



ATMOS

JR eastfields

Atmos JR Eastfields is a 4BHK villa project, sprawled across 32 acres in a green-dense urban plan. It is part of a larger 150-acre development, with a focus on community centric amenities and features like a 3-acre central park and clubhouse, parks all around the property, and a community organic farming space with an attached community kitchen. Matching the global definition of high-end luxury living while remaining eco-conscious and respectful of local environmental considerations.



STEP INTO THE FOREST WITH US.

Atmos was built with the intent of making luxury homes more human centric. We believe that the right to nature at your doorstep is chief among the little details that elevate your life, your relationships, and your wellness. With every project, we attempt to bridge the gap between urban comforts and integration with nature.

With Atmos JR Eastfields, we renew that promise to our customers and our children to make eco-conscious living synonymous with luxury homes.



Happiness is
a direction and
it's pointing to

NEW WHITEFIELD



Future Proof

Community Centric

At Atmos JR Eastfields, every amenity at the property is designed to gear towards a life that encourages collaboration and grows the spirit of living in an active and empathetic community.

At Atmos JR Eastfields, we plan for life today as if we are going to live forever. We invest in practices that will benefit generations of Eastfielders to come, turning our children into custodians of the culture of empathy and balance we are building in this luxury community.

Human Centric

In addition to the basic luxury amenities, care has been taken while designing these 4BHK Villas to value only those amenities and materials that add value to the quality of life of our consumers, while elevating their lives to experience a calm that can only be found when nature is deeply integrated into your life.



Light, life and
luxury, at your
doorstep.



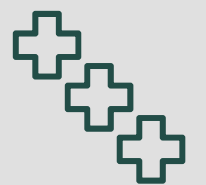
Know your Villa



Spacious
4BHK Villa



Two XL
Car Parks



Triple Height
Living Spaces



Backyard
Garden



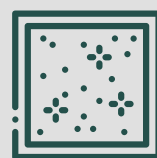
Private Elevator



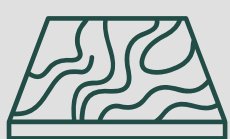
2 Master Bedrooms
With Bathtubs



Private
Verandah



Skylight



Marble Flooring
in Common Areas



Wooden Flooring
In All 4 Bedrooms



Designer
Bathrooms



High-end
Luxury Fitments

Specifications for your luxury Villa



STRUCTURE

- Foundation: Reinforced Cement Concrete Footings
- Super Structure: Reinforced Cement Concrete Framed Structure
- Roofing: Reinforced Cement Concrete
- External Walls: Solid Cement Block Masonry (6" Thick)
- Internal Walls: Solid Cement Block Masonry (4" Thick)



PLASTERING AND PAINTING

- Internal Walls: M Sand Smooth Plaster Finish with Good Quality Interior Grade Emulsion Paint
- External Walls: M Sand Plaster with Good Quality Exterior Grade Emulsion Paint
- Grills: Enamel Painting

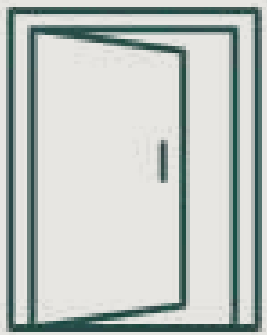


FLOORING AND TILING

- Living, Dining & other Common Areas: Marble Flooring
- Bedrooms: Engineered Wood Flooring
- Kitchen and Utility Area: Double Charged Vitrified Tiles with Dado of 600mm High above Platform
- Toilets: Anti-skid Vitrified Ceramic Tiles with Dado upto 2400mm High
- Balcony Area and Sit-out – Anti-skid Vitrified Ceramic Tiles
- Terrace – Cement Mortar Finished Flooring with Waterproofing



Specifications for your luxury Villa



DOORS, WINDOWS AND FITTINGS

- Main Door: Teak Wood Frame with Solid Wood Shutter Laminated with Veneer and Polished
- Bedroom Doors: Solid Flush Doors Laminated with Veneer and Polished
- Windows: System Aluminium Windows with Clear Glass and Mosquito Mesh.
- Ventilators: System Aluminium with Louvered Glass and Exhaust
- Fittings: Safety Lock, SS Handle, Ball Bearing Hinges, Tower Bolt, and Magnetic Catcher



SANITARY, CP AND OTHER FITTINGS

- Sanitary: EWC and Washbasins
- CP Fittings: Single-Lever Diverter for all Showers and Single Lever Mixer for all Washbasins
- Health Faucet in all Toilets
- Bathtubs in 2 Master Bedrooms
- Other: Provision for Solar Water Heater to Supply Hot Water to all Toilets
- Exhaust Fans in all Toilets
- Granite Tops for the Washbasins
- Granite Platform with Single Bowl Sink in Kitchen



Amenities that make luxury what it should be.

At Atmos homes we don't just believe in giving amenities to provide convenience and comfort.

Atmos homes craft a lifestyle for their residents, curating the design and scale of amenities that align with the needs of the people who build the community.



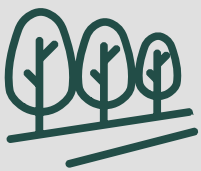
Know your Community



45% Open
Space



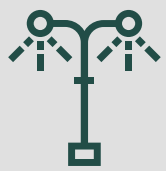
Sports
Park



Tree Lined
Avenues



80ft Wide
Main Road



Ornamental
Street Lights



Landscaped
Pedestrian Walkways



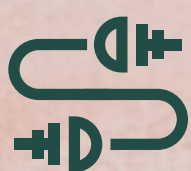
Rainwater
Harvesting



Fruit
Orchard



Themed
Gardens



Underground
Electricity Cabling



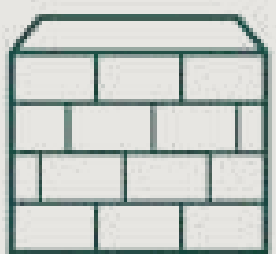
Masterplan of Atmos JR Eastfields

Specifications for Project Infrastructure



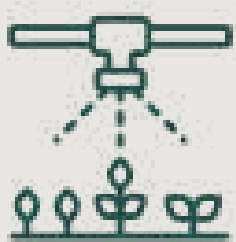
ELECTRICAL

- Wiring: Concealed Wiring with PVC Insulated Copper Wires and Modular Switches with Sufficient
- Power Outlets and Light Points
- Power: Up to 5 KW Power for all Villas, Backup Power of up to 30% to all Villas and Full Backup to Common Services
- Service Cabling: TV Points in Living and Bedrooms
- Safety: Earth Leakage Circuit Breaker and Individual Meters for all Villas
- Provisions: AC points in Living, Dining and Bedrooms



EXTERNAL CIVIL WORKS

- Entryscape with Security Room; Peripheral Compound Wall, Roads, Kerbs and Pathways

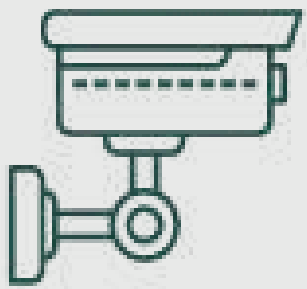


LANDSCAPE WORKS

- Irrigation System for Parks and Landscape Maintenance in Common Areas

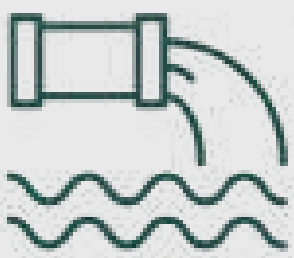


Specifications for Project Infrastructure



SAFETY FEATURES

- Security: The entire project is secured with a Compound Wall and will be manned by Security with CCTV Surveillance.



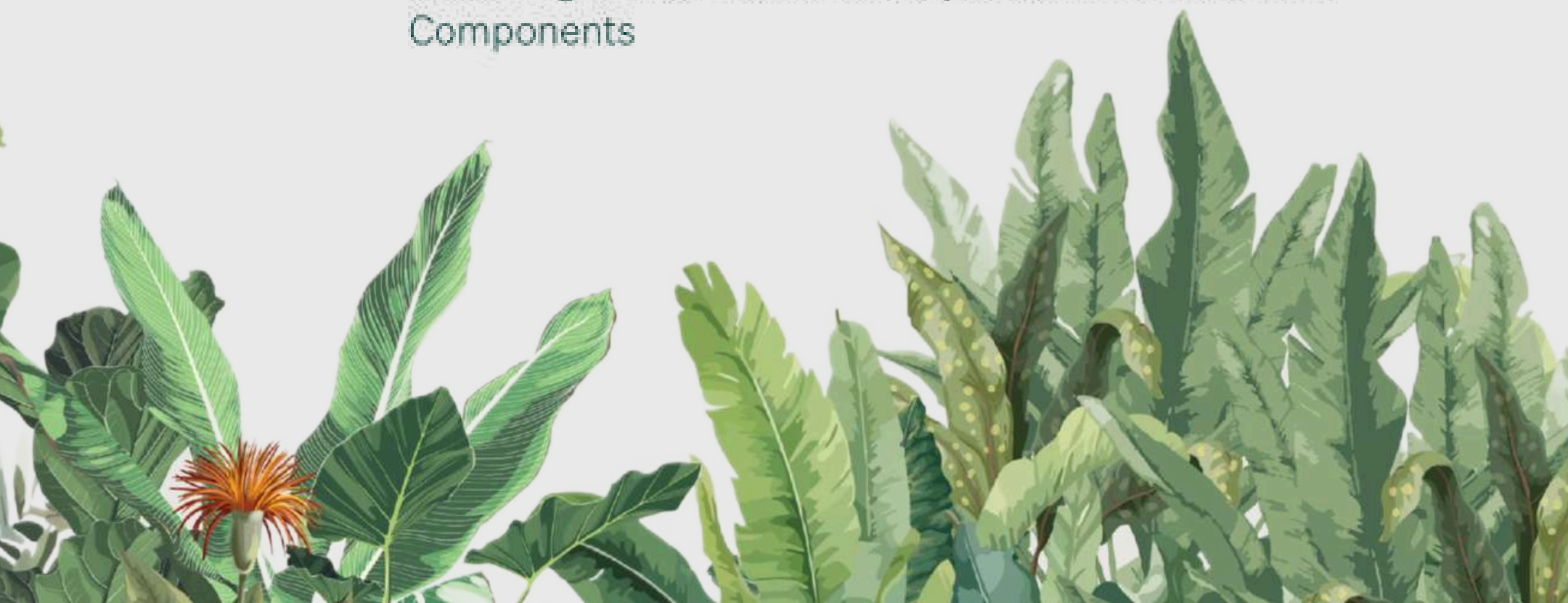
PHE WORKS

- Storm Water Drains, Borewells, Underground Sump, Pump Room, Water Treatment Plant
- Hydro Pneumatic System for Domestic Water Supply, Underground Water Supply Lines
- Underground Sanitary Lines, Sewage Treatment Plant, Rain Water Harvesting



ELECTRICAL WORKS

- Underground Electrical, Data and Communication Lines, Power Supply for all Infrastructure
- Components from BESCOM/Service Providers, Street Lights, DG Power Backup for all Infrastructure Components



3 Acre Central Park and Clubhouse



Atmos JR Eastfields perfectly blends urban convenience with natural serenity. Merging urban luxury living with an eco-conscious, and immersive green-dense environment is our speciality.

At Eastfields, immerse yourself in the perfect balance of city comforts and quiet nature where you can enjoy a mindful lifestyle without sacrificing any of Bangalore's many advantages.

Your dream home has never been more within reach. With our prime location, seamless connectivity, 45% open space, tree-lined avenues, a fruit orchard, themed gardens, an 80ft wide main road, and sports parks, embrace a life of absolute opulence and luxury that's rooted in mindful living.

LEGEND

1. Entrance Portal
2. Perimeter Jogging Track
3. Central Plaza
4. Skating Rink
5. Kids Play Area
6. Outdoor Exercise Court
7. Synthetic Multipurpose Play Court
8. Mini Soccer Field

9. Gallery Seating
10. Reserved for Clubhouse
11. Meditation Zone
12. Lily Pond With Aerator
13. Seniors Katte
14. Reflexology Court
15. Garden Pavilion With Workspace
16. Fruit Orchard

17. Sunken Court
18. Floral Garden
19. Fragrant Garden
20. Socialising Space
21. Dais For Performance
22. Arbour
23. Bore Points
24. Peripheral Road

35000
square
feet
of luxury
essentials



Know your Clubhouse



Aerobics Studio



Congregation Spaces



Badminton Court



Spa, Sauna & Salon



Restaurant



Multi-Purpose Hall



Cafeteria



Indoor Creche



Business Centre



Squash Court



Mini Theatre



Swimming Pool



Gymnasium



Library



Guest Rooms



Location Advantage

- **West:** 1 km from NH 207/SH 648
- **East:** 2.5 km from BCIC/STRR Ring Road (NE7)
- **North:** 4 km from Hoskote Town
- **Centre:** Whitefield Direct access via the 300-ft wide Town Ring Road (TRR), only 5.5 km from Kannamangala
- **KIA** (Kempegowda International Airport) just 30 minutes away via STRR.



Stay Connected

Atmos JR Eastfields is a premium villa community spread over 32 acres within a 150 acre property, strategically located for seamless urban connectivity while retaining a connection to a clean environment. It lies within 3 km of the proposed BDA Peripheral Ring Road and just 2 km from the upcoming BDA Business Corridor.

Take a look around Eastfields





Malls & Entertainment

- Brigade Orion Uptown Mall8 Km
- Upcoming Prestige Forum Mall7.5 Km
- Nexus Mall Whitefield14 Km



Schools & Colleges

- Delhi Public School (East)5 Km
- Winmore Academy4 Km
- Polaris Int'l School4 Km
- Edify World School**4 Km
- NPS ITPL (Whitefield)**4 Km
- VIBGYOR School (Whitefield)**6 Km
- Chrysailas School (Whitefield)**6 Km
- Jain Heritage School**8 Km
- Clarus International School**4 Km



Transport Hubs

- NH 207 / SH-6481 Km
- STRR / CBIC Entry/Exit2.5 Km
- Hoskote Town / NH-44 Km
- Whitefield Main Road**5.5 Km
- Prop. BDA PRR / Business Corridor**3 Km
- Whitefield Railway Station**8.5 Km
- Whitefield Metro Station**8.5 Km
- Whitefield Hope farm10 Km
- Prop.Speed Rail Station2.5 Km
- Kempegowda Int'l Airport35 Km
- Proposed Bullet Train Station25 Km



Hospitals

- MVJ Hospital8 Km
- Sri Sathya Sai Hospital14 Km



IT Hubs / Workplaces

- ITPL, Whitefield15 Km
- Devanahalli IT Corridor20 Km



A space
designed to
savour the
ordinary
days of life.



A tree for life

At **Atmos JR Eastfields** we believe in nurturing the community spirit & building a culture of giving, and rooting for one another.

With that in mind, we have created a number of actionable practices, chief among them being our **Tree Initiative**.

At the time of handover, you along with your family plant trees at your villa, and we tag them to you, so you remain the custodians of the trees that grow along with you.

This ties your entire family closer to home, building an understanding that a home is more than just walls and a roof, it is the people that build a home— it is the neighbours, and the trees that become main characters in the stories of childhoods turning into adulthoods, a backdrop of every single memory of home, of family, of safety, and unconditional love and acceptance.

Something to tie you to your roots, so you can reach as far as your dreams take you, but always find your way home.





PRM/KA/RERA/1250/304/PR/300923/006296

www.atmosjreastfields.com

788 788 2222



Disclaimer: This brochure is purely conceptual and does not constitute a legal document. It contains artistic impressions and stock images for illustrative purposes. The furniture or accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles etc., shown in the images are only indicative in nature and for the purpose of illustrating or indicating a possible layout. All specifications shall be as per the final agreement between the parties. Atmos Constructions Pvt Ltd reserves the right to add, delete, or alter any specification, elevations, plans and areas mentioned herein.

Scan the QR for directions to Atmos JR Eastfields.