

# WAKE UP TO A WONDERFUL VIEW EVERY MORNING



Shot at Location



VIEW FROM  
TOWER C

Shot at Location

# Master Plan



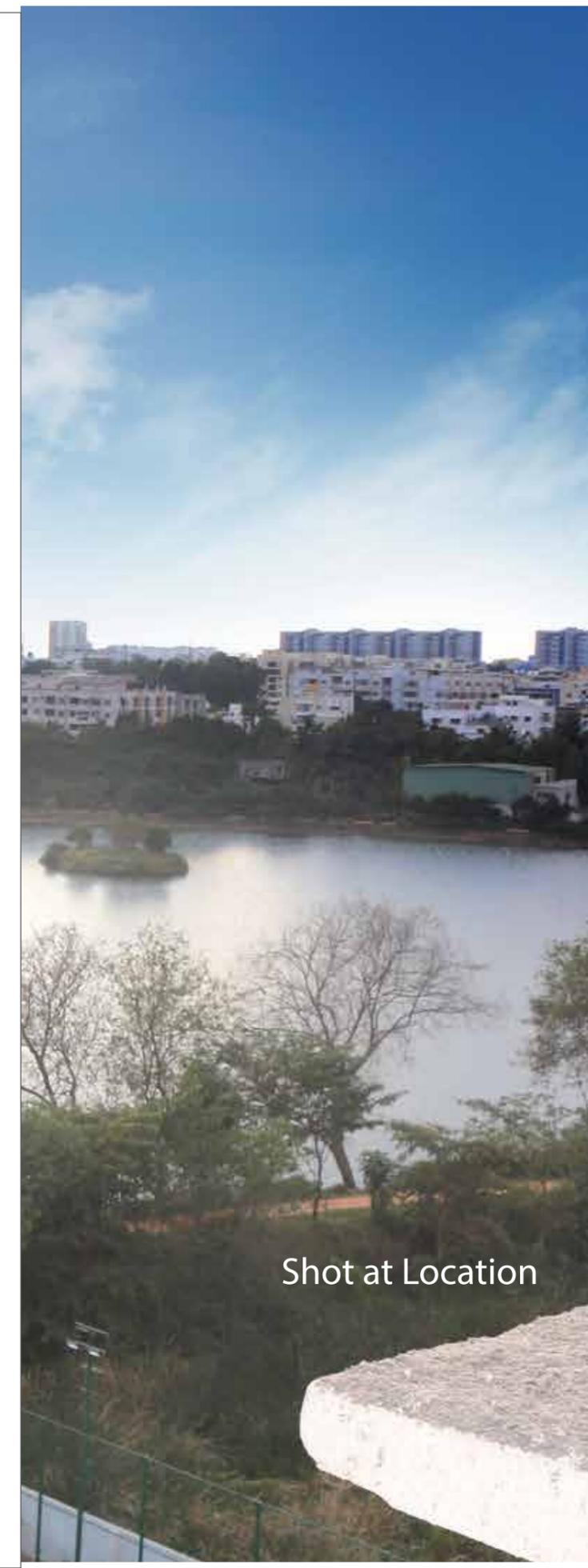
With no common walls connecting any of our 300 premium apartments at RBD Stillwaters, we give you exactly what we promise. Privacy. Located just off Sarjapur road (right next to HSR Layout) and spread over 7 acres on the banks of the pristine Haralur lake, our homes have been carefully designed to give you your very own private apartment.

## RBD Shelters LLP

RBD Shelters LLP is a sister concern of Ferns Builders & Developers, a leading Real Estate Developer who has been responsible for the transformation of Bangalore into a city that can afford an international standard of living, at the right price, along with beautifying its skyline thereby bringing the 'real' back into reality. Started in 1994, it now has an impressive portfolio that encompasses residential complexes, plots and private residences, consciously seeking out the quiet solitude that attends the city's suburbs.

## LEGEND

- |                                 |                             |
|---------------------------------|-----------------------------|
| 1. ENTRY                        | 20. COVERED PERGOLA SEATING |
| 2. EXIT                         | 21. CLUB-HOUSE              |
| 3. SECURITY ROOM                | 22. WALK BY THE STREAM      |
| 4. DRIVEWAY                     | 23. YOGA DECKS              |
| 5. ENTRY WATER FEATURE          | 24. VIEWING DECKS           |
| 6. VISITOR'S LOUNGE             | 25. FRAMED WALKS            |
| 7. VISITOR'S CAR PARK           | 26. TREE COURTS             |
| 8. WALKWAY                      | 27. STEPPED COURTS          |
| 9. CENTRAL PARK                 | 28. SWIMMING POOL           |
| 10. AVENUE WALKS TO LAKE        | 29. TENNIS COURT            |
| 11. PRACTICE BASKETBALL COURT   | 30. CRICKET PITCH           |
| 12. LINEAR WALKWAY              | 31. BASKETBALL COURT        |
| 13. SAND PIT                    | 32. SKATING RINK            |
| 14. CHILDREN'S PLAY AREA        | 33. FUTSAL                  |
| 15. CONGREGATIONAL SPACE        | 34. PAVILION                |
| 16. RAISED LAKE-FRONT WALK      | 35. LAWN                    |
| 17. LAKE-FRONT SEATER           | 36. PET PARK                |
| 18. EXERCISE PADS               | 37. SURFACE CAR PARKING     |
| 19. LAKE-FRONT FEATURE ELEMENTS |                             |



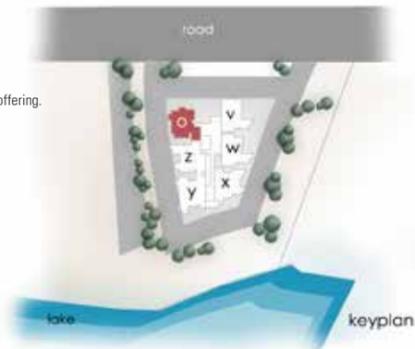
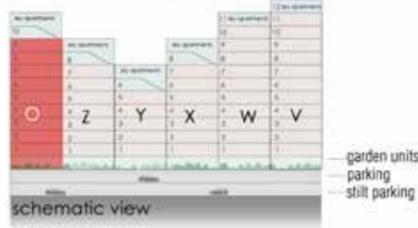
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# UNIT O



\*RERA AREA - 1282 sq.ft. (119.12 sq.m) approx  
 \*SUPER BUILT UP AREA - 1957 sq.ft. (181.83 sq.m) approx

\* Refer to the floor plans for exact sizes.  
 \* Balcony sizes vary on each floor. Refer to the floor plans for the exact sizes.  
 \* Fixed and loose furniture have been shown only to indicate a possible layout and are not part of the sale offering.

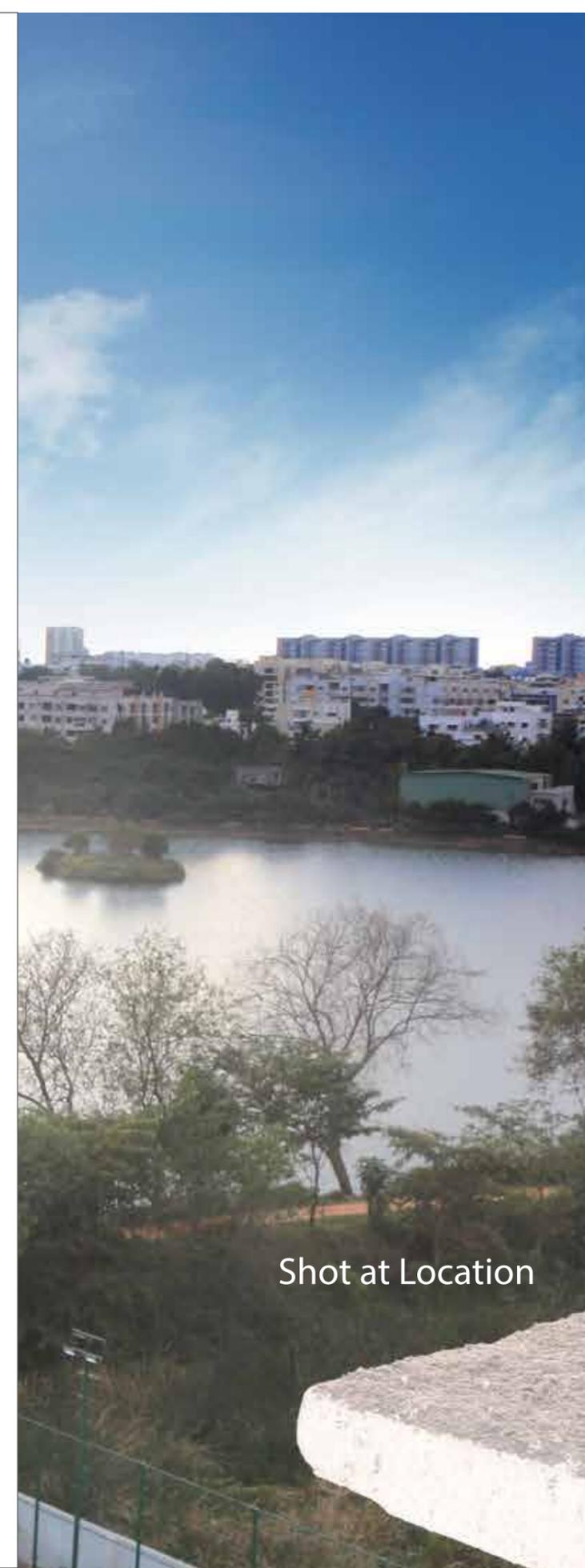
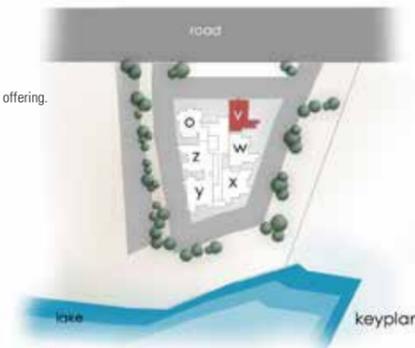
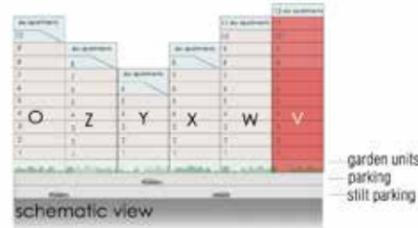


# UNIT V



\*RERA AREA - 1242 sq.ft. (115.40 sq.m) approx  
 \*SUPER BUILT UP AREA - 1896 sq.ft. (176.17 sq.m) approx

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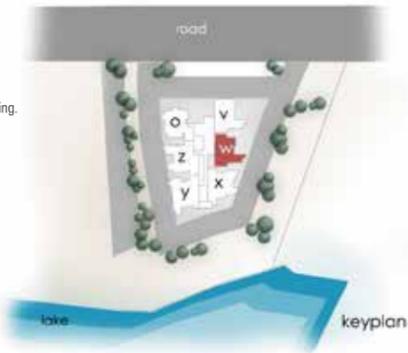
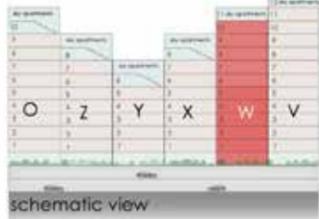


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# UNIT W



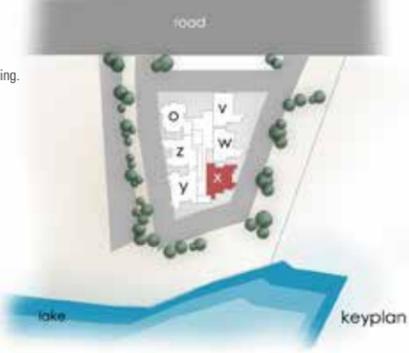
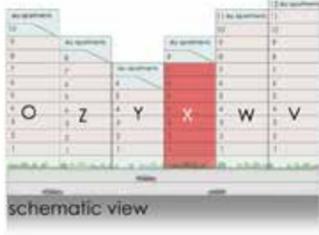
\*RERA AREA - 1217 sq.ft. (113.07 sq.m) approx  
 \*SUPER BUILT UP AREA - 1863 sq.ft. (173.11 sq.m) approx  
 \* Refer to the floor plans for exact sizes.  
 \* Balcony sizes vary on each floor. Refer to the floor plans for the exact sizes.  
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# UNIT X



\*RERA AREA - 1338 sq.ft. (124.29 sq.m) approx  
 \*SUPER BUILT UP AREA - 2040 sq.ft. (189.49 sq.m) approx  
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 \* Balcony sizes vary on each floor. Refer to the floor plans for the exact sizes.  
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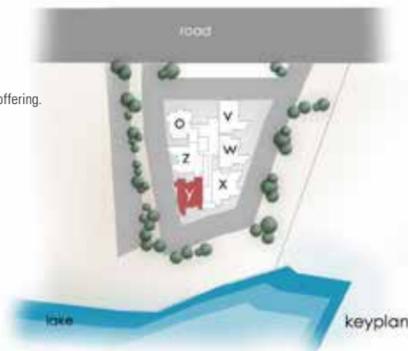
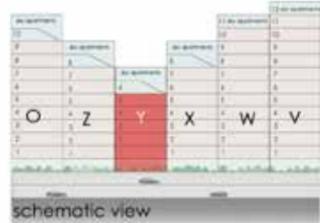
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# UNIT Y



\*RERA AREA - 1430 sq.ft. (132.88 sq.m) approx  
 \*SUPER BUILT UP AREA - 2196 sq.ft. (203.99 sq.m) approx

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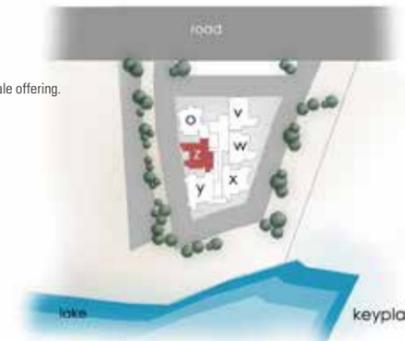
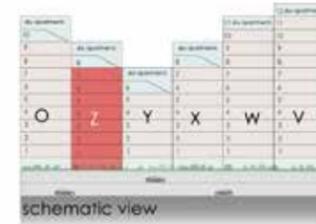


# UNIT Z



\*RERA AREA - 1405 sq.ft. (130.54 sq.m) approx  
 \*SUPER BUILT UP AREA - 2119 sq.ft. (196.90 sq.m) approx

\* Refer to the floor plans for exact sizes.  
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# The Harbour



The Harbour – The spacious and well-appointed clubhouse at RBD Stillwaters is the ideal place for you and your family to indulge your leisure hours. Playing your favourite sport, working up a sweat in the gym, or enjoying a refreshing dip in the pool.



All images are shot at location

# STILLWATERS



The expansive landscaped open spaces, walking paths and gardens at RBD Stillwaters provide you convivial areas to mingle with your fellow residents, and delight in the genuine warmth of community living.

All images are shot at location



Shot at Location

# Amenities



Cricket Pitch | Multipurpose Hall | Squash Court |  
Billiards/Pool Table | Table Tennis | Basketball Court |  
Tennis Court | Swimming Pool | Gymnasium |  
Creche | Children's Play Area | Departmental Store |  
Coffee Shop | Spa | Badminton Court

Water Treatment Plant | Sewerage Treatment Plant (Centralized) |  
Organic Waste Converter | Rainwater Harvesting (Adopted for the entire development) |  
Generator - Power Backup

# Specifications & Finishes

## DESCRIPTION

### Flooring Finishes

Verandah, Entrance Foyer	Vitrified Tiles
Ground Floor, Toilet, Kitchen & Utility	Vitrified / Ceramic Tiles
Bedrooms, Dress & WIWR	Vitrified Tiles/ Laminated Wooden Flooring
Balcony	Anti-skid Vitrified/ Ceramic Tiles for Flooring
Staircase	Granite/ Laminated Wooden Flooring / Shaba

### Plumbing & Bathroom Fixtures

WC, Washbasin and other Sanitary Fixtures	Kohler or Equivalent
Flush System	Concealed cistern of above mentioned make or equivalent
Stainless Steel Sink	Franke/ Nirali or equivalent
Bathroom Accessories	Towel rack, towel ring, paper holder, health faucet (above mentioned makes)
Plumbing (Internal & External)	Water supply - Internal in CPVC pipes, External in UPVC pipes, soil and waste in PVC pipes
Provision for water purifier	Plumbing and electrical provisions in the kitchen

## Power supply, Electrical & Communication System

Wiring	Havells / Polycab / Anchor or of equivalent make / LAPP
Earthing	Earth Leakage Circuit breaker (ELCB) Miniature Circuit Breaker
Modular Switches	Legrand /Anchor/ Crabtree/ Schneider or Equivalent
Back - up - Power	100% power back up for common areas. Limited power backup for apartments TV and telephone points in all
TV & Telephone points	bedrooms
Internet	Provision to fit single Wi - Fi router per apartment

## Doors & Windows

Entrance Door	Solid hard wood frame with shutter
Windows	UPVC sliding shutters / Casement
Internal Doors - Rooms	Solid wooden frames with BST shutters and hard wood architraves
Internal Doors - Bathrooms	Solid wooden frames with OST shutters with 1 mm thick laminate on inside of toilet
Hardware for joinery	Good quality chrome finish hardware

## HVAC

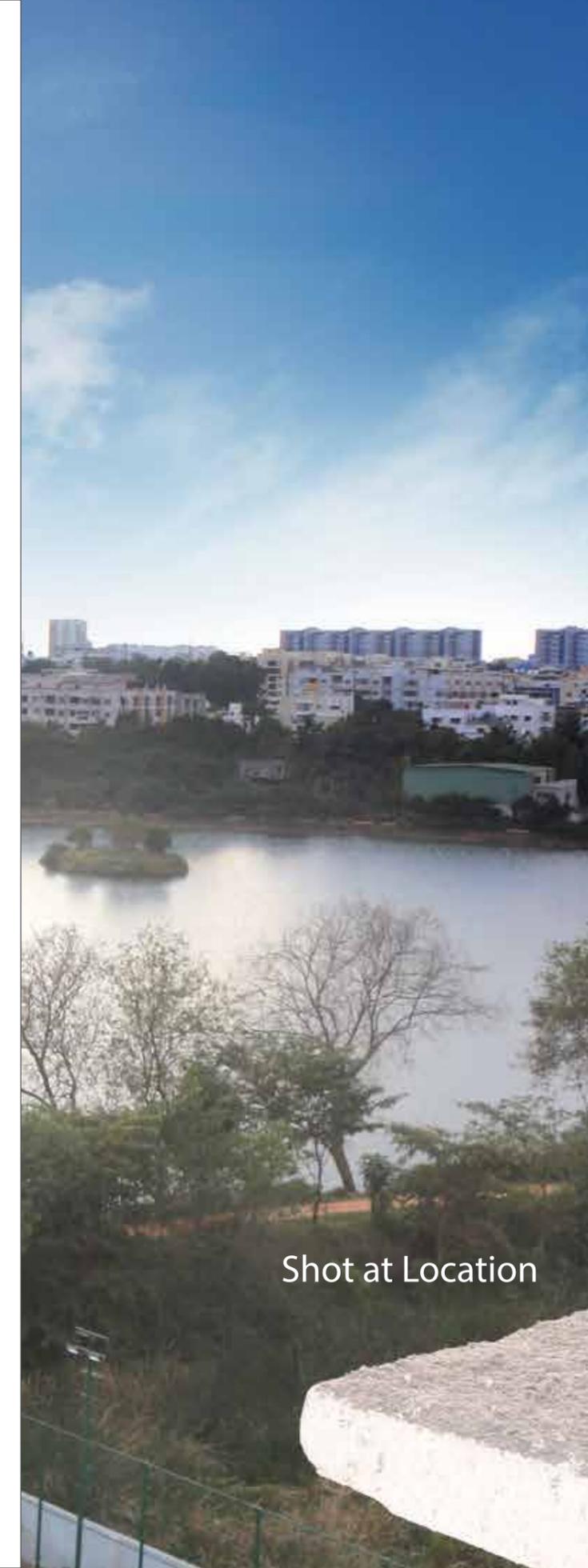
Air conditioning	Provision for split AC in all bedrooms
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## Utilities & Services

Street Lighting	Provided
Security	Boundary surveillance, CCTV, access control and visitor screening with boom barrier,
Roads	Asphalted / Paved Roads
UGT	Common Master UGT Sump

## Structure

Structure	RCC: Framed structure
Internal walls	100mm / 150mm thick Porotherm block
External walls	200 mm thick Porotherm block
Internal wall paint	Tractor emulsion
External wall paint	External Apex
Balcony & Staircase	MS Railing
Paint on M S Railing	Enamel paint



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# Location Map



# Group Companies

RBD Shelters LLP is a Bengaluru based real estate development and management company owned and managed by the Roach family. As a founding member of the prestigious Ferns Group, Mr. Austin Roach has over 25 years of experience in Bengaluru's real estate development arena.



## Ferns Builders and Developers

Ferns Builders and Developers were the first real estate company to introduce the concept of gated communities and townships to Bengaluru. In all, the company has given the city more than ten such communities, the 2500 residents of which benefit from well planned infrastructure and clubhouses equipped with contemporary leisure amenities.



## Radisson Blu

A 218-room five star luxury hotel on the Outer Ring Road at Marathahalli, which has become one of Bengaluru's most sought after business hotels.



## RBD Icon

An impressive 3,25,000 sft commercial complex located at Marathahalli on the Outer Ring Road.



## RBD Sarovar Portico

This spacious 86-room hotel caters to the needs of the savvy, business executive. Located close to business parks, it has all the modern day conveniences. From a multi-cuisine restaurant and a fully equipped business centre to a banquet hall enabling conferences to be held with ease and comfort.



## Austin Logistics

Offering five state-of-the-art warehouses, totaling 1.3 million sft, at Attibele, Bengaluru.



## St. Anthony's Estate

A 210-acre coffee estate located on the hills of Sakleshpur, St. Anthony's Estate. Close to the heart of Mr. Austin Roach, it enjoys his personal oversight. The estate today is synonymous with the finest coffee that the region offers.



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