



*experience the royal life*  
*the key to limitless joy*

VISION  
**ROYAL PARK**  
*Gateway to smart living*



2 & 3 BHK GATED COMMUNITY LOCATED @ KUNDANAHALLI, BANGALORE

RERA NO.: PRM/KA/RERA/1251/446/PR/041123/006375



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*indulge in a luxury  
and experience the ultimate expanses*

Immerse yourself in the never ending pulse of bustling daily activity and swirling night life. The international lifestyle invites in the heart of Hyderabad a booming, 24/7 cosmopolitan city, brimming with charismatic neighborhoods, iconic streets, and layers and layers of cultural life that offer a feast of dining nightlife and outdoor attractions.

Welcome to a new chapter of city living

*new every day  
in new inspiration*

Live life in a superb style - enjoy an incredible range of leisure activities any time of the day with stunning facilities, graciously landscaped above high and ordinary. Serenity that forms exclusivity, ideal for you and your family.

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2&3 BHK ULTRA LUXURY LIVING APARTMENT

100% VASTHU COMPLIANTS

EXCELLENT LOCATION & CONNECTIVITY

SOLAR FENCING

STP

RAINWATER HARVESTING

POWER BACKUP UP-TO 0.5KVA

WIDE PARKING AND DRIVE WAYS

INTERCOM FACILITY

24/7 SECURITY

CCTV SURVEILLANCE

BRANDED LIFTS



*contemporary luxurious*  
beautiful living spaces

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Vision Royal Park is designed with form and function in mind. The boutique style apartments with 2&3 bedrooms are designed with large windows and intelligent layouts. It's luxurious but a breeze to upkeep, practical for busy young families.



Premium Gated Community Living

Utilitarian Design for Space Optimization

Excellent Ventilation

Fast Growing Residential Area

Premium Quality Constructions

Finest Architectural Design



3D Isometric Views



**TYPICAL FLOOR PLAN**  
AREA STATEMENT IN SFT



FNO	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19
CA	1011	767	789	910	724	719	752	766	837	765	687	794	432	1023	916	773	783	783	783
B&U A	114	53	74	71	77	75	74	99	121	84	78	63	80	126	102	71	72	72	72
SBA	1260	1200	1225	1425	1125	1150	1200	1260	1270	1160	1075	1190	750	1575	1500	1175	1150	1100	1100
TYPE	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
FACING	NORTH	EAST	WEST	EAST	WEST	EAST	EAST	EAST	WEST	WEST	WEST	WEST	SOUTH	NORTH	NORTH	NORTH	NORTH	NORTH	NORTH



ROAD

*new every day*  
in new inspiration

We at Vision Royal Park know that life without an inspiration had no meaning hence have come up with a solution focusing on human enchantment every day. Here resident will find inspiration from every detail of architectural design, landscape, public spaces and designed amenities. The terrace is also designed keeping in mind a cosmopolitan resident wanting a refreshing evening and to live better than others.

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GROUND FLOOR PLAN  
AREA STATEMENT IN SFT

F NO	CA	B&U A	SBA	TYPE	FACING
01	954	61	1150	2 BHK	NORTH
02	717	79	1090	2 BHK	EAST
03	750	75	1130	2 BHK	WEST
04	864	75	1290	3 BHK	EAST
05	723	75	1100	2 BHK	WEST
06	679	74	1025	2 BHK	EAST
07	703	75	1060	2 BHK	EAST
08	720	77	1085	2 BHK	EAST
09	811	100	1238	2 BHK	WEST
10	740	45	1075	2 BHK	WEST
11	668	25	975	2 BHK	WEST
12	794	54	1170	2 BHK	WEST
13	428	54	675	2 BHK	SOUTH
14	1015	83	1510	3 BHK	NORTH
15	916	60	1400	3 BHK	NORTH
16	784	71	1175	2 BHK	NORTH
17	721	54	1025	2 BHK	NORTH
18	721	54	975	2 BHK	NORTH
19	721	54	975	2 BHK	NORTH



The therapeutic blend of stillness and ripples from a pristine pool pave the way to an unmatched tranquility, a luxury haven to retreat home and unwind after a day of fast paced bustle.



*enter a world of grandeur*  
 the premises of friendly colony



Live life in a superb style - enjoy an incredible range of leisure activities and time of the day with stunning facilities, graciously landscaped above high and ordinary. Serenity that forms exclusivity, ideal for you and your family.



## AMENITIES

SWIMMING POOL

PARTY HALL

YOGA LAWNS

MEDITATION ZONE

ELDER SEATING PARKS

WALKING & JOGGING TRACK

CHILDREN'S PLAY AREA

MODERN GYM

LANDSCAPE GARDENS

#### STRUCTURE:

RCC framed structure compliant with the seismic zone as per IS code.

#### WALLS:

Superstructure: Solid Block masonry.  
External Wall 6" Solid Concrete Block.  
Internal Wall 4" Solid Concrete Block.

#### RAILINGS:

M.S railing for Balconies and Staircases.

#### FLOORING AND WALLS:

Corridor & Staircase: Granite Flooring. All Living, Dining, Bedrooms & Kitchen: double-charged vitrified Tiles. All Bathrooms have Ceramic wall tiles up to the lintel level. All Balconies/Utilities & Toilets Flooring Anti-skid ceramic tiles. Stilt Cement Concrete power trowelled with a smooth finish.

#### DOORS AND WINDOWS:

Teak wood door frames for the main door with BST shutters with HDF olefine wrapped (Japanese engineered veneer) on both sides. All Bedroom doors will be red sal wood frames and flush shutters with olefine veneer/enamel. Toilet Doors will be hardwood frames and water-resistant paint on the wet face. Dining balcony with UPVC/Aluminium French Doors with Sliding Shutters with Transparent Float glass. All windows are fitted with MS Safety grill, UPVC/Aluminium Windows, Mosquito mesh, and opaque glass.

#### KITCHEN PLATFORM:

Granite Kitchen platform with stainless steel sink. Provision for R.O. Water point. Provision for the electric chimney. 2 feet wall dado with ceramic tiles above kitchen platform. Provision for Washing machine in utility area.

#### TOILETS:

White coloured (Parryware/Hindware) make sanitary ware in all toilets. Hot and cold mixer unit of Jaguar/Essex make wash basin in bedroom toilets and dining Shower in toilets. Large-sized toilet ventilators made of powder-coated aluminium with glass.

#### PAINTING:

External: Textured/Smooth finish with 2 coats of exterior emulsion paint from Apex or equivalent.  
Internal: Smooth putty finish with one primer coat and 2 coats of Apex emulsion paint or equivalent.

#### ELECTRICAL WORK:

Concealed copper wiring Finolex/Anchor or equivalent. Modular Switches of Anchor/Roma or equivalent. Power outlets for Air conditioners in master bedrooms. Power outlets for geyser and exhaust fans in all bathrooms. Power Outlet for Refrigerator. One miniature Circuit Breaker (MCB) based main distribution box in each flat. TV Point in living hall and Master bedroom;

#### LIFT:

Total 2 Nos. 6 Passengers Fully Automatic Lift KONE/SCHINDLER/JOHNSON or Equivalent. \*External Lift Walls with Granite wall Cladding;

## SPECIFICATIONS

### VISION ROYAL PARK *Gateway to smart living*



#### SECURITY:

Round the Clock Security System. Surveillance cameras at the main security and entrance of each block. Intercom facilities for flat to flat and for all flats to Security.

#### POWER/BACKUP GENERATOR:

BESCOM Power. Stand by Generator for Lights in the common area, lifts and pumps. DG Back up for each flat up to 0.5 KVA.

#### STAIRCASE AND CORRIDORS:

Granite flooring.

#### WATER SUPPLY:

Adequately borewell water supply.

## REPUTATION AWARDS, BETTER TOGETHER

Affordability and excellence are just some of the factors that we rely on to deliver world class homes. Established and managed by people with decades of experience in designing, developing and delivering homes par excellence riqueta estates has earned the enviable reputation as a quality property developer. We believe a house is not just a place to live in, but an expression for excellence and modernization. Apart from meeting the evolving lifestyle of urban families, all our projects have also demonstrated excellent growth in value, thus giving buyers the twin advantages of proud address and a good investment. Its no surprise then that all of vision royal park projects till date have received overwhelming appreciation, a fact that any of its long list of happy buyers.

#### Office Address

Flat No. P5, SV Meadows,  
29 C Cross, Kaggadasapura,  
Bengaluru - 560 093.

#### Site Address

Sy No, 90/1, 90/3, 90/4, 91,  
Kundalahalli, Near Brigade Tech Gardens,  
Ryan International School, Bengaluru - 560 037.

#### Architect & Engineers

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## OUR MILE STONE PROJECTS



SRI SAI SAROVAR



AASARA GREENWOODS



## LOCATION MAP ( NOT TO SCALE )



### CONNECTIVITY

- + Whitefield Main Road : 12 Mins
- + SAP Labs : 10 Mins
- + ITPL Metro Station : 15 Mins
- + Hope farm Signal : 20 Mins
- + Whitefield Railway Station : 25 Mins
- + ITPL : 20 Mins
- + Bangalore Int. Airport : 1hr 25 Mins

### HOSPITALS

- + Manipal Hospital : 15 Mins
- + Sri Satya Sai Super Speciality : 12 Mins
- + Vydehi Hospitals : 10 Mins

### SCHOOLS

- + Ryan International School : 03 Mins
- + Bachpan Play School : 05 Mins
- + Whitefield Global School : 12 Mins
- + Prajval Vidyanikethan School : 20 Mins
- + VIBGYOR High School : 15 Mins
- + ORCHIDS International School : 30 Mins
- + National Public School : 30 Mins
- + Delhi Public School : 45 Mins

### MALLS

- + Forum Neighbourhood Mall : 20 Mins
- + Life Style Stores : 15 Mins
- + INOX Forum Value Mall : 20 Mins
- + Park Square Mall : 22 Mins
- + Forum Shantinikethan Mall : 20 Mins
- + Phoenix Market City : 18 Mins
- + Decathlon Sports Mall : 20 Mins

# VISION ROYAL PARK

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Sy No. 90/1, 90/3, 90/4, 91, Kundalahalli, Near Brigade Tech Gardens,  
Ryan International School, Bengaluru - 560 037.

Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in elements, specifications and plans as deemed fit.