

CONCORDE®

A LIFE  
THAT'S YOURS TO

LIVE

# CONCORDE Mayfair

On Bellary Road, Yelahanka



# WELCOME TO DOWNTOWN LIVING

Concorde Mayfair redefines downtown living by offering world-class homes designed with your lifestyle and aspirations in mind while ensuring you will never have to compromise on how you want to live.

Our neo-residential homes, seamlessly integrated with future commercial and retail offerings, invite you to experience a dynamic, vibrant, and cosmopolitan lifestyle. Here, you'll be part of a community of like-minded individuals who appreciate the finer things in life and enjoy the very best the city has to offer.

**CONCORDE**  
**Mayfair**

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A LIFE THAT'S YOURS TO LIVE



Integrated Residential and Commercial Spaces  
with High-Street Retail



3.30 Acres of Residential Space



217 Units



4 Towers



G+14 Floors



25 Curated Amenities and  
7,900 sq.ft. Clubhouse

# E XPERIENCE TRUE DOWNTOWN LIVING!

## LIMITLESS POSSIBILITIES

- Adjacent to the six-lane elevated corridor, leading to Kempegowda International Airport in 12 mins.
- Upcoming Yelahanka metro station is 5 mins. from the property
- Commercial spaces, malls, educational institutions, hotels & retails and multi-speciality health centres all within 12 min. radius

## NEO RESIDENCES

- 61% open spaces
- Alexa-enabled smart homes to control electricals, lighting and appliances
- 7 ft. tall windows in living & bedrooms with uninterrupted views
- Laminated wooden flooring in master bedroom
- Fully furnished bathrooms
- Double glazed windows for noise reduction & energy efficiency
- 4 Level security features for enhanced security

## HIGH-LIFE EXPERIENCE

- 25 curated amenities spread across 3 levels
- Sky amenities soaring 145 ft. above ground level
- Evolve - a 7,900 sq.ft. signature clubhouse on the 14<sup>th</sup> floor

## COSMOPOLITAN COMMUNITY

- Home to a vibrant & diverse community
- Abundant social and cultural opportunities
- Well-designed community spaces

# SMART LIVING REDEFINED

As an integral part of the Concorde philosophy,  
we take pride in offering SMART homes:

## SUSTAINABLE LIVING

- Sewage Treatment plant implementation
- Rainwater harvesting for well and groundwater replenishment
- Organic waste converter
- Flushes use STP treated water to aid in water conservation

## MODERN DESIGN

- High efficient homes
- Laminated wooden flooring in master bedroom
- Fully furnished bathrooms
- 7ft. tall windows with panoramic views
- Double glazed windows for noise reduction and energy efficiency

## AMENITIES-RICH

- 25 Curated amenities spread across 3 levels
- Evolve - a 7,900sq.ft. signature clubhouse of Concorde at the 14<sup>th</sup> Floor
- Sky amenities at 145 ft. above ground level

## REAL VALUE

- High rental yield
- Min. 30% value appreciation from property launch

## TECH-ENABLED HOMES

- Alexa enabled features for lighting and fixtures
- Digital door lock
- EV charging facility on request

PRESENTING THE HIGH-LIFE EXPERIENCE

**25** curated amenities



# THE SKY AMENITIES

| Discover an unparalleled high-life experience  
with amenities curated 145 ft. above ground level.

- Yoga Deck
- Meditation Pavilion
- Work Station Pods
- Senior Citizen Court
- Reflexology Path
- Sky Gym
- Star Gazing Deck
- Party Deck
- Barbecue Nook
- Outdoor Board Games
- Mini Basketball Dribble Court
- Mini Futsal with Strike Net

# ASCEND TO THE EVOLVE EXPERIENCE

| Concorde's Signature Clubhouse - Evolve,  
spread across 7,900 sq.ft. on the 14<sup>th</sup> floor

- Reception with Lounge
- Multipurpose hall with Pantry & Deck
- Gymnasium
- Indoor Game Rooms
- Tiny tots Play Arena
- Association room
- Meeting room
- Library lounge

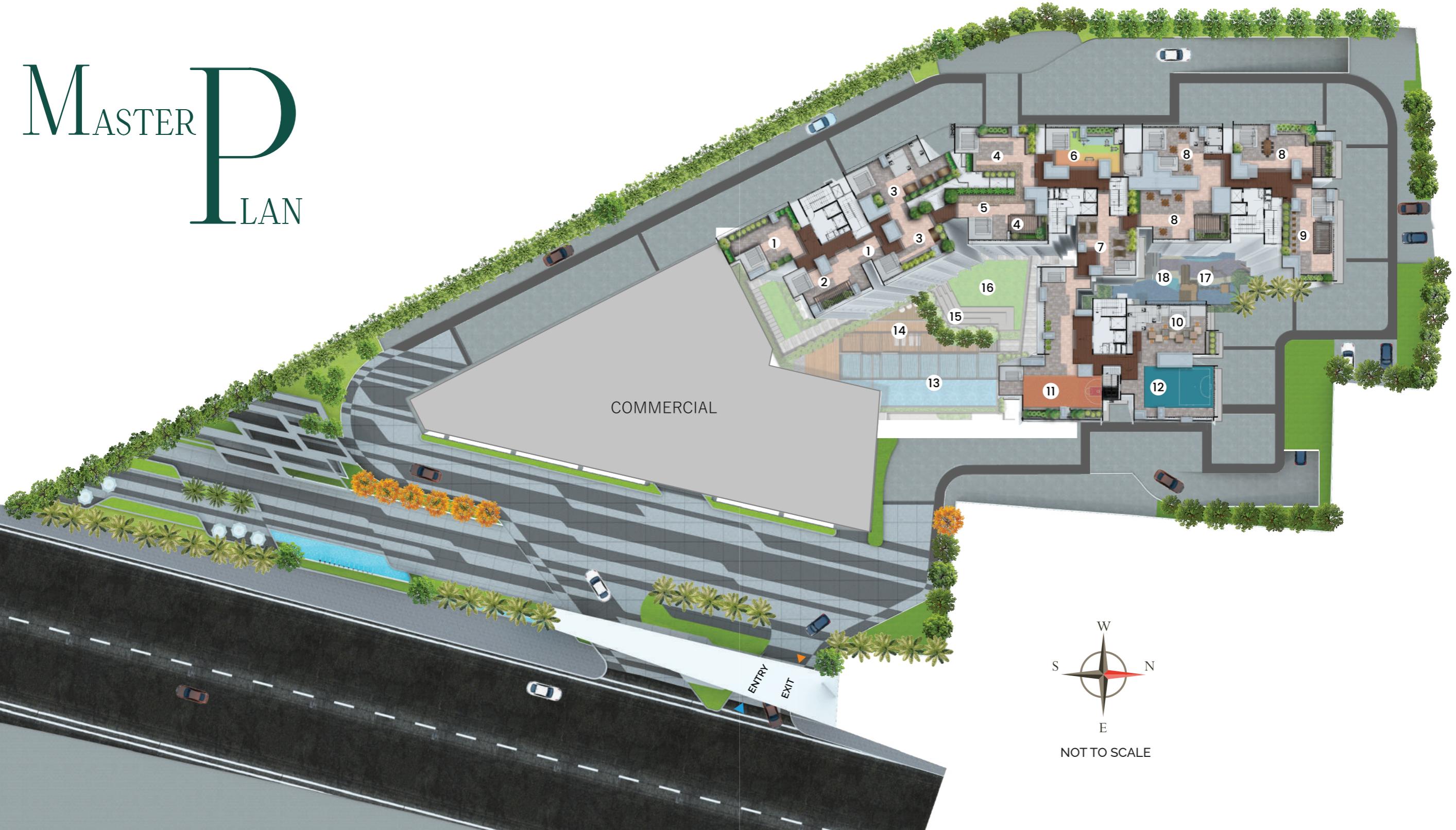


# PODIUM A MENITIES

Enjoy unparalleled convenience and luxury with our ground and podium level amenities, designed to elevate your lifestyle.

- Swimming Pool with Kid's Pool
- Pool Deck with Cabana
- Mini Amphitheatre
- Party Lawn
- Seating Area with Pergola
- Kid's Play Area

# MASTER P LAN



## Terrace Amenities:

- 1. Yoga Deck
- 2. Meditation Pavilion
- 3. Work Station Pods
- 4. Senior Citizen Court
- 5. Reflexology Path
- 6. Sky Gym
- 7. Star Gazing Deck
- 8. Party Deck
- 9. Barbecue Nook
- 10. Outdoor Board Games
- 11. Mini Basketball Dribble Court
- 12. Mini Futsal with Strike Net

## Podium Amenities:

- 13. Swimming Pool with Kid's Pool
- 14. Pool Deck with Cabana
- 15. Mini Amphitheatre
- 16. Party Lawn
- 17. Seating Area with Pergola
- 18. Kids Play Area

# 12 MIN ACCESS TO THE C ITY'S FINEST



Healthcare



Education



Business Centres



Lifestyle



Metro



Railways

# EVERYTHING YOU NEED, ALL IN JUST **12** MINS.

## EDUCATION

Mallya Aditi International School	: 2.3 km
Canadian International School	: 4.1 km
Orchids International School	: 4.7 km
NITTE Meenakshi Institute of Technology	: 6 km

## HEALTHCARE

Sparsh Hospital	: 0.8 km
Manipal Hospital	: 6 km
Aster CMI Hospital	: 6.2 km
Rainbow Children's Hospital	: 4.2 km

## LIFESTYLE

RMZ Galleria Mall	: 0.95km
Phoenix Mall of Asia	: 4.4 km
Esteem Mall	: 6 km

## CONNECTIVITY

Kempegowda International Airport	: 20 km
Yelahanka Metro Station	: 1.4 km
Yelahanka Railway Station	: 2.7 km

## BUSINESS AND COMMERCIAL CENTRES

Northgate Office Park	: 2.4 km
Jakkur Aerodrome	: 2.3 km
GVK	: 6.4 km
L&T Tech Park	: 4.3 km
RMZ Latitude	: 5.3 km
Karle Town Centre	: 8.4 km
Manyata Tech Park	: 8.2 km
KIADB Hardware Park	: 13 km

\*The travel times depicted in the graph are based on average conditions and may vary depending on traffic. Actual travel times may differ from those shown.

# SPECIFICATIONS

## STRUCTURE

- RCC framed structure, designed as per seismic zone 2, as per design and 6"/ 4" block work as per design

## WINDOWS

- 3ft to 7ft height, 3 track sliding UPVC windows with Mosquito mesh
- Sliding door at balconies: 7'6" height 3 track sliding UPVC window
- Double Glazed Unit for windows and sliding doors
- Grills and Railings: Invisible Grills in windows, MS railings for staircase
- Glass railing / MS railing for balcony as per architect design

## FLOORING

- 2' X 4' Vitrified tiles in living/ dining, in bedrooms and kitchen
- Wooden laminate flooring in Master Bedroom
- Ceramic Rustic tiles in balcony, utility, and toilet floors

## DOORS

- Main door: 7'6" height Teak wood frame with Modular shutter veneer finished with good quality hinge and digital lock
- Internal: Hard wood frame with melamine polished modular shutter, with good quality hinge and locks
- Bathrooms: Flush shutter with protective coating on one side

## TOILETS WALLS

- Glazed tile of 600 X 300 for dado up to False ceiling

## PLUMBING

- Standard quality plumbing fixtures – Jaguar / Kohler or Equivalent
- Single Lever Diverter -water supply for all toilets and Hot and cold-water supply for All toilet wash basin

## SANITARY FITTINGS

Good quality sanitary fixtures of Kohler / Jaguar/ Hindware / equivalent.

- Wall hung EWC in all toilets
- Vanity counter in bathrooms
- Glass partition
- Towel rod

## WALL FINISHING

- Interior: Asian Tractor Emulsion paint or Equivalent
- Exterior: Two coats of exterior Asian Apex emulsion paint or Equivalent

## **ELECTRICAL SWITCHES**

Standard quality electrical fixtures ISI make – Anchor, Roma or Equivalent

## **WIRING**

Copper FR wires, TV point in living and Master bedroom, provision for AC points in all Bedrooms and living

## **STAIRCASE AND CORRIDORS**

- Granite for Staircase up to 3 floors & smooth concrete finish / step tiles for upper floors
- Granite for Corridor Floor, texture paint up to 8 ft height for corridor wall

## **LIFTS**

Standard make elevators – Johnson/ Kone or Equivalent

## **FIRE SAFETY**

Fire safety system with sprinklers as per fire norms

## **DATA AND COMMUNICATION**

Provision for Television in living and MBR

Provision for Internet in living and all bedrooms

## **POWER**

2BHK – 3KW, 3BHK 2T– 3KW, 3BHK 3T– 4 KW

## **GENERATOR**

Generator back up for common areas and 500 watts for 2BHK and 750W for 3BHK

## **WATER SUPPLY**

Treated water from STP shall be provided for flushing through Dual piping system for water closet

## **SANITATION**

Underground drainage with sewage treatment plant (STP)

## **WATER SUPPLY**

water supply through primary water treatment plant

## **WASTE MANAGEMENT**

Organic waste converter

## **SECURITY SURVEILLANCE SYSTEM**

CCTV at Entrance, tower entrance, inside lift, corridors of all floors and common areas

## **HOME AUTOMATION**

Basic home automation

## **EV CHARGING**

EV charging is an optional feature at an additional cost, which shall be decided based on the demand and feasibility

Note: Kitchen granite counter, Kitchen dado, sink and faucet shall not be provided.

Kindly use floor mounted faucet in the kitchen

# PROJECTS DELIVERED

1998

- Concorde Twin City
- Concorde Teachers Town
- Concorde Green City

2000-04

- Concorde Paradise
- Concorde Silicon Valley
- Concorde Homes
- Concorde Midway City

2005-10

- Concorde Sylvan View
- Concorde Manhattans
- Concorde Mist Valley
- Concorde Livingston

2011-14

- Concorde Cupertino
- Concorde Windrush
- Maruthi Concorde Tech park
- Concorde South Scape

2015

- Concorde Napa Valley
- Concorde Opus One

2016-17

- Concorde Tech Turf
- Concorde Amber
- Concorde Epitome
- Concorde Spring Meadows

2018

- Concorde Hill Crest I
- Concorde Luxepolis
- Concorde Auriga

2019-21

- Concorde Elements of Earth
- Concorde Abode 99
- Concorde Opus II

2022 - 2024

- Concorde Hillcrest (Extension)
- Concorde Econex
- Concorde Equity
- Concorde Antares
- Concorde Mayfair

## Neighborhoods in the Making

Concorde Abode 99

On Sarjapur, Hosur Road.  
3 & 4 BHK Luxury Villas

Concorde Antares

Off Yealhanka, Vidyaranyapura  
2 & 3 BHK Apartments & Penthouses

Concorde Equity

Off Sarjapur, Malur  
Premium Villa Plots

Concorde Opus II

Kanakapura Main Road  
Premium Villa Plots

# CONCORDE

## Mayfair

A LIFE THAT'S YOURS TO LIVE

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SCAN FOR LOCATION

