

# Leafy Delight

OFF SARJAPUR-VARTHUR ROAD



# Unfold a New Chapter in *Living.* inspired by nature

Nestled in the enchanting countryside of Bellikere, Hosakote, Leafy Delight offers a harmonious blend of modern comfort and natural serenity, surrounded by lush greenery and evolving urban landscapes. Our thoughtfully designed homes feature contemporary architecture, open spaces, ample natural light, and smart layouts, transforming every corner into a retreat from the ordinary.

Embrace a lifestyle that nurtures your well-being and celebrates the beauty of nature. With Vastu-compliant designs and eco-conscious environments, Leafy Delight ensures a perfect balance of elegance and harmony, where each day feels like a fresh beginning. Experience a community that caters to all generations, providing comfort, accessibility, and leisure for families and seniors alike.

**WELCOME TO LEAFY DELIGHT. A HOME THAT INSPIRES.**



Land Area

**41350** Sqft

A beautifully planned living space designed to blend comfort, nature, and modernity, offering a serene home amidst urban conveniences.

No. of Floors

**G+3**

A thoughtfully designed low-rise structure offering ample space, privacy, and a well-balanced living environment within a close-knit community.

Unit Options

**3 BHK**

Spacious residences designed for modern living, offering smart layouts, ample natural light, and a seamless blend of comfort and functionality.

Total Units

**67**

A well-planned community offering exclusive homes, designed for comfort and privacy, ensuring a premium living experience in a serene setting.

Leafy  
**Delight**  
by Leafy Realty

Area

**1294-1398** Sqft Range

Well-designed homes offering spacious interiors, efficient layouts, and optimal space utilization to ensure a comfortable and modern living experience.




# Amenities

 Swimming Pool & Decks

 Yoga & Meditation Area

 Kids pool


 Gazebos / Pergola

 Reflexology Pathway

 Indoor & Outdoor Gymnasium

 Party Hall

 Foosball

 Billiards

 Landscape & Greenery

 Table Tennis

 Lawn & Gardens

 Indoor & Outdoor Game Facilities

 Joggers Track


 Children's Play Area

# Features

 Water Treatment Plant

 Ground Water Recharge System

 Visitor's Car Parking

 24 x 7 Security Service

 CCTV Camera System

 Sewage Treatment Plant

 Solar Lightings in Common Areas

# A Lifestyle Designed For you





# Beyond Four Walls, A World in *bloom*

Nestled in nature's embrace, Leafy Delight offers a home where greenery becomes an essential part of everyday life. Thoughtfully designed to bring the outdoors in, the community blends modern living with lush landscapes, creating a serene escape from the urban rush.

Here, open spaces, scenic views, and vibrant surroundings redefine comfort, making every moment feel refreshing and fulfilling. More than just a residence, it's a world where nature flourishes around you, enhancing your well-being.

**WELCOME TO LEAFY DELIGHT.  
A HOME WHERE LIFE BLOSSOMS IN HARMONY WITH NATURE.**



# walk into the home of your *dreams*

Discover a home that brings your dreams to life. Thoughtfully crafted with elegant design, modern comforts, and lush surroundings, it offers a perfect blend of style and serenity. A place where every moment feels special, and each day begins with a sense of fulfillment.





# More Than a Home, *lifestyle* It's a

At Leafy Delight, life goes beyond just four walls—it's about experiencing a space that enriches your everyday moments. Designed for those who seek balance, the community blends comfort, nature, and convenience to create a home that nurtures both relaxation and engagement. From thoughtfully planned amenities to open green spaces, every aspect enhances well-being and fosters a fulfilling lifestyle.

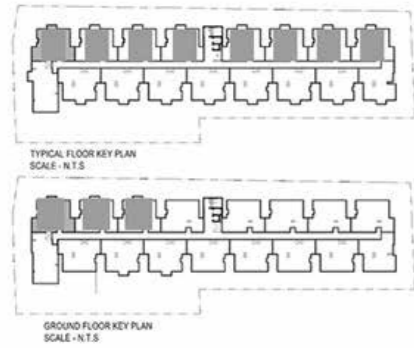
A home here is not just about living; it's about thriving. Whether it's unwinding in serene surroundings, staying active, or building lasting connections, Leafy Delight offers a place where every moment feels meaningful. This is where life finds its perfect rhythm.

**WELCOME TO LEAFY DELIGHT. A HOME THAT REDEFINES LIVING.**

# Master Plan

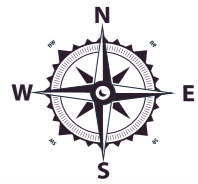
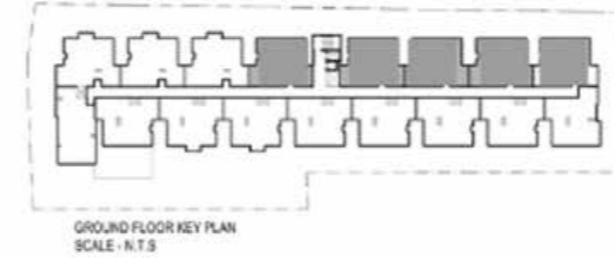
1. Entry/Exit
2. Driveway with Cobble Stone
3. Lawn
4. Screening Plants
5. Transformer Yard
6. Service Entry
7. Children's Play Area
8. Walk Way
9. Reflexology Pathway
10. Seating Under Pergola
11. Services
12. Outdoor Gym
13. Senior Citizen Area
14. Outdoor Car Park
15. Deck
16. Swimming Pool
17. Vertical Garden
18. Under Ground STP
19. Security Cabin
20. Two Wheeler Parking
21. Indoor GYM (Stilt floor)
22. Indoor Game's
23. Party hall (Stilt floor)
24. Yoga Deck





## Floor Plan Type A

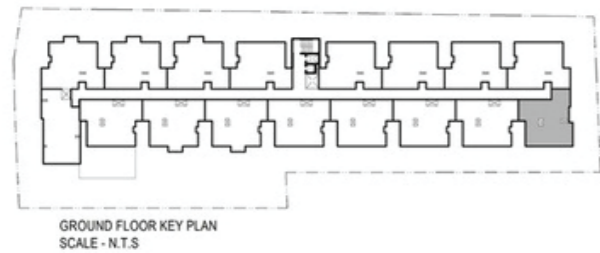
Carpet Area (RERA) : 940.90 SQFT  
Balcony Area : 27.99 SQFT  
Saleable Area (SBA) : 1378.00 SQFT



## Floor Plan Type A1

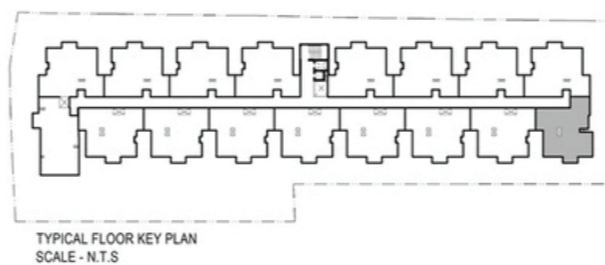
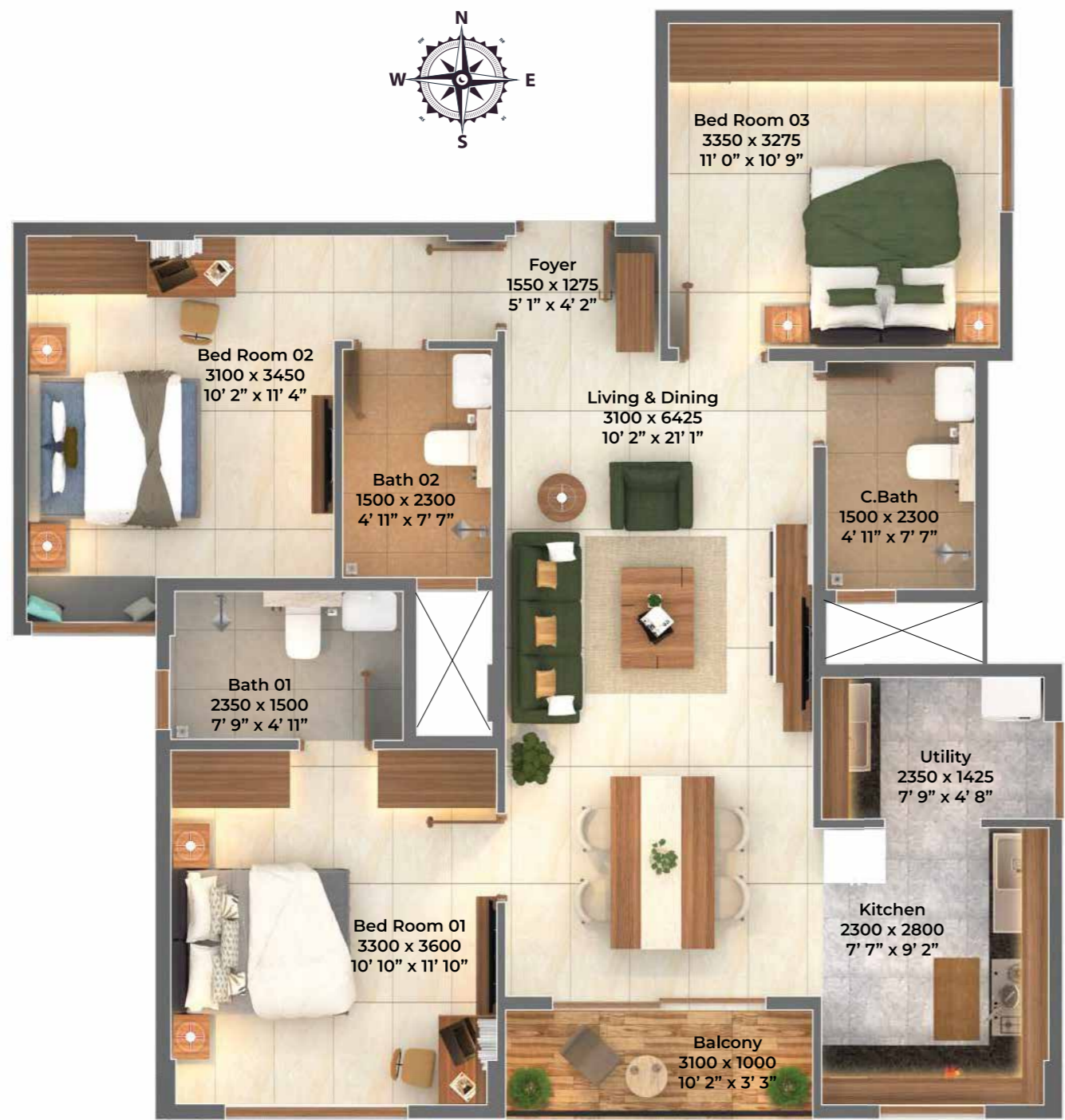
Carpet Area (RERA) : 900.70 SQFT  
Balcony Area : 33.91 SQFT  
Saleable Area (SBA) : 1330.00 SQFT





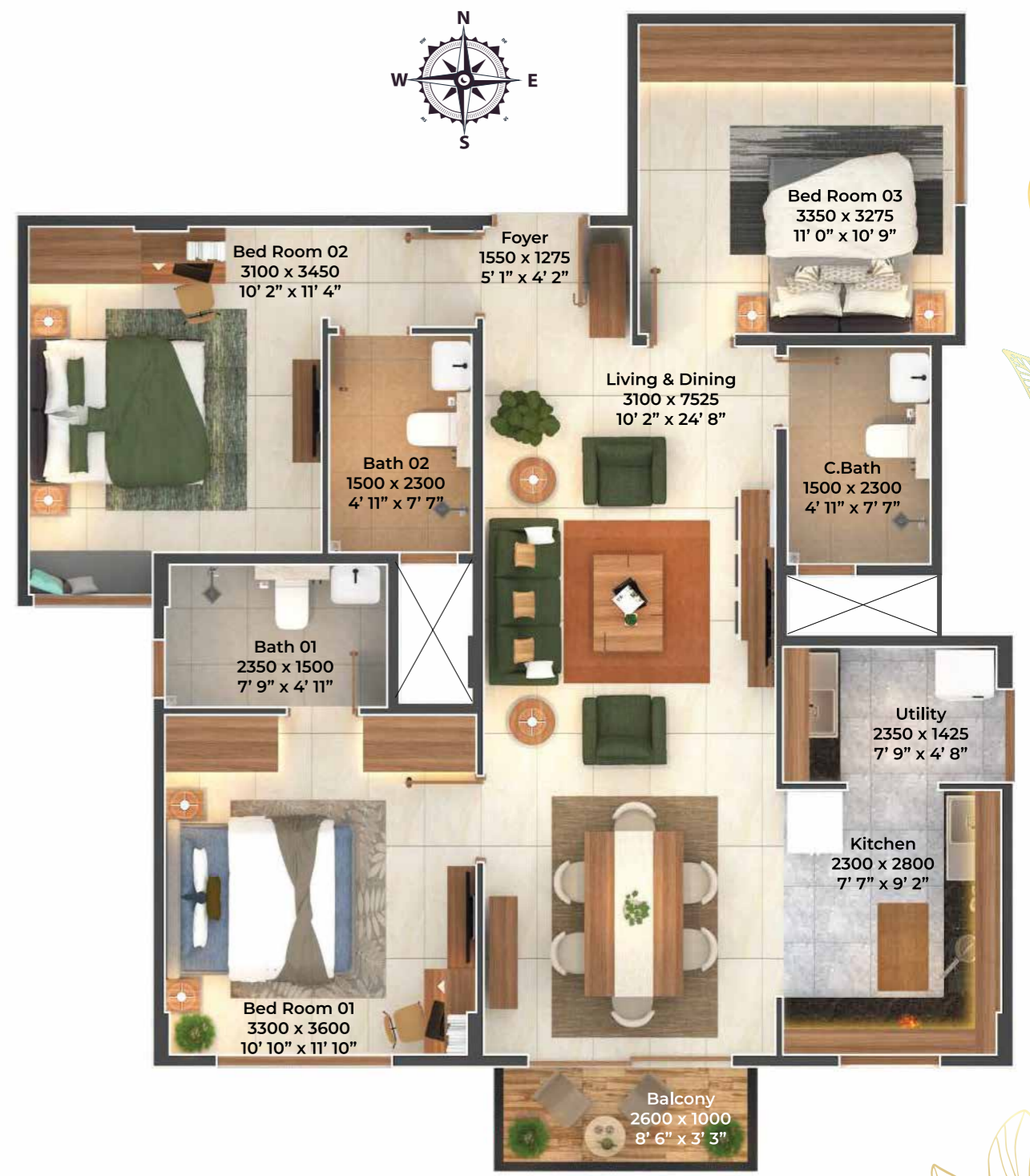
# Floor Plan Type B

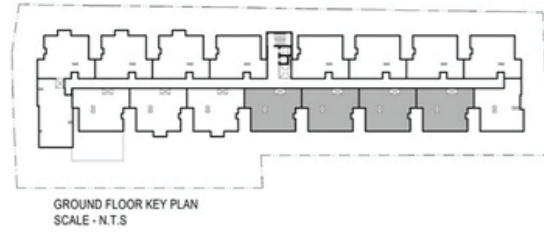
Carpet Area (RERA) : 872.64 SQFT  
Balcony Area : 33.37 SQFT  
Saleable Area (SBA) : 1294.00 SQFT



# Floor Plan Type B1

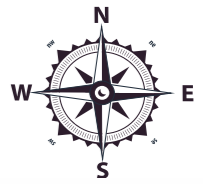
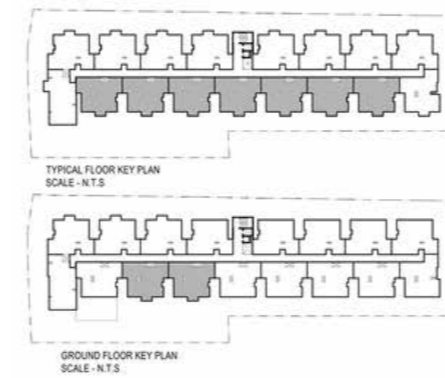
Carpet Area (RERA) : 911.71 SQFT  
Balcony Area : 27.99 SQFT  
Saleable Area (SBA) : 1342.00 SQFT





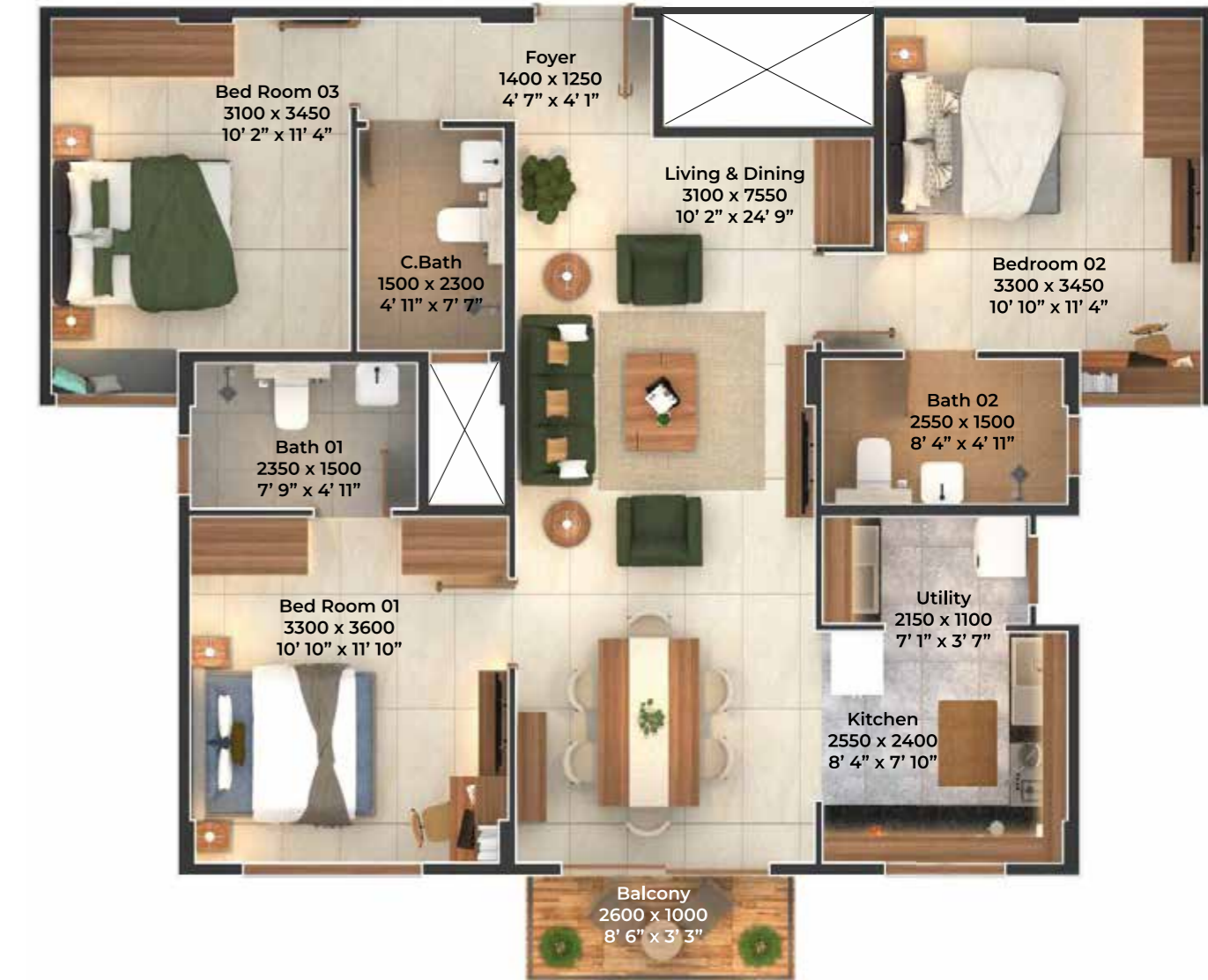
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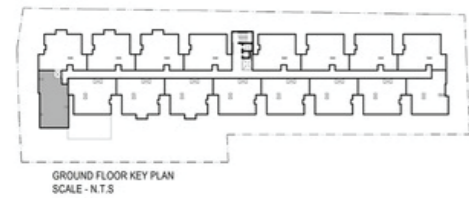
Carpet Area (RERA) : 887.28 SQFT  
 Balcony Area : 33.37 SQFT  
 Saleable Area (SBA) : 1306.00 SQFT



# Floor Plan Type C1

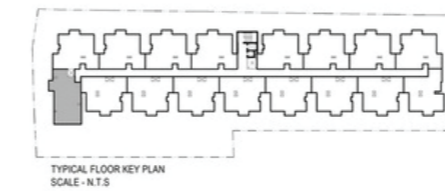
Carpet Area (RERA) : 926.35 SQFT  
 Balcony Area : 27.99 SQFT  
 Saleable Area (SBA) : 1354.00 SQFT





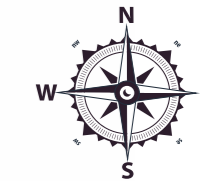
# Floor Plan Type D

Carpet Area (RERA) : 919.14SQFT  
Balcony Area : 32.40 SQFT  
Saleable Area (SBA) : 1354.00 SQFT



# Floor Plan Type D1

Carpet Area (RERA) : 955.41 SQFT  
Balcony Area : 27.45 SQFT  
Saleable Area (SBA) : 1398.00 SQFT





# Bringing Life to Every *moment*

At Leafy Delight, every amenity is designed to enhance your lifestyle, offering the perfect blend of recreation, relaxation, and convenience. From well-equipped fitness zones to thoughtfully planned leisure spaces, every feature is crafted to promote a fulfilling living experience. Whether it's unwinding in serene green areas or staying active with sports and wellness facilities, there's something for everyone.

With carefully selected modern amenities, residents can enjoy a seamless balance of comfort and engagement. The community fosters social connections while providing spaces for rejuvenation, making everyday life more enriching and effortless.

**WELCOME TO LEAFY DELIGHT.  
RELAX, RECHARGE, AND RECONNECT.**



















# Delight Specifications

	<b>Structure</b>	RCC framed structure.
	<b>Flooring</b>	Vitrified tiles flooring in living, Dining, bedrooms of RAK/ Nitco/ Naveen Tiles or equivalent. (600MM*1200MM) Anti-skid Ceramic tiles for Bathrooms, Balconies and utility of RAK/ Nitco/ Naveen Tiles or equivalent. (600MM*600MM)
	<b>Windows</b>	3 Track UPVC French Windows with mosquito mesh at balcony. 2.5 Track UPVC Window with mosquito mesh. Ventilators with glass louvers and provision for exhaust fans in all bathrooms.
	<b>Kitchen</b>	Adequate electrical and plumbing points including points for water purifier, chimney in kitchen & washing machine in utility. Provision for sink and dish washer in utility.
	<b>Bathrooms</b>	Glazed Ceramic tiles dado of RAK/ Nitco/ Naveen Tiles or equivalent make upto 7 feet height. (600*1200) White coloured Wall Mounted commode and basins of Kerovit/ RAK/Jaquar or equivalent make. Elegant CP fittings, faucets of Kerovit/ RAK/Jaquar or equivalent make. Hot and cold single lever diverter with bath and overhead shower unit of Kerovit/ RAK/Jaquar or equivalent make. Provision for geyser and exhaust fan in all bathrooms. Pressure checked plumbing and drainage lines to ensure leak proof toilets.

	<b>Doors</b>	<p><b>Main Door:</b> Door Brands -Shreeji/Cuirass/ Ferro Pre-Hung Main Door (2100MM*1050MM). Wrapped LVL (Laminated Veneer Lumber) frames and with shutter thickness 40MM Engineered wood, both sides veneer finish. 4 in 1 Digital Lock of Yale/Godrej/Europa.</p> <p><b>Bedroom Doors:</b> Pre-Hung Door (2100MM*900MM). Wrapped LVL (Laminated Veneer Lumber) frames and Shutter thickness of 35MM Engineered wood with laminated finish on both sides. Cylindrical Lock System (Ball locks) with key of Yale/Godrej/Europa.</p> <p><b>Toilet Doors:</b> Pre-Hung Door(2100MM*750MM). Wrapped LVL (Laminated Veneer Lumber) frames and Shutter thickness of 35MM Engineered wood with laminated finish on both sides. Cylindrical Lock System (Ball locks) of Yale/Godrej/Europa.</p>
	<b>Electrical</b>	<p>Good quality fire resistant and Low smock copper cables of Anchor/ Greatwhite/Polycab or equivalent make. One Earth Leakage Circuit Breaker (ELCB) for each apartment. Elegant modular switches of Anchor/Greatwhite/Polycab or equivalent make. Adequate light, fan and plug points. TV points in living,Master bedrooms &amp; provision in all other bedrooms. A/C point in master bedroom and Provision for all other bedrooms &amp; living. 5 KW power supply (BESCOM) for all apartments. 100% DG back up for common areas and 2.5 KVA backup for individual apartment. Solar power Connection for all common areas. Provision for EV Charging in individual parking lots.</p>
	<b>Elevators</b>	2 Nos (13 passenger 1 no & 8 passenger 1 no) lifts of Schindler/Otis/Kone or equivalent make.

	<b>Paint</b>	Asian/Dulux/Nippon Weatherproof Acrylic exterior emulsion paint for external walls. Acrylic Emulsion paint for interior walls and ceiling. Enamel paint for all MS works.
	<b>Car Parking</b>	One covered car parking per apartment.

# Built with Quality, Designed for *comfort*

At Leafy Delight, quality is at the core of every detail. Built with high-grade materials and precise craftsmanship, each home is designed to offer durability, safety, and long-lasting value. The RCC-framed structure ensures strength, while premium flooring, fittings, and finishes enhance both aesthetics and functionality. Every element is carefully selected to create a home that stands the test of time.

From modern electrical and plumbing systems to thoughtfully planned ventilation and space utilization, every aspect is engineered for efficiency and comfort. The result is a well-crafted living space that blends superior construction with a refined lifestyle, ensuring a home built to perfection.

**WELCOME TO LEAFY DELIGHT - WHERE QUALITY MEETS EVERYDAY LIVING.**

## Partnered Brands

**POLYCAB**  
IDEAS. CONNECTED.

**GreatWhite**  
Electricals

**Yale**

**FERODOOR**

**CUIRASS**  
FUTURISTIC DOORS & WINDOWS

**Shreeji**  
Wood is Our Second Skin

**KEROVIT**  
Bathrooms you desire

**NAVJEN**  
CERAMIC & VITRIFIED TILES

**NITCO**

**RAK**  
CERAMICS

**Godrej**

**EUROPA**  
ANTI-THEFT ENGINEERING

**ANCHOR**

**Jaquar**

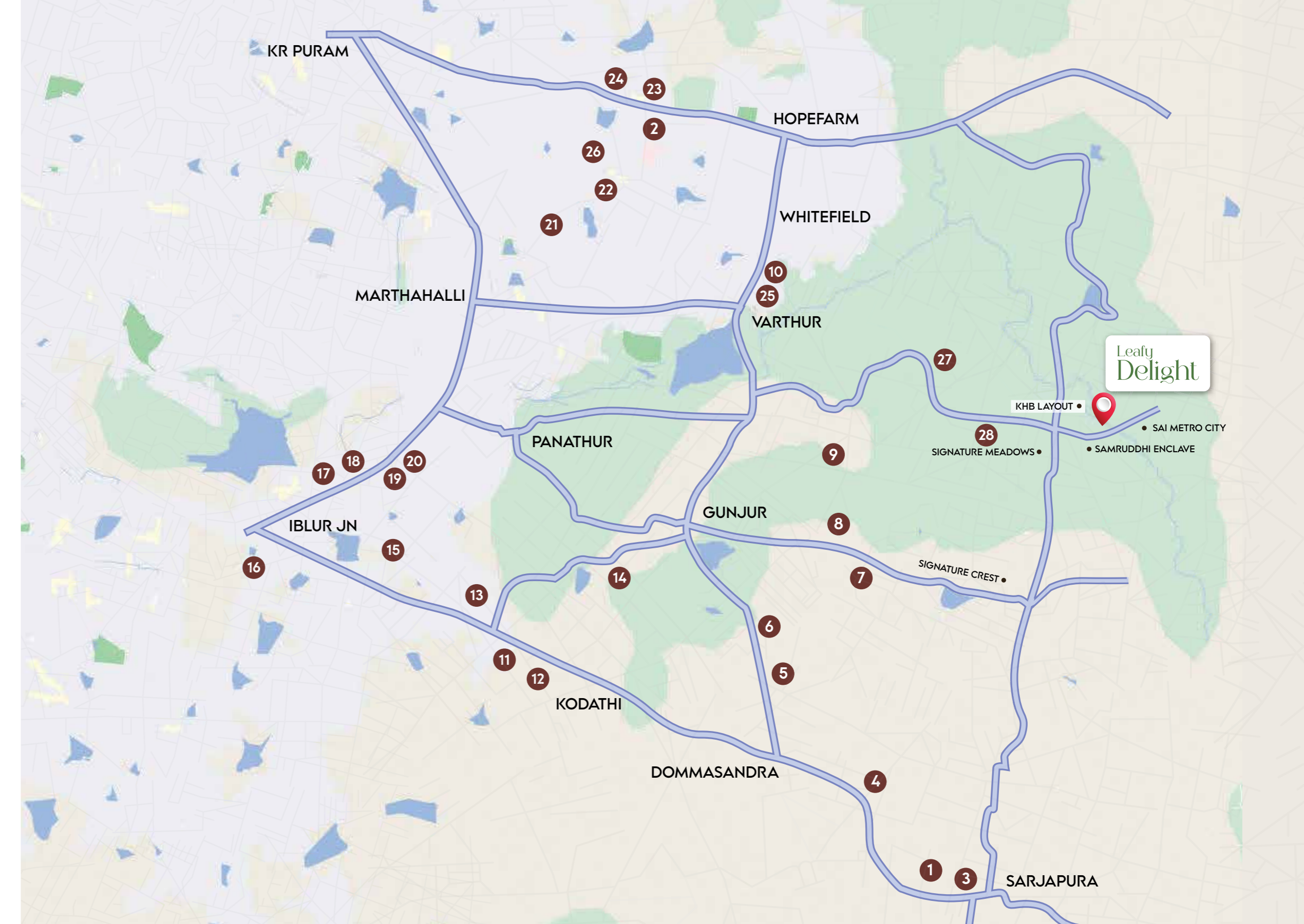
Brand specifications are subject to availability and may be replaced with equivalent alternatives without prior notice.

# Location Advantages

1. Dmart
2. ISME Institute
3. Sarjapura Police Station
4. The Prestige City
5. Greenwood High
6. Oakridge International School
7. Deans Academy
8. Foundation School
9. Vagdevi Vilas School
10. Forum Value Mall
11. RGA Tech Park
12. New Wipro
13. Carmelaram Railway Station
14. Krupanidhi College
15. Wipro Corporate Office
16. Columbia Asia Hospital
17. Eco Space
18. Sakra World Hospital
19. Embassy Tech Village
20. New Horizon College
21. Brookefield
22. Sri Sathya Sai Hospital
23. ITPL
24. Forum Shantiniketan Mall
25. Prestige Tech Forest\*
26. Mind Comp Tech Park
27. Vasishta School of Excellence
28. Samrudhi Innovative School

The maps provided are for reference only and may not reflect exact boundaries, routes, or precise distances to key landmarks and facilities.

\*Indicates upcoming developments in the area.



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# Leafy Realty

*Crafted For You*

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