



RAFFLES PARK



MARKETING EXPERTS IN BANGALORE

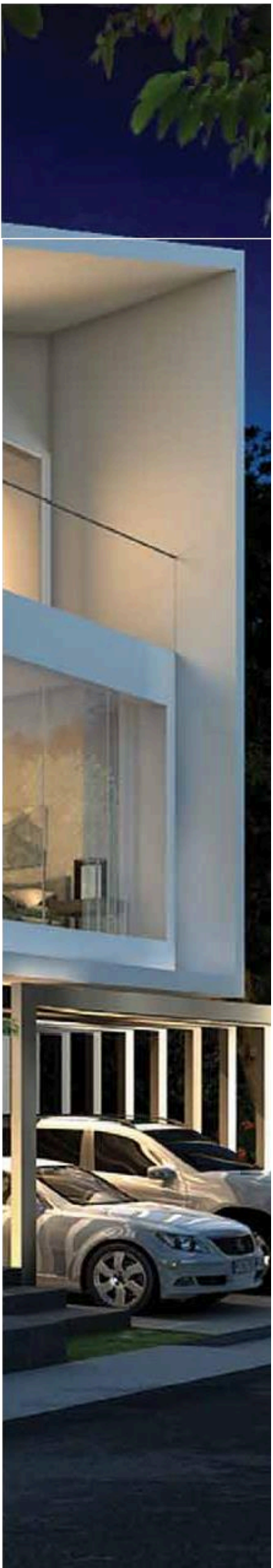
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+91 98452 08242

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EXCLUSIVELY MARKETED BY

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THE SPIRIT OF SINGAPORE THE HEART OF BENGALURU

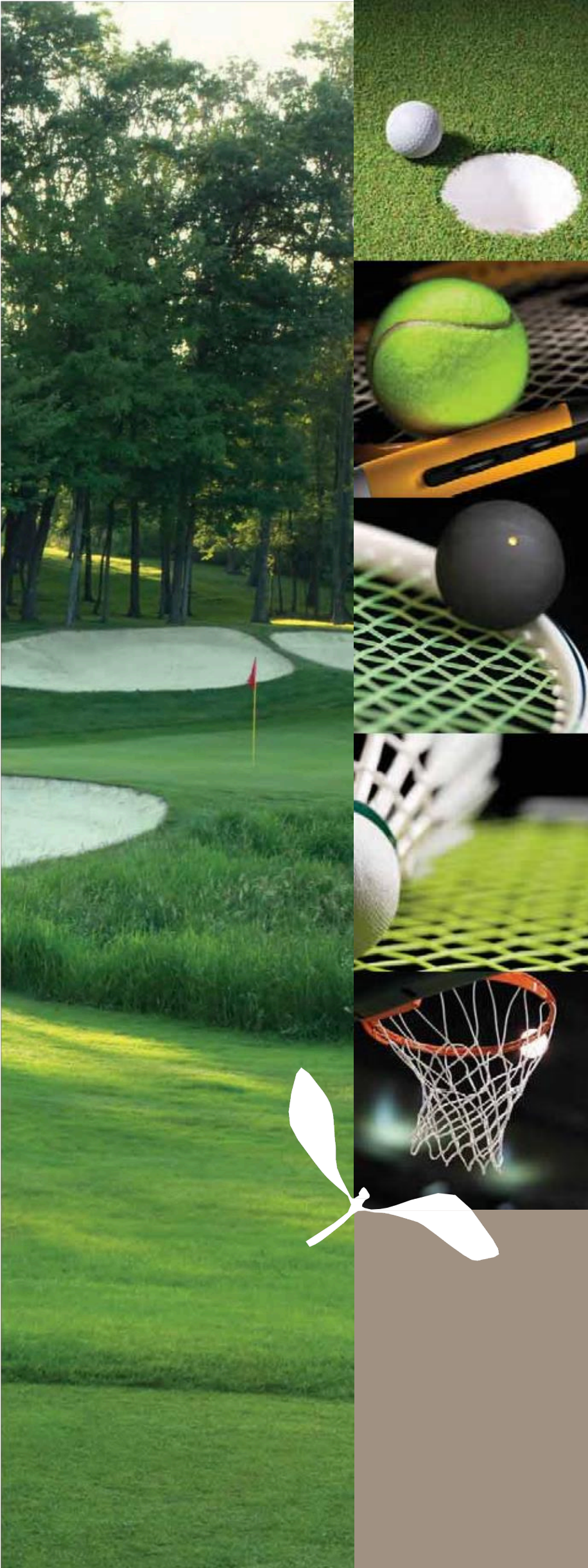
At the heart of Raffles Park is the essence of two garden cities meeting to create a nature's haven. 61, five bedroom villas that integrate Singapore's contemporary tropical design and Bengaluru's intense appetite for green spaces. The villas are uniquely designed with courtyards, water bodies and skylights. This offers an abundance of light and freshness within the home, bringing alive an experience of truly living within nature.



A PARADISE WITHOUT PARALLEL



If you share a love for beautiful things, Raffles Park has no other parallel. This enclave with an infinity pool overlooking into 2.5 acres of green central spine and an acre of putting greens will always nurture a love for nature, even while being close to the city. This paradise is a blend of recreation spaces, meditative areas, silence, blues and greens.



CLUB HOUSE AMENITIES

With access to the 20,000 sq.ft. club house area there is every reason to stay fit and relaxed.

1,800 SQ.FT. SPLIT LEVEL FITNESS
ZONE OVER 1 ACRE OF GOLF
PUTTING GREENS MORE THAN 1KM
OF JOGGING TRACKS OLYMPIC
LENGTH INFINITY POOL BADMINTON
COURT TENNIS COURT SQUASH
COURT MULTIPURPOSE HALL
BILLIARDS MEETING ROOMS
CHILDREN'S PLAY AREA AND
MUCH MORE



LIVING ROOM

EXPANDING LUXURY OVER 35 FEET OF COLUMN-FREE SPACE





BEDROOMS WITH ROOM FOR MORE THAN A BED

600 SQ.FT MASTER SUITE WITH A LARGE BEDROOM AND SPACIOUS WALK-IN CLOSET.
EXCLUSIVE STUDY AREA & PATIO WITH SELECT UNITS





Bathroom



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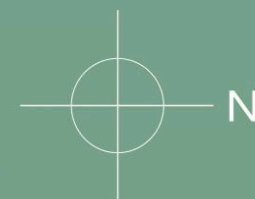
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- A ENTRY PLAZA
- B TENNIS COURT*
- C BASKET BALL POST*
- D CHILDREN'S PLAY AREA
- E CLUBHOUSE
- F INFINITY SWIMMING POOL
- G JOGGING TRACK
- H CENTRAL WATER BODIES
- I HERB GARDEN
- J FIT QUAD SERIES
- K WELLNESS PATH
- L VISITORS CAR PARK
- M GOLF PUTTING GREEN
- N PAVILIONS







LUMERIA

A C O M B I N A T I O N O F S P A C E,
L I G H T A N D A R C H I T E C T U R E

The visual treat of a floating family lounge and a home theatre add to the drama created by three double height spaces that play off light and design. Indoor decks and skylights round off the spectacle.





GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING--DINING	33'6" X 36'6"
DRY--WET KITCHEN COMBINED	11'1" X 11'1"
GARDEN PATIO -- INDOOR	11'1" X 11'1"
GUEST SUITE	11'7" X 11'1"
	22'5" X 11'0"
	11'4" X 6'6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	11'6" X 14'6"
MASTER BATH	6'6" X 14'6" X 12'6" X 14'6"
FAMILY LOUNGE	10'6" X 24'6" X 11'6" X 11'6"
SUITE 1 + WALK IN CLOSET	11'6" X 11'6" X 12'6" X 11'6"
SUITE 2 + WALK IN CLOSET	11'6" X 10'5"



SECOND LEVEL

SSEELLEECTIVEE AREAS	DIIMEENSSIIIONSS
HOMEE	1166" 66"" X 1144"
TTHEEATTREE +	66"" + 1100" X 1133"
BAR GARDEEN	66"" 3366" X 1155"
PPATIIIO 33 + WALKK IIN CLLOSEE	1133" X 1144" 1111" X
GARDEEN	1144" + 11" X 6"
PPATIIIO 22	

LUMERIA







 AQUARIA

THE VILLA THAT'S YOUR PRIVATE ISLAND

Here's an excuse to step outside the villa. Reflective pools on either side of the villa lend a floating feel to living and dining areas. While inside, a modern relaxing family lounge compliments the pristine landscape features.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING--DINING	33'6" X 11'7" 66"
DRY--WET KITCHEN COMBINED	11'1" X 22'0"
COURTYARD	22'7" 66" X 22'0"
GUEST SUITE	11'1" X 16' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	11'7" 66" X 11'8" 66" + 8" 66" X 11'8" 66"
MASTER BATH	8'8" X 11'8" 66"
FAMILY LOUNGE	11'5" 66" X 22'6"
SUITE 1 + WALK IN CLOSET	11'1" 66" + 6" X 10' 6"



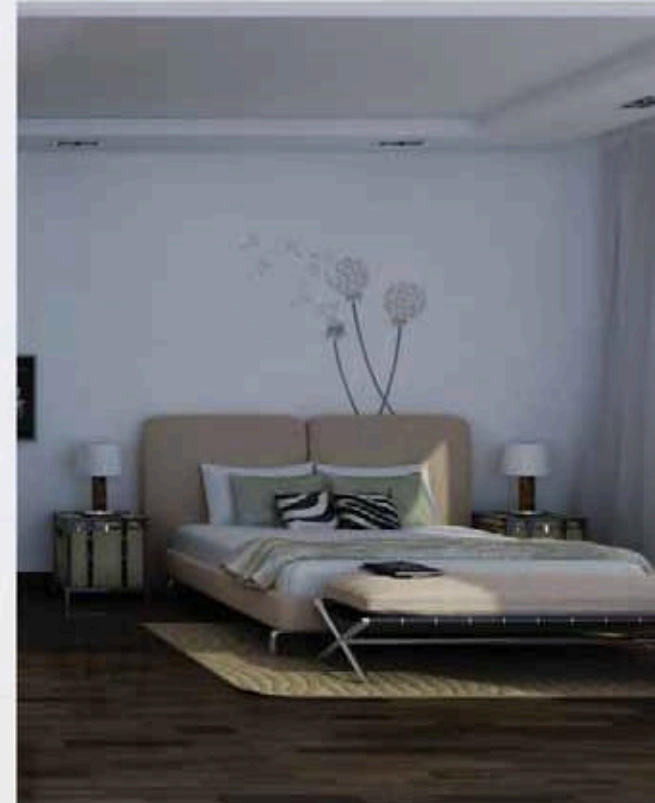
SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOME THEATRE	17' X 18' 6"
SUITE 2 + WALK IN CLOSET	10' X 24' + 7' X 12' 6"
SUITE 3 + WALK IN CLOSET	12' X 12' 6" + 7' 6" X 6'
GARDEN PATIO IN TWO PARTS	22' 6" X 16' + 13' X 8'

AQUARIA







CANOPIA

THE VILLAGE AT'S ALL ABOUT THE OUTDOORS

Sunbathing, anyone? Marked by extensive wooden patios across all levels, this villa type is perfect for a barbecue with family and friends. Sloping roofs and trees that break into the lines of the home, complete the double height landscaping. And "ssshh", this is the only villa with a study room in the master suite.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING--DINING	33'6" X 36'
DRY--WET KITCHEN COMBINED	11'2" X 22'
GARDEN PATIO	11'2" X 22'
GUEST SUITE	22'0" X 6'6"
	22'1" X 22'0"
	6'6"
	11'1" X 11'5"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE WITH STUDY + WALK IN CLOSET	34' X 8'12" X 12'11"
MASTER BATH	X 8'12" X 12'11"
FAMILY LOUNGE WITH LIBRARY	X 27'17" X 10'6"
SUITE 1 + WALK IN CLOSET	+ 5'6" X 8"



CANOPIA



SECOND LEVEL

SELECTIVE AREAS	DIENSIONS
HOMEE THEATRE	2222" X 1166"
GARDEEN PATTIO	1111" X 27"
SUITTEE 22 + WALLK IN CLOSSEET	1177" X 10" + 5" 6" X 8"
SSUITTEE 33 + WALLK IN CLOSSEET	1122" 66" X 1133" 66" + 77" X 88"





PLUMERIA

THE VILLA WITH A VALLEY VIEW

If you want the feeling of living on the edge of greens, here's the villa for you. This villa type unfolds a piece of paradise in your own backyard. This cocoon of privacy gets accentuated with the uninterrupted valley view that merges with the backyard.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING-DINING	36' X 15' 6"
DRY-WET KITCHEN COMBINED	13' 6" X 19' 6"
BACKYARD	39' X 6' 6"
GUEST SUITE	13' X 10' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	20' 6" X 11' + 13' X 7'
MASTER BATH	13' X 14'
FAMILY LOUNGE	16' X 22'
SUITE 1 + WALK IN CLOSET	18' X 11' 6" + 12' X 6'



PLUMERIA



SECOND LEVEL

SSEELLEECTIVEE AREEEASS	DIIMEENSSIIIONSS
HOMEE TTHEEATTREE	2200" 66"" X 1144"
GARDEEN PPAATTIOIO	1133" X 1133' '
SUITTEE 22 +	1166" X 1177" + 66" X 9"
WALLKK IIN	1133" X 1177" 66""

CLLOSSEETT SUITTEE
33 + WALLKK IIN
CLLOSSEETT





 LUMERIA
GRAND

THE VILLA WHERE SPACE STRETCHES

An evolved design of Villa Lumeria, this is the largest villa in the Raffles Park enclave, with an even larger lot size. Let your imagination fly through family get-togethers and Sunday brunches. With three large garden patios there is no dearth of space to host a large party to welcome the New Year.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING-DINING	40' X 17' 6"
DRY-WET KITCHEN COMBINED	15' 6" X 24' 6"
GARDEN PATIO - INDOOR	16' X 24' 6"
GUEST SUITE	14' 6" X 14' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	23' 6" X 14' 6" + 8' 6" X 14' 6"
MASTER BATH	16'0 X 14' 6"
FAMILY LOUNGE	16' X 23' 6"
SUITE 1 + WALK IN CLOSET	15' 6" X 15' 6" + 15' 6" X 6' 6"
SUITE 2 + WALK IN CLOSET	12' X 16' 6" + 10' X 6' 6"

LUMERIA
GRAND



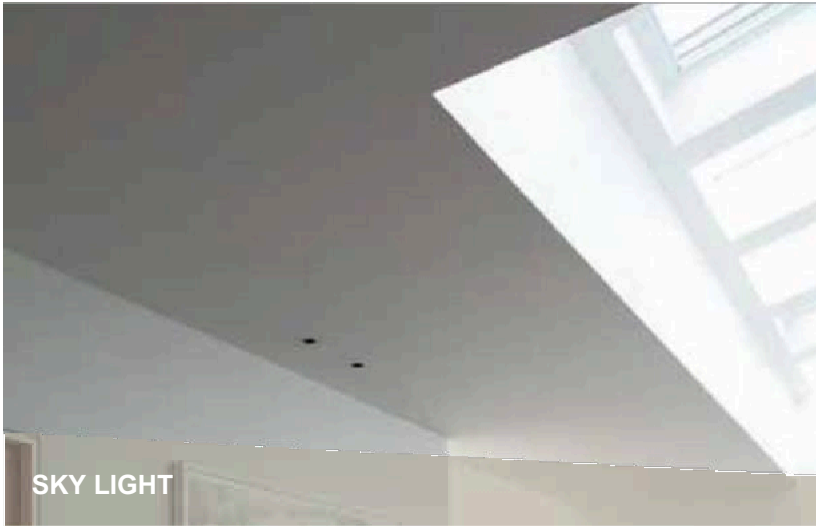
SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOME THEATRE/BAR	16' X 28' 6"
GARDEN PATIO 1	22' 6" X 14' 6"
GARDEN PATIO 2	50' X 15'
SUITE 3 + WALK IN CLOSET	15' 6" X 14' + 15' 6" X 6'





PRIVATE ELEVATOR



SKY LIGHT



FREE STANDING BATH TUB



FAUCETS



WATER BODIES

SPECIFICATIONS

Structure RCC frame structure with masonry partitions

Flooring and Clad

Imported marble flooring in living - dining, dry kitchen, walkways and stairwell

Engineered wooden flooring in all bedrooms, family lounge and home theatre zone

Imported marble clad in bathrooms, upto false ceiling in shower area and up to 1,000 mm in dry areas

Black granite/mosaic tiles in water body/ies

Faucets and Sanitaryware

Gessi or equivalent make faucets in all bathrooms

Laufen or equivalent make sanitaryware in all bathrooms

Free standing bathtub of Laufen or equivalent make in master suite

Toughened glass partitions of Dorma or equivalent make for all shower

areas

Electrical

Internal wiring shall be of Finolex or equivalent make

Switches of Schneider ZENCelo or equivalent make

Doors and Windows Teak wood frame and shutter for main door
Hard wood frame and flush shutter for other doors
Glazed sliding UPVC window frames with mosquito screen
Toughened glass for french doors and railings
All hardware of Hafele/Blum or equivalent make

Paint and False Ceiling

Internal paint in off-white acrylic emulsion

External paint in weather proof emulsion paint

False ceiling throughout the villa
POP wall Punning

Electro-domestic Equipment

Internal elevator of Domus or equivalent make

Split or VRV air-conditioning system provided in living/dining,

all

bedrooms, family lounge and home theatre zone (8 nos.)

Home Automation A video door phone connected to main door and security cabin
Occupancy sensor (infrared based) in bathrooms

Utilities / Services

15KVA of electricity supply
100% power backup (standby diesel generator) up to 15KVA for each villa

Dual meter for billing of backup power consumption

Hydro pneumatic water supply from water filtration plant for

the

entire project

Reticulated gas supply

A tertiary sewage treatment plant for

re-use of water for landscape

and

flushing needs

Special Features

Skylight

Reflective water bodies

Landscape features

Granite Patio

Disclaimer - All specifications, amenities and brands listed above are subject to change and decisions taken from time to time by the developers shall be final and binding. This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity, or plan mentioned herein, with or without notice. All images shown here are indicative. This document or part thereof may not be copied, modified, distributed, reproduced or reused without the express written consent of the developers.

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+91 98452 08242



contact@nichepropex.com



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