





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



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



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

Ond 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.

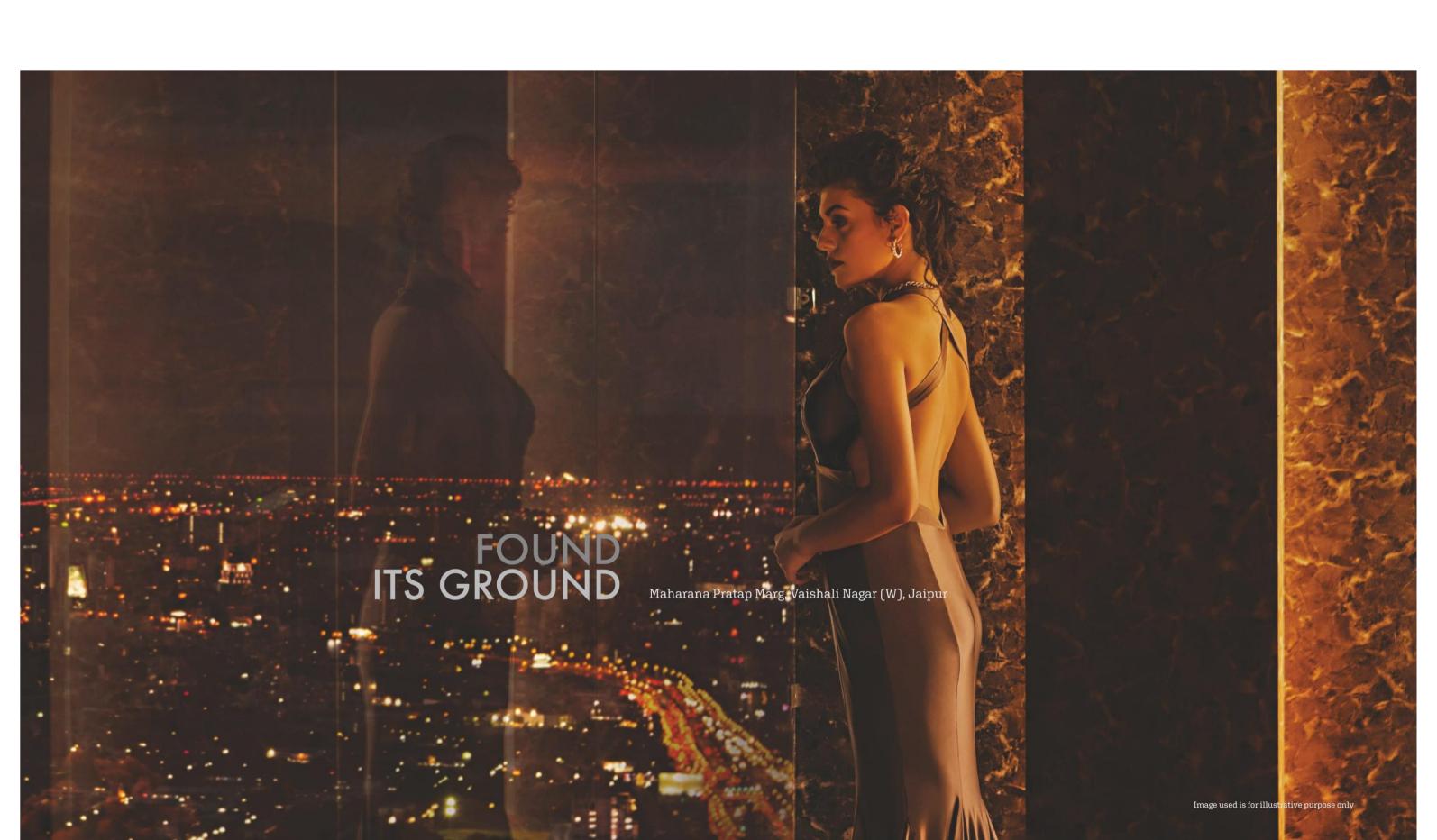
It's a well-connected world where you enjoy life at the centre of everything.



Scan the QR code for location directions



Scan the QR code for drone video



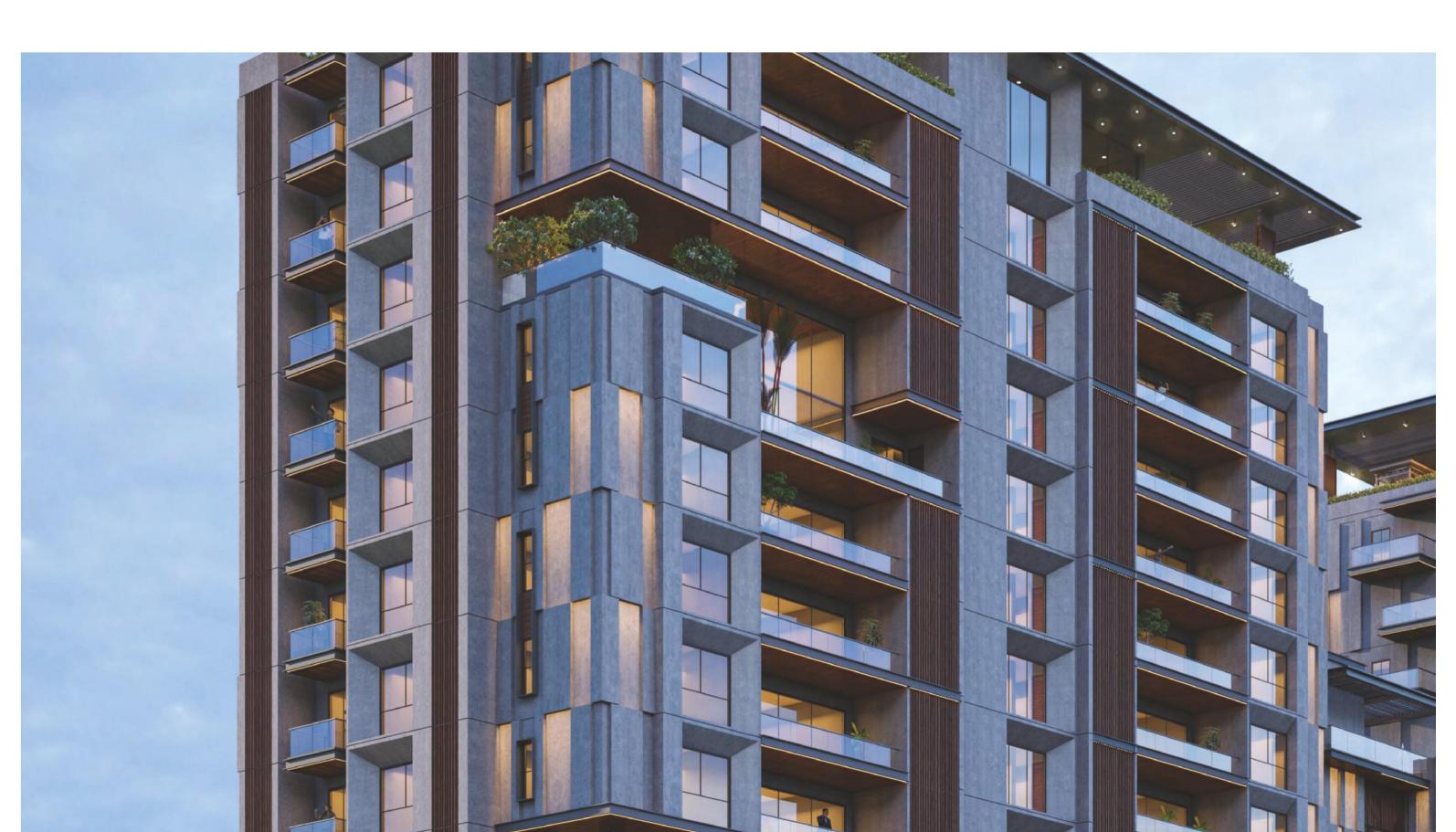
Welcome to a stunning world

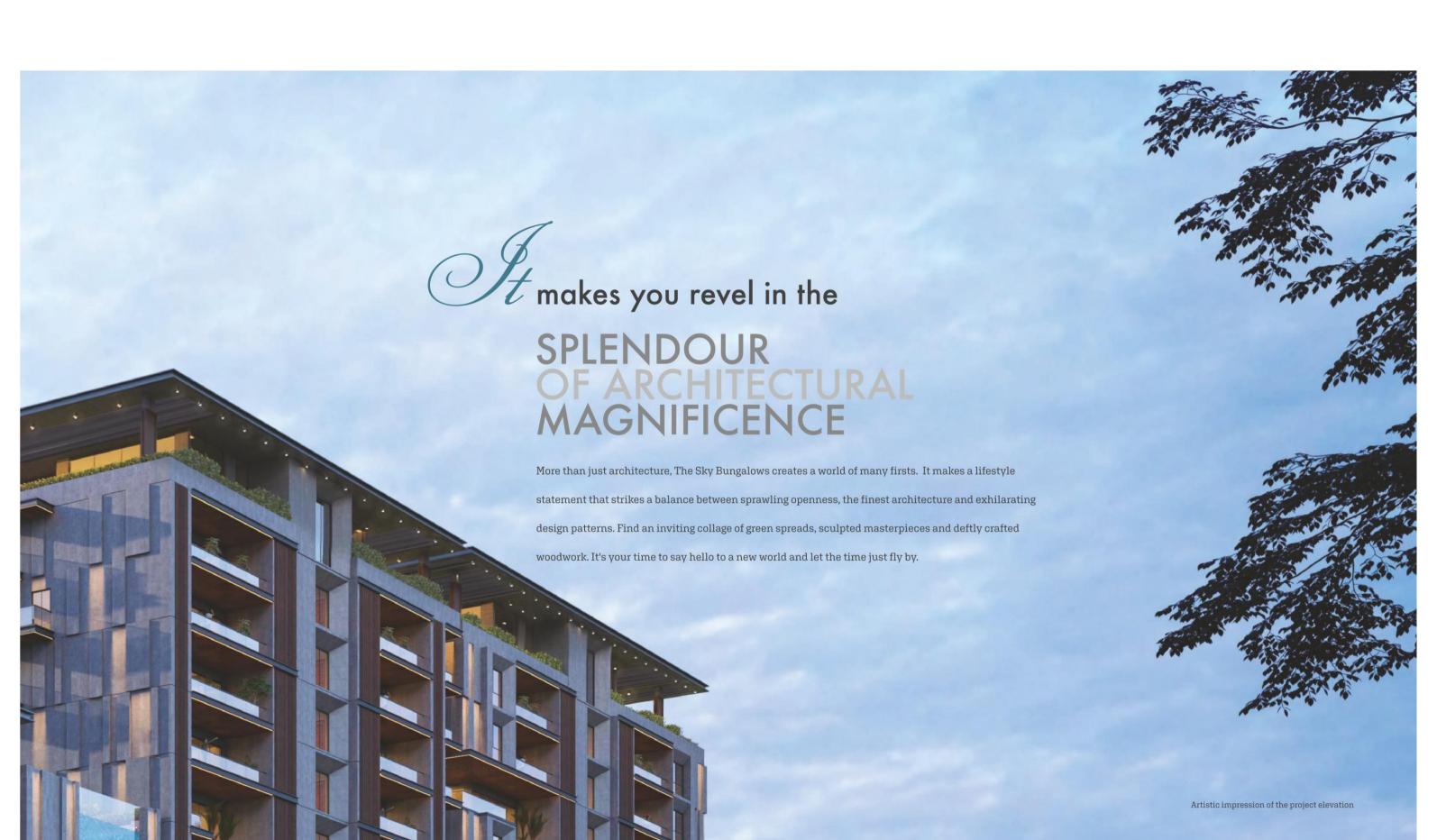
The Sky Bungalows is an intricately woven world equipped with all elements of luxury and comfort.

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.







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



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.



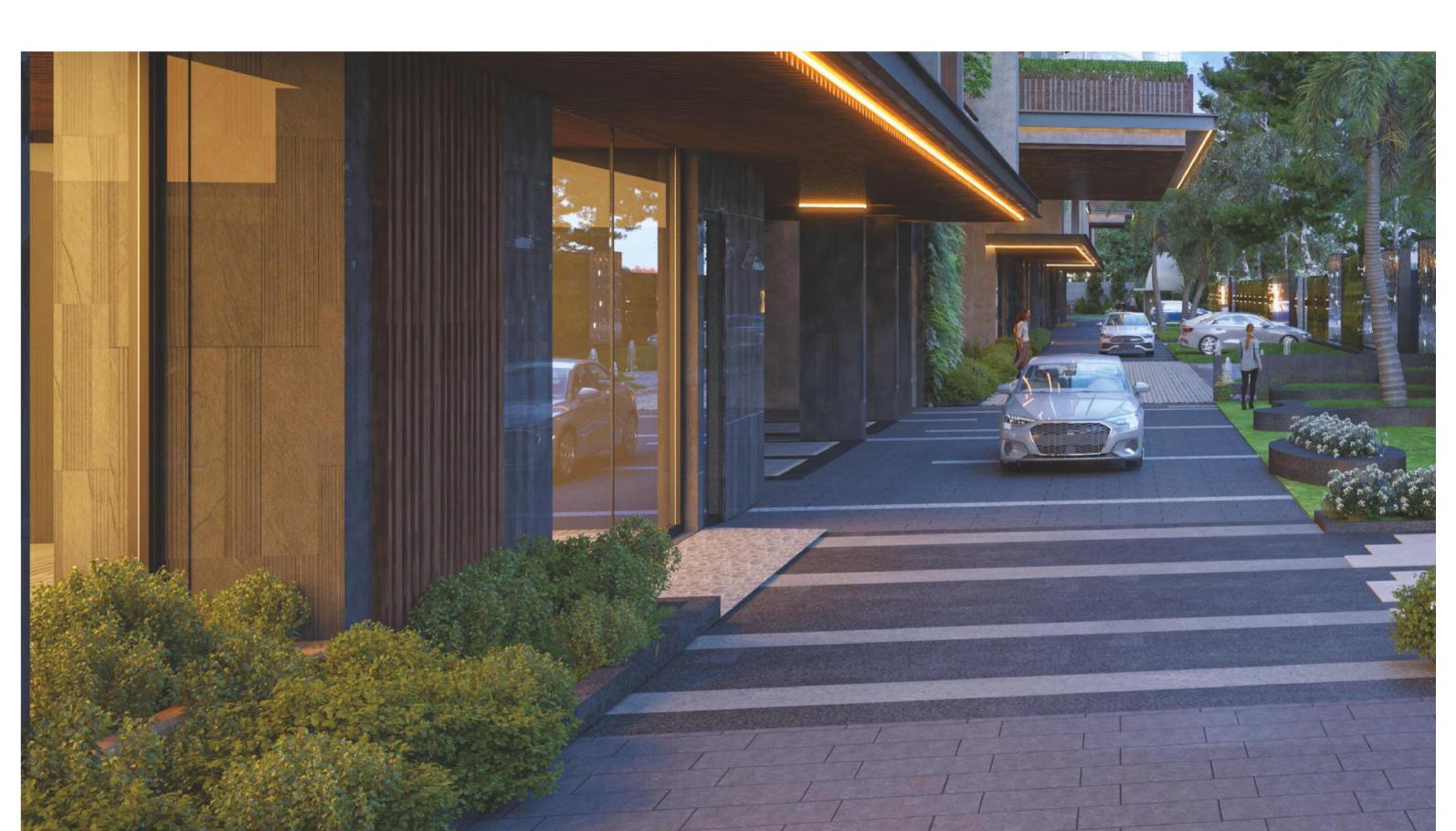


A well-thought-out-plan, imposing architecture and remarkable living ideas are what establish the story of

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.





Overy 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



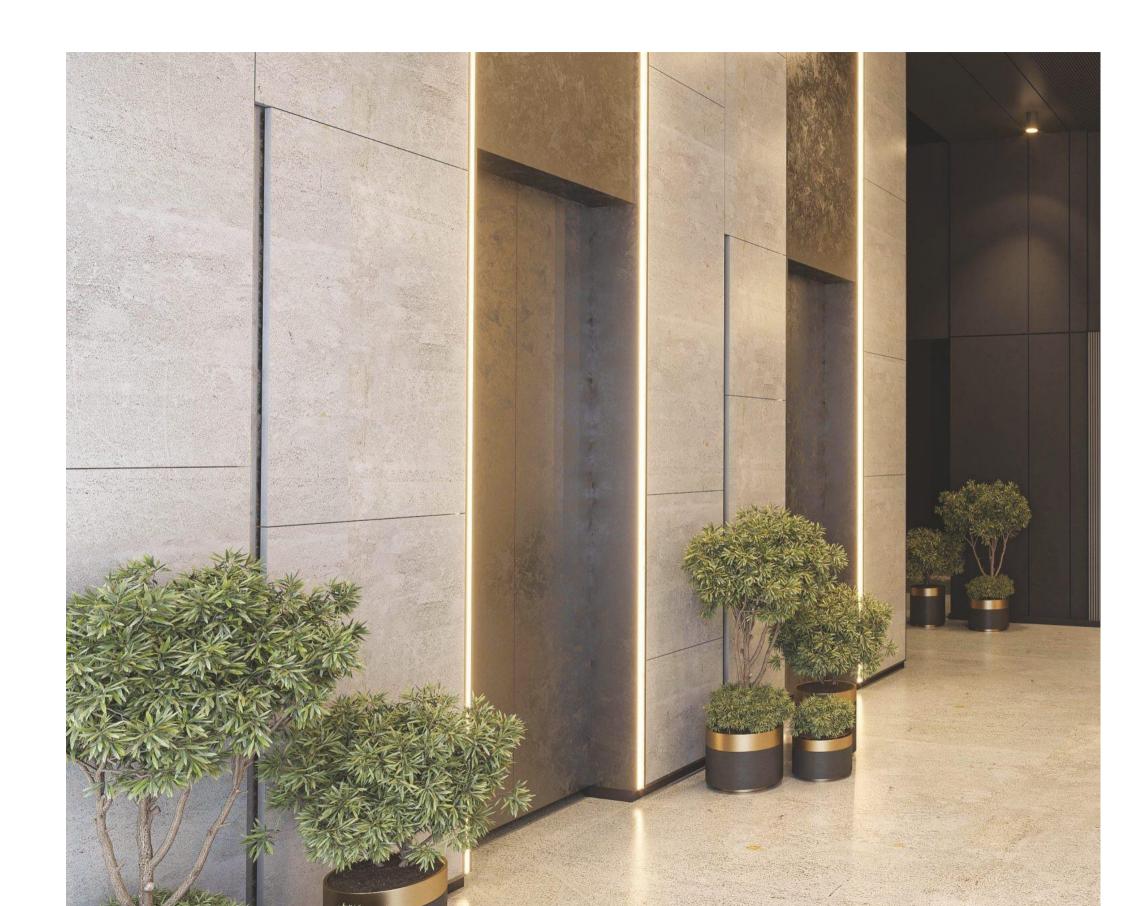


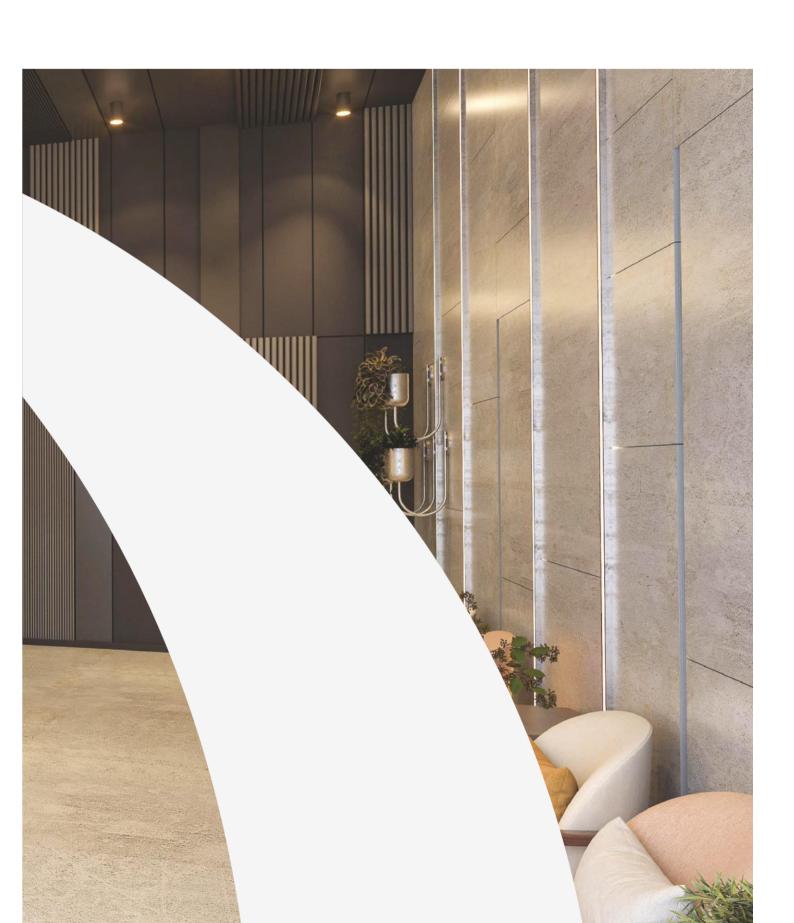
Life is an art that makes perfect sense when combined with the science of living. The Sky Bungalows is adorned with many thoughtful amenities that enable life and give it a touch of refinement. Everything put together, it's a celebration of every aspect of life with all bells and whistles at their places.

E-charging points
Hydro-pneumatic water supply
40/30/20% NET ZERO concept based project
63.17% openness
Vaastu compliant residences



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.

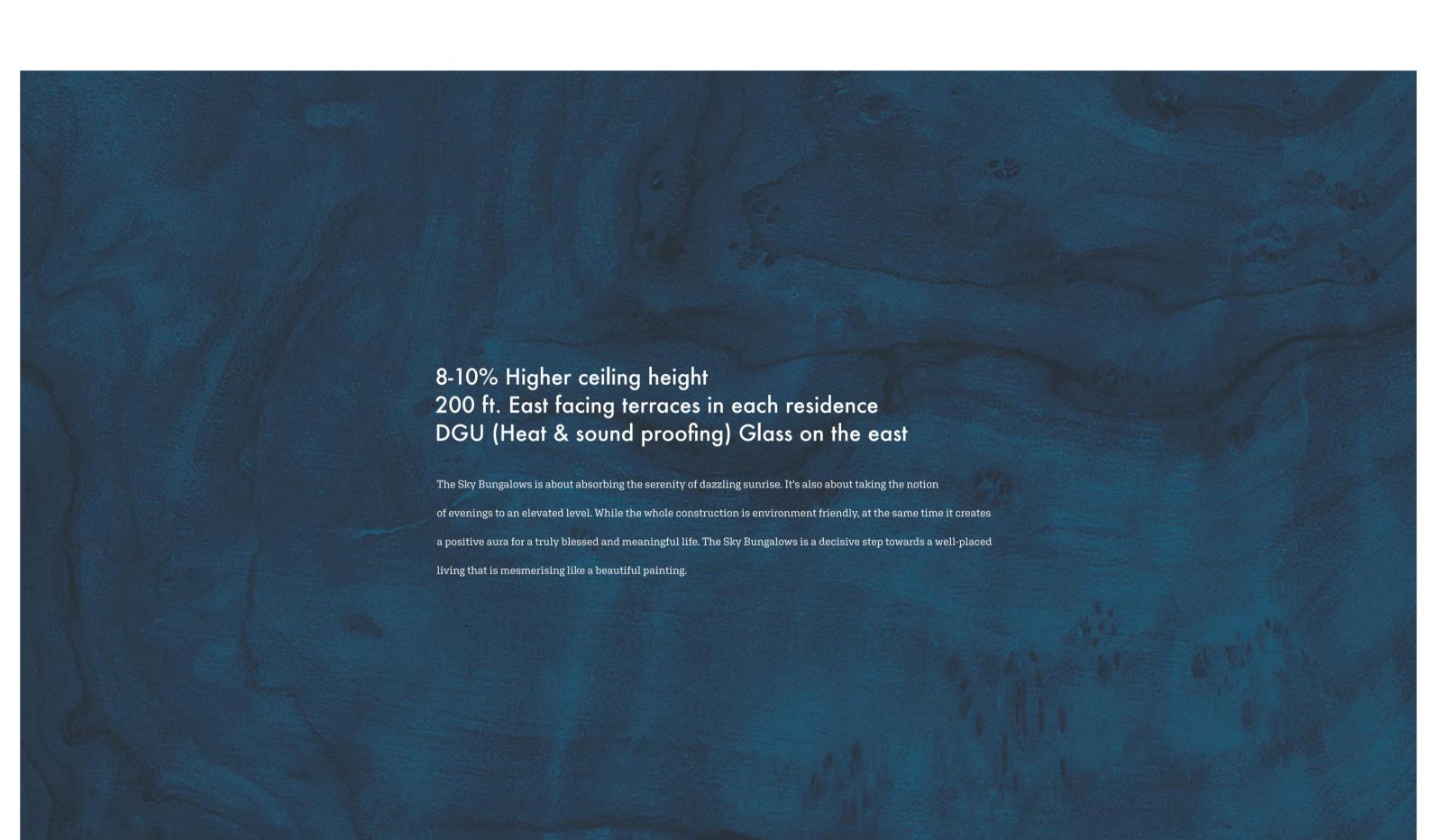


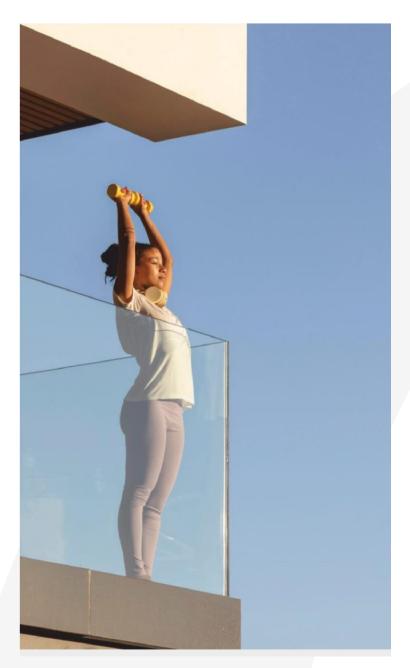


AND THE ART OF OUT-OF-THE-BOX THINKING

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











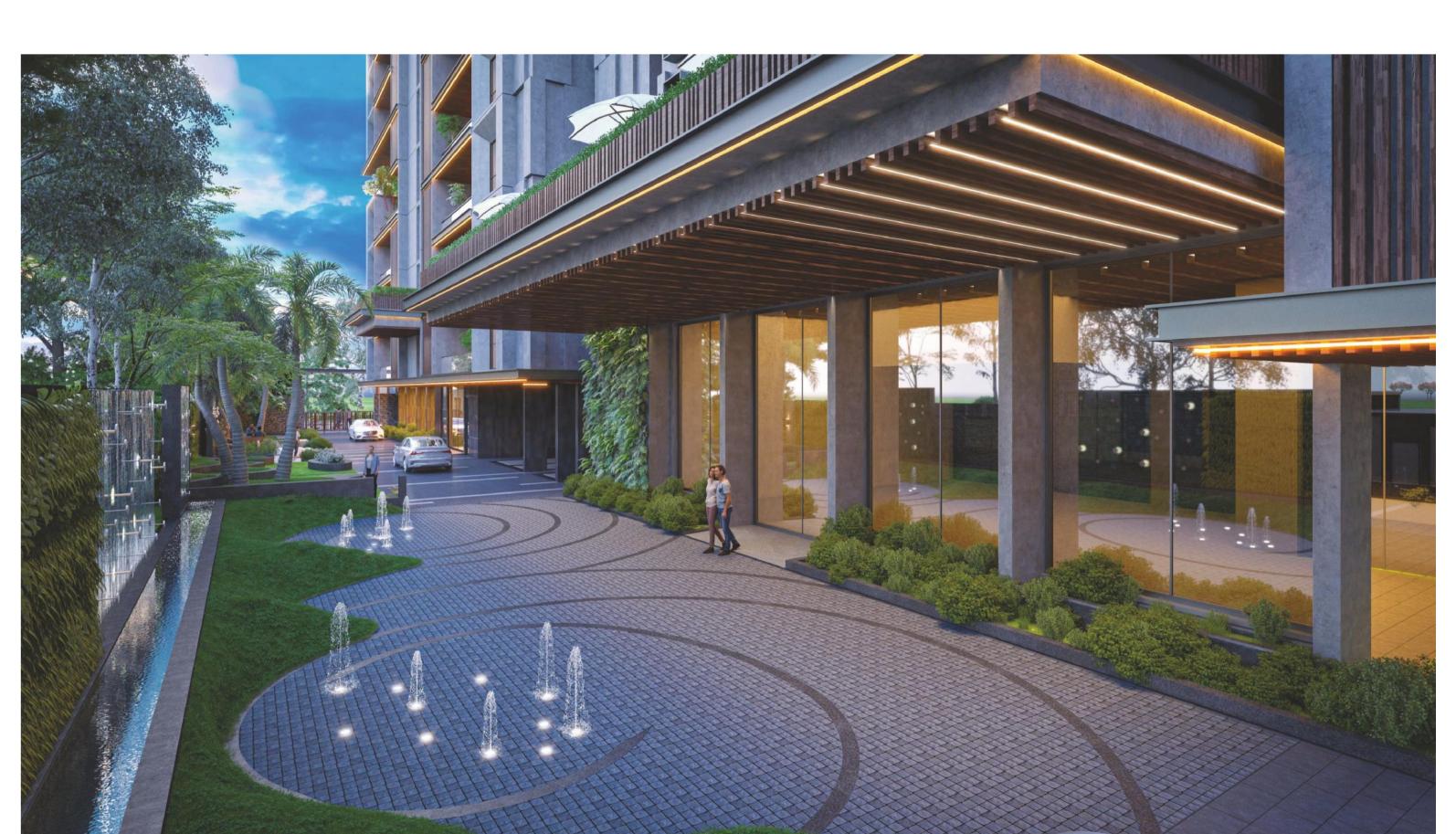
The Sky Bungalows
provides well-planned
and decorated spaces
for each mood and
moment. It's your
very personal space
where beauty is
nothing but the
reflection of inner
desires. Each corner
of the house is designed
to compliment you
and celebrate the pride
that you take in your stride.



tcreates a charming world of freedom and touches the heights

ONE-OF-ITS-KIND 25000* SQ. FT. VERTICAL CLUBHOUSE Spread across 6 floors

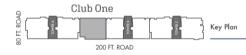








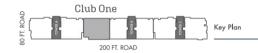
at The Sky Bungalows is
the embodiment of luxurious
socialising that represents
an ingenious idea of an ultramodern clubbing. It creates
well-appointed spaces and
serves the best experiences
wrapped in the flavours
of the upper echelon
of society.



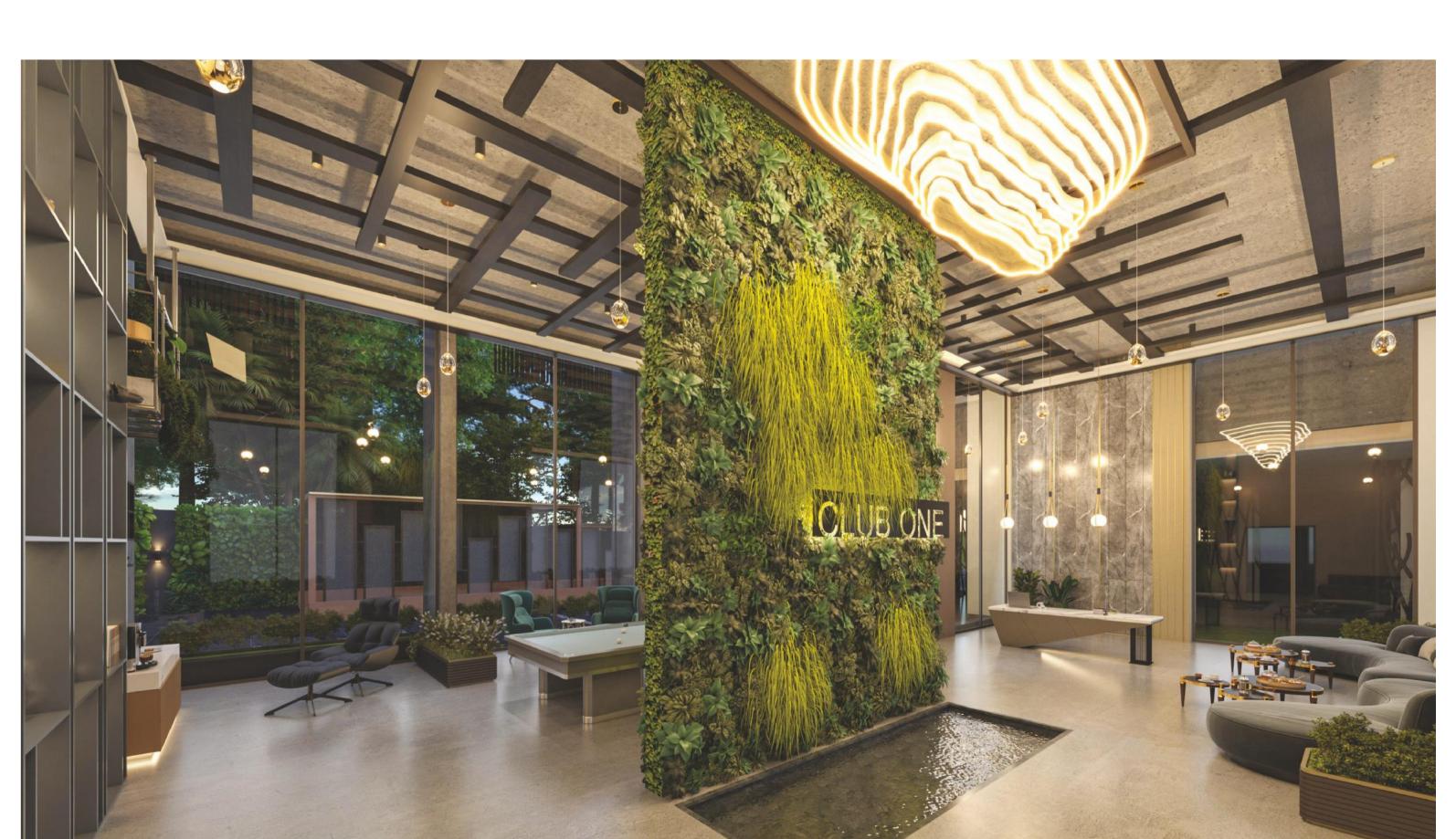


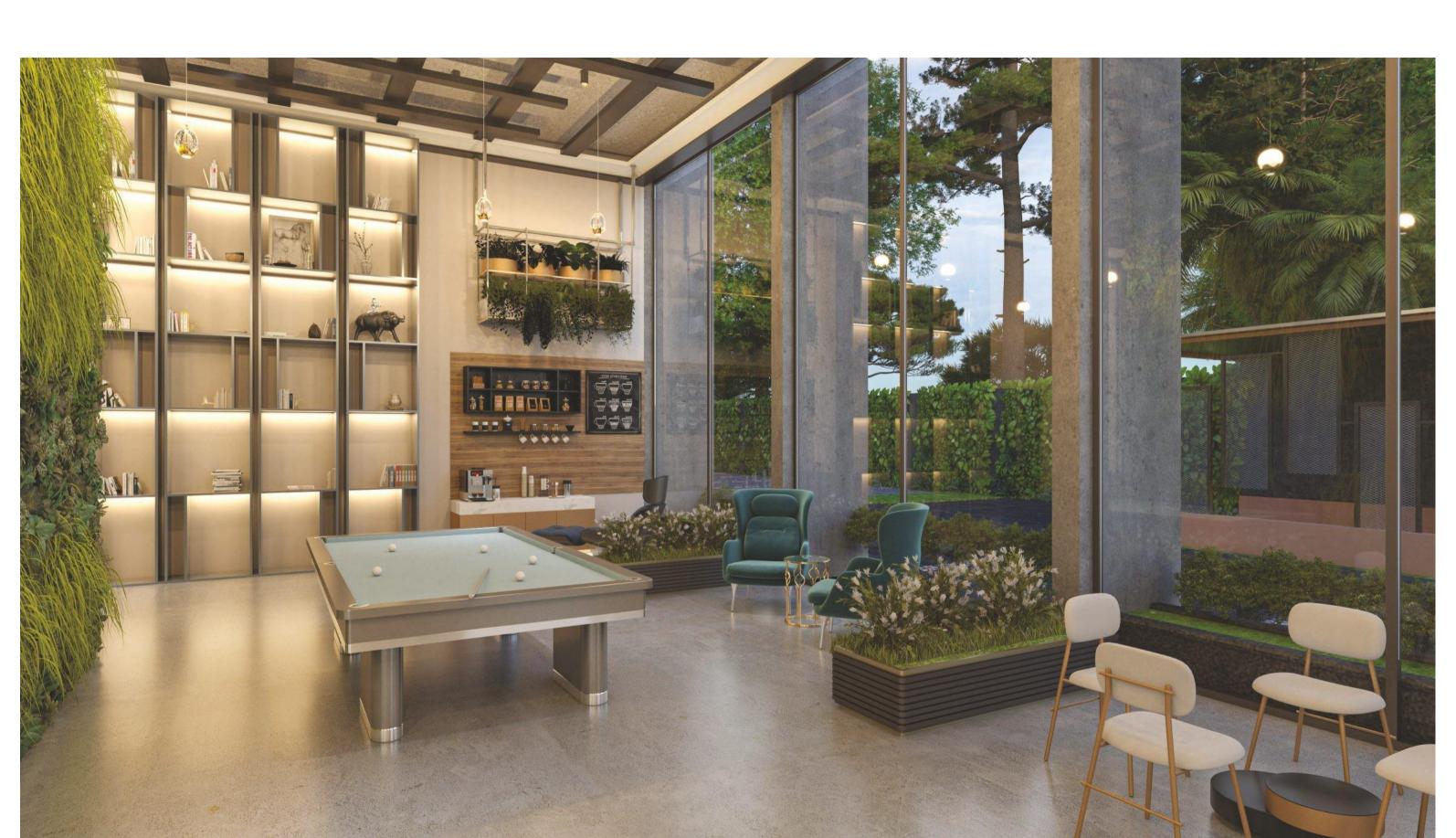


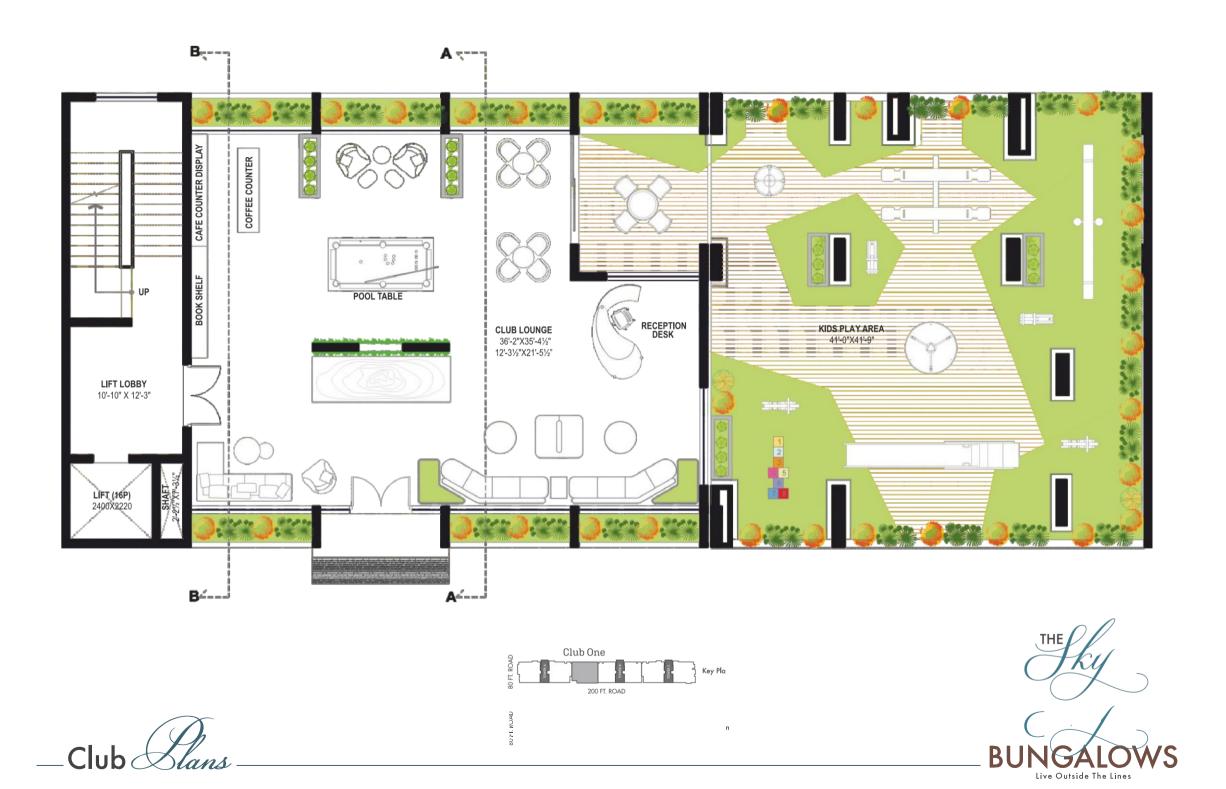




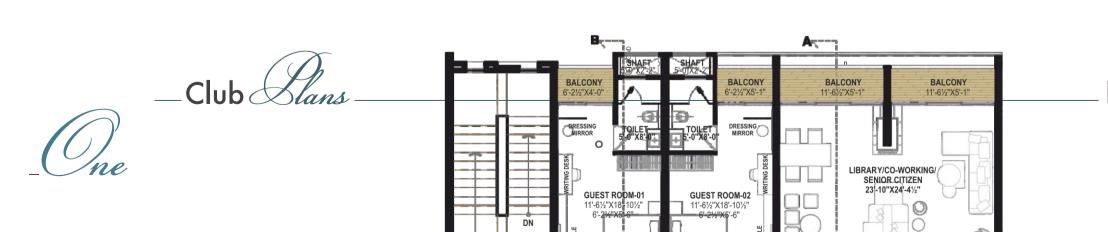






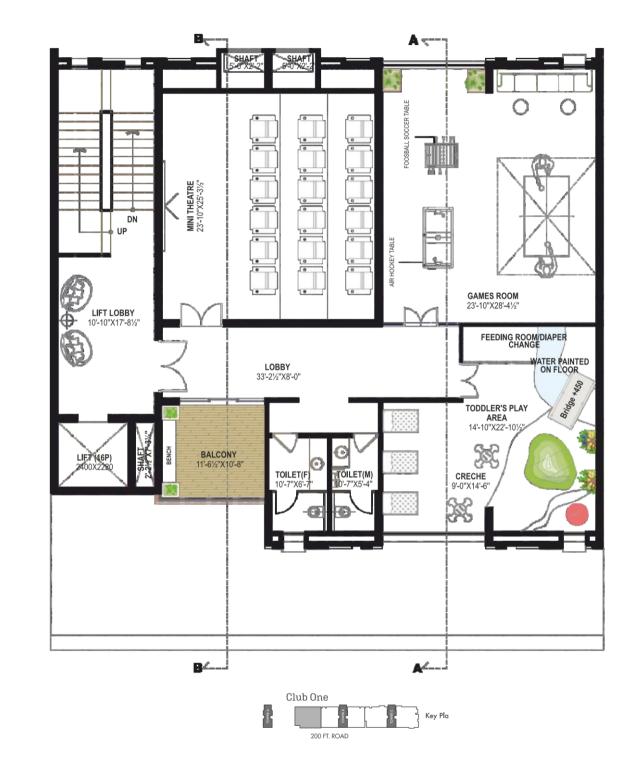








Club Club _One





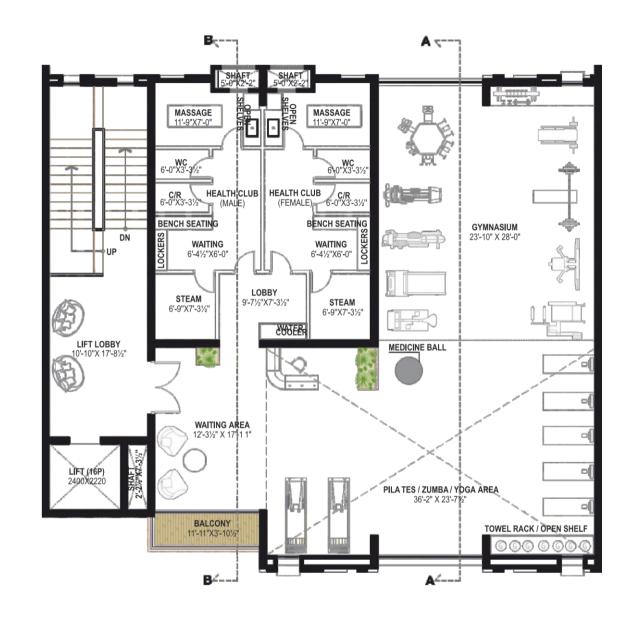
Second Fl or | Built Up Area 3090.74 Sq. Ft.







Elub_One







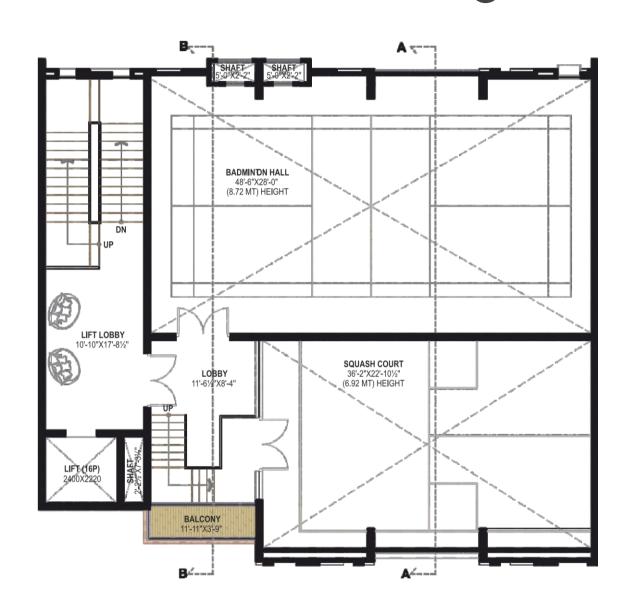




_Club Slans





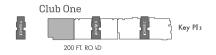














Fourth Fl or | Built Up Area 3225.83 Sq. Ft.







CHANGE ROOM (FEMALE) 8'-0"X10'-0"

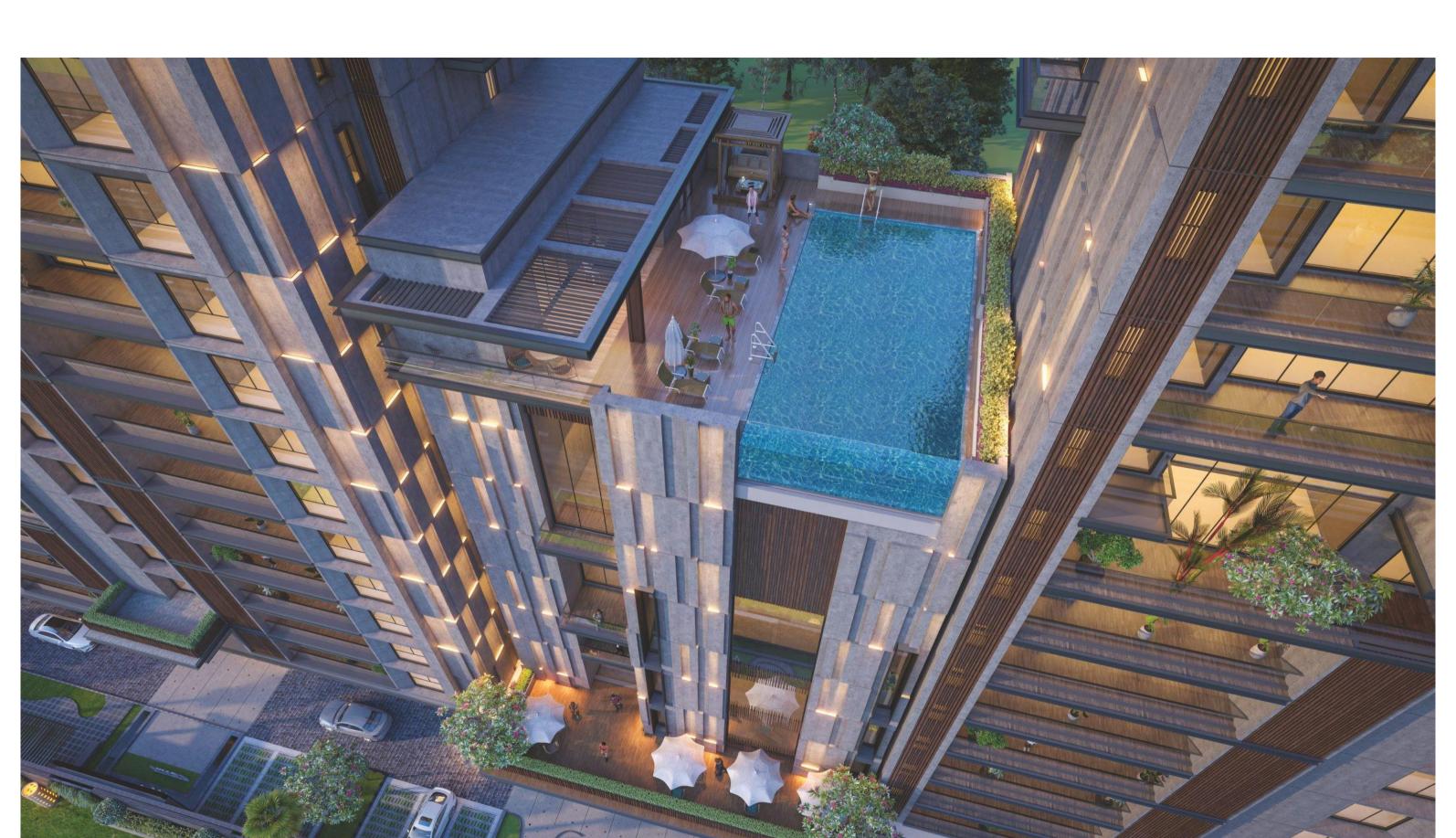
ns

BUNGALOWSTHE

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

Club Plans

CHANGE ROOM (MALE)
8-07X10-07
0
FULL SIZE MIRROR





























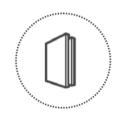
80 & 200 Ft. Corner Plot



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



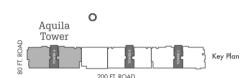


Typical Fl or Plan Guila

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

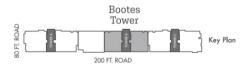


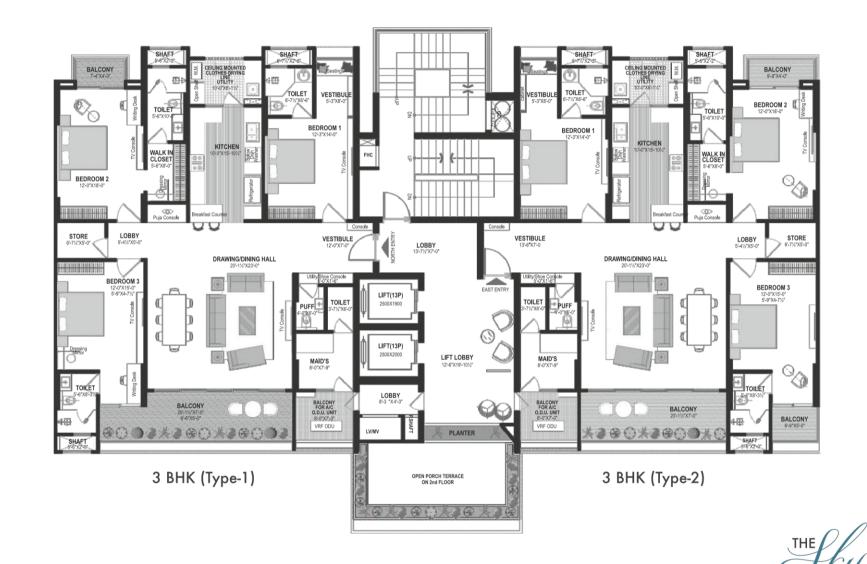


Typical Flo r Plan Pootes

Area Table

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



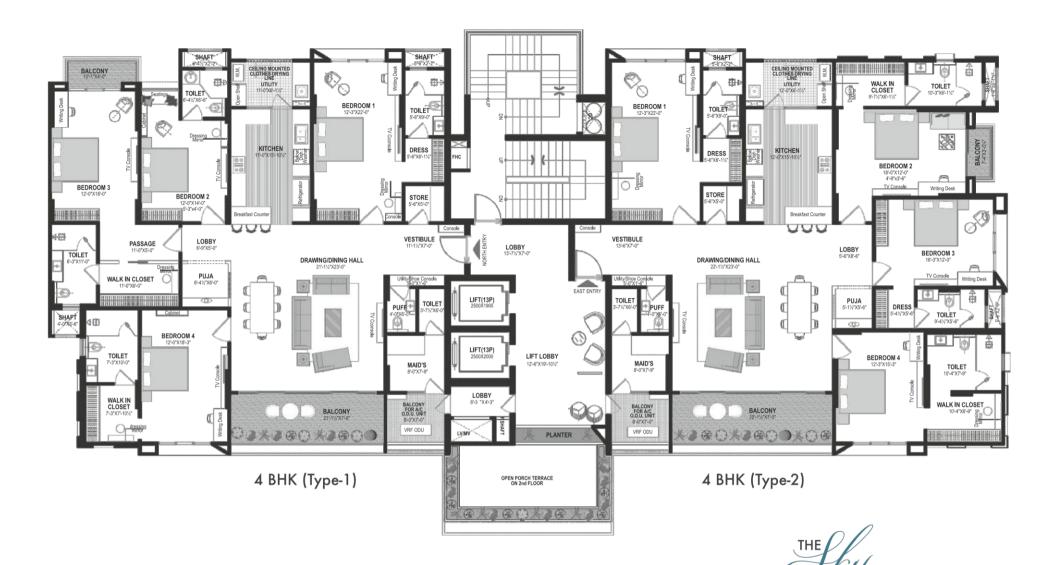


Typical Fl or Plan Jygnus

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









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 OR 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 Hand Rail Wall Finish Roof	Anti-skid ceramic tiles/planks Glass railing with state-of-art aluminium sections & aluminium rails Texture paint 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 $\&\, \mbox{\rm nap}$ 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





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.

CONSULTANTS ON BOARD





SHRESHTHA CONSULTANTS MEP Consultant, Jaipur



FEW OF OUR OTHER PROJECTS

SPACE VILLAS

3&4 BHK LUXURY VILLAS VAISHALI NAGAR EXT., JAIPUR

MANGAL RESIDENCY

PLOTS WITH STUDIO VILLAS MAHAPURA, AJMER ROAD, JAIPUR NAKSHATRA VILLAS

2&3 BHK PREMIUM VILLAS MAHAPURA, AJMER ROAD, JAIPUR

GALAXY

1,1.5,2&2.5 BHK APARTMENTS MANGLAM GRAND CITY, AJMER ROAD, JAIPUR ADARSH NAGAR PRIME

PREMIUM BOUTIQUE TOWNSHIP SIRSI ROAD, VAISHALI NAGAR (W), JAIPUR

MANGLAM PLAZA

SHOPPING COMPLEX SHRIMADHOPUR, SIKAR ADARSH NAGAR

PREMIUM BOUTIQUE TOWNSHIP SIRSI ROAD, VAISHALI NAGAR (W), JAIPUR





surprisingly different

Corporate Office: 100, Kalyan Tower, 3rd Floor, Opp. Rajul Augusta, Jagdamba Colony, Vaishali Nagar, Jaipur-302021

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