



RR
WISHTALES

A PROJECT BY MSR INFRAA

WE BELIEVE THE CORE OF OUR RELATIONSHIP IS TRUST.



1000+
HAPPY
CUSTOMERS



11+
MILLION SQ.FT
DELIVERED



16+
PROJECTS
COMPLETED



25+
YEARS OF
EXPERIENCE



OUR VISION

OUR VISION IS TO REDEFINE THE ART OF LIVING WITH LIVING SPACES THAT RESONATE WITH JOY. WE CHALLENGE THE LIMITLESS AND GO BEYOND TO CRAFT EXCEPTIONAL LIVING SPACES THAT REFLECT WITH YOU. FROM HOMES AND APARTMENTS TO PLOTS OF YOUR DREAMS, WE ARE DEDICATED TO CURATING THE FINEST ABODES, WHERE LIFE MEETS HAPPINESS.



Mr. M Sanjeeva Raju
Managing Partner | MSR Infra



LIFE MEETS HAPPINESS™

Hold your breath and reimagine your life as you desire it to be. We are writing a new beginning to your life, encompassed by the everlasting joy of living! A home of comfort and luxury is curating moments that echo with your laughter. RR Wishtales whispers into your soul the essence of life that surpasses all. Taking you to a place where Life Meets Happiness!



RR
WISHTALES

Boutique Homes,
for
Your Dream!
Where Beauty
And Hearts
Unite!

2,3 & 4 BHK LIFESTYLE APARTMENTS

WELCOME HOME!

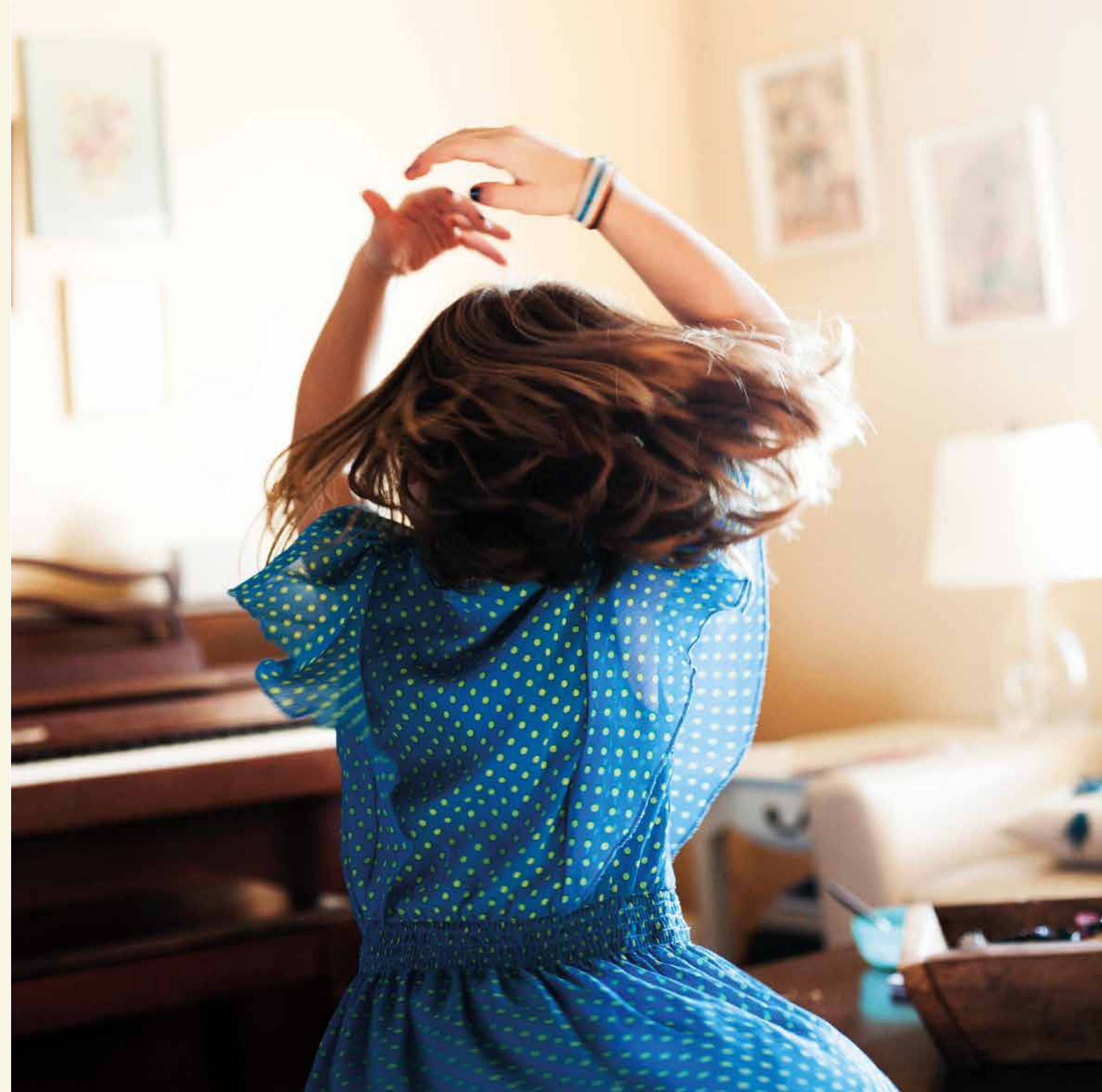
LIVE BEYOND THE EXTRAORDINARY AT OUR URBAN SANCTUARY!



A SPACE FOR LIFE!

An unwritten chapter in your life is about to take shape into the most blissful one. RR Wishtales will feel straight out of your dreams immersed in your heart with ecstasy. A gift of uncompromised living that will surpass all!

With spaces crafted for experiences beyond the extraordinary, RR Wishtales redefines a home. It's an ode to the beauty of living in its finest forms. RR Wishtales is a haven that excels in the art of creation, where every inch exudes sophistication and captivating charm. It breathes with your smile and thrives on your happiness. A home where your life will find true meaning!



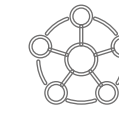
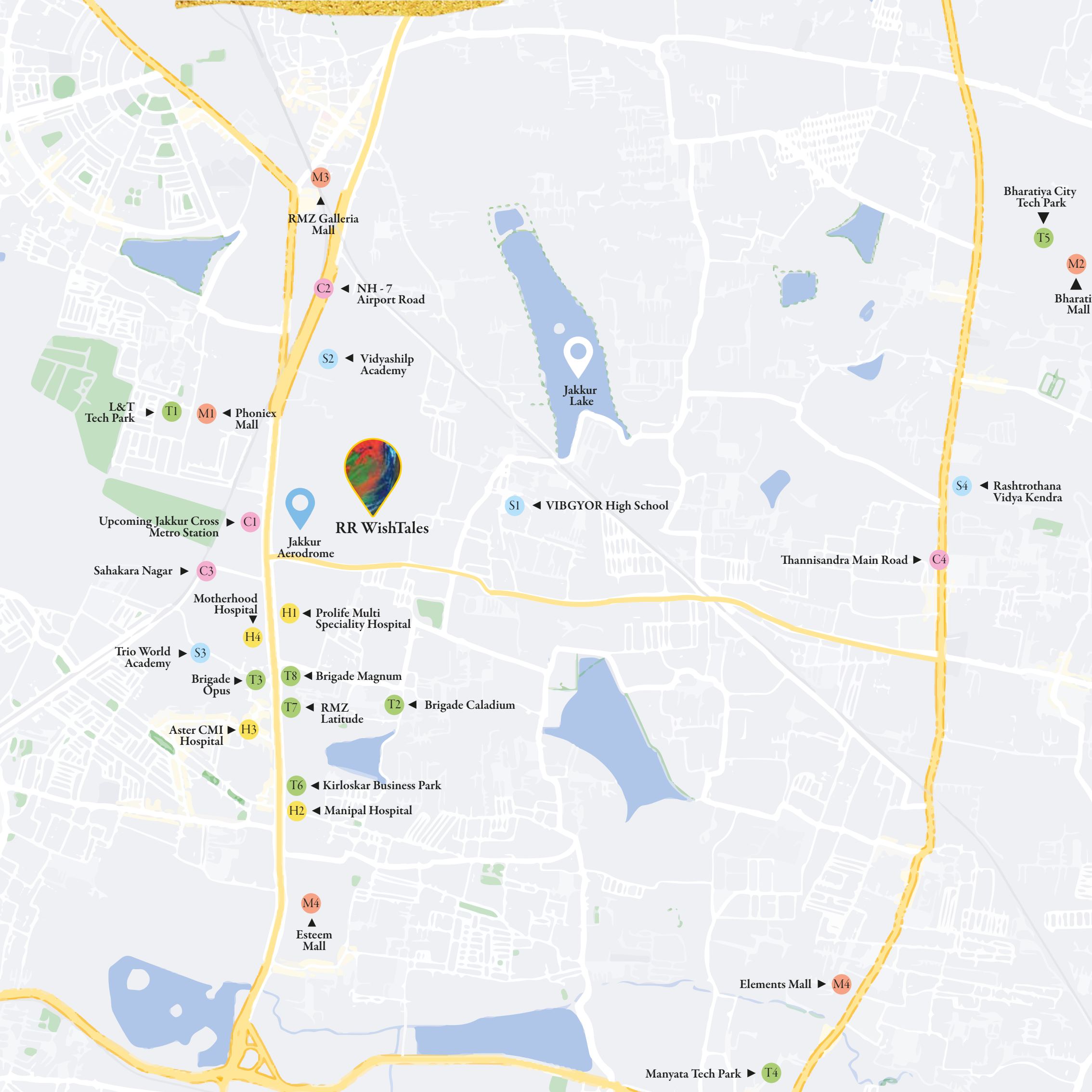
A
WORLD
CLOSER
TO
YOU

CONNECTIVITY
MALL &
ENTERTAINMENT

LOCAL
TECH PARKS
HEALTH CARE
EDUCATIONAL
INSTITUTIONS

A HOME OF CONVENIENCE!

Discover the perfect location to craft cherished memories and bask in the joys of elevated living. Located in a place booming in appreciation and unending developments, it's at the gateway of possibilities. Designed for comfort, RR Wishtales is placed in the vicinity of entertainment hubs, educational institutions, and various other hot hubs. Here, you live in the paradise of convenience!



MAJOR CONNECTIVITY

- C1 Upcoming Jakkur Cross Metro Station (1.8 KM)
- C2 NH-7 Airport Road (1.5 KM)
- C3 Sahakarnagar (4.6 KM)
- C4 Thannisandra Main Road (4.3 KM)



TECH PARKS/OFFICE SPACES

- T1 L&T Tech Park (2.6 KM)
- T2 Brigade Caladium (3.1 KM)
- T3 Brigade Opus (3.6 KM)
- T4 Manyatha Tech Park (4.1 KM)
- T5 Bharatiya City Tech Park (6.1 KM)
- T6 Kirloskar Business Park (4.3 KM)
- T7 RMZ Latitude (3.7 KM)
- T8 Brigade Magnum (3.6 KM)



HEALTHCARE

- H1 Prolife Multi-Speciality Hospital (2.6 KM)
- H2 Manipal Hospital Hebbal (4.5 KM)
- H3 Aster CMI Hospital (5.2 KM)
- H4 Motherhood Hospital (4.1 KM)



MALLS

- M1 Pheonix Mall of Asia (2.8 KM)
- M2 Bharatiya Mall (5.6 KM)
- M3 RMZ Galleria (4.4 KM)
- M4 Elements Mall (6 KM)



SCHOOLS

- S1 VIBGYOR High School (1.1 KM)
- S2 Vidyashilp Academy (3.3 KM)
- S3 Trio World Academy (4.7 KM)
- S4 Rashthrohana Vidya Kendra (5.1 KM)

RESEARCH
& DESIGN PLANNING
INNOVATIVE
CONSTRUCTION
LUXURY & UNCOMPROMISED
LIVING



DESIGN & PLANNING

Like a flawless melody, RR Wishtales becomes a sanctuary of designs. Guided by the pillars of privacy and Vaastu, it holds the essence of structures that inspire. Here, you wake up to a world brimming with rich innovative designs and meticulous planning, every day. With every detail thoughtfully curated to harmonize aesthetics, functionality, and comfortable living RR Wishtales is what we call sheer perfection. Everything about it resonates with a finesse that transcends all. An untouched artistry of living!

UNCOMPROMISED LUXURY LIVING

Brace yourself, for your life is going to get a touch of timelessness that can shake up the world. Indulge in the epitome of opulence, where luxury finds its purest expression in every aspect of your living space. Get ready to experience a lifestyle beyond compare, where comfort and sophistication intertwine to create an exceptional haven of luxe. Our team believes in designs that speak uncompromised aesthetics, thereby delivering you an impeccable home. Enjoy your everyday adorned in unrivaled experiences!

QUALITY CONSTRUCTION

Witness the reign of the premium that crowns each house with grandeur. In the pursuit of creating quintessential homes, we give an extravaganza. It's a bounty of precision and passion, where every aspect holds a promise of unwavering durability. Our team goes the extra mile to create a solid foundation that elevates your living experience. With our in-house construction, premium materials, trusted vendors, financial discipline, and, effective construction methodologies, we deliver your absolute happy place on time.



100% POWER BACKUP

A life lit with no compromises and the bliss of luxury is what awaits you at RR Wishtales. We believe in delivering an excellent living that lets you experience the unique. RR Wishtale Homes is a promise of eternal comfort and is powered 24x7. From heavy home appliances like Refrigerator, AC, TV, and Washing Machine, to the lamps at your home will shine bright at all times. We aim to light up your world with convenience.

SPACIOUS BALCONY

Escape the indoors and step into a whole new world where you can unwind on our spacious balconies. A seamless extension of your living room at RR Wishtales opens up a beauty that can unfold your moments of joy. Be it your morning yoga session, evening coffee, or pristine sunsets, these balconies will paint the perfect canvas that will captivate you. Designed with all the space you need; these expansive balconies take your luxurious living up a notch.



IT'S
A
STATEMENT.

IT'S
YOU!

IT'S ALL IN THE UNIQUENESS!

RR Wishtales are designed to match your unique style. Here is how we create a marvel of excellence in a home.

EFFICIENTLY CURATED 2,3,4 BHK BOUTIQUE HOMES

VAASTU COMPLIANT HOMES WITH NO COMPROMISE IN VENTILATION.

PREMIUM LOCATION WITH PROXIMITY TO METRO AND MALL OF ASIA.

USABLE AREA (CARPET AREA + BALCONY + UTILITY) = 75.5%

100% POWER BACKUP INCLUDING (GEYSER, AC, OTHER 15 AMPS POWER POINTS)

SPACIOUS BALCONIES & UTILITY

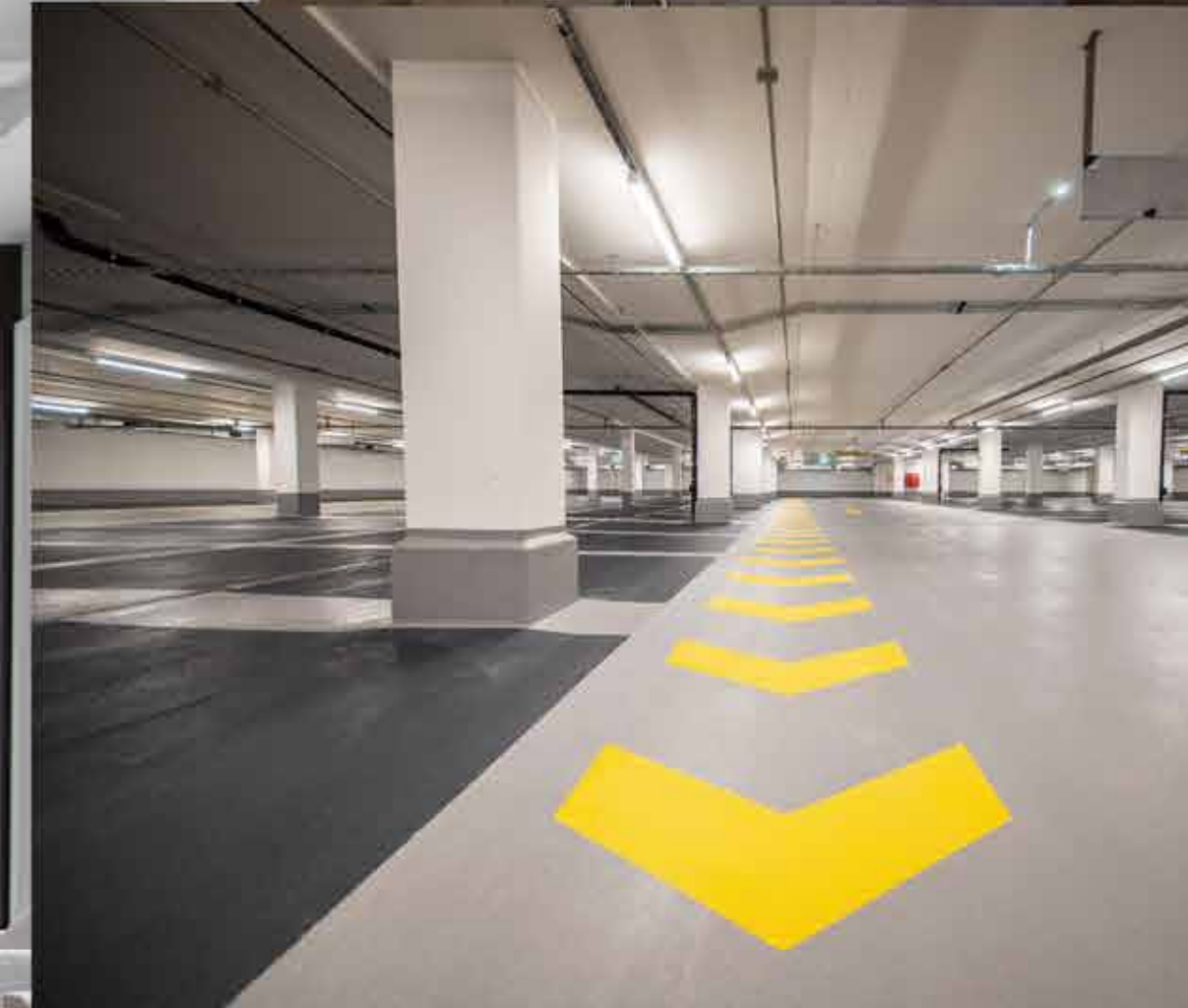
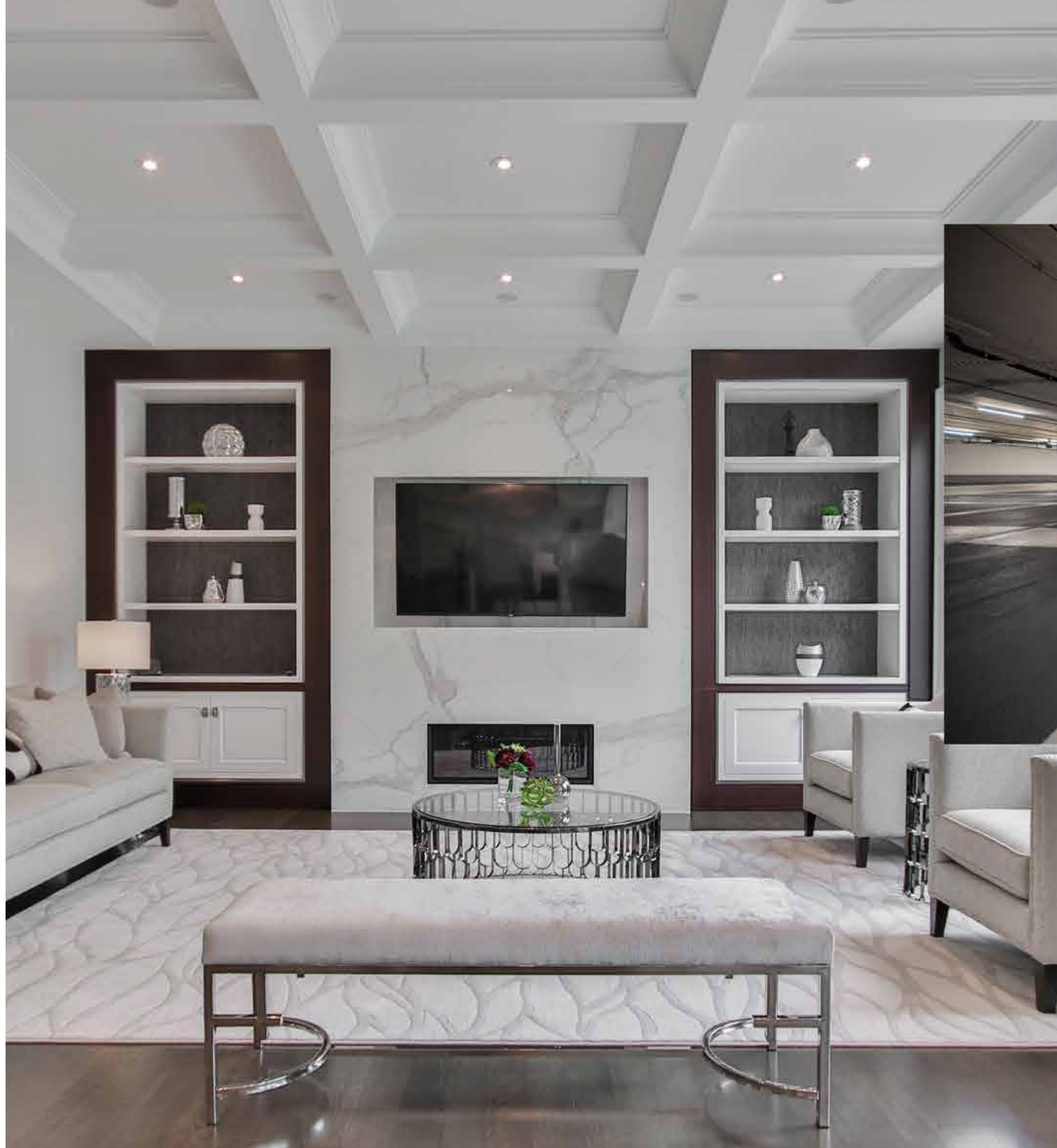
PERIPHERAL LANDSCAPE WITH SCREENING PLANTS FOR BETTER PRIVACY

NOISELESS, ODOURLESS BIO STP

SOLID GLASS HALF PARTITION IN MBT

GLOBAL BRAND FITTINGS & FIXTURES

SPACIOUS PARKING SPACE



HERE, DREAMS TAKE LIFE!

Experience the perfect artistry of homes that craft uncompromised living.
Get a glimpse of the extravaganza called RR Wishtales!



IMMERSE IN A NEW WORLD!

Take A Look At What You Are Signing Up For. It's Nothing Less Than An Abundance Of Space
And The Luxury Of Nature!





FOR THE IMMACULATE YOU!

Each Image Tells A Story Of Elegance, Comfort, And Uncompromised Living, Offering A Gist Of The Extraordinary Lifestyle That Awaits You.



A wide-angle, eye-level shot of a modern garden path. The path is paved with light-colored rectangular stones, alternating with narrow strips of green grass. On the left side of the path, there is a dense wall of green plants, including large, fan-shaped leaves and smaller leafy plants. On the right side, there is a low, grey concrete wall topped with a thick layer of vibrant, reddish-brown and green foliage. In the background, a modern multi-story building with white and grey facades and balconies is visible. The scene is bathed in warm, golden light, suggesting late afternoon or early morning, with long shadows cast across the path.

THE SPACE OF SERENITY!

Here is a glimpse of the luxe green surrounding that awaits you at Wishtales. Live close to nature's embrace every day!

IT'S ALL IN THE EXPERIENCE!

Dive into the undiscovered depth of luxury to relish the beauty of life at RR Wishtales. From Kid's play area to a premium swimming pool, RR Wishtales is crafted to elevate your living. Every element is meticulously designed to leave a smile on your face.

- 1 Club house with Lounge
- 2 Swimming pool with Pool deck
- 3 Kids pool
- 4 Indoor Gym
- 5 Fitness studio
- 6 Open air gym
- 7 Library/Meeting Room
- 8 Multipurpose hall
- 9 Indoor games room
- 10 Multipurpose dribble court
- 11 Kids play area on lawn (6-12 years)
- 12 Tot Lot (3-7 years)
- 13 Hopscotch
- 14 Sand pit
- 15 Slide
- 16 Giant Chess
- 17 Pet Park
- 18 Outdoor social zone
- 19 Green walkways with eco pavers
- 20 Outdoor seating area
- 21 Screening plants for privacy
- 22 Peripheral garden
- 23 All around tree cover
- 24 Organic Waste Converter
- 25 Driveway
- 26 Accent Avenue with Sculpture



AT THE HEART OF PERFECTION!

The flawless masterplan invokes a sense of perfection and brings to you a symphony of spaces. A plan that challenges perfection with a uniquely curated home that blends the greens, ambient indoors, and modern conveniences, creating a community that sets new standards of uncompromised living.

THE ART OF DETAILING!

Delve into a world of detailing that shapes RR Wish-tales to be the perfection that it is. These specifications are curated for you with a stroke of excellence that will inspire the world. Here are some of the specifications that speak of our exquisite craftsmanship.



Structure

- **Slab**
Building shall be R.C.C. framed structure with slab thickness of 125 mm.
- **Blockwork**
External walls in solid cement blocks of 6" thickness and internal walls of 4 thickness.

Electrical Specifications

- **Power Supply**
2BHK - 3kW Single Phase / 3BHK - 4kW Three Phase / 4BHK - 5kW Three Phase from BESCOM. Individual Energy Meters from BESCOM. Separate Residential Circuit Breaker (RCBO) will be provided for Light & Power Circuits at Main Distribution Board, within each Flat.
- **Cables**
Concealed Copper Wiring of Flame-Retardant Low Smoke (FRLS) RR cables or Equivalent Make.
- **Switch Boards & Electrical points**
Modular Switches of Schneider /IndoAsian or Equivalent Make. Power Outlets for Air Conditioners in all Bedrooms & Living Hall. Power Outlets for Geysers in all Bathrooms. Plug Points for Television in Living Hall & All Bedrooms. Power Plug Points for Chimney, Refrigerator, Microwave Oven, Mixer/Wet Grinder in Kitchen.
- **Telephone / Communication**
Telephone Points in Living Hall & Master Bedroom. CAT-6 Cables Wiring for Telephones. Provision for Video Door Phone Facility to all the Flats.

Power Backup

- **Power Backup**
100% Diesel Generator Backup Power Supply for 2BHK / 3BHK / 4BHK Flats is provided. 100% Power Backup for the Entire Common Area Lightings, Pumps, Lifts, Club House, Swimming Pool etc.,.

Plumbing & Sanitary

- **Water Supply**
ISI Mark GI /CPVC/PPR Piping. Dual Piping Plumbing System is adopted for the Project.
- **Drainage**
ISI Mark Standard PVC/SWR Sanitary Piping of Astral or equivalent make.
- **Rainwater**
Well-Designed Rainwater Harvesting System is provided.
- **Sewage**
Enewate Bio STP (Sewage treatment plant) which is odourless, noiseless is used to treat wastewater and reused for Gardening & flushing purposes while consuming less electricity.
- **Toilets**
All Toilets will consist of - One Piece of EWC, Wall Mounted EWC with Flush Tank and Wash Basin of Jaquar/ Hindware or Equivalent Make. Single Lever Diverter with overhead Shower. Provision for Geysers in all Toilets. All C.P. Fittings of Jaguar/Kohler or Equivalent Make.

Finishings

- **Doors**
Modular Teak wood frame duly polished with matt finish melamine spray and modular Veneer shutter with Dorset or equivalent make Stainless Steel finish fittings. Other doors will be of Sal Wood door frame, Panel/Flush door with veneer finish with Door set or equivalent make Stainless Steel finish fittings.
- **Upvc Windows**
All Windows of Standard two and half Track with Mosquito mesh. MS Security Grills for windows in the apartments.
- **Flooring**
Vitrified tiles in Living and bedrooms. Ceramic Tiling in and Dado in Ceramic tiles up to 7 Feet height in toilets. Anti-skid ceramic Tiles in Balconies and Utility. Kitchen: Matt Finish Vitrified tiles, Granite platform of 20mm thickness and Glazed Tiles will be provided over the platform up to 2 ft height. The common lobby and Staircase areas will be combination of Granite & Vitrified Tiles flooring.
- **Painting**
NCL ALTEK putty and Asian Tractor emulsion paint for interiors, over walls and ceilings. Weatherproof Asian paint for exteriors.

Lifts

- **Lifts**
6, 8 and 12 passenger, three automatic lift of Kone or equivalent make will be provided.



LIVE BEYOND LIVING!

A LIFE BEYOND COMPROMISES!

At RR Wishtales, the ordinary fades and the uncompromised becomes the way of living. Step into a world where the world fades away to give a life of luxury. Here, the extraordinary becomes part of your living that embodies happiness. Live on top of the world where there is no place for compromise! Live beyond living!





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WISH TALES
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