Piramal Capital

ADDRESS MAKER

THE

CENTRAL REGENCY

ADDRESS

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

RERA Registration NO: PRM/KA/RERA/1251/446/PR/171014/000123

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

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
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