

nexsa  
*Royal Apartment*

at Bhattarahalli, KR Puram  
Near Garden City University

*The Home you Love to Live in*

**2 & 3 BHK**  
Luxury Flats  
& Commercial Space



A Project By



**nexsa**  
BUILDERS

Nexsa Royal is an exclusive luxury apartment brings to each home a slice of Nature, Modern Architecture with Style and Comfort refinement. Located with in the pristine lush green surroundings of Bhattarahalli lake, off Bangalore to Chennai Highway.





*Happiness is  
a Choice  
a Repetitive One*





## SPECIFICATIONS


 **STRUCTURE:** RCC frames structure

 **WALLS:** Exterior walls with 6" solid concrete blocks and interior walls with 4" solid concrete blocks


 **PLASTERING:** Double coat sponge finish for exterior walls and neeru finish for interior walls


 **DOORS & WINDOWS:** Teak wood frame for main door, sal wood frame for internal doors with designed moulded skin shutters. UPVC (Unplasticized Polyvinyl Chloride) windows with mesh & safety grills


 **ELECTRICAL:** Adequate power supply with fully concealed wiring and high quality contemporary electrical switches. Anchor or Finolex or Havells concealed copper wiring Siemens or equivalent, modular switches and sockets.


 **BATHROOMS:** Hindware or ESS ESS Bath fittings in each bathroom. Hindware or equivalent sanitary fittings. 12"X12" Matt Finished "Antiskid" Ceramic Tiles for


flooring and Glazed ceramic tile dado upto 7' height.

 **KITCHEN:** Kitchen with 20 mm granite counter top, stainless steel sink with " Hindware or Ess Ess" long body tap, glazed ceramic tile dado upto 2' height above kitchen counter top.

 **PAINTING:** Asain paint or equivalent premium emulsion over two coats of cement base wall putty for all interior walls. Apex Ultima for external walls texture finish for selective places. Enamel paint for all interior doors, polish for main door.

 **WATER:** Cauvery Water connection available, Adequate water supply through Borewell

 **LIFT:** 6 Passengers automatic lift: KONE or equivalent

 **SECURITY:** CCTV Surveillance, 24/7 round the clock security with Intercom

# TYPICAL FLOOR PLAN



01  
2BHK - 1166 Sq.Ft



02  
2BHK - 1143 Sq.Ft



03  
2BHK - 1149 Sq.Ft



04  
3BHK - 1397 Sq.Ft



05  
2BHK - 1141 Sq.Ft



06  
2BHK - 1167 Sq.Ft



Private Road

70' WIDE CORRIDOR

up  
dn

## Location Map



## Key Features

- ⇒ 750 Mts from Chittoor - Tirupati - Chennai Highway
- ⇒ 4.3 KM from KR Puram Metro & Railway Station
- ⇒ 7.3 KM from ITPL Whitefield
- ⇒ 1.9 KM from Cambridge Institute of Technology
- ⇒ Nearby Schools & Colleges in 1 KM Radius: New Indus Valley Residential School, Garden City University, Don Bosco College, Kristu Jyoti College
- ⇒ Malls within 6 km: Phoenix Market City, Gopalan Grand Mall, VR Mall

**Nexsa Builders Private Limited**  
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## AMENITIES

- 100% Vastu Compliance
- Ample Car Parking
- Excellent Ventilation
- Generator Power Backup
- Quality Constructions
- Branded Elevator
- No Common Walls
- Intercom Facility
- CCTV Surveillance

Project Located at:

**Nexsa Royal**

Sy No. 68/3/181, 1st Main Road

Garden Avenue, Bhattarahalli, KR Puram, Bangalore.

**Landmark: Near Garden City University**

Note: This Brochure is purely conceptual and does not constitute a legal document. The architect and promoters reserve the right to change or add any application or elevation mentioned herein.