

THE  
**GRANCARMEN**  
ADDRESS

EXTRAVAGANT 3, 4 & 5 BEDROOM VILLAS  
SARJAPUR MAIN ROAD, BENGALURU





THE  
GRANCARMEN  
ADDRESS

The name 'Gran Carmen' stems from 'God's Vineyard' which appropriately captures the essence of life as we have planned it - in the lap of Mother Nature. The Gran Carmen Address is a plush residential project hosting extravagant Villas of elegant architecture in an aesthetically designed space.

The landscape architecture reflects the overall story of the project which incorporates the natural environment into the design and offers you nature's beauty to indulge and enjoy. The Villas sit on a pedestrian field ( by isolating all vehicular traffic to the basement) which is laid out in a courtyard format with various recreational areas with separate themes.

With 70% of the project dedicated to such a highly evolved landscape, we introduce you to a different kind of luxury.

Double height ceiling in Living or Dining rooms in Type 02, 03 and 04 Villas | Private entrance to your Villa | 45,000 sq ft Club House | No vehicular movement on the podium level, enabling children to play without any worries | Over 70% of green space  
Short course Olympic size Swimming Pool | Outdoor Swimming pool.



ADDRESS MAKER is a professionally managed Real Estate development arm of Piramal Capital & Housing Finance (PCHF).

Piramal Capital & Housing Finance is a wholly owned subsidiary of Piramal Enterprises Limited, the flagship company of Piramal Group. It provides both wholesale and retail funding opportunities across sectors. In Real Estate, the platform provides housing finance and other financing solutions across the entire capital stack ranging from early stage private equity, structured debt, senior secured debt, construction finance and flexi lease rental discounting. It is trusted by leading global investors such as CPPIB and 3i.

ADDRESS MAKER has carved out a vision that it foresees to achieve in residential offerings. The expertise and practical understanding of real estate industry offers an inherent assurance of successful implementation & timely delivery of real estate projects.

# MASTER PLAN

1. ENTRY PLAZA
2. CLUB HOUSE
3. CLUB ENTRY
4. OUTDOOR CAFE
5. OUTDOOR BANQUET
6. VISITOR'S PARKING
7. LANDSCAPED AREA
8. ENTRY RAMP TO THE BASEMENT
9. PEDESTRIAN ENTRY
10. EXIT RAMP FROM BASEMENT
11. WATER PARK
12. URBAN PARK
13. AMPHITHEATRE STEPS
14. COMMUNITY GATHERING SPACE
15. CHILDREN'S PLAY AREA
16. TROPICAL GARDEN
17. BASKET BALL COURT
18. TENNIS COURTS



TO SARJAPURA

TO BANGALORE

# FLOOR PLAN

VILLA 1A - 3630.00 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA 01 - 2900.00 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA 02 - 3990.00 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA 04 - 5530.00 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# SPECIFICATIONS



STRUCTURE: RCC framed structure

8" thick concrete block external walls | 4" thick concrete block internal walls.

FLOORING: Lobby, Living, Dining & Family lounge: Imported marble flooring | Bedrooms: Vitrified tiles Master Bedroom: Laminated wooden flooring | Kitchen: Vitrified tiles | Balcony & Utility: Antiskid ceramic flooring tiles | Servant Room & Toilet: Ceramic tiles | Toilets: Antiskid ceramic flooring tiles | Staircase: Granite flooring | Multipurpose Hall: Vitrified tiles

DADOING: Toilet - Dadoing upto lintel level with designer ceramic tiles.

DOORS: Main door: Polished teak wood frame & hard wood shutter with both sides teak veneering | Bedroom doors: Hard wood frame & flush designer shutter | Toilet doors: Waterproof toilet doors with hardwood frame, commercial plywood and waterproof paint on the other side.

WINDOWS & VENTILATORS: UPVC sliding windows with mosquito mesh | UPVC ventilators | UPVC sliding door for Living, Dining & Family room.

PAINTING: Premium emulsion for all interior walls, oil bound distemper for ceiling | Exterior finish - Textured / Cladding / Weather-proof paint finish.

CP & SANITARY FITTINGS & FIXTURES: European water closet & wash basins of Hindware / equivalent make in all toilets | CP fittings - Jaquar / equivalent make in all toilets.

ELECTRICAL: AC points - Conduits with wiring, socket and control switch for Master Bedroom, Living & Dining rooms | The other bedrooms - Conduits without wiring / provision for AC points | TV and Telephone points - Master Bedroom, Living / Dining rooms | Provision for the same in other bedrooms | Switches - Modular switches from Anchor or equivalent make | 100% DG back up for pumps and common lighting | 100% backup provision at additional cost for villas.

# AMENITIES



MORE SPORT: Squash, Tennis, Badminton and Basketball courts, Table tennis and Pool tables

MORE Banquet hall

ENTERTAINMENT:

MORE Departmental store, Provision for ATM, Clinic and Launderette

CONVENIENCE:

ADDITIONAL Rainwater Harvesting, Sewage treatment plant, Solar heating systems, Video door phone, Intercom  
FEATURES: facility

MORE RELAXATION Steam, Sauna, Jacuzzi, Aerobics, Yoga, Meditation Centre, Indoor and Outdoor Swimming Pool  
AND RECREATION: (separate for children), Fully equipped gymnasium, Children's play area and a jogging track





### NEIGHBOURHOOD

Proximity (Approx) | Total Mall: 4.3 km | Sarjapur Outer Ring Road: 5.3 km | Silk Board Junction: 10 km  
 Electronic City (via Silkboard): 19 km | Koramangala: 9 km | Marathahalli: 7 km

### Nearby Educational Facilities

TISB, Indus, DPS, GEAR | Indian International School | Primus Public School  
 Ryan International School | Inventure Academy | Greenwood High International School

### IT Parks

Prestige Tech Park | Salarpuria Tech Park | Intel India | RMZ Eco Space  
 Cessna Tech Park | Vrindhavan Tech Park



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