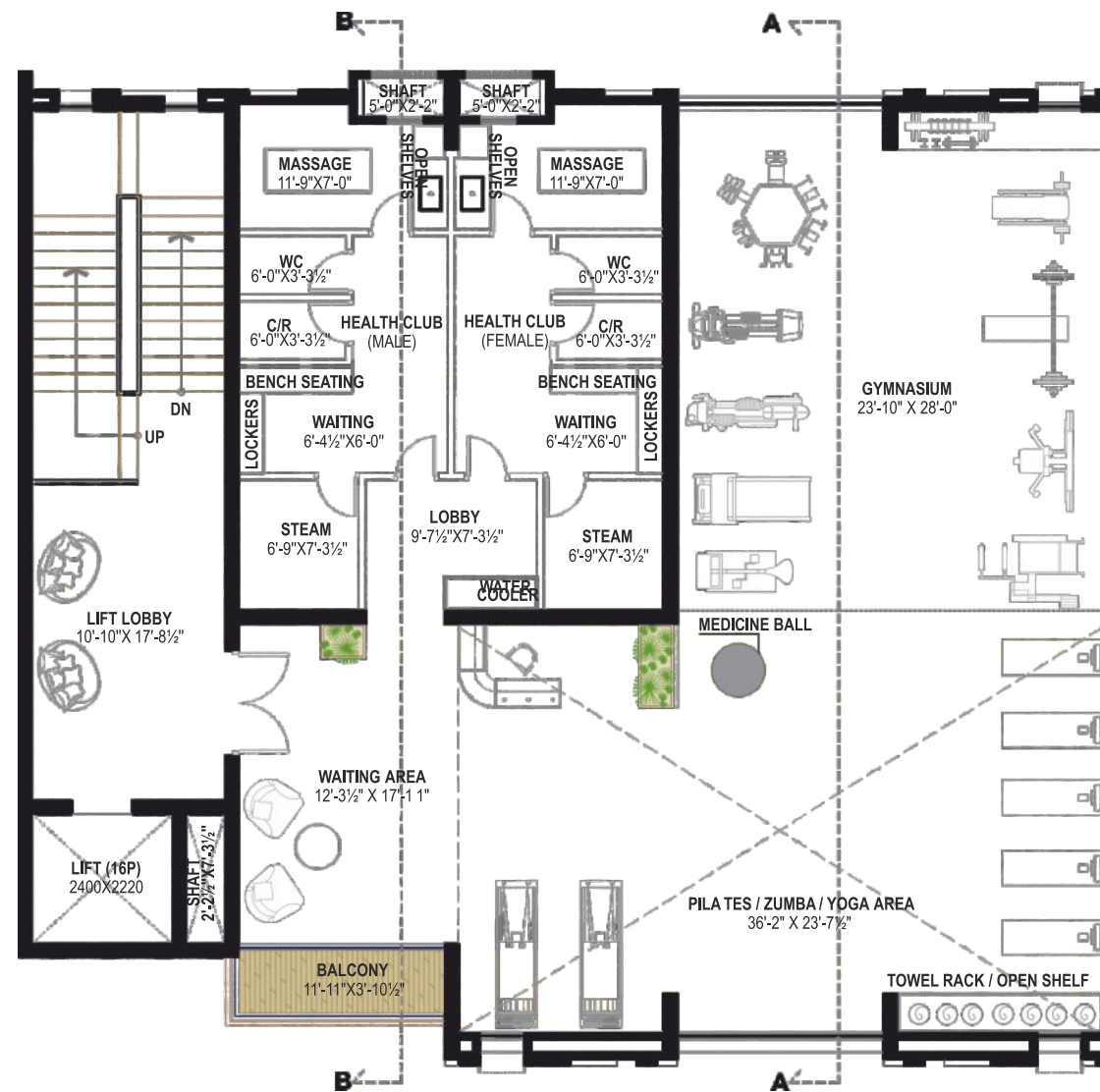
Club Plans

THE Sky BUNGALOWS
Live Outside The Lines

Second Floor | Built Up Area 3090.74 Sq. Ft.



Club One



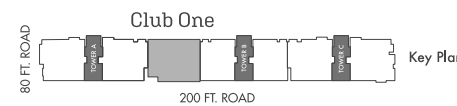
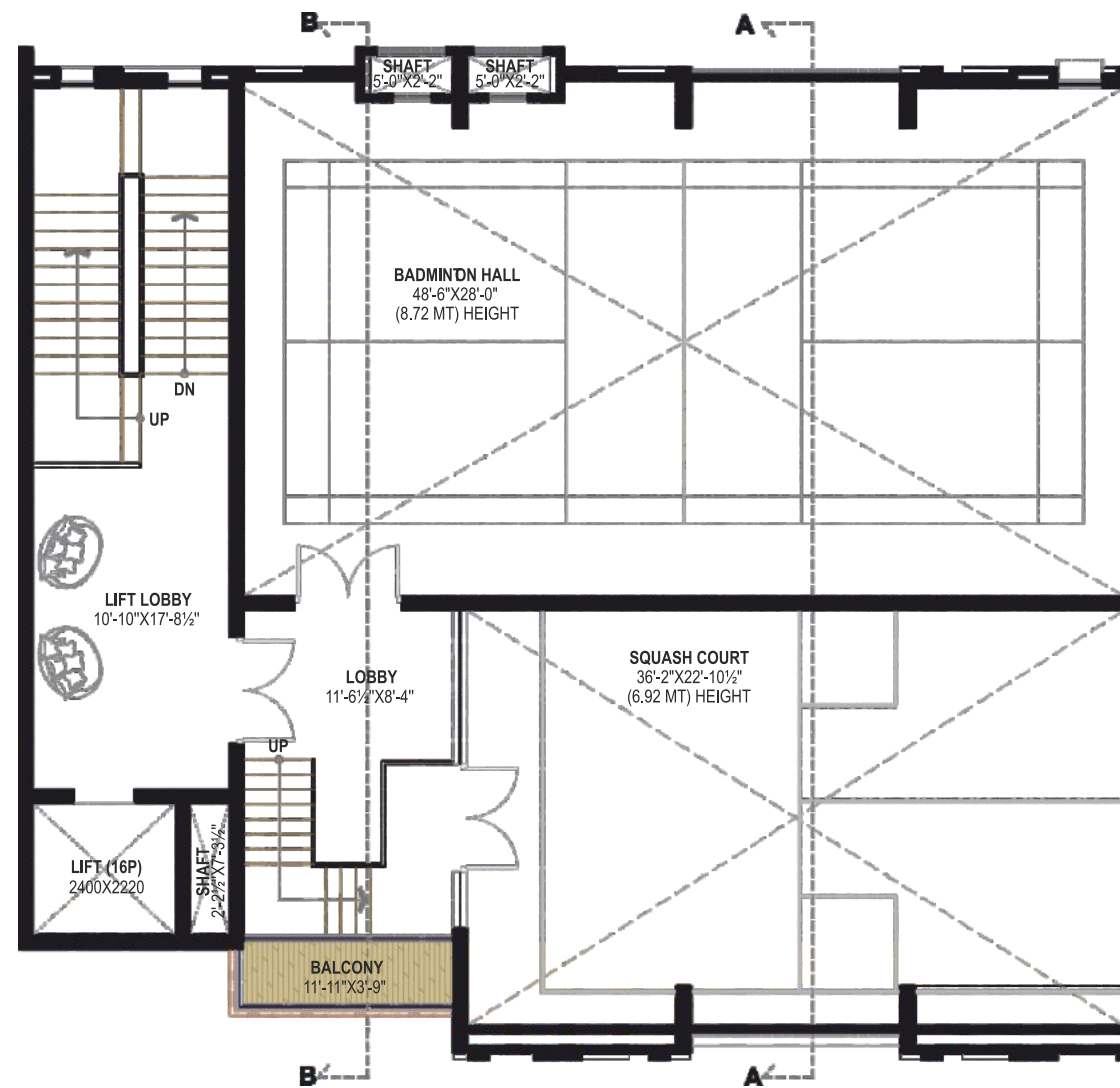
Club Plans

THE Sky BUNGALOWS
Live Outside The Lines

Third Floor | Built Up Area 3223.57 Sq. Ft.



Club One



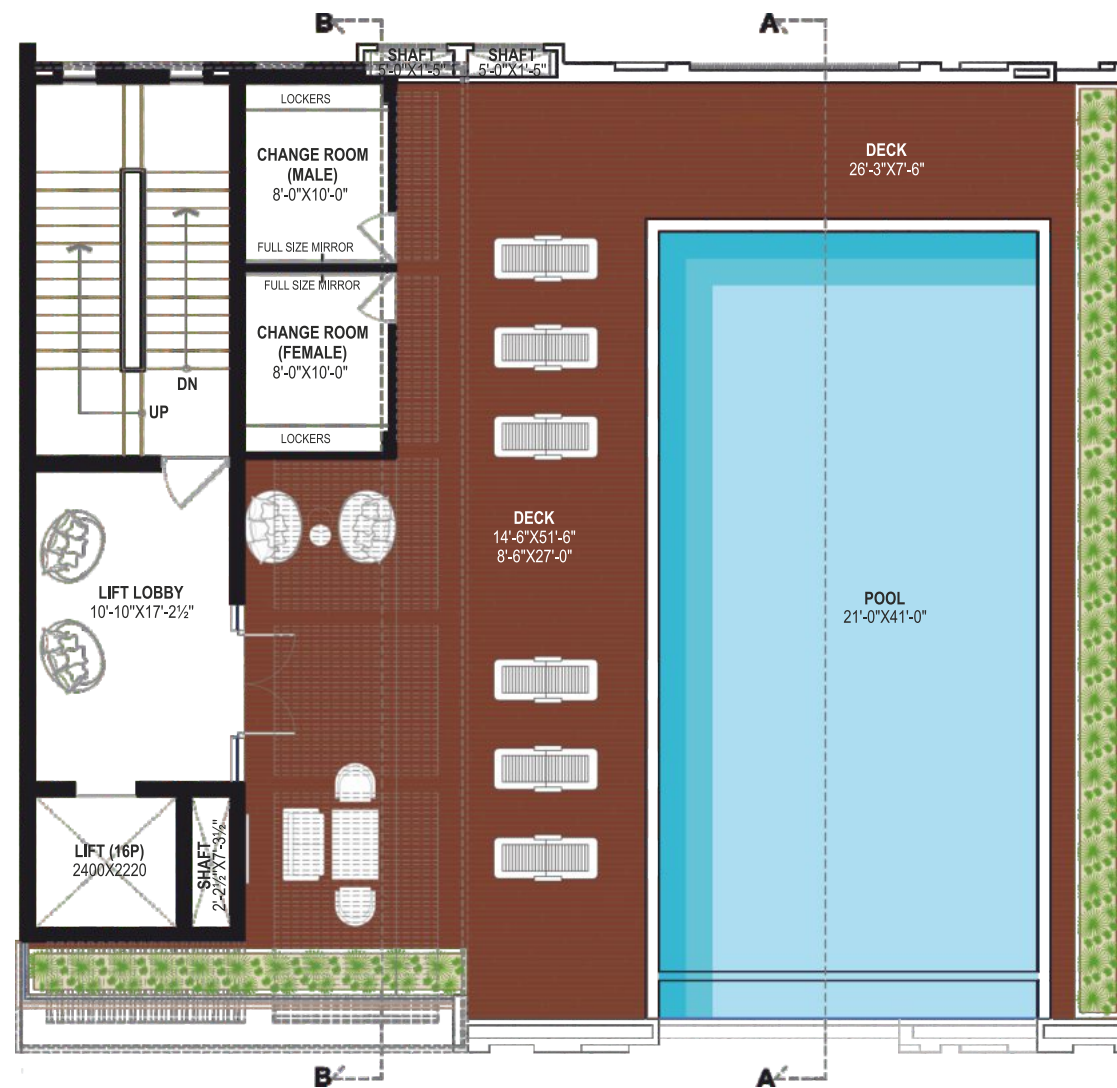
Club Plans

Fourth Floor | Built Up Area 3225.83 Sq. Ft.

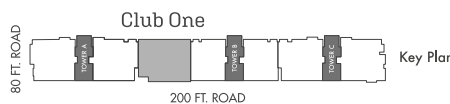


THE Sky BUNGALOWS
Live Outside The Lines

Club One



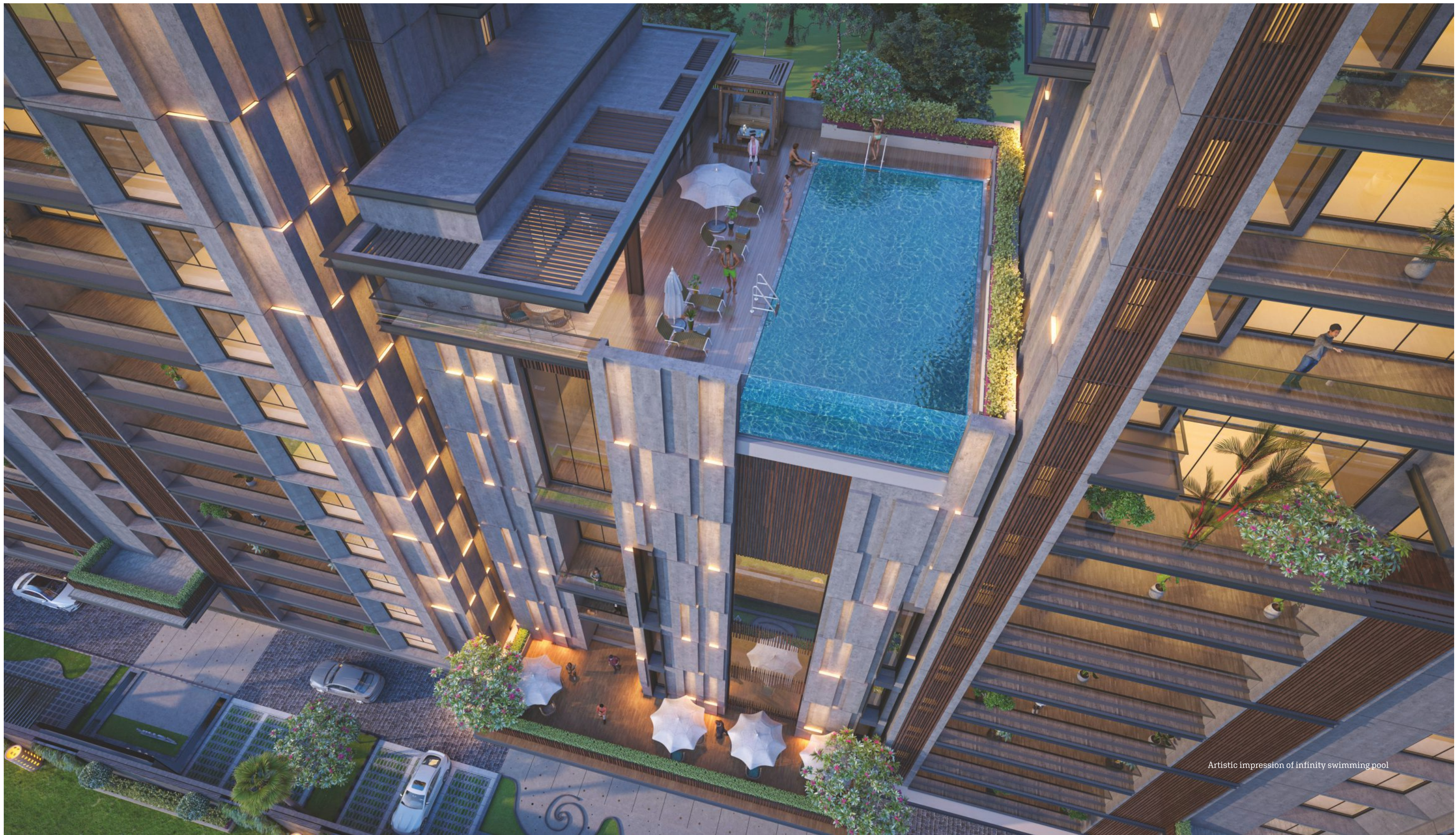
Club Plans



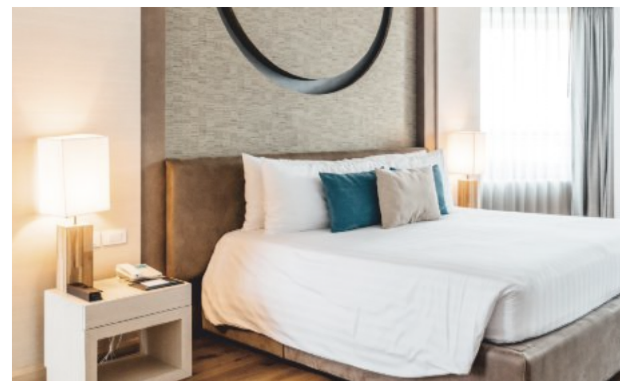
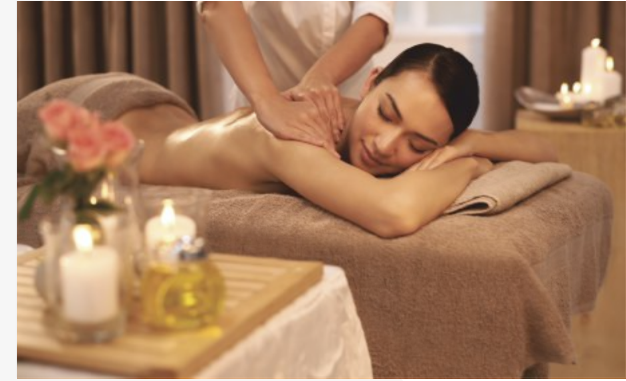
THE Sky BUNGALOWS
Live Outside The Lines

Fifth Floor | Built Up Area 781.00 Sq. Ft. | Pool Area 996.84 Sq. Ft. | Deck Area 1487.86 Sq. Ft.





Artistic impression of infinity swimming pool

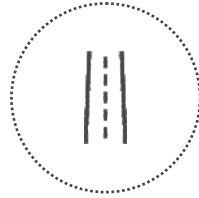


Club
One

Gym | Yoga Room | Steam Room | Massage room | Pilates/Zumba | Pool Table | Mini theatre | Conference room | Badminton Hall | Guest Rooms | Library | Squash Court

Image used is for illustrative purpose only

Key *Differentiators*



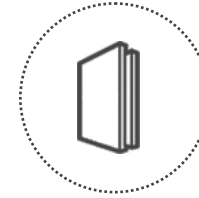
80 & 200 Ft. Corner Plot



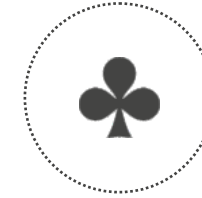
63.17% Open Area



East Facing Flats



No Common Wall In Flats



Vertical Clubhouse



Kids Play Area



Exclusive Pet Park



Celebration Lawn



Creche



Indoor Games Room



Café



Multi-purpose Hall



Infinity Pool



Mini Theatre



Co-working Spaces



Wi-Fi in Common Areas



EV Charging Station



Hydro-pneumatic Water Supply



Bicycle/ E-cycle Stand



Access Control System



Lilly Pond



Amphitheatre



Temple



Viewing Deck

Master Plan





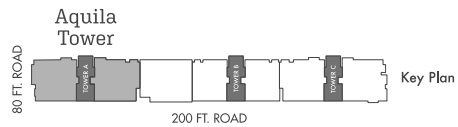
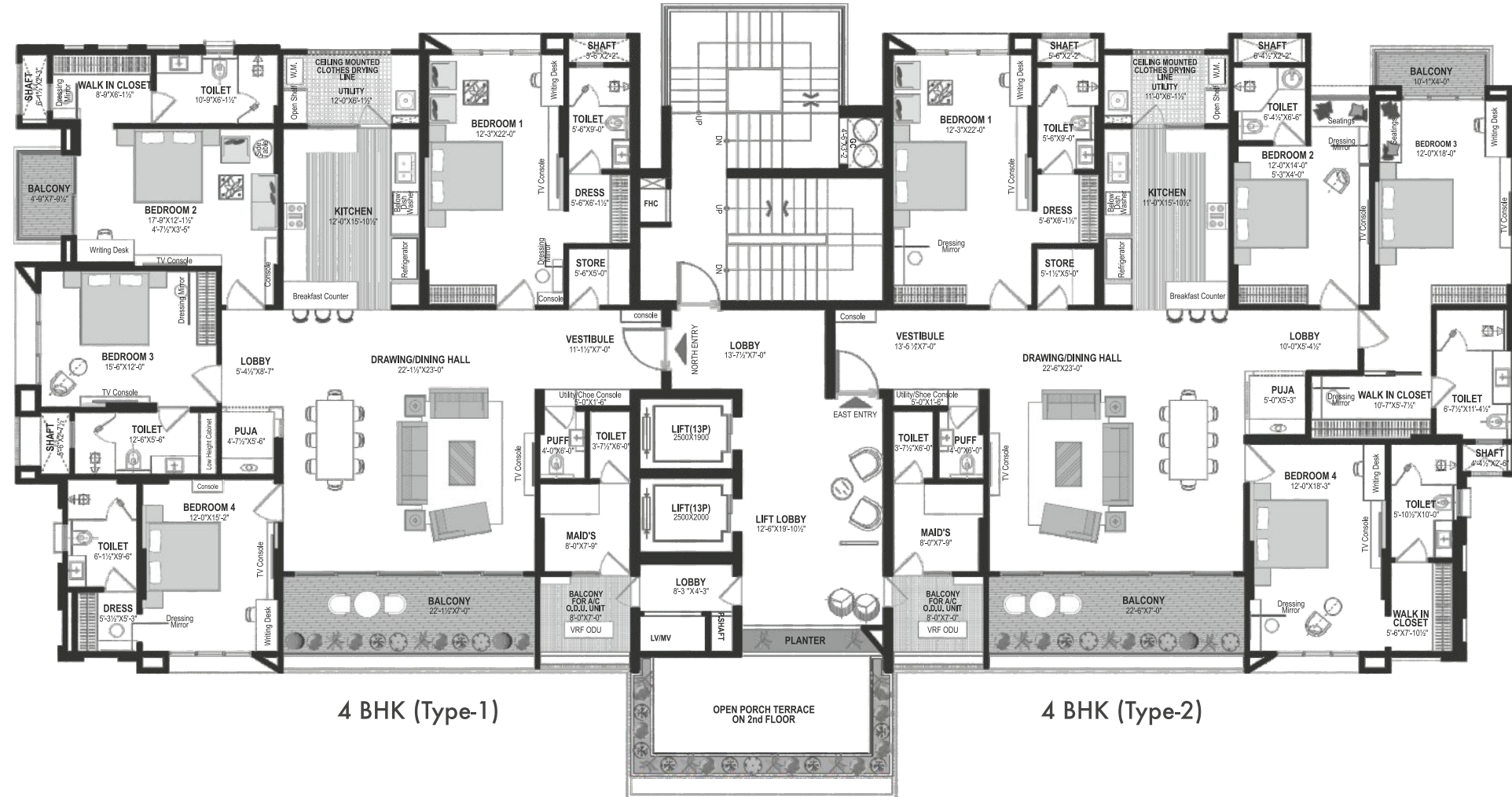
Legend

1. Entrance Gateway
2. Water Lily Court
3. Elderly Precinct
4. Aquila Square
5. Interactive Multi- Level Seating
6. Club One Plaza
7. Open Parking
8. Bootes Square
9. Cygnus Square
10. Temple
11. Bicycle & E-cycle Parking
12. Spaces for Services
13. Basement Parking Ramp with Canopy
14. Gas Bank
15. Kid's Play Area
16. Pet Zone
17. Exit Gateway
18. Multi-purpose Lawn
19. Café cum Multi-purpose Hall
20. Entrance Lobby
21. Stilt Parking
22. Clubhouse Lobby
23. Club Lounge
24. Exclusive Kid's Park & Play Zone

Typical Floor Plan *Aquila*

Area Table

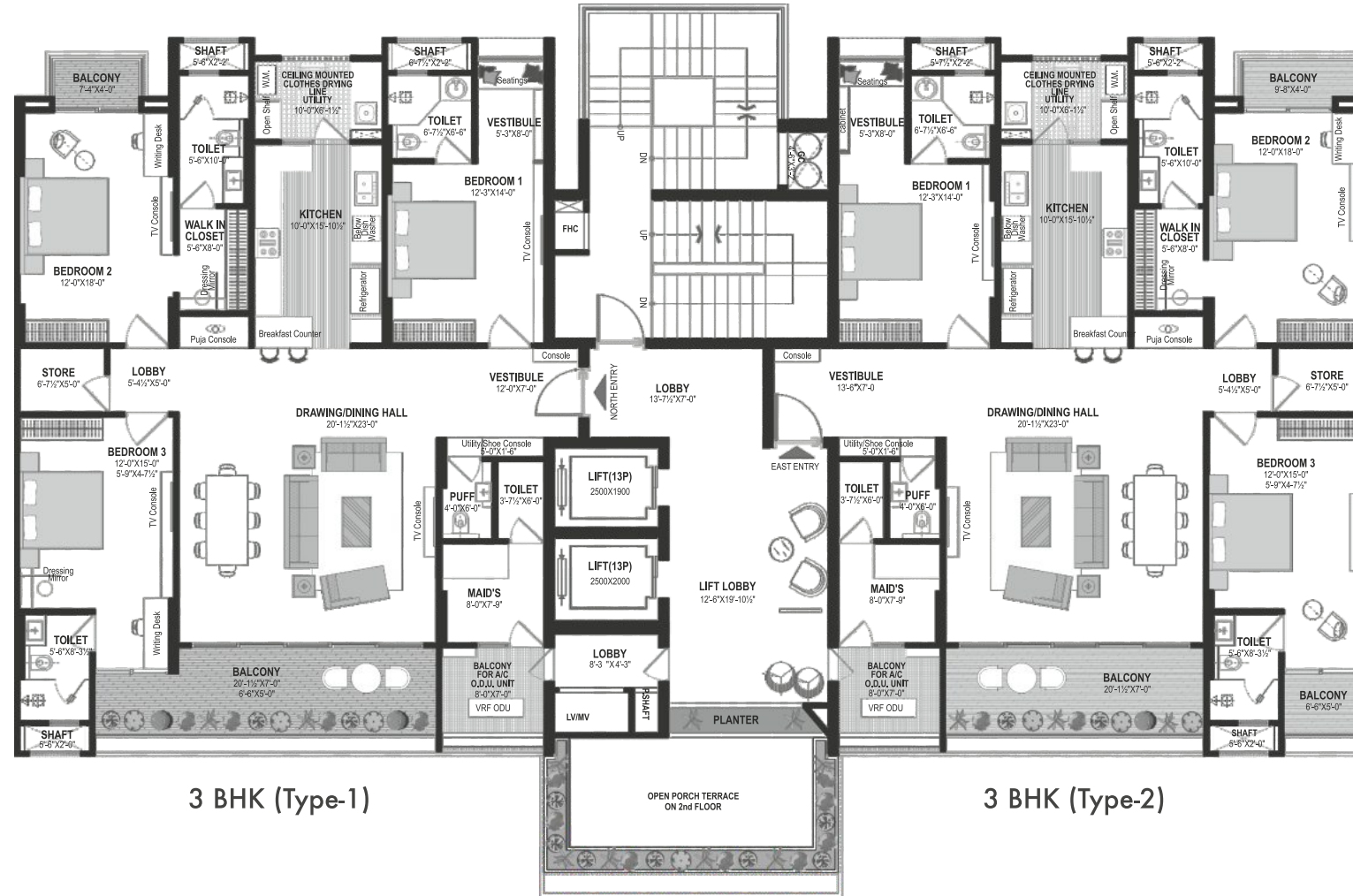
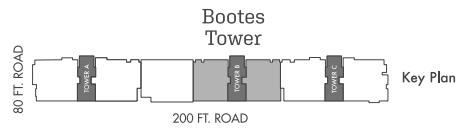
Flat No.	Type	Carpet Area (Sq.ft.)	Balcony (Sq.ft.)	BUA (Sq.ft.)	SBUA (Sq.ft.)
A-101	4 - BHK	2243.03	340.79	2953.61	3987.38
A-102	4 - BHK	2319.00	351.44	3005.50	4057.42
A-201	4 - BHK	2243.03	325.39	2943.60	3973.87
A-202	4 - BHK	2319.00	323.02	2987.31	4032.86
A-301	4 - BHK	2243.03	325.39	2940.91	3970.23
A-302	4 - BHK	2319.00	323.02	2984.61	4029.23
A-402	4 - BHK	2319.00	323.02	2987.31	4032.86
A-502	4 - BHK	2319.43	323.02	2984.61	4029.23
A-601	4 - BHK	2243.57	325.39	2955.44	3989.85
A-602	4 - BHK	2319.43	323.02	2987.31	4032.86
A-701	4 - BHK	2243.57	325.39	2940.91	3970.23
A-702	4 - BHK	2322.33	323.02	2984.61	4029.23
A-801	4 - BHK	2246.80	325.39	2943.60	3973.87
A-802	4 - BHK	2322.33	323.02	2987.31	4032.86
A-901	4 - BHK	2246.47	325.39	2940.91	3970.23
A-902	4 - BHK	2323.73	323.02	2984.61	4029.23
A-1002	4 - BHK	2323.73	323.02	2992.90	4040.42
A-1102	4 - BHK	2324.81	323.02	3057.70	4127.90
A-1201	4 - BHK	2249.27	325.39	2955.44	3989.85
A-1202	4 - BHK	2325.67	323.02	3060.39	4131.53



Typical Floor Plan *Bootes*

Area Table

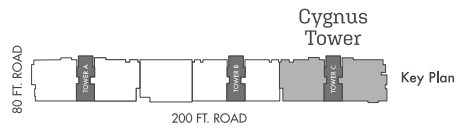
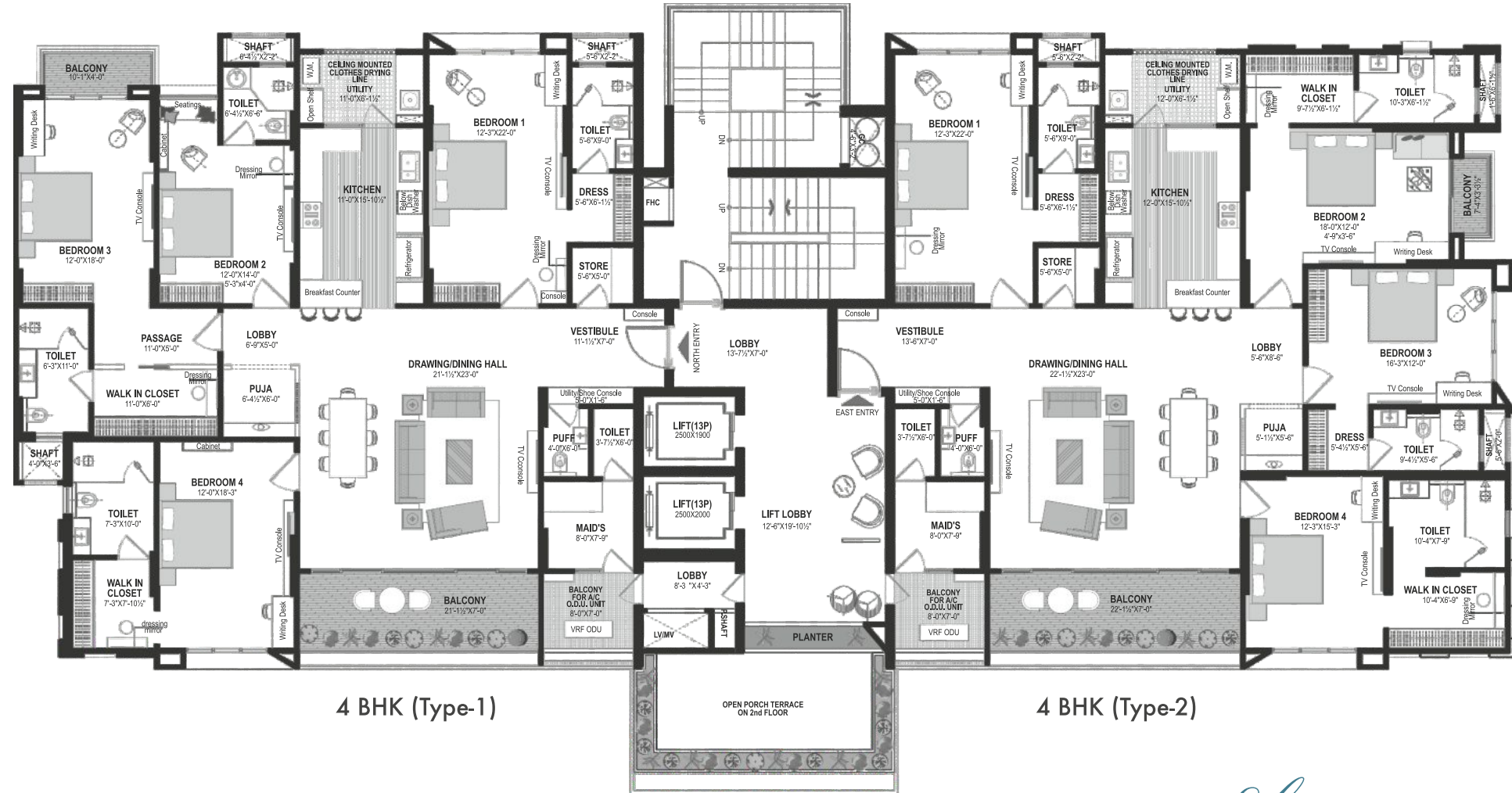
Flat No.	Type	Carpet Area (Sq.ft.)	Balcony (Sq.ft.)	BUA (Sq.ft.)	SBUA (Sq.ft.)
B-101	3-BHK	1728.04	336.57	2327.69	3142.39
B-102	3-BHK	1742.57	336.68	2349.44	3171.74
B-201	3-BHK	1728.04	322.91	2318.76	3130.33
B-202	3-BHK	1742.57	330.55	2348.58	3170.58
B-301	3-BHK	1728.04	322.91	2315.96	3126.55
B-302	3-BHK	1742.57	330.55	2345.78	3166.80
B-401	3-BHK	1728.04	322.91	2318.76	3130.33
B-402	3-BHK	1742.57	330.55	2345.88	3166.94
B-501	3-BHK	1728.47	322.91	2315.96	3126.55
B-502	3-BHK	1741.92	330.55	2343.30	3163.46
B-601	3-BHK	1728.47	322.91	2318.76	3130.33
B-602	3-BHK	1744.07	330.55	2348.58	3170.58
B-701	3-BHK	1728.47	322.91	2315.96	3126.55
B-702	3-BHK	1744.07	330.55	2345.78	3166.80
B-802	3-BHK	1744.51	330.55	2348.58	3170.58
B-902	3-BHK	1747.09	330.55	2345.78	3166.80
B-1001	3-BHK	1732.45	322.91	2327.16	3141.66
B-1002	3-BHK	1746.66	330.55	2348.58	3170.58
B-1101	3-BHK	1733.74	322.91	2391.95	3229.14
B-1102	3-BHK	1746.66	330.55	2345.24	3166.07
B-1201	3-BHK	1731.27	322.91	2394.64	3232.77
B-1202	3-BHK	1748.70	330.55	2348.58	3170.58



Typical Floor Plan *Cygnus*

Area Table

Flat No.	Type	Carpet Area (Sq.ft.)	Balcony (Sq.ft.)	BUA (Sq.ft.)	SBUA (Sq.ft.)
C-101	4 - BHK	2321.77	335.30	2993.87	4041.73
C-102	4 - BHK	2354.28	321.84	3044.68	4110.31
C-201	4 - BHK	2321.77	313.23	2972.02	4012.23
C-202	4 - BHK	2354.28	312.37	3035.53	4097.96
C-301	4 - BHK	2321.77	313.23	2969.33	4008.59
C-302	4 - BHK	2354.28	312.37	3032.73	4094.18
C-402	4 - BHK	2354.28	312.37	3035.53	4097.96
C-502	4 - BHK	2350.51	312.37	3032.73	4094.18
C-601	4 - BHK	2323.28	313.23	2987.31	4032.86
C-602	4 - BHK	2354.28	312.37	3035.53	4097.96
C-701	4 - BHK	2323.28	313.23	2969.33	4008.59
C-702	4 - BHK	2354.28	312.37	3032.73	4094.18
C-801	4 - BHK	2325.11	313.23	2972.02	4012.23
C-802	4 - BHK	2356.65	312.37	3035.53	4097.96
C-901	4 - BHK	2325.11	313.23	2969.44	4008.74
C-902	4 - BHK	2357.40	312.37	3032.73	4094.18
C-1002	4 - BHK	2358.48	312.37	3035.53	4097.96
C-1102	4 - BHK	2358.91	312.37	3032.73	4094.18
C-1201	4 - BHK	2325.11	313.23	2987.31	4032.86
C-1202	4 - BHK	2360.74	312.37	3035.53	4097.96



Would you like to know the finer details?
flip over...

The finer *Details*

Structure

General	RCC framed earthquake resistant structure
Steel	TATA/JSW/Super Shakti or equivalent
Cement	Ultratech/J.K. Lakshmi/Wonder or equivalent
Bricks	Red Bricks of A1 quality

Project USP's

80 & 200 Ft. corner plot
8-10% Higher floor to roof height (3.10 Mtrs.) as compared to general residences
All residences are east facing and 200 feet road facing
No flat faces each other with main door customised for each residence
Huge party terraces in each residence
Only 2 flats with approx. 350 Sq. Ft. of 5 star fully-furnished private lobby on each floor
Only 73 limited edition high-end residences
All 4 towers have independent drop-off areas & luxury entrance lobbies
Unique elevation design with materials aiding noise & heat insulation
Residences sizes vary from 3127 Sq. Ft. to 7788 Sq. Ft. which ensures elite class society
100% East to west opening in each unit for sufficient cross ventilation & sunlight
No common walls between residences
One-of-its-kind, independent vertical clubhouse tower
Total facilities & amenities spread across approx. 25,000 Sq. Ft.
63.17% open area in the project
Parking ratio of 2.7 parking per residence approved by the authority
All parkings are E-parking with connection to individual meters
40/30/20% NET ZERO concept based project

Building Specifications

Compulsory VRF/ VRV Fittings with dedicated AC outdoor location
Fire fighting & fire alarm system
Gas pipeline/Gas bank
Vaastu compliant
Provision of DTH TV connection along with Wi-Fi connection
Silent DG with power back-up in common areas
Automatic state-of-the-art large & spacious high speed elevators with access control system
Garbage collection point, garbage chute with bio-composters
Rainwater harvesting system
Sewerage treatment plant (STP)- German technology
Boom barriers at entrance
Outer plumbing in shafts to avoid seepage & better maintenance
Single point/Integrated prepaid metering system
Wi-Fi enabled common areas
24X7 Hydro-pneumatic water supply to save energy

Security

CCTV Security in common areas
EPABX System for security & intra-building communications
Video door phone in each flat with access by mobile app
Access card system in common staircase & elevators
24X7 Guarded security
State-of-the-art QR Code & Wi-Fi based access management system

Electricals

General	Separate meter for lighting in common areas, elevators and pumps
High Side Electrical Equipment	Transformer, meter, VCB panel etc. as per design
Electrical Fitting	Concealed copper wiring in PVC conduit
Wires & Cables	Polycab/Finolex/RR Cable/Havells or equivalent
PVC Conduct	AKG/BEC/Raj Shree/Jindal/Shiva or equivalent
Switches & Sockets	Modular switch & socket- Norisys/Legrand/Anchor or equivalent
Power Backup	Silent DG with power backup of 1KWA in each residence
Inverter Ready	Provision for inverter with all electrical fittings
Smart Home Ready	All electrification/fittings required for home automation

Staircase

Riser & Tread	Natural stone or equivalent
Hand Rail	M.S. Railing with enamel paint satin finish

Common Lobby

Flooring	Double charged vitrified Tiles- Somany/Asian Tiles/Kajaria or equivalent installed in flush method to avoid damping & epoxy grouting to ensure better life, binding & water proofing
Ceiling	False ceiling with paint & lights as per design
Walls	Fully decorated walls as per design
Furniture & Decor	As per design

Internal Specifications

Main Door	Veneer/MDF designer flush door with deco & customised as per customer 4 feet in width with smart lock & customised handles
Flooring	Double charged vitrified tiles in Italian finish (800X1600)- Somany/Asian Tiles/Kajaria or equivalent installed in flush method to avoid damping & epoxy grouting to ensure better life, binding & water proofing
Walls & Ceiling	POP work with oil primer on walls & ceilings
Other Doors	Designer flush door with laminate- Greenply/Doormak/National Door or equivalent
Switches & Sockets	Modular switch & socket- Norisys/Legrand/Anchor or equivalent
Hardware	Yale/Dorset or equivalent
Windows	All full height aluminium windows

Kitchen

Flooring	Double charged vitrified tiles in Italian finish (800X1600)- Somany/Asian Tiles/Kajaria or equivalent installed in flush method to avoid damping & epoxy grouting to ensure better life, binding & water proofing
Wall Finish	POP work with oil primer on walls & ceilings
Wall Tile	2 Ft. Height from countertop
Counter Top	Artificial Marble/Full Body Quartz finish tiles/Granite
C.P. Fitting	Roca/Toto/Kohler/Grohe or equivalent
Kitchen Sink	Satin S.S. Finish Sink- Jaquar/Neelkanth or equivalent
Switches	Modular Switch & Socket- Norisys/ Legrand/Anchor or equivalent

Toilets

Flooring	Anti-skid tiles (600X600)- Somany/Asian Tiles/Kajaria or equivalent with epoxy grouting to ensure better life, binding & water proofing
Wall Finish	Double charged vitrified tiles in Italian finish (600X1200)- Somany/Asian Tiles/Kajaria or equivalent using chemical/adhesive to increase space & epoxy grouting to ensure better life, binding & water proofing till false ceiling
Sanitary Fitting	European wall hung WC divertor with spout/ Basin divertor-Toto/Roca/Grohe/Kohler or equivalent
Basin	Designer wash basin
Shower	Rain shower of ISO certified quality
Hygiene	Separate dry and wet areas with provision for glass partition
Door	Designer flush door with laminate- Greenply/Doormak/National Door or equivalent
Switch & Socket	Modular switch & socket- Norisys/Legrand/Anchor or equivalent
False Ceiling	Grid panel ceiling

Balcony

Flooring	Anti-skid ceramic tiles/planks
Hand Rail	Glass railing with state-of-art aluminium sections & aluminium rails
Wall Finish	Texture paint
Roof	Finished roof with wooden finish ceiling & lights
Utility Balcony	Space for secondary basin, washing machine, racks/shelves & retractable clothes dryer in each utility balcony

Common Amenities & Facilities

Club lounge with coffee station
Exclusive kids park & play zone
4 Wheeler charging stations for visitor car parking
Dedicated 2 wheeler parking with E-charging stations
In-house operational cafeteria
Exclusive Parking/Stand for bicycle/e-cycle

Lilly pond at entrance with beautiful sit-out
Open amphitheatre
Exclusive sit-outs in open areas surrounding the project
18 seater mini-theatre with state-of-the-art system
Temple
Ultra king size main entrance (Metal gate)
Luxury entrance lobby for each tower
Co-working space with office facilities
Grand sized conference room with modern fixtures for meetings & common usage
Luxury & unique landscaping with water bodies at ground floor & common areas
Exclusive pet park
Creative lights, signage and dustbins in common areas
Unique selfie points
Indoor badminton court
Indoor squash court
T.T./Indoor games room
Billiards/Pool table
Table games room (Cards, carrom, chess, ludo & scrabble)
2 five star rooms for guests
Relax room with massage chairs & nap zone
Infinity swimming pool for adult & kids
Kids play area- separate for 3-6 years & 6-15 years
Separate male/female health club sections with massage & steam rooms
Party hall attached to a beautiful garden area with combined size of approx. 5000 Sq. Ft.
Indoor gym with advanced & modern equipments
Yoga, zumba & pilates area in gym
Tot-lot kids play room with creche
Drivers dormitory
Library & reading zone
Walkway in pebble crete
Celebration lawn
Games lawn
Lift lobby accent paving
Viewing deck on club roof
Gazebos on club terrace
Dedicated office for RWA on ground floor

The *People* behind

one REALTY

One Realty is an idea to explore the new horizons of smart and evolved living. The company believes in thinking out of the box and developing projects with niche planning. Each detail of One Realty's projects reinvents the existing notions and explores the avenues of meticulously designed living spaces. The company houses a team of dedicated professionals who strive hard to surpass customers' expectations in every aspect of their respective assignments. Timely delivery is another aspect that separates One Realty from its peers. Collectively, it's about being the harbinger of change and creating an impression that is surprisingly different.



Studio Saarth is a new age architectural firm based in Jaipur that specializes in high-end premium residential apartments, group housing communities, townships, mixed use developments, commercial offices, retail, institutional complexes and hospitality. As professionals, Studio Saarth aims to create world-class design solutions with deep social and cultural understanding of clients' scope, schedule and budget. Ar. Puneet Dua's passion for sustainable design has profoundly influenced architectural perspective and design processes.

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ADARSH NAGAR
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PLOTS WITH STUDIO VILLAS
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MANGLAM PLAZA
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