



— THE —
CENTRAL REGENCY
— ADDRESS —

**PREMIUM 2 & 3 BHK APARTMENTS,
OFF SARJAPUR - OUTER RING ROAD, BENGALURU**

The project is financed by

Aditya Birla Finance
Home Loans





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.



— THE —
CENTRAL REGENCY
— ADDRESS —

The Central Regency Address, much like its name, is a Regal address that is centrally located; an exquisite marvel that is in the neighbourhood of everything you can imagine. Located off Sarjapur - Outer Ring Road, it is just a few minutes away from the IT corridor, world-class Hospitals, top Educational institutions, Shopping malls and Restaurants.

The Central Regency Address brings luxurious living to the altar of proximity. A meticulously crafted residential project offering 2 and 3 BHK premium apartments. A state of the art clubhouse, outdoor swimming pool and squash court are some of the exquisite features of this centrally located project.

Embrace yourself with everything you wished for at The Central Regency Address, your home crafted in the centre of everything.

LOCATION MAP

THE
CENTRAL REGENCY
ADDRESS

2 & 3 BHK PREMIUM APARTMENTS



- 1. Entrance
- 2. Security
- 3. Ramp Entry/ Exit
- 4. Entrance Court

- 5. Feature Wall
- 6. 8.0M Wide Fire Driveway
- 7. Walking/ Jogging Track
- 8. Aroma Garden

- 9. Regency Court
- 10. Water Feature Edge
- 11. Swimming Pool
- 12. Children's Pool

- 13. Tensile Umbrellas
- 14. Basket Ball Hoop
- 15. Children's Play Arena
- 16. Central Court



MASTER PLAN



FLOOR PLANS



2BHK : 1454 SQFT



3BHK : 1920 SQFT



3BHK + Maid's Room : 2105 SQFT



3BHK + Private Terrace : 2022 SQFT

SPECIFICATIONS

- STRUCTURE:** RCC framed structure (designed for seismic zone II), with solid block masonry walls.
- DOORS:** Main Door: Polished teak wood frame with a BST (both side teak veneer) door shutter of 8ft height. Other Internal Doors: Hardwood frame with flush shutters of 7ft height. | Toilet Door: Hardwood frame with a commercial moulded shutter of 7ft height | Balcony Doors: UPVC doors with a mosquito mesh shutter.
- WINDOWS:** UPVC windows with mosquito mesh shutter.
- FLOORING:** Living & Dining: Marble finish Vitrified Tile | Master Bedroom: Laminated wood. Kitchen & Other bedrooms: Vitrified tiles | Balconies, Utility & Toilets: Anti-skid ceramic tiles. Common Lobbies & Corridors: Vitrified Tiles | Staircases: Main Entry Level – Granite.
All Other Staircases: Kota stone | Clubhouse Entrance Lobbies: Vitrified Tiles.
- DADO:** Combination of polished granite and vitrified tiles in Lift Lobbies | Toilets : Glazed Ceramic tiles.
- KITCHEN:** Provision for electrical and plumbing points (Granite platform for Kitchen's utility & sink with a drain board in Utility will be provided on request at extra cost) | Provision for water purifier | Washing machine point in utility.
- TOILETS:** European water closet, Health faucet, Wash basin & single lever diverter of Jaquar make (or an equivalent) in all toilets. Concealed master control ball valve in each toilet from the inside for easier maintenance. Provision for one geyser in each toilet, Good quality CP fittings Jaquar or equivalent make.
- PAINTING:** Internal Walls: Acrylic emulsion paint | Ceiling: Oil bound distemper | External Finish: Exterior weather proof paint.
- ELECTRICAL:** 2 BHK Apartment: 4 KVA power supply & 4 KVA DG metered back up | 3 BHK Apartment: 6 KVA power supply & 6 KVA DG metered back up | 100% DG back up for Common area lighting | Modular switches of a reputed make | AC Points: Conduits with wiring, socket and a control switch for the master bedroom, living / dining rooms. Other Bedrooms: Conduits without wiring | TV and Telephone Point: Conduits with wiring and outlet for the living room and master bedroom | Other Bedrooms: Conduits without wiring.

SPECIFICATIONS

ADDITIONAL
FEATURES:

Rainwater harvesting, sewage treatment plant and a water treatment plant.

SECURITY:

Round the clock security | Intercom facility for each flat with video door phone | CCTV at key locations for security and monitoring.

LIFT :

2 high speed lifts for each tower (1 Passenger lift & 1 Service lift)

AMENITIES



SPORTS: Squash, Billiards, Jogging track, Board Games room.

RELAXATION
& RECREATION: Gymnasium, Steam room, Outdoor swimming pool, Multipurpose Hall
and Ramp for disabled.



Corporate Office: 6/A, 2nd Floor, Kabra Excelsior, 80ft Road, Koramangala 1st Block, Bangalore-34
For Sales Enquiry: Call: 8088774433, Website : www.addressmaker.in

Disclaimer: This document is conceptual and not a legal offering by the Promoter for advertising and is to be used for general information only. The promoter does not guarantee or represent that the information contained within this document is correct. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not relied on this information for making any booking / purchase in any project of the Company.

The information and visuals contained herein are artistic impression, indicative in nature and are for general information purposes only. Further the actual design / construction may vary in fit and finish from the one displayed in the information displayed in this brochure. This brochure and the contents therein are subject to change and is being updated by us in the light of enactment and commencement of the Real Estate (Regulation and Development) Act, 2016. While every reasonable care has been taken in providing the information, under no circumstances the Company or its employees, managers or representatives shall be held liable for any loss or damage, special or consequential or otherwise, arising from the use of or reliance on information provided in the brochure without verifying the same independently with the Company.

The contents provided herein are with all faults and on an “as is” and “as available” basis. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. Your use of the brochure is solely at your own risk. This brochure is for guidance only. It does not constitute part of an offer or contract. Design & specifications are subject to change without prior notice.

Any furniture, paintings, or any items of personalized nature not specifically mentioned the contract and shown in the images are only for the purpose of illustration and does not form part of the offering.