

The logo for ISR, consisting of the letters 'I', 'S', and 'R' in a bold, black, sans-serif font. The 'I' and 'S' are connected at the top, and the 'R' is positioned to the right of the 'S'.

ISR

Indraprastha

2 & 3 BHK Luxury Villas

www.isrprojects.com

ISR

Indraprastha

2 & 3 BHK Luxury Villas



ISR
INDRAPRASTHA

ISR
INDRAPRASTHA

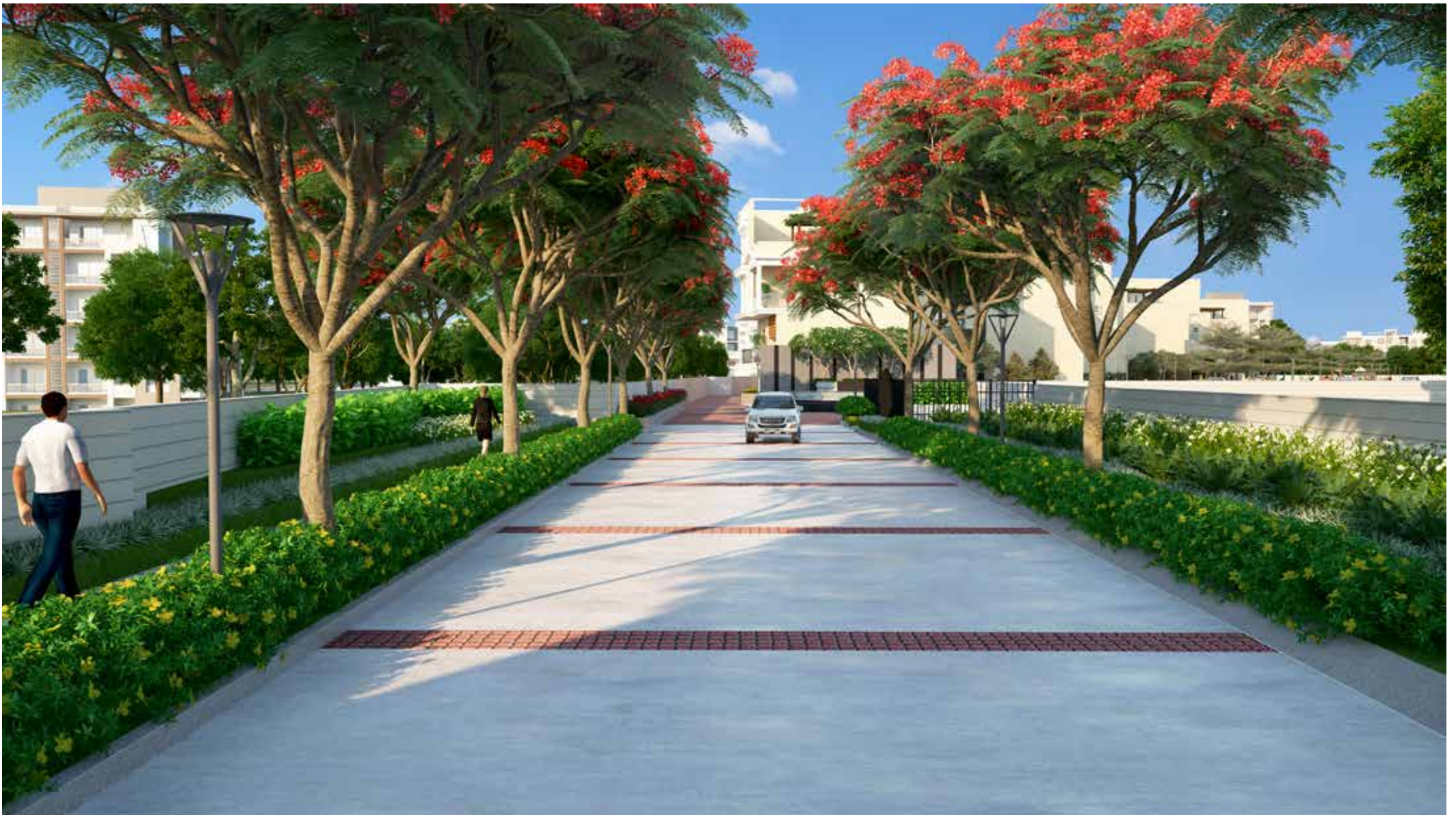
ISR



Artist's Impression

ELEGANCE REDEFINED AT ISR INDRAPRASTHA

With a vision to provide Royal living at affordable prices, the ISR group brings you stupendous 'Row house Villas' at a strategically located place in Bangalore. A perfect lifestyle awaits you here as you would bask in the luxury, comfort, elegance without compromising on your health, security & entertainment aspects; not to mention the unbelievable affordability factor!





Artist's Impression



COMMITTMENT TO QUALITY & TIMELY DELIVERY IS OUR FORTE.

ISR Indraprastha – Another magnificent project from the reputed ISR Constructions where Royalty compliments Serenity & Urbanity.





SEE IT TO BELIEVE IT – BUY IT TO REVEL IN IT !

Strategic location, widespread project area with serene surroundings and all the amenities you could wish for make ISR Indraprastha the perfect abode to revel in!



ROYAL LIVING AT AN AFFORDABLE PRICE

With already a repertoire of a huge number of successful projects and satisfied customers, ISR Indraprastha becomes the latest shining diamond in the ISR Realty Crown to fulfill its current vision of providing Royal living at affordable prices.

MARVEL AT THE MAGNIFICENCE

At ISR Indraprastha, you would have the perfect blend of Aesthetics, Opulence, Security & Comfort in an Eco-friendly environment. The project is an epitome of a perfect lifestyle with Urbanity & Serenity going hand in hand.





Artist's Impression



Artist's Impression

AMENITIES

- Club House & Party Hall
- Children's Play Area
- Jogging Track
- Modern Gym & Outdoor Gym
- Half Basket Ball Court
- Amphitheatre
- Skating Ring
- Senior Citizen Park
- Swimming Pool with baby pool
- Landscaped Open Areas
- Waste Management
- Rain Water Harvesting
- 24 Hours Security



Each villa at ISR Indraprastha is an epitome of a combination of Royalty and Elegance keeping in mind, a Healthy lifestyle, Urbanity & the Affordability factor. The excellent amenities add up to the grandeur of the entire project.



Artist's Impression



A PIONEER IN THE REAL ESTATE FIELD SINCE 1996

With an impressive portfolio of successfully accomplished projects, a huge list of satisfied, repeating and ever-growing customers, a dynamic team comprising of dedicated, knowledgeable and seasoned professionals.

ISR Constructions has the passion and experience necessary to continually redefine the existing trends and create sustainable living spaces within an eco-friendly environment led by its enterprising Managing Director, K. Indrasena Reddy, it started off on its mission in the year 1996 in Hyderabad having a vast experience and a proven track record of more than 15 years to its name. With a grand vision in mind, a dedicated, skilled & quality team on hand, the group has developed and built premium properties and quality structures catering to the varying demands & needs of the customers. During its journey, the group has completed many successful projects thus adding to its ever-growing base & repertoire a huge list of satisfied customers.

for more information, visit www.isrprojects.com

SPECIFICATIONS

STRUCTURES:

RCC framed structure with seismic compliances resistance.

WALLS:

6" thick solid cement blocks for exteriors and 4" thick solid cement blocks for internal walls. Plastering double coat sponge finish for external, internal walls with neeru finish.

DOORS:

Main Doors: Moulded Teak Skin Shutter.
Internal Doors: Salwood Frame with Flush Doors (or)
Both Main and Internal with wood polymer composite Doors & Frames.

WINDOWS:

Powder coated 3 track UPVC windows with safety grills.

FLOORING:

Premium quality vitrified flooring inside villa, Living and Dining Area 2'X2' tiles, and Upper Living, Guest Bedroom and Childen's Bedroom Area 2'X2' tiles, Granite flooring for Staircase, and master Bed room will be with wooden flooring (Optional).

TOILETS:

Ceramic glazed dado upto 7ft height, and anti skid tiles for flooring C.P. fittings of Hindware / Cera/Jaguar or equivalent sanitary fittings.

ELECTRICAL:

Concealed copper wiring of Anchor or equivalent, Reputed brand modular switches and sockets. TV and Telephone points in living and Master Bedroom.

KITCHEN:

Black granite (30mm) kitchen platform with stainless steel sink with 2' height glazed tile dado above cooking platform.

PAINTING:

Plastic emulsion paint for interiors with 2 coats wall putty water-proof emulsion paint for exteriors. Enamel paint for grills.



ISR

Indraprastha

2 & 3 BHK Luxury Villas

MASTER PLAN

AREA STATEMENT

Type	BHK	Facing	UDS	No's	Villa Numbers	Carpet Area	Built-Up Area
Type 1	3 BHK	WEST	1680.778	38	A-01 to A 16, A-34 to A 46, A59 TO A67	1436	1978
Type 2	3BHK	EAST	1680.778	35	A-17 to A-32, A-47 to 58, A 68 TO A74	1438	1978
Type 3	3 BHK	WEST	1658.685	1	A-33	1413	1952
Type 4	4 BHK	EAST	2472.732	7	B-15 TO B-18, B32, B33, B-6	1973	2910
Type 5	4 BHK	WEST	2472.732	6	B1 TO B4, B12, B-13	1960	2910
Type 6	4 BHK	WEST	2674.120	8	B7 TO B11, B14, B21, B22	2085	3147
Type 7	4 BHK	EAST	2780.337	12	B5, B19, B20, B23 TO B31	2179	3272

RERA Registration Number: PRMKARERA1251/310/PR/200811/003519

PROJECT DETAILS

- Land Area: 8.85 acres (19626.50 Sqm)
- No. of Unit Types: 7 Nos
- 107 Independent Villas
- Plenty of ventilation
- 60% open spaces with abundant greenery
- Approved by BBMP & RERA

LANDSCAPING & ARCHITECTURE

- Wide Balconies
- Well Integrated and spacious living spaces
- Pollution free environment
- Well-designed air conditioned clubhouse and gym
- Spacious backyards and wide gap between villas.

ECO-FRIENDLY LIVING

- Water efficient landscape & rain-water harvesting
- Energy efficient LED Lighting



KEY AREAS

- 1 Entrance Portal
- 2 Concrete Roads
- 3 Entrance Garden
- 4 Visitors Parking
- 5 Paved Plaza and Water Feature
- 6 Clubhouse Building
- 7 Swimming Pool
- 8 Hoop Court
- 9 Tennis Court
- 10 Party Lawn
- 11 Paved Internal Roads
- 12 Sculpture Court
- 13 Seniors Court
- 14 Pavilion
- 15 Great Lawn
- 16 Kids Play Area
- 17 Amphitheatre
- 18 Pocket Gardens



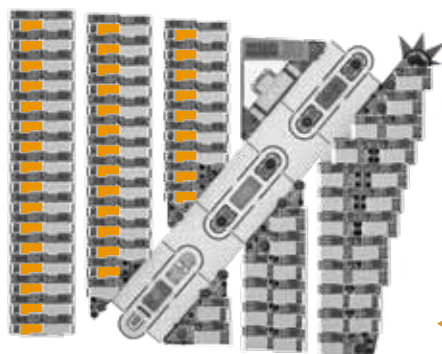
FLOOR PLANS

Designer floorplans which suits your lifestyle.

TYPE 1

3 BHK, West Facing Floor Plans

3 Bedrooms + 2 Toilets, Home Theatre & Servant Room



◀ MASTERPLAN



SUPER BUILT UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1978 Sq.ft / 219 Sq.Yard	1436 Sq.ft / 159 Sq.Yard	A-01 to A 16, A-34 to A 46, A59 TO A67

TYPE 1

3 BHK, West Facing 3D Views

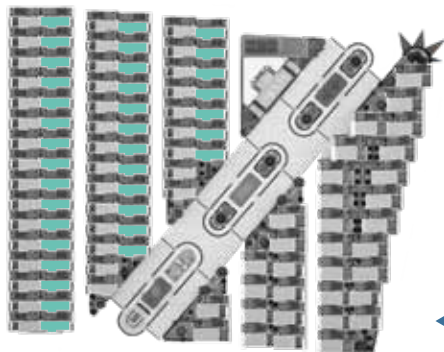
3 Bedrooms + 2 Toilets, Home Theatre & Servant Room



TYPE 2

3 BHK, East Facing Floor Plans

3 Bedrooms + 2 Toilets, Home Theatre & Servant Room



← MASTERPLAN



SUPER BUILT UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1978 Sq.ft / 219 Sq.Yard	1438 Sq.ft / 159.8 Sq.Yard	A-01 to A 16, A-34 to A 46, A59 TO A67

TYPE 2

3 BHK, East Facing 3D Views

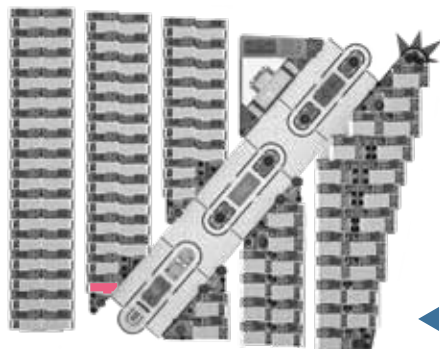
3 Bedrooms + 2 Toilets, Home Theatre & Servant Room



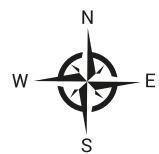
TYPE 3

3 BHK, West Facing Floor Plans

3 Bedrooms + 2 Toilets, Home Theatre & Servant Room



← MASTERPLAN

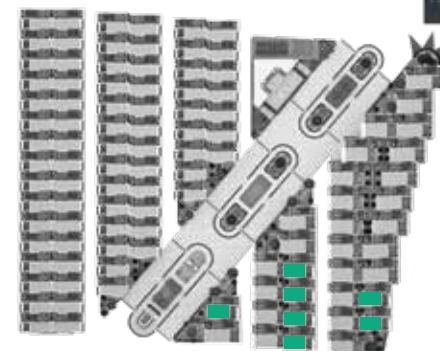


SUPER BUILT UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1952 Sq.ft / 216 Sq.Yard	1413 Sq.ft / 157 Sq.Yard	A-33

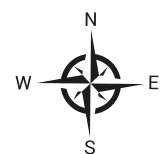
TYPE 4

4 BHK, East Facing Floor Plans

4 Bedrooms + 4 Toilets, Home Theatre & Servant Room



← MASTERPLAN



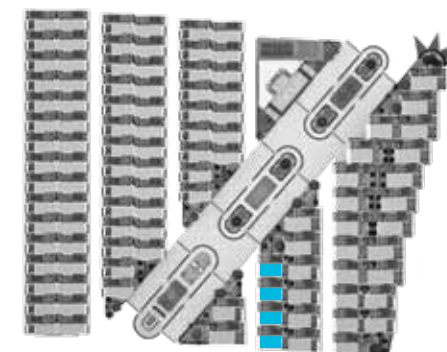
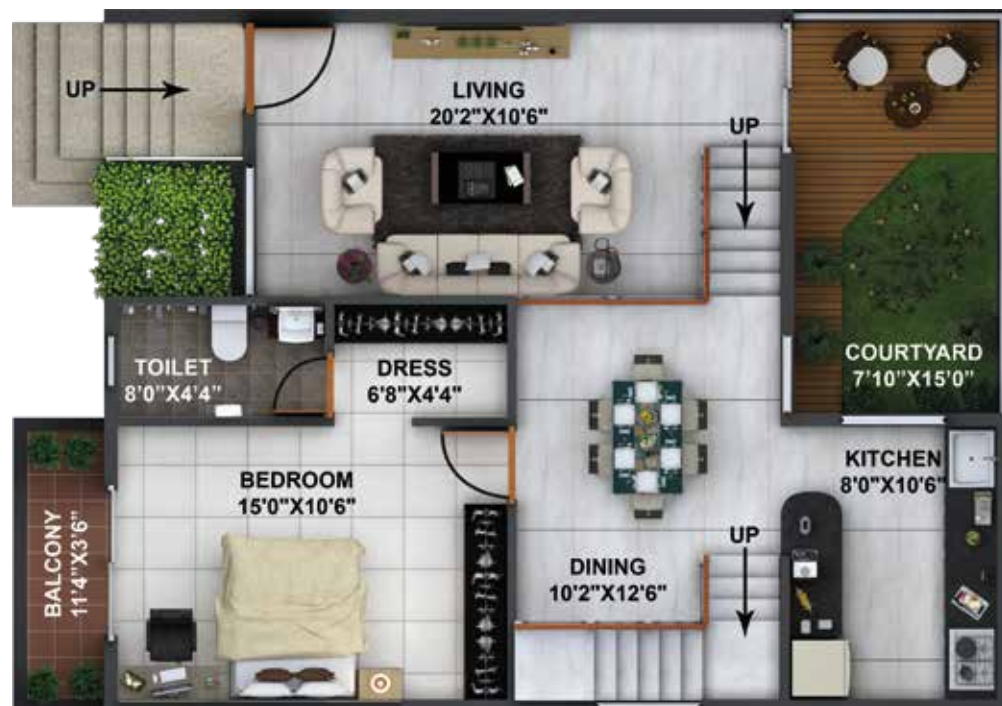
SUPER BUILT UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
2910 Sq.ft / 323 Sq.Yard	1973 Sq.ft / 219 Sq.Yard	B-15 to B-18, B-32, B-33, B-6



TYPE 5

4 BHK, West Facing Floor Plans

4 Bedrooms + 4 Toilets, Home Theatre & Servant Room



◀ MASTERPLAN



SUPER BUILT UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
2910 Sq.ft / 323 Sq.Yard	1960 Sq.ft / 217 Sq.Yard	B-1 to B-4, B-12 & B-13

TYPE 6

4 BHK, West Facing 3D Views

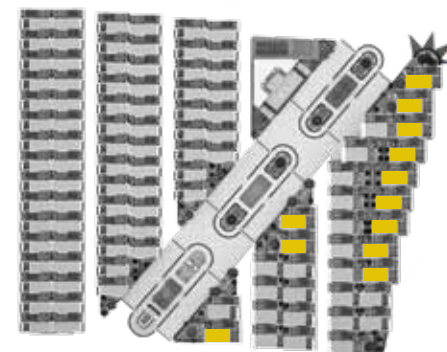
4 Bedrooms + 4 Toilets, Home Theatre & Servant Room



TYPE 7

3 BHK, West Facing Floor Plans

3 Bedrooms + 3 Toilets, Home Theatre & Servant Room



◀ MASTERPLAN



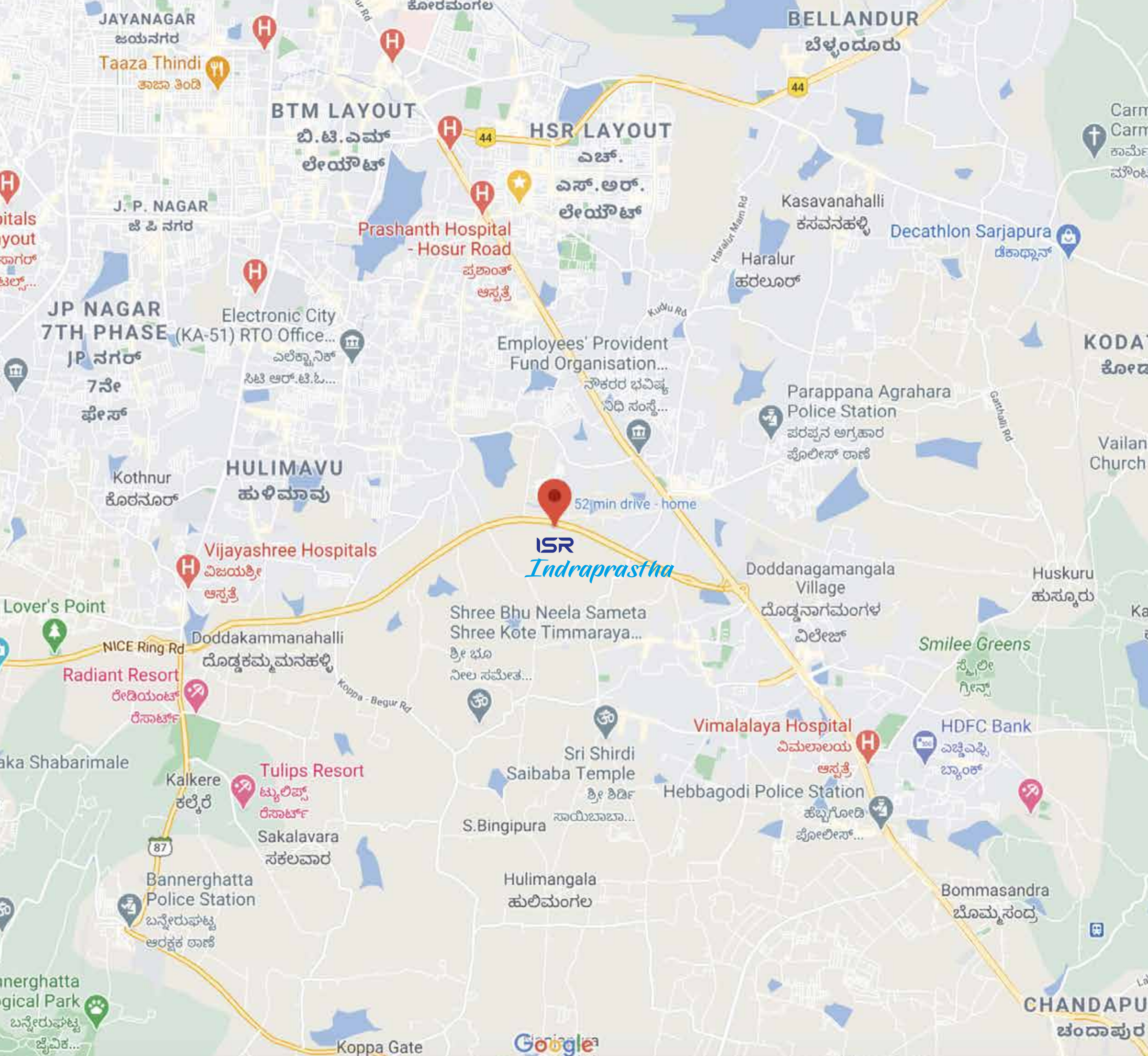
SUPER BUILT UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
3272 Sq.ft / 363 Sq.Yard	2179 Sq.ft / 242 Sq.Yard	B-5, B-19, B-20, B-23 to B-31

TYPE 7

3 BHK, West Facing 3D Views

3 Bedrooms + 3 Toilets, Home Theatre & Servant Room





JAYANAGAR
ಜಯನಗರ

Taaza Thindi
ತಾಜಾ ತಿಂದಿ

BTM LAYOUT
ಬಿ.ಟಿ.ಎಮ್
ಲೇಯೌಟ್

HSR LAYOUT
ಎಚ್.ಆರ್.
ಲೇಯೌಟ್

BELLANDUR
ಬೆಳ್ಳಂದೂರು

J. P. NAGAR
ಜೆ ಪಿ ನಗರ

Prashanth Hospital
- Hosur Road
ಪ್ರಶಾಂತ್
ಆಸ್ಪತ್ರೆ

Kasavanahalli
ಕಸವನಹಳ್ಳಿ

Decathlon Sarjapura
ಡೆಕಾಥಾನ್

JP NAGAR
7TH PHASE
JP ನಗರ
7ನೇ
ಫೇಸ್

Electronic City
(KA-51) RTO Office...
ಎಲೆಕ್ಟ್ರಾನಿಕ್
ಸಿಟಿ ಆರ್.ಟಿ.ಓ...

Employees' Provident
Fund Organisation...
ನೌಕರರ ಭವಿಷ್ಯ
ನಿಧಿ ಸಂಸ್ಥೆ...

Parappana Agrahara
Police Station
ಪರಪ್ಪನ ಅಗ್ರಹಾರ
ಪೊಲೀಸ್ ಠಾಣೆ

KODAK
ಕೋಡಾ

Vailan
Church

HULIMAVU
ಹುಳಿಮಾವು

Kothnur
ಕೊಠನೂರ್

ISR
Indraprastha

Vijayashree Hospitals
ವಿಜಯಶ್ರೀ
ಆಸ್ಪತ್ರೆ

Doddanagamangala
Village
ದೊಡ್ಡನಾಗಮಂಗಳ
ವಿಲೇಜ್

Huskuru
ಹುಸ್ಕೂರು

Radiant Resort
ರೇಡಿಯಂಟ್
ರೆಸಾರ್ಟ್

Doddakammanahalli
ದೊಡ್ಡಕಮ್ಮಮನಹಳ್ಳಿ

Shree Bhu Neela Sameta
Shree Kote Timmaraya...
ಶ್ರೀ ಭೂ
ನೀಲ ಸಮೇತ...

Smilee Greens
ಸ್ಮಿಲೀ
ಗ್ರೀನ್ಸ್

HDFC Bank
ಎಚ್‌ಡಿಫ್‌ಸಿ
ಬ್ಯಾಂಕ್

aka Shabarimale

Kalkere
ಕಲ್ಕೆರೆ

Tulips Resort
ಟ್ಯುಲಿಪ್ಸ್
ರೆಸಾರ್ಟ್

Sri Shirdi
Saibaba Temple
ಶ್ರೀ ಶಿರಡಿ
ಸಾಯಿಬಾಬಾ...

Vimalalaya Hospital
ವಿಮಲಾಲಯ
ಆಸ್ಪತ್ರೆ

Hebbagodi Police Station
ಹೆಬ್ಬಗೋಡಿ
ಪೊಲೀಸ್...

Sakalavara
ಸಕಲವಾರ

S.Bingipura

Hulimangala
ಹುಲಿಮಂಗಲ

Bommasandra
ಬೊಮ್ಮಸಂದ್ರ

Bannerghatta
Police Station
ಬನ್ನೇರುಘಟ್ಟ
ಆರಕ್ಷಕ ಠಾಣೆ

Bannerghatta
Biological Park
ಬನ್ನೇರುಘಟ್ಟ
ಜೈವಿಕ...

Koppa Gate

Google

CHANDAPUR
ಚಂದಾಪುರ



for enquiries please call: ☎ **080 4979 7797** ☎ **850 9509509** ✉ sales@isrprojects.com

Site Address: SY No; 115/4,5,6,7,8, Begur, Basapura Main Road, Adjacent to Nice Road,
Opp. 9 Forum Villas, Begur, Bengaluru, Karnataka 560 068

Head Office: No.245, ISR Nirmal Pride, 2nd Floor, 19th Main, Sector 4, HSR Layout, Bengaluru, Karnataka 560 102
for more details visit us at: www.isrprojects.com

