



LIVE

The

HIGHER

LIFE





We build spaces. And partnerships.



THE ADDRESS MAKERS is a professionally managed Real Estate development arm of INDIAREIT. INDIAREIT is a leading Real Estate Private Equity Fund platform promoted by PIRAMAL ENTERPRISES, a multi-billion dollar business conglomerate with diverse interests such as pharmaceuticals, specialty glass, real estate and financial services. It has operations in over 100 countries spread across 3 continents.

Started in 2006, INDIAREIT now encompasses an overall corpus of over USD 900 million and has 60 million square feet of built-up area under management. The fund has investments across various Real Estate projects in Mumbai, NCR, Bangalore, Hyderabad and Chennai.

THE ADDRESS MAKERS has carved out a vision that they aim to achieve in residential offerings. With the expertise and practical understanding of the Real Estate industry, THE ADDRESS MAKERS offers an inherent assurance of successful implementation and timely delivery of Real Estate projects.



THE GRANCARMEN ADDRESS

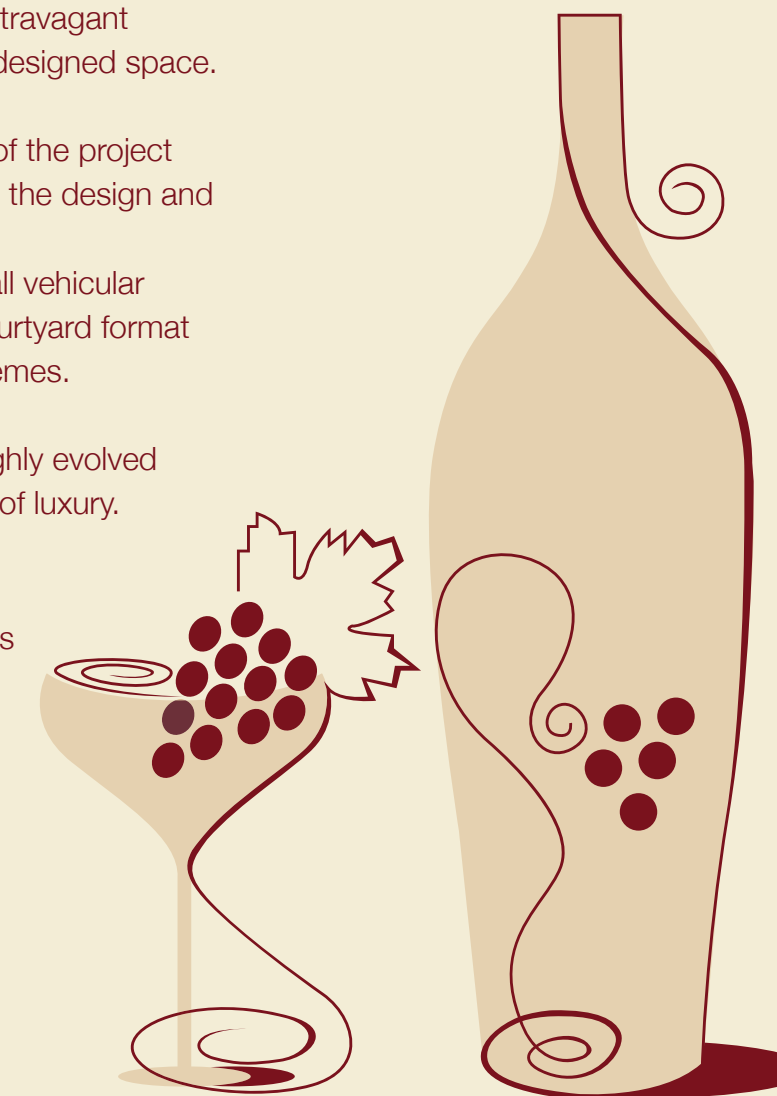
A DIFFERENT KIND OF LUXURY

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 design 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 and 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.
- 30,000 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.





The Gran Carmen Address
by THE ADDRESS MAKERS

LOCATION MAP



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
- Wrindhavan Tech Park

Nearby Shopping Centres

- Bangalore Central
- Total Mall
- MORE
- Spencer



GRAN CARMEN VILLAS



**-LANDSCAPED-
URBAN PARK**

Crafted according to wind flow patterns to create multiple forms of open green space, these landscaped gardens are the perfect panacea for the tired mind.



**- LANDSCAPED -
WATER PARK**

Soothe your frayed nerves at the landscaped Water Park as the sound of the gentle gurgling of water is sure to drive your worries away.



**- LANDSCAPED -
TROPICAL GARDEN**

Find your own space amidst various hues of green at the Tropical Garden. This exclusive lung space also lends itself to unhurried conversations and pleasant memories.



KIDS PARK

Maximum open space is generated by creating a pedestrian field for Villas by isolating all vehicular movement to the basement. The pedestrian field has recreational areas that serve as meeting spaces.



CLUB HOUSE

Situated at the beginning of the site, the Club House serves as a space for social interaction with ancillary facilities like Health Club, Gymnasium, Swimming Pool, Tot Lots, Tennis Court and Multipurpose Hall/Banquet.



THE VILLA

Distinct type of Villa designs, each provided with a small landscaped garden, makes for picture perfect homes.



The Living Room has spaces that flow into outdoor areas and can easily open up to become a part of them.

INTERIORS
BATHROOM



INTERIORS
KITCHEN



INTERIORS
BEDROOM



INTERIORS
LIVING AREA



MASTER PLAN

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



VILLA 01



2900.00 sq ft



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA 02



3990.00 sq ft



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA 03



5000.00 sq ft



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA 04



5530.00 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AMENITIES

MORE SPORT

- Squash, Tennis, Badminton and Basketball courts
- Table tennis and Pool tables

MORE RELAXATION AND RECREATION

- Spa, Steam, Sauna and Jacuzzi
- Aerobics, Yoga and Meditation Centre
- Swimming Pool (separate for children)
- Fully equipped gymnasium
- Children's play area and a jogging track

MORE ENTERTAINMENT

- Banquet and Party Hall

MORE CONVENIENCE

- Departmental store
- Provision for ATM
- Crèche
- Clinic
- Launderette

ADDITIONAL FEATURES

- Rainwater harvesting
- Sewage treatment plant
- Solar heating systems
- Video door phone
- Intercom facility



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.

Kitchen - Dadoing with vitrified tiles upto 2 ft over the granite counter.

DOORS

Main door: Polished teak wood frame and hard wood shutter with teak veneering on both sides.

Bedroom doors: Hardwood frame and flush designer shutter.

Toilet doors: Hardwood framed waterproof toilet doors with commercial plywood and waterproof paint on the other side.

WINDOWS

3 track powder coated aluminum sliding windows with mosquito mesh.

Powder coated aluminium louvered ventilators.

Powder coated aluminium sliding windows for Living, Dining & Family rooms.

PAINTING

Premium emulsion for all interior walls, oil bound distemper for the ceiling.

Exterior finish - Textured / cladding / weather-proof paint finish.

CP, SANITARY FITTINGS & FIXTURES

European water closet and wash basins of Hindware / equivalent in all toilets.

CP fittings - Jaquar / equivalent make in all toilets.

Single bowl stainless steel sink with drainboard in kitchen.

ELECTRICAL

AC points - Conduits with wiring, socket and control switches for Master Bedroom / Living & Dining rooms.

Other bedrooms - Conduits without wiring / provision for AC points.

TV and Telephone points - Provided in the Master Bedroom / Living and Dining rooms, with provision for the same in the other rooms.

Switches - Modular switches from Anchor / equivalent make.

100% DG backup for pumps and common lighting.

100% backup provision will be provided at an additional cost.



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Disclaimer: The views shown are artist impressions only. The architectural features, colour schemes of buildings and landscape features are subject to change. Views and amenities are preliminary and are subject to change.