

THERE'S
A QUIET MAGIC
IN BANASHANKARI.

A charm woven into its tree-lined avenues, its timeworn temples, and the gentle hum of a neighbourhood that has seen generations grow, dream, and thrive. It is a place where old-world grace meets contemporary vibrance, where heritage whispers through every street, and life flows with effortless ease.

Nestled in this timeless enclave, Adarsh Premia is more than a home, it is an ode to the enduring beauty of Bengaluru's soul. Here, mornings are greeted by the rustling of age-old trees, afternoons bask in golden tranquillity, and evenings invite leisurely strolls past cozy cafés and bustling markets. Every moment is a delicate balance of nostalgia and modernity, offering a life steeped in both warmth and exclusivity.

Living in Banashankari means having the best of both worlds, the serenity of a well-established neighbourhood and the convenience of being minutes away from the city's finest schools, tech hubs, and cultural landmarks. Whether it's the aroma of filter coffee from a beloved old joint, the reverence of historic shrines, or the vibrant pulse of the city that's never too far away, this is where Bengaluru feels like home.

Adarsh Premia invites you to rediscover the elegance of a life well-lived-one where the past and the future exist in perfect harmony, and every day is a celebration of the city's most cherished heritage.

Welcome to Adarsh Premia.



INTRODUCING ADARSH PREMIA

A Private Collection of 3 & 4 BHK
Uber Luxury Sky Residences*

LEVELS 15 TO 23*

COME HOME TO NOSTALGIC, TIMELESS LUXURY.

Set amidst one of Bengaluru's most sought-after residential neighbourhoods, Banashankari Stage II, Adarsh Premia offers a truly luxury living experience. Towering landmark of luxury, rising to 23 floors across four beautifully crafted blocks, offering spacious 3 & 4 BHK residences, each home at Premia is an embodiment of refined elegance and superior craftsmanship.

Spread across 3.92 acres of land, this elite residential enclave is a sanctuary of tranquillity, with lush landscaping, serene waterbodies, and ample open spaces designed to foster a harmonious lifestyle. The thoughtfully designed homes provide an unparalleled sense of space and grandeur.



WHERE EVERY PATH LEADS TO CHERISHED MEMORIES.

Situated in the heart of South Bengaluru, Adarsh Premia offers an enviable address at Banashankari. This prime location provides easy access to major hubs such as Jayanagar, JP Nagar, Basavanagudi, Mysore Road, and Kanakapura Road. With seamless connectivity to NICE Road and Kanakapura Road, commuting across Bengaluru is a breeze. Additionally, the project is in proximity to renowned educational institutions, world-class healthcare facilities, and premium shopping and dining destinations, ensuring that everything you need is just moments away.



A LIFESTYLE THAT
BLENDS NOSTALGIA
WITH NEW-AGE COMFORTS.



Artistic Impression



Amenities

- Swimming Pool and Kids' Pool
- Health Club with Jacuzzi
- Fully Equipped Gym
- Yoga cum Aerobics Hall
- Paddle Court
- Table Tennis
- Pool Table
- Community Hall
- Library
- Indoor Games Room
- Creche



All images used are conceptual in nature



A CLUBHOUSE
THAT CAPTURES
THE SOUL
OF OLD
BANGALORE'S
SOCIAL LIFE.

A PERFECT HARMONY OF SPACE, SERENITY,
AND THE CITY’S TIMELESS SPIRIT.

MASTER PLAN

LEGEND

- 1. Entrance & Guard House
- 2. Water Feature Wall
- 3. Driveway
- 4. Ramp Trellis
- 5. Circular Plaza
- 6. Fire Driveway
- 7. Water Feature Spout
- 8. Timber Deck
- 9. Pool Deck
- 10. Kids’ Pool
- 11. Floating Stepping Pads
- 12. Swimming Pool with Overflow Edge
- 13. Pebble Bed Trough
- 14. Deck Trellis
- 15. Sand Pit
- 16. Tot Lot
- 17. Children’s Play Area
- 18. Grand Lawn
- 19. Zen Garden
- 20. Meditation Pavilion
- 21. Jogging Trail
- 22. Paddle Court
- 23. Ramp
- 24. Services
- 25. Transformer Yard
- 26. Parking



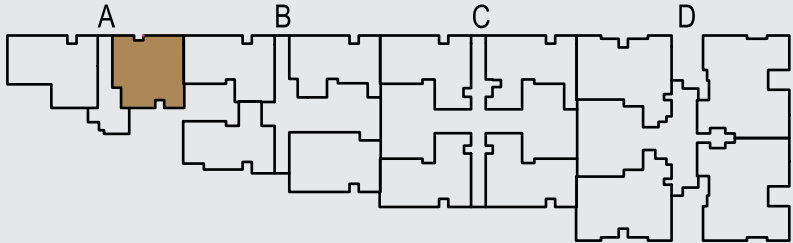


THOUGHTFULLY
PLANNED
HOMES
WITH A
TOUCH OF
TRADITION.

3 BEDROOM FLAT



KEY PLAN



LEGEND

1	FOYER	5'2" X 4'2"
2	LIVING	13'0" X 16'8"
3	DINING	12'8" X 14'8"
4	HANDWASH	5'10" X 4'4"
5	C. TOILET	5'10" X 8'8"
6	BALCONY	12'10" X 5'0"
7	M. BEDROOM	10'10" X 17'6"
8	M. DRESS	10'10" X 8'0"
9	M. TOILET	5'8" X 8'8"
10	BEDROOM - 1	12'0" X 15'6"
11	B1 DRESS	6'2" X 4'2"
12	B1 TOILET	5'8" X 8'8"
13	B1 BALCONY	11'10" X 5'0"
14	BEDROOM - 2	12'2" X 13'2"
15	KITCHEN	10'10" X 11'8"
16	UTILITY	10'8" X 4'6"

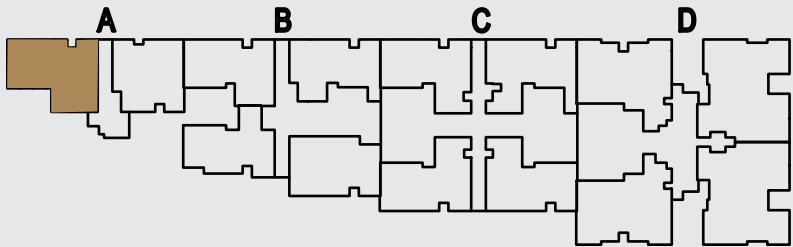


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	141.67	16.12	200.74
sq.ft.	1524	173	2160

3 BEDROOM FLAT



KEY PLAN



LEGEND

1	FOYER	12'2" X 7'0"
2	LIVING	20'8" X 13'8"
3	DINING	16'2" X 14'2"
4	C. TOILET	5'8" X 8'8"
5	BALCONY	6'2" X 14'2"
6	M. BEDROOM	12'0" X 14'2"
7	M. DRESS	12'0" X 9'2"
8	M. TOILET	5'8" X 8'8"
9	M. BALCONY	11'10" X 5'0"
10	BEDROOM - 1	11'0" X 13'8"
11	B1 TOILET	5'6" X 8'8"
12	BEDROOM - 2	11'0" X 13'8"
13	KITCHEN	11'8" X 16'0"
14	UTILITY	11'6" X 4'6"

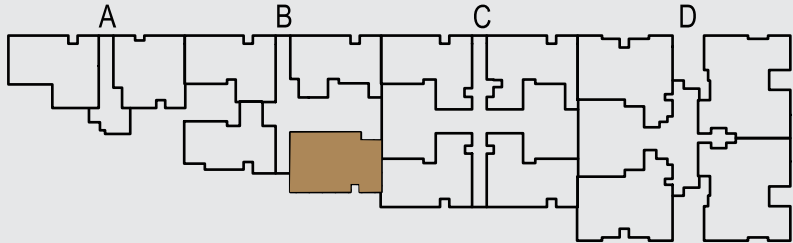


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	153.06	18.69	223.05
sq.ft.	1647	201	2400

3 BEDROOM FLAT



KEY PLAN



LEGEND

1	LOBBY	8'4" X 5'2"
2	LIVING	12'8" X 24'0"
3	DINING	15'2" X 20'8"
4	C. TOILET	5'8" X 8'8"
5	BALCONY	12'6" X 5'0"
6	M. BEDROOM	12'0" X 15'8"
7	M. DRESS	5'8" X 9'2"
8	M. TOILET	5'8" X 8'8"
9	M. BALCONY	12'0" X 5'0"
10	BEDROOM - 1	11'2" X 13'6"
11	B1 TOILET	5'8" X 8'8"
12	BEDROOM - 2	10'4" X 13'6"
13	KITCHEN	11'0" X 10'8"
14	UTILITY	17'6" X 4'6"

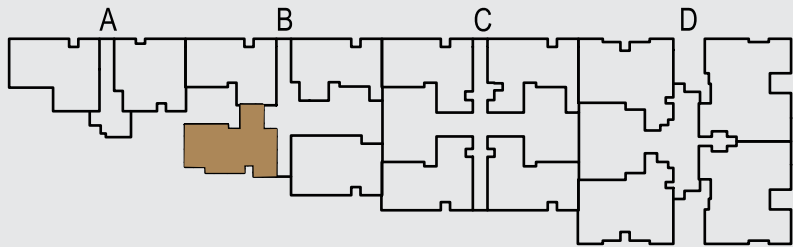


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	144.53	19.35	212.36
sq.ft.	1555	208	2285

3 BEDROOM FLAT



KEY PLAN



LEGEND

1	LIVING	12'6" X 22'6"
2	DINING	16'6" X 11'2"
3	C. TOILET	5'8" X 8'8"
4	BALCONY	13'2" X 5'0"
5	M. BEDROOM	12'0"X 12'2"
6	M. DRESS	12'0" X 7'2"
7	M. TOILET	5'8" X 8'8"
8	M. BALCONY	12'6" X 5'0"
9	BEDROOM - 1	11'0" X 13'6"
10	B1 TOILET	5'8" X 8'8"
11	BEDROOM - 2	10'8" X 13'6"
12	KITCHEN	12'6" X 9'4"
13	UTILITY	12'8" X 4'6"

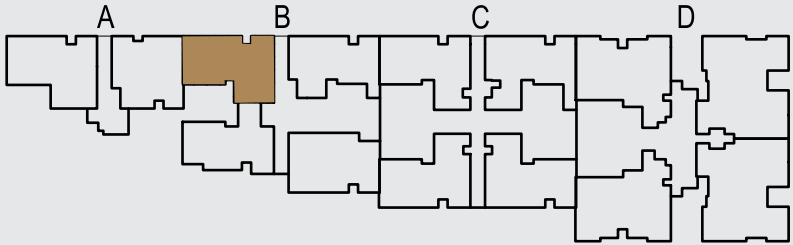


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	127.95	16.94	190.52
sq.ft.	1377	182	2050

3 BEDROOM FLAT



KEY PLAN



LEGEND

1	FOYER	5'8" X 13'8"
2	LIVING	12'6" X 20'4"
3	DINING	16'6" X 11'0"
4	C. TOILET	5'8" X 8'8"
5	BALCONY	12'6" X 5'0"
6	M. BEDROOM	12'0" X 13'8"
7	M. DRESS	12'0" X 9'2"
8	M. TOILET	5'8" X 8'8"
9	M. BALCONY	11'10" X 5'0"
10	BEDROOM - 1	11'2" X 13'8"
11	BI TOILET	5'8" X 8'8"
12	BEDROOM - 2	10'6" X 13'8"
13	KITCHEN	11'8" X 13'2"
14	UTILITY	4'6" X 11'8"

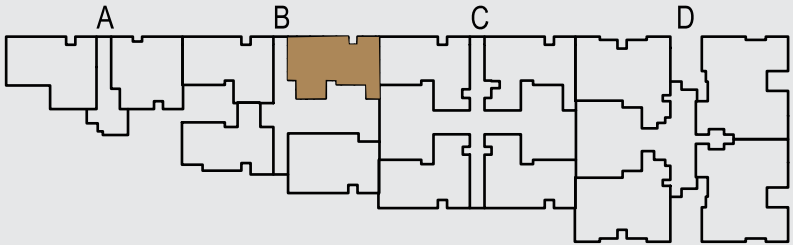


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	140.73	16.37	204.93
sq.ft.	1514	176	2205

3 BEDROOM FLAT



KEY PLAN



LEGEND

1	LIVING	12'8" X 20'0"
2	DINING	16'4" X 10'10"
3	C. TOILET	5'8" X 8'8"
4	BALCONY	12'6" X 5'0"
5	M. BEDROOM	12'0" X 13'4"
6	M. DRESS	12'0" X 9'2" & 6'8" X 8'6"
7	M. TOILET	5'8" X 8'8"
8	M. BALCONY	12'0" X 5'0"
9	BEDROOM - 1	11'0" X 13'8"
10	B1 TOILET	5'8" X 8'8"
11	BEDROOM - 2	10'6" X 13'8"
12	KITCHEN	11'6" X 10'8"
13	UTILITY	4'6" X 10'8"

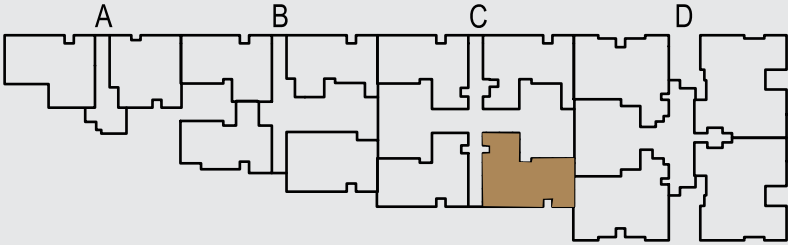


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	133.5	16.28	196.56
sq.ft.	1436	175	2115

3 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



LEGEND

1	LOBBY	9'2" X 5'2"
2	LIVING	12'8" X 20'4"
3	DINING	16'2" X 11'2"
4	C. TOILET	5'8" X 8'8"
5	BALCONY	12'6" X 5'0"
6	M. BEDROOM	12'0" X 13'10"
7	M. DRESS	12'0" X 9'2"
8	M. TOILET	5'8" X 8'8"
9	M. BALCONY	12'0" X 5'0"
10	BEDROOM - 1	10'10" X 13'8"
11	BI TOILET	5'8" X 8'8"
12	BEDROOM - 2	10'8" X 13'8"
13	KITCHEN	11'6" X 10'8"
14	UTILITY	11'8" X 6'6"
15	MAID's ROOM	8'6" X 6'2"
16	MAID's TOILET	4'4" X 4'8"

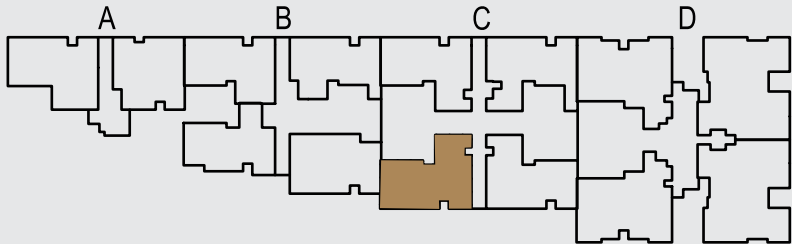


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	142.51	18.51	211.43
sq.ft.	1533	199	2275

3 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



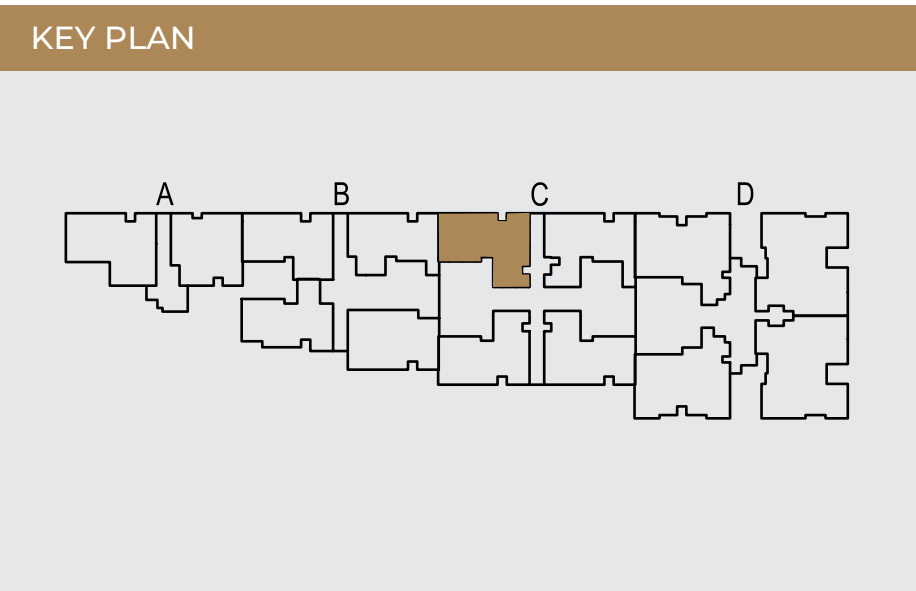
LEGEND

1	FOYER	8'6" X 5'8"
2	LIVING	12'6" X 20'4"
3	DINING	16'6" X 11'0"
4	C. TOILET	5'8" X 8'8"
5	BALCONY	12'6" X 5'0"
6	M. BEDROOM	12'0" X 13'10"
7	M. DRESS	12'0" X 9'2"
8	M. TOILET	5'8" X 8'8"
9	M. BALCONY	11'10" X 5'0"
10	BEDROOM - 1	10'10" X 13'8"
11	BI TOILET	5'8" X 8'8"
12	BEDROOM - 2	10'10" X 13'8"
13	KITCHEN	11'6" X 10'8"
14	UTILITY	13'0" X 6'6"
15	MAID's ROOM	7'2" X 6'2"
16	MAID's TOILET	4'4" X 4'8"



UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	141.75	19.25	211.43
sq.ft.	1525	207	2275

3 BEDROOM FLAT + MAID’S ROOM



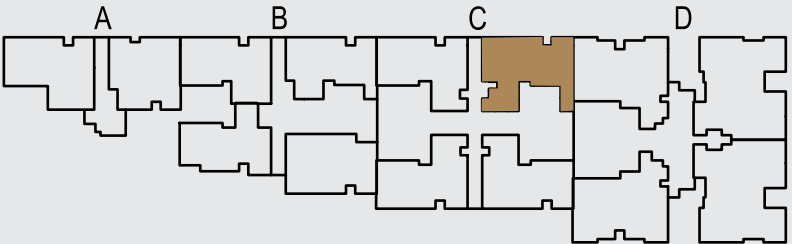
LEGEND		
1	FOYER	8'6" X 5'2"
2	LIVING	12'6" X 20'4"
3	DINING	16'6" X 11'0"
4	C. TOILET	5'8" X 8'8"
5	BALCONY	12'6" X 5'0"
6	M. BEDROOM	12'0" X 13'8"
7	M. DRESS	12'0" X 9'2"
8	M. TOILET	5'8" X 8'8"
9	M. BALCONY	11'10" X 5'0"
10	BEDROOM - 1	10'10" X 13'8"
11	BI TOILET	5'8" X 8'8"
12	BEDROOM - 2	10'10" X 13'8"
13	KITCHEN	11'6" X 10'8"
14	UTILITY	13'0" X 6'6"
15	MAID's ROOM	7'2" X 6'2"
16	MAID's TOILET	4'0" X 5'2"

UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	141.35	19.25	211.43
sq.ft.	1521	207	2275

3 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



LEGEND

1	LIVING	12'8" X 20'4"
2	DINING	16'4" X 11'2"
3	C. TOILET	5'8" X 8'8"
4	BALCONY	12'6" X 5'0"
5	M. BEDROOM	12'0" X 13'8"
6	M. DRESS	12'0" X 9'2" & 6'6" X 15'4"
7	M. TOILET	5'8" X 8'8"
8	M. BALCONY	12'0" X 5'0"
9	BEDROOM - 1	10'10" X 13'8"
10	BI TOILET	5'8" X 8'8"
11	BEDROOM - 2	10'8" X 13'8"
12	KITCHEN	11'6" X 10'8"
13	UTILITY	11'8" X 6'6"
14	MAID's ROOM	8'6" X 6'2"
15	MAID's TOILET	4'8" X 5'2"

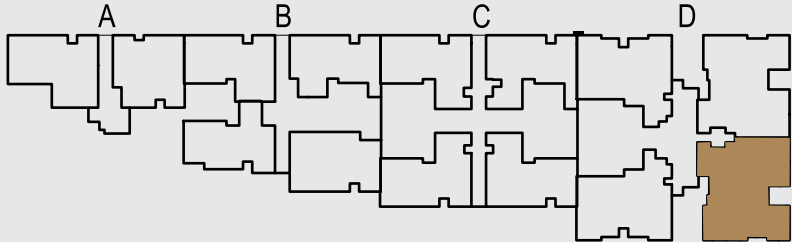


UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	147.02	18.55	219.33
sq.ft.	1582	200	2360

4 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	230.67	37.69	345.72
sq.ft.	2482	406	3720



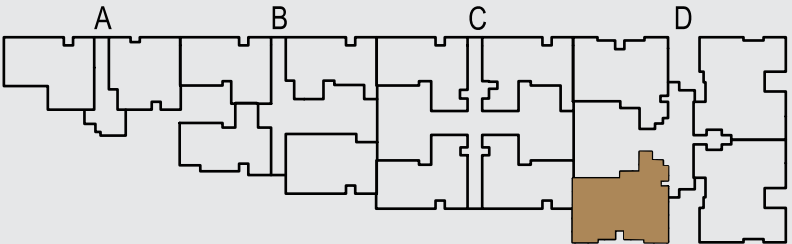
LEGEND

1	FOYER	5'10" X 8'2"
2	LIVING	23'6" X 13'2"
3	DINING	18'8" X 15'2"
4	FAMILY	17'2" X 17'4"
5	POOJA	4'6" X 5'2"
6	POWDER ROOM	5'0" X 5'0"
7a	BALCONY	8'0" X 13'8"
7b	BALCONY	12'10" X 14'6"
8	M. BEDROOM	12'8" X 16'0"
9	M. DRESS	9'6" X 10'8"
10	M. TOILET	7'6" X 9'8"
11	M. BALCONY	8'2" X 5'0"
12	BEDROOM - 1	16'8" X 12'2"
13	B1 DRESS	3'6" X 6'4"
14	B1 TOILET	8'8" X 5'10"
15	BEDROOM - 2	12'4" X 13'2"
16	B2 TOILET	8'8" X 5'10"
17	BEDROOM - 3	12'4" X 15'0"
18	B3 DRESS	6'4" X 5'8"
19	B3 TOILET	5'10" X 8'8"
20	KITCHEN	15'2" X 10'2"
21	UTILITY	6'6" X 10'2"
22	MAID's ROOM	6'6" X 8'2"
23	MAID's TOILET	4'0" X 5'0"

4 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



UNITS OF MEASURE

CARPET AREA

BALCONY & UTILITY

SALE AREA

sq.m.

186.69

21.3

269.98

sq.ft.

2009

229

2905



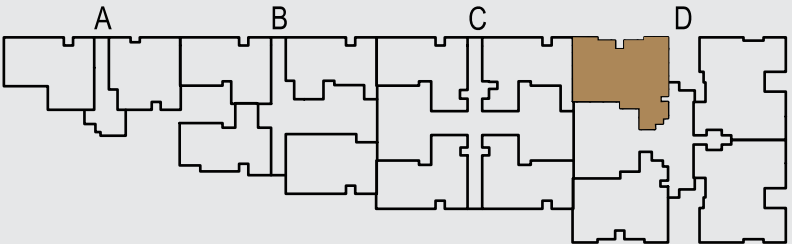
LEGEND

1	FOYER	8'10" X 4'6"
2	LIVING	13'2" X 21'2"
3	DINING	14'6" X 11'6"
4	HANDWASH	6'0" X 4'0"
5	C. TOILET	5'10" X 8'8"
6	BALCONY	13'0" X 6'8"
7	M. BEDROOM	13'6" X 15'6"
8	M. DRESS	15'8" X 7'8"
9	M. TOILET	9'2" X 8'8"
10	M. BALCONY	13'4" X 5'0"
11	BEDROOM - 1	12'2" X 16'6"
12	B1 TOILET	5'8" X 8'8"
13	BEDROOM - 2	10'6" X 13'10"
14	B2 TOILET	5'8" X 8'8"
15	BEDROOM - 3	11'6" X 13'10"
16	KITCHEN	11'4" X 13'2"
17	STORE ROOM	4'8" X 4'2"
18	POOJA	4'8" X 4'0"
19	UTILITY	6'4" X 11'6"
20	MAID'S ROOM	9'2" X 6'2"
21	MAID'S TOILET	4'2" X 4'2"

4 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	189.25	21.44	272.77
sq.ft.	2036	231	2935



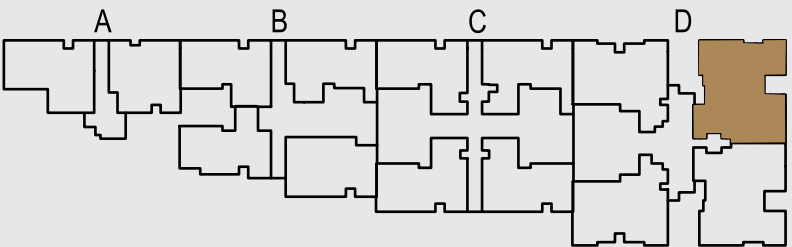
LEGEND

1	FOYER	9'2" X 6'2"
2	LIVING	13'2" X 21'2"
3	DINING	14'6" X 11'6"
4	HANDWASH	6'0" X 4'0"
5	C. TOILET	5'10" X 8'8"
6	BALCONY	13'0" X 6'8"
7	M. BEDROOM	13'6" X 15'6"
8	M. DRESS	15'6" X 7'8"
9	M. TOILET	9'2" X 8'8"
10	M. BALCONY	13'4" X 5'0"
11	BEDROOM - 1	12'2" X 16'6"
12	B1 TOILET	5'8" X 8'8"
13	BEDROOM - 2	10'6" X 13'10"
14	B2 TOILET	5'8" X 8'8"
15	BEDROOM - 3	11'6" X 13'10"
16	KITCHEN	11'4" X 13'6"
17	STORE ROOM	4'8" X 4'2"
18	POOJA	4'8" X 4'0"
19	UTILITY	6'4" X 11'8"
20	MAID'S ROOM	9'2" X 7'0"
21	MAID'S TOILET	4'2" X 4'2"

4 BEDROOM FLAT + MAID’S ROOM



KEY PLAN



UNITS OF MEASURE	CARPET AREA	BALCONY & UTILITY	SALE AREA
sq.m.	230.67	37.69	345.72
sq.ft.	2482	406	3720



LEGEND

1	FOYER	5'10" X 8'2"
2	LIVING	23'6" X 13'2"
3	DINING	18'8" X 15'2"
4	FAMILY	17'3" X 17'4"
5	POWDER ROOM	5'0" X 5'0"
6a	BALCONY	8'0" X 13'8"
6b	BALCONY	12'10" X 14'6"
7	M. BEDROOM	12'8" X 16'0"
8	M. DRESS	9'6" X 10'8"
9	M. TOILET	7'8" X 9'8"
10	M. BALCONY	8'2" X 5'0"
11	BEDROOM - 1	16'8" X 12'2"
12	B1 DRESS	3'6" X 6'4"
13	B1 TOILET	8'8" X 5'10"
14	BEDROOM - 2	12'4" X 13'2"
15	B2 TOILET	8'8" X 5'10"
16	BEDROOM - 3	12'4" X 15'0"
17	B3 DRESS	6'4" X 5'8"
18	B3 TOILET	5'10" X 8'8"
19	KITCHEN	15'2" X 10'2"
20	POOJA	4'4" X 5'2"
21	UTILITY	6'6" X 10'2"
22	MAID'S ROOM	6'6" X 8'2"
23	MAID'S TOILET	4'2" X 5'0"



THOUGHTFULLY
CURATED,
PERFECTLY
ENGINEERED,
ETERNALLY
ELEGANT.

SPECIFICATIONS (For Levels 15 to 23)

STRUCTURE:

- Seismic zone II compliant - RCC structure external core & beamless structure.
- Internal walls with light weight concrete blocks.

PLASTERING:

- All internal walls are smoothly finished and painted.

FLOORING:

- Imported marble flooring in foyer, living, dining, family of all flats.
- Imported marble flooring and marble dado of height 1.2 m for pooja room (wherever applicable).
- Engineered wooden flooring in all the bedrooms.
- Vitrified tiles in kitchen, toilets, balconies and utility area.
- Ceramic tiles in the maid’s room and toilet.
- Granite flooring in ground floor reception lobby and vitrified tiles in lift lobbies of all floors.
- Granite flooring for all fire exit staircases.

TOILETS:

- Vitrified tile dado up to 2.5 m height in all toilets.
- White color EWC with concealed cistern, washbasin with granite countertop & mirror for all toilets except for maid’s toilet.
- Toughened glass shower partition in all toilets except maid’s toilet.
- Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins (except maid’s toilet).
- Rain shower in master bedroom toilet.
- Health faucet in all toilets.

DOORS:

- All doors made of engineered wooden door frame & shutters.
- UPVC doors with 3-track (one with mosquito mesh) for living / bedroom to balcony and UPVC glass door for kitchen to utility.

WINDOWS:

- UPVC sliding windows with three tracks (one with mosquito mesh).
- MS grills (from inside) for windows in first floor flats.
- UPVC ventilators with translucent glass in toilets.

KITCHEN & UTILITY:

- Quartz platform with stainless steel sink & drain board with sink mixer.
- Quartz dado for 2 feet (0.6m) above platform area.
- Provision for water purifier in kitchen.
- Provision for washing machine and dish washer in utility area.
- Single bowl stainless steel sink with granite platform in utility area.

PAINTING / POLISHING:

- Interior: Premium plastic emulsion paint.
- Exterior: Textured / acrylic emulsion paint.
- Enamel painting for MS grills / railings.

PLUMBING:

- Good quality CP fittings.
- Green rated; lead free PVC drainage & storm water pipes.
- IP based cloud metering provision to measure the consumption of water for each apartment.
- Dual piping system - Fresh water in shower / washbasin / toilet faucet / kitchen and recycled treated water for toilet flushes.
- Hot and cold-water piping for shower / washbasins / kitchen and utility sinks.

ELECTRICAL:

- TV, telephone, networking and electrical AC points in all bedrooms & living area.
- Geyser in all toilets except servant’s toilet and exhaust fan in all toilets.
- Provision for instant geyser in utility.
- Individual metering for both BESCO & DG power.
- Good quality electrical wires and switches.
- Provision for ceiling fan points in living, dining, kitchen and all bedrooms.
- Connected power load – 7 kW for 3 BHK units and 10 kW for 4 BHK flats.
- 100% power back-up of allocated power with DG capacity arrived at diversity factor of 2.0.

AIR CONDITIONING:

- Provision for copper piping and drainpipe within false ceiling for split / VRV AC system.

LIFT:

- Branded, high-speed elevators for all blocks.

TELEPHONE AND NETWORK:

- FTTH (Fiber-To-The-Home) data & voice connection.
- Internal telephone cabling / wiring in all apartments.

SAFETY AND SECURITY:

- CCTV surveillance at access-controlled entry, exit, lift lobbies, lifts and common areas.
- Project is designed to detect and fight for fire incidents as per National Building Code 2016.
- Smoke detector in kitchen.

OTHERS:

- Rainwater harvesting system as per municipal guidelines.
- A sewage treatment plant is provided and treated water is connected to all flushing cisterns.
- Piped gas up to utility of all flats.

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The Project is Mortgaged to Vistra ITCL (India) Ltd. as Debentures Trustee

