



DISCOVER THE PRIVILEGES OF SPACE
LIMITED EDITION LUXURY VILLAMENTS



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Since its establishment in 1989, RJ Group has strived and has become the most prestigious Developer managing both commercial and residential properties throughout Bangalore. Over the period, with more than two decades of shaping the industry, the name for many spells 'Comfort, Confidence and Creativity'.



From constructing buildings, interiors to offering design & development, project management & consultation, RJ Group has completed over 30 projects. (Residential / IT / Hospitals & Hotels) The projects are landmarks in itself owing to its strategic locations and design concepts. They stand a silent testimony for underlining comfort and 'stress-free' living. With each project, RJ Group has successfully transformed vision into reality and dreams into homes.





RJ Brooke Squares 49 limited and exclusive Villaments rise high overlooking the 28 acres of lush green pastures of Unilever BrookeBond Campus.

These vastu-compliant units comprise of luxurious Simplex, Duplex with private gardens and Penthouses with private terrace. Strategically located just 100m from ITPL main road, RJ Brooke Square is niched amidst all the necessities you need and is well connected with all the major areas of Bangalore.

Browse ahead to have a look at all the luxuries we have to offer.



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SALIENT FEATURES

- Limited Edition of 49 Units
- 4 different types of configurations to choose from
- State-of-the-art 10,000 Sq.ft Club House
- Private Elevator Access
- Landscaped Private Gardens and Private Terraces
- Centralized Reticulated Gas Bank
- Pre-Certified Green Building

DUPLEX [3 BHK]

Enjoy the feeling of exclusivity in this 3BHK Duplex that exudes laid-back luxury. These units range from 2900 - 3200 Sq.ft with private gardens. The impeccable design provides ample space and allows natural light to shine through.

SIMPLEX [3 BHK]

These uber-comfortable flagship units ranging from 2300 - 2600 Sq.ft overlooks the magnificent Brookefield pastures. The stylish design offers convenience with a touch of grandeur.

SIMPLEX [4 BHK]

Treat yourself to these bright, well-ventilated simplex that range from 3600 - 3700 Sq.ft. The ample space provides room for leisure in all liberty. The niche interiors and grandiose atmosphere sets a merry tone.

PENTHOUSE [4 BHK]

These Luxurious Penthouses offers a panoramic view of the breath-taking scenery of Brookefield. Their sizes range from 3700 - 4500 Sq.ft and designed with tasteful artwork and luxurious ambience. In addition, the 2400 Sq.ft terrace with two private decks is the ultimate choice in luxury.

3 BHK Duplex 2900 - 3200 Sq. ft



3 BHK Simplex 2300 - 2600 Sq. ft



4 BHK Simplex 3600 - 3700 Sq. ft



Penthouse 4 BHK 3700 - 4500 Sq. ft



MASTER PLAN



FACILITIES

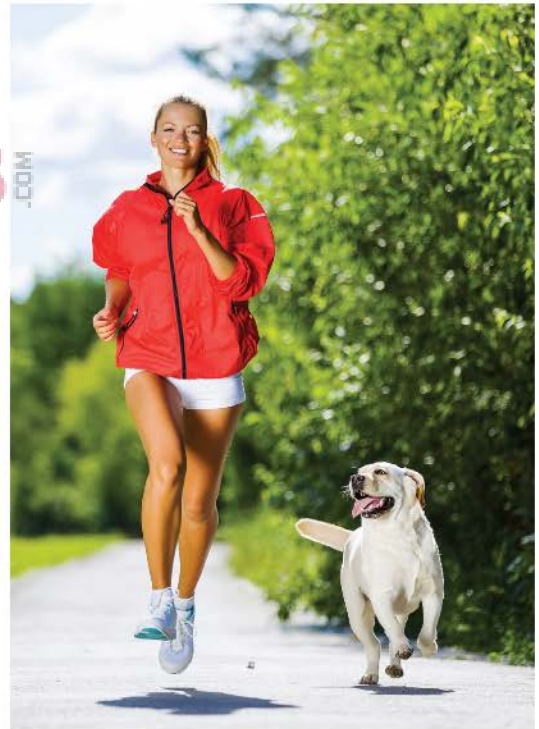
- | | |
|--------------------------------|--------------------------------|
| ① Entry | ⑥ Blocks D, E, F (East Block) |
| ② Security Room | ⑦ Blocks G, H, I (South Block) |
| ③ Ripples (Club House) | ⑧ Lawn Tennis Court |
| ④ Visitor Parking | ⑨ Gas Bank |
| ⑤ Blocks A, B, C (North Block) | |



AMENITIES

- Swimming Pool
- Toddlers' Pool
- Fully Equipped Gymnasium
- Yoga Deck
- Library
- Banquet Hall
- Steam - 2nos (Ladies and Gents)
- Sauna - 2nos (Ladies and Gents)
- Squash Court
- Lawn Tennis Court
- Outdoor Party Area
- Indoor Activity Hall (Table Tennis and Snooker)
- Children's Play Area
- Designer Landscaped Outdoor Common Areas with Amphitheatre

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SPECIFICATIONS

STRUCTURE:

- RCC Structure with cement block masonry.

PLASTERING:

- All internal walls and ceilings are provided with lime finish, and external walls with rough sponge finish.

FLOORING:

- High Quality Vitrified Tiles for flooring in Foyer, Living & Dining.
- Pre-laminated wooden flooring for the Master Bedroom.
- High Quality Vitrified tiles for other bed rooms & kitchen.
- Toilet with Anti-skid Ceramic Tiles.
- Utility & Balcony with Anti-skid Ceramic Tiles.

DOORS:

- All doors with engineered wood frames along with Masonate door shutters or equivalent.
- Balcony with 3 track sliding UPVC windows with mosquito mesh.

WINDOWS:

- All windows provided with UPVC Fenesta/ LG/ Equivalent make 3 track sliding shutters with mosquito mesh and MS grills.

KITCHEN:

- Provision for modular kitchen
- Provision for water purifier point, refrigerator point, microwave point
- Provision for washing machine in Utility

TOILETS:

- Designer toilets with EWC, wash basin of Duravit/ Equivalent make.
- Shower with hot and cold mixture of Grohe/ Equivalent make with provision for geyser.
- Ceramic tile daddoing for walls upto 7 ft. height.
- For Servants' toilet Hindware ceramic fixtures and continental CP fixtures.

COMMON AREAS:

- Good quality Granite flooring.

ELECTRICAL:

- All concealed wiring using PVC fire retardant copper wire with PVC conduits and Panasonic/Legrand/ Equivalent modular switches with sufficient points for power and lighting.
- Provision for cable TV and telephone points with Finolex cables in Living room & all Bedrooms.
- Provision for Air condition points in living room & all Bedrooms.

PAINTING:

- Internal walls will be treated with Plastic emulsion and external walls with Apex Exterior/ Equivalent paint.

WATER SUPPLY:

- BWSSB (Cauvery) water supplemented with borewell with Hydro Pneumatic system and underground sump of adequate capacity with electric pump for continuous water supply.

LIFTS:

- 1 No. 8 passenger capacity lift per Block of Schindler/ Johnson/ Equivalent make.

POWER BACKUP:

- 100% power backup by generator of reputed make Greaves/ Cummins/ Caterpillar/ Equivalent to be provided for emergency use in common areas, lift with 6KVA power backup for each Villament.

INTERCOM FACILITY:

- Intercom facility with video call facility from security room to reception and all apartments.

GAS BANK:

- Centralized Reticulated gas distribution system for all apartments.

CONSULTANTS

| | |
|------------------------|-------------------------------------|
| PROPERTY DEVELOPERS | : RJ GROUP |
| ARCHITECTS | : THIRD EYE DESIGN STUDIOS |
| STRUCTURAL CONSULTANTS | : STRUCTURES (MR. ASHOK RAO) |
| MEP CONSULTANTS | : MAPLE SERVICES CONSULTANCY |
| LEED CONSULTANT | : DHRUV FUTANI |
| LANDSCAPE CONSULTANT | : TERRA FIRMA LANDSCAPE CONSULTANCY |
| LEGAL CONSULTANT | : MR. SYED MASOOD AHMED |



Not to Scale



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