



BUILDING THE FUTURE

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

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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.



The diagram illustrates the proximity of various facilities to the center of the project, categorized by distance from the center:

- 200 m:** Sri Raja Rajeshwari Temple, RR Nagar Bus Stop, Gopalan Arcade Mall.
- 500 m:** Sankar Hospital, The Waxing Hole, RR Nagar Metro Station, Arreum Speciality Hospital.
- 1 km:** Metro Cash & Carry, 1947 Restaurant, Reliance Mart, Spandana Multi-Speciality Hospital.
- 2 km:** D-Mart, 1947 Restaurant, Bangalore Hospital, Kangeri, Rajarajeshwari Hospital.
- 3 km:** GT World Mall, JSS Public School, Bangalore Hospital, Kangeri, Rajarajeshwari Hospital.
- 5 km:** GT World Mall, JSS Public School, Bangalore Hospital, Kangeri, Rajarajeshwari Hospital.

Other facilities shown include: SSS Global Hospital, PGS University, Kangeri Railway Station, Global City Tech Park, National Public School, National Hill View Public School, RV College of Engineering, Forle Hospital, Nagarbhavi, and Rm Institute Of Technology.



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.

OUTDOOR AMENITIES



Outdoor
Gym



Visitor
Parking



Temple
(Shrine)



Lily Pond



Sculpture
Avenue



Multipurpose
Court



Cycle Stand



Amphitheatre



Meditation
Lawn



Multipurpose
Lawn



Elders' Chit
Chat Zone



Cafe/Wifi Zone



Fountain /
Water Body



Hammock
Garden



Tree
House



Tot-Lot Play Area
(3 to 6 Years)



Kids' Play Area
(6 to 12 Years)



Climbing Wall
/ Activity Wall



Reflexology
Pathway



Pet Park



Mini Forest



LUXURY THAT LIVES
UNDER OPEN SKIES





Cafe/Wifi zone



Multipurpose court



Cycle Stand



Reflexology Pathway

LUXURY THAT LIVES
BEYOND WALLS

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

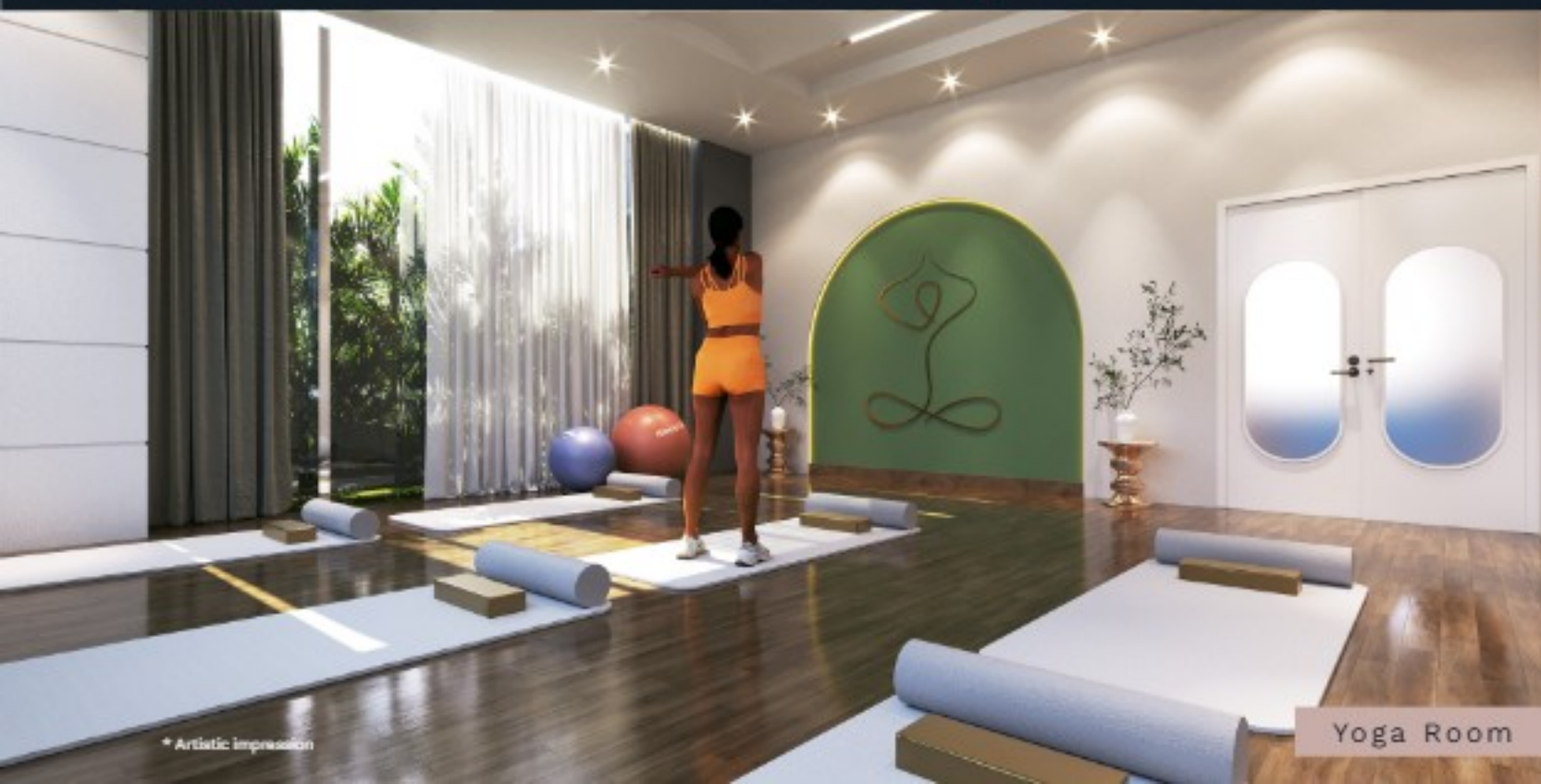




Squash Court



Kids' Pool



Yoga Room



Tree House

DESIGNED TO INSPIRE,
CRAFTED TO INDULGE

WHERE EVERYDAY
LIVING FEELS
EXTRAORDINARY



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 1

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



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



UNIT 4

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

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



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 : 3561 SFT



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



UNIT 2

7 TO 14, 18 TO 25

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



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

Mansory	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