

## The Best. Made Better.

Introducing

Adarsh Tropica Phase II

2.5 & 3 BHK Premium Homes

Off Sarjapur Road



Better homes. Better specifications. Better amenities.

Adarsh Tropica Phase II gracefully transcends the charm of its predecessor, elevating every aspect of your living experience to extraordinary heights. With homes meticulously crafted to perfection, coupled with upgraded specifications and enhanced amenities, we have curated an environment where comfort, convenience, and joy seamlessly intertwine.

Indulge in the opulence of our expansive 2.5 & 3 BHK premium residences, designed with an eye for refinement. Savor the luxury of vast, verdant green spaces that promise serenity, and revel in world-class facilities that cater to your every need.

Perfectly situated, Adarsh Tropica Phase II continues to offer unparalleled connectivity to the thriving IT hubs and essential destinations such as renowned healthcare centers, prestigious educational institutions, and vibrant leisure spots.

## **Immerse Yourself In The** Sophistication Of Elevated **Everyday Living.**

Embrace a lifestyle that's in perfect harmony with nature, but with all the modern luxuries you deserve. Each home now comes with state-of-the-art features that elevate your day-to-day living, all while being surrounded by lush landscapes, dedicated play zones, and vibrant community spaces.

open space | connectivity | amenities

Unmatched 25+ world-class Amphitheatre and connectivity amenities congregation lawns

## Where Connectivity, Luxury, And Nature Seamlessly Blend.



Bagmane World Technology Centre

Rainbow Children's Hospital

JUNCTION

**MARATHAHALLI** 

WHITEFIELD

ADARSH

Ernst & Young





Schools

Hospitals

IT Companies

₩ Malls

Hotels

Restaurants

Proposed PRR

— Proposed 100 ft. Road

State Highway 35

Outer Ring Road

Proposed Metro Phase III

Railway Station

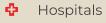
Sarjapur Road

NICE Road

## Where All The Best Things In Life Are Only Moments Away.

Experience unparalleled connectivity in the heart of the IT hub, where endless opportunities await professionals. Families will flourish with top-notch schools, dynamic shopping centers, and exquisite dining options just moments away. Enjoy peace of mind with access to world-class healthcare, all within a vibrant, welcoming community that seamlessly blends luxury with lifestyle. Here, every day feels like a retreat.

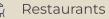












All distances are approximate



Explore Top-Tier
Amenities Designed To
Enhance Your Lifestyle.

- · Tennis Court
- · Multi-play Court
- · Multi-play Ground
- · Kids' Play Area
- Amphitheatre
- · Jogging Track
- · Garden Gym
- · Play Lawn
- Meditation Pods
- · Yoga Lawn
- · Senior Citizens' Seating Alcove
- Pet Park

Artistic Impression



## A Masterplan That Seamlessly Blends Luxury, Nature, And Practical Living.

#### **LEGEND:**

- 1. Entry/Exit
- 2. Security Cabin
- 3. Signage
- 4. Kids' Play Area
- 5. Amphitheater Seating
- 6. Congregation Lawn
- 7. Walkway/Jogging Track
- 8. Cycle Dock
- 9. Garden Gym
- 10. Floral Garden
- 11. Garden Sculpture
- 12. Lap Pool
- 13. Kids' Pool
- 14. Lounge Deck
- 15. Pool Deck
- 16. Club Entry Plaza
- 17. Outdoor Lawn Area
- 18. Lawn Mound
- 19. Orchard Trail
- 20. Drop-off

- 21. Accent Paving
- 22. Reflexology Path
- 23. Senior Citizens' Seating Alcove
- 24. Central Plaza
- 25. Reading Nook
- 26. Interactive Garden
- 27. Storytelling Corner
- 28. Meditation Pods
- 29. Wellness/Yoga Lawn
- 30. Group Activity Lawn
- 31. Tennis Court
- 32. Play Lawn
- 33. Fun Games
- 34. Hammock Garden
- 35. Seating Alcove
- 36. Pet Park
- 37. Multi-play Court
- 38. Multi-play Ground
- 39. Planting
- 40. Services



**Disclaimer:** Contents of this advertisement are only for information, interpretation not permitted and is not an offer for contract. Contact our sales team for accurate information and we appreciate independent inquisition prior to definiteness. The villa/apartment elevation, façade treatment, doors & window frames, colour, landscaping and car shown are indicative and for representation purposes only.

Indulge In A Life Of **Elevated Comfort And** Unrivaled Refinement. SHOT AT LOCATION

## 2.5 Bedroom Unit Plan

Block 3 & 8 - Type A





Le	Legend				
1	Foyer	8'4" X 5'0"			
2	Living	17'2" X 11'0"			
3	Balcony	5'0" X 10'9"			
4	Dining	9'3" X 9'6"			
5	Kitchen	8'4" X 9'0"			
6	Utility	7'10" X 5'0"			
7	Bedroom-1	12'6" X 10'6"			
8	C. Toilet	5'6" X 7'4			
9	Bedroom-2	12'6" X 8'2"			
10	M. Toilet	5'6" X 7'6"			
11	M. Bedroom	13'9" X 11'0"			
12	Balcony	4'6" X 10'9"			

Super Buil	t-up Area	Carpet Area	
SQFT	SQMT	SQFT	SQMT
1395.00	129.60	891.47	82.82

### 2.5 Bedroom Unit Plan

Block 3 & 8 - Type B





Le	Legend				
1	Foyer	8'4" X 5'0"			
2	Living	17'2" X 11'0"			
3	Balcony	5'0" X 10'9"			
4	Dining	9'3" X 9'6"			
5	Kitchen	8'4" X 9'0"			
6	Utility	7'10" X 5'0"			
7	Bedroom-1	12'6" X 10'6"			
8	C. Toilet	5'6" X 7'4			
9	Bedroom-2	12'6" X 8'2"			
10	M. Toilet	5'6" X 7'6"			
11	M. Bedroom	13'9" X 11'0"			
12	Balcony	4'6" X 10'9"			

Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1395.00	129.60	891.47	82.82

## 2.5 Bedroom Unit Plan

Block 3 & 8 - Type C





Le	Legend				
1	Foyer	8'4" X 5'0"			
2	Living	17'2" X 11'0"			
3	Balcony	5'0" X 10'9"			
4	Dining	9'3" X 9'6"			
5	Kitchen	8'4" X 9'0"			
6	Utility	7'10" X 5'0"			
7	Bedroom-1	12'6" X 10'6"			
8	C. Toilet	5'6" X 7'4			
9	Bedroom-2	12'6" X 8'2"			
10	M. Toilet	5'6" X 7'6"			
11	M. Bedroom	13'9" X 11'0"			
12	Balcony	4'6" X 10'9"			

Super Built-up Area		Carpet	: Area
SQFT	SQMT	SQFT	SQMT
1390.00	129.14	891.47	82.82

### 2.5 Bedroom Unit Plan

Block 3 & 8 - Type D





Le	Legend				
1	Foyer	8'4" X 5'0"			
2	Living	17'2" X 11'0"			
3	Balcony	5'0" X 10'9"			
4	Dining	9'3" X 9'6"			
5	Kitchen	8'4" X 9'0"			
6	Utility	7'10" X 5'0"			
7	Bedroom-1	12'6" X 10'6"			
8	C. Toilet	5'6" X 7'4			
9	Bedroom-2	12'6" X 8'2"			
10	M. Toilet	5'6" X 7'6"			
11	M. Bedroom	13'9" X 11'0"			
12	Balcony	4'6" X 10'9"			

Super Buil	t-up Area	Carpet	Area
SQFT	SQMT	SQFT	SQMT
1390.00	129.14	891.47	82.82

### 3 Bedroom Unit Plan

Block 4 & 5 - Type A



Le	gend				
1	Foyer	5'0" X 8'8"	8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10	9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"	10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"	11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"	12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"	13	Balcony	10'9" X 4'6
7	Bedroom-1	10'6" X 13'6"	14	M. Toilet	8'0" X 5'6"



Super Built-up Area		Carpet Area	
SQFT SQMT		SQFT	SQMT
1600.00	148.65	1050.14	97.56

### 3 Bedroom Unit Plan

Block 4 & 5 - Type B



Le	Legend						
1	Foyer	5'0" X 8'8"		8	Wardrobe	5'0" X 8'4"	
2	Dining	10'10" X 10'10		9	A. Toilet	5'3" X 8'0"	
3	Living	11'0" X 19'0"		10	Bedroom-2	10'0" X 12'10"	
4	Balcony	10'6" X 4'11"		11	C. Toilet	7'10" X 5'6"	
5	Kitchen	10'4" X 8'8"		12	M. Bedroom	11'0" X 13'6"	
6	Utility	5'0" X 8'2"		13	Balcony	10'9" X 4'6	
7	Bedroom-1	10'6" X 13'6"		14	M. Toilet	8'0" X 5'6"	



Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1605.00	149.11	1050.14	97.56

### 3 Bedroom Unit Plan

Block 4 & 5 - Type C



Le	gend				
1	Foyer	5'0" X 8'8"	8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10	9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"	10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"	11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"	12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"	13	Balcony	10'9" X 4'6
7	Bedroom-1	10'6" X 13'6"	14	M. Toilet	8'0" X 5'6"



Super Buil	t-up Area	Carpet Area		
SQFT	SQMT	SQFT	SQMT	
1605.00	149.11	1050.14	97.56	

### 3 Bedroom Unit Plan

Block 4 & 5 - Type D



Le	Legend					
1	Foyer	5'0" X 8'8"		8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10		9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"		10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"		11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"		12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"		13	Balcony	10'9" X 4'6
7	Bedroom-1	10'6" X 13'6"		14	M. Toilet	8'0" X 5'6"



Super Buil	t-up Area	Carpet Area		
SQFT	SQMT	SQFT	SQMT	
1610.00	149.58	1050.14	97.56	

Disclaimer: The furniture/fixtures depicted in the floor plans are for illustration purposes only and are not included in the actual offering. Room dimensions are measured from block to block and do not account for plaster or finish. Any unexpected alterations to the unit plan may affect the sale area. The size, shape, and position of windows, doors, railings, kitchen platforms, and other elements are subject to change.

Disclaimer: The furniture/fixtures depicted in the floor plans are for illustration purposes only and are not included in the actual offering. Room dimensions are measured from block to block and do not account for plaster or finish. Any unexpected alterations to the unit plan may affect the sale area. The size, shape, and position of windows, doors, railings, kitchen platforms, and other elements are subject to change.



# **SPECIFICATIONS**

#### STRUCTURE:

- · Seismic Zone II compliant RCC structure
- · Masonry walls with 8"/6"/4" cement concrete blocks

#### **PLASTERING:**

· All internal walls plastered smoothly

#### **FLOORING:**

- · Laminated wooden flooring in master bedroom only
- · Good quality vitrified tiles for living, dining, kitchen & other bedrooms
- · Good quality ceramic tiles for balconies, utility area & toilets
- · Good quality vitrified tiles for lift lobbies & corridors

### **TOILETS:**

- · Good quality vitrified tile dado in all toilets
- · White color wall mounted EWC with health faucet in all toilets
- · Washbasin with granite countertop and single lever mixer
- · Geyser point provision in all toilets
- · False ceiling in all toilets
- ·Toughened glass shower partition in master bedroom toilet only
- · Single lever shower mixer in all showers

#### DOORS:

- · Main door with engineered door frame & shutter with veneer finish
- · Bedroom & toilet doors with engineered door frame & shutter with laminate finish
- · UPVC sliding doors with mosquito mesh for living / bedroom to balcony

#### **WINDOWS:**

- UPVC sliding windows with mosquito mesh
- UPVC ventilators with fixed louvers in toilets

#### **KITCHEN & UTILITY:**

- · 2 feet dado with ceramic glazed tiles in kitchen
- · Provision for water purifier point in kitchen
- · Provision for washing machine & geyser in utility area
- Granite counter with stainless steel sink (unfixed)
- · 4 feet dado in utility



SHOT AT LOCATION

# **SPECIFICATIONS**

#### **PAINTING / POLISHING:**

- · Interior: Plastic emulsion paint
- Exterior: Texture paint
- · Enamel painting for MS railings

#### **PLUMBING:**

- · Good quality CP fittings of reputed make
- · Good quality PVC drainage & storm water pipes
- Dual piping for fresh water in shower / washbasin / toilet faucet / kitchen and recycled treated water for toilet flushes

#### **ELECTRICAL:**

- ·TV, telephone, networking in all bedrooms & living area
- · Electrical AC points in all bedrooms & living area
- Exhaust fans in all toilets
- Two Earth Leakage Circuit Breakers (ELCB) for each Flat (one for AC & heating and the other for lighting)
- · Individual metering for both BESCOM & DG power backup
- · Good quality electrical wires and switches
- · Provision for ceiling fan in living, dining and all bedrooms

#### LIFT:

· Passenger & service lift for each block

#### OTHERS:

- · Fiber to the home (Data & Voice)
- · Internal telephone cabling / wiring for all apartments
- · CCTV surveillance for basement & ground floor lift entry in every block
- · 100% power back-up for lifts, pumps and lighting in common areas
- · Power backup for apartments at diversity factor of 0.4
- · Organic waste converter

#### **RAINWATER HARVESTING:**

· Common rainwater harvesting system as per municipal guidelines

TRANSFORMING BENGALURU'S SKYLINE, SINCE 1988.

Years of Experience

12k+ Happy Customers

**26+** Projects Completed

22.38+ Million sq.ft. Transformed

13.9 Million sq.ft. of Ongoing Projects

25.09 Million sq.ft. of Upcoming Projects

### **OUR LANDMARK PROJECTS**

Shangri-La Bengaluru

**Adarsh Palm Meadows** 

**Adarsh Palm Retreat** 





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www.adarshdevelopers.com

A member of CREDAT BENGALURU

RERA No.: PRM/KA/RERA/1251/446/PR/010325/007535

For more details: www.rera.karnataka.gov.in

The Project is Mortgaged to Vistra ITCL (INDIA) Ltd as Debenture Trustee

