



Off Sarjapur Road



An aerial photograph of a city skyline, likely Bangalore, India. In the foreground, a large, lush green park (Gattahalli Lake) is visible, surrounded by dense trees. A small, ornate green tower stands near the water's edge. The middle ground is filled with a dense urban landscape of various buildings and structures. In the background, a prominent skyline of tall skyscrapers rises against a clear blue sky. The overall scene is bathed in the warm, golden light of a low sun, creating a serene and picturesque atmosphere.

Where every day rises to  
**landmark living**

Adarsh Welkin Park Apartments stands as Rayasandra Road's biggest landmark, crafted to redefine premium urban living. Nestled by the serene Gattahalli Lake, its lake-facing homes offer unobstructed views and unmatched tranquillity.

Here, every tower rises to embrace the sky while staying rooted in nature. Designed with clean lines, natural tones, and expansive negative spaces, each residence merges modern aesthetics with timeless luxury.

This is not just a home but a statement of living. Discover a destination where your mornings begin with golden lake views and nights end under endless starlit skies.



Elevate each day to  
**sky-high heights**



High-rise Towers  
(G+25 Floors)



72%  
Open Space



73,000 sq. ft.  
Ultra-Luxurious Clubhouse



75+  
Amenities

At Rayasandra Road's premier landmark, awaken to calm lake views and unwind with skyline panoramas every day. Discover premium 2.5 & 3 BHK homes with unmatched luxury and space.



# Luxury that defines landmarks

Located along Rayasandra Road, Adarsh Welkin Park Apartments offers unmatched connectivity to Sarjapur Road, Electronic City, and the Metro Phase III. This is where nature, luxury, and urban life meet.

- Proposed PRR
- Proposed 100 ft. Road
- State Highway 35
- Sarjapur Road
- NICE Road
- Namma Metro Yellow Line
- Outer Ring Road
- Proposed Metro Phase III
- Railway Station

## LOCATION MAP







Live where life is  
**effortlessly connected**

**Schools**

- Edenbridge International School - 3 kms
- Aurinko Academy - 3 kms
- Smrti Academy - 3 kms
- National Public School - 4 kms
- Primus Public School - 4 kms
- Sri Chaitanya School - 5 kms
- Harvest International School - 6 kms

**Hospitals**

- Springleaf Hospital - 5 kms
- Sacred Oak Hospital - 5.5 kms
- Kauvery Hospital - 7 kms
- Manipal Hospital Sarjapur Road - 8 kms
- E-city Hospital - 8 kms

**Recreation**

- Street 1522 - 7 kms
- Byg Brewski - 7 kms
- Sarjapur Social - 7 kms
- Macaw By Stories - 7 kms
- Roxie - 8 kms
- Central Mall - 9 kms

**Tech-parks & Companies**

- TCS - 4 kms
- Tech Mahindra - 6 kms
- Siemens - 6 kms
- Infosys Limited - 8 kms
- Hustlehub Tech Park - 8 kms
- J P Morgan - 8 kms
- Accenture - 9 kms
- Eco World - 10 kms

**Note:** Distances mentioned are approximate only.



An aerial artistic rendering of the Adarsh Welkin Park Apartments complex. The image shows a large, modern residential development with multiple rows of multi-story apartment buildings. The complex is surrounded by lush greenery, including numerous trees and landscaped gardens. In the foreground, there are several outdoor sports facilities, including basketball courts with red and blue flooring, and a playground with colorful equipment. A curved, covered walkway or seating area is also visible. The scene is bathed in the warm, golden light of a sunset or sunrise, creating a serene and inviting atmosphere. The overall design emphasizes a high-quality, amenity-rich living environment.

# Amenities that elevate **daily living**

At Adarsh Welkin Park Apartments, each amenity is crafted to inspire a sophisticated way of living. Immerse yourself in spaces that rejuvenate your body, indulge your senses, and create meaningful connections every single day.



# Recreation and wellness **at every corner**



- Amphitheatre with stage
- Party lawn with stage
- Play lawn with flexi seating
- Campfire area
- Aqua deck
- Jacuzzi
- Lap pool
- Shallow water body
- Leisure pool
- Pet Park
- Experience lawn with Miyawaki forest
- Picnic lawn
- Multi-purpose lawn
- Mini golf
- Barbeque zone
- Lawn with informal seating
- Pool deck and loungers
- Multi-purpose lawn with reflection pond
- Maze garden
- Coconut grove
- Aroma garden
- Acupuncture walks
- Exercise centre
- Kids' pool
- Board games
- Multi-purpose court
- Skate plaza
- Miyawaki forest
- Yoga/Meditation zone with deck
- Football field
- Box cricket
- Basketball court
- Tennis court
- Volleyball court
- Cricket practice net
- Rock climbing wall
- Cognitive play area
- Trampoline Park
- Reflexology path



A clubhouse crafted for  
**indulgence**

Step into a sprawling 73,000 sq. ft. clubhouse crafted for the extraordinary. From fitness zones and entertainment arenas to elegant gathering spaces, experience a world where your lifestyle feels truly limitless.




# Amenities that redefine **clubhouse luxury**

 Restaurant

 Bar

 2 Banquet Halls


 8 Badminton Courts

 2 Squash Courts


 2 Table Tennis Tables

 2 Pool Tables

 Gym

 Aerobics/Yoga Hall


 Crèche

 Health Club

 Games Room


 Supermarket

 ATM

 Home Theatre

 Salon

 Indoor Swimming Pool

 Outdoor Swimming Pool

Artistic Impression



# Master-planned to create a lasting landmark

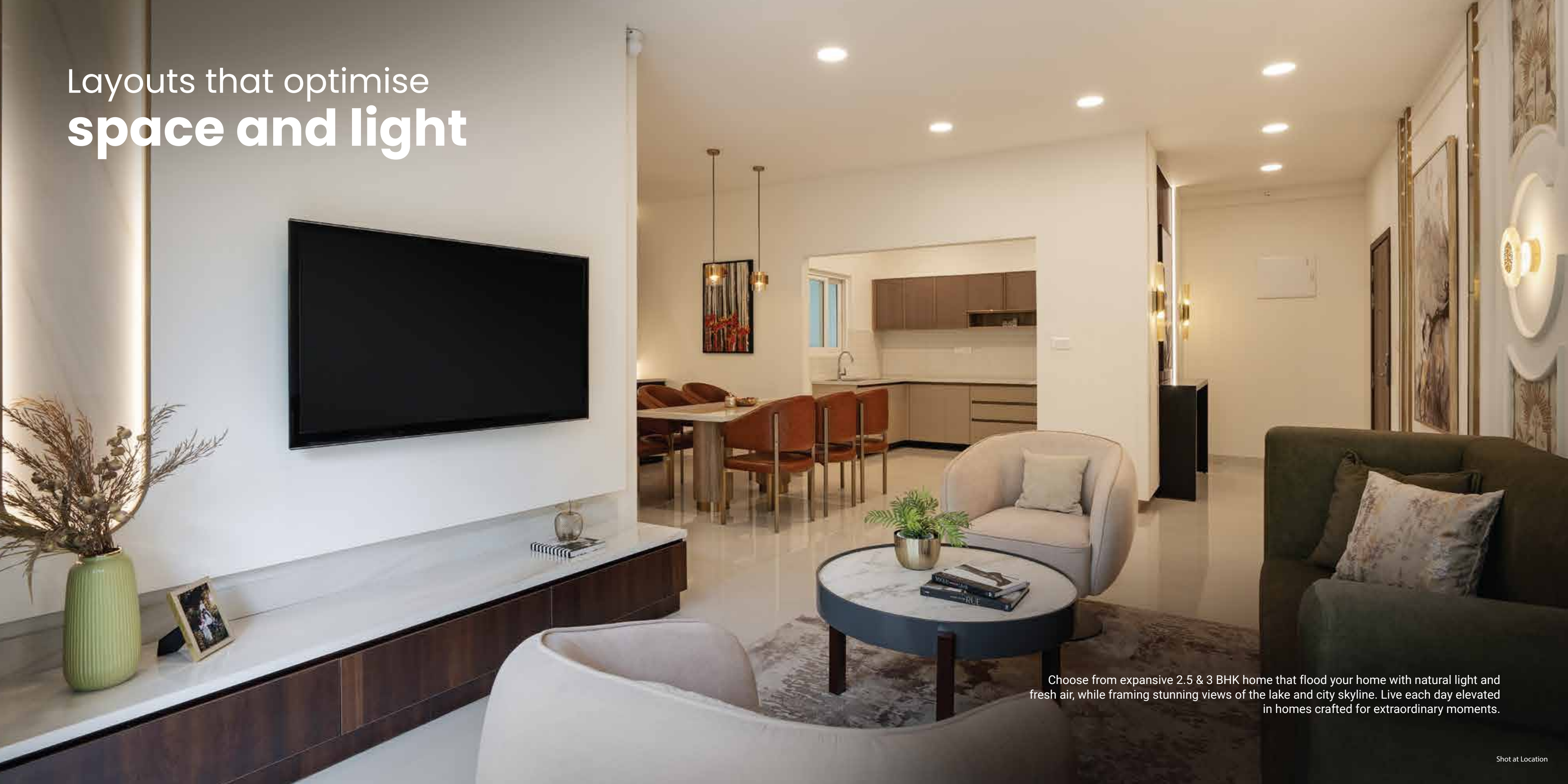
Legend:

- |   |   |   |
|---|---|---|
| 1. Security Cabin with Signage                    | 28. Campfire Area                               | 55. Boardwalk                               |
| 2. Vehicular Entry (9 m wide)                     | 29. Barbeque Zone                               | 56. Multi-purpose Lawn with Reflection Pond |
| 3. Bus Bay  | 30. Acupuncture Walk                            | 57. Experience Lawn with Miyawaki Forest    |
| 4. Exit (9 m wide)                                | 31. Exercise Centre                             | 58. Football Field                          |
| 5. Driveway (19 m wide) Carriageway (13.7 m wide) | 32. Aqua Deck                                   | 59. Viewing Deck                            |
| 6. Roads (9 m wide) Carriageway (5.5 m wide)      | 33. Water Feature                               | 60. Yoga/Meditation Zone with Deck          |
| 7. Pedestrian Path                                | 34. Extended Lawn                               | 61. Access from Basement                    |
| 8. Secondary Entrance/Exit                        | 35. Lap Pool                                    | 62. Box Cricket                             |
| 9. Informal Seating Area                          | 36. Jacuzzi                                     | 63. Basketball Court                        |
| 10. Children's Play Area                          | 37. Lawn with Informal Seating                  | 64. Viewing Gallery                         |
| 11. Terraced Lawn                                 | 38. Shallow Water Body                          | 65. Access from Podium                      |
| 12. Tower Drop-offs                               | 39. Kids' Pool                                  | 66. Viewing Deck                            |
| 13. Surface Parking                               | 40. Pool Deck with Shade Structure and Loungers | 67. Tennis Court                            |
| 14. Cycling Track                                 | 41. Shallow Water Body with Tree Island         | 68. Maze Garden                             |
| 15. Butterfly Garden                              | 42. Floating Walkway                            | 69. Volleyball Court                        |
| 16. Hopscotch/Floor Games                         | 43. Arrival Plaza                               | 70. Seating Pavilion                        |
| 17. Multi-purpose Lawn with Mounds                | 44. Wi-Fi Zone                                  | 71. Cricket Practice Net                    |
| 18. Traffic Island                                | 45. Board Games                                 | 72. Senior Citizen Court                    |
| 19. Natural Trail                                 | 46. Event Lawn                                  | 73. Seating Deck                            |
| 20. Tropical Planting                             | 47. Multi-purpose Court                         | 74. Rock Climbing Wall                      |
| 21. Emergency Vehicular Access                    | 48. Skate Plaza                                 | 75. Cognitive Play Area                     |
| 22. Mini Golf                                     | 49. Pet Park                                    | 76. Trampoline Park                         |
| 23. Amphitheatre with Stage                       | 50. Picnic Lawn                                 | 77. Gathering Plaza                         |
| 24. Aroma Garden                                  | 51. Service Walkway                             | 78. Coconut Grove                           |
| 25. Party Lawn with Stage                         | 52. Seating Island                              | 79. Reflexology Path                        |
| 26. Play Lawn with Flexi Seating                  | 53. Floating Deck                               | 80. Multi-purpose Lawn                      |
| 27. Tactile Walk                                  | 54. Miyawaki Forest                             |   |





Layouts that optimise  
**space and light**

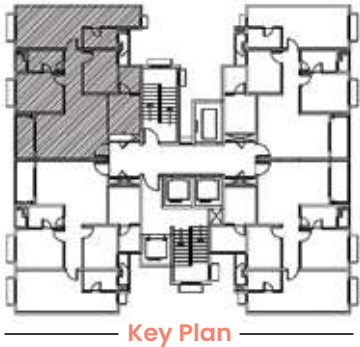


Choose from expansive 2.5 & 3 BHK home that flood your home with natural light and fresh air, while framing stunning views of the lake and city skyline. Live each day elevated in homes crafted for extraordinary moments.



# 2.5 BHK Unit Plan

Block 6 (Wing A&B): Type 2.5E



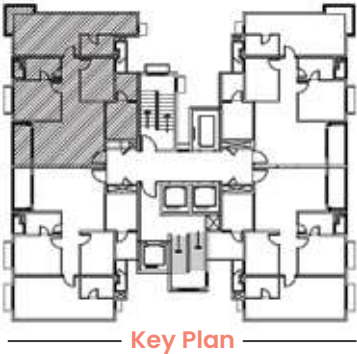
Wing-A		Wing-B	
A-101 to A-1801		B-101 to B-1801	
A-2001 to A-2501		B-2001 to B-2501	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
90.08	970	131.25	1413



# 2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5E.1



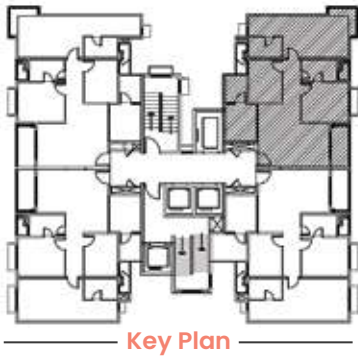
Wing-E			
E-1801, E-2001 to E-2501			

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
90.08	970	132.10	1422



# 2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5F.1



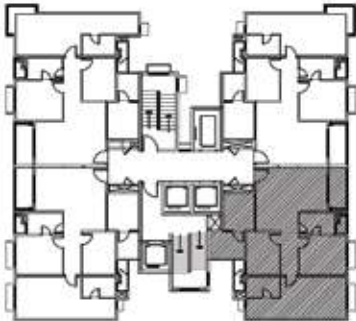
Wing-E			
E-1802 to E-2502			

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
87.29	939	127.92	1377



# 2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5G



Key Plan

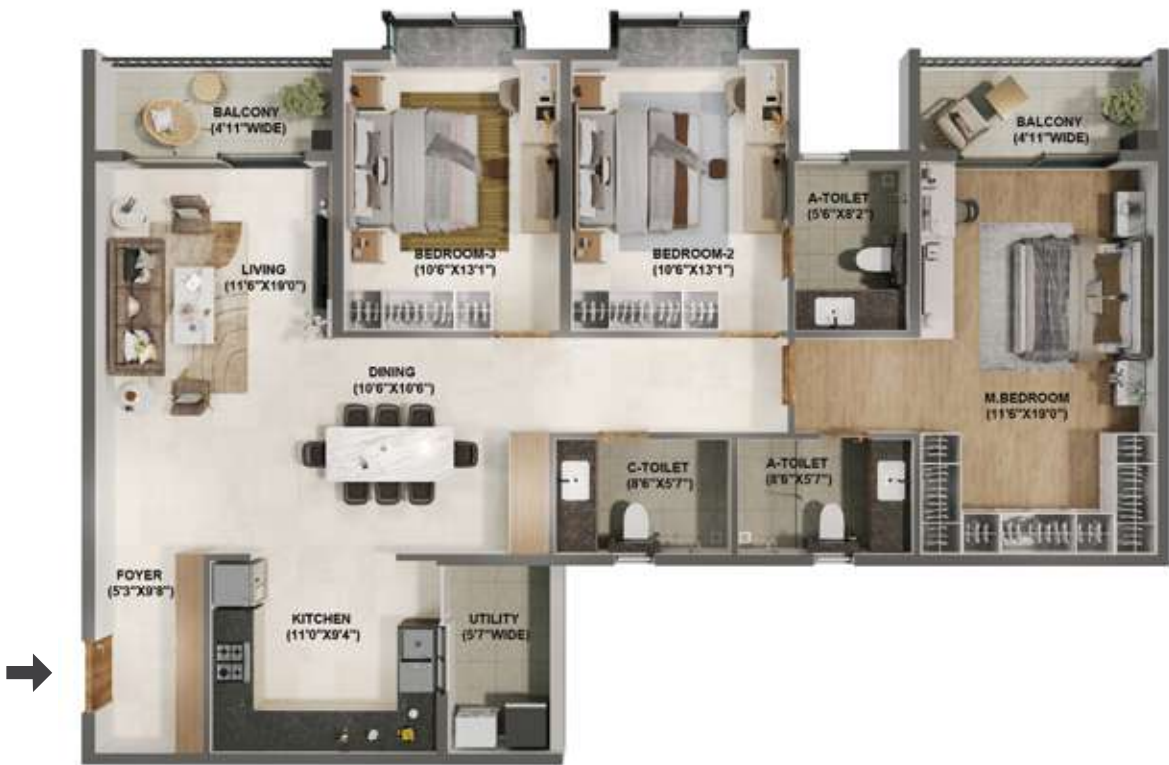
Wing-E			
E-1803 to E-2503			

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
87.44	941	130.10	1400



# 3 BHK Unit Plan

Block 4 (Wing A and D): Type 3A



Key Plan



Wing-A		Wing-D	
A-203 to A-2503		D-203 to D-2503	
Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
115.81	1247	173.45	1867



# 3 BHK Unit Plan

Block 4 (Wing A and D): Type 3B



Wing-A		Wing-D	
A-004 to A-2504		D-004 to D-2504	
Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
117.14	1261	176.25	1897



# 3 BHK Unit Plan

Block 4 (Wing B and E): Type 3C



Key Plan



Wing-B		Wing-E	
B-001 to B-2501		E-001 to E-2501	
Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
115.81	1247	173.55	1868



# 3 BHK Unit Plan

Block 4 (Wing A): Type 3D.1



Key Plan



Wing-A	
A-202 to A-1802	
A-2002 to A-2502	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
110.80	1193	168.37	1812



Crafted to last,  
**styled to impress**

Every detail, from elegant flooring to premium fittings, is handpicked for enduring quality and timeless style. Discover thoughtful specifications that not only elevate your home's beauty but also define it as a landmark of lasting value.



# Specifications

## Structure:

- Seismic Zone II compliant RCC structure
- Masonry walls with ACC block

## Plastering:

- All internal walls smoothly plastered
- External plastering with sponge finish

## Flooring:

- Good quality vitrified tile flooring in living, dining & kitchen
- Laminated wooden flooring in master bedroom and vitrified tile flooring in other bedrooms
- Ceramic tiles for toilets, balconies, and utility area
- Granite flooring in ground floor lift lobby and vitrified tiles in lift lobbies of all the floors
- Pre-polished concrete step tiles for staircase

## Toilets:

- Good quality ceramic tile dado in all toilets
- White colour EWC, washbasin and mirror for all toilets
- Toughened glass shower partition with openable shutter in master bedroom toilet only
- Single lever mixer with shower rail and hand shower for all showers and single lever mixer for all washbasins
- Provision for geysers in all toilets
- Exhaust fan in all toilets
- Health faucet in all toilets

## Doors:

- All doors with engineered door frame & moulded skin panel shutters
- UPVC sliding doors with mosquito mesh for living room to balcony and bedroom to balcony

## Windows:

- UPVC sliding windows with mosquito mesh
- M.S grills (from inside) for windows at ground and first floor only

## Lift:

- Lifts of suitable size and capacity will be provided in all towers

## Kitchen:

- Granite platform with stainless steel single bowl sink and drain board with sink mixer
- Provision for dish washer in utility
- 2 feet (0.6 m) dado above platform area with ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area

## Painting/Polishing:

- Interior: Plastic emulsion paint
- Exterior: Acrylic emulsion paint
- Enamel painting for MS grill/railings

## Plumbing:

- Good quality CP fittings
- Good quality PVC drainage and storm water pipes
- Dual piping system – Freshwater in shower/washbasin/toilet/faucet/kitchen and recycled treated water for toilet flushes
- Water meter for all flats

## Electrical:

- TV, telephone, networking, and electrical AC points in all bedrooms and living area
- Two Earth Leakage Circuit Breakers (ELCB) per flat (one for AC and heating, and the other for lighting)
- Good quality electrical wires and switches
- Provision for ceiling fan points in living/dining and all bedrooms
- Connected power load: 2 BHK & 2.5 BHK – 5 KW, and 3 BHK – 6 KW
- Power back-up of allocated power with 50% diversity factor
- Meter for both BESCOM and DG

## Telephone & Network:

- FTTH – Fiber-To-The-Home internal cabling
- Internal telephone cabling/wiring in all apartments

## Safety & Security:

- CCTV surveillance for common areas and access-controlled entry and exit
- Project is designed to detect and fight for fire incidents as per norms

## Others:

- Rainwater harvesting system as per municipal guidelines
- Sewage treatment plant is provided and treated water is connected to all flushing cisterns
- Piped gas provision up to utility for all flats



# TRANSFORMING BENGALURU'S SKYLINE, **SINCE 1988.**

**37** 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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Creating memories for a lifetime™

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