




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 21st 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 171 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 2068 to 2203 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 3014 sq.ft to 4042 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 6 numbers varying from 4675 sq.ft. to 5785 sq.ft of opulent design and niche outdoor decks.

MASTER PLAN



RIPPLES – CLUBHOUSE FACILITIES

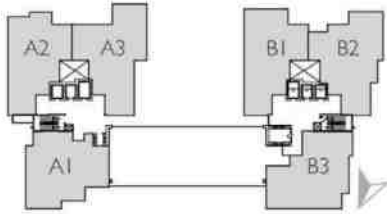
Club house facilities:

- Half basketball court
- Swimming pool
- Toddler's pool
- Pool deck
- Lounge
- Concierge
- Squash Court
- Banquet hall
- Billiards, Carrom & Chess Room
- Sauna
- Gym
- Steam Room
- Elevated park on the First floor.

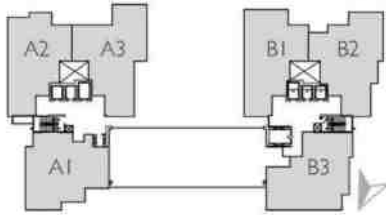
Exclusive Sky pool On The 21st Floor

- Services: ● Visitor's parking ● Gas Bank ● Sewage Treatment plant.

KEY PLAN TERRACE UNITS (3BHK)



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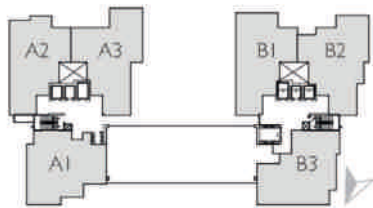


Type A3
2202.59 sqft



Type B1
2083.28 sqft

KEY PLAN TERRACE UNITS (3BHK)

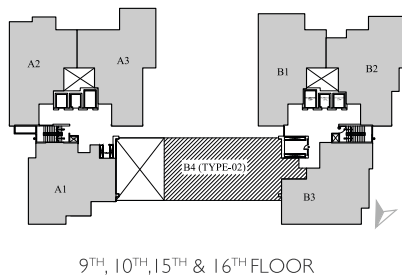
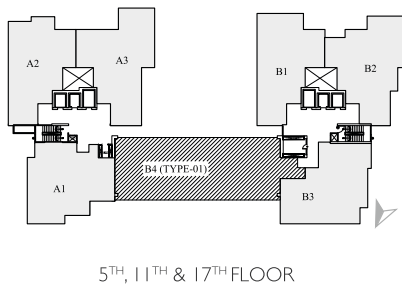
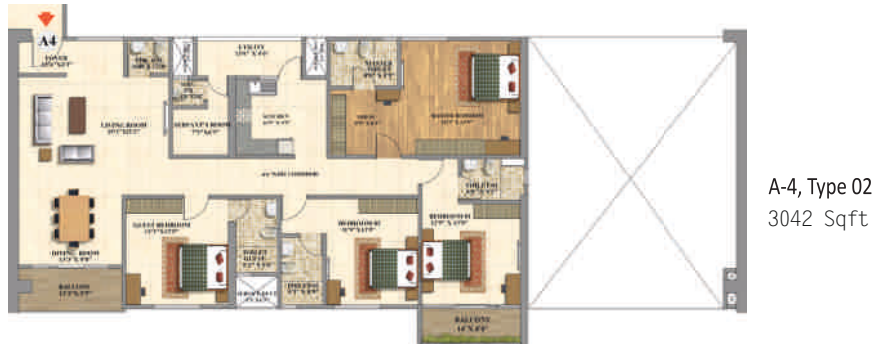
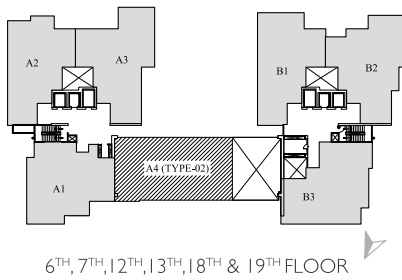
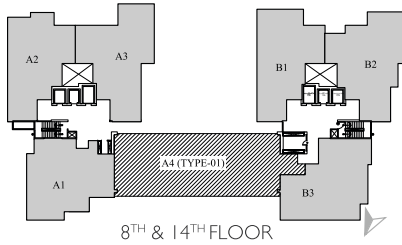


Type B2
2174.87 sqft



Type B3
2123.26 sqft

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 FOR THE PROJECT RJ LAKE GARDENIA

STRUCTURE : RCC Structure with cement block masonry

PLASTERING : All internal walls and ceilings are provided with lime finish, and external walls with rough sponge finish.

FLOORING : Good Quality Vitrified tiles for living, dining & bed rooms. Pre-laminated Wooden Flooring for Master Bedroom. Lift Lobby & Common areas flooring with good quality Vitrified Tiles, Stair case with good quality Kota Tiles.

DOORS : All the doors with Masonite Skin door shutters and Yellow Cedar frames.

WINDOWS : All windows provided with UPVC three track sliding shutters with mosquito mesh

· KITCHEN: Provision for Modular Kitchen

· TOILETS: Wash basin & EWC of Duravit or equivalent make, taps & shower with hot and cold mixture of Grohe or Equivalent make with provision for geyser. Antiskid tiles for flooring and ceramic tile daddoing for walls upto 7 feet height.

PAINTING : Internal walls will be treated with Plastic Emulsion Paint and external walls with Apex Exterior / Equivalent paint.

ELECTRICAL : All concealed wiring using PVC fire retardant copper wire with PVC conduits and Anchor Roma or Equivalent modular switches with sufficient points for power and lighting. Provision for cable TV and telephone points with Finolex cables all rooms. Provision for Air condition points in all rooms.

WATER SUPPLY: Overhead tank and underground sump of adequate capacity with electric pump for continuous water supply. Bore well provided to supplement corporation water.

LIFTS : Schindler or Equivalent make lift of 16 passengers capacity and Service lift of 16 Passenger capacity to be provided.

GENERATOR : Stand by generator of reputed make provided for emergency use in common areas and lift with power back up for each apartment 5Kw for 3 BHK & 7kw for 4 BHK & Duplex.

Intercom Facility: Intercom with Video Camera facility from security room to reception and all apartments.

GAS BANK : Centralized Reticulated gas distribution system for all apartments.

CONSULTANTS

PROPERTY DEVELOPERS : R J GROUP

ARCHITECTS : THIRD EYE DESIGN STUDIOS

STRUCTURAL CONSULTANTS : STERLING ENGINEERING
CONSULTANCY SERVICES PVT LTD, MUMBAI

CONTRACTORS : PRATIBHA INDUSTRIES LTD. MUMBAI

ENGINEERING CONSULTANTS : MAPLE SERVICE CONSULTANCY

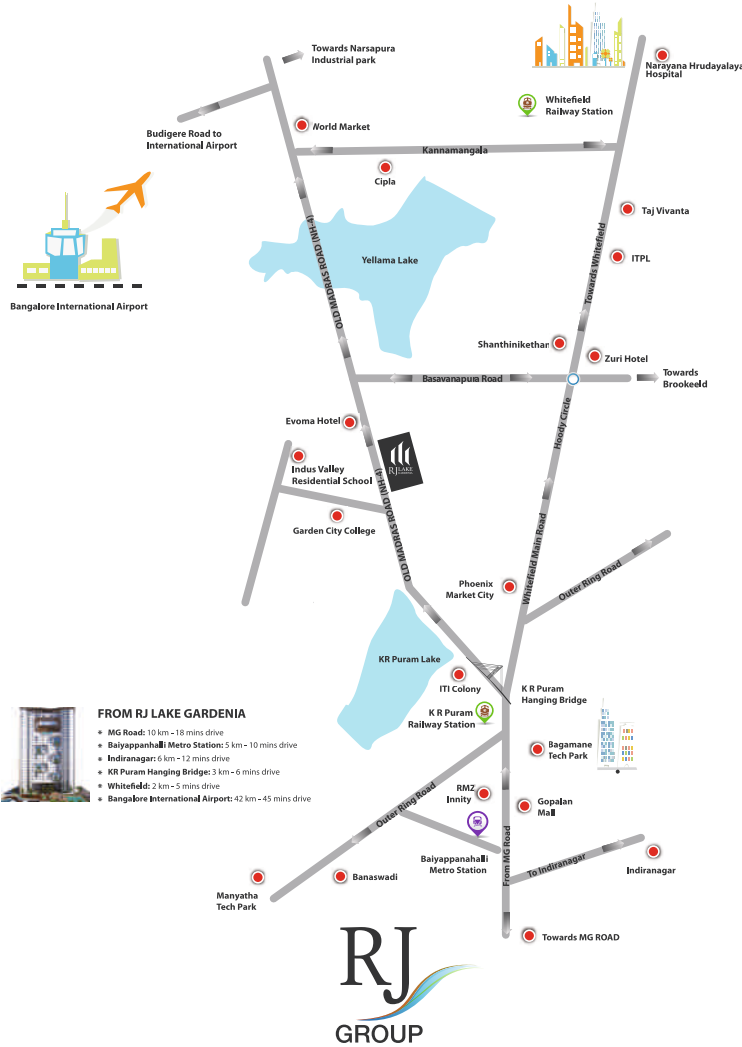
LEED CONSULTANT : GREEN BY DHYUV FUTNANI

LANDSCAPE ARCHITECTS : DHRUVA LANDSCAPE ARCHITECTS

LEGAL : MR. SYED MASOOD AHMED



LOCATION MAP



FROM RJ LAKE GARDENIA

- MG Road: 10 km - 18 mins drive
- Balyappanahalli Metro Station: 5 km - 10 mins drive
- Indiranagar: 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

Scan



Project Location

Scan



Model Apartment
Walkthrough Video

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PROJECT BY : RJ RISHIKARAN PROJECTS PVT LTD.



RERA Project Registration No : PR/KN/170731/000798