



# Gateway

Tirupati





*Welcome to*  
**Jaycon Gateway**  
*Tirupati*

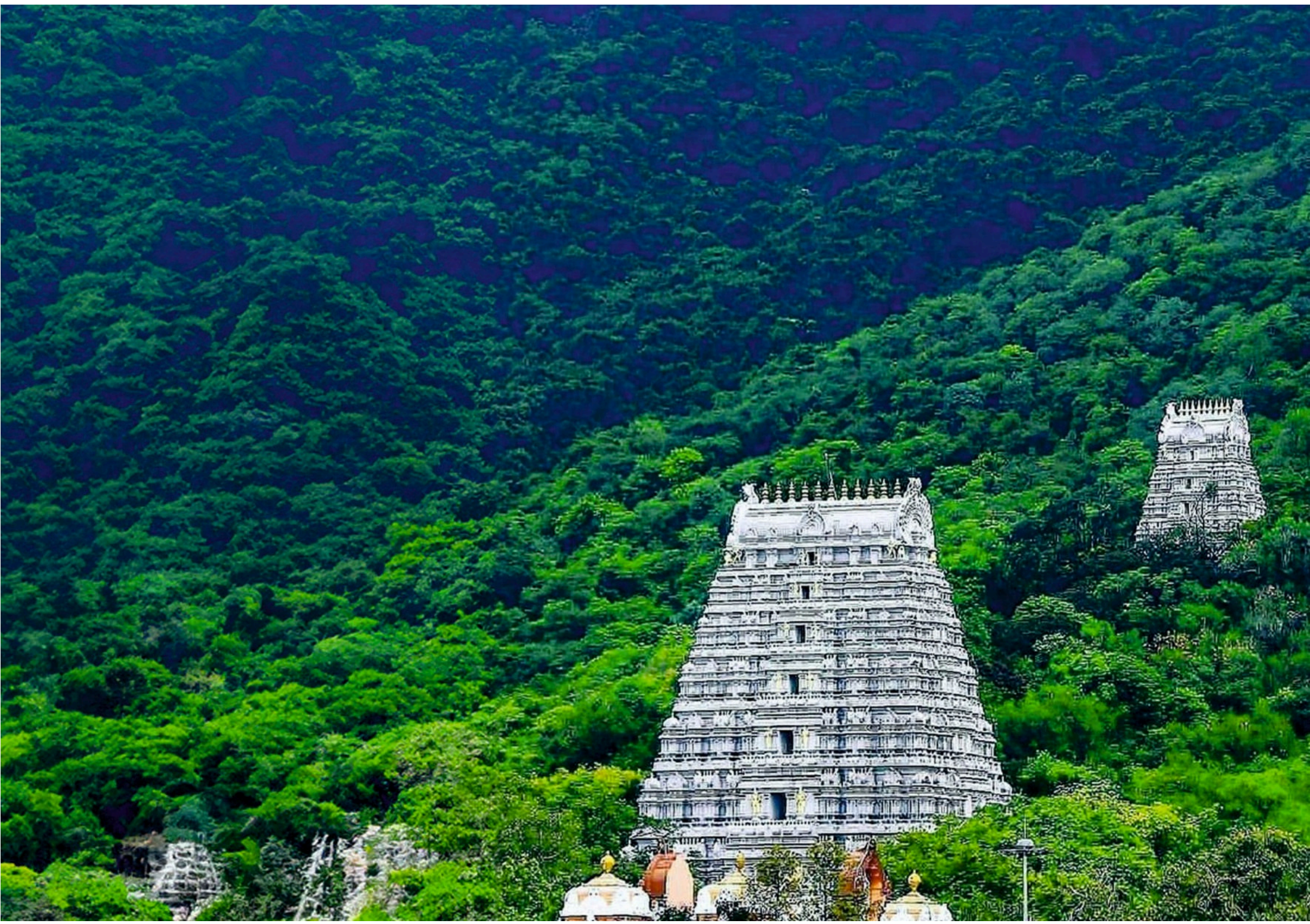
**The Pinnacle  
of Luxury Living  
and Investment**



Nestled in the spiritual and cultural Sacred City of Tirumala , Gateway Tirupati stands as a beacon of sophistication, offering a unique blend of luxury , comfort , and affordability . This visionary development is a distinguished offering from Jaycon Gateway , designed for those who seek not just a home, but an extraordinary lifestyle. Strategically located in the city of Tirupati ,Jaycon Gateway Tirupati is more than just a place to stay—it is an investment in both luxury living and financial prosperity . With its European-inspired infrastructure and thoughtfully curated amenities, this sprawling development spans 12.5 acres of meticulously designed space, offering an array of 5-star and 3-star suite rooms , each tailored to meet the needs of a discerning clientele.

Here, luxury meets affordability . Whether you are seeking an opulent retreat or a lucrative investment, Gateway Tirupati caters to every desire with its wide range of suite options, each offering something unique — just like you.







*Exquisite Suites Crafted for Every  
Taste and Budget*

At JAYCON GATEWAY - Tirupati , every suite is a masterpiece in design, merging luxury with comfort to create a living experience that's as unique as its owner. These elegant suites offer modern interiors, premium fixtures, and panoramic views of the surrounding landscape, elevating your lifestyle with an air of sophistication and calm. These suite rooms are well designed and crafted by DoubleTree by Hilton, our international partner, ensuring world-class standards in luxury and comfort.



Maintenance



Best Investment



Green Space



Food Court &  
Pantry



Bank Loan  
Available









## Presidential Suite

625 sq. ft., ₹40 Lakhs

## Premium Suite

550 sq. ft., ₹35 Lakhs

## Executive Suite

500 sq. ft., ₹30 Lakhs

| Suite Room Type                   | Presidential Suite | Premium Suite   | Executive Suite | Deluxe Suite    | Eco-Suite       |
|-----------------------------------|--------------------|-----------------|-----------------|-----------------|-----------------|
| Area (in Sq. Ft.)                 | 625                | 550             | 500             | 400             | 300             |
| Advance                           | 5 Lakhs            | 5 Lakhs         | 5 Lakhs         | 5 Lakhs         | 3 Lakhs         |
| Payment Period                    | 18 Months          | 18 Months       | 18 Months       | 18 Months       | 18 Months       |
| No of Installments                | 8                  | 8               | 8               | 8               | 8               |
| Rent Per Day<br>(50% - 50% Split) | ₹10,000 - ₹15,000  | ₹7,000 - ₹9,000 | ₹6,000 - ₹8,000 | ₹3,000 - ₹4,000 | ₹1,500 - ₹2,000 |
| Fixed Monthly Rent                | ₹30,000            | ₹25,000         | ₹23,000         | ₹20,000         | ₹15,000         |

## Deluxe Suite

400 sq. ft., ₹25 Lakhs

## Eco - Suite

300 sq. ft., ₹20 Lakhs







## *World-Class Amenities Designed for Every Lifestyle*

A living experience is defined not only by the quality of the residence but also by the luxury that surrounds it. At JAYCON GATEWAY - Tirupati , we offer an unparalleled suite of amenities that complement the lifestyle you deserve. Whether you're relaxing in the tranquil swimming pool, food court, or enjoying a peaceful evening with family at the children's park, every moment spent here is a celebration of luxury.



Suit Rooms



Banquet Hall



Pantry



Games



Indoor Games



Swimming Pool



Children Park



Food Court









## *A Smart, Secure Investment That Delivers Returns*

JAYCON GATEWAY - Tirupati offers more than just a luxury property—it provides an investment opportunity that promises financial returns while offering the comfort of high-end living. With a strong demand for quality accommodations in a city as culturally significant as Tirupati, this is the perfect opportunity to invest in an asset that will appreciate in value over time.

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### Investment Benefits

#### **Guaranteed Fixed Returns:**

Earn reliable, daily/monthly returns based on the suite type and size you invest in, providing a secure and consistent income stream. (A detailed annexure is available for reference, providing comprehensive insights into the project's specifications, investment details, and terms)

#### **Flexible Resale Option:**

Should you wish to sell your suite after registration, you retain the option to do so, allowing for both liquidity and long-term profitability.

#### **15 Days Free Stay:**

Enjoy the luxury of 15 complimentary days per year in your suite, an exclusive perk that makes your investment not only profitable but pleasurable.

#### **Loan Facility Available:**

Take advantage of financing options to make your investment even more accessible. With loan eligibility, you can own a luxury suite with flexible payment plans, making this a seamless and stress-free investment.

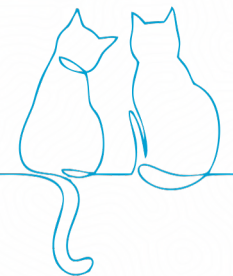
#### **Full Maintenance Managed by Jaycon:**

Enjoy complete peace of mind as Jaycon handles all aspects of property management, ensuring that your suite remains in pristine condition at all times.

**Project Delay Assurance:** Jaycon Homes Pvt Ltd is committed to delivering excellence on time. In the rare case of a project delay beyond 24 months, we guarantee returns or rental compensation from the 25th month onward, ensuring complete security for your investment.

#### **15-Year Lease Agreement (Renewable):**

Secure a long-term lease with Jaycon for 15 years, with the option of one time renewal after 15 years, ensuring long-term financial stability and passive income.







Maintenance



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## *A Prime Location in Tirupati*

*- Where Spirituality Meets Convenience*

Situated in the Sacred City of Tirupati, JAYCON GATEWAY - Tirupati offers unparalleled accessibility to the city's key landmarks while ensuring a serene and luxurious living experience. Whether for pilgrimage, business, or leisure, this location places you right where you need to be.







Alipiri Mettu



Renigunta Airport



Taj Hotel



Aivelu Mangapuram



Shilparamam



Ashoka Palace



Shri Brahmrishi  
Ashram



ISKCON Temple



Annapalayagunta



Siddeshwara Mutt



With its strategic location , seamless connectivity , and proximity to spiritual landmarks and modern conveniences , JAYCON GATEWAY - Tirupati is the ultimate destination for both living and investment.



## *Why Invest in Gateway Tirupati?*

### *A Fusion of Luxury, Comfort, and Profitable Investment*

Investing in Gateway Tirupati is more than just purchasing a property—it's a statement of refined taste and a step toward a secure financial future. With an unmatched location, luxurious amenities, and a sophisticated living experience, this is an opportunity for both seasoned investors and first-time buyers to secure a property that will offer both luxury and returns for years to come.

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#### **European-Style Infrastructure :**

Each suite is crafted with the finest materials and the latest design trends.

#### **Affordable Luxury:**

With options for various budgets, you can invest in luxury without compromising on your financial goals.

#### **Guaranteed Returns :**

Enjoy peace of mind with a reliable and consistent monthly return on your investment.

#### **Flexible Investment :**

Sell your suite at any time, with the confidence that your investment remains flexible.

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**Gateway Tirupati** isn't just a home; it's an **investment in your future** —elegant, secure, and enduring.









## *Uncompromising Architectural & Interior Features*

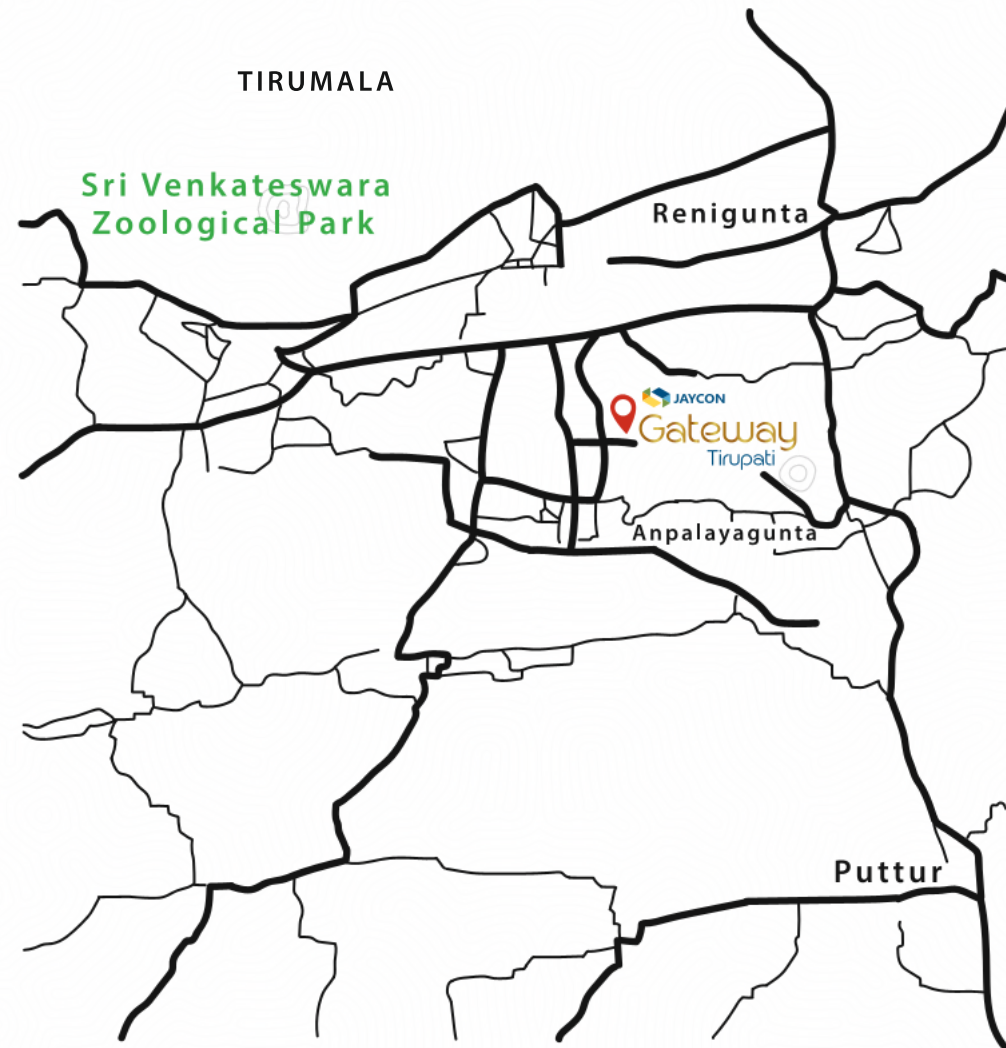
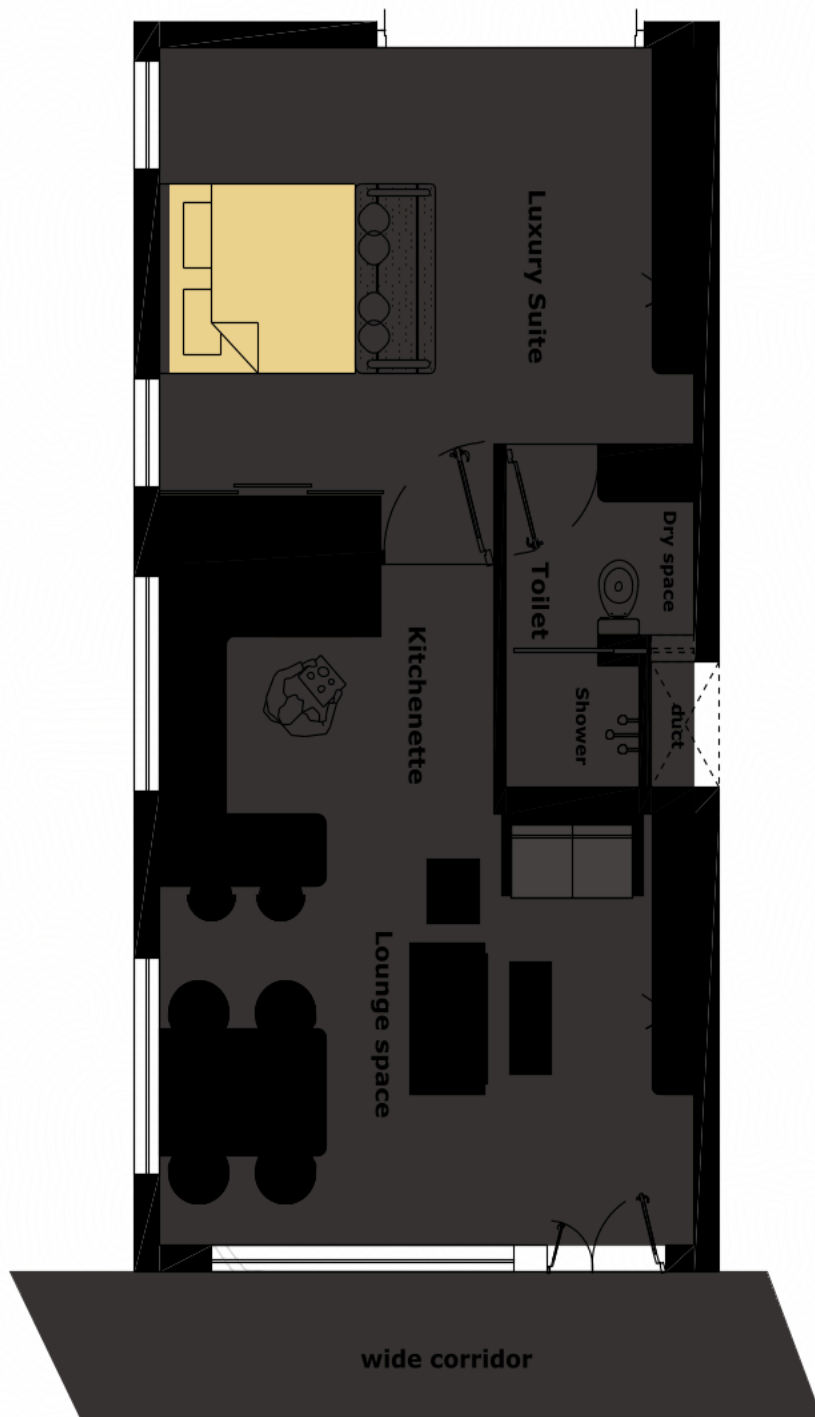
- Structure: Durable RCC framework, designed for stability and safety.
- Walls & Finishes: High-quality wall finishes with premium paints and tiles for aesthetics and longevity.
- Flooring: Elegant vitrified tiles in living spaces, anti-skid tiles in wet areas, and durable stone finishes for staircases.
- Doors & Windows: Sturdy main doors, laminated internal doors, UPVC windows, and sliding balcony doors.
- Bathrooms: Modern sanitary fittings with premium fixtures and efficient water systems.
- Electrical: Concealed wiring, modular switches, ample power points, EV charging, and full power backup.
- Lifts & Connectivity: High-speed elevators, well-finished lobbies, intercom, and digital connectivity provisions.
- Security & Safety: 24/7 surveillance, fire safety systems, and advanced security measures.
- Utilities: Efficient water management, waste disposal, and eco-friendly infrastructure.











## Typical Floor plan

Please note: Images are for conceptual purposes only; actual outcomes may vary.

Investing in Jaycon Gateway is your best decision for a secure and profitable future. With deluxe facilities, including exclusive suite rooms, and comprehensive maintenance managed by the esteemed Jaycon Group, you can enjoy a hassle-free lifestyle. Purchase your suite room and choose to live in it or rent it out for a steady income stream. This property offers unparalleled flexibility and value, making it an ideal investment for both personal use and financial growth.



Set against the serene and sacred backdrop of Tirumala, Jaycon Gateway Tirupati emerges as a landmark of refined living—where luxury, comfort, and affordability converge in perfect harmony. More than just a development, it is a visionary creation by Jaycon Gateway, tailored for those who aspire to live beyond the ordinary. Strategically situated in the heart of Tirupati, this premium project is not merely a place to stay—it is a gateway to elevated living and enduring value. Spread across 12.5 acres of thoughtfully planned landscape, the property showcases elegant European-inspired architecture and world-class amenities. With a diverse range of 5-star and 3-star suite rooms, each space is meticulously designed to cater to the refined tastes of modern travelers and investors alike. At Gateway Tirupati, indulgence meets practicality. Whether you're in search of a peaceful sanctuary or a promising real estate investment, this destination offers a suite to match your every aspiration—distinct, stylish, and uniquely you.





## Our Story

### Jaycon Homes PVT LTD – A Legacy of Trust, Excellence, and Innovation

For over 15 years, Jaycon has been recognized for its integrity, excellence, and visionary craftsmanship in real estate. Established in 2005, we have relentlessly pursued our mission to create spaces that embody luxury, comfort, and enduring value. With a proven track record of five landmark projects completed and two more underway, our expertise extends beyond construction into landscaping and internal development, shaping environments that stand the test of time. With 75+ successful projects spanning diverse industries, Jaycon is not just building structures—we are crafting legacies. Gateway Tirupati is the embodiment of this commitment, where every detail is meticulously designed, and every promise is fulfilled with precision and passion.

Our Trusted Partner



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Architects, Landscape Architects, Structural Consultants by Jaycon Homes Pvt Ltd.

Disclaimer: All dimensions are in sq. ft., measured finish to finish, excluding construction tolerances. Materials, dimensions, and drawings are approximate and subject to change at the developer's discretion without notice. Actual area may vary. Images are illustrative and do not represent actual size, features, or furnishings. The developer reserves the right to revise or alter without liability.