

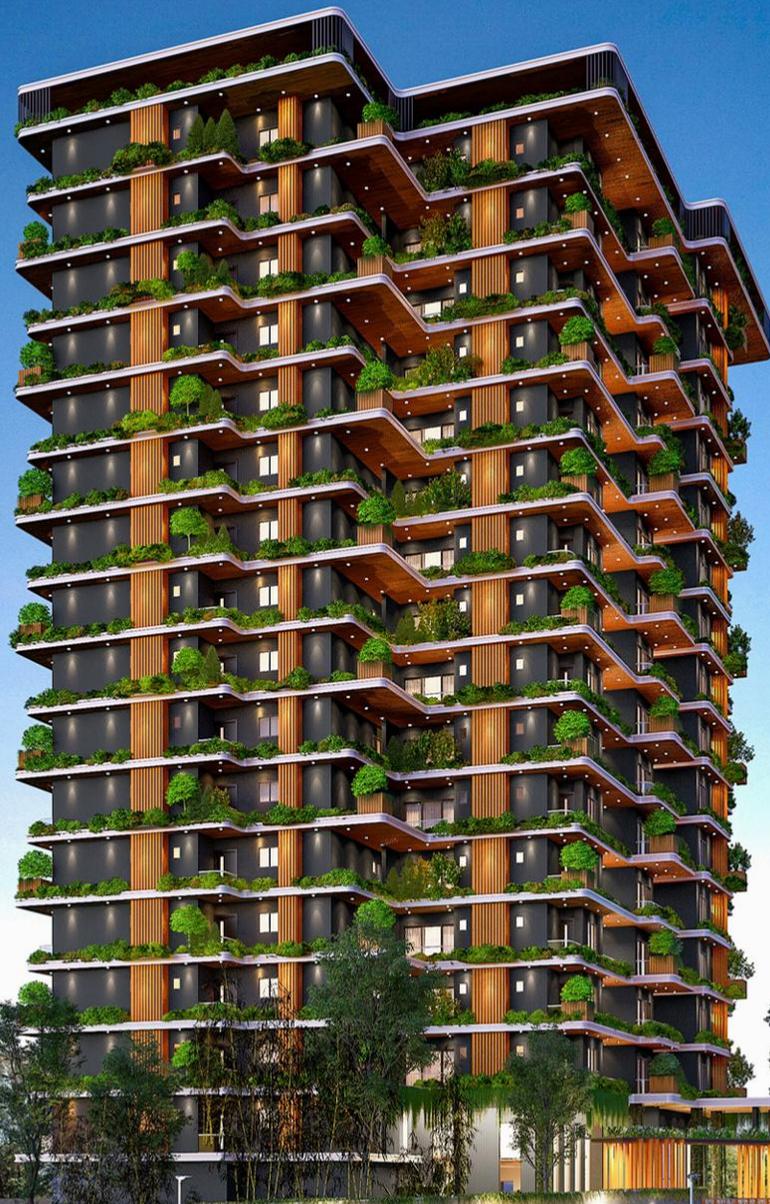


*Pasch*

A limited edition address

*Posch*

A limited edition address



*Posch*

# ABOUT US



## Royal Indraprastha Builders

Royal Indraprastha Builders, is a premier, listed property development company based in Bangalore, India. Over the years, we have grown steadily, earning the trust and satisfaction of our stakeholders. With a deep understanding of homeowners' desires and lifestyles, we specialize in crafting boutique and luxury apartments, elegant villas, and some of the finest residential properties in Bangalore.

## WENSCAP

WENSCAP is an investment arm and luxury property development company known for its innovative designs and impeccable attention to detail. We are driven by a passion to create thoughtfully designed luxury villas, apartments, and Grade A commercial projects that blend sophistication with functionality.





## Location Highlights

- Forum Mall Kanakapura Road
- Art of Living
- Iskcon Temple
- Dayanand Sagar College Of Engineering
- Metro Cash & Carry
- Kumaran International School
- KSIT Institute
- DPS South
- Nice Road
- Silk Institute Metro Station
- Valiants Academy
- Manipal Hospital
- Total Environment Magic Faraway
- Purva Zentech Business Park
- Cloudnine
- Holiday Village Resort
- Bangalore Brewing
- Vakil Garden City
- RNS Institute of Technology

*Posch*



# UNITS & DIMENSIONS

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ROYAL  
INDRAPRASTHA  
BUILDERS

QUALITY: REDEFINED



# Exclusive 78 Luxury Units

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## Dimensions

3 BHK  
2100 Sqft

4 BHK  
2700 Sqft

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# Master & Terrace Plan

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ROYAL  
INDRAPRASTHA  
BUILDERS  
QUALITY: REDEFINED

# 3D MASTER PLAN



GENTS AND LADIES TOILET

TENNIS COURT

PETS PARK

HALF BASKETBALL COURT

BADMINTON COURT

MINI FOOTBALL COURT 3V3

CHILDRENS PARK

8 M WIDE DRIVEWAY

LANDSCAPE

8 M WIDE DRIVEWAY

JOGGING TRACK

AMPHI-THEATRE

8 M WIDE DRIVEWAY

TEMPLE

SEATINGS

GAZEBO

ROAD WIDENING AREA

LILLY POND

LANDSCAPE

MAIN ENTRY

SECURITY CABIN

ENTRY TO THE FIRST BASEMENT

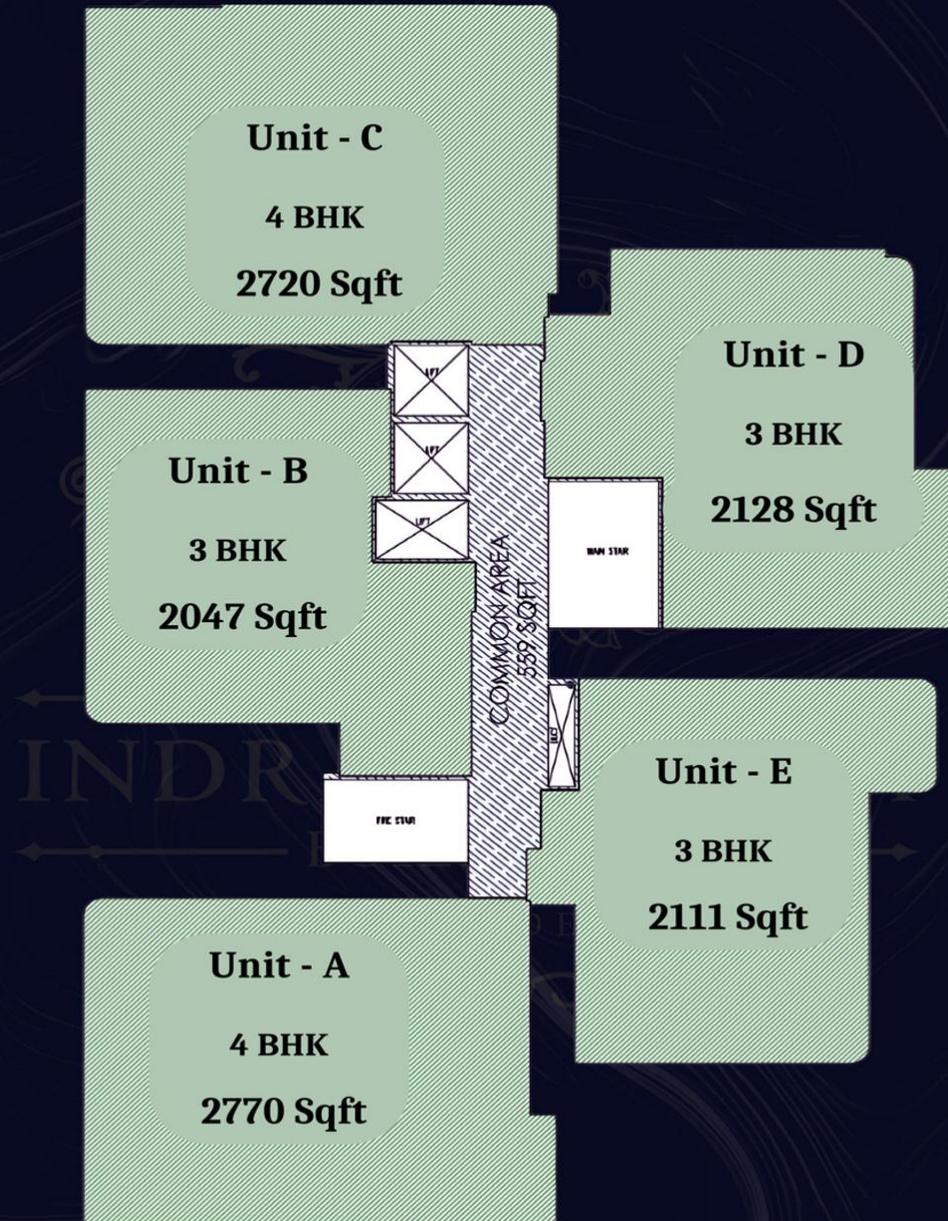


# 3D Terrace Plan



# Master Plan

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# Floor Plan

ROYAL  
INDRAPRASATHA  
BUILDERS  
QUALITY: REDEFINED



# Floor Plan-Unit A – 4 BHK – 2770 sqft



# Floor Plan-Unit B – 3 BHK – 2047 sqft



# Floor Plan-Unit C – 4 BHK – 2720 sqft



# Floor Plan-Unit D – 3 BHK – 2128 sqft



# Floor Plan-Unit E – 3 BHK – 2111 sqft



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# Elevation & Amenities Sample Views

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ROYAL  
INDRAPRASTHA  
BUILDERS  
QUALITY: REDEFINED





Designed by XYZ Ventures

Designed by XYZ Ventures

Designed by XYZ Ventures

XYZ Ventures

XYZ Ventures

Designed by

Designed by XYZ Ventures

Designed by XYZ Ventures





YOGA ROOM



GATHERING SPACE



INFINITY ROOFTOP POOL



WORK STATION



CONFERENCE ROOM



TERRACE SEATING



TERRACE GAZEBO



CLUB HOUSE



MINI THEATER



GYM



TENNIS COURT



LIBRARY



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Interior

ROYAL  
INDRAPRASTHA  
BUILDERS

QUALITY: REDEFINED





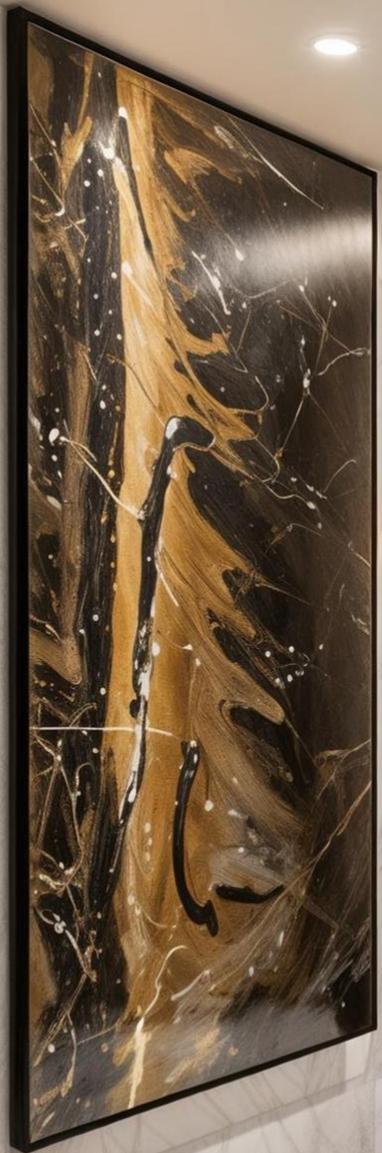








VESTIBULE



203



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# Project Highlights

# Project Details

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*Posch*

- Designed by internationally renowned architect, ranked among the top in India.
- Exclusive 78 boutique apartments of 3 & 4 BHK homes starting from 2100 – 2700 Sqft.
- No common/shared walls between flats.
- Vaastu Compliance Homes.
- 85% open space.
- Sufficient space to comfortably accommodate a full-sized living room sofa set and 8-seater dining table.
- Generously sized bedrooms capable of accommodating king-size beds and spacious wardrobes.
- Spacious kitchen with separate utility area to bring out your inner MasterChef.

ROYAL  
INDRAPRASTHA  
BUILDERS  
QUALITY: REDEFINED

# Project Details

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- Floor to lintel height windows, to allow more light.
- Large Decks suiting the needs of luxury living.
- The design incorporates sufficient space and walkways, ensuring there is ample room for furniture placement.
- Experience a touch of luxury with high-end fixtures.
- The importance of the elegant sky lounges in ' POSCH' should be acknowledged in contrast to unsightly terraces with wires and dish antennae in other projects.
- Infinity Swimming Pool, 3 Mitsubishi Lifts , and 100% D.G backup are provided.
- Development with RERA compliance, Occupancy Certificate (OC), and Completion Certificate (CC).
- International standard 35+ Amenities matching luxury living.

# Outdoor Amenities

*Posch*

Cycling Track



Meditation Lawn



Tennis Court



Children's Play Area



Electric Car Charging Bay



Kids Pool



Skating Track



Gazebo



Amphitheater



Pets Park



Kids Play Area



Jogging Track



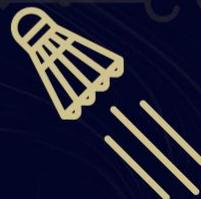
Infinity Pool



Half Basketball Court



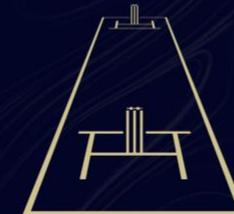
Shuttle Court



Elders Park



Cricket Pitch



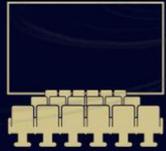
Barbeque Lawn



# Indoor Amenities

Posch

Movie Theater



Sky Lounge



Gym



Golf Simulator



Library



Yoga & Meditation Centre



Business Center



Snooker



Indoor Games Area



Club House



CrossFit Center



2 Car Parking



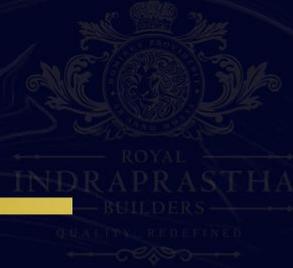
Table Tennis Area



Pool Side Lounges



# Fixtures and Accessories



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## FLOORING AND TILE

**QUTONE**  
INNOVATIONS & MORE...

**UNILIN**

**RAK**  
CERAMICS

**Kajaria**  
TRANSFORM YOUR WORLD

## Doors & Accessories

**Yale**

**sumai**  
PRE HUNG DOORS

**ARCHIS**<sup>®</sup>

**MAGNUM**

## Sanitary Ware & CP Fittings

**Villeroy & Boch**  
1748

**KOHLER**

**TOTO**

**DURAVIT**

**vitra.**

**■ GEBERIT**

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# Basic Pre-Launch Price

INR 12,000\*/-

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INDRAPRASTHA  
BUILDERS  
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Expression of interest (EOI) accepted for first 25 units only.



# ONGOING PROJECT

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ROYAL  
INDRAPRASTHA  
BUILDERS

QUALITY: REDEFINED



Cinnamon Citadel

4BHK Luxury villas



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INDRAPRASTHA  
BUILDERS  
QUALITY REDEFINED



Kanakapura Main Road

# Song of Wind

Premium Boutique 3BHK Apartments



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INDRAPRASTHA  
BUILDERS  
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Banashankari 6th Stage | Silk Institute Metro Station



# UPCOMING PROJECT

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Kanakapura Road, Bangalore South

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INDRAPRASTHA  
BUILDERS

QUALITY: REDEFINED



# Miraya

3BHK Premium Apartments



ROYAL  
INDRAPRASTHA  
BUILDERS

QUALITY: REDEFINED

Near Holiday Village Resort,  
Kanakapura Road





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Elevate your living experience where luxury meets home

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

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