



**The Best.  
Made Better.**

Introducing  
**Adarsh Tropica Phase II**

2.5 & 3 BHK Premium Homes

📍 Off Sarjapur Road




# We Made The Best Better.

Better homes. Better specifications. Better amenities.

Adarsh Tropica Phase II gracefully transcends the charm of its predecessor, elevating every aspect of your living experience to extraordinary heights. With homes meticulously crafted to perfection, coupled with upgraded specifications and enhanced amenities, we have curated an environment where comfort, convenience, and joy seamlessly intertwine.

Indulge in the opulence of our expansive 2.5 & 3 BHK premium residences, designed with an eye for refinement. Savor the luxury of vast, verdant green spaces that promise serenity, and revel in world-class facilities that cater to your every need.

Perfectly situated, Adarsh Tropica Phase II continues to offer unparalleled connectivity to the thriving IT hubs and essential destinations such as renowned healthcare centers, prestigious educational institutions, and vibrant leisure spots.



## Immerse Yourself In The Sophistication Of Elevated Everyday Living.

Embrace a lifestyle that's in perfect harmony with nature, but with all the modern luxuries you deserve. Each home now comes with state-of-the-art features that elevate your day-to-day living, all while being surrounded by lush landscapes, dedicated play zones, and vibrant community spaces.

80% open space | Unmatched connectivity | 25+ world-class amenities | Amphitheatre and congregation lawns

# Where Connectivity, Luxury, And Nature Seamlessly Blend.



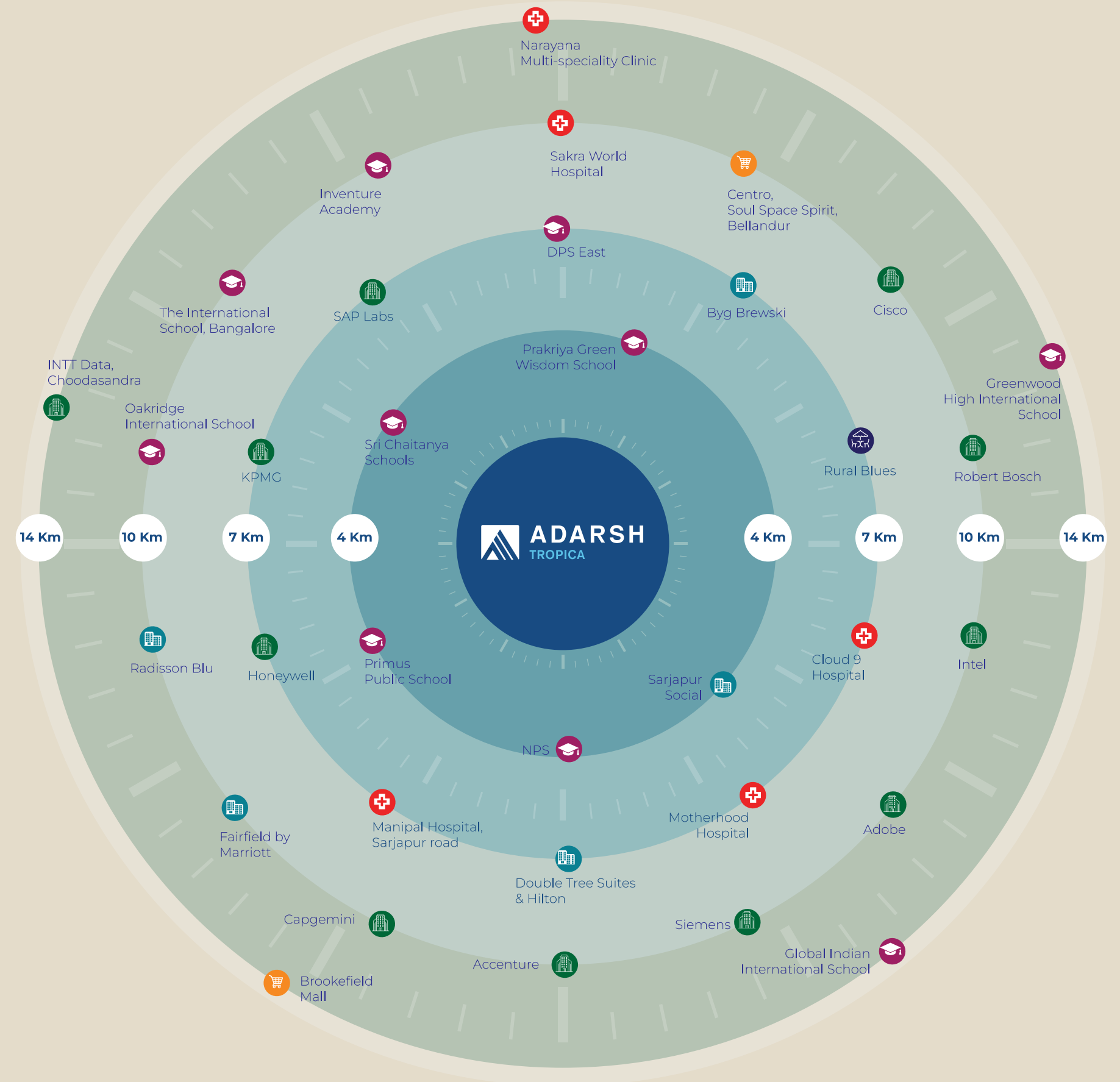
- Schools
- Hospitals
- IT Companies
- Malls
- Hotels
- Restaurants
- Proposed PRR
- Proposed 100 ft. Road
- State Highway 35
- Outer Ring Road
- Proposed Metro Phase III
- Railway Station
- Sarjapur Road
- NICE Road

# Where All The Best Things In Life Are Only Moments Away.

Experience unparalleled connectivity in the heart of the IT hub, where endless opportunities await professionals. Families will flourish with top-notch schools, dynamic shopping centers, and exquisite dining options just moments away. Enjoy peace of mind with access to world-class healthcare, all within a vibrant, welcoming community that seamlessly blends luxury with lifestyle. Here, every day feels like a retreat.

-  Schools
-  Hospitals
-  IT Companies
-  Malls
-  Hotels
-  Restaurants

All distances are approximate



Explore Top-Tier  
Amenities Designed To  
Enhance Your Lifestyle.

- Tennis Court
- Multi-play Court
- Multi-play Ground
- Kids' Play Area

- Amphitheatre
- Jogging Track
- Garden Gym
- Play Lawn

- Meditation Pods
- Yoga Lawn
- Senior Citizens' Seating Alcove
- Pet Park

Every Moment At  
Our Clubhouse Is An  
Invitation To Relax,  
Enjoy, And Connect.

- 2 Party Halls
- Gym
- Pool Table
- Indoor Games

- Aerobics
- Table Tennis
- Grocery Store
- Crèche

- 3 Badminton Courts
- Lap Pool
- Kids' Pool
- Health Club

# A Masterplan That Seamlessly Blends Luxury, Nature, And Practical Living.

## LEGEND:

- |                          |                                     |
|--------------------------|-------------------------------------|
| 1. Entry/Exit            | 21. Accent Paving                   |
| 2. Security Cabin        | 22. Reflexology Path                |
| 3. Signage               | 23. Senior Citizens' Seating Alcove |
| 4. Kids' Play Area       | 24. Central Plaza                   |
| 5. Amphitheater Seating  | 25. Reading Nook                    |
| 6. Congregation Lawn     | 26. Interactive Garden              |
| 7. Walkway/Jogging Track | 27. Storytelling Corner             |
| 8. Cycle Dock            | 28. Meditation Pods                 |
| 9. Garden Gym            | 29. Wellness/Yoga Lawn              |
| 10. Floral Garden        | 30. Group Activity Lawn             |
| 11. Garden Sculpture     | 31. Tennis Court                    |
| 12. Lap Pool             | 32. Play Lawn                       |
| 13. Kids' Pool           | 33. Fun Games                       |
| 14. Lounge Deck          | 34. Hammock Garden                  |
| 15. Pool Deck            | 35. Seating Alcove                  |
| 16. Club Entry Plaza     | 36. Pet Park                        |
| 17. Outdoor Lawn Area    | 37. Multi-play Court                |
| 18. Lawn Mound           | 38. Multi-play Ground               |
| 19. Orchard Trail        | 39. Planting                        |
| 20. Drop-off             | 40. Services                        |



**Disclaimer:** Contents of this advertisement are only for information, interpretation not permitted and is not an offer for contract. Contact our sales team for accurate information and we appreciate independent inquiry prior to definiteness. The villa/apartment elevation, façade treatment, doors & window frames, colour, landscaping and car shown are indicative and for representation purposes only.



**Indulge In A Life Of  
Elevated Comfort And  
Unrivaled Refinement.**



## 2.5 Bedroom Unit Plan

Block 3 & 8 - Type A



### Legend

1	Foyer	8'4" X 5'0"
2	Living	17'2" X 11'0"
3	Balcony	5'0" X 10'9"
4	Dining	9'3" X 9'6"
5	Kitchen	8'4" X 9'0"
6	Utility	7'10" X 5'0"
7	Bedroom-1	12'6" X 10'6"
8	C. Toilet	5'6" X 7'4"
9	Bedroom-2	12'6" X 8'2"
10	M. Toilet	5'6" X 7'6"
11	M. Bedroom	13'9" X 11'0"
12	Balcony	4'6" X 10'9"

Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1395.00	129.60	891.47	82.82

## 2.5 Bedroom Unit Plan

Block 3 & 8 - Type B



### Legend

1	Foyer	8'4" X 5'0"
2	Living	17'2" X 11'0"
3	Balcony	5'0" X 10'9"
4	Dining	9'3" X 9'6"
5	Kitchen	8'4" X 9'0"
6	Utility	7'10" X 5'0"
7	Bedroom-1	12'6" X 10'6"
8	C. Toilet	5'6" X 7'4"
9	Bedroom-2	12'6" X 8'2"
10	M. Toilet	5'6" X 7'6"
11	M. Bedroom	13'9" X 11'0"
12	Balcony	4'6" X 10'9"

Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1395.00	129.60	891.47	82.82

## 2.5 Bedroom Unit Plan

Block 3 & 8 - Type C



### Legend

1	Foyer	8'4" X 5'0"
2	Living	17'2" X 11'0"
3	Balcony	5'0" X 10'9"
4	Dining	9'3" X 9'6"
5	Kitchen	8'4" X 9'0"
6	Utility	7'10" X 5'0"
7	Bedroom-1	12'6" X 10'6"
8	C. Toilet	5'6" X 7'4"
9	Bedroom-2	12'6" X 8'2"
10	M. Toilet	5'6" X 7'6"
11	M. Bedroom	13'9" X 11'0"
12	Balcony	4'6" X 10'9"

Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1390.00	129.14	891.47	82.82

## 2.5 Bedroom Unit Plan

Block 3 & 8 - Type D



### Legend

1	Foyer	8'4" X 5'0"
2	Living	17'2" X 11'0"
3	Balcony	5'0" X 10'9"
4	Dining	9'3" X 9'6"
5	Kitchen	8'4" X 9'0"
6	Utility	7'10" X 5'0"
7	Bedroom-1	12'6" X 10'6"
8	C. Toilet	5'6" X 7'4"
9	Bedroom-2	12'6" X 8'2"
10	M. Toilet	5'6" X 7'6"
11	M. Bedroom	13'9" X 11'0"
12	Balcony	4'6" X 10'9"

Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1390.00	129.14	891.47	82.82

# 3 Bedroom Unit Plan

Block 4 & 5 - Type A



Legend					
1	Foyer	5'0" X 8'8"	8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10"	9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"	10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"	11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"	12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"	13	Balcony	10'9" X 4'6"
7	Bedroom-1	10'6" X 13'6"	14	M. Toilet	8'0" X 5'6"



Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1600.00	148.65	1050.14	97.56

Disclaimer: The furniture/fixtures depicted in the floor plans are for illustration purposes only and are not included in the actual offering. Room dimensions are measured from block to block and do not account for plaster or finish. Any unexpected alterations to the unit plan may affect the sale area. The size, shape, and position of windows, doors, railings, kitchen platforms, and other elements are subject to change.

# 3 Bedroom Unit Plan

Block 4 & 5 - Type B



Legend					
1	Foyer	5'0" X 8'8"	8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10"	9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"	10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"	11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"	12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"	13	Balcony	10'9" X 4'6"
7	Bedroom-1	10'6" X 13'6"	14	M. Toilet	8'0" X 5'6"



Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1605.00	149.11	1050.14	97.56

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# 3 Bedroom Unit Plan

Block 4 & 5 - Type C



Legend					
1	Foyer	5'0" X 8'8"	8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10"	9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"	10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"	11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"	12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"	13	Balcony	10'9" X 4'6"
7	Bedroom-1	10'6" X 13'6"	14	M. Toilet	8'0" X 5'6"



Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1605.00	149.11	1050.14	97.56

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# 3 Bedroom Unit Plan

Block 4 & 5 - Type D



Legend					
1	Foyer	5'0" X 8'8"	8	Wardrobe	5'0" X 8'4"
2	Dining	10'10" X 10'10"	9	A. Toilet	5'3" X 8'0"
3	Living	11'0" X 19'0"	10	Bedroom-2	10'0" X 12'10"
4	Balcony	10'6" X 4'11"	11	C. Toilet	7'10" X 5'6"
5	Kitchen	10'4" X 8'8"	12	M. Bedroom	11'0" X 13'6"
6	Utility	5'0" X 8'2"	13	Balcony	10'9" X 4'6"
7	Bedroom-1	10'6" X 13'6"	14	M. Toilet	8'0" X 5'6"



Super Built-up Area		Carpet Area	
SQFT	SQMT	SQFT	SQMT
1610.00	149.58	1050.14	97.56

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**Generous, Airy Homes,  
Artfully Crafted To Bring You  
A Life Of Total Refinement.**



# SPECIFICATIONS

## STRUCTURE:

- Seismic Zone II compliant RCC structure
- Masonry walls with 8"/6"/4" cement concrete blocks

## PLASTERING:

- All internal walls plastered smoothly

## FLOORING:

- Laminated wooden flooring in master bedroom only
- Good quality vitrified tiles for living, dining, kitchen & other bedrooms
- Good quality ceramic tiles for balconies, utility area & toilets
- Good quality vitrified tiles for lift lobbies & corridors

## TOILETS:

- Good quality vitrified tile dado in all toilets
- White color wall mounted EWC with health faucet in all toilets
- Washbasin with granite countertop and single lever mixer
- Geyser point provision in all toilets
- False ceiling in all toilets
- Toughened glass shower partition in master bedroom toilet only
- Single lever shower mixer in all showers

## DOORS:

- Main door with engineered door frame & shutter with veneer finish
- Bedroom & toilet doors with engineered door frame & shutter with laminate finish
- UPVC sliding doors with mosquito mesh for living / bedroom to balcony

## WINDOWS:

- UPVC sliding windows with mosquito mesh
- UPVC ventilators with fixed louvers in toilets

## KITCHEN & UTILITY:

- 2 feet dado with ceramic glazed tiles in kitchen
- Provision for water purifier point in kitchen
- Provision for washing machine & geyser in utility area
- Granite counter with stainless steel sink (unfixed)
- 4 feet dado in utility



# SPECIFICATIONS

## PAINTING / POLISHING:

- Interior: Plastic emulsion paint
- Exterior: Texture paint
- Enamel painting for MS railings

## PLUMBING:

- Good quality CP fittings of reputed make
- Good quality PVC drainage & storm water pipes
- Dual piping for fresh water in shower / washbasin / toilet faucet / kitchen and recycled treated water for toilet flushes

## ELECTRICAL:

- TV, telephone, networking in all bedrooms & living area
- Electrical AC points in all bedrooms & living area
- Exhaust fans in all toilets
- Two Earth Leakage Circuit Breakers (ELCB) for each Flat (one for AC & heating and the other for lighting)
- Individual metering for both BESCOM & DG power backup
- Good quality electrical wires and switches
- Provision for ceiling fan in living, dining and all bedrooms

## LIFT:

- Passenger & service lift for each block

## OTHERS:

- Fiber to the home (Data & Voice)
- Internal telephone cabling / wiring for all apartments
- CCTV surveillance for basement & ground floor lift entry in every block
- 100% power back-up for lifts, pumps and lighting in common areas
- Power backup for apartments at diversity factor of 0.4
- Organic waste converter

## RAINWATER HARVESTING:

- Common rainwater harvesting system as per municipal guidelines



# TRANSFORMING BENGALURU'S SKYLINE, SINCE 1988.

**37** Years of  
Experience

**12k+** Happy  
Customers

**26+** Projects  
Completed

**22.38+** Million sq.ft.  
Transformed

**13.9** Million sq.ft.  
of Ongoing Projects

**25.09** Million sq.ft.  
of Upcoming Projects

## OUR LANDMARK PROJECTS

Shangri-La Bengaluru

Adarsh Palm Meadows

Adarsh Palm Retreat





**Sales Lounge:** Adarsh Tropica,  
Choodasandra, Off Sarjapur Road, Bengaluru, Karnataka 560 035  
63649 21344 | enquiry@adarshdevelopers.com

[www.adarshdevelopers.com](http://www.adarshdevelopers.com)

**A member of CREDAI** BENGALURU

RERA No.: PRM/KA/RERA/1251/446/PR/010325/007535  
For more details: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

The Project is Mortgaged to Vistra ITCL (INDIA) Ltd as Debenture Trustee

