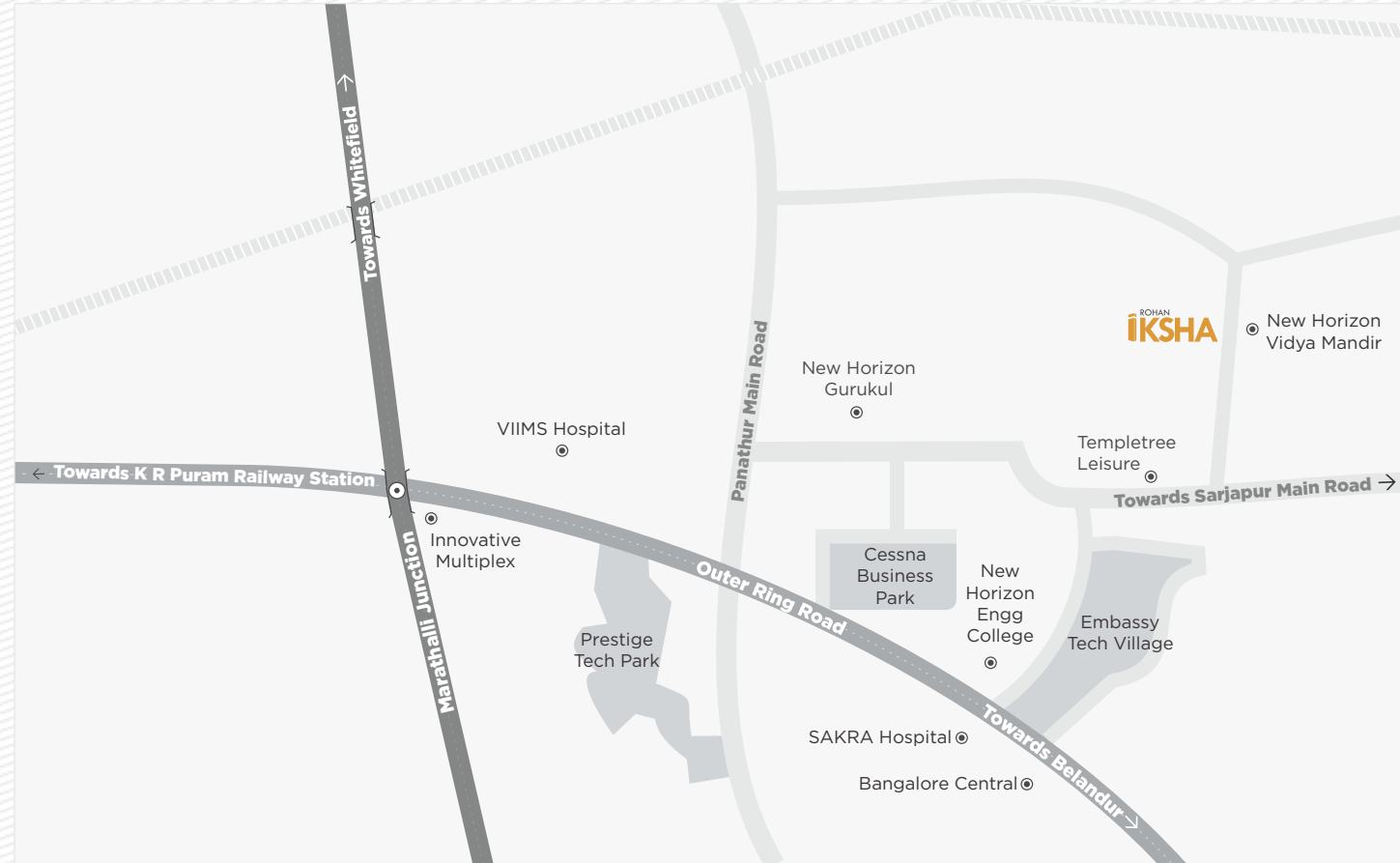


## LOCATION



GPS : 12.9275, 77.6986



**BANGALORE OFFICE:** #1201, 1st Floor, Divya Shakti, 100 Ft Road, Indira Nagar, Bangalore - 560 038

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**RERA Regn. No:** Rohan Iksha Phase 1 RERA : PRM/KA/RERA/1251/446/PR/171028/000887,

Rohan Iksha Phase 2 RERA : PRM/KA/RERA/1251/446/PR/171223/002237 <http://rera.karnataka.gov.in/>

Disclaimer: The contents and images shown in this brochure are purely conceptual, artistic impressions and likely to vary in design, appearance etc. during the actual design and construction of the project. The contents of this brochure are only illustrative in nature and just to give basic idea of the overall project and therefore shall bear no binding on the developer.



*Homes you can look around from.*

ROHAN  
**IKSHA**

**2, 3 & 4 BHK HOMES & STUDIO APARTMENTS**



## LIVING AT ROHAN IKSHA

Tucked away in a plush green nest of 8.5 acres, each home at Rohan Iksha is tastefully designed for a life less ordinary.

Here doors, windows & corridors multitask to fill up the spaces with natural light and fresh breeze.

Created for effortless cross ventilation, the entrances flood each room with light, while the rooms themselves are designed to leave no space unused.

Choose your home from masterfully made 2, 3, 4 BHK homes and compact studio apartments.



**PLUSHOME**



PERFECT Ventilation   LIVELY Light   UTMOST Privacy   SMART Space



## DESIGN INTENT

Our goal was to create a large, central landscaped area and a master plan, wherein each room of every home has a mind-blowing 360° view blending the indoors seamlessly with the lush greenery outside.



## AMENITIES

- Swimming pool with paved deck
- Children's Play area
- Cricket practice net
- Tennis court
- Squash court
- Indoor games area
- Multi purpose hall
- Furnished gymnasium
- Facility for creche
- Guest rooms including seating area & workstations
- Multi activity lawn
- Wi-Fi facility in common areas
- CCTV security surveillance
- Intercom facility

# TYPICAL FLOOR PLANS

4 BHK



3 BHK



2 BHK Type 1



2 BHK Type 2



Studio Type 2



Studio Type 1



2 BHK Type 3





## FEATURES

- Homes with 360° view.
- All homes face a large central landscaped stretch which offers an uninterrupted view of green spaces from every corner.
- Walkways are segregated from the driveways to keep the walkways free from vehicular movement.
- Double and Triple height spaces allow uninhibited view of natural surroundings, better circulation of light and air while giving aesthetic variation to the built form.
- Main entry is situated along a landscaped green area that forms a spine, running through North-South axis of the site. The club house is the focal point here, which is located in between the two clusters overlooking the landscape courts & pool.
- Carefully designed floor plans enhance functionality and minimize wastage on area.

## SPECIFICATIONS

### KITCHEN:

- “L” shaped Granite platform with SS sink.
- Ceramic tile dado up to 2 ft. height above platform.
- Provision for fixing of water purifier.

### UTILITY AREA:

- Washing arrangement with water line and drain.
- Ceramic tile flooring and dado upto 3ft height.

### FLOORING:

- Wooden flooring in master bedroom
- Vitrified tile flooring with skirting for all rooms.
- Ceramic tiles for toilets, balconies and attached terraces.
- Vitrified tile for the lobbies.

### WINDOWS:

- UPVC windows with mosquito mesh.
- Aluminium ventilators for all toilets.

### INTERNAL PAINT:

- Internal walls with oil bound distemper.

### EXTERNAL PAINT:

- Durable exterior textured paint.

### TOILETS:

- Ceramic tile dado up to 7ft height. Granite fascia for door openings.
- Wash basin on granite counter for Master bedroom & common hand wash.
- Wash basin with granite counter for children’s bedroom.
- Jaguar make or equivalent quality CP fittings.
- Hindware or equivalent sanitaryware.
- Divertors for shower in all toilets.

### ELECTRICAL :

- Concealed, fire resistant copper wiring.
- Light points with modular switches.
- T.V. point in living and all bedrooms.
- Telephone point in living and all bedrooms.
- Earth leakage circuit breaker.
- Provision for exhaust fan in toilets.

### DOORS:

- Elegant main door.
- Pre-moulded internal flush doors.
- UPVC doors for the balconies.
- Premium quality fixtures & fittings.