



## BUILDING THE FUTURE

At Melange One, your space is sacred, your peace untouchable, and your boundaries fully respected.

Disclaimer: The contents of this brochure are for information purposes only and are not to be considered as a prospectus or an offer for sale. The design and features are subject to change without notice.

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## MELANGE ONE

YOUR PRIVATE ESTATE IN THE SKY



BEYOND DESIGN.  
BEYOND LUXURY.  
BEYOND COMPARISON.

AN ADDRESS AS RARE  
AS YOUR LIFESTYLE.

## PROJECT SNAPSHOT

### MELANGE ONE – RR NAGAR, BANGALORE

A limited-edition collection of Sky Villas built for those who want to live above the ordinary.



3 & 4 BHK  
Ultra-Spacious Homes



Preserved old trees  
within the project



No Common  
Walls



Just 200 m from  
RR Nagar Metro Station



75%  
Open Space



Designed with natural  
light, ventilation, and  
Vastu compliance



Curated luxurious  
amenities for all ages



Eco-conscious systems  
EV charging, rainwater  
harvesting & more

## YOUR PRIVATE ESTATE IN THE SKY

A home that's not just high above the ground – but far above the norm.

Crafted with care, designed for those who choose stillness, and built to breathe.

STRATEGICALLY  
LOCATED FOR  
TODAY'S URBAN  
LIFESTYLE.





# NEIGHBOURHOOD & LIFESTYLE GUIDE

Melange One - Your Private Estate in the Sky, Rajarajeshwari Nagar – Bangalore

## CONNECTIVITY & TRANSPORT

- **Metro:** Walkable distance to Rajarajeshwari Nagar Metro Station
- **Road Network:** Direct access to Mysore Road and NICE Road
- **Airport:** 1 Hour drive via NICE Road
- **Bus Stop:** Walkable Distance

## SHOPPING & LIFESTYLE (WITHIN 15 MINUTES)

- **Malls & Retail:** Gopalan Arcade Mall, Global Mall
- **Supermarkets & Daily Essentials:** D-Mart, Reliance Fresh, Star Bazar, Simpli Namdhari's, Metro Cash and Carry Kengeri
- **Restaurants & Cafés:** The Watering Hole, 1947 Restaurant, Fab Café, 1522

## EDUCATION & LEARNING

- **National Hill View Public School** – 10 Minutes
- **JSS Public School** – 12 Minutes
- **Global Academy of Technology** – 12 Minutes
- **R.V. College of Engineering** – 15 Minutes
- **Rajarajeshwari Hospital** – 10 Minutes
- **Bengaluru university** – 5 Minutes

## HEALTHCARE & WELLNESS

- **Spandana Multi-Specialty Hospital** – 5 Minutes
- **Dr. Agarwal Eye Hospital** - 5 Minutes
- **Rajarajeshwari Medical College and Hospital** – 10 Minutes
- **BGS Global Hospital** – 15 Minutes
- **Fortis Hospital Nagarbhavi** – 20 Minutes
- **Sparsh Hospital** - 5 Minutes
- **Atreum Speciality Hospital** - 5 Minutes

## CULTURE & COMMUNITY

- **Sri Raja Rajeshwari Temple** – 5 Minutes
- **ISKCON Temple** – 20 Minutes

## WORK & BUSINESS HUBS

- **Global Village Tech Park** – 12 Minutes
- **Electronic City** – 35 Minutes via NICE Road
- **Outer Ring Road IT Corridor** – 30 Minutes
- **Mysore Road Industrial Area** – 10 Minutes

Melange One is more than a residence – it is a thoughtfully designed lifestyle that blends convenience, sustainability, and community, right in the heart of Rajarajeshwari Nagar.



MASTER PLAN

# WORLD-CLASS FACILITIES

- |                                    |  |
|------------------------------------|--|
| 1. Security Cabin                  | 14. Tree House                           |
| 2. Visitors Parking                | 15. Tot-Lot Play Area (3 to 6 Years)     |
| 3. Temple                          | 16. Children's Play Area (6 to 12 Years) |
| 4. Sculpture Avenue                | 17. Climbing Wall / Activity Wall        |
| 5. Multipurpose Court (Basketball) | 18. Outdoor Gym                          |
| 6. Stepped Waterfall               | 19. Reflexology Pathway                  |
| 7. Amphitheatre                    | 20. Pet Park                             |
| 8. Meditation Pavilion             | 21. Mini Forest                          |
| 9. Multipurpose Lawn               | 22. Lily Pond                            |
| 10. Elders Chit Chat Zone          | 23. Cycle Stand                          |
| 11. Outdoor Café / Wi-Fi Zone      | 24. Gas Bank                             |
| 12. Fountain / Water Body          | 25. STP                                  |
| 13. Hammock Garden                 | 26. DG Yard                              |

## OUTDOOR AMENITIES



Outdoor Gym



Visitor Parking



Temple (Shrine)



Lily Pond



Sculpture Avenue



Tot-Lot Play Area (3 to 6 Years)



Kids' Play Area (6 to 12 Years)



Multipurpose Court



Cycle Stand



Amphitheatre



Meditation Lawn



Multipurpose Lawn



Climbing Wall / Activity Wall



Reflexology Pathway



Elders' Chit Chat Zone



Cafe/Wifi Zone



Fountain / Water Body



Hammock Garden



Tree House



Pet Park



Mini Forest



LUXURY THAT LIVES UNDER OPEN SKIES



Kids' Play Area (6 to 12 Years)



Outdoor Gym



Pet Park



Climbing Wall / Activity Wall

\* Artistic Impression



Cafe/Wifi Zone



Multipurpose court



Cycle Stand



Reflexology Pathway

# LUXURY THAT LIVES BEYOND WALLS

\* Artistic impression

## INDOOR AMENITIES



Clubhouse



Swimming Pool



Kids' Pool



Jacuzzi



Hydro Fitness Area



Workstation



Food Counter



Deck Chairs



Gym



Salon



Guest Room



Yoga Room



Squash Court



Pool Table



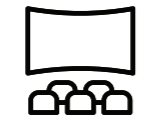
Table Tennis



Spa



Multipurpose Hall



Mini Theatre



LEISURE, CRAFTED  
TO PERFECTION





Squash Court



Kids' Pool



Yoga Room

\* Artistic impression



Tree House

DESIGNED TO INSPIRE,  
CRAFTED TO INDULGE

WHERE EVERYDAY  
LIVING FEELS  
EXTRAORDINARY



\* Artistic impression

EVERY CURVE, EVERY CORNER  
THOUGHTFULLY ENVISIONED

TYPICAL FLOOR PLAN

3,4,5,6,15,16,17,26 TO 30

UNIT NO : 04  
TYPE -3BHK  
SBUA AREA : 2394 SFT

UNIT NO : 03  
TYPE -4BHK  
SBUA AREA : 3574 SFT



UNIT NO : 01  
TYPE -3BHK  
SBUA AREA : 2401 SFT

UNIT NO : 02  
TYPE -4BHK  
SBUA AREA : 3455 SFT

UNIT 1

3,4,5,6,15,16,17,26 TO 30



UNIT NO : 01  
TYPE - 3BHK  
SBUA AREA: 2401 SFT

N



UNIT 1

3,4,5,6,15,16,17,26 TO 30



UNIT NO : 01  
TYPE - 3BHK  
SBUA AREA: 2401 SFT

N



UNIT 2

3,4,5,6,15,16,17,26 TO 30

UNIT NO: 2  
TYPE - 4BHK  
SBUA AREA : 3455 SFT



UNIT 2

3,4,5,6,15,16,17,26 TO 30

UNIT NO: 2  
TYPE - 4BHK  
SBUA AREA : 3455 SFT



UNIT 3

3,4,5,6,15,16,17,26 TO 30

UNIT NO : 03  
TYPE - 4BHK  
SBUA AREA : 3574 SFT



UNIT 3

3,4,5,6,15,16,17,26 TO 30

UNIT NO : 03  
TYPE - 4BHK  
SBUA AREA : 3574 SFT



UNIT 4

3,4,5,6,15,16,17,26 TO 30

UNIT NO : 04  
TYPE - 3BHK  
SBUA AREA : 2394 SFT



N



UNIT 4

3,4,5,6,15,16,17,26 TO 30

UNIT NO : 04  
TYPE - 3BHK  
SBUA AREA : 2394 SFT



N



# MASTERFULLY PLANNED FOR PRIVACY AND PERFECTION

## TYPICAL FLOOR PLAN

7 TO 14, 18 TO 25

**UNIT NO : 04**  
**TYPE - 3BHK**  
**SBUA AREA : 2392 SFT**



**UNIT NO : 01**  
**TYPE - 3BHK**  
**SBUA AREA : 2387 SFT**



**UNIT NO : 02**  
**TYPE - 4BHK**  
**SBUA AREA : 3444 SFT**

**UNIT NO : 03**  
**TYPE - 4BHK**  
**SBUA AREA : 3561SFT**



UNIT 1

7 TO 14, 18 TO 25

UNIT NO : 01  
TYPE - 3BHK  
SBUA AREA : 2387 SFT



UNIT 1

7 TO 14, 18 TO 25

UNIT NO : 01  
TYPE - 3BHK  
SBUA AREA : 2387 SFT



UNIT 2

7 TO 14, 18 TO 25

UNIT NO : 02  
TYPE - 4BHK  
SBUA AREA : 3444 SFT



N



UNIT 2

7 TO 14, 18 TO 25

UNIT NO : 02  
TYPE - 4BHK  
SBUA AREA : 3444 SFT



N



UNIT 3

7 TO 14, 18 TO 25

UNIT NO : 03  
TYPE - 4BHK  
SBUA AREA : 3561SFT



UNIT 3

7 TO 14, 18 TO 25

UNIT NO : 03  
TYPE - 4BHK  
SBUA AREA : 3561SFT



UNIT 4

7 TO 14, 18 TO 25

UNIT NO : 04  
TYPE - 3BHK  
SBUA AREA : 2392 SFT



UNIT 4

7 TO 14, 18 TO 25

UNIT NO : 04  
TYPE - 3BHK  
SBUA AREA : 2392 SFT



THE NEW LUXURY  
A LIFESTYLE ABOVE



# SPECIFICATION

## STRUCTURE

Masonry	Aluminium Formwork for CC Wall
Painting	Internal painting with premium emulsion. External painting with high quality waterproof emulsion
Parapets	A combination of stainless steel and toughened laminated glass

## DOORS & WINDOWS

Doors	Veneered / Engineered Doors
Windows	UPVC / Aluminium windows / Equivalent
Door Stoppers	Magnetic door stoppers provided for the main and bedroom doors

## FLOORING & DADO STRUCTURES

Living & Dining	Marble laid with paper joints and finished with polish
Balcony	Tiles
Master Bedroom	Engineered Wooden Flooring / Equivalent
Other Bedroom	Vitrified Tiles
Bathrooms	Anti-skid superior vitrified tiles / equivalent on the floor and dado
Kitchen & Utility flooring	Tiles
Lobbies & Corridors	Marble / Granite / Tiles

## SANITARY & PLUMBING

Sanitary ware	EWCs and washbasins of Kohler / equivalent make and finish in bathrooms
Cockroach Traps	Stainless steel traps
Utility	Granite counter with sink in utility area

## HOME SECURITY SYSTEMS

Networked Video Door Phones	Main door
Smoke and Heat Detectors	All common areas
Power Outlets	Wi-Fi points in the living area
CCTV Camera	All common areas

## ELECTRICAL & TELECOM

Wiring	Multi-strand copper wires will be used throughout with concealed PVC conduits
Lighting	A generous number of light point provisions in all habitable areas
Power Backup	DG backup

## SERVICES

Elevators	Four passenger elevators and one service elevator.
Sewage Treatment Plant	A tertiary sewage treatment plant
Rainwater Harvesting	Rainwater harvesting system connected to the water treatment plant and percolation pits for effective groundwater recharge

CRAFTED WITH PRECISION,  
BUILT WITH PASSION

## ABOUT VAISHNODEVI ESTATES

**14**

Years  
Legacy

**32+**

Completed  
Projects

**6**

Projects Under  
Development

**1000+**

Happy  
Customers



AWARDED FOR EXCELLENCE, TRUSTED FOR VISION