



Launching Birla Advaya

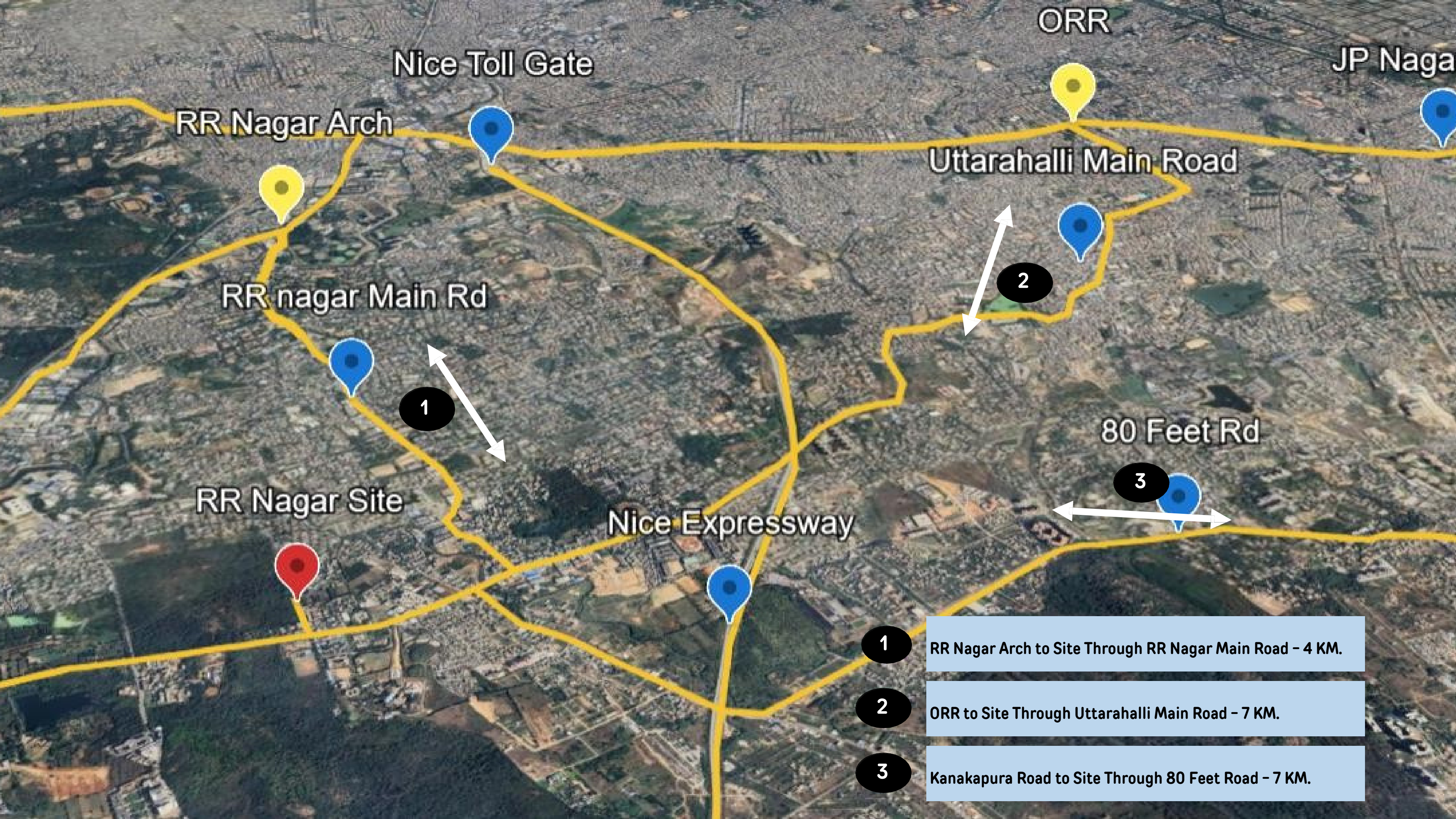
“Homes facing 250 Acres of reserve forest and experience nature in its glorious splendour”

“Elevate your lifestyle and Experience the pinnacle of luxury living in the heart of the vibrant Birla Advaya RR Nagar.”

Rajarajeshwari Nagar – A green oasis within the bustling city.

Rajarajeshwari Nagar, is a vibrant neighbourhood with a rich blend of history, culture and modernity. Located in the southwestern part of Bengaluru. **Strategically positioned with excellent connectivity** to all parts of the city. **Close proximity** to Mysore Road, Kanakapura Road, NICE Road, and the Namma Metro line.

LOCATION BRIEF



RR Nagar Arch

Nice Toll Gate

ORR

JP Naga

Uttarahalli Main Road

RR Nagar Main Rd

RR Nagar Site

Nice Expressway

80 Feet Rd

1

2

3

1

RR Nagar Arch to Site Through RR Nagar Main Road - 4 KM.

2

ORR to Site Through Uttarahalli Main Road - 7 KM.

3

Kanakapura Road to Site Through 80 Feet Road - 7 KM.

RR Nagar Site





Frontage of 70 meter

~18 meter wide main approach road



Site

Afforestation Area

~18 meter wide main approach road

History and Heritage

Named after the iconic Rajarajeshwari Temple, one of the oldest and most revered temples in Bangalore. A place rich in cultural and religious heritage, offering a unique blend of old and new.



Yogi Hills



**Rajarajeshwari
Temple**



Shakti Hills

Business and Employment

Proximity to tech parks, such as Sattva Global City , Kalyani Tech Park , **Excellent connectivity** to major tech companies in Electronic city through **NICE Road** and Whitefield/Marthahalli through **Purple Line Metro** making a preferred residential choice for professionals.

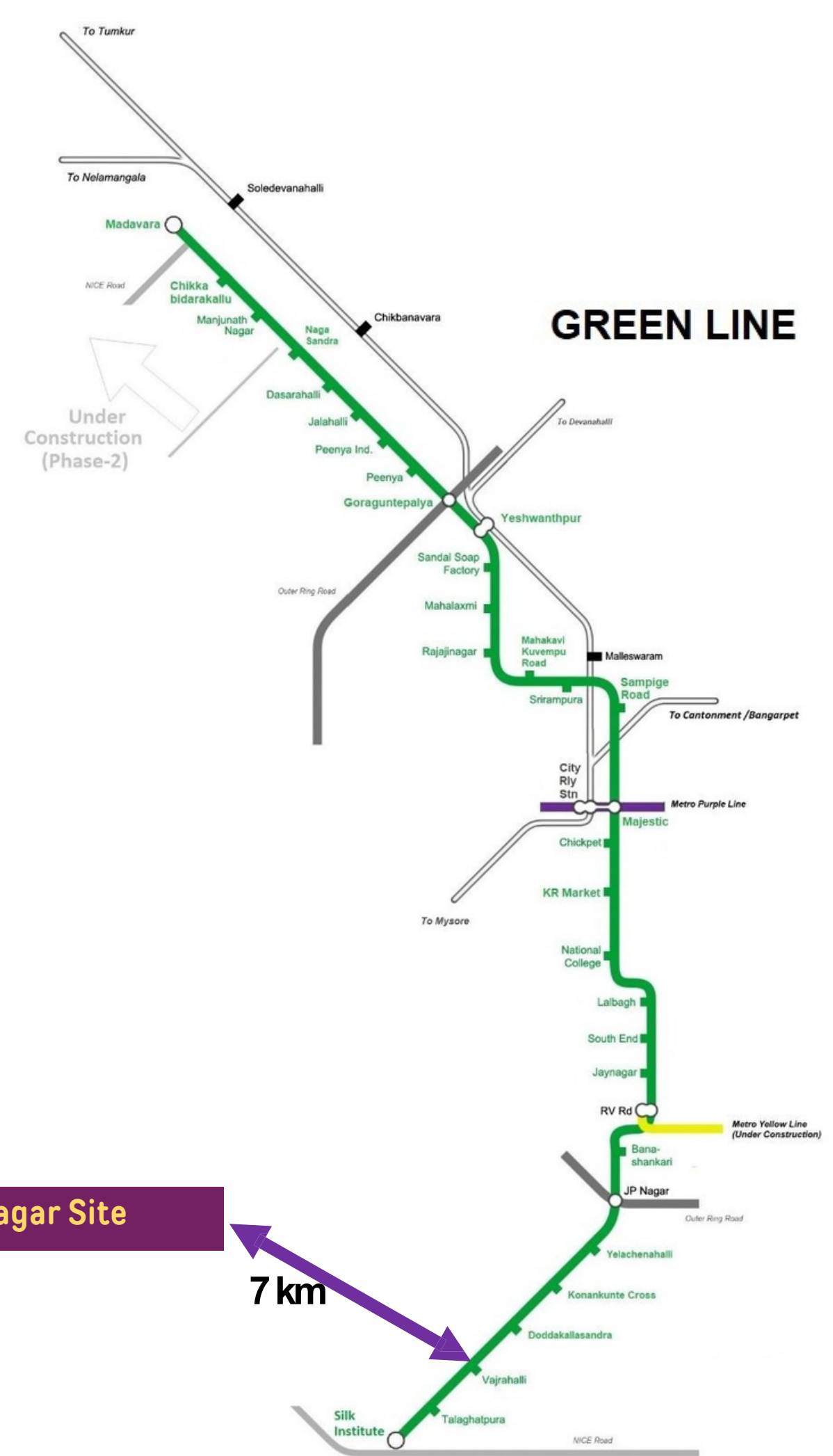
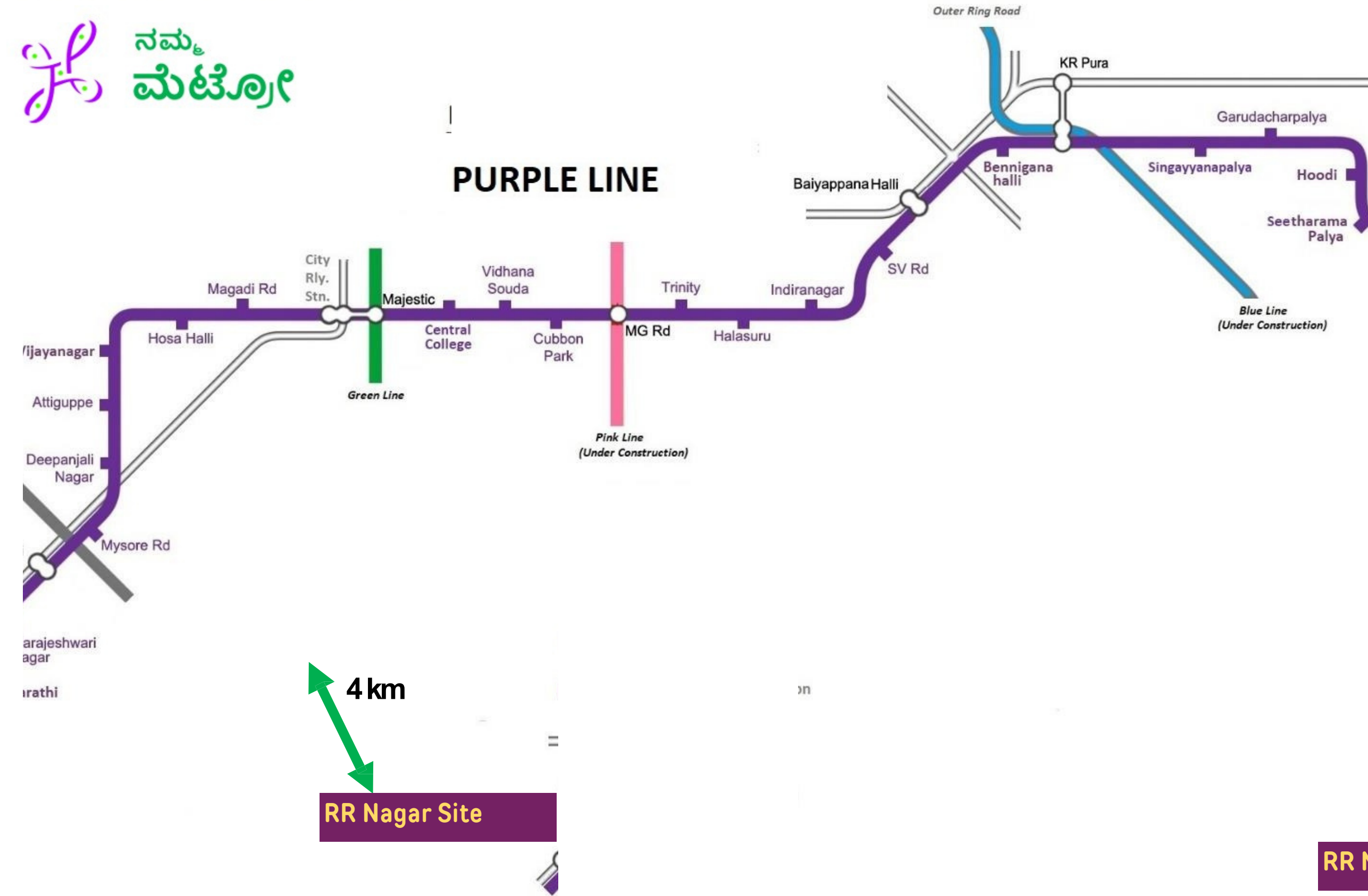


Sattva Global City includes companies like Accenture, Mindtree Etc



Kalyani Magnum Includes companies like Oracle, Honeywell Etc

NAMMA METRO



Education and Learning.

Home to numerous reputed educational institutions, including Top engineering colleges (**RVCE/PESIT/BMSCE/RNSIT/JSS**) Schools(**NPS/DPS**), Medical (**BGS**) and management institutes.



Healthcare Facilities

World-class hospitals and healthcare centers providing top-notch medical services such as **BGS Global Hospitals/Jayadeva/Sparsh** Ensuring the health and well-being of its residents.



PRODUCT BRIEF

Project Details

- **Approx. 10 Acres with 8 acres of open/green area giving the flavour of the garden city “Bengaluru”.**
- **Residential township with Apartments and Row Houses.**
- **Designed by Internationally acclaimed architect “Broadway Malyan”.**
- **One of the lowest density projects in RR Nagar with just 600+ units spread across in 3 towers.**
- **One of the Tallest building with Approx. G+33 Floors overlooking reserve forest.**
- **Majority of the units overlooking the Greens which provides the freshness of seamless vast expanse of Greenery wherein all other units have spectacular City Night views.**
- **Located on a quiet 80 ft. wide road with minimal traffic flow.**
- **Exclusive Iconic Sky club at a height of 350 feet giving perfect view of city skyline.**
- **40 plus amenities spread across 25,000 sqft Club House along with dedicated health street and club street connecting all towers.**

Social Infrastructure around the project

Schools / Educational Institutions.

- BGS Global Institute of Medical Science – 1.3 km
- BGSPublicSchool–2km
- RNS Institute–2 km
- NPS Banashankari – 3 km
- National Hill View Public School – 4 km
- Sri Jnanakshi Vidhyaniketan – 2 km
- RV College of Engineering – 3 km
- Global Academy of Learning - 2.5 km
- Rashtrorothana Vidhya Kendra – 6 km
- DPS Bangalore South – 10 km

Tech Park-

- Sattva Global City (Global Village Tech Park - Accenture, Mindtree ,Mphasis Etc) - 2 km.
- Kalyani Magnum (Oracle , Honeywell , VMware , E&Y Etc) - 12 km.
- Bidadi Industrial Hub – (Toyato , Bosch , Coco-cola Etc) – 20 Km.
- Electronic City – IT Hub (Infosys , Wipro , HCL Etc) - 30 km.

Hospitals-

- BGS Global Hospitals – 1.3 km
- Jayadeva Memorial Hospital and Research Centre – 2 km
- Sparsh Hospital – 4 km
- Cloudnine – Kanakapura - 7 km

Malls-

- Gopalan Arcade mall – 4 km
- Global Mall – 6 km
- Forum Mall South – 8 km
- Metro Cash & Carry – 9 km
- Dmart – 7 km

Spiritual Centers-

- Art of Living International Center – 11 km
- Krishna Leela Theme park – 7 km
- ISKCON Vaikuntha Hill – 7 km.

THANK YOU