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pebble bay™

KORAMANGALA, BENGALURU.





ACTUAL VIEW

The calm of nature meets the convenience of modernity.

As endless greenery meets limitless amenities.

Two worlds come together. And coexist beautifully.





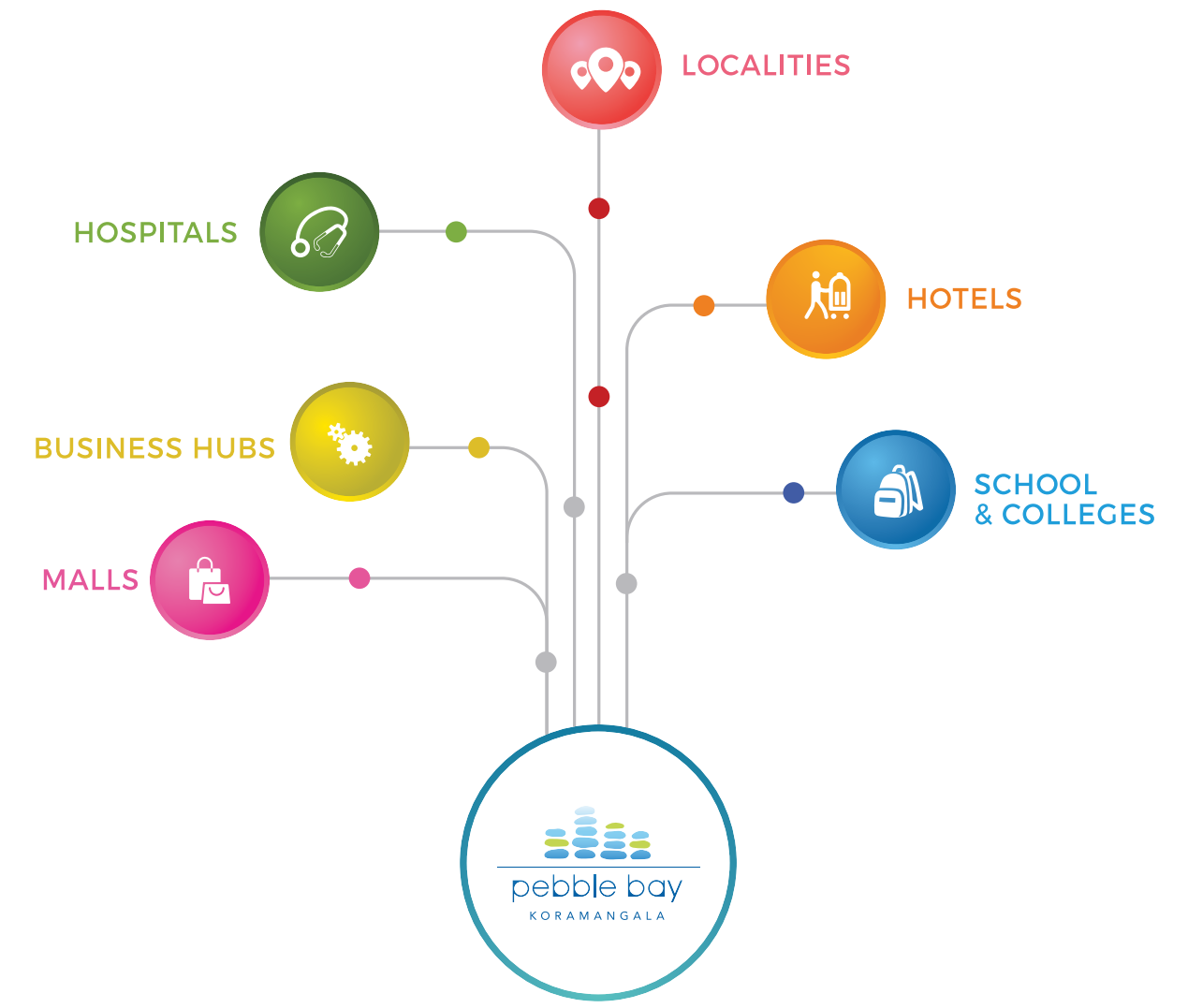
PREMIUM 2, 3 & 4  
BEDROOM APARTMENTS

A PROJECT BY

THE ADVANTAGE RAHEJA  
A DEEPAK RAHEJA INITIATIVE







THE HEART OF THE CITY HAS MUCH TO OFFER.

An excitement that literally pulses.

A connectivity that's seamless.

A culture that only grows richer.

### LOCALITIONAL ADVANTAGES

- Tech Parks on Sarjapur - ORR  
Embassy Golf Links  
Electronic City  
Wipro Corporate Campus  
Accenture  
Intel  
J P Morgan  
Cisco

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- Bethany High School  
Christ College  
National Public School  
New Horizon Engineering College  
New Horizon School  
Jyothi Nivas College

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- Courtyard by Marriott, Silk Board Junction  
Hotel Grand Mercure  
Double Tree Suites by Hilton

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- Total Mall  
Forum Mall  
Garuda Mall  
Gopalan Innovation Mall

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- CBD  
Indiranagar  
Marathahalli  
BTM Layout  
Domlur  
Adugodi  
Jayanagar  
HSR Layout

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- St. John's Hospital  
Sakra World Hospital  
Manipal Hospital  
Jayadeva Hospital





- LANDSCAPED GARDENS
- CHILDREN'S PLAY AREA
- JOGGING TRACK
- YOGA/MEDITATION AREA
- TENNIS COURT





- SWIMMING POOL
- KIDS POOL
- CLUB HOUSE
- POOL SIDE CAFE
- AMPHITHEATRE
- AQUA GYM
- PARTY LAWN
- REFLECTING POOL





- BEST IN CLASS SPECIFICATIONS:  
MARBLE FLOORING IN LIVING, DINING AND BEDROOM  
VILLEROY & BOCH FIXTURES OR EQUIVALENT.  
100% POWER BACK-UP





45.0 MT WIDE OUTER RING ROAD

### MASTER PLAN

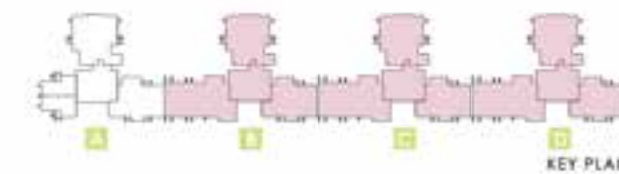
- 1. ENTRY GATE
- 2. ENTRY PLAZA
- 3. SEATING POCKET
- 4. LILY POND
- 5. HEALING GARDEN
- 6. LAWN
- 7. RAMP TO BASEMENT
- 8. CLUB HOUSE AMINITES AREA
- 9. CLUB HOUSE
- 10. POOL DECK
- 11. AQUA GYM POOL
- 12. SWIMMING POOL
- 13. AMPHITHEATER
- 14. TODDLER PLAY AREA
- 15. COMMERCIAL BUILDING
- 16. PARKING
- 17. VOLLEY BALL COURT
- 18. TENNIS COURT



**A**  
TOWER



**B C D**  
TOWER TOWER TOWER





## 1 BHK

SBU AREA = **617 sqft**  
CARPET AREA = 427 SQFT (AS PER RERA)



## 2 BHK

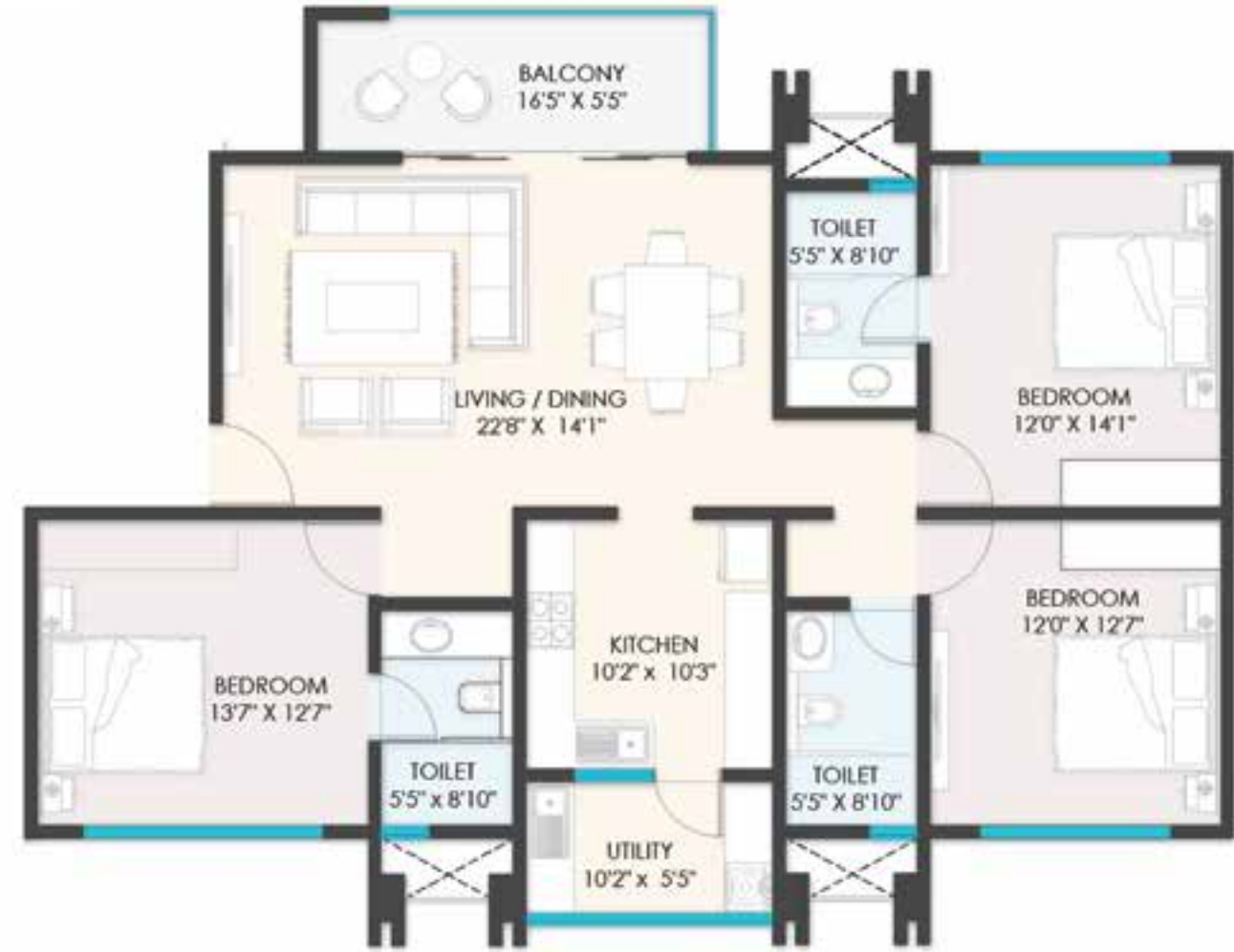
SBU AREA = **1235 sqft**  
CARPET AREA = 810 SQFT (AS PER RERA)





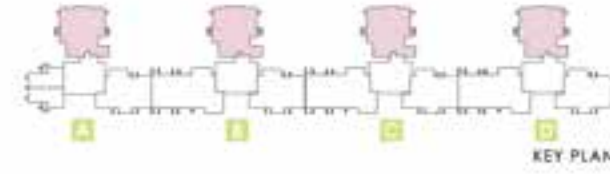
### 3 BHK (MEDIUM)

SBU AREA = **1815 SQFT**  
CARPET AREA = 1253 SQFT (AS PER RERA)



### 3 BHK (LARGE)

SBU AREA = **2070 SQFT**  
CARPET AREA = 1433 SQFT (AS PER RERA)

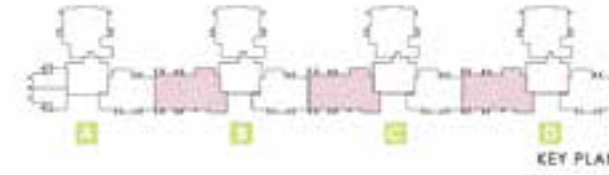




# 4 BHK

SBU AREA = **2495 SQFT**

CARPET AREA = 1746 SQFT (AS PER RERA)



The Advantage Raheja is one of India's most prestigious brands in property development. With over five decades of experience in the industry, we constantly reinvent the contemporary in developing Hotels, Malls, Residential Properties and Corporate Houses.

Our legacy of being the leaders in the Indian realty industry, is not just a result of the excellence of our offerings and our financial standing. We also pride ourselves on being the foremost in social responsibility; pioneering the concept of development with a conscience.

Our vision is to develop living and working spaces that are self-sustaining, environmentally responsible, easy to maintain and timeless in appeal.

JW MARRIOTT, VITTAL MALLYA ROAD, BENGALURU.



PEBBLE BAY, DOLLAR'S COLONY, BENGALURU



MERCEDES BENZ RESEARCH CENTER, EPIP, BENGALURU



COURTYARD BY MARRIOTT, EPIP, PUNE