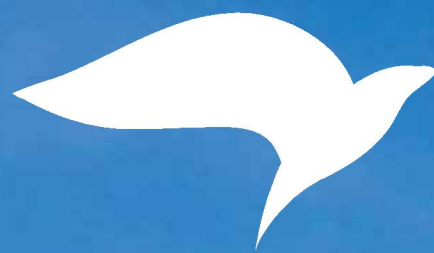





VILLAS AT
RAFFLES
PARK
WHITEFIELD

OPEN PRIVACY, THE NEW LUXURY

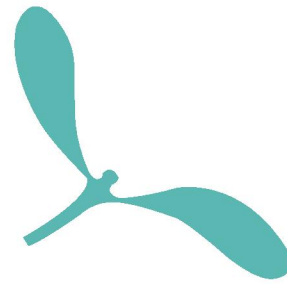






LIVING ON THE EDGE OF GREENS
WITHIN A LIFE-BREATH OF FLOWERS
FOOTSTEPS MUFFLED BY FRAGRANT GRASS
SLOWLY GO THE HOURS
WATER AS MIRRORS; BIRDS FOR MUSIC
SPACE SEEMS TO GROW, THOUGHTS FORM AND FLY
SUNLIGHT PLAYS WITH THE WALLS INSIDE
FOR ABOVE IT ALL, IS THE PURE THEATRE OF THE SKY





LIVING WITH NATURE. IN AND OUT

Raffles Park celebrates the increasingly invisible barrier between the indoors and the outdoors. We know that you have been coveting a piece of land with greens and water bodies. But we have also tied to it your own piece of blue sky, with cotton clouds, sun speckles and starry, starry nights. A tropical villa with a constantly changing ceiling is now yours to own.





THE SPIRIT OF SINGAPORE THE HEART OF BANGALORE

At the heart of Raffles Park is the essence of two garden cities meeting to create a nature's haven. 61 five bedroom villas that integrate Singapore's contemporary tropical design and Bangalore's intense appetite for green spaces. The villas are uniquely designed with courtyards, water bodies and skylights. This offers an abundance of light and freshness within the home, bringing alive an experience of truly living within nature.



A modern villa with a swimming pool and lush landscaping. The villa features large glass windows and a balcony. The pool is surrounded by a concrete deck and a stone wall. The landscaping includes a large tree, a stone wall, and various plants. The scene is set in a lush green environment.

4 Villas Per Acre

BREATHING SPACE FOR OPEN PRIVACY

Space seems elastic here with density of only four villas per acre. This brings to your villa a sense of openness and yet a generous dollop of privacy, the ultimate luxury. You may never want to draw the curtains on that tree at your window.



RAFFLES PARK



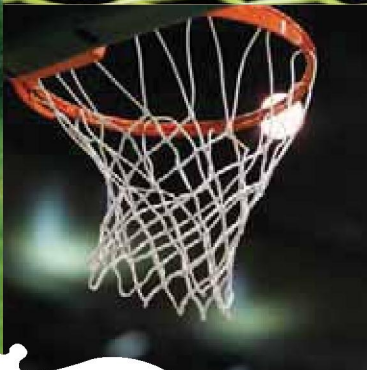


A PARADISE WITHOUT PARALLEL



If you share a love for beautiful things, Raffles Park has no other parallel. This enclave with an infinity pool overlooking into 2.5 acres of green central spine and an acre of putting greens will always nurture a love for nature, even while being close to the city. This paradise is a blend of recreation spaces, meditative areas, silence, blues and greens.





FACILITIES FOR A COMPLETE EXPERIENCE

With access to the 20,000 sq.ft. club house area there is every reason to stay fit and relaxed.

1,800 SQ.FT. SPLIT LEVEL FITNESS ZONE
OVER 1 ACRE OF GOLF PUTTING GREENS
MORE THAN 1KM OF JOGGING TRACKS
OLYMPIC LENGTH INFINITY POOL
STEAM ROOM
BADMINTON COURT
TENNIS COURT
SQUASH COURT
MULTIPURPOSE HALL
BILLIARDS
MEETING ROOMS
CHILDREN'S PLAY AREA
CONVENIENCE STORE
AND MORE..





LIVING ROOM

EXPANDING LUXURY OVER 35 FEET OF COLUMN-FREE SPACE





BEDROOMS WITH ROOM FOR MORE THAN A BED

600 SQ.FT MASTER SUITE WITH A LARGE BEDROOM AND SPACIOUS WALK-IN CLOSET.
EXCLUSIVE STUDY AREA & PATIO WITH SELECT UNITS



GESSI

LAUFEN



ELEGANCE. THE WAY YOU'VE ALWAYS WANTED IT

MARBLE-FINISH BATHROOMS, FREE-STANDING BATHTUB, RED-DOT AWARD FIXTURES, SHOWER ENCLOSURES






IT'S NOT JUST THE LANDSCAPING THAT IS GREEN
OUR CONSCIENCE IS TOO

For The Wire Group, sustainability drives our business practices. Our approach to create, design and manage sustainable living spaces lies at the core of everything we develop.

Raffles Park is one such haven with a conscience that meets and exceeds all the requirements set by the India Green Building Council's (IGBC) Gold rating for sustainable homes. With 50% of the site area dedicated for landscaped greens, beauty and a conscience combine well aesthetically. Rain water finds its way into harvesting and re-use, whilst 95% of flushing and landscape watering comes from grey treated water. With all our villas being equipped with electric car charging facilities, there lies a future of pollution free drives. High energy efficient building envelopes reduce cooling loads. Domestic solar heated water, along with villas designed for greater daylight usage and cross ventilation align well with our commitment to reduce wastage and maximize resource utilisation. It's not just the grass that is greener on our side, everything else is too.





THE DEVELOPER

DEVELOPED BY RAFFLES RESIDENCY. CREATING NEW PERSPECTIVES

Even the longest journeys hold within them the satisfaction of coming home some day. This is true of the Jumabhoy family, who after a fascinating journey that has spanned over a hundred years, bring their experiences of developing real estate to India, with Raffles Residency.

The journey began when the then patriarch, Rajabali Jumabhoy set out on his road to discovery, arriving on the shores of Singapore with a future that only few could have predicted. What followed was as much the story of the development of Singapore as the building of a corporate entity by the Jumabhoy family that stretched from Singapore to Malaysia, Indonesia, Thailand and Australia to the United Kingdom.

Explorers The 1920s saw the family evolve as a commodity-trading powerhouse, gravitating to shipping & real estate. Between two World Wars and the Great Depression, the Jumabhoy family developed a passion for property, creating small developments in the Race Course area of Singapore and investing in what was to become the iconic Orchard Road tourist belt. This then led to real estate developments in other parts of Asia, the United Kingdom and Australia, encompassing hospitality, commercial and residential developments.

Visionaries Towards the 1980s and 1990s dawned an era of business activity that was sharply focused on developing the customer service experience. From real estate to hospitality to F&B businesses, from retail and distribution to travel retail duty-free, the customer experience and service delivery were central to the theme.

Innovators Founding their flagship company Scotts Holding in 1979, the family not only pioneered the service apartment industry with The Ascott Executive Residences but also Scotts Shopping Center, the country's premier centrally managed mall with Asia's first air-conditioned food court. The Scotts name has since become synonymous with the family.

Thought Leaders Having played an active part in Singapore's journey into a developed and vibrant nation, the family, Scotts Group and now Raffles Residency will strive to infuse this spirit of Singapore into the heart of Bangalore, with Raffles Park.

Raffles Residency employs its skills, expertise and resources to look at real estate with a commitment to quality that is unparalleled. The team whose experience in real estate in India along with its management services company, Wire Developers, will combine the best applicable international design and construction management standards with local delivery capability, thereby ushering in a new perspective in Indian real estate.



ARCHITECT & ARCHITECT

SINGAPORE'S AWARD WINNING ARCHITECTS

Since the year 2000, Warner Wong Design and WOW have created “work, play, living and leisure spaces” that touch the senses. With research-based design and sheer craft, they have been continuously driven to achieve a unique vision in hospitality, commercial, residential and retail projects across the globe. Excellence in design over the years has seen them earn recognition for the freshness in contemporary designs, winning several international awards for their restaurants, malls and high-end villa projects. In India WOW has designed the Taj Vivanta in Bangalore which has won them numerous awards.

Raffles Park will see their vision transform into reality as great care has been taken to chalk out the finest detail of every villa. The vision is to create absolute synergy between the external and internal environments for classic villa living. Using external elements of light, water, air and bringing them into living spaces, complimented with lush landscaping that will truly merge Nature with contemporary tropical architecture.

THE MASTER PLANNER KARAN GROVER'S GREEN VISION

Throughout the firm's 20 years practice, KGA has conceptualised and executed numerous award winning projects, exploring a variety of “GREEN’ concepts. Headed by celebrated Green Architect Karan Grover, KGA has successfully synergised the state-of-the-art systems with traditional techniques of energy efficiency.

Through its extensive research, experimentation and innovative design approach, KGA has emerged as a pioneering design firm in Green Architecture.

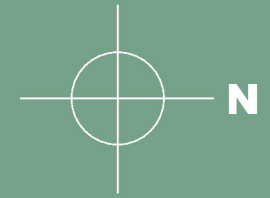
KGA is at the forefront of the global movement to design and construct Green buildings and environments and setting a benchmark of unprecedented excellence in contemporary architecture.







- A ENTRY PLAZA
- B TENNIS COURT*
- C BASKET BALL POST*
- D CHILDREN'S PLAY AREA
- E CLUBHOUSE
- F INFINITY SWIMMING POOL
- G JOGGING TRACK
- H CENTRAL WATER BODIES
- I HERB GARDEN
- J FIT QUAD SERIES
- K WELLNESS PATH
- L VISITORS CAR PARK
- M GOLF PUTTING GREEN
- N PAVILIONS
- O CONVENIENCE STORE*



*

Subject to Government approvals



NEIGHBOURHOOD

Sitting on the most serene stretch of Whitefield, Raffles Park is hidden from the hustle bustle of the city, yet it's less than a 10 min drive to the IT hub of Bangalore, high street shopping malls, the finest hotels, speciality hospitals and the best of international schools. A quiet green lifestyle that is very close to everyday convenience.

SOUKYA HOLISTIC HEALTH CENTRE - 0 minutes

MARRIOTT HOTEL, WHITEFIELD - 15 minutes

INORBIT MALL - 15 minutes

ASCENDAS INTERNATIONAL TECH PARK - 10 minutes

PARK SQUARE MALL - 10 minutes

PHOENIX MARKET CITY - 20 minutes

DELHI PUBLIC SCHOOL - 5 minutes

WHITEFIELD GLOBAL SCHOOL - 5 minutes

VYDEHI HOSPITAL - 15 minutes





 LUMERIA

A COMBINATION OF SPACE,
LIGHT AND ARCHITECTURE

The visual treat of a floating family lounge and a home theatre add to the drama created by three double height spaces that play off light and design. Indoor decks and skylights round off the spectacle.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING-DINING	36' X 17' 6"
DRY-WET KITCHEN COMBINED	11' X 17'
GARDEN PATIO - INDOOR	11' X 25'
GUEST SUITE	10' X 14' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	15' 6" X 14' 6" + 6' 6" X 14' 6"
MASTER BATH	12' X 14'
FAMILY LOUNGE	10' 6" X 24' 6"
SUITE 1 + WALK IN CLOSET	11' X 15' 6" + 11' X 6'
SUITE 2 + WALK IN CLOSET	12' X 16' 6" + 10' X 5'



SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOMETHEATRE + BAR	16' 6" X 14' 6" + 10' X 13' 6"
GARDEN PATIO 1	36' X 15'
GARDEN PATIO 2	23' X 14'
SUITE 3 + WALK IN CLOSET	11' X 14' + 11' X 6'

LUMERIA







 AQUARIA

THE VILLA THAT'S YOUR PRIVATE ISLAND

Here's an excuse to step outside the villa. Reflective pools on either side of the villa lend a floating feel to living and dining areas. While inside, a modern relaxing family lounge compliments the pristine landscape features.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING-DINING	36' X 17' 6"
DRY-WET KITCHEN COMBINED	12' X 20'
COURTYARD	27' 6" X 20'
GUEST SUITE	11' X 16' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	17' X 23' 6" + 8' 6" X 18' 6"
MASTER BATH	8' X 18' 6"
FAMILY LOUNGE	15' 6" X 26'
SUITE 1 + WALK IN CLOSET	17' X 11' 6" + 6' X 10' 6"



SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOME THEATRE	17' X 18' 6"
SUITE 2 + WALK IN CLOSET	10' X 24' + 7' X 12' 6"
SUITE 3 + WALK IN CLOSET	12' X 12' 6" + 7' 6" X 6'
GARDEN PATIO IN TWO PARTS	22' 6" X 16' + 13' X 8'

AQUARIA







CANOPIA

THE VILLA THAT'S ALL ABOUT THE OUTDOORS

Sunbathing, anyone? Marked by extensive wooden patios across all levels, this villa type is perfect for a barbecue with family and friends. Sloping roofs and trees that break into the lines of the home, complete the double height landscaping. And “ssshh”, this is the only villa with a study room in the master suite.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING-DINING	36' X 17'
DRY-WET KITCHEN COMBINED	12' X 20' 6"
GARDEN PATIO	21' X 20' 6"
GUEST SUITE	11' X 15'



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE WITH STUDY + WALK IN CLOSET	34' 6" X 16' + 12' 6" X 8'
MASTER BATH	12' X 12'
FAMILY LOUNGE WITH LIBRARY	11' X 27'
SUITE 1 + WALK IN CLOSET	17' X 10' 6" + 5' 6" X 8'



SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOMETHEATRE	22' X 16'
GARDEN PATIO	11' X 27'
SUITE 2 + WALK IN CLOSET	17' X 10' + 5' 6" X 8'
SUITE 3 + WALK IN CLOSET	12' 6" X 13' 6" + 7' X 8'

CANOPIA







PLUMERIA

THE VILLA WITH A VALLEY VIEW

If you want the feeling of living on the edge of greens, here's the villa for you. This villa type unfolds a piece of paradise in your own backyard. This cocoon of privacy gets accentuated with the uninterrupted valley view that merges with the backyard.



GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING + DINING	36' X 15' 6"
DRY-WET KITCHEN COMBINED	13' 6" X 19' 6"
BACKYARD	39' X 6' 6"
GUEST SUITE	13' X 10' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	20' 6" X 11' + 13' X 7'
MASTER BATH	13' X 14'
FAMILY LOUNGE	16' X 22'
SUITE 1 + WALK IN CLOSET	18' X 11' 6" + 12' X 6'



SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOME THEATRE	20' 6" X 14'
GARDEN PATIO	13' X 13'
SUITE 2 + WALK IN CLOSET	16' X 17' + 6' X 9'
SUITE 3 + WALK IN CLOSET	13' X 17' 6"

PLUMERIA







 LUMERIA
GRAND

THE VILLA WHERE SPACE STRETCHES

An evolved design of Villa Lumeria, this is the largest villa in the Raffles Park enclave, with an even larger lot size. Let your imagination fly through family get-togethers and Sunday brunches. With three large garden patios there is no dearth of space to host a large party to welcome the New Year.





GROUND LEVEL

SELECTIVE AREAS	DIMENSIONS
LIVING-DINING	40' X 17' 6"
DRY-WET KITCHEN COMBINED	15' 6" X 24' 6"
GARDEN PATIO - INDOOR	16' X 24' 6"
GUEST SUITE	14' 6" X 14' 6"



FIRST LEVEL

SELECTIVE AREAS	DIMENSIONS
MASTER SUITE + WALK IN CLOSET	23' 6" X 14' 6" + 8' 6" X 14' 6"
MASTER BATH	16'0 X 14' 6"
FAMILY LOUNGE	16' X 23' 6"
SUITE 1 + WALK IN CLOSET	15' 6" X 15' 6" + 15' 6" X 6' 6"
SUITE 2 + WALK IN CLOSET	12' X 16' 6" + 10' X 6' 6"

LUMERIA GRAND



SECOND LEVEL

SELECTIVE AREAS	DIMENSIONS
HOME THEATRE/ BAR	16' X 28' 6"
GARDEN PATIO 1	22' 6" X 14' 6"
GARDEN PATIO 2	50' X 15'
SUITE 3 + WALK IN CLOSET	15' 6" X 14' + 15' 6" X 6'





PRIVATE ELEVATOR



SKY LIGHT



FREE STANDING BATH TUB



FAUCETS



LANDSCAPED GARDENS



WATER BODIES

SPECIFICATIONS

Structure

RCC frame structure with masonry partitions

Flooring and Clad

Imported marble flooring in living - dining, dry kitchen, walkways and stairwell

Engineered wooden flooring in all bedrooms, family lounge and home theatre zone

Imported marble clad in bathrooms, upto false ceiling in shower area and up to 1,000 mm in dry areas

Black granite/mosaic tiles in water body/ies

Faucets and Sanitaryware

Gessi or equivalent make faucets in all bathrooms

Laufen or equivalent make sanitaryware in all bathrooms

Free standing bathtub of Laufen or equivalent make in master suite

Toughened glass partitions of Dorma or equivalent make for all shower areas

Electrical

Internal wiring shall be of Finolex or equivalent make

Switches of Schneider ZENCelo or equivalent make

Doors and Windows

Teak wood frame and shutter for main door

Hard wood frame and flush shutter for other doors

Glazed sliding UPVC window frames with mosquito screen

Toughened glass for french doors and railings

All hardware of Hafele/Blum or equivalent make

Paint and False Ceiling

Internal paint in off-white acrylic emulsion

External paint in weather proof emulsion paint

False ceiling throughout the villa

POP wall Punning

Electro-domestic Equipment

Internal elevator of Domus or equivalent make

Split or VRV air-conditioning system provided in living/dining, all bedrooms, family lounge and home theatre zone (8 nos.)

Tata BP or equivalent make solar water heater with electrical heating element

Home Automation

A video door phone connected to main door and security cabin

Occupancy sensor (infrared based) in bathrooms

Gas leak detectors in the kitchen

Utilities / Services

15KVA of electricity supply for each villa

100% power backup (standby diesel generator) up to 15KVA for each villa

Dual meter for billing of backup power consumption

Hydro pneumatic water supply from water filtration plant for the entire project

Reticulated gas supply

A tertiary sewage treatment plant for re-use of water for landscape and flushing needs

Special Features

Skylight

Reflective water bodies

Landscape features

Wooden Patio

Disclaimer - All specifications, amenities and brands listed above are subject to change and decisions taken from time to time by the developers shall be final and binding. This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity, or plan mentioned herein, with or without notice. All images shown here are indicative. This document or part thereof may not be copied, modified, distributed, reproduced or reused without the express written consent of the developers.