

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

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



Evolve

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

EXPERIENCE 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 14th 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 14th 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 **H**IGH-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 14th floor

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



PODIUM AMENITIES

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 PLAN



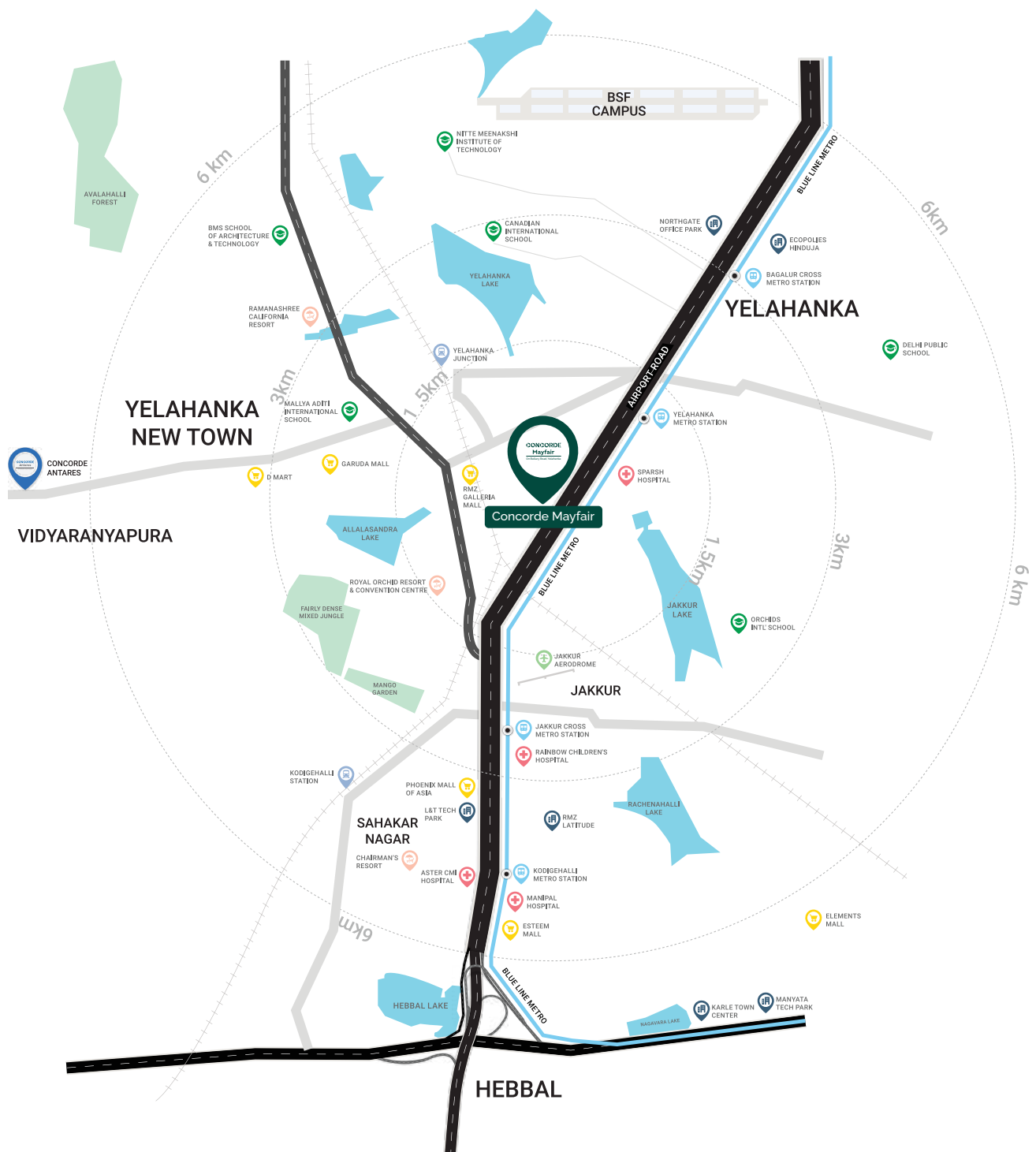
Terrace Amenities:

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

Podium Amenities:

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

12 MIN ACCESS TO THE CITY'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
GKVK	: 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

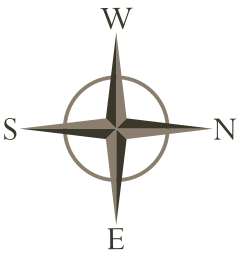
Basic home automation

EV CHARGING

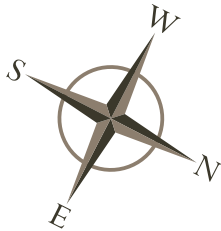
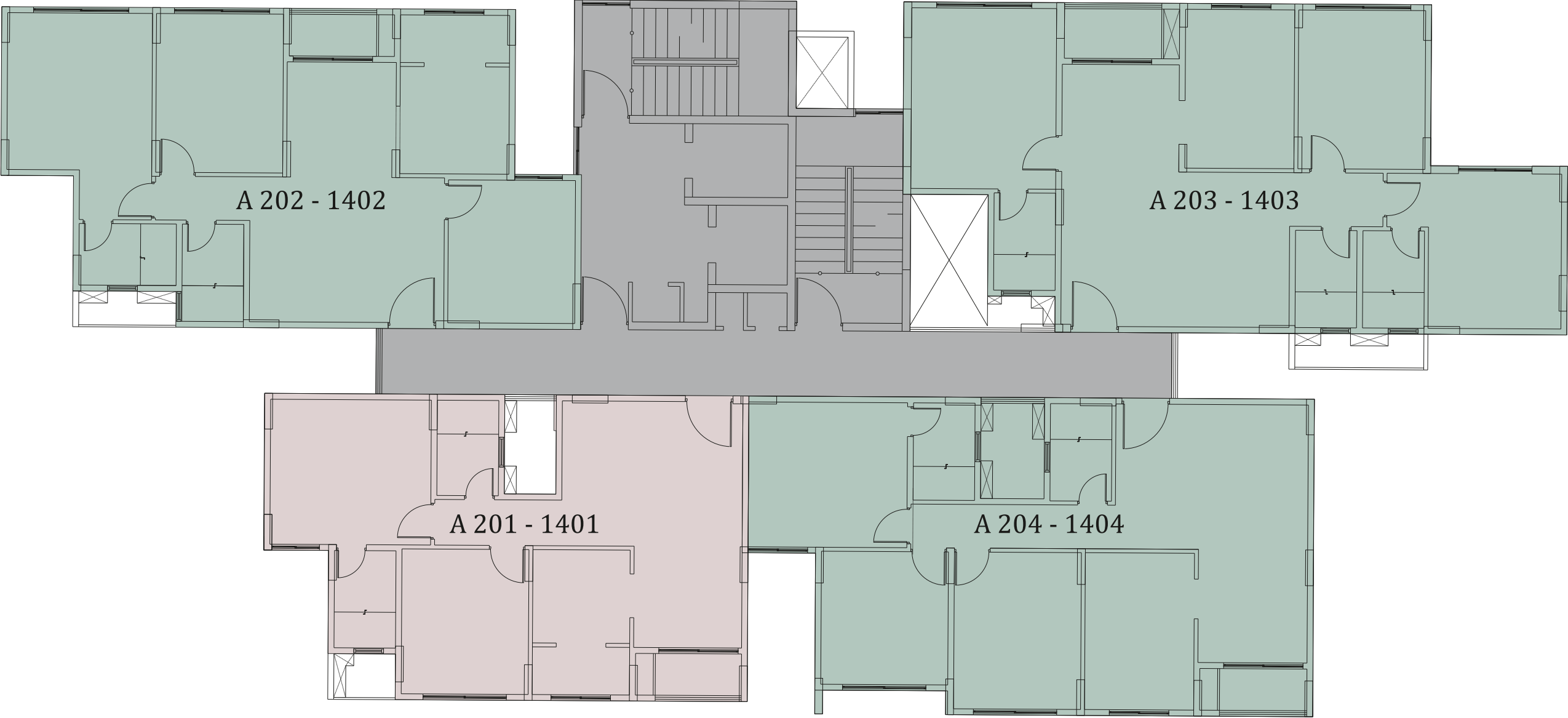
EV charging is an optional feature at an additional cost, which shall be decided based on the demand and feasibility

Note: Kitchen granite counter, Kitchen dado, sink and faucet shall not be provided.
Kindly use floor mounted faucet in the kitchen

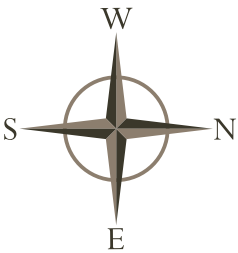
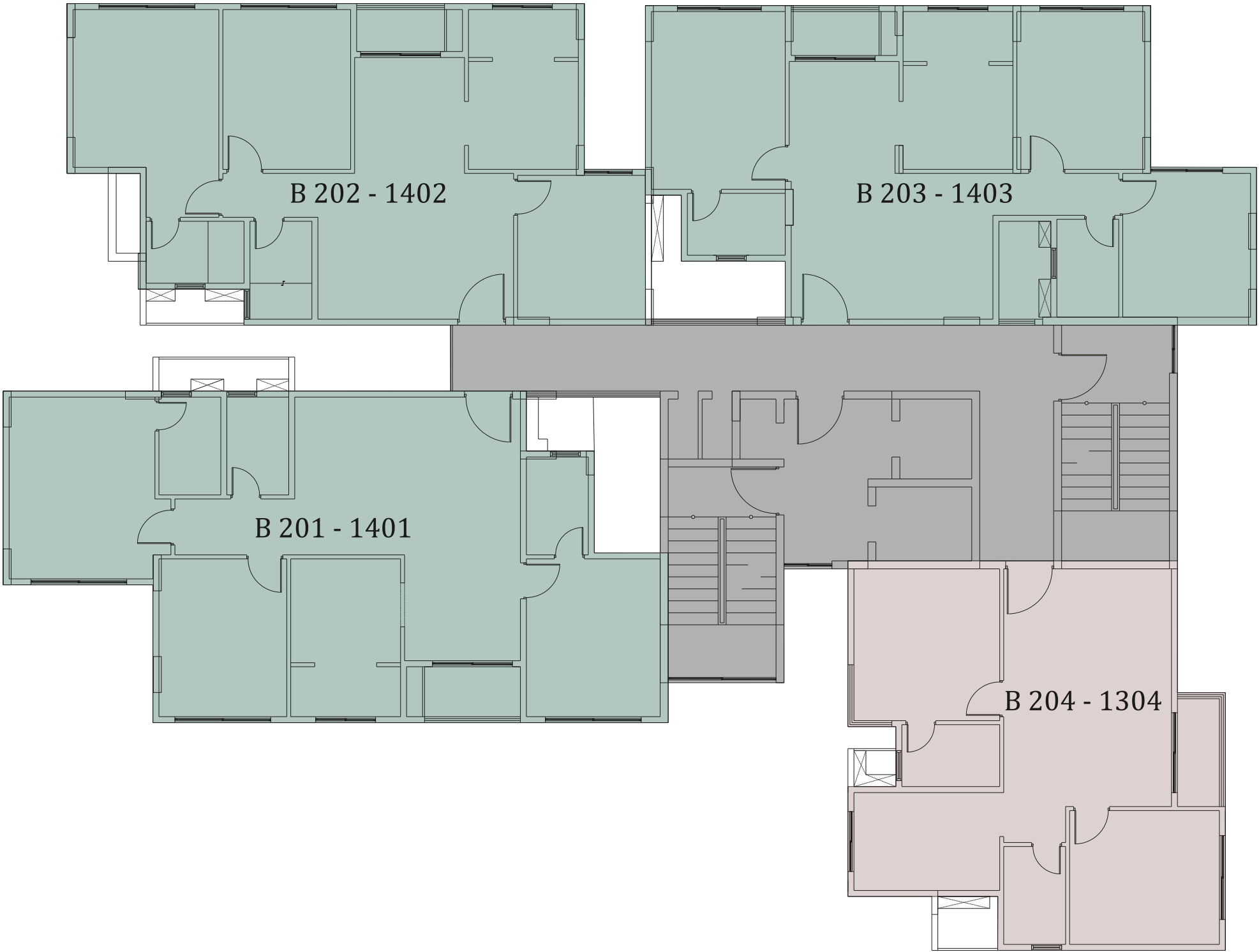
SITEPLAN



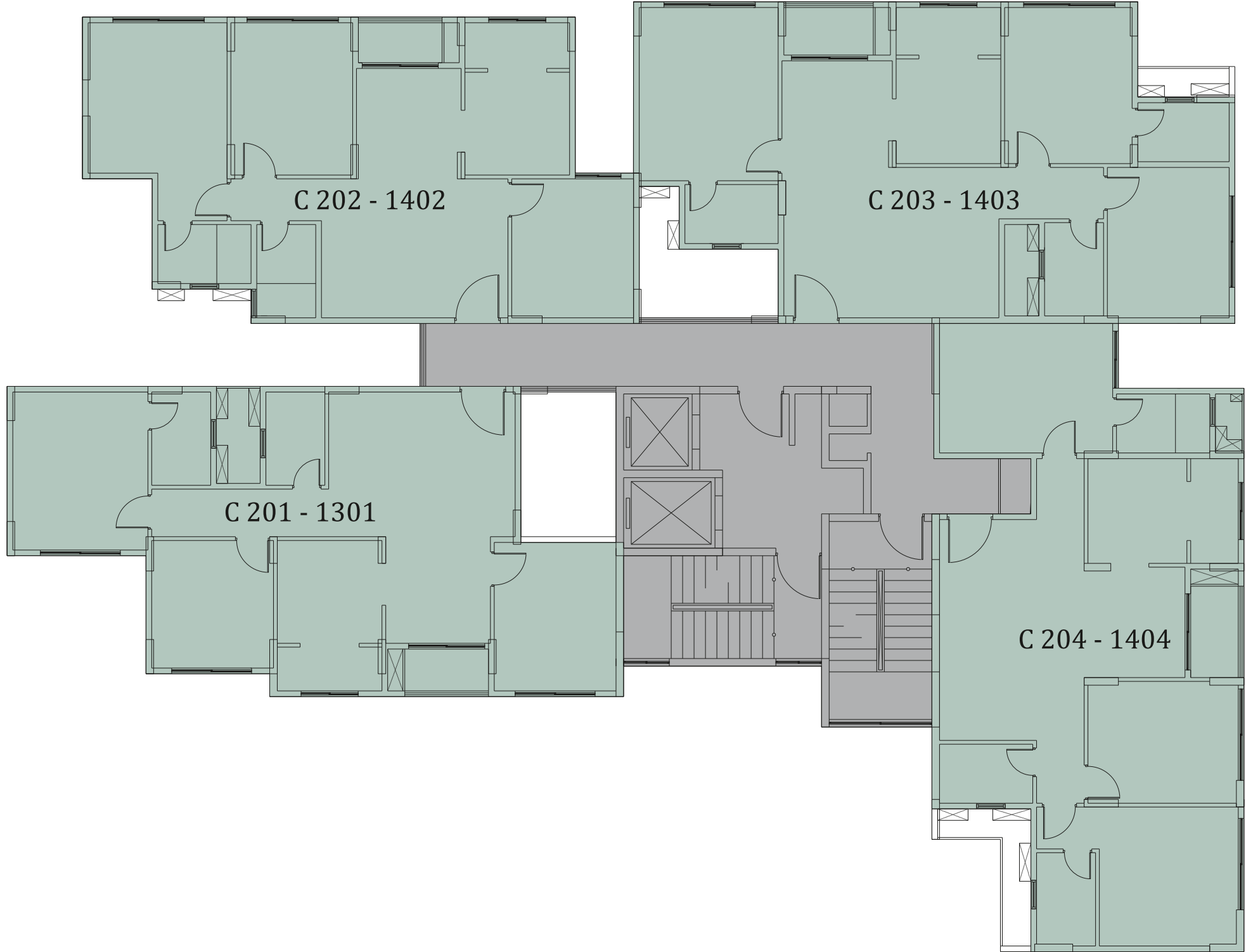
TOWER - A



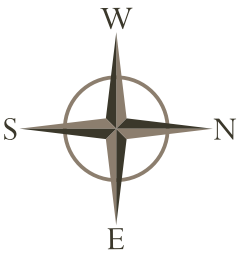
TOWER - B



TOWER - C

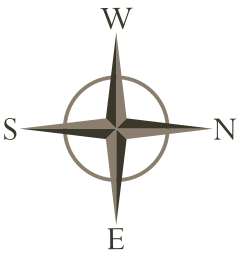
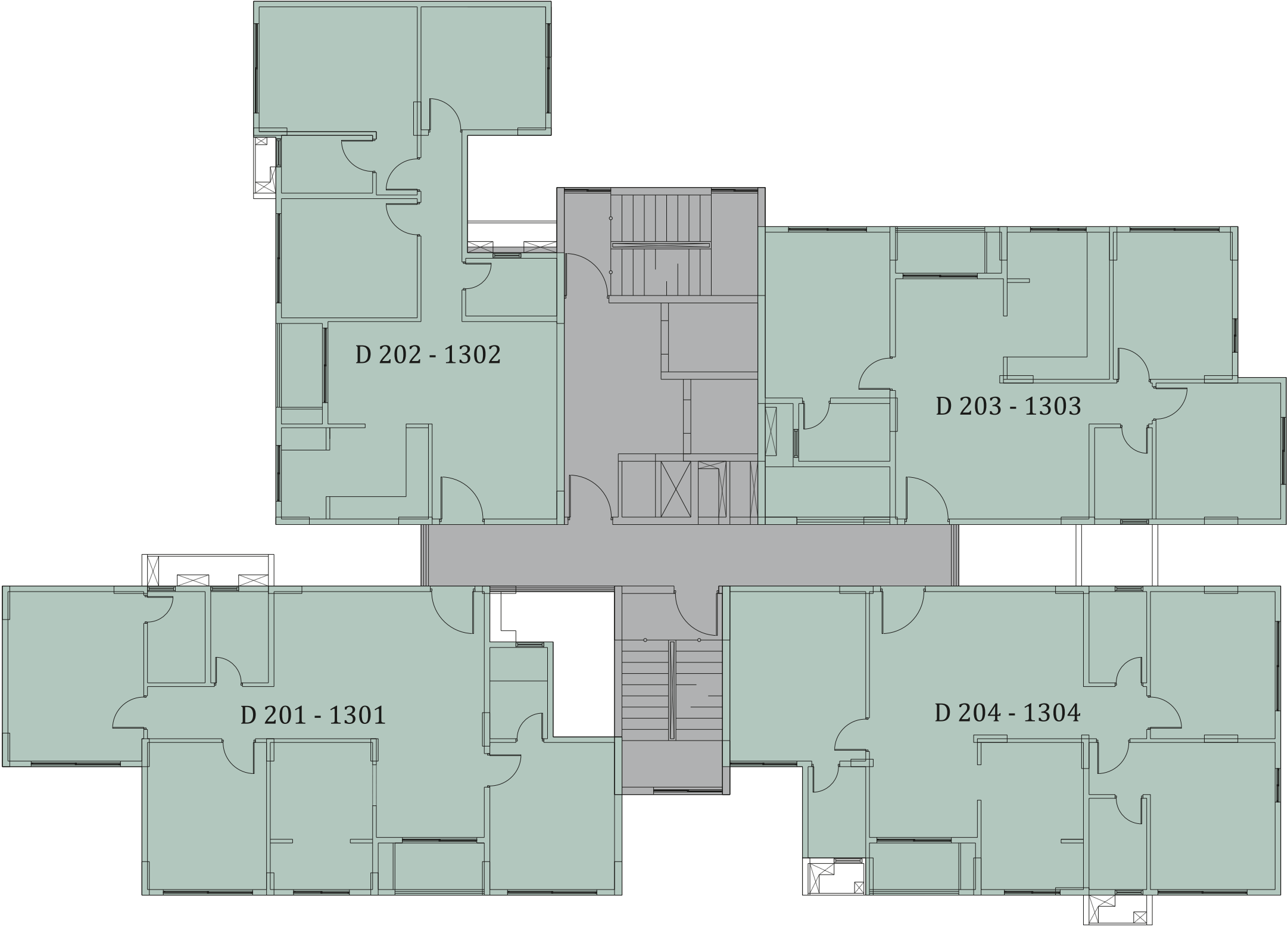


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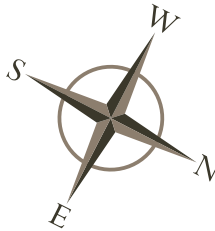
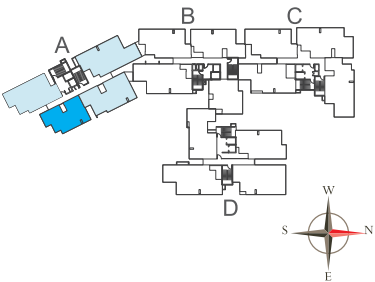


NOT TO SCALE

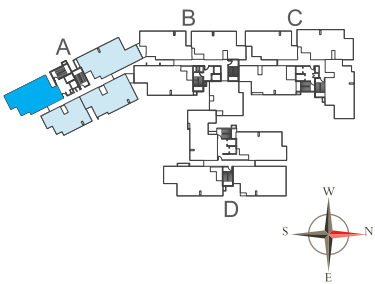
TOWER - D



UNIT No	A_201 _ 1401
TYPE	2 BHK_2T_TYPE_1
FACING	WEST
CARPET AREA	786.80 Sq Ft
BALCONY AREA	29.50 Sq Ft
SBA	1181.10 Sq Ft



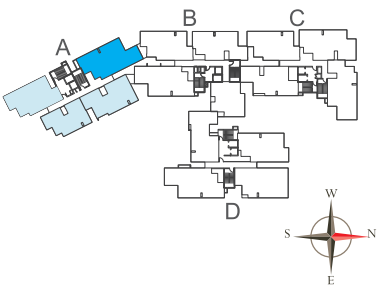
UNIT No	A_202 _ 1402
TYPE	3 BHK_2T_TYPE_1
FACING	EAST
CARPET AREA	987.40 Sq Ft
BALCONY AREA	29.70 Sq Ft
SBA	1457.40 Sq Ft



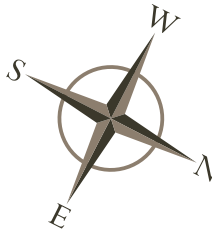
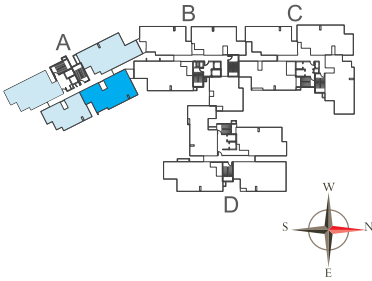
ENTRANCE



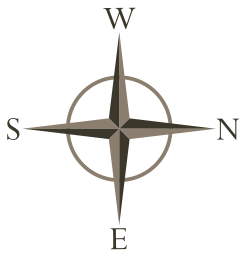
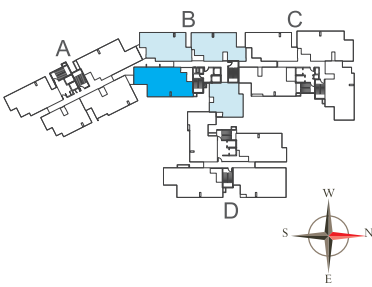
UNIT No	A_203 _ 1403
TYPE	3 BHK_3T_TYPE_3
FACING	EAST
CARPET AREA	1123.40 Sq Ft
BALCONY AREA	39.10 Sq Ft
SBA	1666.70 Sq Ft



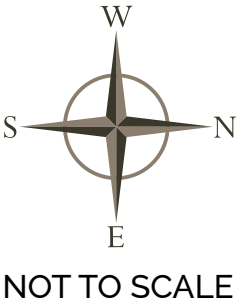
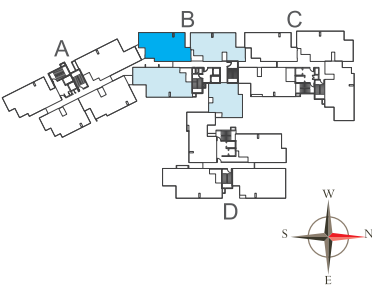
UNIT No	A_204 _ 1404
TYPE	3 BHK_2T_TYPE_4
FACING	WEST
CARPET AREA	982.60 Sq Ft
BALCONY AREA	29.20 Sq Ft
SBA	1456.20 Sq Ft



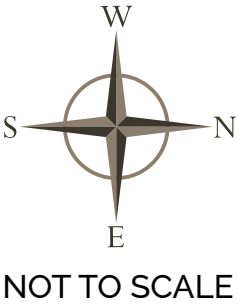
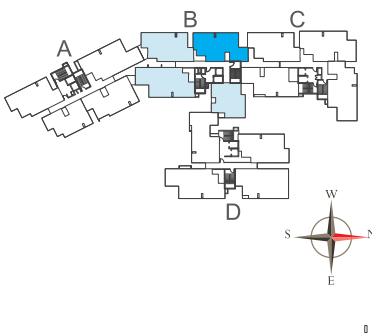
UNIT No	B_201 _ 1401
TYPE	3 BHK_3T_TYPE_3
FACING	WEST
CARPET AREA	1116.10 Sq Ft
BALCONY AREA	37.60 Sq Ft
SBA	1655.00 Sq Ft



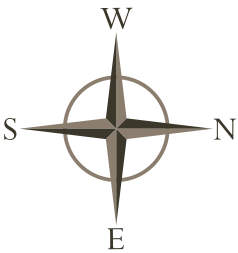
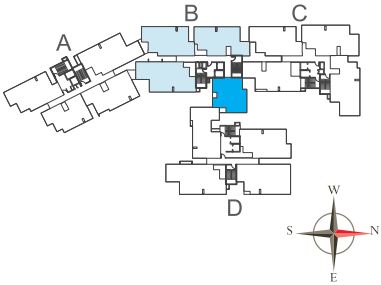
UNIT No	B_202 _ 1402
TYPE	3 BHK_2T_TYPE_1
FACING	EAST
CARPET AREA	987.40 Sq Ft
BALCONY AREA	29.70 Sq Ft
SBA	1458.50 Sq Ft



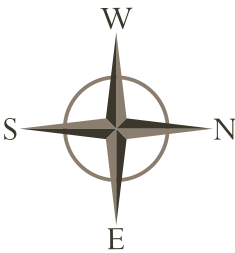
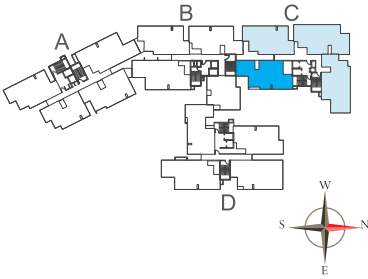
UNIT No	B_203 _ 1403
TYPE	3 BHK_2T_TYPE_2
FACING	EAST
CARPET AREA	969.50 Sq Ft
BALCONY AREA	30.90 Sq Ft
SBA	1452.60 Sq Ft



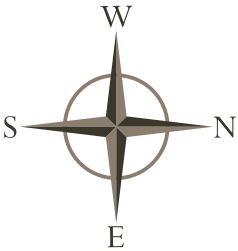
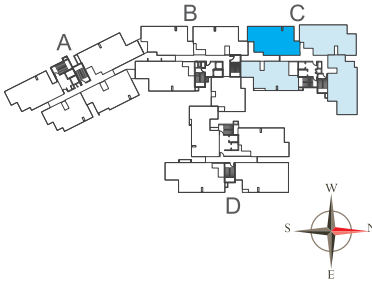
UNIT No	B_204 _ 1304
TYPE	2 BHK_2T_TYPE_2
FACING	WEST
CARPET AREA	774.50 Sq Ft
BALCONY AREA	36.80 Sq Ft
SBA	1170.60 Sq Ft



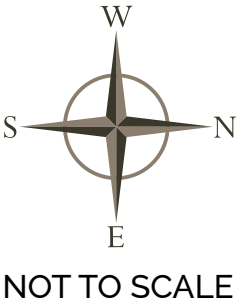
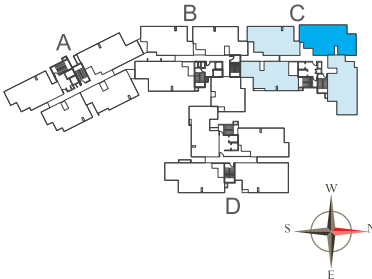
UNIT No	C_201_ 1301
TYPE	3 BHK_2T_TYPE_3
FACING	WEST
CARPET AREA	985.70 Sq Ft
BALCONY AREA	30.90 Sq Ft
SBA	1482.70 Sq Ft



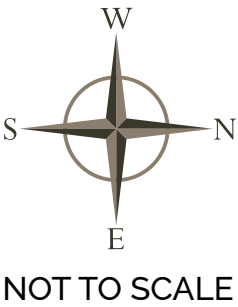
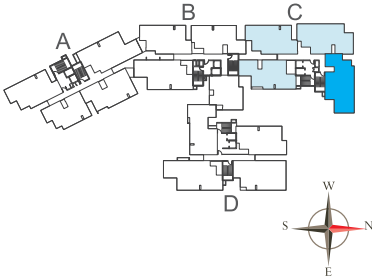
UNIT No	C_202 _ 1402
TYPE	3 BHK_2T_TYPE_1
FACING	EAST
CARPET AREA	988.40 Sq Ft
BALCONY AREA	29.70 Sq Ft
SBA	1459.40 Sq Ft



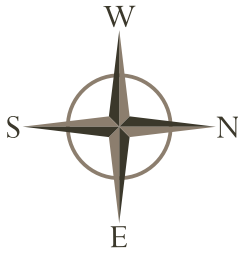
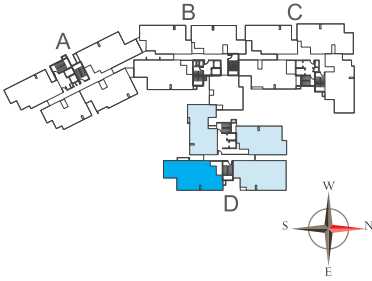
UNIT No	C_203 _ 1403
TYPE	3 BHK_2T_TYPE_1
FACING	EAST
CARPET AREA	1114.10 Sq Ft
BALCONY AREA	36.80 Sq Ft
SBA	1651.10 Sq Ft



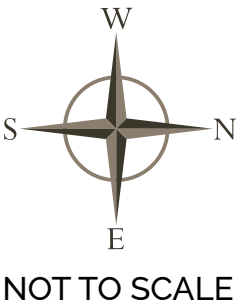
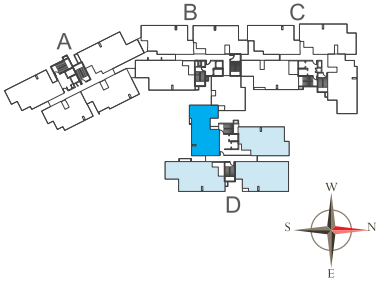
UNIT No	C_204 _ 1404
TYPE	3 BHK_3T_TYPE_2
FACING	WEST
CARPET AREA	1109.60 Sq Ft
BALCONY AREA	37.60 Sq Ft
SBA	1653.90 Sq Ft



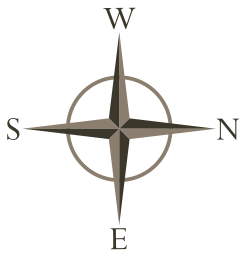
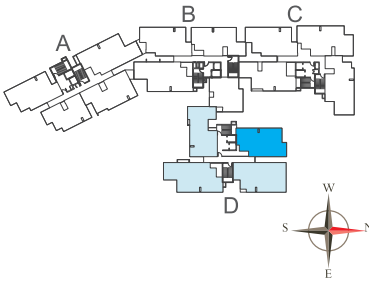
UNIT No	D_201 _ 1301
TYPE	3 BHK_3T_TYPE_3
FACING	WEST
CARPET AREA	1116.00 Sq Ft
BALCONY AREA	37.80 Sq Ft
SBA	1654.20 Sq Ft



UNIT No	D_202 _ 1302
TYPE	3 BHK_2T_TYPE_5
FACING	EAST
CARPET AREA	977.00 Sq Ft
BALCONY AREA	31.60 Sq Ft
SBA	1456.90 Sq Ft



UNIT No	D_203 _ 1303
TYPE	32 BHK_2T_TYPE_2
FACING	EAST
CARPET AREA	979.20 Sq Ft
BALCONY AREA	33.60 Sq Ft
SBA	1453.10 Sq Ft



UNIT No	D_204 _ 1304
TYPE	3 BHK_3T_TYPE_4
FACING	WEST
CARPET AREA	1127.70 Sq Ft
BALCONY AREA	37.60 Sq Ft
SBA	1660.20 Sq Ft

