

An artistic representation through Computer Generated Image (CGI)



www.spectra.co.in

SPECTRA RAAYA



SPECTRA



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LIVE
THE
GOOD
LIFE

DISCOVER



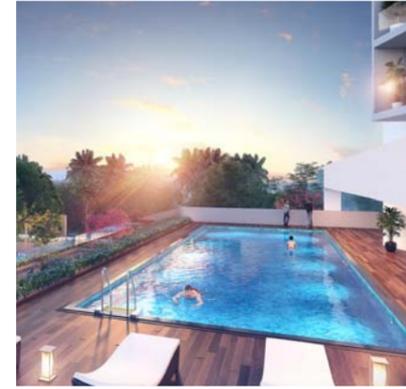
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Living, Built by
Design



SPECTRA

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SPECTRA
RAAYA

SPECTRA RAAYA

"Live among vibrant communities
that nurture you.

Live in a fresh, green ecosystem
that rejuvenates your mind, body and soul.

Live in abundant spaces
that let you grow and thrive.

Live in comfort and convenience
with amenities for the entire family.

Live each day as a new experience,
rich in new possibilities.

Live in happiness, warmth and harmony
Live life to the fullest... every day!"

SPECTRA RAAYA
LIVE THE GOOD LIFE



LIVE THE GOOD LIFE

NAME

Spectra Raaya

LOCATION

Whitefield, Bengaluru

UNIT TYPOLOGY

2BHK & 3BHK

ARCHITECT

Urban Frame | A Space Matrix Group Company

Life thrives when it finds the ideal living ecosystem. Where growth is sustained and happiness is nurtured. Where vibrant communities converge to share every joy and celebrate every success. Where positivity is harnessed and each day is rich with new possibilities.

Located in Whitefield, Bengaluru, Spectra Raaya is where you live the good life. Experience modern living among a vibrant community, with ample green spaces and amenities that create joy for the entire family.

These premium homes help you rejuvenate in natural light and fresh air, enjoy captivating uninterrupted private views, relax in sky gardens on extended balconies and live in complete privacy with minimum common walls.

Make everyday special.
At Spectra Raaya, live the good life.



An artistic representation through Computer Generated Image (CGI)

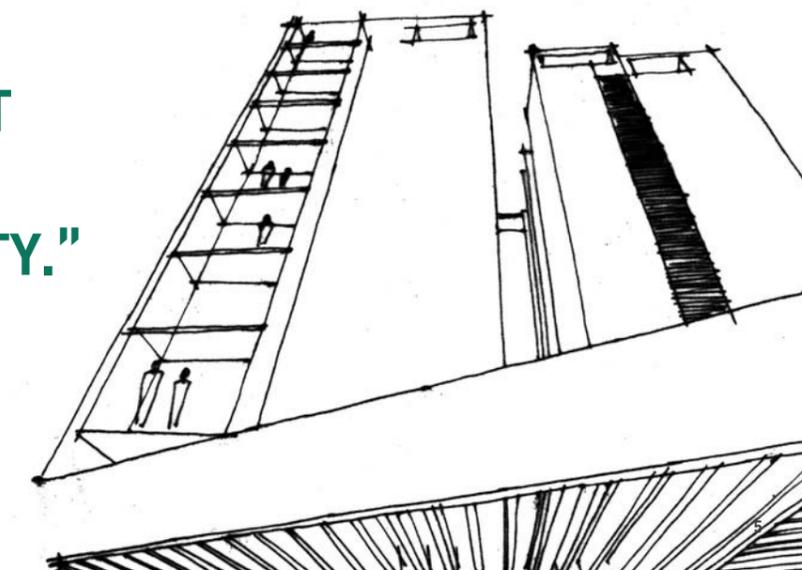


An artistic representation through Computer Generated Image (CGI)

RAAYA

/Your Trusted Friend/

“TRUSTED FRIENDSHIPS ARE IMPORTANT IN BUILDING COMMUNITIES. WITH SPECTRA RAAYA, WE SEEK TO BUILD NOT JUST A HOME, BUT TO NURTURE A COMMUNITY.”



A representational image

EAST BENGALURU

SHOPPING DESTINATIONS 02

- Phoenix MarketCity
- VR Bengaluru
- Forum Value Mall
- Inorbit Mall
- Ascendas Park Square Mall
- Cosmos Mall

CAFES & RESTAURANTS 04

- Windmills Craftworks
- The Biere Club
- Chianti
- Copper Chimney
- Mainland China
- Toscana

WORKSPACES & CONNECTIONS 06

- Located close to EPIP Zone and Major Tech Parks
- Connected to Marathalli Junction, Kundanahalli Junction and Hope Farm Junction

01 EDUCATIONAL INSTITUTIONS

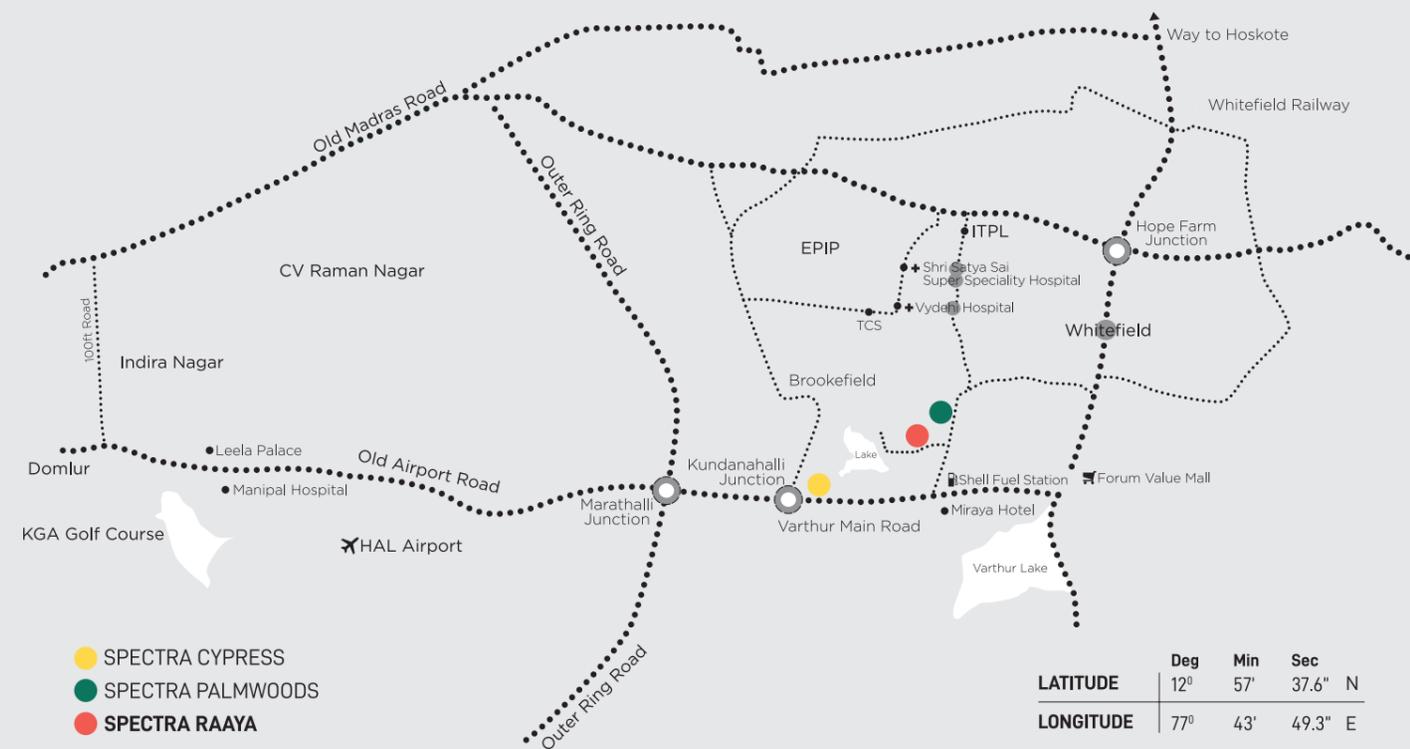
- The International School Bangalore (TISB)
- Oakridge international School
- Inventure academy
- Ryan International School
- Ekya School ITPL
- Greenwood High International School

03 PREMIUM HOTELS

- Taj Vivanta
- Marriott
- The Zuri
- The Den
- Miraya Hotel
- Sheraton

05 HOSPITALS & MEDICAL FACILITIES

- Columbia Asia Hospital
- Manipal Hospital
- Vydehi Hospital
- Sathya Sai Super Speciality Hospital
- Sankara Eye Hospital
- Apollo Cradle



Live and thrive in a handpicked location

The location of your home decides how happily you will live your life here. Like, how far is your workplace from your home? Where are the nearest schools and healthcare centres? Are there shopping malls, recreational facilities and parks located nearby?

Whitefield Bengaluru's New City Centre

Spectra Raaya is located in Whitefield, Bengaluru. Whitefield is fast emerging as the destination of choice for the world's leading IT hubs and innovation catalysts to further expand their enterprises. Add to this sprawling malls, luxury hotels, gourmet restaurants, recreational spaces and parks, international schools, super specialty healthcare centres and many cultural institutions. What you get is **Whitefield rapidly emerging as the new city centre of Bengaluru.**

The Silicon Valley of India

East Bengaluru welcomes you with a plethora of industrial hubs, sprawling green stretches, captivating sights, cultural festivities and mouth watering cuisine. Bridging the traditional and the modern, it is home to some of the biggest global technology corporations, making it the Silicon Valley of India. A good road network, revered educational institutions, world class health care facilities, shopping malls and so on ensure that, by living here you enjoy access to **everything you could possibly need.**

HIGHLIGHTS

Minimum Common Walls, Maximum Privacy

Privacy is not hard to find at Spectra Raaya. An exemplar of modern living, the interior layouts of these uniquely designed homes offer you the comfort of living in a space which has minimum common walls. So that you can sit back, relax and enjoy complete privacy in your very own tranquil retreat.



Rejuvenate in Natural Light and Fresh Air

Wake up to the first rays of the morning sun. Feel the calm breeze caress your senses throughout the day. Bask in the glow of radiant sunsets. Live in a home that is naturally well lit, where the air is always fresh. From dawn to dusk, your Raaya home will rejuvenate your mind, body and soul.

Enjoy Uninterrupted Private Views

The towers in Spectra Raaya are staggered in the master plan, to break their linearity. This opens up a world of fresh new possibilities. The outward facing units include uninterrupted private views, that captivate you every day with sights of the verdant Garden City that blends seamlessly into the horizon.



Thrive in Open Lush Green spaces

At Spectra Raaya, experience living in lush green open spaces. The unique landscaping and angular placement of the towers opens up relief spaces that create a lush green metaphorical curtain wall, which stretches through the project and provides a large common green for the entire development.



Designer Homes Crafted by Spectra

Every minute detail of your home is carefully crafted by award winning architects, who have aligned global aesthetics with the latest design trends to ensure that you enjoy the good life.

The harmonious blend of indoor and outdoor spaces, provision for ample storage spaces, the use of premium brands for fittings, fixtures and more ensure that these designer homes are perfect for you.

Happiness for the Entire Family

From a Clubhouse that includes a well-equipped gym, an elevated swimming pool, reading room/library and play area for toddlers, to outdoor spaces which include paved gardens, children's play area, multipurpose court and an outdoor party lawn with an open air informal amphitheatre, Spectra Raaya features amenities that are designed to bring joy for the entire family.





GARDEN IN THE SKY



Spectra Raaya is designed to create a visual connect between the inside and the outside. In addition to the landscape pockets on the ground level, the project features softscape on extended balconies at selected levels of the facade, to give one their very own private garden in the sky. The gardens feature a triple height volume with an expansive outdoor deck, that evokes the magical feeling of living in the sky.

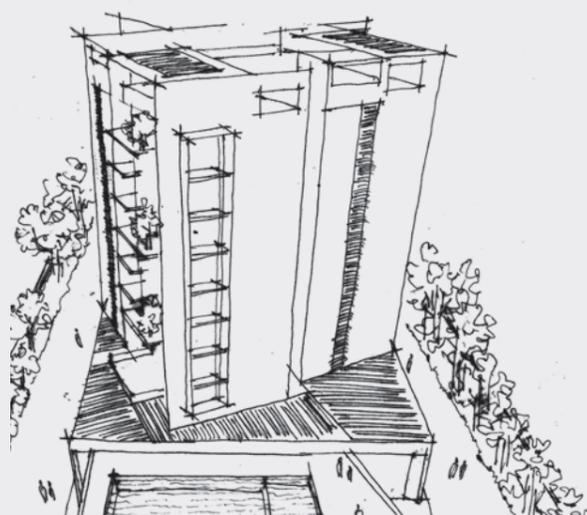
**“LIVE THE GOOD LIFE
WITH YOUR VERY OWN
GARDEN IN THE SKY”**



world-renowned
architects

“OUR VISION IS TO INSPIRE POSITIVE IMPACT BY CREATING COMMUNITIES THAT ARE WHOLESOME, PROSPEROUS, SUSTAINABLE AND FUTURE READY”

URBAN FRAME | A SPACE MATRIX GROUP COMPANY



COMMUNITY
GREEN SPACES
MODERN LIVING



Amenities

Joy for everyone

FUN



- Multi-Indoor Games Room
- Indoor Toddler's Play Area
- Kid's Activity Zone
- Well-Equipped Gym
- Indoor Hall for Yoga/Aerobics
- Snooker/Billiards Table



- Multi-Purpose Court
- Swimming Pool with Deck Area
- Children's Play Area
- Cricket Net

RELAX



- Clubhouse with Lifestyle Amenities
- Waiting Lounge
- Multi-Purpose Hall
- Reading Room/Library



- Senior Citizen's Open Gym

NATURE

- Outdoor Party Lawn
- Paved Gardens
- Open-Air Informal Amphitheatre

BASICS

- Rainwater Harvesting System
- Sewage Treatment Plant
- Organic Waste Convertor
- Power Back-Up for Common Areas

SAFETY

- CCTV in Common Areas
- Wheelchair Enabled Spaces



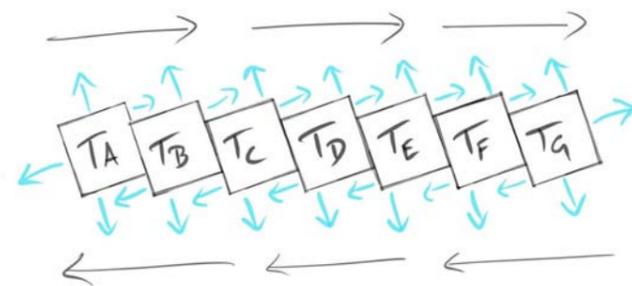
INDOOR



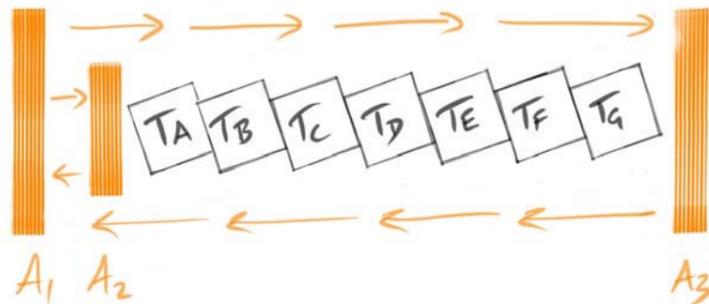
OUTDOOR

APPROACH TO DESIGN

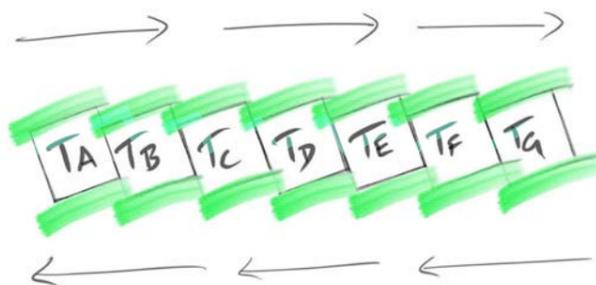
MASTER PLAN



Uninterrupted Views
Captivating Panoramic Views



Strategically Placed Amenities
A1/A2/A3 - Amenities Group 1/2/3



Lush Green Curtain
Stunning Landscape throughout Project

“THE FOCUS OF THE DESIGN WAS TO PLACE THE USER OF THIS PROJECT IN PRIME IMPORTANCE, AND THIS NARRATIVE LEAD TO FOCUS ON USER CENTRIC DESIGN.”

Uninterrupted Views

The 7 towers of Spectra Raaya are staggered into the master plan to break their linearity. The outward facing units which emerge consequent to this angular positioning, open up to uninterrupted private views of the city.

Strategically Placed Amenities

Spectra Raaya is designed to provide better circulation by strategically placing amenities throughout the project, to usher in good times for the entire family. Having well distributed amenities also means deeper community engagement and more meaningful conversations everyday.

Lush Green Curtain

The relief spaces created by the placement of towers makes for interesting pockets of green through the project and its periphery. What results is a lush green metaphorical curtain wall at the ground level, that resonates the visual ethos of the Garden City.

Spectra Raaya is a lifestyle residential apartment project. The name takes its root from "Rah" etymologically, which means path and journey, and every journey is about transitions.

For us, at the creative side of the project, it was about tending this aspect of transition with utmost care - be it from the external access into the linear project site, through a landscaped boulevard, leading into the towers, which have been intentionally staggered on the masterplan to create identity to each tower. This is enhanced further by carefully tending the transition spaces, with a strong colour palette emerging from the landscape elements and the built form. This would reinforce the idea of identity amongst the various towers.

The common amenities extending from the entrance boulevard to the club, extending itself into the children play areas, and the various elder spaces have been themed with a strong Biophilic design intent, to enhance the happiness and wellness quotient of the resident.

Urban Frame | A Space Matrix Group Company

Anup Naik, Vijay Upadhyay, Praveen. B, Sundaram. A, Vignesh. S



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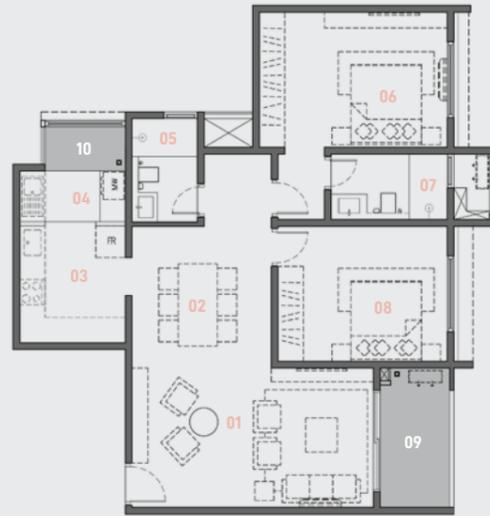
TRANSITIONS IN LANDSCAPE



In an era, where we live in a world within a world, there is a need to be sensitive to the way we inhabit space. The project finds its genesis in this approach. Spectra Raaya embodies the constant effort to create a visual connect between the inside and the outside. All the towers are set in the master plan, to provide a large common green for the entire development, flanked by the clubhouse. This becomes the first visual reference for a resident or a visitor. The blocks are staggered in the master plan to break the

linearity of the towers connected. Not only does this provide a visual relief but creates interesting landscape pockets at the ground level which give an individual identity to each block. The individual identity of each tower is brought alive by the use of landscape elements with a vibrant colour specific to that tower. This translates into a spectrum of colours transitioning through the project, like vivid brush strokes to add lots of joy and positive energy to your life.

Disclaimer: The landscape colour scheme as represented above for each of the towers is only tentative in nature. This colour scheme could undergo changes based on changes in landscape plan, site conditions or as recommended by the Company's architects.

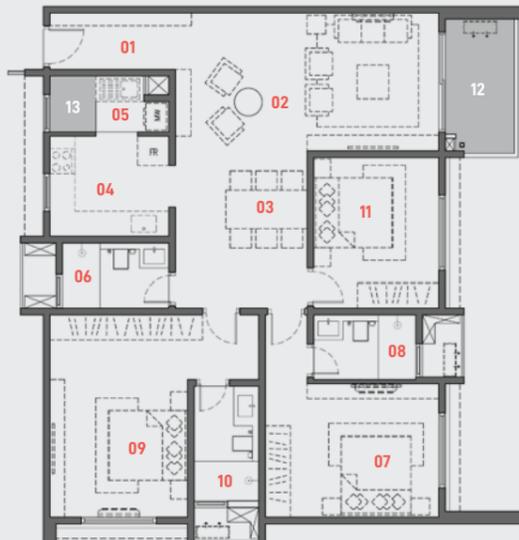


SR01

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Utility
- 05 Common Toilet
- 06 Master Bedroom
- 07 Attached Toilet
- 08 Bedroom
- 09 Balcony
- 10 Clothes Drying Area

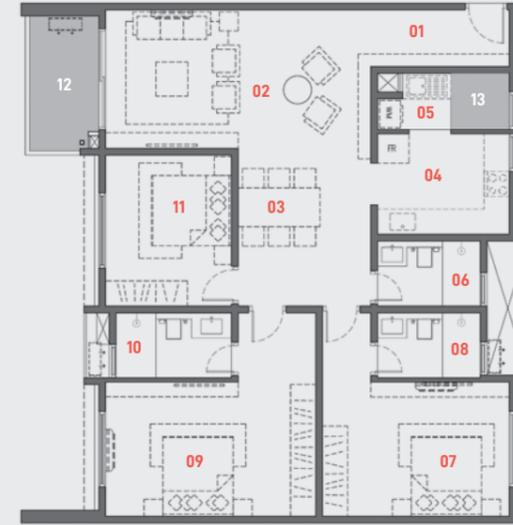
SR02

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Utility
- 05 Common Toilet
- 06 Bedroom
- 07 Master Bedroom
- 08 Attached Toilet
- 09 Balcony
- 10 Clothes Drying Area



SR03

- 01 Foyer
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Utility
- 06 Common Toilet
- 07 Bedroom
- 08 Attached Toilet
- 09 Master Bedroom
- 10 Attached Toilet
- 11 Bedroom
- 12 Balcony
- 13 Clothes Drying Area



SR04

- 01 Foyer
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Utility
- 06 Common Toilet
- 07 Bedroom
- 08 Attached Toilet
- 09 Master Bedroom
- 10 Attached Toilet
- 11 Bedroom
- 12 Balcony
- 13 Clothes Drying Area

SR05

- 01 Foyer
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Utility
- 06 Common Toilet
- 07 Master Bedroom
- 08 Attached Toilet
- 09 Bedroom
- 10 Attached Toilet
- 11 Bedroom
- 12 Balcony
- 13 Clothes Drying Area



SR06

- 01 Foyer
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Utility
- 06 Common Toilet
- 07 Bedroom
- 08 Attached Toilet
- 09 Master Bedroom
- 10 Attached Toilet
- 11 Bedroom
- 12 Balcony
- 13 Clothes Drying Area



SPECIFICATIONS

01

Structure

Seismic Resistant (Zone II) RCC Structure with Concrete Walls for the Apartment Towers

Seismic Resistant (Zone II) RCC Structure with Block Masonry for the Basement, Clubhouse and other Amenities

02

Doors & Windows

Main Door: Timber Frame and Flush Shutter with Veneer & Polish

Bedroom Doors: Timber Frame and Flush Shutter with Laminate Finish

Bathroom Doors: Timber Frame and Flush Shutter with Laminate Finish

Hardware: Stainless Steel Brushed Finish Hardware

Windows: UPVC/Aluminium Glazed Sliding Shutters

Ventilators: Aluminium

03

Flooring

Lobbies: Vitrified/Ceramic Flooring

Foyer/Living/Dining: Vitrified Flooring

Bedrooms: Vitrified Flooring

Bathrooms: Ceramic Flooring

Kitchen & Utility: Vitrified/Ceramic Flooring

Balcony: Ceramic Flooring

04

Paint

External: Exterior Grade Acrylic Emulsion

Internal: Walls with Plastic Emulsion and Ceilings with Oil Bound Distemper

05

Kitchen & Utility

Stainless Steel Sink with Single Drain Board for Kitchen & Utility

Provision for Water Heater & Purifier

Glazed/Ceramic Tile Dado up to 2 ft. Height over Granite Counter for Kitchen

06

Bathrooms

Granite Counter with Ceramic Wash Basin

Sanitary Fixtures of Reputed Make

Chrome-Plated Fittings of Reputed Make

Glazed/Ceramic Tile Dado up to False Ceiling

False Ceiling

07

Railings

Balcony: MS Railings with Enamel Paint Finish

Staircase: MS Railings with Enamel Paint Finish

08

Electrical

Concealed PVC Conduits with Copper Wiring and Modular Switches

Common Area: 100% Backup for Lighting & Lifts

BESCOM Power: 5 KW for 2 BHK and 6 KW for 3 BHK

DG Backup: 1 KW for 2 BHK and 2 KW for 3 BHK

09

Services

Sewage Treatment Plant

Organic Waste Converter

10

Elevators

2 Elevators per Tower

11

Landscaping

Professionally Designed Softscape and Hardscape (as per design)

External Lighting (as per design)

A design centric real estate company with a vast acumen in engineering, Spectra has developed premium residences across Bengaluru for over a decade. Leveraging their experience to create conscious architecture combined with a holistic design approach and a keen eye on detailing, the company has executed several prestigious projects.

Spectra projects are designed keeping the customer at the centre of it all. We handpick locations surrounded by the best of living conveniences, create spaces with efficient planning and implement it with skilled craftsmanship. Spectra homes seamlessly blend into your lifestyle creating happy memories, meant to be cherished for a lifetime.

Experience the joy of living, built by design at Spectra.



OUR VISION

At Spectra we aim to offer our customers the highest quality luxury living experience, by integrating the best quality design, architecture and detailing, combined with skilled craftsmanship and the best of brands to ensure their comfort and happiness.

LIVING

Celebrate life at your home

Handpicked Locations
Holistic Living Experiences
Comfort and Convenience

BUILT

Built to stand the tests of time

Engineering Expertise
Skilled Craftsmanship
Quality and Sustainability

DESIGN

Design in every detail

Space Planning
Integrated Design Approach
Innovative and Timeless

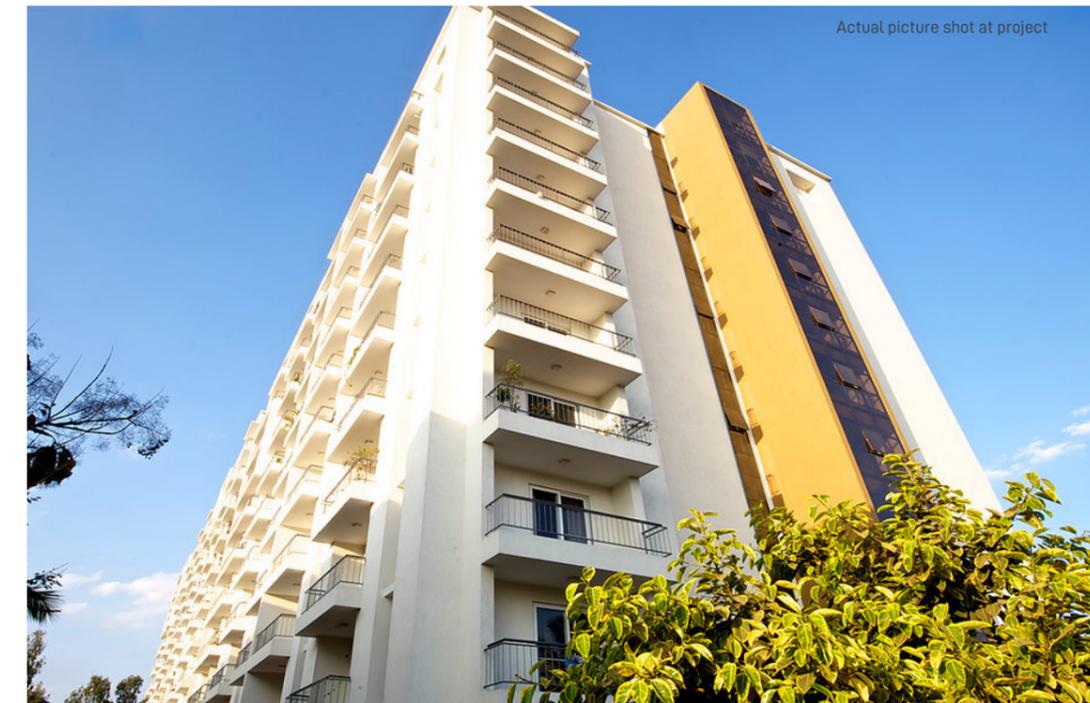
PROJECTS

in Whitefield



SPECTRA PALMWOODS

Garden Homes | Terrace Homes | Sky Homes



SPECTRA CYPRESS

Duplex Homes

AWARDS

| | | | |
|--|--|---|--|
|  SILICON INDIA BENGALURU REAL ESTATE AWARDS 'Best Luxury Apartment Project of the Year, East Bengaluru' SPECTRA PALMWOODS 2019 | GLOBAL REAL ESTATE BRAND AWARDS GLOBAL REAL ESTATE BRAND AWARDS 'Innovative Design Project of the Year' SPECTRA PALMWOODS 2019 | INDIA PROPERTY AWARDS INDIA PROPERTY AWARDS 'Emerging Developer of the Year, South India' SPECTRA CONSTRUCTIONS 2019 |  CREDAI CARE AWARDS 'Best Residential Dwelling (Under 1,500 Sq. ft.)' SPECTRA RAINTREE 2015 |
|--|--|---|--|

ACCREDITATIONS



CERTIFIED ISO 9001:2015
 ISO 9001:2015 specifies requirements for a quality management system where an organization needs to demonstrate its ability to consistently provide product that meets customer and applicable statutory and regulatory requirements.



CERTIFIED ISO 14001:2015
 ISO 14001:2015 sets out the criteria for an environmental management system and can be certified to. It does not state requirements for environmental performance, but maps out a framework that a company or organization can follow to set up an effective environmental management system.



CERTIFIED OHSAS 18001:2007
 OHSAS 18001:2007 is a British Standard for occupational health and safety management systems. It exists to help all kinds of organizations put in place demonstrably sound occupational health and safety performance. It is widely seen as the world's most recognized occupational health and safety management systems standard.



MEMBER INDIAN GREEN BUILDING COUNCIL
 Indian Green Building Council (IGBC) is a part of CII-Godrej Green Business Centre, which is actively involved in promoting the Green Building movement in India. The vision of the council is to serve as single point solution provider and to be a key engine to facilitate all Green Building activities in India.



MEMBER CREDAI
 The Confederation of Real Estate Developers' Associations of India (CREDAI) is the apex body for private Real Estate developers in India.

Spectra Constructions Private Limited delivers **high quality residential projects** and fulfills the promise of "Living, Built by Design". Approved by leading banks and financial institutions.



The Spectra Circle is our extended family. It is a community of our patrons and customers who have put their faith in us, stood by us and supported us since our inception.

As a member of the Spectra Circle, you get the privilege of having the first mover advantage and priority of choice across the spectrum of our premium projects. Which means that every time we build a premium home, you get to know it first and enjoy priority preference in booking.

Welcome to Spectra Circle. Together, let us create a lifetime of happy memories.