



RJ  
GROUP

RJ LAKE  
GARDENIA

OLD MADRAS ROAD,  
BANGALORE.

The home of your dreams is  
**HERE**





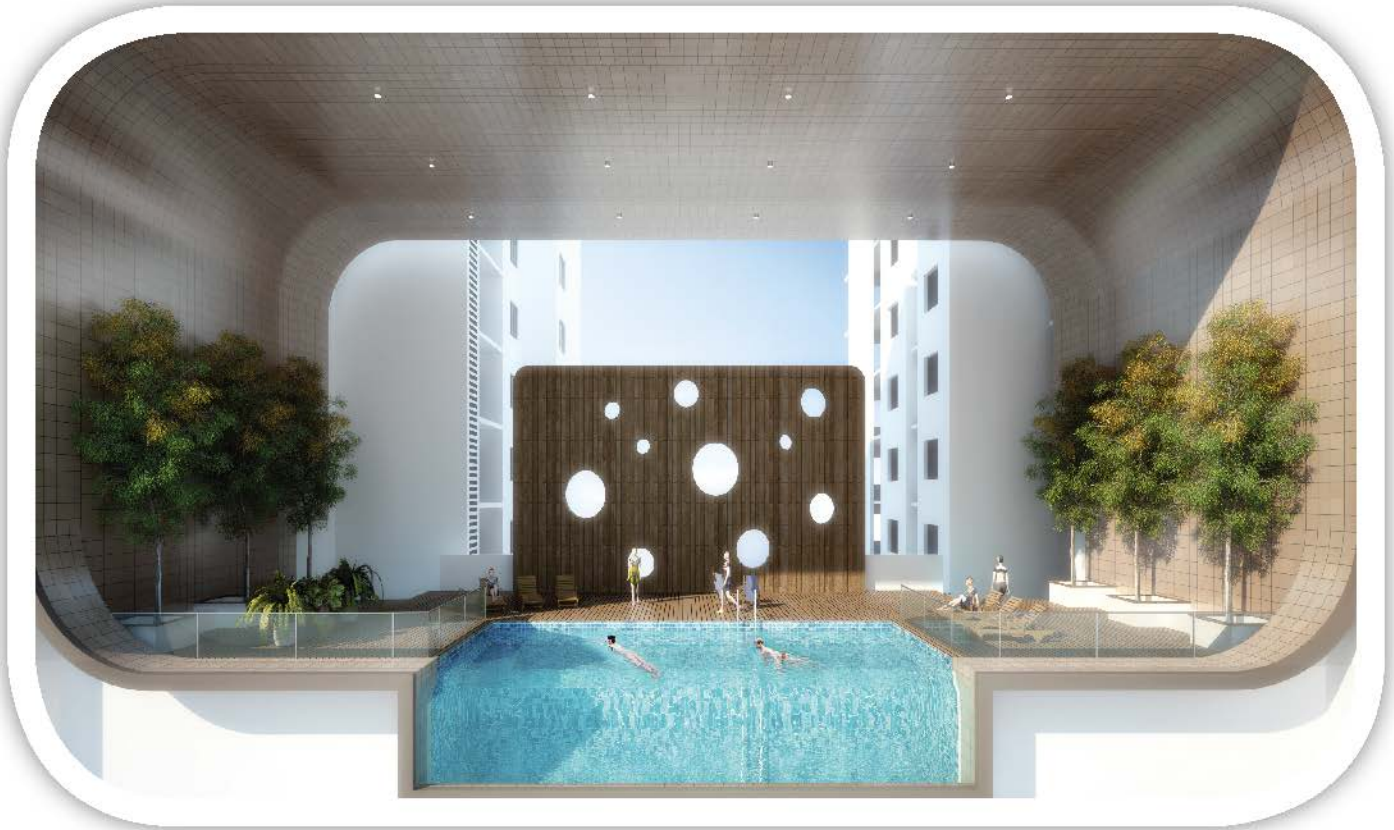
## A Legacy of **Excellence**

More than 2 decades, RJ Group have created prestigious landmarks in Bangalore, with focus on impeccable ethics, transparent practices, and high quality standards. Our capabilities include designing building, development, interiors, and consultation for residential, corporate and the hospitality industry. Not surprisingly, RJ Group is amongst the most respected and trusted developers in Bangalore.



WELCOME  
to the most idyllic  
living experience.

## Signature Sky Pool on the 21<sup>st</sup> floor at Rj Lake Gardenia



Rj Group presents their flagship project Rj Lake Gardenia a Luxury Residential Development located at Old Madras Road, Bangalore East. The Key to this project are the surrounding lake features, adding to the design value by providing a complete lakescape, giving each of the corner apartments a beautiful view.

The twin tower, 27 Storey landmark comprises of a limited number of 173 units of 3 BHK Terrace units, 4BHK, Sky Condominiums and Signature Sky Villas. Hence providing you a home of your need and a great investment.

# VIEW OF RJ LAKE GARDENIA





## SIGNATURE SKY VILLAS

RJ Lake Gardenia comprises of the following configurations of apartments, in order to suit your need and requirement to a great living and lifestyle.

### TERRACE UNITS

Tailor made to perfection, these units range from 2000 to 2200 sq.ft. These units are designed as corner units proving ample amount of space, natural lighting and ventilation.

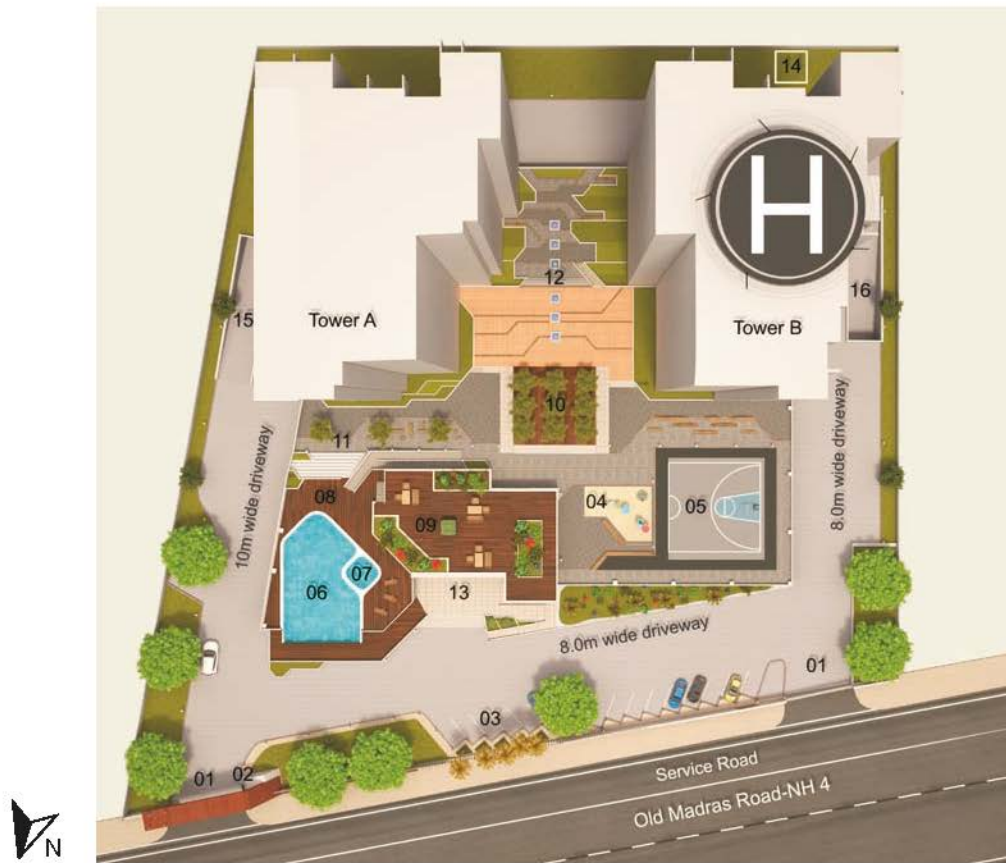
### SKY CONDOMINIUMS

These flagship units range from 2800 sq.ft to 3800 sq.ft. These are designed as floating terraces between the two towers. A few are accessible through expansive triple height decks floating in the midst of the high rise creating an ambience of excellent living.

### SKY VILLAS

These signature duplex units are limited to 8 numbers varying from 3,800 sq.ft. to 4,400 sq.ft of opulent design and niche outdoor decks.

# MASTER PLAN



## RIPPLES - CLUBHOUSE FACILITIES

- Club house facilities:**
- 05 Half basketball Court
  - 06 Swimming pool
  - 07 Toddler's pool
  - 08 Pool deck
  - 09 Sitout area
  - Lounge & small provision store
  - Concierge
  - Squash Court
  - Banquethall
  - Creche
  - Yoga Deck
  - Billiards, Carrom & Chess Room
  - Sauna
  - Gym
  - Steam Room

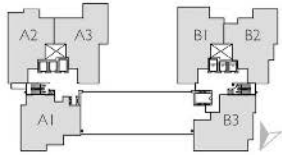
### Exclusive Sky Pool On The 21st Floor

- Landscape Features:**
- 04 Childrens play area
  - 10 Sculptual Tree court
  - 11 Amphitheatre
  - Flower/Herb gardens
  - 12 Water bubble feature & Pavilion
  - Landscapē Terraces
  - Sit-out Area

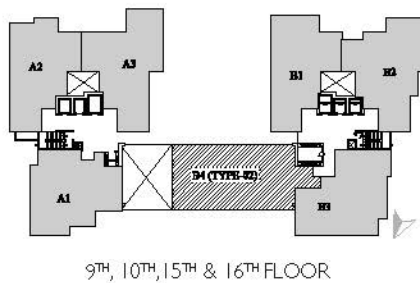
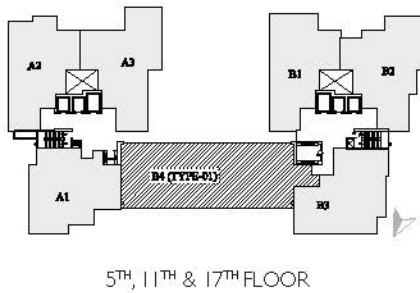
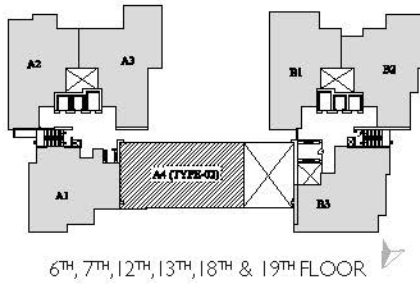
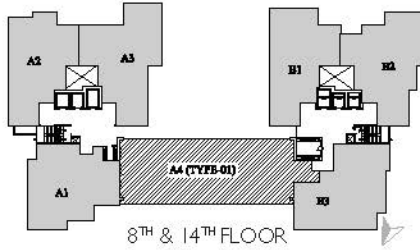
- Services:**
- 03 Visitor's parking
  - 14 Gas Bank
  - 15 Entrance Ramp
  - 16 Exit Ramp
  - Laundromat
  - 13 Ripples, An Additional 15000 sqft of Mixed Use Amenities



KEY PLAN  
TERRACE UNITS (3BHK)



KEY PLAN  
SKY CONDOMINIUMS (4BHK)





VERTICAL LANDSCAPING

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



VIEW OF THE TRIPLE HEIGHT DECK @ SKY CONDOMINIUMS



LANDSCAPED DECKS



LANDSCAPED PODIUM

# SPECIFICATIONS

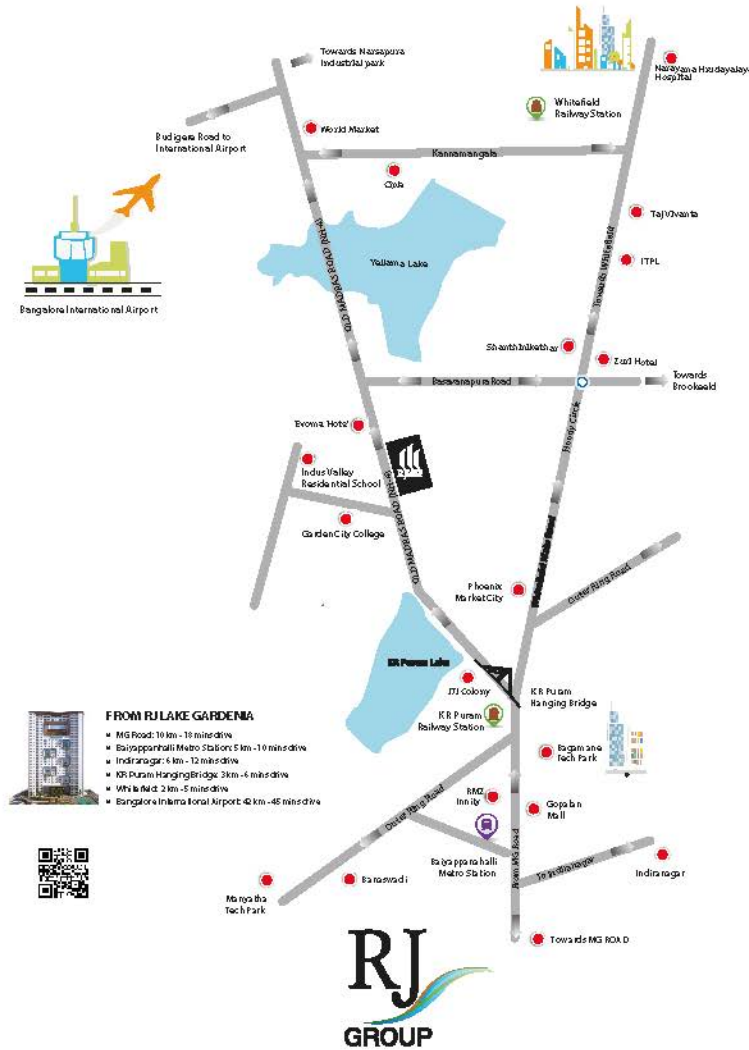
STRUCTURE	: RCC Structure with cement block masonry.		
FLOORING	: Vitrified tiles for living, dining & bedrooms. Pre-laminated wooden flooring for Master Bedroom. Lift lobby and common areas with good quality granite.		sufficient points for power and lighting. Provision for cable TV and telephone points with Finolex cables in all rooms. Provision for Air conditioning points in all rooms.
DOORS	: All the doors with Masonite door shutters & engineered wood frames.	PAINTING	: Internal walls will be treated with Emulsion paint and external walls with Apex Exterior / Equivalent paint.
WINDOWS	: All windows are provided with UPVC three track sliding shutters with mosquito mesh.	WATER SUPPLY	: Overhead tank and underground sump of adequate capacity with electric pump for continuous water supply.
KITCHEN	: Polished granite cooking platform with stainless steel sink and CP fittings of Kohler or Equivalent make with ceramic tile dadoing on walls 2 feet above platform.	LIFTS	: Mitsubishi / Equivalent make lift to be provided of 16 passenger capacity of 4 nos. Service lift to be provided of 2nos.
TOILETS	: Wash basin & EWC of Duravit or equivalent make, taps & shower with hot and cold mixture of Grohe or Equivalent make with provision for geysers. Antiskid tiles for flooring and ceramic tile dadoing for walls upto 7 feet height.	GENERATOR	: Stand by generator provided for emergency use, with a backup of 5kW for 3 BHK & 7kW for 4 BHK & Duplex.
ELECTRICAL	: All concealed wiring using PVC fire retardant copper wire with PVC conduits with Anchor Roma / Equivalent modular switches with	INTERCOM FACILITY	: Intercom with video camera facility from security room to all apartments.
		GAS BANK	: Centralized reticulated gas distribution system for all apartments.

# CONSULTANTS

PROPERTY DEVELOPERS	: R.J GROUP
ARCHITECTS	: THIRD EYE DESIGN STUDIOS
PROJECT MANAGEMENT	: JONES LANG LASALLE (JLL)
STRUCTURAL CONSULTANTS	: STERLING ENGINEERING CONSULTANCY SERVICES PVT LTD, MUMBAI
CONTRACTORS	: PRATIBHA INDUSTRIES LTD, MUMBAI
ENGINEERING CONSULTANTS	: MAPLE SERVICE CONSULTANCY
LEED CONSULTANT	: GREEN BY DHURV FUTNANI
LANDSCAPE ARCHITECTS	: ZORUS, U.K. / DHRUVA LANDSCAPE ARCHITECTS
LEGAL	: MR. SYED MASOOD AHMED



# LOCATION MAP



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

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