



## RISHIDEEP SENTOSA

2&3 BHK PREMIUM RESIDENTIAL FLATS AT SARJAPURA, BENGALURU  
PRM/KA/RERA/1251/308/PR/100326/008518



## RISHIDEEP SENTOSA

Rishideep Sentosa is an exceptional residential community featuring 84 meticulously designed two- and three-bedroom apartments that ensure maximum privacy with no shared walls. The development containing a basement, ground floor, and three additional floors. It offers modern living standards, excellent connectivity, and significant investment potential. The project got approval from the Bangalore Metropolitan Region Development Authority (BMRDA) and from Real Estate Regulatory Authority (RERA).

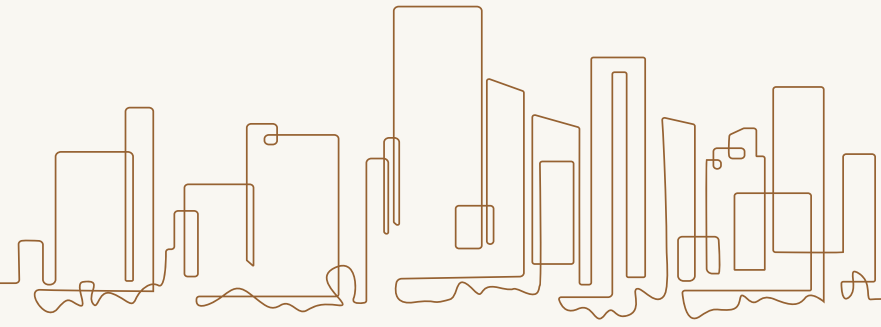
Creates unique spaces & offers various allied services and expertise required to design and to build world class ambience.

We are a exclusive group of architects cum designers and engineers handling project our skilled craftsmen ensure that the unique design concepts are implemented to agreed quality standards budget and time scales.



Live in an environment  
where each element has been  
hand-picked, just for you





## RISHIDEEP SENTOSA



Exclusively for residents and their guests, offers spaces created to enliven the mind, body and spirit, thanks to its extraordinary collection of indoor amenities that present a considered approach to inspired living. Carefully crafted the Club provides a range of active, relaxing and stimulating spaces to foster imagination and well-being, including the inspirational entrance from Elevated walkway that opens up in the swimming pool, perfect for a lounge or a few laps.

Whether you are seeking a personal residence or a strategic investment, this development promises exceptional value within Sarjapur.

**DELIVERING THE  
BEST OF  
URBAN CULTURE**



When fondest desires are united and embodied in a home, true elation flourishes and fills every space of life with delight..



We invite you to come, be a part of our masterpiece.



*Spacious*  
**2/3 BEDROOM**  
**APARTMENTS**

**ASPIRATIONAL**  
**BEAUTIFUL**  
**COMFORTABLE**  
**RELAXING**

## WHY RISHIDEEP SENTOSA ?

A thoughtfully crafted and distinctively designed enclave, where every detail has been meticulously planned by a team of skilled architects and planners. Each element reflects a deep commitment to enhancing the mental and physical well-being of residents, while delivering exceptional value to every homeowner at **RISHIDEEP SENTOSA**.

Driven by a passion for perfection, the company ensures that even the smallest details are executed with precision, resulting in a project that exemplifies superior quality and craftsmanship.

Owning a home at **RISHIDEEP SENTOSA** is truly a matter of pride - an opportunity to be part of a refined, designer living experience.

### Optimal Location

Sarjapur is a vibrant and rapidly growing real estate hub in Bangalore, characterized by robust infrastructure, planned metro expansions, thriving IT parks, and excellent road accessibility.

### Sustained Value Appreciation

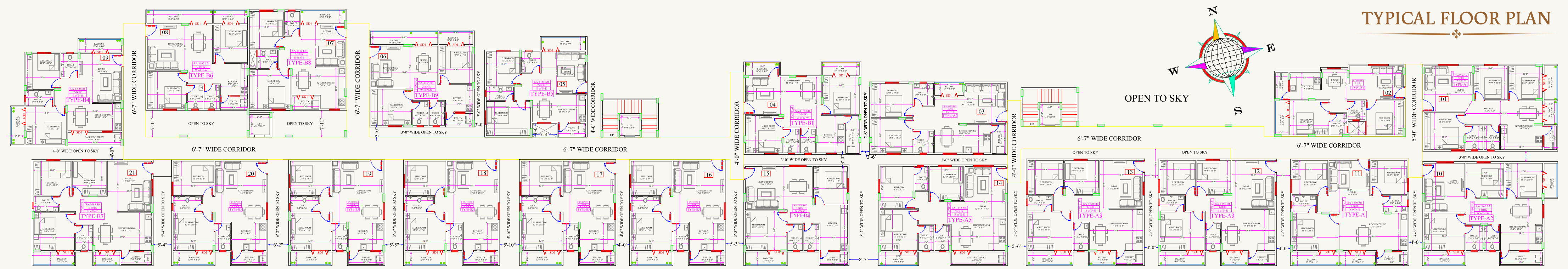
Real estate values in Sarjapur have consistently appreciated at an annual rate of 15-20%, with forecasts indicating ongoing growth over the next three to five years

### **Desirable Rental Yield**

The area has a healthy demand for rental housing, with current rental yields ranging from 4-5% annually, making **Rishi's Sentosa** an attractive investment opportunity.



# TYPICAL FLOOR PLAN



Unit Plan - 1



Unit Plan - 4



Unit Plan - 6



Unit Plan - 7



Unit Plan - 9



Unit Plan - 10



Unit Plan - 11



Unit Plan - 13



Unit Plan - 14



Unit Plan - 15

## PROJECT HIGHLIGHTS

-  Acre Luxurious Community
-  Exclusive Apartments
-  S+G+3 Building Structure
-  2 & 3 BHK Spacious Homes
-  Sarjapura, Bengaluru
-  BDA & RERA Approved

Experience luxury living and smart investing with Rishideep Sentosa, your perfect gateway in Sarjapur's thriving corridor.

Choose from spacious apartments

**Type A - 1,000 - 1,200sq. ft.**  
**Type B - 1,220 - 1,485 sq. ft.**

Designed for convenience and accessibility.



Typical Unit Plan - 1



Sft -  
Unit - 3 BHK  
Facing -

## ISOMETRIC VIEWS

Typical Unit Plan - 10



Sft -  
Unit - 3 BHK  
Facing -

Typical Unit Plan - 11



Sft -  
Unit - 3 BHK  
Facing -

Typical Unit Plan - 4



Sft -  
Unit - 2 BHK  
Facing -

Typical Unit Plan - 6



Sft -  
Unit - 2 BHK  
Facing -

Typical Unit Plan - 13



Sft -  
Unit - 3 BHK  
Facing -

Typical Unit Plan - 14



Sft -  
Unit - 3 BHK  
Facing -

Typical Unit Plan - 9



Sft -  
Unit - 2 BHK  
Facing -

Typical Unit Plan - 7



Sft -  
Unit - 2 BHK  
Facing -

Typical Unit Plan - 15



Sft -  
Unit - 2 BHK  
Facing -


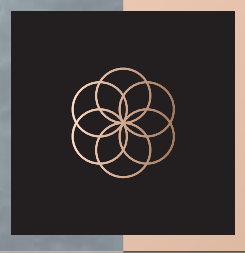






RISHIDEEP SENTOSA

THOUGHTFULLY CRAFTED  
FOR EASY LIVING



# A Perfect Symphony

HARMONISED WITH LUSHNESS & LUXURY

		LIFESTYLE
		HEALTH
		SPORTS
		CONVENIENCE

## AMENITIES

- Swimming pool
- Multi-purpose hall
- Multi-gym
- Jogging track
- Elders Sitting Area
- Kids play zone
- Cricket net
- Half Basketball court
- Power backup
- Water harvesting
- Security room
- STP
- CCTV Camera in common area



# SPECIFICATIONS

## Structure

RCC framed structure

## Walls

External Walls of 6" Solid Blocks  
Internal walls with 4" Solid Blocks.

## Plastering

Internal walls: Smooth finish plastering  
External walls: Smooth sponge finish cement plastering

## Flooring

2X2 Vitrified tiles flooring for Living, Dinning and Bed Rooms. Ceramic tiles flooring for Kitchen and Balconies.

## Kitchen Platform

Granite kitchen platform with stainless steel sink and 2 feet height glazed tiles dadoing above the platform.

## Toilets

Ceramic tile flooring and glazed tile dado up to door height. Wash basin, E.W.C. with flush tank and provision for geyser other necessary C.P. fittings. (Jaquar, Cera, Bathsence or equivalent brands)

## Electrical work

Concealed copper wiring with good quality switches and sockets. A.C. Point for master bedroom, Aqua guard and washing machine point. (Anchor, Greatwhite and equivalent brands)



## RISHIDEEP SENTOSA

## Doors

Main Door teak frame with Teak door.  
Internal Doors is Sal wood frame with flush doors.

## Windows

Three Track UPVC windows with safety grills and shutters.

## Paints proof paint

Emulsion paint with smooth finish for internal walls, water for exterior walls (Asian or equivalent make).

## T.V.

TV points in Living

## Compound walls & Gate

Gates shall be provided after allotment of parking depending upon convenience of parking.

## Water

Water supply through deep tube well.



## Conveniently located Easy to reach

### Education Excellence Nearby

Oakridge International School  
Indus International School  
TISB  
Greenwood High School  
DPS Public School  
Ryan International School  
Vibgyor School  
NPS  
TCIS

### Proximity to Key Workplaces

Infosys Headquarters  
New Wipro Office  
Old Wipro Office  
Eco Space  
Eco World  
ITPL

### Road connectivity

Bellandur is 14 km away.  
Whitefield is 15 km away.  
STRR is 16 km away.

### Healthcare Facilities

Spandana Hospital  
Belenus Champion Hospital  
Manipal Hospital  
Vydehi Hospital  
Manipal Whitefield Hospital

### Malls & Shopping Centers

Forum Mall  
D-Mart  
Centro Mall



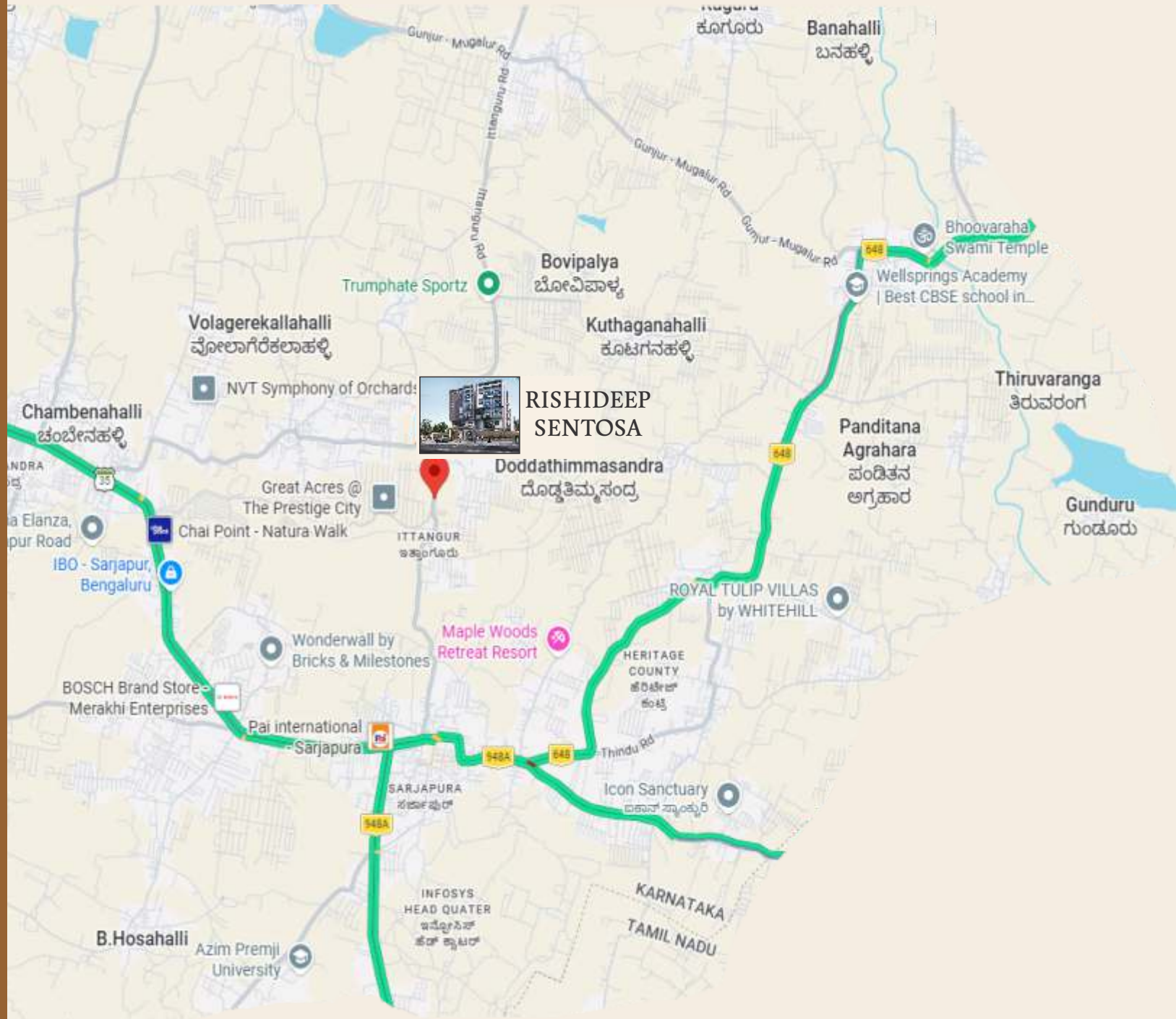
# RISHIDEEP SENTOSA



**Rishideep Ventures**  
Survey No. 96/3, Ittangur  
Village, Next to Prestige City  
East Gate, Sarjapur Hobli,  
Anekal Taluk,  
Bangalore - 562125

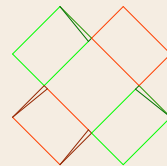
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Approved from all major Banks 

Architects



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Refer  
&  
Earn

