



RRBC

P I (C A S S) S O

STATE-OF-ART *living spaces*

RERA NO.: PRM/KA/RERA/1251/310/PR/181122/002166



RAJARAJESHWARE BUILDCON Pvt Ltd (RRBC) is a reputed Bengaluru-based Real Estate Developer. Established in 2007, the company has to its credit numerous residential projects in prime localities across the city. Powered by technology and innovation, it's commitment to deliver projects with the highest quality construction adds value and prestige to all proud RRBC home owners.

THE RRBC ADVANTAGE

- Focussed on innovative lifestyle real estate products
- Driven by integrity, quality and strong customer relationship
- Strict adherence to business ethics and all statutory requirements
- Emphasis on Green Building concepts
- Member of CREDAI and NAREDCO

Manikchand 117FF, rated as one among India's top 100 luxury projects

- Designated as South Bengaluru's Best Design, 2016
- Pre-conferred with Gold Standard Certification for Green Building by IGBC





Pablo Picasso, the remarkable Spanish artist and one of the greatest the world has produced, is a legend that lives on. His cubism concept & masterpieces of modern art in the 20th century are unparalleled to date. The Picasso super luxury residential project is a tribute to the great artist, drawing inspiration from his works of art to create the extraordinary. RRBC has attempted to incorporate in it, a rare ingenuity that is contemporary, exclusive and luxurious.

RRBC
P I C C A S S O
STATE-OF-ART living spaces

UBER-LUXURY
AT EVERY
SQUARE INCH

At 4th T Block, Jayanagar, Bengaluru.

2, 3 & 4 BHK
CONDOMINIUMS

Piccasso Condominiums by RRBC is a priceless work of architecture and structure conceptualized by a distinct style and new-age thinking.

Perhaps, Bengaluru's most defining tower of sheer elegance, style, luxury, panache and beauty it will soon dot the skylines of Jayanagar, one of India's most well planned, up-market suburbs.

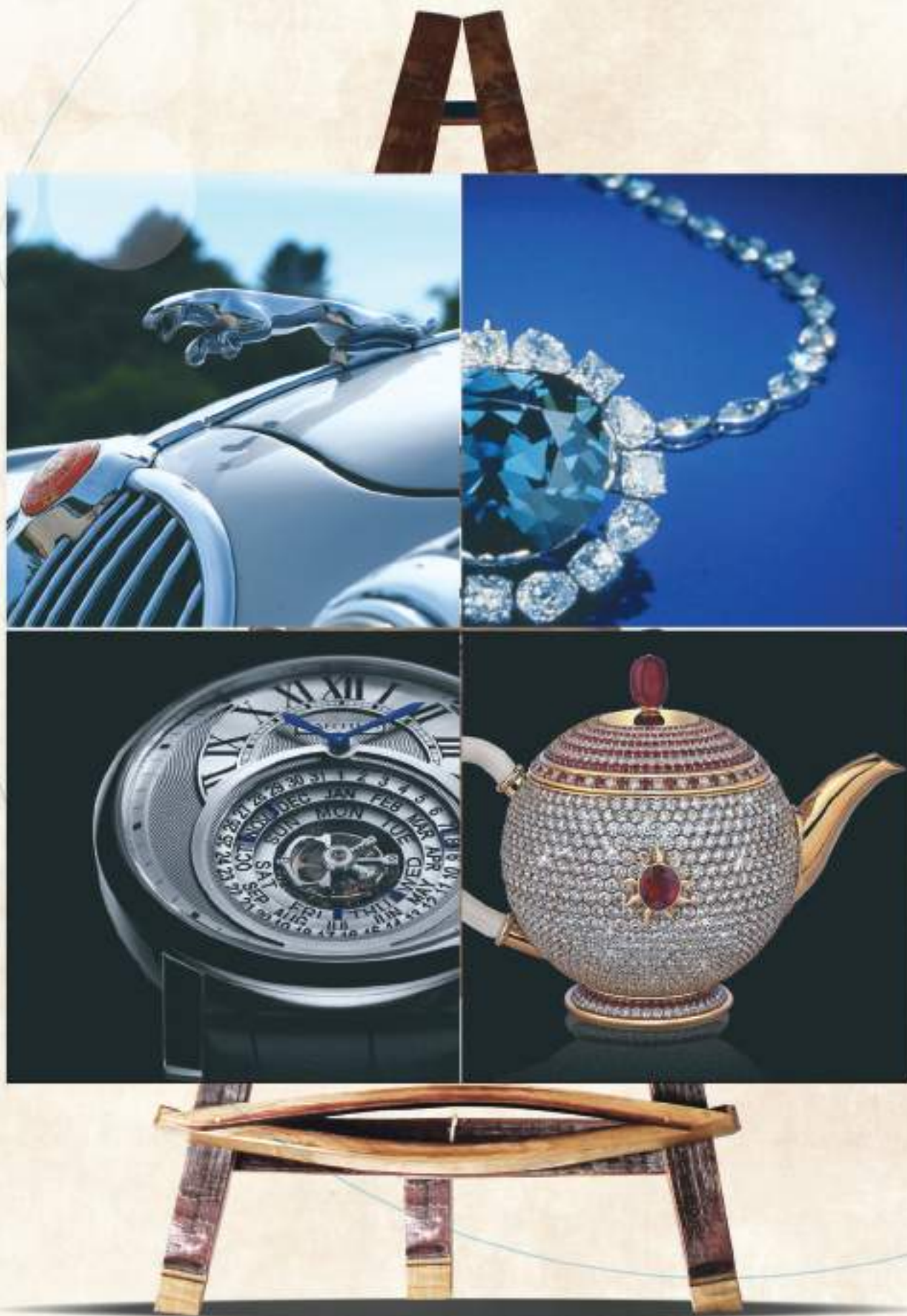




HOMES
AS DISTINCTIVELY
EXCLUSIVE AS
THEY CAN GET

At Picasso, we create living spaces that are literally state-of-art. With your favourite object d'arts adding that very special effect of your signature style. Marked by opulence and distinction at every square inch we now invite you to a life that's best described as your own masterpiece...

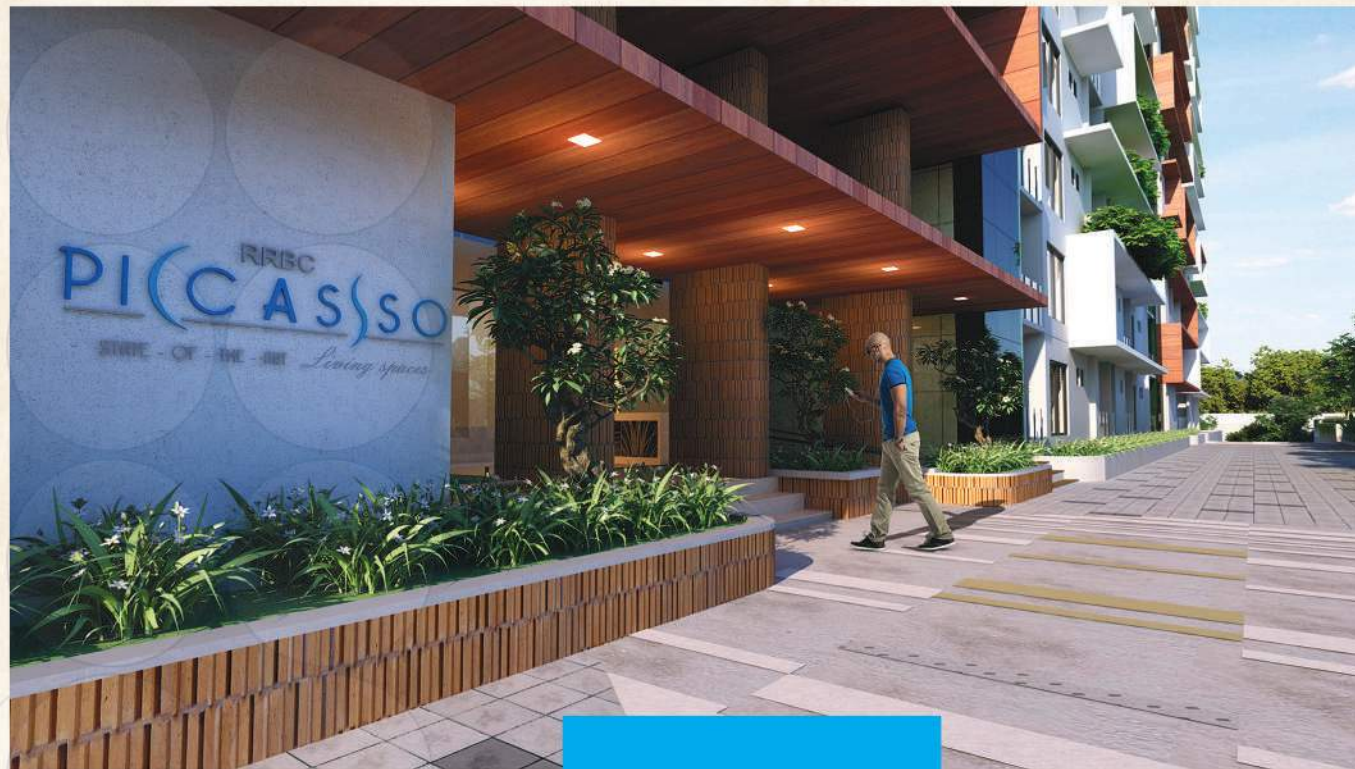
When uber-luxury is your way of living,
you need a home that reflects it.
A home, where life imitates art and you
are free to fill the canvas with your
colours! Welcome to Picasso,
that's not just well appointed but
also inspired by great masters!





We welcome you to a home that is not just stylish and luxurious but also slated for steady price appreciation. Picasso's inherent geographical advantage as well as the design, development and delivery of the finest living infrastructure and amenities make it an ambitious choice for those who look for elitist lifestyles. Come, see for yourself.





FIRST IMPRESSIONS



Your journey into the magnificent world of Picasso begins the moment you enter its high gates flanked by a quintessential Jain Temple in white marble and a spiraling fountain. While, amazing larger-than-life sculptures at the entrance and gardens, blossoming avenues, exotic pathways, water bodies and landscaped pathways designed in a Bali-like environment create an ethereal ambience you will love experiencing. At the gates a dedicated pick-up/drop point for children and a security cabin further sets the tone of the beautiful and thoughtfully planned life here.

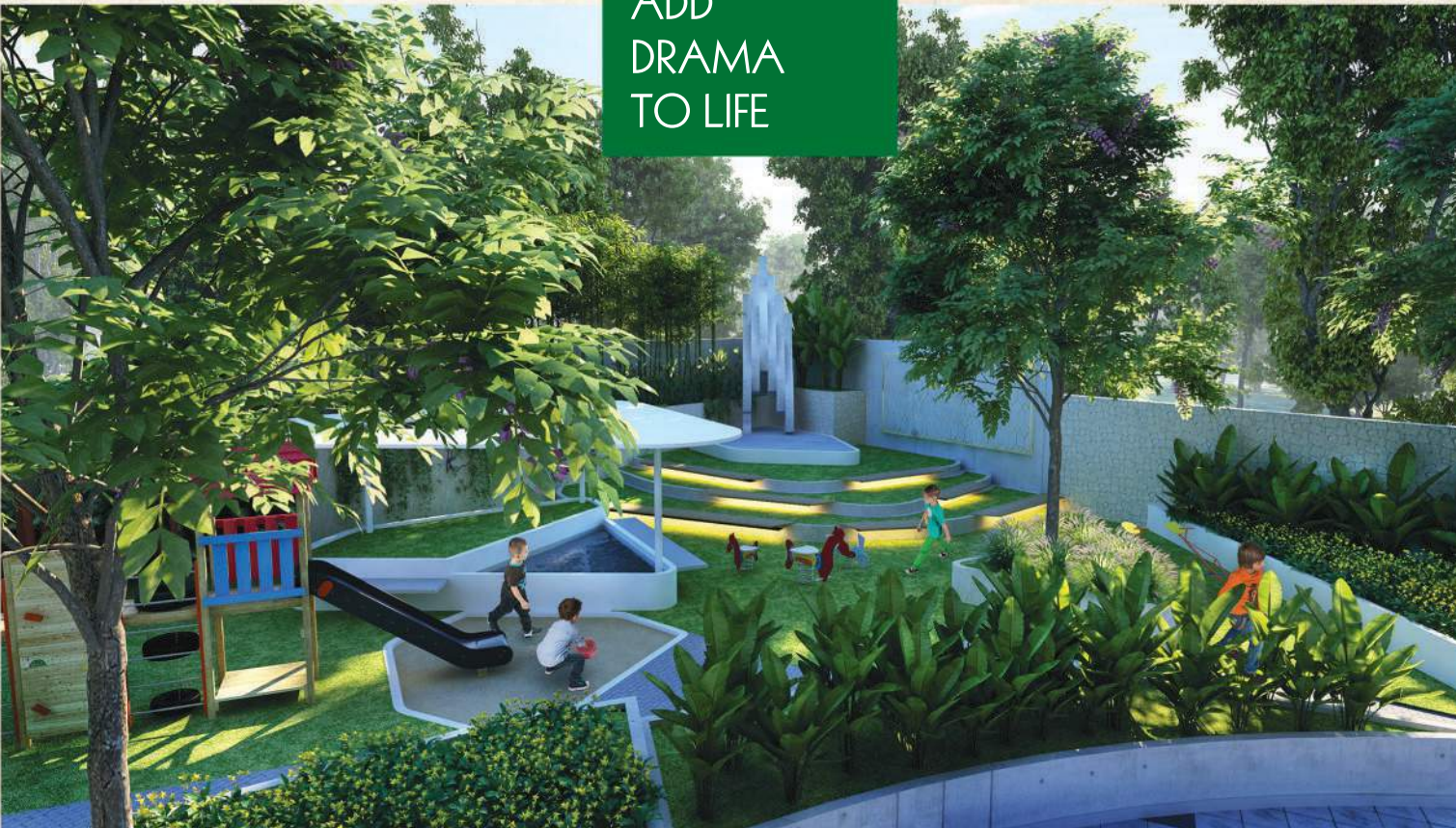
WHOLESOME LIVING



At Picasso its more than just grandeur and comforts. It promotes a good, healthy and a totally holistic lifestyle. For example, the project features a Reflexology area that is designed for acupressure while walking barefoot on its surface. While a beautifully landscaped Amphitheater is an inviting space for theater, meetings, picnics or just plain lazing around!



ADD
DRAMA
TO LIFE



WELCOME TO
A WORLD OF
CURATED LIFESTYLE





MOVE UP IN STYLE

Picasso invites you to a curated lifestyle in the truest sense offering you a fabulous home surrounded by the most state-of-the-art infrastructure. Totally flat beamless ceilings throughout reflect modern aesthetics and give a feeling of expansiveness. So get ready to upgrade every experience as you move up and step in style. Right from the lounge to the corridors and into your wide personal space.

YOUR HOME.
STATELY.
SINGULAR.
SMART.



COOK UP
A STORM
IN ELEGANCE



A MASTERSTROKE
OF OPULENCE





TOP-OF-THE-LINE FITTINGS

Picasso Uber Luxe Condominiums, one of Bengaluru's most defining towers for its sheer elegance, style, panache and beauty have been conceptualized with new-age thinking. Loaded with premium features at every square inch, they give you a lifetime of comforts in the lap of luxury.



THE
DARIÒ
CLUB

AN ELITE HAVEN

40,000 SFT OF WORLD CLASS AMENITIES
AMIDST LANDSCAPED HEIGHTS

YOUR LIFE.
STYLISH .
LUXURIOUS.
EXCLUSIVE.



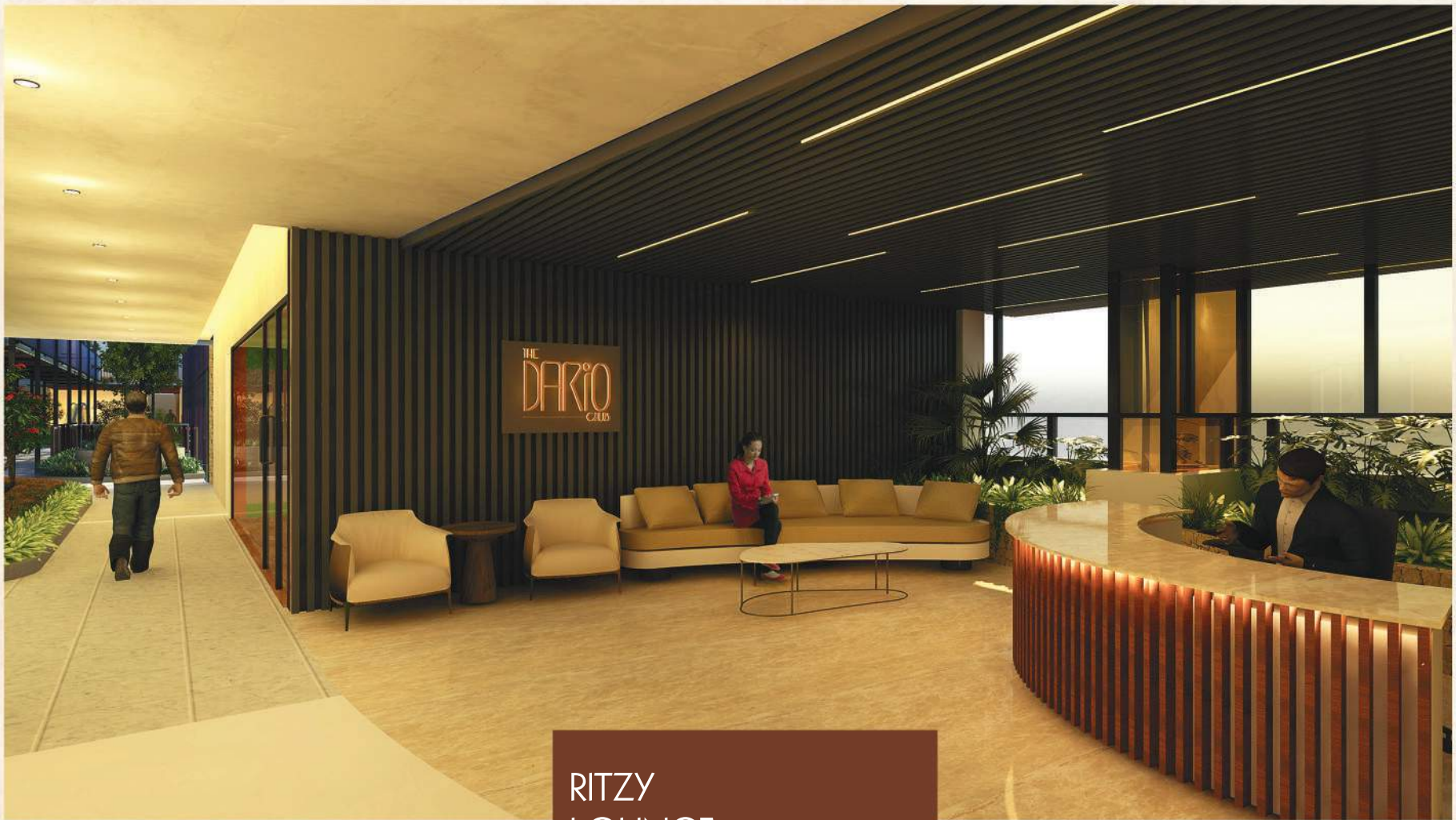
PURE INDULGENCE AT A BESPOKE CLUBHOUSE

As a member of the Picasso family you will be a privileged member of DARIO a star studded clubhouse with total access to the best-in-class services and amenities spread over 40,000 sft!

A pure indulgence for the entire family and guests on the upper floors, this exquisitely landscaped rooftop retreat opens up to a limitless sky for unlimited joy...



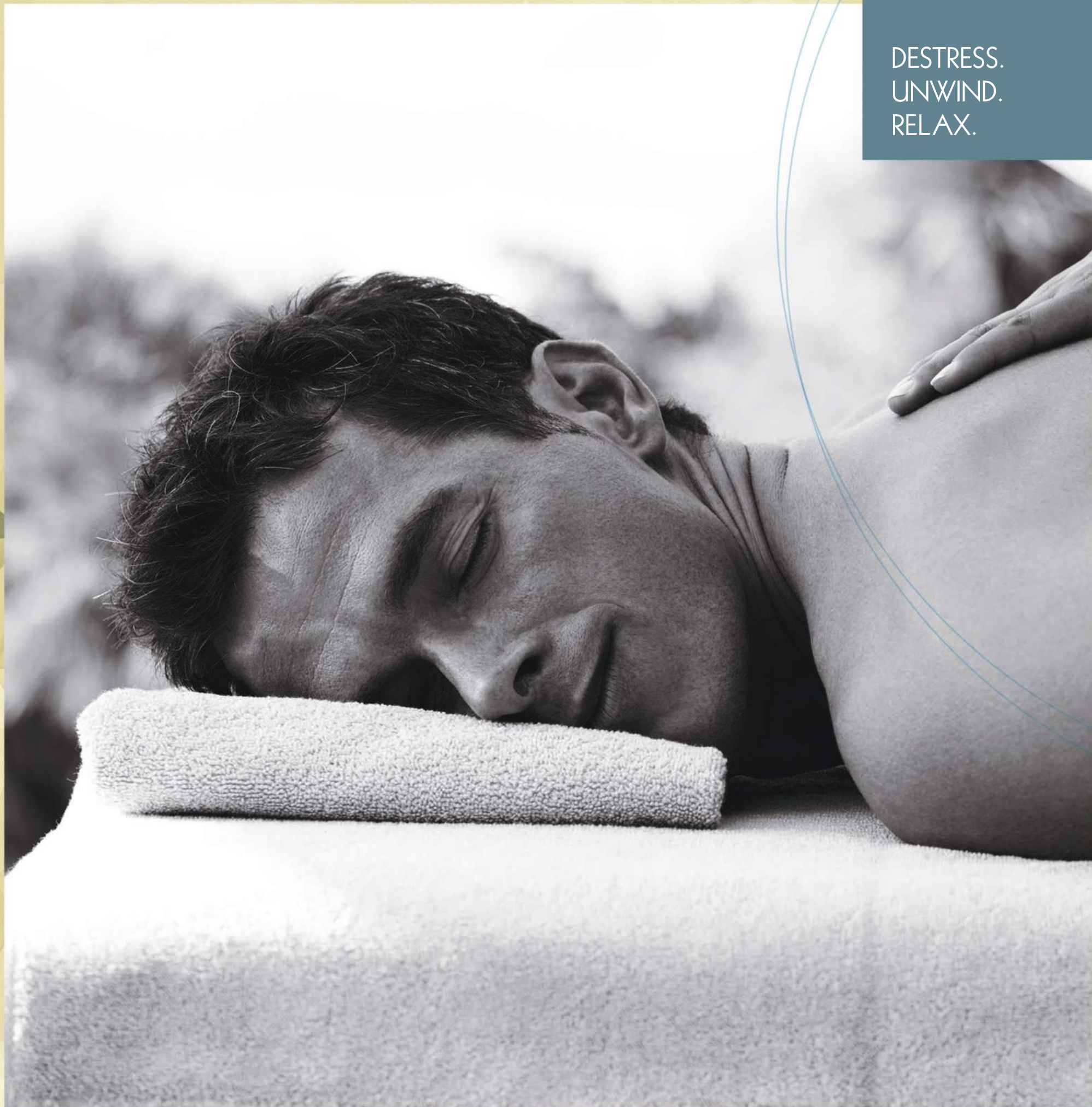
EVERY EXCUSE
TO CELEBRATE



RITZY
LOUNGE &
PARTY HALL



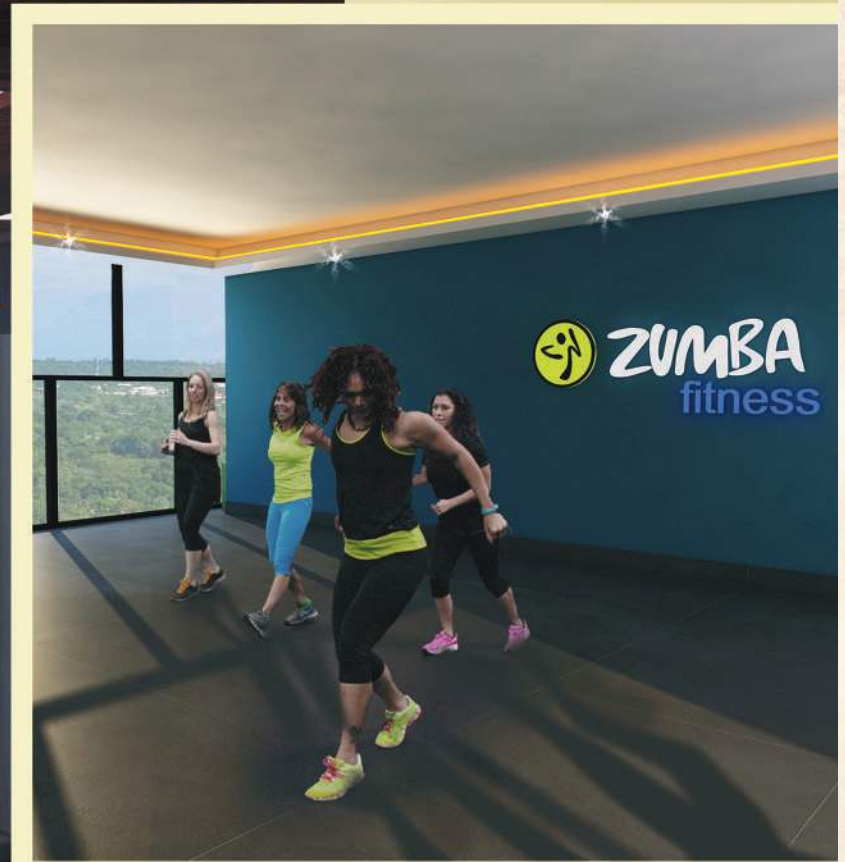
DESTRESS.
UNWIND.
RELAX.





REJUVENATE &
DETOX AT THE
STIMULATING SPA
& VITALITY POOL





CHOOSE TO GYM, ZUMBA OR JUST MEDITATE

Living at Picasso you are thoroughly spoiled for choices when it comes to spending quality time with yourself. It comes loaded with professionally appointed amenities such as an international standard island gym surrounded by a water body, a zumba dance studio, a bowling alley, a home theater, snookers... you name it! You could also choose to get into a state of Zen by the meditation zone...





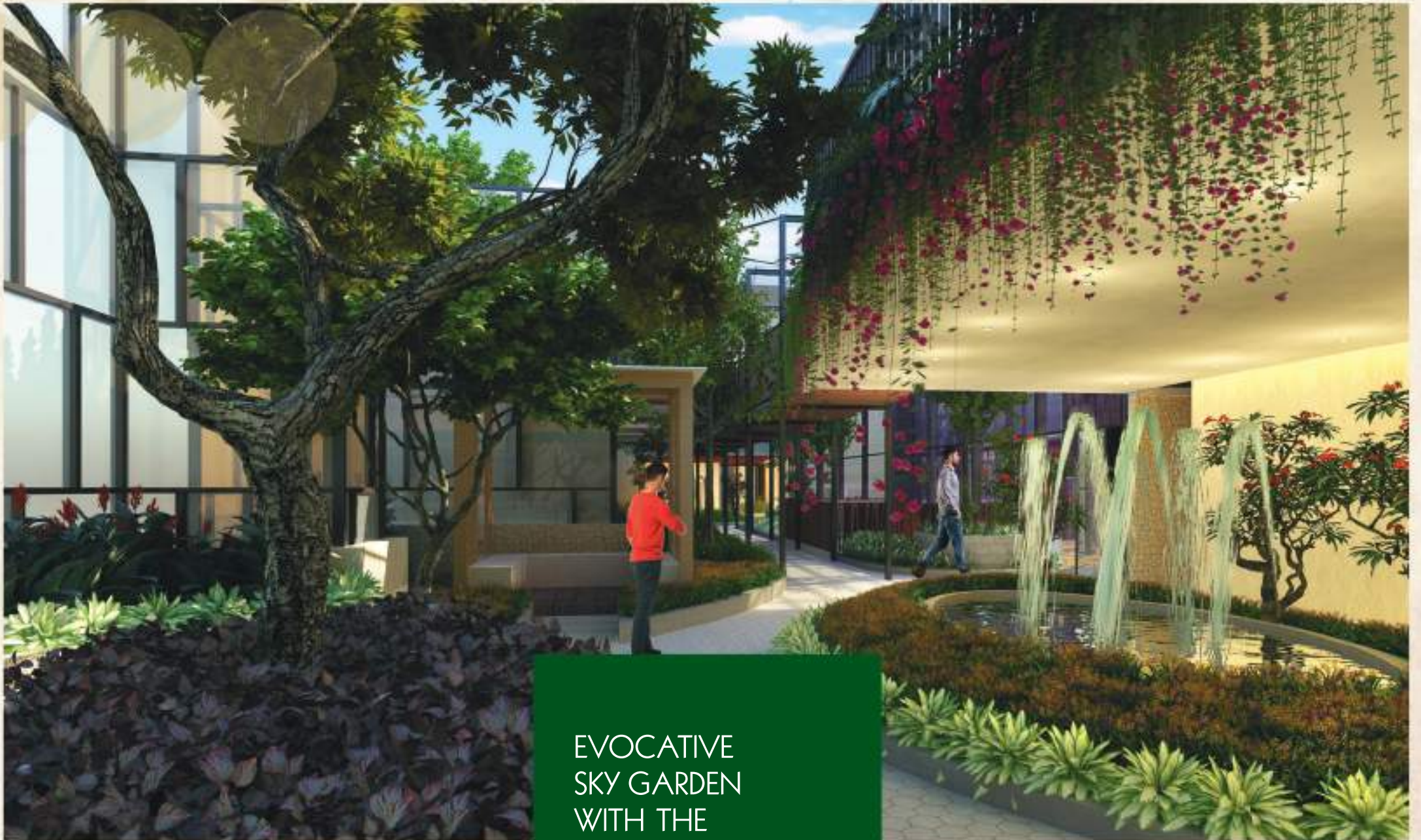
WATCH A FILM
PLAY SNOOKERS.
OR JUST GO BOWLING.



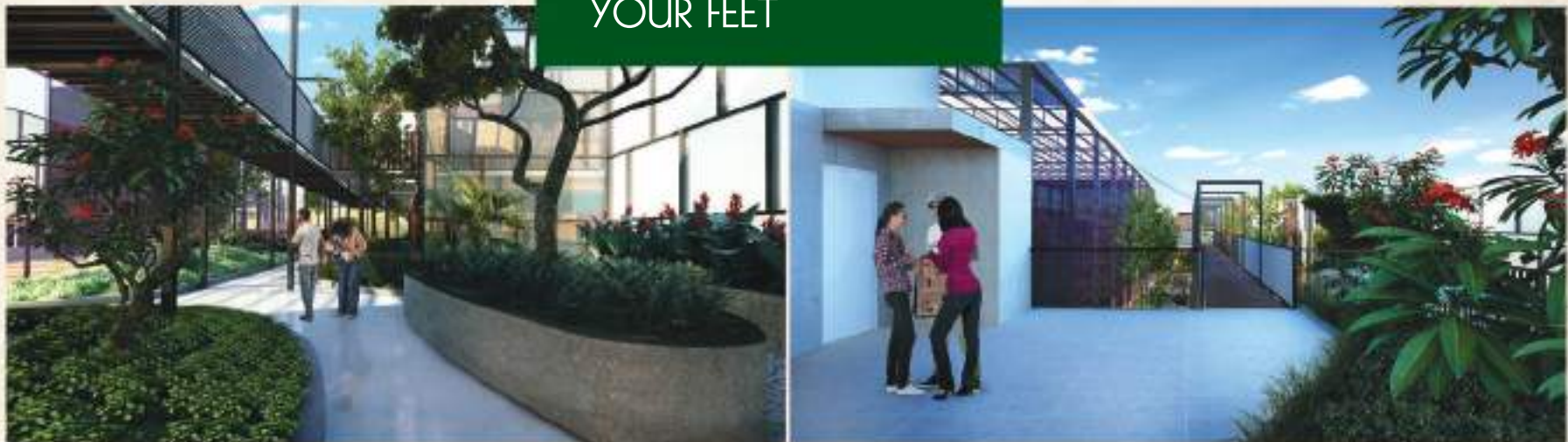
EXPERIENCE
LIFE AT
HIGH ALTITUDES.

Imagine coming home to star amenities all under one roof, and on the roof too, each day of your life. Life could not get more wonderfully luxurious.

- Multipurpose Hall + Pre function space
- Reception + waiting area + common washroom
- Landscaped courts
- Board games zone
- Badminton court
- Squash court
- Modern washroom with lockers
- Gymnasium (cardio, cross training, zumba)
- Walkways
- Spa area
- Cabana
- Meditation space
- Rock climbing walls
- Children's play area
- Reflexology pathway
- Hanging bridge
- Infinity swimming pool
- Table Tennis room
- Billiards room
- Home Theater



EVOCATIVE
SKY GARDEN
WITH THE
CITY BENEATH
YOUR FEET





REFRESHING POINTS

The rooftop at Picasso also features an Infinity Pool, Cabana Bar, Squash and Badminton courts and more, designed exclusively for those serious about fun. For the tiny tots a modern play area with a rock climbing wall completes the picture for a delightful evening after school.





PROFESSIONALLY
DESIGNED COURTS
& PLAY AREA



AMENITIES



22nd FLOOR

1. MULTI-PURPOSE HALL
2. PANTRY
3. MEN'S TOILET
4. WOMEN'S TOILET
5. PRE-FUNCTION HALL
6. MEN'S TOILET
7. BADMINTON COURT

8. SQUASH COURT
9. WOMEN'S TOILET
10. ZUMBA ROOM
11. RECEPTION
12. GYM
13. SUANA
14. POWDER ROOM
15. MANICURE & PEDICURE

- SPA ZONE
16. TREATMENT ROOM
 17. HAIR TREATMENT ROOM -1
 18. HAIR TREATMENT ROOM -2
 19. TREATMENT ROOM SPA
 20. SPA
 21. CABANA
 22. REFLEXOLOGY TRACK
 23. WATER BODY
 24. TOTAL WALKWAY
 25. TOTAL GARDEN

AMENITIES



23rd FLOOR

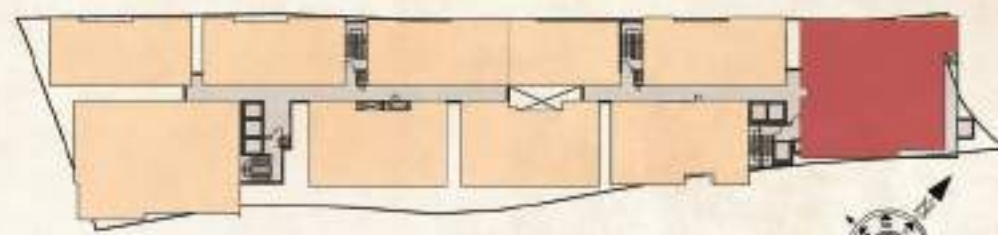
- | | | | |
|----|-------------------------------------|-----|---------------------|
| 1. | BILLIARDS, BOARD GAME, TABLE TENNIS | 9. | POOL DECK |
| 2. | CHILDREN'S PLAY AREA | 10. | SWIMMING POOL |
| 3. | CONTROL ROOM | 11. | WOMEN'S LOCKER ROOM |
| 4. | AUDIOVISUAL ROOM | 12. | MEN'S LOCKER ROOM |
| 5. | UNISEX TOILET | 13. | MEDITATION SPACE |
| 6. | BOWLING ALLEY | 14. | TOTAL WALKWAY |
| 7. | BRIDGE | 15. | CABANA |
| 8. | POOL BAR | 16. | TOTAL GARDEN |
| | | 17. | VOID |

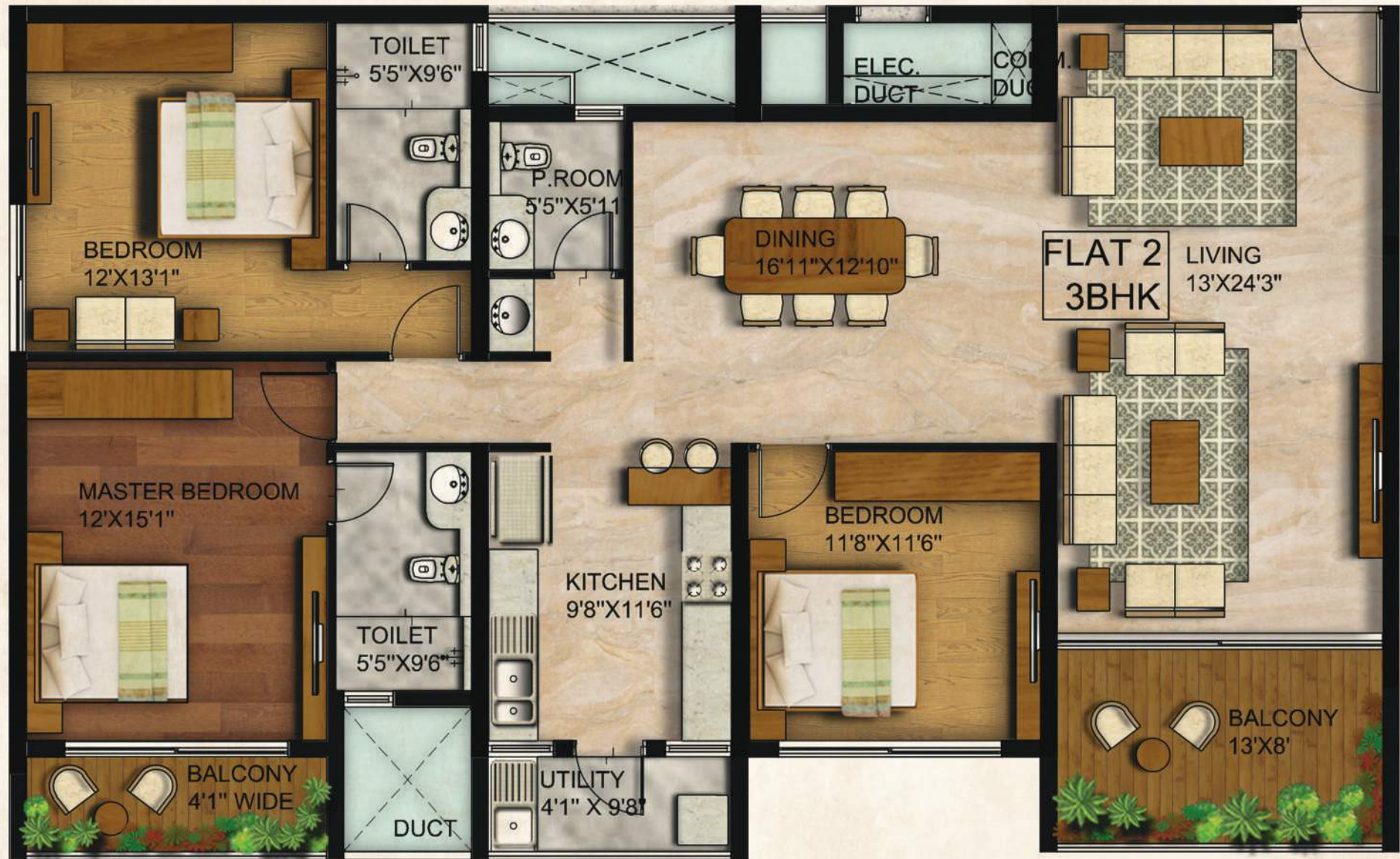
MASTERPLAN



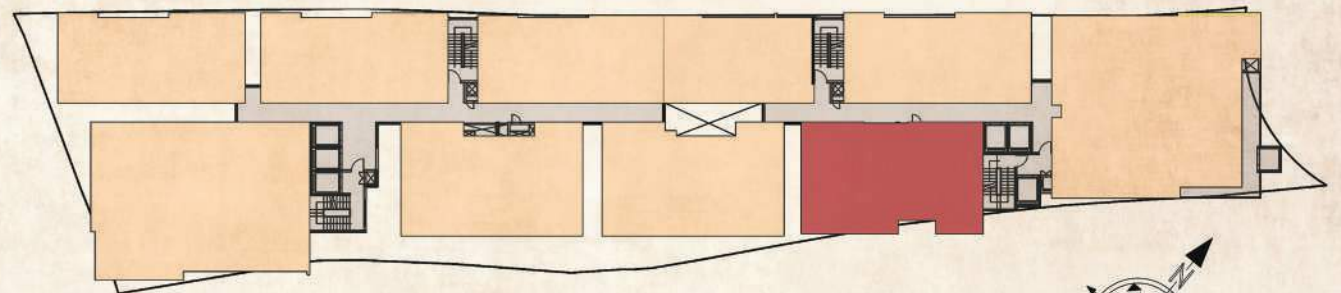


FLAT NO - 1 (4BHK)





FLAT NO. - 2 (3BHK)

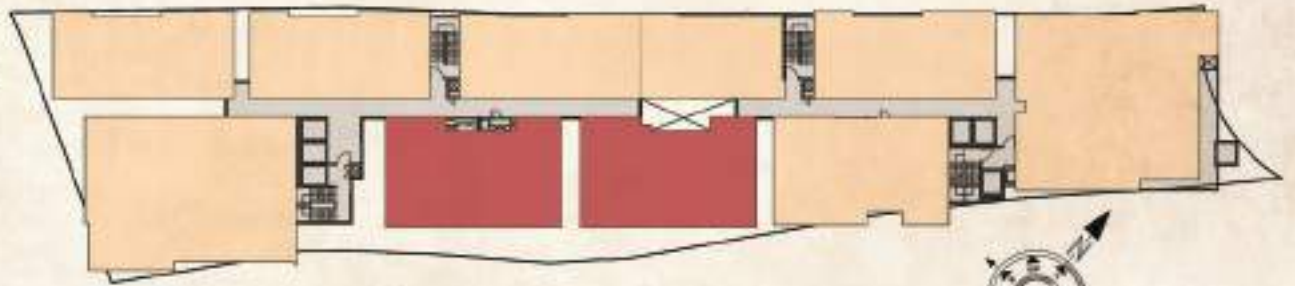


KEY PLAN





FLAT NO - 3 & 4 (3BHK)

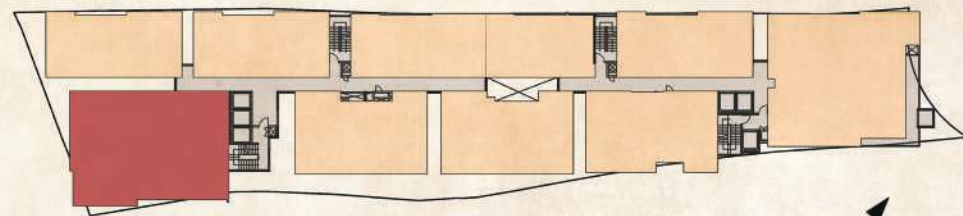


KEY PLAN





FLAT NO - 5 (4BHK)

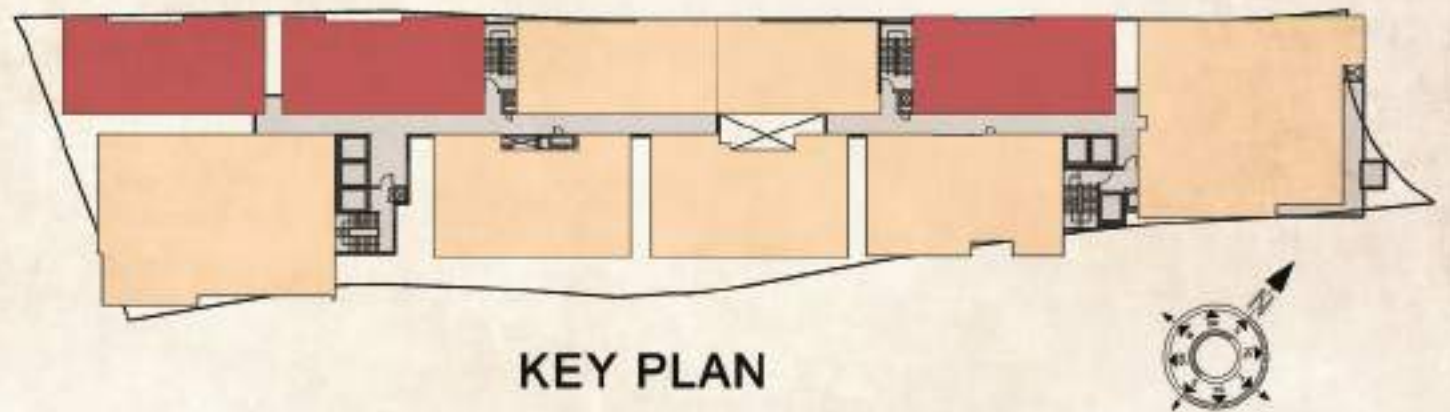


KEY PLAN



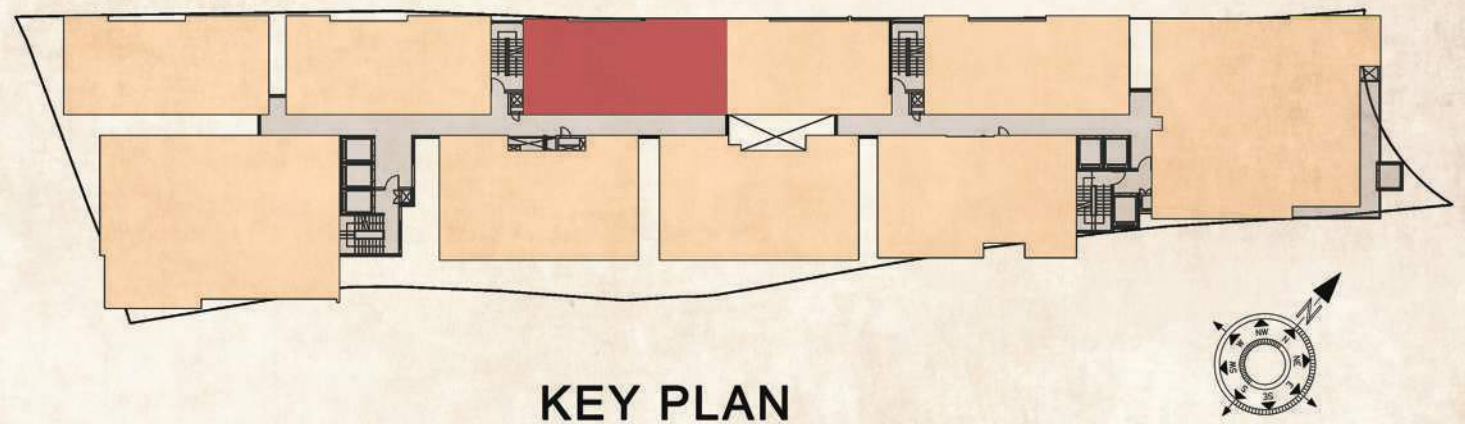


FLAT NO - 6,7 & 10 (3BHK)





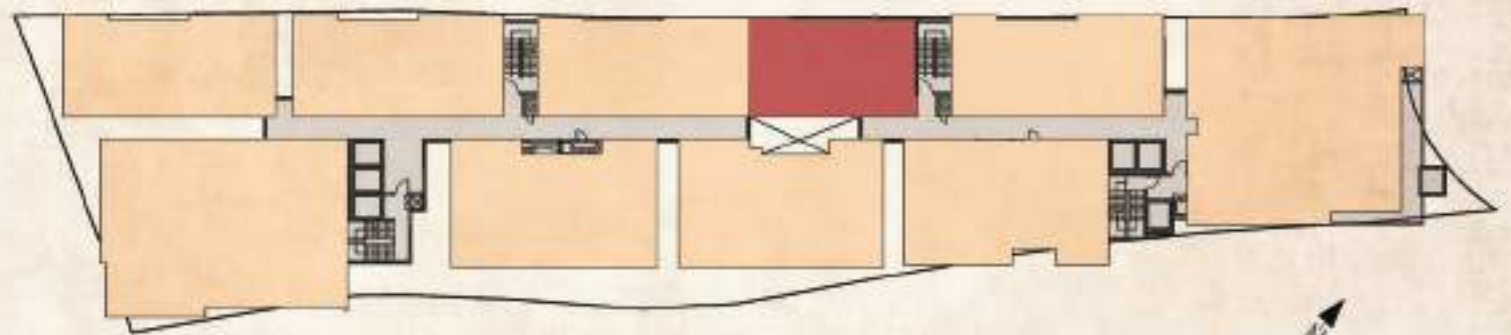
FLAT NO - 8 (3BHK)



KEY PLAN



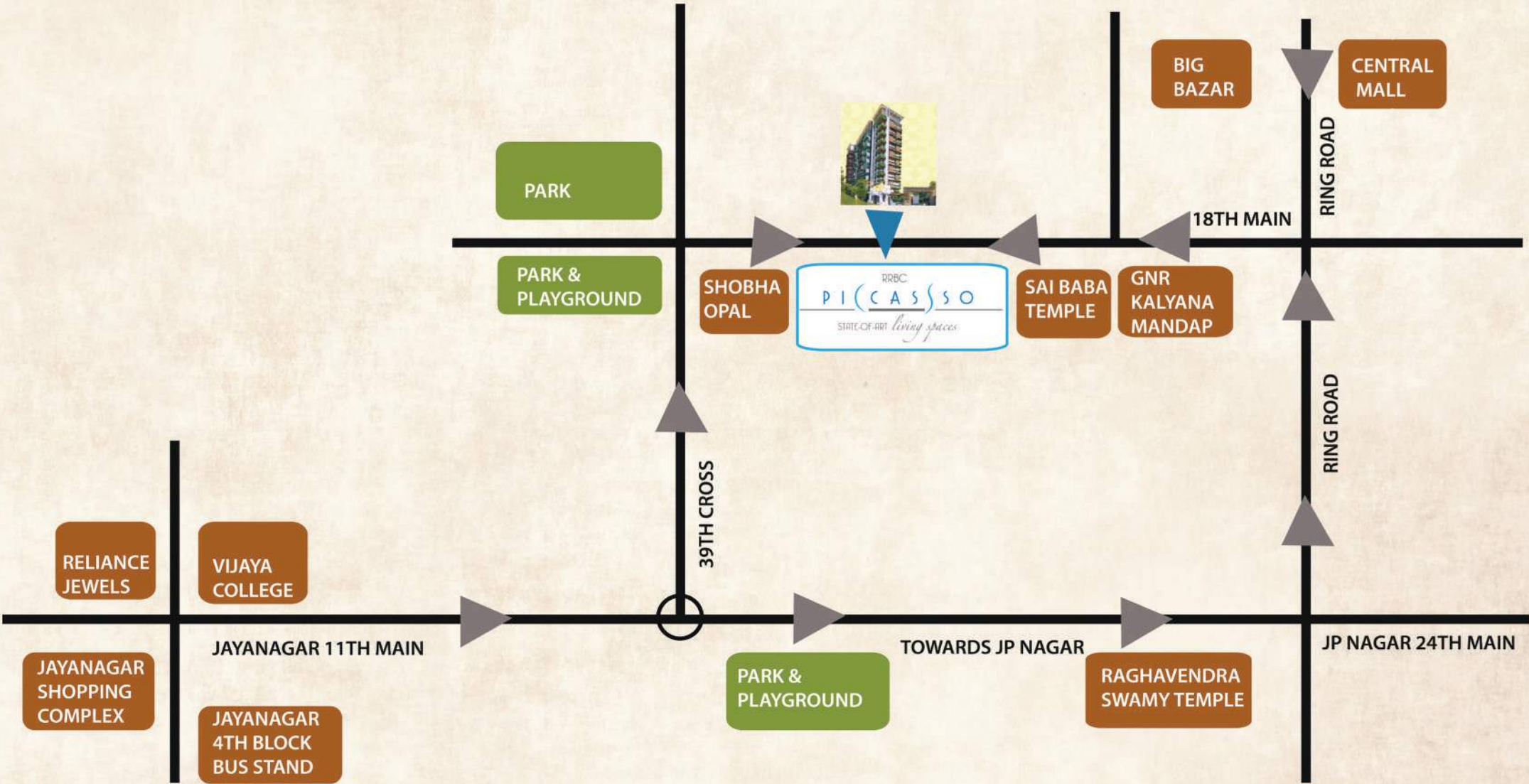
FLAT NO - 9 (2BHK)



KEY PLAN

ALL ROADS
LEAD TO
PICCASSO

UBER LUXURY NOW AT THE HEART OF JAYANAGAR



DESTINATION 4th T BLOCK JAYANAGAR

JAYANAGAR is undoubtedly South Bengaluru's most popular sensibly laid out, holistically developed and a highly progressive locality that still retains its old world charm in the midst of new world progress. One of the earliest residential areas to be developed, it also preserves the values, heritage, beliefs and landmarks of erstwhile Bengaluru.

Its striking tree lined avenues of blossoming trees, water bodies, wide roads and peaceful surroundings makes it an ideal place to live, study, work and progress.

Check out how well connected you are...

APPROXIMATE DISTANCES FROM PICCASSO (IN KMS)

NEIGHBOURING LOCALITIES

- Jayanagar 4th Block - 1.2
- J P Nagar - 2.2
- Banashankari - 6.4
- Basavangudi - 3.6
- Lalbhag Botanical Garden - 3.3
- Ashoka Pillar Road - 2.5
- South End Circle - 2.2
- Kanakapura Road - 2.4
- Bannerghatta Road - 1.5
- Double Road - 5.1
- M G Road - 7.9

SHOPPING

- Central Mall - 1.2
- Shoppers' Stop - 2.0
- Gopalan Innovative Mall - 2.0
- Vega Mall - 2.0
- Meenakshi Mall - 6.5
- Metro Hypermarket - 6.8

HOSPITALS

- Fortis Hospital - 4.4
- Manipal Hospital - 1.2
- Sanjay Gandhi Hospital - 2.5
- Apollo Specialty Hospital - 2.9
- Sagar Multi-speciality Hospital - 2.0
- Ayurdhama Ayurvedic Centre - 2.7
- Maiya Multi-speciality Hospital - 3.8
- Sri Krishna Sevashrama hospital - 1.8
- Bangalore Institute of Gastroenterology - 2.0
- Nethradhama Super Speciality Eye Hospital - 3.0

METRO STATIONS

- Jayanagar - 1.8
- South End - 3.8
- 4th T Block - 200 mts (soon to come)

SCHOOLS & COLLEGES

- Orchids International School - 3.2
- Clarence Public School - 2.4
- Brigade School - 4.6
- St. Marks Public School - 1.5
- Sri Sai Public School - 1.5
- Carmel Convent - 1.7
- Jain University - 0.70

TEMPLES

- Jain Temple, 4th Block - 2.2
- Sai Baba Temple, 4th Block - 2.3
- Sai Baba Temple, 4th T Block - 200 mts
- Meenakshi Temple - 6.3
- Banashankari Amman Temple - 11.4

OTHER DESTINATIONS

- Sri Sri Ravi Shankar Ashram - 16.5
- Bannerghatta Zoo - 15.9

DISCLAIMER

This brochure is an artistic impression of the project representing the building elevation and the interior floor plans when completed. For aesthetic enhancement and qualitative improvement, the end product may undergo minor changes externally/internally as value additions to the customer.

EVERY SFT SPELLS CLASS & SUSTAINABILITY

- STRUCTURE : RCC frame structure
- FLOORING
 - Italian marble flooring for Living / Dining / Kitchen
 - Laminated wooden flooring for Master Bedroom and other Bedrooms
 - Anti-skid flooring for Toilets / Balconies / Utility
 - Italian marble for Lobby & Reception area
- KITCHEN
 - Polished black granite slab of 20 mm thickness
 - SS sink in Kitchen, provision for exhaust fan & water purifier
- PAINTING
 - Interior paint - acrylic emulsion paint
 - Exterior paint - external emulsion paint
- DOORS / WINDOWS
 - Main Door - engineered veneered door with Teak wood frame
 - Internal Door - Sal wood frame & shutter with Teak veneer finish
 - UPVC / Aluminium sliding doors & windows for balcony
- TOILETS
 - CP fittings / Sanitary fixtures of Toto, Grohe or equivalent
 - Shower cubical in master toilet
 - Provision for geyser, washing machine
- LIFTS: Schindler or equivalent branded lifts
- SAFETY / SECURITY
 - Home automation, CCTV surveillance, video door phone
 - Provision for UPS, power back-up for apartment of 1 KVA for lighting purpose

OUR VALUED PARTNERS

ARCHITECTS:

KEMBHAVI
ARCHITECTURE
FOUNDATION

STRUCTURAL CONSULTANT:

DESIGN WERKZ

MEP CONSULTANT::

PRISM CONSULTANCY

ELECTRICAL CONSULTANT:

DESIONICS PROJECT DESIGNS PVT L



RRBC

PI (C A S) S O

STATE-OF-ART *living spaces*



SITE ADDRESS

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