

Wing 2 RERA No.:
PRM/KA/RERA/1251/310/PR/180823/006185



PIONEER
KRS PARK ROYAL

3 BHK Luxury Apartments | 400 mts from Pattanagere Metro Station, Mysore Road, Bengaluru

**Own an apartment that
feels like an independent
home, at a price lesser
than the cost of one.**



Get the privacy you deserve
with no shared walls



270-degree stunning
views of greenery



A cozy veranda that doubles up
as your personal space



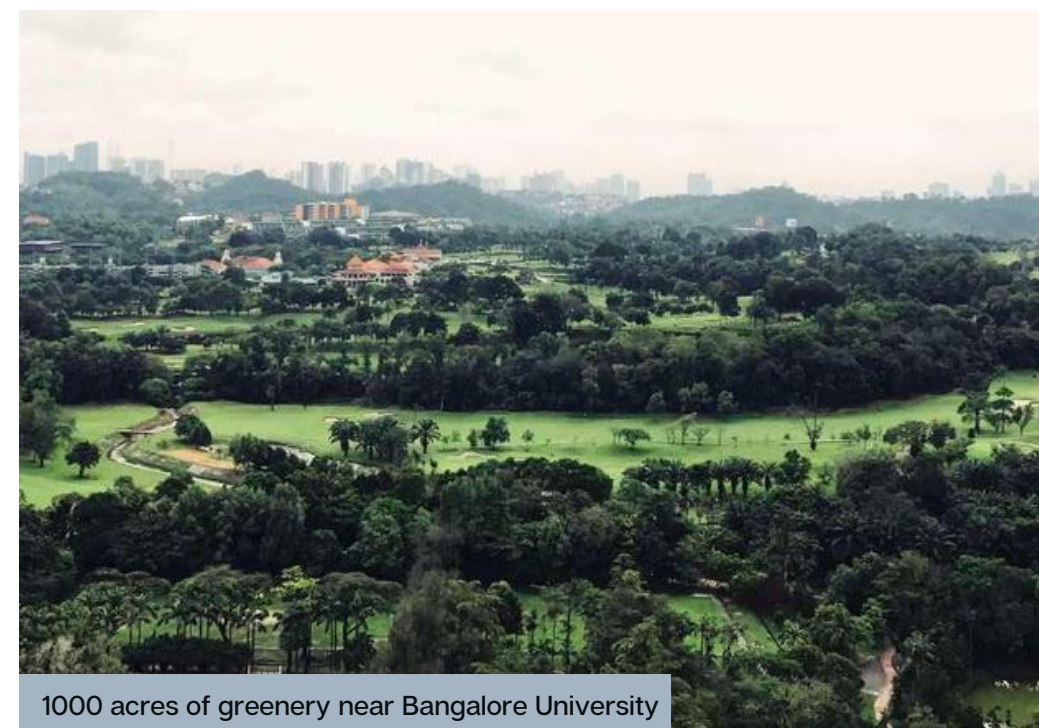
Thoughtfully designed for just 410 apartments.

- **Exclusive lifestyle:** 410 apartments. (Wing 1:240 units, Wing 2:170 units)
- **Conscious living:** EV charging points in all car parks.
- **Spacious homes:** 72% open area, B + S + 10 floors.
- **Great aesthetic:** Glass balcony for every home.
- **Positive homes:** Vaastu-compliant apartments.
- **Ample space:** 4 guest rooms.
- **Uninterrupted WFH:** Separate plug and work space.
- **Refreshing water:** The property has Cauvery water supply.
- **Added safety:** Vehicle-free zone around the play area.
- **Permanent serene views:** Next to 1000 acres of sprawling greenery of Bangalore University Campus.
- **Lavish lifestyle:** 20,000 sq.ft. clubhouse.
- **Just 2 mins** to Pattanagere metro station.



Glass balcony

2 mins to Pattanagere metro station



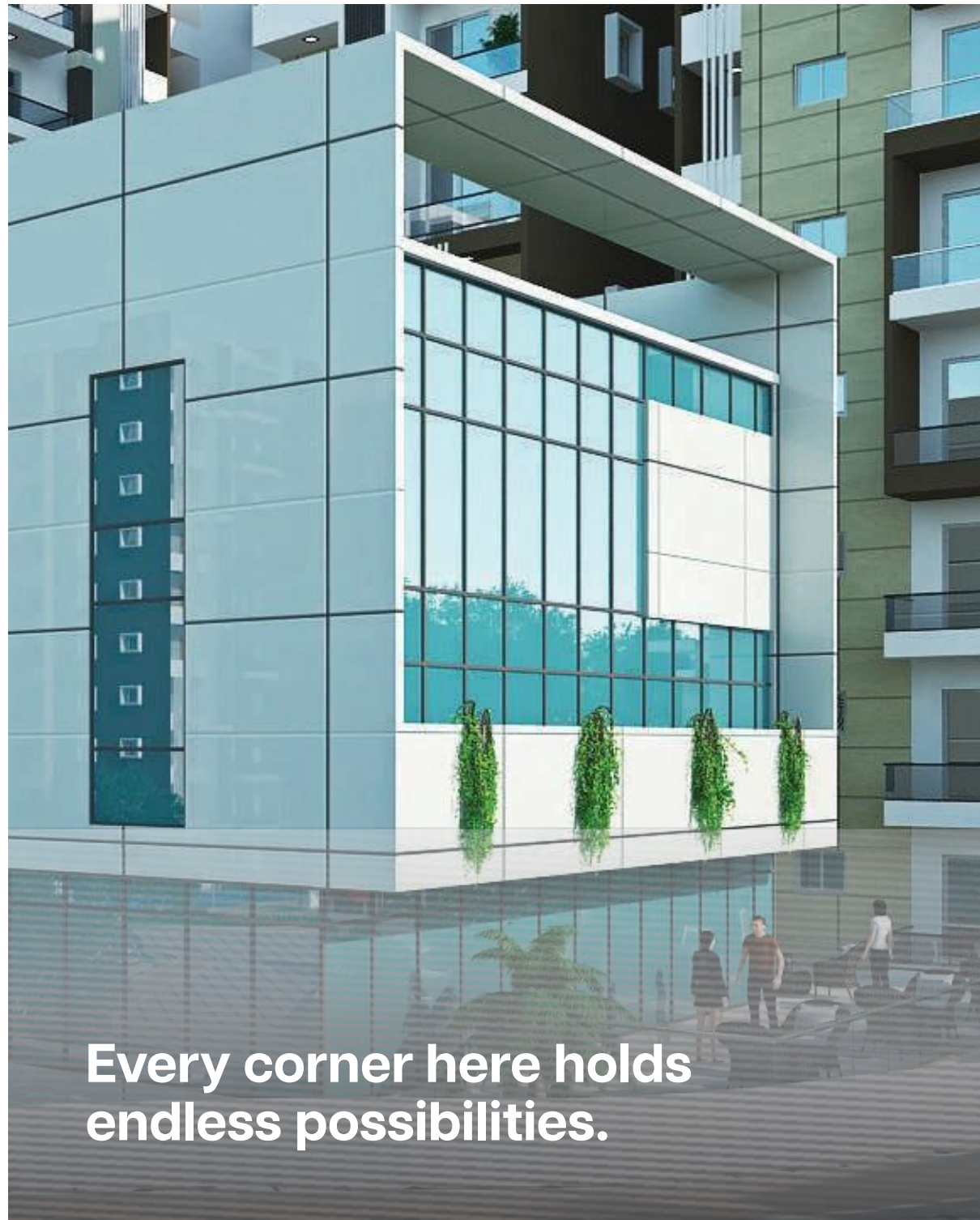
1000 acres of greenery near Bangalore University

Experience the thrill of living in the city, without the chaos. Feel like pampering yourself? Bengaluru's favourite malls are a short distance away. Feel like hitting the club? You're spoilt for options. Be it healthcare, work or education, the best of Bangalore is now closer to you.






Come home, get greeted by 1000 acres of greenery.

Wake up to 1000s of acres of sprawling greenery in the midst of Bengaluru University's nature bound campus. Live life cradled by a scenic meadow of diverse flora and fauna and stay connected to the heart of the city with a Metro station right next to you!





20,000 sq.ft. Clubhouse

-  Tranquil seating plaza
-  Butterfly garden
-  Floral walkways & water bodies
-  Sand pit
-  Skating rink
-  Children's play area
-  Elders' clay track
-  Aerobics
-  Indoor pool table & foosball
-  Badminton & tennis court
-  Cricket practice net
-  Visitor's parking
-  Guest rooms
-  Supermarket
-  Banquet hall
-  Salon



Gymnasium



Amphitheatre



Half basketball court



Yoga & meditation deck



Swimming pool & deck



EV charging

Images are just for representation purpose

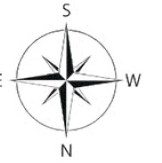
Master Plan

LEGENDS

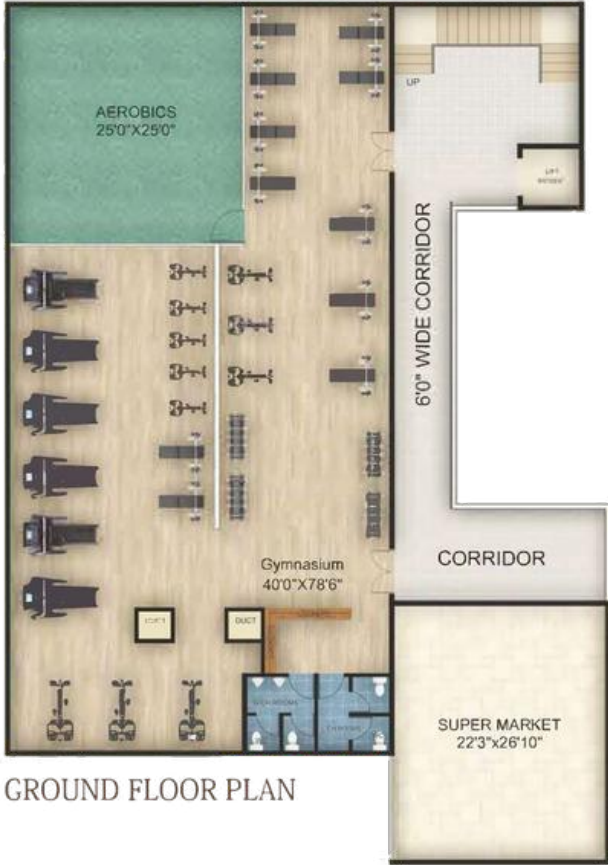
- | | |
|-------------------------------|---------------------------|
| 1. MAIN ENTRANCE | 11. AMPHITHEATRE |
| 2. WATERBODY | 12. CRICKET PRACTICE NET |
| 3. CHILDREN'S PLAY AREA | 13. TENNIS COURT |
| 4. ELDERS' CLAY JOGGING TRACK | 14. HALF BASKETBALL COURT |
| 5. JOGGING TRACK | 15. SKATING RINK |
| 6. SWIMMING POOL & KIDS' POOL | 16. VISITOR'S CAR PARKING |
| 7. BUTTERFLY GARDEN | 17. DG YARD |
| 8. YOGA LAWN | 18. STP |
| 9. BADMINTON COURT | 19. TRANSFORMER YARD |
| 10. CLUBHOUSE G+3 FLOORS | 20. GAS BANK AREA |

Wing 1 RERA No. : PRM/KA/RERA/1251/309/PR/190219/002392
 Wing 2 RERA No. : PRM/KA/RERA/1251/310/PR/180823/006185

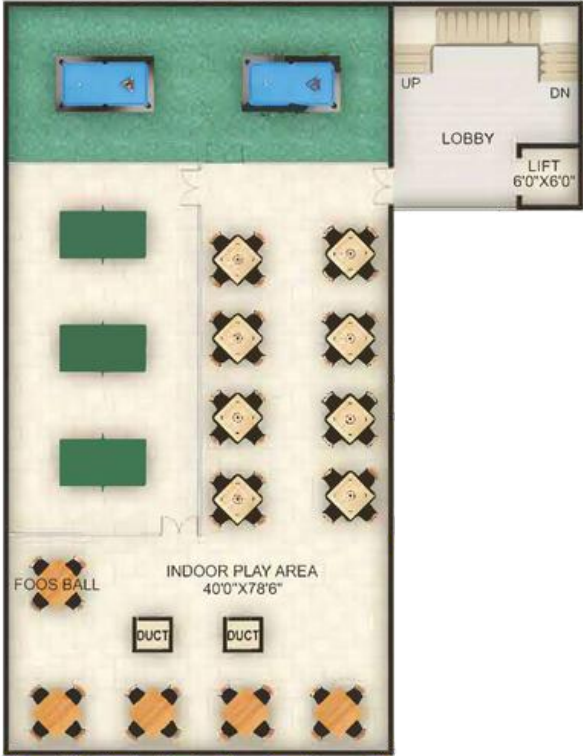
No. of floors	B + S + 10 floors
No. of flats	410
Parking	Basement & Stilt floor
Lifts	21



Clubhouse Floorplan



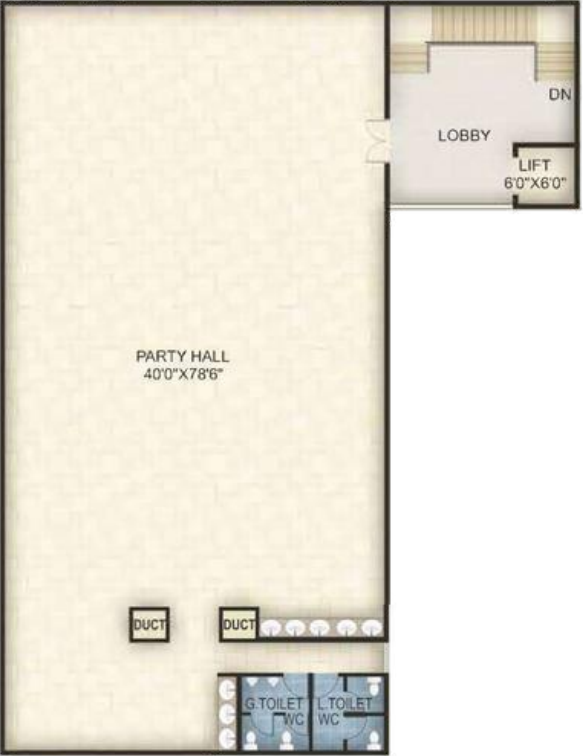
GROUND FLOOR PLAN



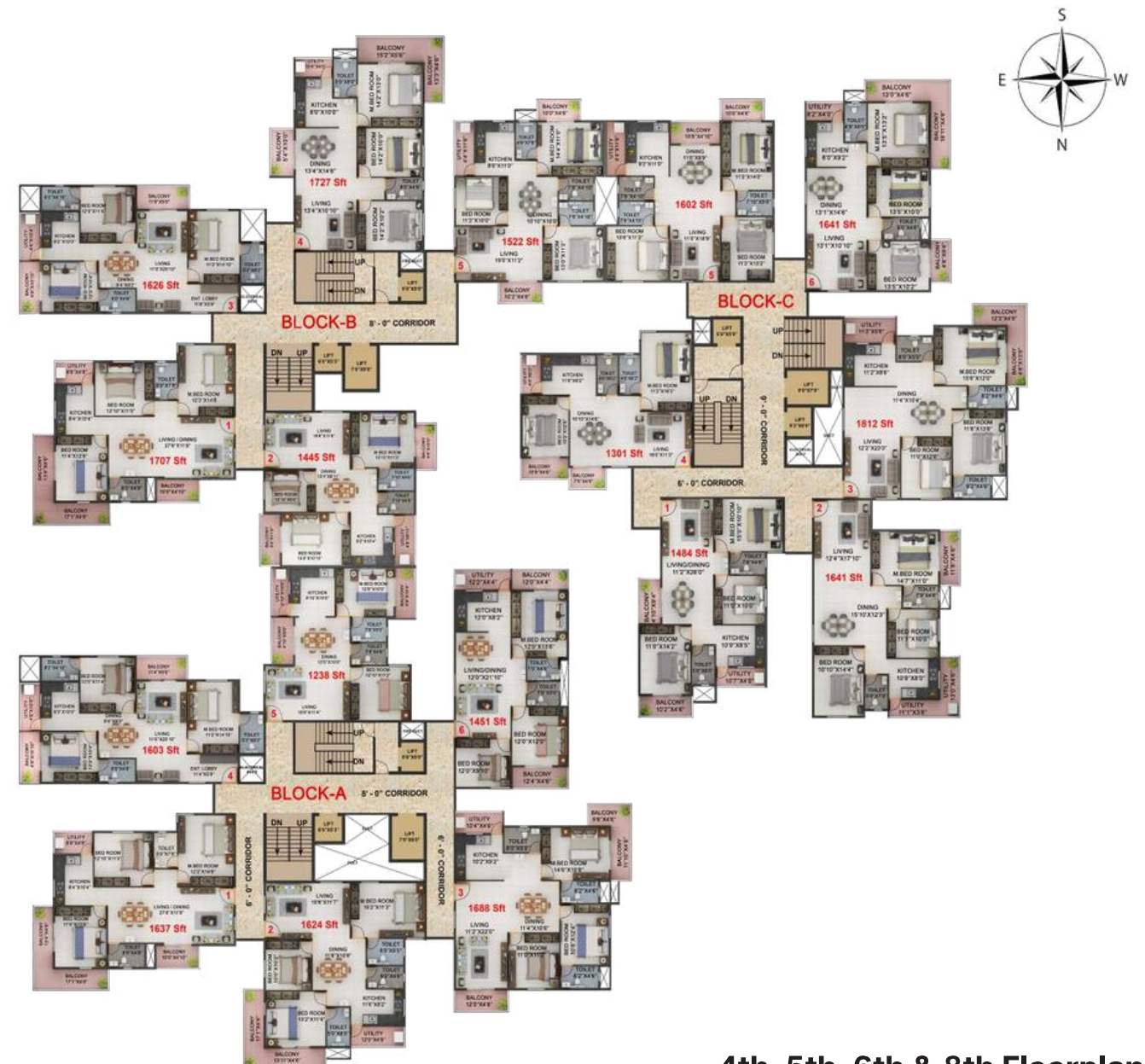
FIRST FLOOR PLAN

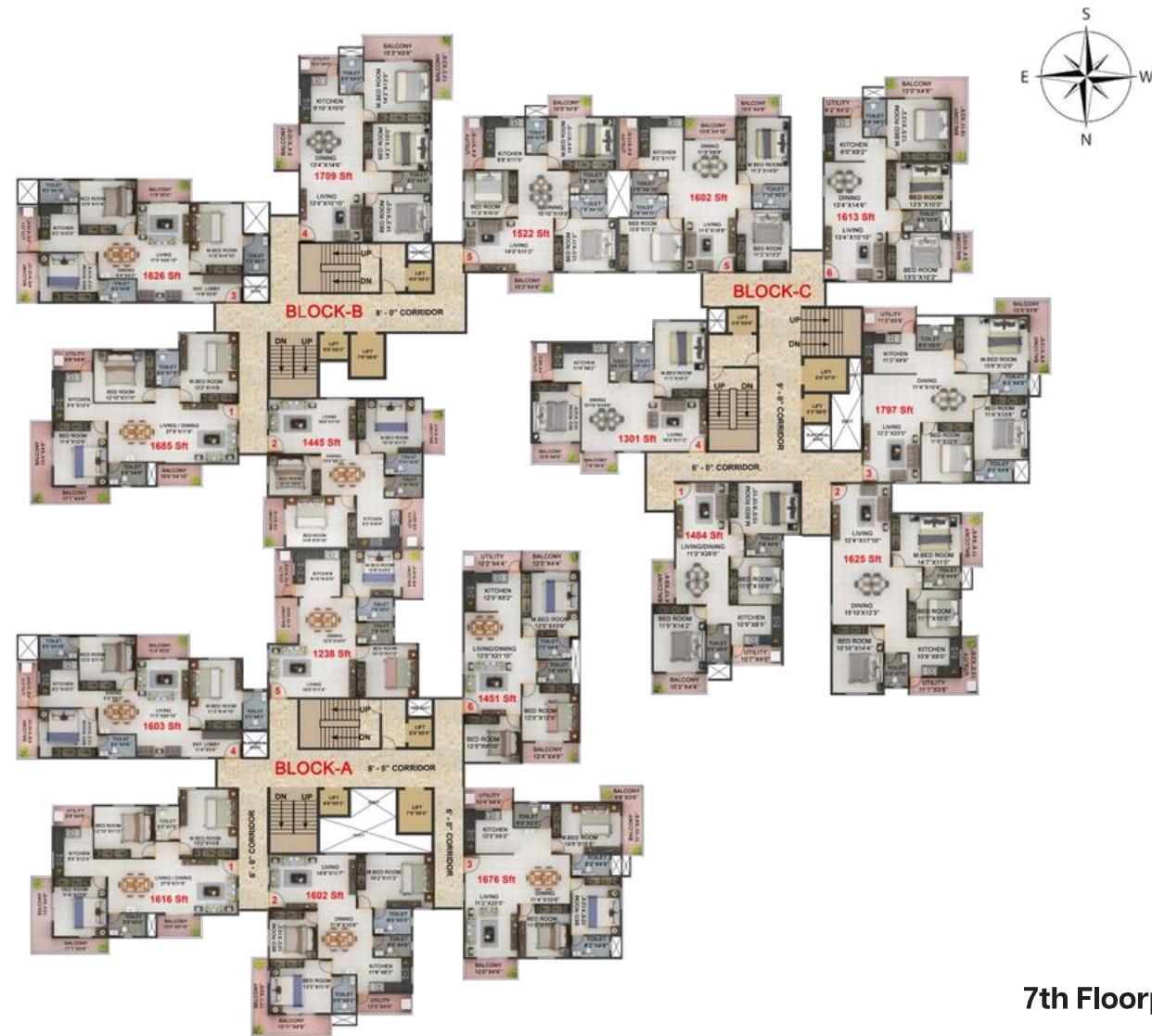


SECOND FLOOR PLAN



THIRD FLOOR PLAN





7th Floorplan

Specifications

Structure

- RCC framed structure confirming to IS code for earthquake & wind loads.

Walls

- 6 Inch external wall, 4 inch internal walls with autoclaved aerated concrete (AAC) blocks.

Doors & Windows

- Main door: Teak wood door frame on both sides, teak finished flush door with S S fitting finished.

Internal Doors

- Hard wood door frame and Flushed shutter with enamel paint.
- UPVC 3 track sliding windows with mosquito mesh and safety grills.
- Locks: Europa or equivalent brand.

Electrical

- Wires of Anchor / Schnieder or equivalent make.
- Elegant modular electrical switches of Anchor / Schnieder make.
- Two earth leakage circuit breaker (ELCB) for lighting & power in each flat of ABB / Schneider or Legrand make.

Lift

- 3 lifts in each block of Johnson / Otis or equivalent make.

Painting

- Plastic emulsion for interior walls with roller finish, OBD for ceiling and ACE & APEX for external wall, Asian/ Nippon paints or equivalent brand.



Flooring

- Vitrified flooring & cladding in entrance lobby, common passage and staircase.
- Quality vitrified tiles flooring size 2'0" x 4'0".
- Anti-skid vitrified tiles for balcony, utility & toilet.

Kitchen

- Edge polished 30mm granite platform with CARYSIL German engineered steel sink.
- Vitrified tile cladding of 2 feet above granite counter.
- Provision for water purifier and chimney.
- Provision for gas cylinder & washing machine in utility.

Toilets Fittings and Accessories

- Sanitary fixtures of American standard / equivalent closets and wash basins.
- Grohe / Kohler or equivalent CP fittings.
- Superior quality vitrified wall tile cladding up to door frame level.

The thrill of living in the city, without the chaos.



Shopping

Gopalan Arcade
Mall Global Mall



Health

BGS Global Hospital
Rajarajeshwari Medical College
Fortis Hospital



Education

RV College of Engineering
Rajarajeshwari Medical College



Vidhana Soudha

Takes 30 min by metro



Work

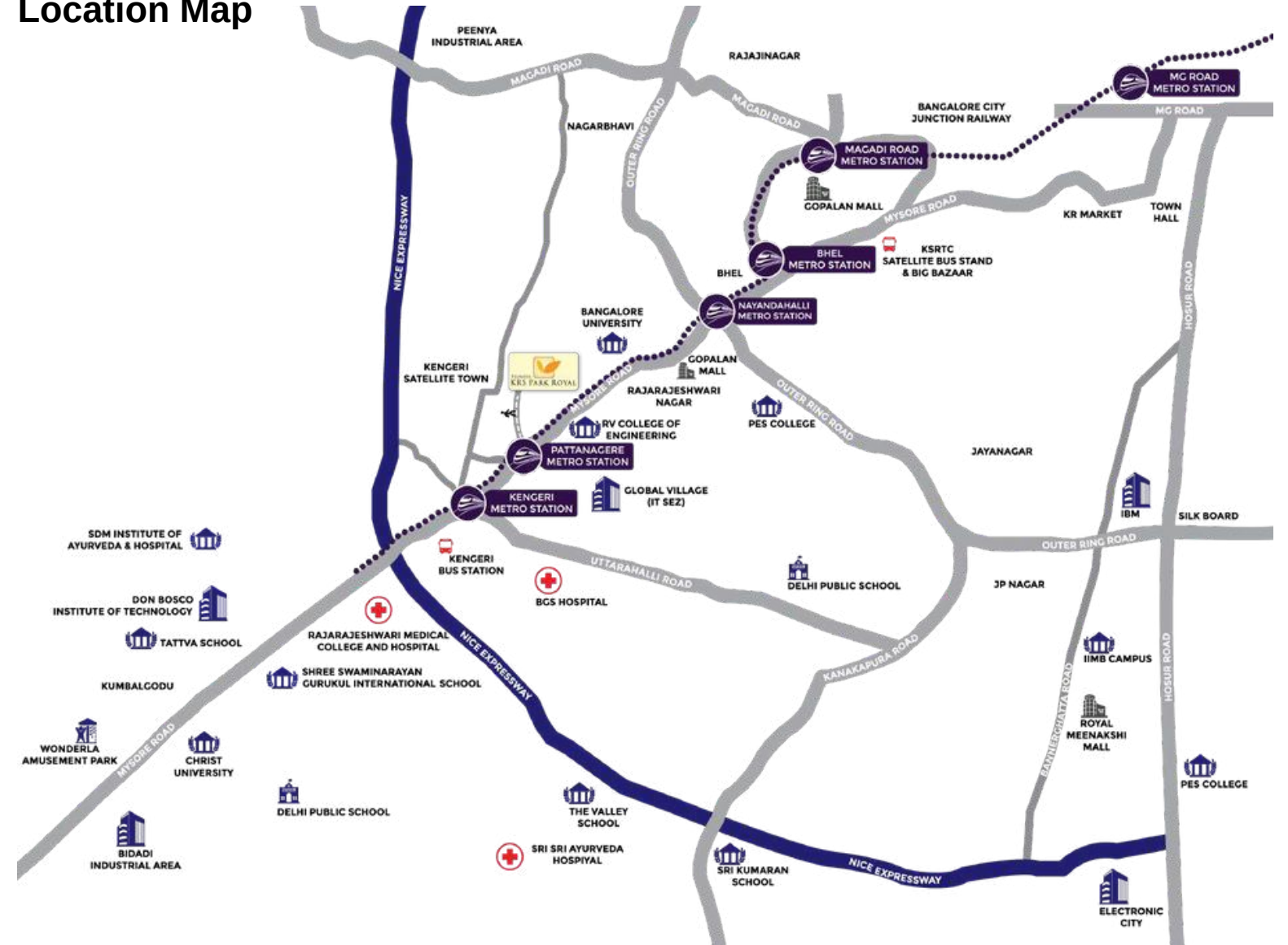
Bidadi Industrial Area
Peenya Industrial Area
Global Village Tech Park



Entertainment

An array of clubs, nightspots, cafes & multiplexes.

Location Map





3 BHK Luxury Apartments
400 mts from Pattanagere Metro Station, Mysore Road, Bengaluru

+91 87228 82255
www.krsstructures.in

Sy No. 54, Forest Layout, Beside Shanti Sadhana
Near Bangalore University, Kenchenahalli
Kengeri Hobli, Bengaluru-560098

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