



Off Sarjapur Road

Where every day rises to **landmark living**

Adarsh Welkin Park Apartments stands as Rayasandra Road's biggest landmark, crafted to redefine premium urban living. Nestled by the serene Gattahalli Lake, its lake-facing homes offer unobstructed views and unmatched tranquillity.

Here, every tower rises to embrace the sky while staying rooted in nature. Designed with clean lines, natural tones, and expansive negative spaces, each residence merges modern aesthetics with timeless luxury.

This is not just a home but a statement of living. Discover a destination where your mornings begin with golden lake views and nights end under endless starlit skies.

Elevate each day to **sky-high heights**



High-rise Towers
(G+25 Floors)



72%
Open Space



73,000 sq. ft.
Ultra-Luxurious Clubhouse



75+
Amenities

At Rayasandra Road's premier landmark, awaken to calm lake views and unwind with skyline panoramas every day. Discover premium 2.5 & 3 BHK homes with unmatched luxury and space.

Luxury that defines landmarks

Located along Rayasandra Road, Adarsh Welkin Park Apartments offers unmatched connectivity to Sarjapur Road, Electronic City, and the Metro Phase III. This is where nature, luxury, and urban life meet.

-  Proposed PRR
-  Proposed 100 ft. Road
-  State Highway 35
-  Sarjapur Road
-  NICE Road
-  Namma Metro Yellow Line
-  Outer Ring Road
-  Proposed Metro Phase III
-  Railway Station

LOCATION MAP





Live where life is
effortlessly connected

Schools

Edenbridge International School	-	3 kms
Aurinko Academy	-	3 kms
Smrti Academy	-	3 kms
National Public School	-	4 kms
Primus Public School	-	4 kms
Sri Chaitanya School	-	5 kms
Harvest International School	-	6 kms

Hospitals

Springleaf Hospital	-	5 kms
Sacred Oak Hospital	-	5.5 kms
Kauvery Hospital	-	7 kms
Manipal Hospital Sarjapur Road	-	8 kms
E-city Hospital	-	8 kms

Recreation

Street 1522	-	7 kms
Byg Brewski	-	7 kms
Sarjapur Social	-	7 kms
Macaw By Stories	-	7 kms
Roxie	-	8 kms
Central Mall	-	9 kms

Tech-parks & Companies

TCS	-	4 kms
Tech Mahindra	-	6 kms
Siemens	-	6 kms
Infosys Limited	-	8 kms
Hustlehub Tech Park	-	8 kms
J P Morgan	-	8 kms
Accenture	-	9 kms
Eco World	-	10 kms

Note: Distances mentioned are approximate only.



Amenities that elevate **daily living**

At Adarsh Welkin Park Apartments, each amenity is crafted to inspire a sophisticated way of living. Immerse yourself in spaces that rejuvenate your body, indulge your senses, and create meaningful connections every single day.

Recreation and wellness at every corner



- Amphitheatre with stage
- Party lawn with stage
- Play lawn with flexi seating
- Campfire area
- Aqua deck
- Jacuzzi
- Lap pool
- Shallow water body
- Leisure pool
- Pet Park
- Experience lawn with Miyawaki forest
- Picnic lawn
- Multi-purpose lawn
- Mini golf
- Barbeque zone
- Lawn with informal seating
- Pool deck and loungers
- Multi-purpose lawn with reflection pond
- Maze garden
- Coconut grove
- Aroma garden
- Acupuncture walks
- Exercise centre
- Kids' pool
- Board games
- Multi-purpose court
- Skate plaza
- Miyawaki forest
- Yoga/Meditation zone with deck
- Football field
- Box cricket
- Basketball court
- Tennis court
- Volleyball court
- Cricket practice net
- Rock climbing wall
- Cognitive play area
- Trampoline Park
- Reflexology path

A clubhouse crafted for
indulgence

Step into a sprawling 73,000 sq. ft. clubhouse crafted for the extraordinary. From fitness zones and entertainment arenas to elegant gathering spaces, experience a world where your lifestyle feels truly limitless.

Amenities that redefine **clubhouse luxury**



-  Restaurant
-  Bar
-  2 Banquet Halls
-  8 Badminton Courts
-  2 Squash Courts
-  2 Table Tennis Tables
-  2 Pool Tables
-  Gym
-  Aerobics/Yoga Hall
-  Crèche
-  Health Club
-  Games Room
-  Supermarket
-  ATM
-  Home Theatre
-  Salon
-  Indoor Swimming Pool
-  Outdoor Swimming Pool

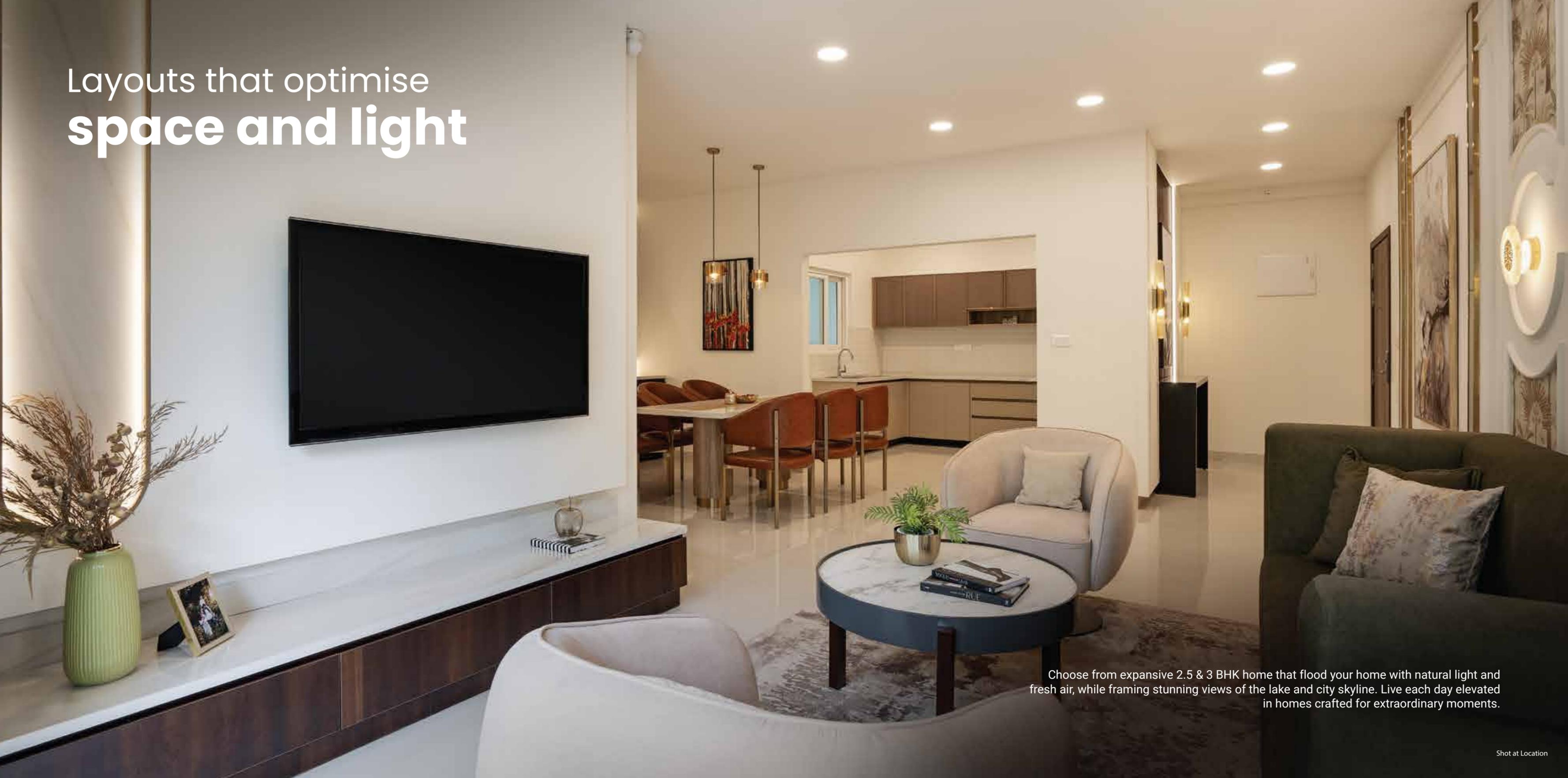
Master-planned to create a lasting landmark

Legend:

- | | | |
|---|---|---|
| 1. Security Cabin with Signage | 28. Campfire Area | 55. Boardwalk |
| 2. Vehicular Entry (9 m wide) | 29. Barbeque Zone | 56. Multi-purpose Lawn with Reflection Pond |
| 3. Bus Bay | 30. Acupuncture Walk | 57. Experience Lawn with Miyawaki Forest |
| 4. Exit (9 m wide) | 31. Exercise Centre | 58. Football Field |
| 5. Driveway (19 m wide) Carriageway (13.7 m wide) | 32. Aqua Deck | 59. Viewing Deck |
| 6. Roads (9 m wide) Carriageway (5.5 m wide) | 33. Water Feature | 60. Yoga/Meditation Zone with Deck |
| 7. Pedestrian Path | 34. Extended Lawn | 61. Access from Basement |
| 8. Secondary Entrance/Exit | 35. Lap Pool | 62. Box Cricket |
| 9. Informal Seating Area | 36. Jacuzzi | 63. Basketball Court |
| 10. Children's Play Area | 37. Lawn with Informal Seating | 64. Viewing Gallery |
| 11. Terraced Lawn | 38. Shallow Water Body | 65. Access from Podium |
| 12. Tower Drop-offs | 39. Kids' Pool | 66. Viewing Deck |
| 13. Surface Parking | 40. Pool Deck with Shade Structure and Loungers | 67. Tennis Court |
| 14. Cycling Track | 41. Shallow Water Body with Tree Island | 68. Maze Garden |
| 15. Butterfly Garden | 42. Floating Walkway | 69. Volleyball Court |
| 16. Hopscotch/Floor Games | 43. Arrival Plaza | 70. Seating Pavilion |
| 17. Multi-purpose Lawn with Mounds | 44. Wi-Fi Zone | 71. Cricket Practice Net |
| 18. Traffic Island | 45. Board Games | 72. Senior Citizen Court |
| 19. Natural Trail | 46. Event Lawn | 73. Seating Deck |
| 20. Tropical Planting | 47. Multi-purpose Court | 74. Rock Climbing Wall |
| 21. Emergency Vehicular Access | 48. Skate Plaza | 75. Cognitive Play Area |
| 22. Mini Golf | 49. Pet Park | 76. Trampoline Park |
| 23. Amphitheatre with Stage | 50. Picnic Lawn | 77. Gathering Plaza |
| 24. Aroma Garden | 51. Service Walkway | 78. Coconut Grove |
| 25. Party Lawn with Stage | 52. Seating Island | 79. Reflexology Path |
| 26. Play Lawn with Flexi Seating | 53. Floating Deck | 80. Multi-purpose Lawn |
| 27. Tactile Walk | 54. Miyawaki Forest | |



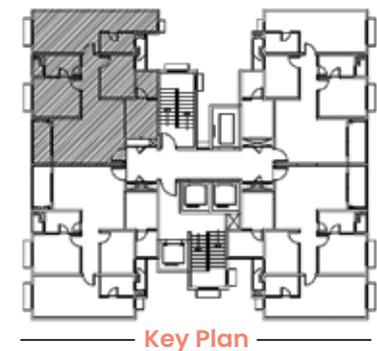
Layouts that optimise **space and light**



Choose from expansive 2.5 & 3 BHK home that flood your home with natural light and fresh air, while framing stunning views of the lake and city skyline. Live each day elevated in homes crafted for extraordinary moments.

2.5 BHK Unit Plan

Block 6 (Wing A&B): Type 2.5E

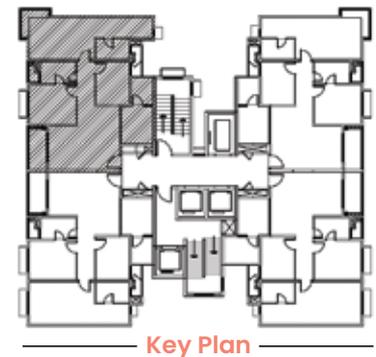


Wing-A		Wing-B	
A-101 to A-1801		B-101 to B-1801	
A-2001 to A-2501		B-2001 to B-2501	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
90.08	970	131.25	1413

2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5E.1



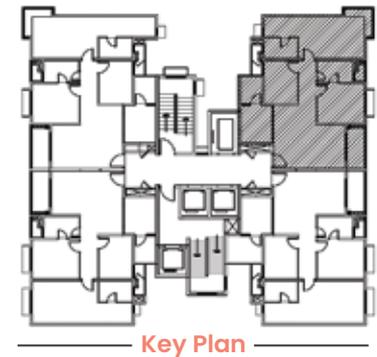
Wing-E
E-1801, E-2001 to E-2501



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
90.08	970	132.10	1422

2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5F.1



Wing-E

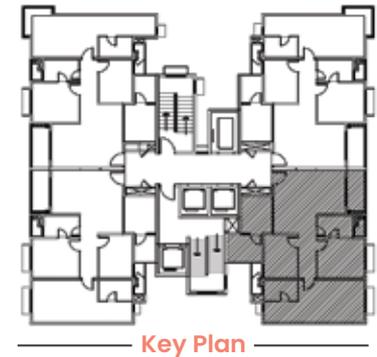
E-1802 to E-2502



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
87.29	939	127.92	1377

2.5 BHK Unit Plan

Block 6 (Wing E): Type 2.5G



Wing-E
E-1803 to E-2503



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
87.44	941	130.10	1400

3 BHK Unit Plan

Block 4 (Wing A and D): Type 3A



Key Plan



Wing-A		Wing-D	
A-203 to A-2503		D-203 to D-2503	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
115.81	1247	173.45	1867

3 BHK Unit Plan

Block 4 (Wing A and D): Type 3B



Wing-A		Wing-D	
A-004 to A-2504		D-004 to D-2504	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
117.14	1261	176.25	1897

3 BHK Unit Plan

Block 4 (Wing B and E): Type 3C



Key Plan



Wing-B		Wing-E	
B-001 to B-2501		E-001 to E-2501	

Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
115.81	1247	173.55	1868

3 BHK Unit Plan

Block 4 (Wing A): Type 3D.1



Key Plan

Wing-A	
A-202 to A-1802	
A-2002 to A-2502	



Carpet Area		Super Built-up Area	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
110.80	1193	168.37	1812

Crafted to last,
styled to impress

Every detail, from elegant flooring to premium fittings, is handpicked for enduring quality and timeless style. Discover thoughtful specifications that not only elevate your home's beauty but also define it as a landmark of lasting value.

Specifications

Structure:

- Seismic Zone II compliant RCC structure
- Masonry walls with ACC block

Plastering:

- All internal walls smoothly plastered
- External plastering with sponge finish

Flooring:

- Good quality vitrified tile flooring in living, dining & kitchen
- Laminated wooden flooring in master bedroom and vitrified tile flooring in other bedrooms
- Ceramic tiles for toilets, balconies, and utility area
- Granite flooring in ground floor lift lobby and vitrified tiles in lift lobbies of all the floors
- Pre-polished concrete step tiles for staircase

Toilets:

- Good quality ceramic tile dado in all toilets
- White colour EWC, washbasin and mirror for all toilets
- Toughened glass shower partition with openable shutter in master bedroom toilet only
- Single lever mixer with shower rail and hand shower for all showers and single lever mixer for all washbasins
- Provision for geysers in all toilets
- Exhaust fan in all toilets
- Health faucet in all toilets

Doors:

- All doors with engineered door frame & moulded skin panel shutters
- UPVC sliding doors with mosquito mesh for living room to balcony and bedroom to balcony

Windows:

- UPVC sliding windows with mosquito mesh
- M.S grills (from inside) for windows at ground and first floor only

Lift:

- Lifts of suitable size and capacity will be provided in all towers

Kitchen:

- Granite platform with stainless steel single bowl sink and drain board with sink mixer
- Provision for dish washer in utility
- 2 feet (0.6 m) dado above platform area with ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area

Painting/Polishing:

- Interior: Plastic emulsion paint
- Exterior: Acrylic emulsion paint
- Enamel painting for MS grill/railings

Plumbing:

- Good quality CP fittings
- Good quality PVC drainage and storm water pipes
- Dual piping system – Freshwater in shower/washbasin/toilet/faucet/kitchen and recycled treated water for toilet flushes
- Water meter for all flats

Electrical:

- TV, telephone, networking, and electrical AC points in all bedrooms and living area
- Two Earth Leakage Circuit Breakers (ELCB) per flat (one for AC and heating, and the other for lighting)
- Good quality electrical wires and switches
- Provision for ceiling fan points in living/dining and all bedrooms
- Connected power load: 2 BHK & 2.5 BHK – 5 KW, and 3 BHK – 6 KW
- Power back-up of allocated power with 50% diversity factor
- Meter for both BESCO and DG

Telephone & Network:

- FTTH – Fiber-To-The-Home internal cabling
- Internal telephone cabling/wiring in all apartments

Safety & Security:

- CCTV surveillance for common areas and access-controlled entry and exit
- Project is designed to detect and fight for fire incidents as per norms

Others:

- Rainwater harvesting system as per municipal guidelines
- Sewage treatment plant is provided and treated water is connected to all flushing cisterns
- Piped gas provision up to utility for all flats

TRANSFORMING BENGALURU'S SKYLINE, **SINCE 1988.**

37 Years of
Experience

12k+ Happy
Customers

26+ Projects
Completed

22.38+ Million sq.ft.
Transformed

13.9 Million sq.ft.
of Ongoing Projects

25.09 Million sq.ft.
of Upcoming Projects

OUR LANDMARK PROJECTS

Shangri-La Bengaluru

Adarsh Palm Meadows

Adarsh Palm Retreat

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