Jade
Melodies of North
Peace-Rhythm-Home

Exclusive
Lakeside *living*

ROOTED IN NATURE. MADE FOR LIFE.



A PLACE THAT CHANGES THE WAY YOU LIVE.

Some addresses offer a place to live.
The exceptional ones transform the way you live.
Welcome to Jade Melodies of North, a thoughtfully planned independent villa community nestled beside a serene lakefront in Rajanukunte.
Here, nature, luxury, and modern living come together in perfect harmony, every home offers privacy. elegance and timeless living, because true luxury isn't measured by space. It's measured by the life you create within it.



SALIENT FEATURES

1. Beautifully crafted 327 independent lakefront villas across 21 acres near Rajanukunte.
2. Ground + 2 floors + terrace design structure.
3. Every villa is planned with expansive open spaces for maximum light & ventilation.
4. 100% vaastu compliant with zero dead space design.
5. Experience Club Evara, a one-of-a-kind 4-level grand clubhouse.
6. 50+ world-class amenities & features like rooftop open-air amphitheatre, lap pool, multi-sport courts, spa & many more
7. A dedicated 2-metre-wide lakefront walkway and bicycle lane winding along the landscaped edge.
8. Surrounded by prominent business parks, educational institutions & other hubs.

PRODUCT SUPERIORITY



- Exclusive Lakefront Villa Community
- Superior Brands
- Intelligent Smart Home Features
- Better Utility of Space and Ventilation
- More Amenities

Jade Infra's Best in Product Superiority.

- Exclusive Lakefront Villas with modern architectural outlook.
- A community designed with the highest standards of architectural & finesse.
- Every individual villa features Hydro-pneumatic water supply system.
- Smartly planned villa specifications to upgrade your lifestyle.
- 50+ World-Class Amenities and Features.
- A safe & secure community with a Multi-tiere Security system.
- 100% Vaastu complaint homes.
- Superior specifications.
- Maximum efficiency in space planning.

Smart Villa Features & Specifications to Upgrade Your Lifestyle...

1. Villas are Google Home and Alexa enabled, control your living spaces effortlessly with simple voice commands.
2. Teak wood main door frame with designer veneered solid-core shutter and premium digital smart lock.
3. High-quality 3-track UPVC/aluminium window frames with clear glass, integrated mosquito mesh, and MS safety grills.
4. App controlled smart fan & light switches in Living, Dining, Family and all bed rooms.
5. App controlled AC switches (ON/OFF) in Living & Master bedroom.
6. Occupancy sensors in all toilets which senses your presence and switches ON/OFF.
7. Secured visitor access control, association management through My Gate app.
8. Split AC conduit provisioning thoughtfully planned in living areas and bedrooms.
9. Modern toilets fitted with wall-mounted EWCs, concealed cisterns, chrome-plated fittings, and thermostat controlled overhead shower columns.
10. 24/7 security ecosystem featuring boom barriers, visitor access management, and CCTV coverage across major peripheral zones.
11. Centralized Pneumatic Water Supply System delivering uniform, high-pressure water flow across all villas.
12. Centralized infrastructure including efficient Rain Water Harvesting and camouflaged underground utilities.
13. Digital door lock system with five independent unlocking features such as Fingerprint, PIN Code, RF Card, Mechanical key & Bluetooth, Remote Control (optional) and it comes with strong security features.

Efficiency in Master Plan and Housing the Best Product Features...

14. The master plan features a dedicated lakefront promenade with a 2-metre-wide walkway and bicycle track.
15. Jade Melodies of North prioritizes natural wind-flow, minimum heat-gain, maximum light, and scenic green views.
16. Sprawling 25,562 sq. ft. best-in-class 4-level Clubhouse offering comprehensive indoor recreation and social spaces.
17. Villa orientations ensure optimal solar response, reducing heat-gain while maximizing natural ventilation.

Offering You 50+ Amenities and Features..! The Best in the Market..!

18. The community welcomes you with a grand entry arch, security cabin, pylon signage, feature walls, sculptures, and water features.
19. Indulge in fitness and outdoor sports within the community:
    a. State-of-the-art Athletic Gymnasium & Multipurpose Dance/Aerobics Studio in the clubhouse
    b. Outdoor sports arena: Tennis Court, Pickleball Court, Basketball Court, and Mini Soccer / Box Cricket
    c. Cricket Practice Net and dedicated Skating Rink
    d. Dedicated Yoga & Meditation zone set amidst tranquil nature gardens
    e. 2-metre-wide lake-edge walking track and bicycle lane for daily fitness
20. Host yourself and your guests in our grand clubhouse with facilities like The Sovereign Banquet Suite, Private Mini-Theatre, Resident's Library, and Board Games Room.
21. The Clubhouse features a pristine Lap Pool, Toddler Pool, and an outdoor poolside party deck.
22. The project features a Rooftop Open-Air Amphitheatre, Sky Terrace party space, and a Fireplace with Fruit Orchard for evening gatherings.
23. Dedicated outdoor amenities for children including Kid's play area, play lawns, and interactive open spaces.
24. Specialized nature retreats: Herbal garden, Therapeutic garden, Butterfly garden and Pet park.
25. Efficient Rainwater harvesting system for the entire residential layout.

Know Why Our Villas Are Superior...

26. The Wide Main Door is crafted with a Teak frame, designer veneered shutter, and digital smart lock.
27. Elegant entrance design featuring sit-out areas and dedicated villa pylon/signage layout.
28. PGVT/GVT vitrified tiles flooring in Foyer, Living, Dining, and Family areas.
29. Master Bedrooms feature premium laminated wooden flooring
30. Dedicated utility space provided with plumbing and electrical points for modern appliances.
31. Luxurious Master Bathroom with overhead shower column, concealed diverter, and granite vanity countertop.
32. Premium chrome-plated sanitary fittings with wall-mounted EWCs and concealed cisterns.
33. Heavy-duty anti-skid exterior tiles provided for all balconies, utility spaces.
34. Premium Wooden door frames with veneered or veneered flush shutters and SS hardware.

Efficiency in Space Planning...

35. Dedicated villa car parking space thoughtfully integrated into every layout.
36. All villas are planned with spacious, light-filled Living and Dining areas.
37. Exclusively planned Family living room and Multipurpose rooms on upper floors customizable to your family's needs.
38. Ground floor dining and living spaces open seamlessly out to sit-outs and private green pockets.
39. Spacious bedrooms designed with dedicated wardrobe areas.
40. Separate Utility space provided with provisions for washing machine, dishwasher, and storage.
41. Extended balcony decks and open sky terrace spaces connecting your living rooms directly with nature.
42. Well-concealed and camouflaged electrical lines, plumbing, and centralized sewage treatment plant on site.

Considering Vastu & Layout Planning..? We Got That Sorted Too...

43. All villas have East and North facing Main entrance doors.
44. All villas have SW master bedrooms.
45. All villas have a kitchen in the SE or NW corner.
46. All villas have east/ north facing kitchen hobs.
47. No bedrooms have headboards in the north.
48. No SW entrance.
49. No NE & SW cuts.
50. No NE or SW corner toilets.



25,562 sq. ft. of Lifestyle, Wellness & Celebration

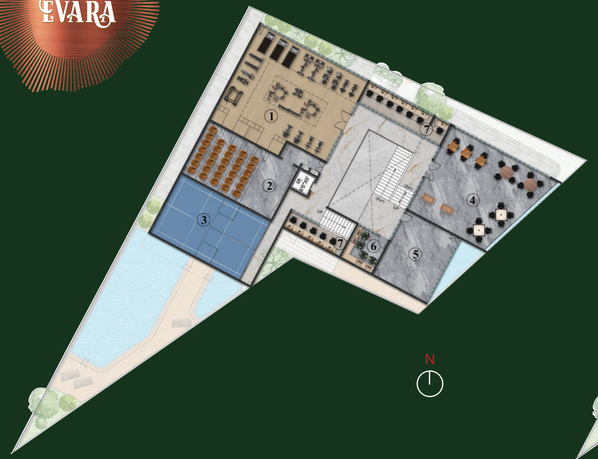
A Name Inspired by Exceptional Living.
Club Evara is envisioned as a destination
where every day is enriched through wellness, leisure, entertainment,
and togetherness.



Ground Floor

Where Every Welcome Feels Grand

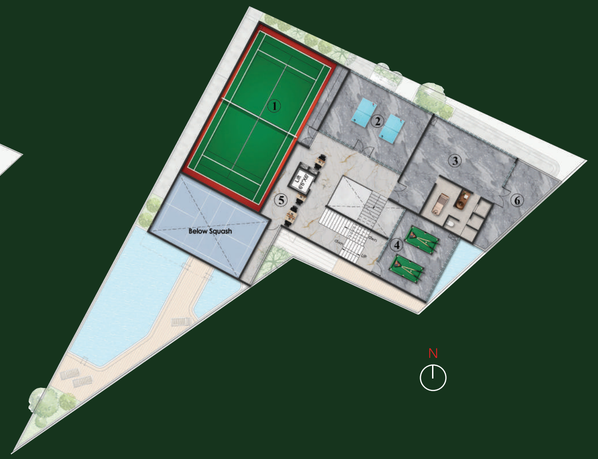
1. Entrance Lobby
2. Supermarket
3. Banquet
4. Outdoor Party Space / Yoga Deck
5. Swimming Pool
6. Toddler Swimming Pool
7. Meeting Room
8. Tuition Room
9. Association Room
10. Duck Pond
11. Filtration Room
12. Washroom (She).
13. Washroom (He).
14. Lobby.
15. Pantry.



First Floor

Fitness Meets Recreation

1. Gym
2. Mini Theater
3. Squash
4. Board Game
5. Multipurpose/Dance
6. Gaming Room
7. Home Office



Second Floor

Wellness, Sports & Leisure

1. Badminton
2. Table Tennis
3. Spa & Saloon
4. Billiards
5. Library
6. Terrace



Third Floor

Hospitality Above the Skyline

1. Room
2. Terrace Party Space
3. CCTV Surveillance / Record Room
4. Backup Office
5. Store
6. Pantry



The Sky Terrace

Where Leisure Reaches New Heights

1. Open Party Space
2. Open Amphitheatre
3. Space For Outdoor Unit Of AC/ Water Tank

MASTER PLAN



Villa Plot Size

- 30X50 ft.
- 30X40 ft.
- Custom Plot Sizes

N

Legend

01 Entry Arch With Security Cabin
02 Water Feature With Sculpture
03 Feature Wall
04 Sculpture With Feature Wall
05 Signage Phylon
06 Walkway 2m Wide
07 Bicycle Lane/Visitor Parking
08 Tennis Court
09 Box Cricket/Mini Soccor
10 Basketball Court
11 Cricket Practice Net
12 Skating Rink
13 Yoga/Meditation Zone
14 Informal Seating
15 Amphitheatre With Stage
16 Herbal Garden
17 Fire Place And Fruit Orchard
18 Event Plaza
19 Multi-Purpose Lawn
20 Refreshment Space
21 Play Lawn
22 Children's Play Area
23 Bus Shelter
24 Feature Wall With Sculpture
25 Round About With Stone Art
26 Pet Park
27 Parking
28 Outdoor Gym
29 Neighborhood Park With Seating
30 Therapeutic Garden
31 Butterfly Garden
32 Pickle ball Court
33 Courtyard With Informal Seating
34 Shuttle badminton court

Jade
Melodies of North
Peace-Rhythm-Home

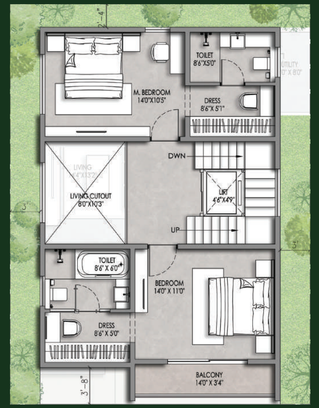
Type 1

Villa Plot 30 x 40

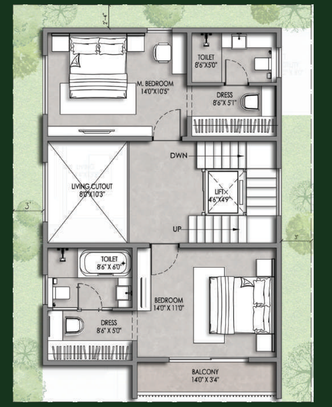
Floor	Builtup Area
Ground	915 sq.ft.
First	780 sq.ft.
Second	780 sq.ft.
Terrace	134 sq.ft.
Party Space	136 sq.ft
Total	2745 sq.ft.



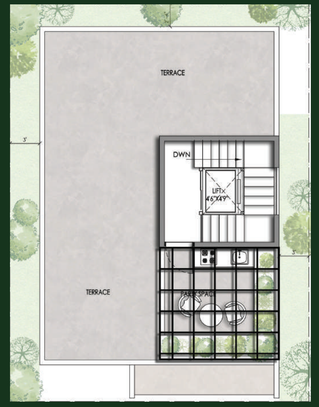
Ground Floor



First Floor



Second Floor



Terrace Floor

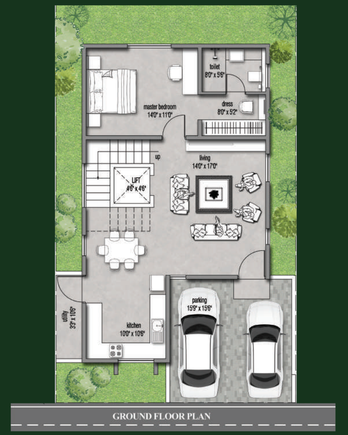
Jade
Melodies of North
Peace-Rhythm-Home



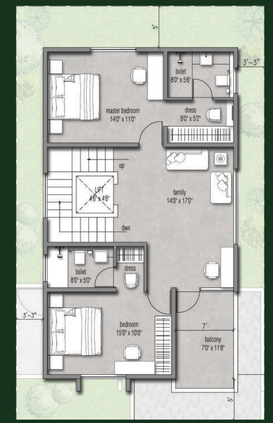
Type II

Villa Plot 30 x 50

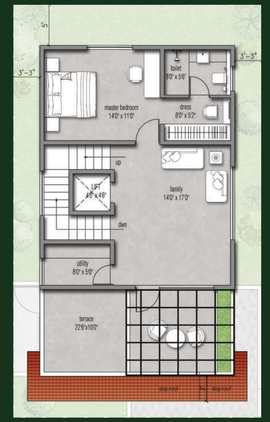
Floor	Builtup Area
Ground	1094 sq.ft.
First	1028 sq.ft.
Second	693 sq.ft.
Terrace	163 sq.ft.
Party Space	138 sq.ft.
Total	3116 sq.ft.



Ground Floor



First Floor



Second Floor



Terrace Floor

N

Jade
Melodies of North
Peace-Rhythm-Home



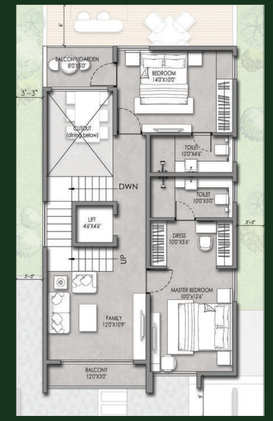
Type III

Villa Plot 30 x 50

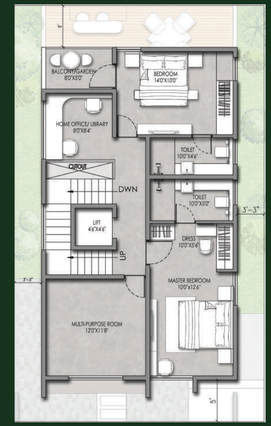
Floor	Builtup Area
Ground	1273 sq.ft.
First	879 sq.ft.
Second	1011 sq.ft.
Terrace	165 sq.ft.
Party Space	160 sq.ft.
Total	3488 sq.ft.



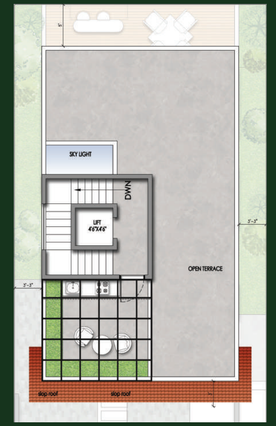
Ground Floor



First Floor



Second Floor



Terrace Floor

SPECIFICATIONS

01 Structure

Structural System: RCC Framed Structure designed for seismic compliant

Masonry: Concrete Block walls

Floor-floor height (incl. slab): Will be maintained from 2950mm to 3200mm as per design intent

Plastering: All internal walls are Smooth (Sponge Finish) plastered along with external plastering.

Water Supply: Hydro-pneumatic water supply system for uniform, pressurized water flow across all villas.

Water Storage: Individual 3 layer OHT of Sintex / equivalent and UG sump with 10,000 Liter Capacity.

ATT: Anti-termite treatment will be done

02 Wall Finish

Internal walls: All internal walls will be finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design

(Brands: Birla/Asian/Berger or equivalents as applicable)

Bathroom: Glazed vitrified tile up to 2600mm height of size 600x1200mm

Kitchen: Ceramic wall tile of size 600x1200mm for a height of 600mm above the counter top finished level.

03 FLOOR FINISH WITH SKIRTING

Living, Dining: Vitrified DC / GVT tiles of size 1200x1800mm

Master Bedroom: Laminated wooden flooring

Foyer, Bedrooms & Kitchen: Vitrified tiles of size 600x1200mm

Bathroom: Anti-skid vitrified tiles of size 600x600mm

Open utility/Open deck/Private open terrace: Anti-skid vitrified tiles of size 600x600mm

Terrace: Pressed tiles finish/equivalent

Car parking: Kota/Pavers/Outdoor tiles finish

04 KITCHEN & DINING

Kitchen: Platform will be finished with Granite/Quartz mix stone of 600mm wide at height of 800mm from the finished floor level

Electrical point: For chimney & water purifier

CP fitting: Grohe/Hansgrohe/Kohler/Equivalent

Sink: Stainless Steel sink and pullout sink faucet with Hot n Cold mixer

Utility: Stainless Steel sink with drain board

Dining: Granite counter-top washbasin

05 BALCONY/1st FLOOR OPEN TERRACE

Handrail: MS handrail as per architect's design

06 STAIRCASE

Flooring: Granite flooring for staircase as per architect's design

Handrail: MS handrail as per architect's design



07 BATHROOMS

Sanitary fixture: Kohler/Toto/Duravit/Equivalent

CP fittings: Grohe/Hansgrohe/Equivalent

All bathrooms: Wall mounted WC with cistern, Health faucet, and Thermostat control with overhead shower column & Counter top wash basin with Hot n Cold mixer with granite platform

08 JOINERY

a. DOORS

Main door:
Wide & fancy door of size 1050x2400mm of Solid Teak door frame & designer shutter flush of natural veneer finish with PU Polish with Architrave and panel on one side Ironmongeries like Digital door lock of Yale/Mygate/Dorma/equivalent, tower bolts, door viewer, safety latch, door stopper and door closure.

Bedroom doors:
Solid Teak wood door frame flush door with veneer finish with PU Polish of size (900x2100mm) Ironmongeries like door lock of Yale/equivalent, door stopper, door bush, tower bolt

Bathroom doors:
Combination of veneer and laminated finish of size (800X2400mm) with water proofing resistant on inner side Ironmongeries like thumb turn lock of Yale/equivalent

Utility doors:
Good quality door frame with FRP shutters of size (750X2400mm) with water proofing resistant on outer side Ironmongeries like thumb turn lock of Yale/equivalent, door bush

Terrace doors:
Good quality door frame with FRP shutters of size (900X2100mm) with water proofing resistant on outer side Ironmongeries like thumb turn lock of Yale /equivalent, door bush

b. WINDOWS

Windows: UPVC/Aluminum windows with sliding shutter with see through plain glass and SS Mosquito and MS grill/ MS Hand Rail on inner wherever applicable

French doors: UPVC/Aluminum frame sliding doors with toughened glass wherever applicable as per design intent

Ventilators: UPVC/Aluminum frame of fixed / adjustable louvered

09 ELECTRICAL POINTS

Power supply: 3 PHASE power supply connection

Safety device: MCB & ELCB (Earth leakage Circuit breaker) (Legrand/equivalent)

Switches & sockets: Modular box & modular switches & sockets of Schneider/equivalent

Wires: Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand (Finolex/equivalent)

TV: Point in Living & Bed-1 and provision in other bedroom & Lounge

Telephone: Point in Living & Bed-1

Mobile charging dock: Mobile charging C-port dock provided in Living & Bed 1

Bluetooth speaker: Speaker with Bluetooth facility - for kitchen & M. Bedroom

HOB point: Point provided in the kitchen

Foot lamp: Foot lamp in all bedrooms

Data: Point in Living and provision in First Floor Lounge

Split-air conditioner: Point will be provided in Living / Dining & All bedrooms

Exhaust fan: Point will be given in all bathrooms

Geyser: Geyser point will be provided in all toilets

Backup: Inverter provision for fan and light points

10 OUTDOOR FEATURES

Water storage: Centralized UG sump with WTP (Min. requirement as per water test report)

Rainwater harvesting: Rain water harvesting site

STP: Centralized Sewage Treatment plant

Common backup: 100% Power backup for common amenities such as club house, WTP, STP & selective common area lighting

Safety: Solarized CCTV surveillance with dual cameras will be provided allround the project at pivotal locations in ground

Security booth will be provided at the entrance with Mygate/equivalent personalized security system

Compound wall: Site perimeter fenced by compound wall in permittable places with entry gates for a height of 1800mm/as per Landscape design intent

Landscape: Suitable landscape at appropriate places in the project

Roads: Pavers/Bitumen/CC finish roads

Driveway: Convex mirror for safe turning in driveway in/out in dead zones

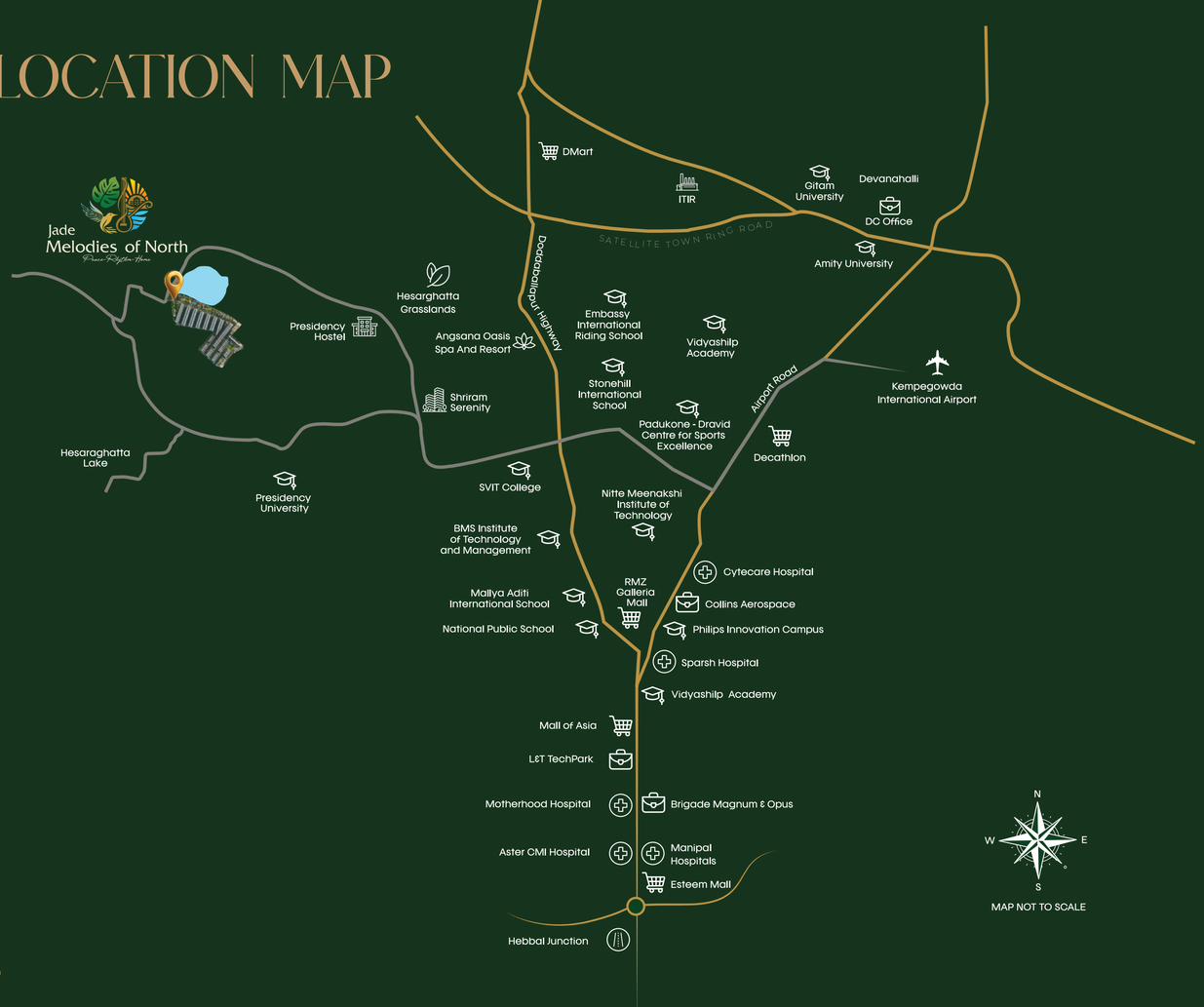
Plot boundary: Well defined demarcation of the plot boundary

NOTE: Bedroom-1 refers to Master Bedroom.

HOME AUTOMATION SPECIFICATIONS

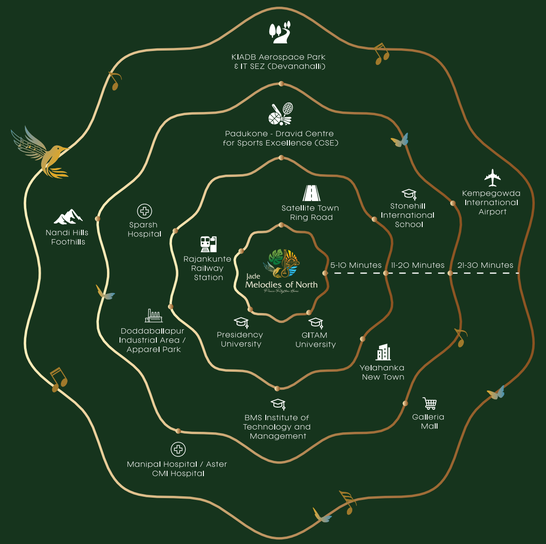
Specification	Make	Remarks/Location
Entrance Management		
Digital door lock	Yale/Dorma/Hafele/ Equivalent Lock	Main entrance door
Occupancy sensor	Home automation - Zigbee technology	Living foyer
Alexa	Alexa controlled home	Living
Lifestyle		
Light control	Home automation - Zig bee Technology - Feather touch smart switch. App enabled light control -ON/OFF.	Living, Family Room, Dining and Bedrooms
Fan control	Home automation - Zigbee technology- Feather touch smart switch. App enabled fan control - ON/OFF with dimming	
Occupancy sensors - for toilets	Home automation - Zigbee technology	All toilets
Smart socket/plug	Home automation - Zigbee technology	Living and Master Bedroom for AC

LOCATION MAP



STAY CONNECTED. LIVE SERENE.

The perfect balance of city convenience and tranquil lakefront living in Rajanukunte.



A Decade of Unstoppable Growth

Rajanukunte is emerging as a high-potential investment corridor in North Bengaluru, powered by infrastructure, connectivity and development.

The Growth Story

- A proven history of strong asset appreciation.
- High demand driving continuous price progression.
- Designed for privacy, space, and tranquil living.
- Effortless access to the airport, major business hubs, top-tier schools, and world-class healthcare.

The Value Edge

- **Attractive Entry Point**
  Competitive pricing vs. Devanahalli & Yelahanka.
- **Growth Meets Quality of Life**
  A peaceful setting with strong appreciation potential.
- **Infrastructure-Led Growth**
  Improving connectivity driving long-term investment confidence.

THE ART OF LIVING WELL.

Some places are built to impress.
Some are created to be cherished.

At Melodies of North, every sunrise over the lake,
every walk through landscaped avenues, and
every gathering with loved ones becomes part of a life beautifully lived.

This is where nature slows your pace.
Where architecture elevates your lifestyle.
Where every home becomes a timeless expression of luxury.

Because Melodies of North isn't simply where you own a villa.
It's where every chapter of life unfolds in harmony.









TOGETHER IS WHERE LIFE FLOURISHES

Surrounded by nature and crafted for comfort, every corner inspires meaningful moments, shared laughter, and a lifetime of togetherness. North Bengaluru's premier lakefront lifestyle community.

Core Team

Architect

FIVE ELEMENTS ARCHITECTS

MEP Engineer

Tridha Consultants | QUADOMETRY ENGINEERING

Landscape Designer

ELEMENTS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING

JADE INFRA

Jade Melodies of North

Peace-Rhythm-Home

A boutique lakeside villa community where luxury,
nature, and timeless living come together.

Scan the QR Code

Jade Infra Projects
No.4, 3rd Floor, 9th Main, 13th Cross, 6th Sector,
HSR Layout, Bengaluru-560102

www.jadeinfraprojects.com

Melodies of North
Near Rajanukunte, Off Yelahanka,
North Bangalore

www.melodiesofnorth.com

97399 44441

info@jadeinfraprojects.com

RERA: PRM/KA/RERA/1251/472/PR/310125/007468

Disclaimer: While reasonable care has been taken in preparing this brochure and constructing the model and sales gallery show flat (collectively referred to as the "Materials"), the Developer and its agents shall not be held responsible for any inaccuracies or discrepancies between the Materials and the actual unit. All statements, literature, and depictions contained in the Materials are for general informational purposes only and shall not be regarded as statements or representations of fact. Visual representations, including layout plans, finishes, illustrations, pictures, photographs, and drawings, are artists' impressions only and do not constitute representations of fact. The Materials are intended for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans, and visual representations contained in the Materials are subject to change from time to time by the Developer and/or the competent authorities without prior notice and shall not form part of any offer or contract. The Sale and Purchase Agreement shall prevail as between the Developer and the Purchaser and shall not be modified by any statements, representations, or promises (whether or not contained in the Materials and/or made by the Developer or its agents). No part of the Materials shall constitute a representation or warranty.
Measurements: Kitchen measurements include the utility area. All room measurements are provided in feet and inches, as well as meters.