



**ADDRESS
MAKER**

**EXCLUSIVE
PROJECT PREVIEW**



Address Maker is a professionally managed Real Estate Development firm based out of Bangalore. Address Maker has successfully delivered over 5 million sq.ft across Residential Apartments, Villas and Plotted developments across Bangalore city.

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



THE
GRAND STRAND
ADDRESS

WHITEFIELD, BENGALURU

ADDRESS
MAKER

ORAVIA BUILD CRAFTS



ELEVATION

Image for representation purpose only.

3
ACRES

140
UNITS

PREMIUM
Apartments

The Grand Strand Address is a luxury apartment community bang in the middle of Whitefield, 5 mins from ITPL and other business parks. The Grand Strand Address offers a prestigious living experience in the heart of Whitefield. It combines the convenience of prime location with luxury and tranquility of a well-designed apartment community with a host of modern amenities, making it an ideal choice for those seeking an elevated lifestyle.



Whitefield

THE PROJECT

**ADDRESS
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BEST-IN-CLASS DESIGN

Image for representation purpose only

Multipurpose Lawn



Kids Play Area

Swimming Pool



Gymnasium



Table Tennis



Badminton



Swimming Pool



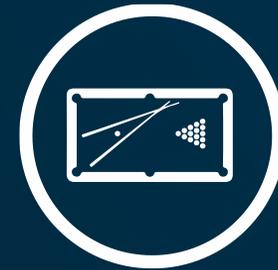
Games Room



Kid's Play Area



Multipurpose Hall



Pool Table



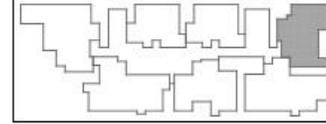
MASTER PLAN











TYPE	B1	3BED + 2T
SALE AREA	1526 SFT	141.79 SQM
CARPET AREA	960.79 SFT	89.26 SQM
BALCONY AREA	78 SFT	7.24 SQM





- 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: Flush shutters of 7ft height. | Toilet Door: Hardwood frame with a commercial molded shutter of 7ft height inside laminate & outside. | Balcony Doors: UPVC sliding doors.
- WINDOWS: UPVC windows.
- Ventilator: Ventilator with exhaust provision.
- FLOORING: Living & Dining: Vitrified Tiles | Master Bedroom: Wood finished tile or laminated wooden flooring. Kitchen & Other bedrooms: Vitrified tiles | Balconies, Utility & Toilets: Anti-skid ceramic tiles. Common Lobbies & Corridors: Vitrified Tiles.
- Staircases: Saadaralli granite | Clubhouse Entrance Lobbies: Vitrified Tiles.
- Dado: | Toilets : Glazed Ceramic tiles.
- KITCHEN: | Provision for water purifier | Washing machine point in utility.
- Toilets: European water closet, Health faucet, Wash basin & single lever diverter of Kohler make (or an equivalent) in all toilets. Provision for one geyser in each toilet, Good quality CP fittings of Kohler or equivalent make.
- Painting: Internal Walls: Acrylic emulsion paint | Ceiling: Acrylic emulsion paint External Finish: Exterior weatherproof paint.



LOCATION

- **Nexus Shantiniketan Mall**
Distance 150 meters | Time 2 min
- **Metro Station – Sathya Sai**
Distance 1.6 km | Time 5 min
- **Sri Sathya Sai Super Specialty Hospital**
Distance 2.3 km | Time 6 min
- **ITPL**
Distance 5.7 km | Time 11 min

- **Brigade School**
Distance 4.5 km | Time 12 min
- **Manipal Hospital**
Distance 400 meters | Time 2 min
- **Gopalan International School**
Distance 1.8 km | Time 5 min
- **Phoenix Market City**
Distance 3.7 km | Time 11 min



PAYMENT SCHEDULE	
On Application Form	5,00,000
PDC no later than 15 days along with Application Form	10%
On Completion of Foundations	10%
On Completion of Lower basement roof	10%
On Completion of Upper basement roof	10%
On completion of 3 rd floor slab	10%
On completion of 7 th floor slab	10%
On completion of 11 th floor slab	10%
On completion of 15 th floor slab	10%
On completion of 20 th floor slab	10%
On completion of internal Block & plaster works	5%
On completion of internal flooring	5%
On Registration	Other charges

PREMIUM CHARGES	
Floor Rise charges	Rs.35/sft/flr
Lake view Units	Rs.500/sft

Note :

- Other charges need to be paid on registration
- Taxes if any shall be payable as actuals
- Registration charges shall be payable as actuals
- Metro cess (if applicable) in future shall be paid as actuals

COST BREAK UP



Unit Details		Basic Cost
2 BHKs	1213 sft & 1217 sft	10,500/sft*
2.5 BHK	1590 sft	
3 BHKs	1526 sft to 2129 sft	

*Prices quoted are for customers who have given EOI

*Prices quoted are subject to change without prior information.

COST

THANK YOU 