



Pioneer Developers

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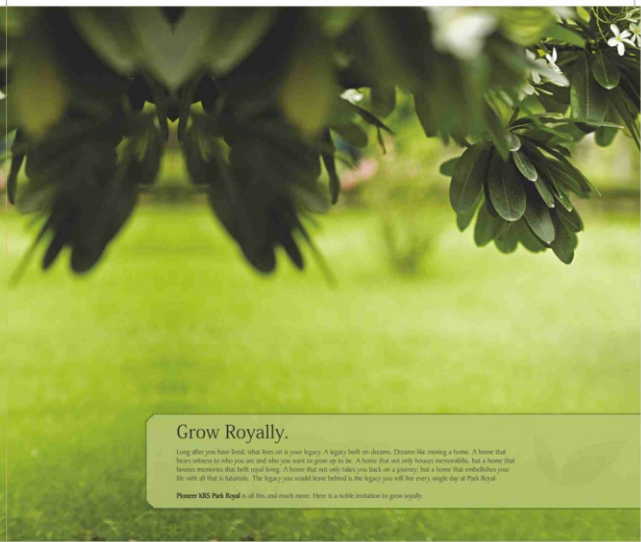
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# In symphony with nature



PIONEER  
**KRS PARK ROYAL**  
Ultra Luxury Apartments

NEAR BANGALORE UNIVERSITY - MYSORE ROAD




## Grow Royally.

Long after you have lived, what lives on is your legacy. A legacy built on dreams. Dreams like owning a home. A home that bears witness to who you are and who you want to grow up to be. A home that not only houses memorabilia, but a home that houses memories that belt royal living. A home that not only takes you back on a journey, but a home that embellishes your life with all that is futuristic. The legacy you would leave behind is the legacy you will live every single day at Park Royal.

Pioneer KRS Park Royal is all this and much more. Here is a noble invitation to grow royally.



PIONEER  
KRS PARK ROYAL  
*In sympathy with nature*  
Ultra Luxury Apartments



## Live Naturally.

At Pioneer KRS Park Royal we believe in stretching the imagination. We have stretched the concept of green living by about 72%. Giving you the liberty to live 100% eco-friendly. We have carried the concept of eco-living in every single unit of 400 houses that tower up to 10 floors in height. We have planned the bosque habitat to cover your life here with a canopy of evocative ecosystem and regale you with an impressive impact of avenue type of planting across the property.

Pioneer KRS Park Royal is all this and much more. We extend a royal invitation to live naturally.



## Nurture Refreshingly.

Life at Pioneer KRS Park Royal can best be compared to a walk in the park. Because, it actually is a walk in the park. Conceived in the month of Mother Nature, we here will deliver you an experience of a lifetime. All created to breathe in the goodness of nature, soak in the warmth of the sun, roll over the blades of cool and comforting grass and cherish the moments of sheer joy and laughter.

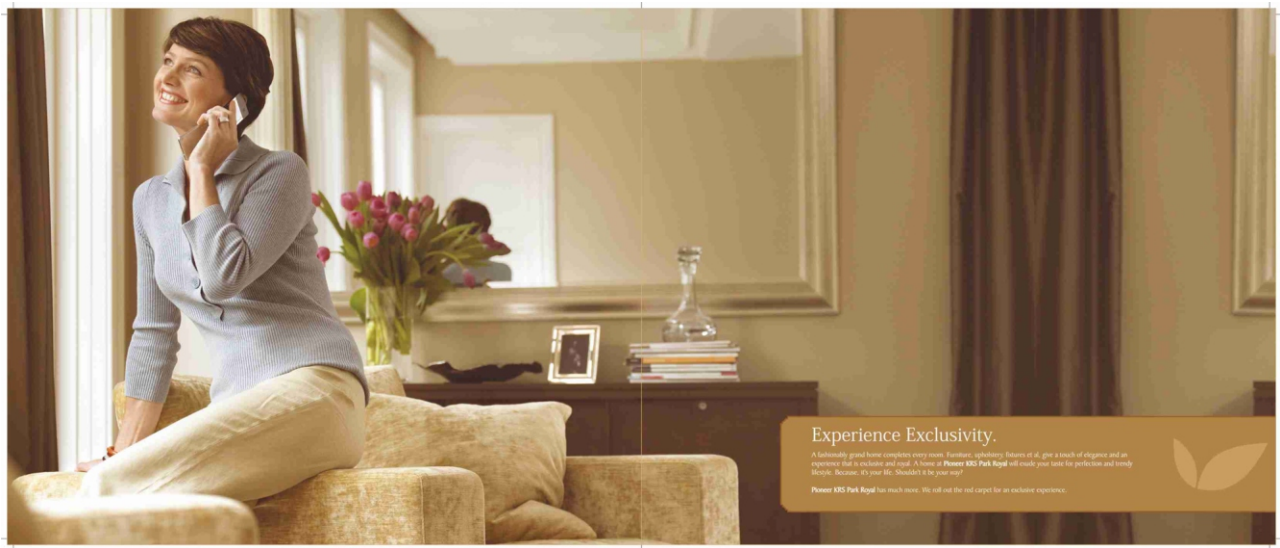
Pioneer KRS Park Royal is all this and much more. We welcome you nurture refreshingly.



## Park Royal Features

- Grand entrance
- Plaza with pergola as an entry feature to the clubhouse
- Avenue tree planting
- Bosque type planting
- 72% open area
- Vastu compliant
- Special paving as safe pedestrian crossing
- Water body with signature sculpture as focal point at entry

- Group planting with shade trees with deciduous trees
- Floral walkway & water bodies
- Common toilet in parking area
- Forest area around the project
- Strategically located
- Quality construction
- Excellent ventilation
- Earthquake resistant design
- Exquisite landscaping



## Experience Exclusivity.

*A fashionably grand home completes every room. Furniture, upholstery, fixtures et al. give a touch of elegance and an experience that is exclusive and royal. A home at Pioneer KRS Park Royal will make your taste for perfection and trendy lifestyle. Because, it's your life. Shouldn't it be your way?*

Pioneer KRS Park Royal has much more. We roll out the red carpet for an exclusive experience.





## Relate Sportingly.

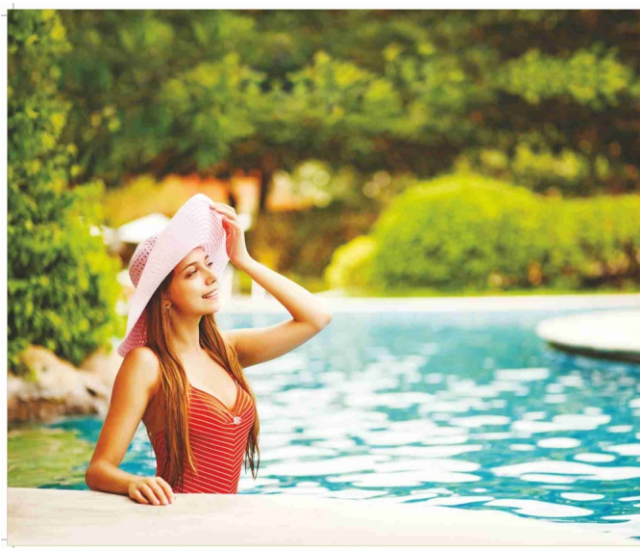
What's royal living without a common arena to play, network and socialize? At Pioneer KRS Park Royal an exquisite and imposing club house, built right at the heart of the property, promises to offer sports aficionados and fitness enthusiasts, facilities that are superior and classy.

Pioneer KRS Park Royal has all this and much more. Come, relate sportingly.

### Club House Amenities:

- 20,000 Sq ft Club house area
- Ground + 3 floors
- Well equipped gymnasiums for ladies & gents
- Guest rooms
- Library
- Party hall
- Table tennis rooms
- Snooker pool tables
- Chess
- Gender specific steam & sauna room





## Enjoy Elegantly.

The difference maker among a host of facilities and features are the amenities that stand at your beck and call, as it were. If you wish to relax at the pool, we have a jacuzzi to make it more soothing. If you wish to begin or end your day with a yoga session, we have a yoga deck. If you wish to lounge around, we have the idle setting, a skating rink and an amphitheater to add to.

Pioneer KRS Park Royal has all this and much more. Decide today, to enjoy elegantly.







## Park Royal Amenities

- Main pool with toddler pool
- Pool deck with umbrella seating and lounge chairs
- Tennis court
- Yoga meditation decks
- Amphitheater with stage and seating
- Half basket ball court
- Skating rink with informal seating all around
- Sand pit for children's play area with informal seating
- Banquet hall
- Visitor's car park
- Generator backup for each flat (11kV)
- High speed lifts
- Guest rooms
- Food court
- Department store

# Key Plan

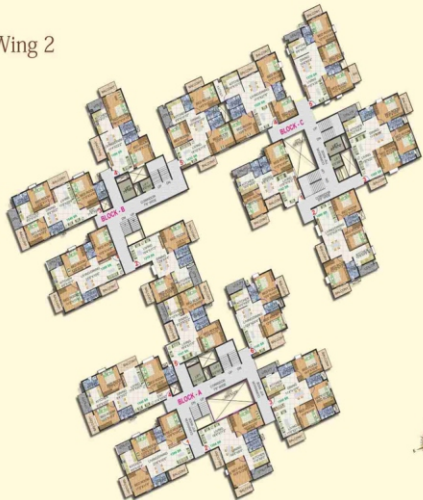




# Floor Plans

Ground + 9 floors

## Wing 2



## Location Map



### KEY DISTANCES:

- Nice Road: 6 Km
- Global Village Tech Park: 1.5 Km
- Nandamballi Metro Station: 3.75 Km
- KR Market: 10 Km
- Majestic: 10.7 Km
- Vidhana Souda: 13.5 Km
- Bangalore University: 1.5 Km
- Gopalan Arcade Mall: 2 Km
- The Club: 2 Km

### NEARBY SCHOOLS & COLLEGES:

- National Hill View Public School
- Srinivasan Gurukul
- RV College of Engineering
- Jain College
- PES University
- Bangalore Institute of Management Studies (BIMS)
- Delhi Public School
- Don Bosco School
- BGS School
- BGS Medical
- Rajarajeshwari Medical College

### NEARBY HOSPITALS:

- Indus Westside Hospital
- Fortis Hospital
- BGS Global Hospital
- R C Hospital (R. Channabasappa Hospital)
- Vision Eye Care
- Mangal Hospital
- Rajarajeshwari Hospital

## Located Perfectly.

When it comes accessibility, convenience and availability, **Phase 2 of KRS Park Royal** ranks better than the rest, because it is nestled amidst a green town. This impressive property on Mysoor Road has Bangalore University and Global Village Tech Park built on SIZ as neighbours. Do not just take our word for it. Take a tour and learn first-hand about the great location.

Yes, **Phase 2 of KRS Park Royal** offers much more. It's time you get located perfectly.



## Specifications

- Seismic II Zone compliant RCC framed structure
- 6" solid concrete block masonry for external walls and 4" solid concrete block masonry for internal walls
- Elegant entrance lobbies in Granite/Marble

### Plastering:

- All internal walls will be smoothly plastered with lime rendering

### Doors:

- Teak wood frame for main door, Sal wood frames for internal doors

- TST shutter for main door and masonite shutters for bedrooms
- Water proof flushed shutter for balconies and toilets

### Windows:

- Aluminium 3 track window with mesh

### Flooring:

- Vitrified flooring
- Ceramic flooring for balconies

### Kitchen:

- Black granite platform with steel sink

- 2' height wall tiles above platform

### Painting:

- Interior - Emulsion
- Exterior - Weather coat

### Toilet Fittings & Accessories:

- Ceramic glazed tiles dado up to 7' height
- Jaguar or equivalent CP fittings
- Hindware or equivalent sanitary fittings.

### Electrical:

- Havels or equivalent make



## Pioneer KRS Park Royal- 100% Eco-friendly Homes

### Rain Water Harvesting & Recycling

Water collected from the rooftop will be used for potable water after suitable filtration. Ground water runoff will be sent to recharge pits thereby recharging the natural aquifers. (To bring up the ground water level). It will lessen the demand for municipal water supply, hence saving money on utility bills.

### Waste Water Recycling

The treated water will be used for the toilet flush as well landscaping reducing potable water consumption by approximately 50%. It's a odorless system and easy to operate.

### Solar Powered Energy

Solar lighting for garden area.

### Eco-Friendly Materials for Construction

These homes are constructed using eco-friendly products like 'Rebosand', Fly ash, eco-paint and other products thereby greatly reducing the impact on the environment. This will not only save the environment but also save money for the residents.



Choosing a home at **Pioneer KRS Park Royal** will not become the talk of your friends circle. It will encircle your life with memories of having chosen to live a life that's surely a cut above the rest! Because, **Pioneer KRS Park Royal** has much more than you can possibly imagine.

Land Owners: K. R. Shankarappa & Sons  
Legal Advisers: B. S. Radhanshan, Chamraj Pet, Bangalore  
Architect: Mr. Rehman, Secant Architects, Rajajinagar, Bangalore