



RAGA

Totally Integrated Residential Apartment Complex reflecting transition in contemporary lifestyle

About Us

An intimate social space...

When it comes to fine living, a home is not just about a spectacular view of your surroundings from a high-rise penthouse. It is much more than living in an efficiently designed living space. It is about a sensitivity that extends beyond comfort... an experience of living in an intimate social space! An experience which supports and inspires your living.

Presenting Raga, a totally-integrated residential project developed by Nester Projects.

Raga offers an outstanding location and reflects transition in contemporary lifestyle.

Conveniently situated on the KR Puram-Marathahalli Ring Road, it is easy to reach here from the Airport, ITPL and other parts of Bangalore, reducing your commuting time. The locale is developing into one of the most sought after residential hubs in the city.

The expansive structure, sprawling over the 5 acre plot, is a retreat from monotony. A well balanced composition of 4 residential blocks makes a clear distinction of this space.

Experience the beauty of life at Raga.



Nester Projects

Sy No:152&153, K.R.Puram, Marthahalli, Outer Ring Road, Mahadevapura, Opposite To More Mega Store, Bangalore.
Phone: +91 80645 16767, : +91 80955 87004, Email : marketing@nester.in



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Ground Floor Plan



Typical Floor Plans



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Even Floor Plan

2nd, 4th & 6th Floors



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UNIT 201 | 2 BHK | 1265sqft



UNIT 202 | 2 BHK | 1451sqft



UNIT 203 | 2 BHK | 1424sqft



INDIVIDUAL FLOOR PLAN



UNIT 204 | 3 BHK | 1754sqft



UNIT 205 | 3 BHK | 1805sqft



UNIT 206 | 3 BHK | 1707sqft



Specifications



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Living / dining / Kitchen and bedrooms: Vitri-fied tiles with 3" skirting.

Kitchen: Polished black granite counter with Glazed tiles above the counter upto a height of 2'0".

Bathrooms: Ceramic Anti-skid Tile in dry area and flame finished one in wet area. Glazed tiles on the walls upto a height of 7'0".

Lobby and Stairs: Anti Skid Nitco Tiles.

Balconies / Utility and Terraces: will be in Terracotta or Ceramic tiles

Sanitary fittings: Western style wall mounted closet with PVC or Flush valve cistern. Porcelain washbasin with 32mm CP waste coupling, CP bottle trap of standard make. Detachable PVC floor trap with lid. All sanitary fittings shall be of Parryware/Hindustan Sanitaryware or equivalent make. All in white color.

Faucets: All faucets shall be chrome plated metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower and washbasin in each bathroom and to the sink in the kitchen.

Plumbing: Concealed plumbing shall be in G.I. Pipes. All external plumbing, waste water pipes and storm water drains shall be in PVC pipes.

Kitchen sink: A stainless steel sink with drain-board of "Nirali" / "Franke" or equivalent make shall be provided in the Kitchen.

Windows: Windows and French windows shall be in UPVC or powder coated aluminum make with 4mm / 5mm clear Float glass.

Frames: All doorframes shall be of 4" X 3" Hard wood sections.

Shutters: The main door shall be of block board with natural veneer and internal doors shall be of flush / block board.

Hardware: All door fittings shall be in stainless steel. The doors of the bedrooms, balcony and study shall have aldrops. The other doors will be provided only with door bolts.

Wiring: All wiring shall be of Finolex / Havells or equivalent make, concealed in 19mm dia, 2mm thick PVC conduit pipes.

Switches: All switches shall be of modular or equivalent make.

Generator: A generator with "Kirloskar" / "Greaves" or equivalent make engine shall be provided.

Elevator: Eight-passenger automatic elevator of ECE-KONE/ Schindler/ Johnson or equivalent make, with steel brush finished interiors shall be provided with a down collective system.

Water Tanks: Large overhead water tanks and underground sump tank. Both shall be painted on the inside with waterproof washable paint. A partition shall be provided for pumping water from the sump tank to the overhead tank.

Landscaping: With creeper panels on a drip irrigation system. Terrace gardens with sunken slab and adequate waterproofing and drainage facility with soil and Bermuda grass lawn planted or, alternatively, ceramic tiled flooring on the terrace.

Compound: The outer boundary of the property shall be provided with a compound wall with MS gates to suitable height and a security cabin with intercom connectivity to all flats.



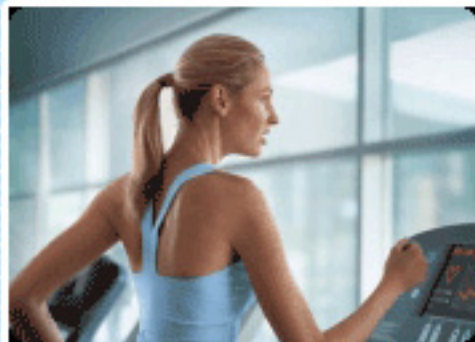


Common Amenities



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Club House with Facilited of Indoor Games

Fully Equipped Fitness Centre and Gym

Children's Play Area

Jogging Track

Multi Purpose Court

Open Badminton Court

Swimming Pool

Business and Commercial Center

Coffee Shop

ATM

Laundry

Creche

Super Market



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Location Map

- 3Kms to Hospital.
- 3kms to schools.
- 1.5kms to Railway Station.
- 3kms to Namma Metro.
- 3kms to phoneix City (Asia 2largest Mall).
- Close Proximiity to More & Total Mall.
- Close Proximity to Schools.



Highlights



75% Open Space

All Modern Amenities

All Sides Ventilation

Spread Around 2.5 acres with 195 units

Phase 1 & Phase 2 Sold out Given for Possession

Last Phase Under Construction

195 apartment homes

Composition of 3 distinct blocks

2 Bed room apartments: 1265 sft - 1451 sft

3 Bed room apartments: 1650 sft - 1850 sft

4 Bed room apartments: 2667 sft - 2734 sft

**Exclusive Premium Appartments
with no common walls &
Private terrace area**



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Contact

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