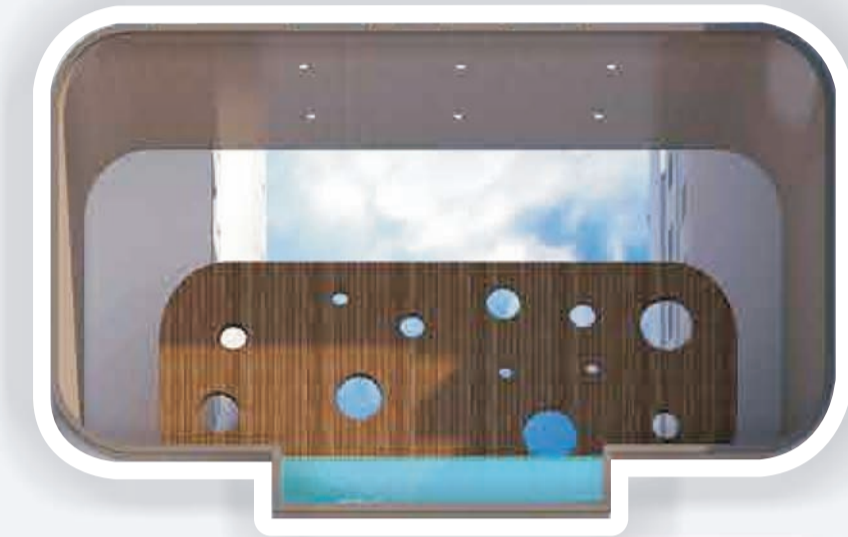
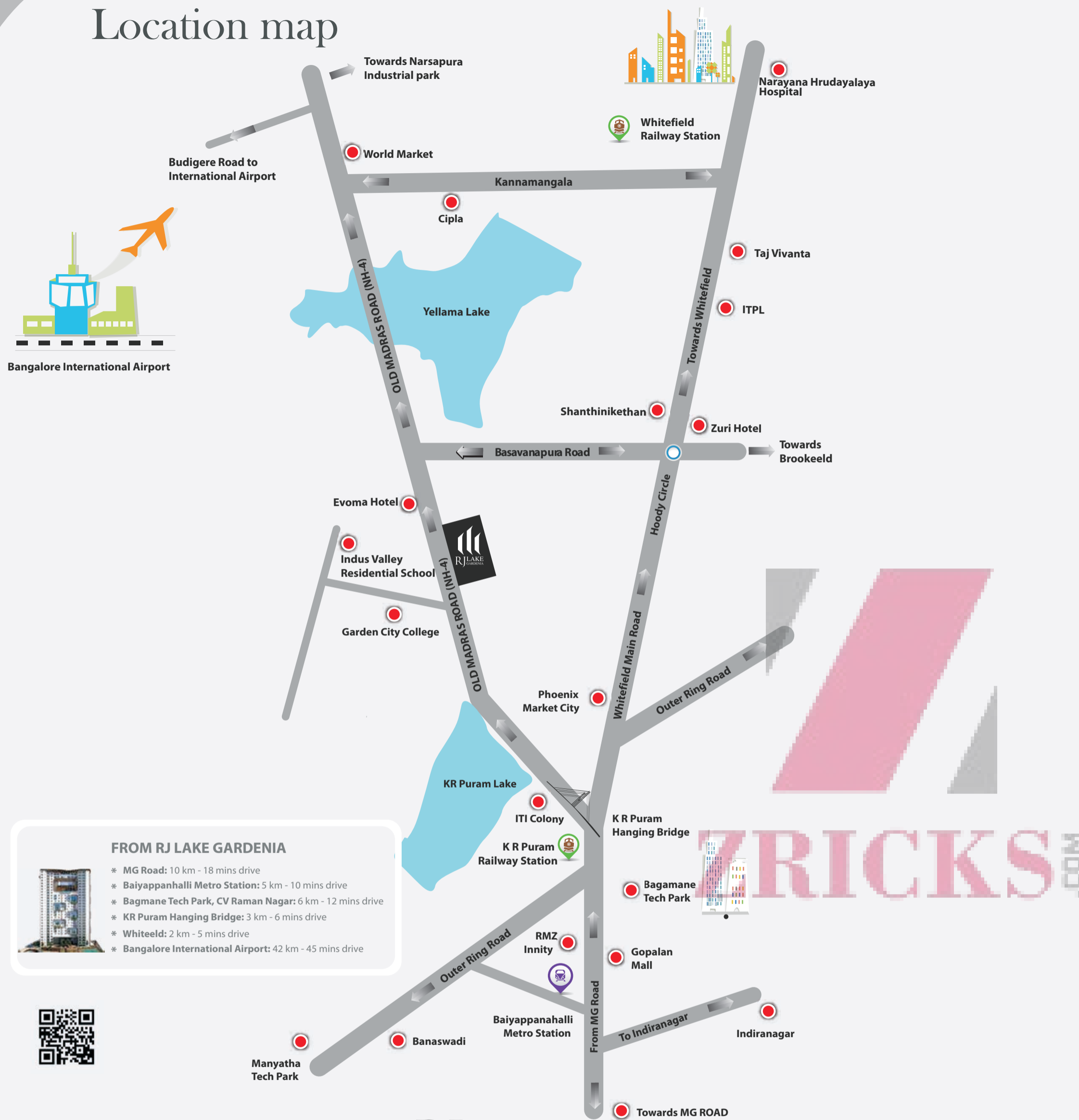


# Location map



**FROM RJ LAKE GARDENIA**

- \* MG Road: 10 km - 18 mins drive
- \* Baiyappanhalli Metro Station: 5 km - 10 mins drive
- \* Bagmane Tech Park, CV Raman Nagar: 6 km - 12 mins drive
- \* KR Puram Hanging Bridge: 3 km - 6 mins drive
- \* Whitefield: 2 km - 5 mins drive
- \* Bangalore International Airport: 42 km - 45 mins drive

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**A PROJECT BY RJ RISHIKARAN PROJECTS PVT LTD.**

**Disclaimer:** The information and visuals contained herein are creative impressions and are aimed to be suggestive, subject to change as may be required by the establishment architects and cannot appear as a tender or contract. While every reasonable care has been taken in providing the information, the promoters RJ Rishikaran Projects Pvt Ltd or their representatives cannot be held responsible for any typo in the brochure. The promoters reserve their rights to make alterations, additions, deletions and amendments as may be necessitated from time to time. Specifications and materials mentioned here are subject to availability.





## The RJ Group

*Designers of the real estate industry.*

For over two decades, the formidable RJ Group have evolved the skyline of Bangalore by elevating some of the most eye-catching landmarks the city has ever seen. Focusing on unique architecture, impeccable ethics, transparent practices, and high quality standards, the RJ Group is one of the most respected and sought-after developer brands in Bangalore.

Signature Skypool™  
only at Lake Gardenia

Greenery amidst  
the clouds

Avant-Garden™  
gardens in the sky

## RJ Lake Gardenia

*The most luxurious trend in architectural design.*

The RJ Group is proud to introduce our flagship project, RJ Lake Gardenia. A design collection of luxury living choices on Old Madras Road, Bangalore East.

Measured to perfection, this twin tower, 27-storey landmark, comes adorned with 173 niche 3BHK, 4BHK & Duplex units.

Designed with never-before-seen architectural facades and interiors, the highlight at Lake Gardenia is our signature skypool, tailor-made amidst the clouds, on the 21st oor.

In keeping with today's eco-concious trend, RJ Lake Gardenia is a Gold Certified LEED Building, making you proud to own a home here.

“ Not just another home, It's a  
never-before-seen design ”





## Design for the new era

For the most breathtaking view at Lake Gardenia, you need only to look within your home. Revolutionary and contemporary styling fills the interiors, as we look to offer designer living spaces to a design-conscious audience. Tailored with international elements, these homes suit only those with a taste for finer things in life.

### Terrace Units™

*Prêt-à-Porter*

Tailor-made to perfection, our 3 BHK Terrace Units come with 2000 to 2200 sq ft of exquisitely eye-catching exterior and interior styles.

### Sky Condominiums™

*for the fashion connoisseur*

If you appreciate new age, never before seen design, you'll love our 4 BHK sky condos, ranging from 2,800 to 3,800 sq ft, few accessorizable with a private garden.

### Sky Villas™

*for the design connoisseur*

Elevating you to the status of a design connoisseur, our limited edition Sky Villas come with 3,800 to 4,400 sq ft of opulent design and niche outdoor decks.

### Signature Skypool™

*on the 21st floor*

The center of attraction in our pièce de résistance, this extravagant amenity is a revolution in architectural design, taking it to whole new heights. It's only to be seen at RJ Lake Gardenia.

### Avant-Garden™

*A 1000 sq ft*

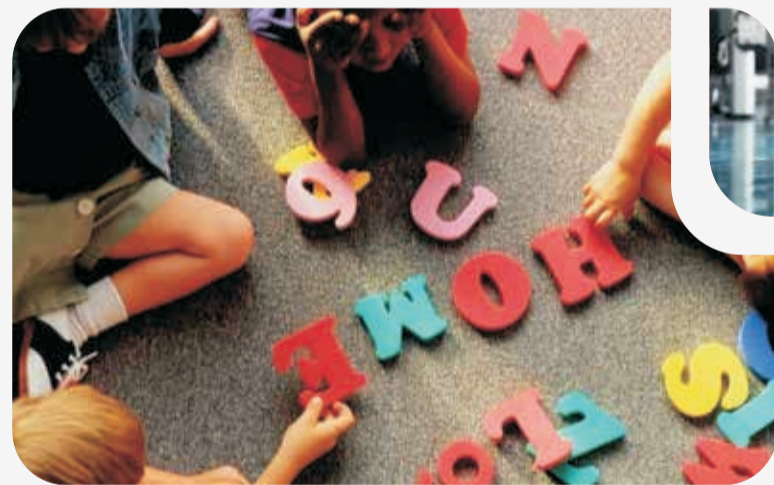
The most captivating designs are ones the audience has never witnessed before. Such as our expansive garden planted ethereally amidst the clouds.

### Ripples™

*The perfect accessory to our designer homes.*

The larger-than-life Clubhouse at Lake Gardenia is a 15,000 sq ft of lavish amenities, designed to pamper our every resident. With state of the art facilities, including a gym, sports amenities, dining/banquet options, swimming pools and much more, our Clubhouse is complete with every accessory your lifestyle needs.





ZRICKS

## The most stylish frills of any residential property

*Vastu compliant*

### Club House Facilities:

Swimming pool, Toddler's pool, Pool deck, Yoga deck, Elevated jogging track, Half basketball, Gym, Sauna, Steam room, Crèche, Squash court, Banquet hall, Billiards, Carom & chess room, Concierge, Lounge & small provision store

### Exclusive Sky Pool On The 21st Floor

### Landscape Features:

Children's play area, Amphitheater, Sit-out area, Flower/herb garden, Sculptural tree court, Landscape terraces, Water bubble feature & pavilion

### Services:

Gas bank, Laundromat, Security & visitors car park

## Everything you need to know about your home

**STRUCTURE** : RCC Structure with cement block masonry | **FLOORING** : Vitrified tiles for living, dining & bedrooms. Pre-laminated wooden flooring for master bedroom. Lift lobby and common areas with good quality granite | **DOORS** : All the doors with Masonite door shutters & engineered wood frames | **WINDOWS** : All windows of UPVC make, three track sliding shutters with mosquito mesh | **KITCHEN** : Polished granite cooking platform with stainless steel sink and CP fittings of Kohler or equivalent make with ceramic tile daddoing on walls 2 feet above platform | **TOILETS** : Wash basin & EWC of Duravit or equivalent make, taps & shower with hot and cold mixture of Kohler or equivalent make with provision for geyser. Antiskid tiles for flooring and ceramic tile daddoing for walls upto 7' 0" height | **ELECTRICAL** : All concealed wiring using PVC fire retardant copper wire with PVC conduits with Anchor Roma / equivalent modular switches with sufficient points for power and lighting. Provision for cable TV and telephone points with Finolex cables in all rooms. Provision for air conditioning points in all rooms | **PAINTING** : Internal walls will be treated with Emulsion paint and external walls with Apex Exterior / equivalent paint | **WATER SUPPLY** : Overhead tank and underground sump of adequate capacity with electric pump for continuous water supply | **LIFTS** : Schindler/ equivalent make lift to be provided of 13 passenger capacity of 4 nos. Service lift to be provided of 2nos **GENERATOR** : Stand by generator provided for emergency use, with a backup of 5kW for 3 BHK & 7kW for 4 BHK & Duplex | **INTERCOM FACILITY** : Intercom with 'video camera facility' from security room to all apartments | **GAS BANK** : Centralized reticulated gas distribution system for all apartments.



# Clubhouse



Great design only comes from a collaborative effort

[www.Zricks.com](http://www.Zricks.com)

PROPERTY DEVELOPERS : R J GROUP  
ARCHITECTS : THIRD EYE DESIGN STUDIOS  
PROJECT MANAGEMENT : JONES LANG LASALLE  
STRUCTURAL CONSULTANTS : STERLING ENGINEERING CONSULTANCY SERVICES PVT LTD, MUMBAI  
CONTRACTORS: PRATIBHA INDUSTRIES LTD.  
ENGINEERING CONSULTANTS : MAPLE SERVICE CONSULTANCY  
LEED CONSULTANT : GREEN BY DHRUV FUTNANI  
LANDSCAPE ARCHITECTS : ZORAS, U K