

RBA'
RAJ BAY VISTA



By the quiet lake, cherry blossoms sway,
Petals kiss the water, then drift away.
Birdsong lingers in the morning air,
As calm and beauty bloom everywhere.





Lakefront Living, Redefined...

In one of South Bengaluru's most coveted neighbourhoods, SNN Raj Bay Vista rises beside a tranquil lake, offering the rare luxury of space, calm, and connection. Seamlessly linked to the city's finest destinations, yet wrapped in nature's quiet, it is an address that feels both exclusive and effortless.

Here, gracious 3, 4, and 5 BHK lakeside residences open to sweeping water views, soft breezes, and ever-changing skies — a refined way of living where nature, luxury, and location exist in perfect harmony.

Panoramic view of 108 Acres lake.

Gaze across the shimmering lake from your elevated retreat, as gentle waters and open skies become part of your daily horizon.



Seamlessly Connected. Gently Secluded

LOCATION BENEFITS

7 min

From
Bannerghatta
Main Road

10 min

From
Silk Board

Only 2 kms from
the Metro

Overseeing 108 Acres of Lake

Schools And Colleges

- 5 min from Presidency School
- 8 min from Vibgyor School
- 6 min from Ekya School
- 15 min from Christ University
- 5 min from IIM College

Malls

- 8 min from Vega City Mall
- 7 min from Central Arekere
- 10 min from Meenakshi Mall

Hospitals

- 7 min from Fortis Hospital
- 7 min from Apollo Hospital







CLUB
OASIS

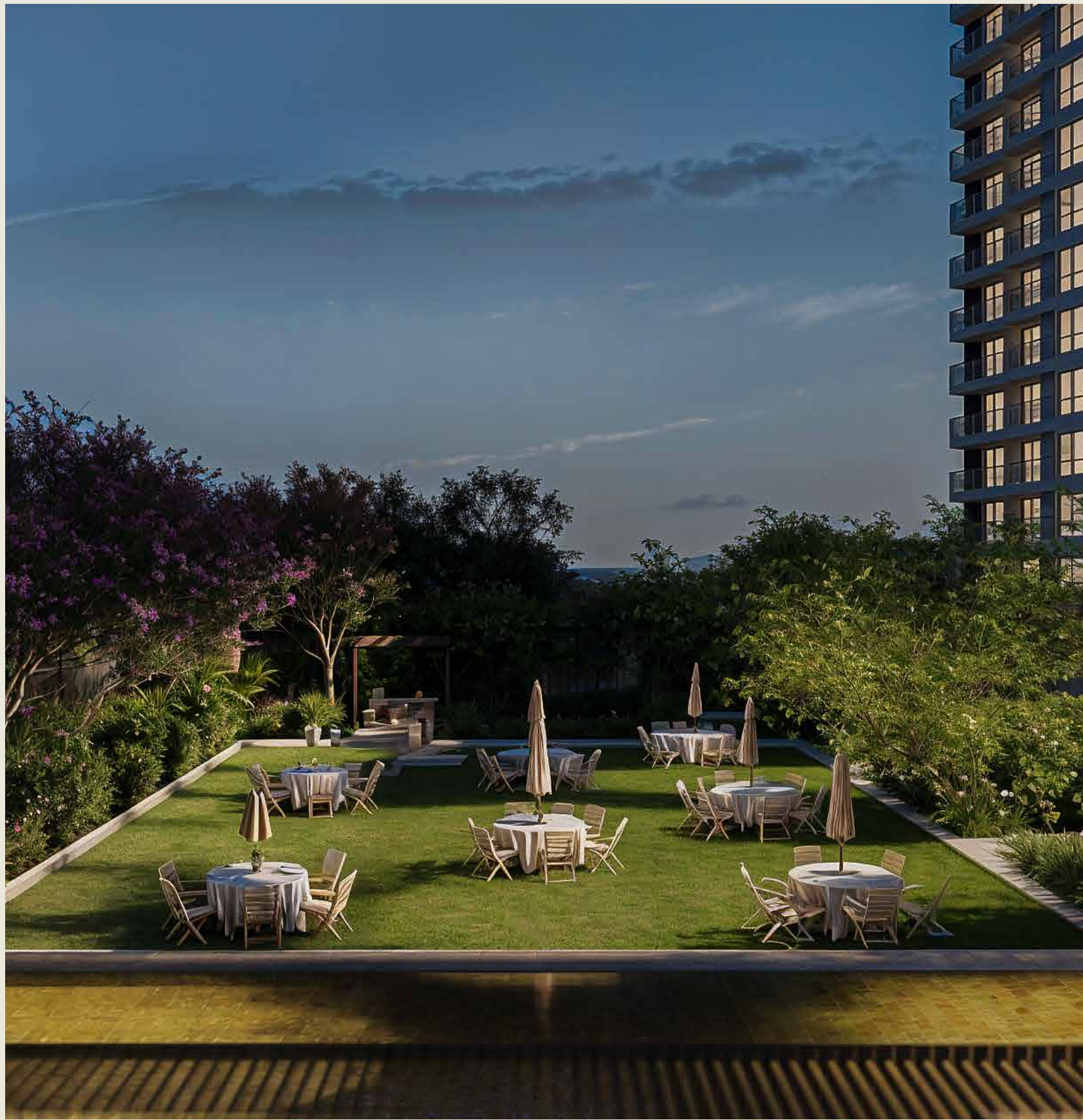
CLUB HOUSE



Club Oasis

Club Oasis is a private residents' retreat, thoughtfully curated for leisure, wellness, and quiet indulgence.

It features an exquisite Cigar Lounge, refined Indoor Games spaces, a Badminton Court, and a private Mini Theatre for curated screenings. A rejuvenating Spa with steam, sauna, and jacuzzi, serene Yoga and Meditation areas, a fully equipped Gymnasium, and a temperature-controlled Swimming Pool complete this sanctuary – where everyday living is effortlessly elevated.



Event Spaces for Every Occasion

Discover a refined setting for intimate gatherings and memorable moments. Our elegant indoor hall offers a sophisticated ambiance, while the serene outdoor lawn provides a refreshing escape, perfect for casual celebrations and private events. Every detail is designed to create a seamless blend of comfort and style.



The Oak & Ember

An enclave of understated elegance, where residents unwind, connect, and enjoy the finer things in life. Curate your own collection of whiskies and cigars, share conversations in a warm, sophisticated setting, and experience a space designed for refinement, camaraderie, and quiet indulgence.

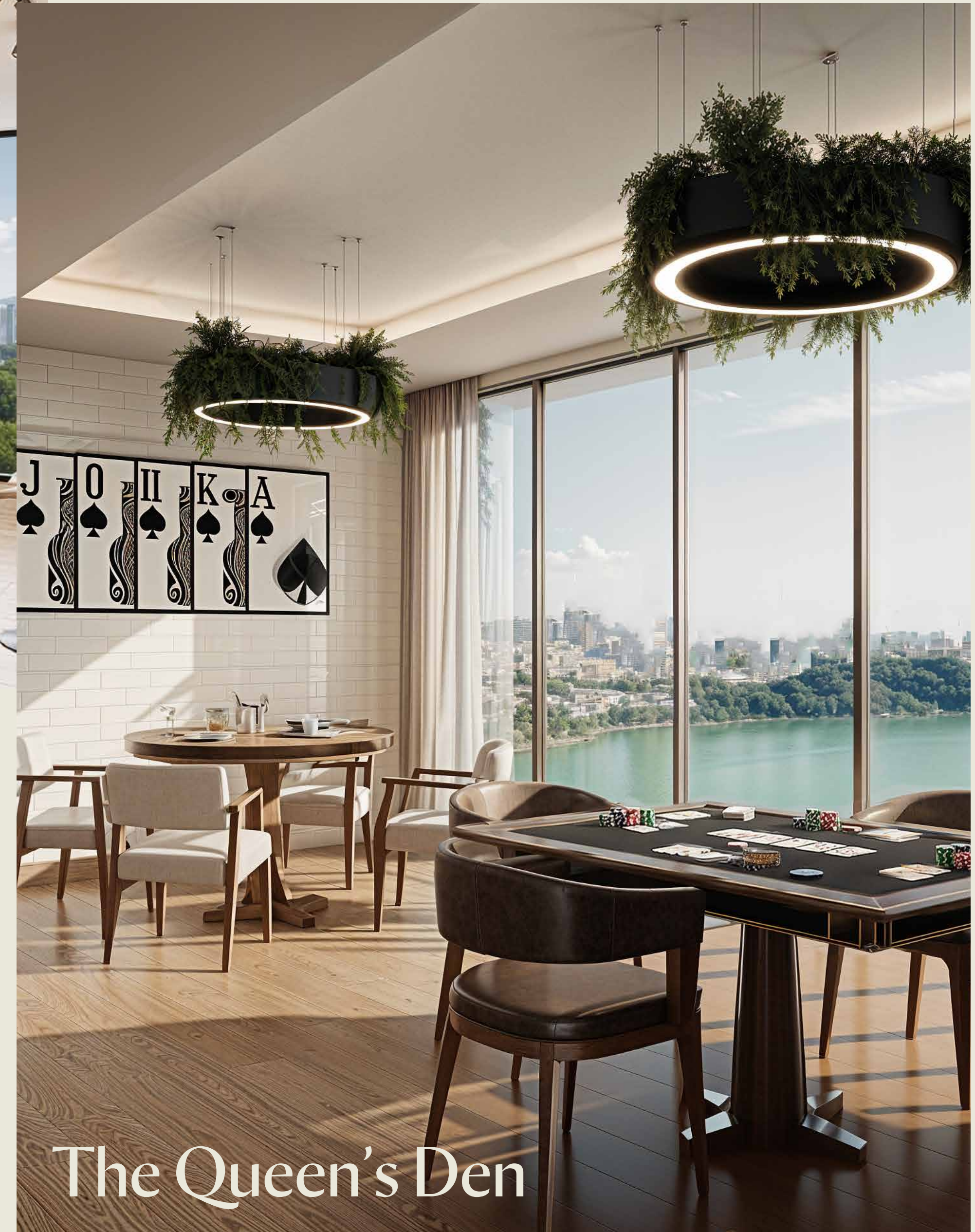




The Game Lounge

Indoor Games

A dedicated Indoor Games zone designed for relaxed competition, recreation and social moments, all within an elegant setting.



The Queen's Den



PRANA- The
Yoga Studio.



The Spa Retreat

A thoughtfully curated sanctuary for rest and rejuvenation. Featuring massage facilities, steam, and sauna, this serene space is designed to help residents unwind, restore, and reconnect with a sense of balance.





THE LAGOON

A temperature-controlled pool with serene views, offering residents a tranquil escape for relaxation, leisure, and everyday indulgence.



The Scoops

An architecturally recessed social enclave overlooking the lake, designed for conversation, collaboration, and relaxed work



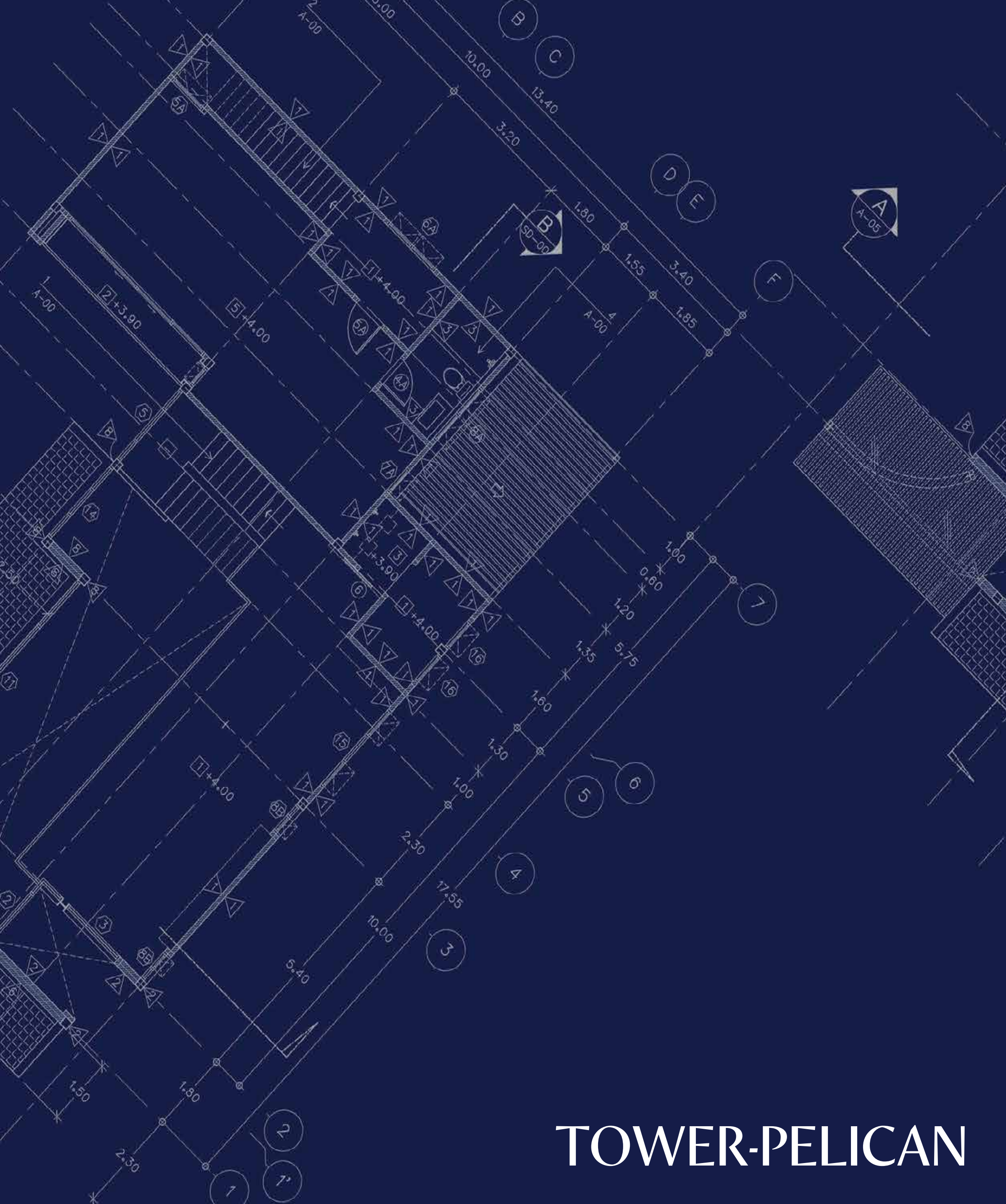
The Garden Pods

A serene outdoor setting where residents gather to connect, converse, and unwind—perfect for informal networking and relaxed social moments.



THE ARENA

A vibrant outdoor sports zone featuring cricket, tennis, and basketball courts, designed for friendly matches, casual play, and community tournaments—where bonds are forged and sportsmanship thrives.



TOWER-PELICAN



TOWER C – 5 BHK | SERIES 1
SBA (Super Built-up Area): 4,719.00 sq.ft
RERA Carpet Area: 2,903.15 sq.ft
Balcony Area: 393.42 sq.ft



TOWER C – 4 BHK | SERIES 4
SBA (Super Built-up Area): 3,222.00 sq.ft
RERA Carpet Area: 1,985.52 sq.ft
Balcony Area: 215.92 sq.ft
Utility Area: 5'0" × 10'0"



TOWER C – 3 BHK | SERIES 3
SBA (Super Built-up Area): 2,536.00 sq.ft
RERA Carpet Area: 1,559.81 sq.ft
Balcony Area: 157.80 sq.ft



TOWER C – 3 BHK | SERIES 2
SBA (Super Built-up Area): 2,536.00 sq.ft
RERA Carpet Area: 1,559.81 sq.ft
Balcony Area: 157.80 sq.ft



Specifications

PAINTING

- Internal walls & ceiling with acrylic emulsion paint with roller finish.
- External walls with exterior grade emulsion paint.

STRUCTURE

- Seismic-II zone compliant RCC Framed structure in Aluminium formwork with Solid block masonry.
- Internal cement plaster for block masonry.

SOLAR WATER PROVISION

- All top floor apartments will have solar water provision for two toilets.

ELECTRICAL

- AC power point in living, Dining and all bedrooms.
- Power points for internet-based TV in living and all bedrooms.
- Color display video door phone in each apartment.
- Fire retardant electric wires.
- For human and equipment safety against earthing fault RCCB is provided.
- DG backup for lighting, refrigerator and master bedroom AC.
- Intercom facility through third party apartment visitor management apps like Mygate, Nobroker or similar.
- Provision for motorized Curtain in Living & Master Bedroom.

KITCHEN AND UTILITY

- Provision for aqua guard in kitchen.
- Provision for Hob and Chimney.
- Provision for Washing machine in utility.
- SS sink with drain board and sink cock in utility.
- Provision for hot and cold mixer and sink in kitchen.
- Instant Geyser provision in utility.

WINDOWS

- Modular windows or powder coated Aluminium system windows designed upto lintel height of 2.3m for enhanced ventilation and light.
- Windows designed for wind load, air and water ingress as per Bangalore weather.
- All sliding windows will have a mosquito mesh.
- For enhanced security certain glasses will be toughened/heat strengthened.
- Balcony railing glasses will be laminated and tempered.
- All windows in external elevation will have performance glass of Asahi/Saint Gobain or equivalent for better heat insulation.

FLOORING

- Imported Marble for Living, Dining, Kitchen, Passage, Family room & other bedrooms.
- Wooden Flooring for Master Bedroom.
- Matt finished ceramic/vitrified tiles in Utility.
- Vitrified Tile flooring in maid's room with ceramic tile in toilet.
- Imported marble in Master Bedroom Toilet.
- Other Bathrooms in combination of Vitrified tiles.
- Balcony False ceiling in wood finish.

DOORS

- Main Door: Engineered Door frames with Veneer dressed engineered flush shutters and granite threshold.
- Smart and secure digital locks with biometric and numeric pin access from a reputed brand like Mygate, Yale, Europa or equivalent.
- For 5BHK main door will be designed with double shutter door and compatible lock.
- Bedroom and Toilet Doors: Engineered door frames and laminate dressed engineered flush shutters.
- Acoustic EPDM seal in bedroom & main door for enhanced sound insulation.
- All doors are upgraded and designed for a taller height upto 2.3m.
- SS hinges and Mortise locks for Bedrooms and Toilets from a reputed brand.
- Maids room toilet and Utility/Service doors will have separate specification.

TOILET FITTING AND ACCESSORIES

- Concealed flushing cistern of reputed make such as Geberit/Vega/Jaguar or equivalent.
- Wall mounted commode with soft closed seat cover of Toto/Roca/Kohler/Duravit/American standard/Jaguar or equivalent.
- Counter type washbasin with basin mixer in all toilets.
- CP fittings of reputed make such as Jaguar/Grohe/Kohler/HansGrohe or equivalent.
- Thermostat mixer in master toilet of reputed make.
- Rain shower and hand shower in master toilet.
- Shower enclosure in all toilets.
- False ceiling in all toilets.
- Provision for Geyser and Exhaust in all toilets.
- Sensor light in all toilets.
- Specifications for Maid's toilet will be different.

Power Allocation

SL NO	PARTICULARS	BESCOM SUPPLY	DG BACKUP
1	5BHK	9 KW	5KVA
2	4BHK	8 KW	4KVA
3	3BHK	7BHK	3.5KVA

Note From Founders



Dear Valued Customer,

It is with immense pleasure that we introduce ourselves as the founders of SNN Raj Corp, and we take this opportunity to welcome you into the SNN family.

Throughout the years, we have strived to understand the evolving needs and aspirations of our customers, enabling us to design and create spaces that truly resonate with their lifestyles. Today we celebrate our 40 projects and 12 million sq. ft, of perfection delivered by our 300+ strong team that remains dedicated to elevating the lives of thousands of Indians.

It all started years ago with our inaugural venture, SNN Raj Lakeview, constructed in BTM layout. From this humble beginning, we propelled ourselves to incredible achievements throughout Bangalore, only to find ourselves circling back to where the foundations of our success were laid.

Nestled in the embrace of nature, surrounded by pristine forests and serene lakes, RAJ Bay Vista is the connection to the beauty of Old Bangalore. We have meticulously designed every aspect to provide you with an unparalleled living experience. From the thoughtfully planned interiors to the meticulous attention to detail, we have left no stone unturned in ensuring that your home is a sanctuary.

Our passion lies in creating landmarks & providing a Quality lifestyle Our forte.

We value your trust, and it is our commitment to nurture this relationship and make your journey with us a seamless and enjoyable experience.

Welcome to RAJ Bay Vista a place where dreams take shape, memories are made, and the beauty of nature becomes a cherished part of your everyday life.

Yours sincerely,
Founders
SNN Raj Corp



Elevate Life with SNN Raj Corp

SNN Raj Corp office Address:

4/A, 2nd Floor, Elephant Rock Road,
Jayanagar 3rd Block, Bengaluru,
Karnataka 560011.

Raj Bay Vista Project Address:

Sy no 20, Kote Muniyappa garden,
Kodichikkanahalli Main Rd, next to
Sumukha Tropical Garden, Anugraha
Layout, Ramanashree Enclave, Bilekahalli,
Bengaluru, Karnataka 560076

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