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A FUTURISTIC LANDMARK COMMUNITY BY CANDEUR CONSTRUCTIONS OFF WHITEFIELD, SARJAPUR ROAD



AS ONE OF THE EMERGING LEADERS IN THE DEVELOPMENT OF RESIDENTIAL COMMUNITIES, CANDEUR CONSTRUCTIONS HAS QUICKLY ESTABLISHED ITSELF AS A PREMIER DEVELOPER OF MULTI-FAMILY AND RESIDENTIAL COMMUNITIES. CANDEUR CONSTRUCTIONS HAS SET THE STANDARD IN LUXURY HOUSING BY DEVELOPING RECENT SUCCESSIVE PROJECTS LIKE CANDEUR RISE @VARTHUR AND CANDEUR CARLISE @MAHADEVAPURA. NOW COMING WITH A NEW PROMISING VENTURE CANDEUR LANDMARK BETWEEN VARTHUR AND GUNJUR TO SHOWCASE THEIR EXPERTISE AND VISION

THE ICONS OF THE BANGALORE SKYLINE HAVE A NEW COMPANION. WELL DESIGNED AND LOCATED ON STATE HIGHWAY - 35, BETWEEN VARTHUR AND GUNJUR, CANDEUR LANDMARK IS A UNIQUE RESIDENTIAL TOWERS IN WEST BANGALORE.





**WHERE TECHNOLOGY MEETS AFFLUENCE**

FIND YOUR HOME IN INNOVATIVE LUXURY. WHERE THE INTERRUPTED VIEWS OF THE BANGALORE ARE PICTURED BY THE CANDEUR LANDMARK. FIND YOUR HOME IN CONTEMPORARY STYLE AND BLENDED ELEGANCE WHERE TECHNOLOGY MEETS AFFLUENCE. FIND YOUR HOME WHERE INSPIRATION INTERSECTS STRUCTURE.



**WHERE ART CONVERGES WITH ARCHITECTURE**

HOME IN ARTFUL TOPOGRAPHY AMID FIVE HIGH-RISE TOWERS WITH CONNECTIVITY TO AMENITIES AND NATURE





## AN OPEN WORLD THAT GIVES A SENSE OF FULFILLMENT

CANDEUR LANDMARK IS AN EXCLUSIVE RESIDENTIAL HIGH-RISE AT ONE OF THE BANGALORE'S BEST LOCATION WHITE FIELD, SARJAPUR NEIGHBORHOOD. CANDEUR LANDMARK IS THE RESULT OF AN INTRIGUING CONCEPT OF FUSING THE ACCLAIMED ARCHITECTURAL FIRM FWD ARCHITECTS WITH THE BEST LANDSCAPE DESIGN AND AMENITIES CRAFTED TO CREATE LIVING SPACES THAT ARE IMPECCABLE, EXCITING AND UNIQUE.

80% OPEN SPACES

23 FLOORS

828 UNITS



23,000 SFT LAVISH LEISURE

300 CAPACITY OPEN AIR THEATER

# MASTER PLAN



THE OUTER WORLD OF THE  
CANDEUR LANDMARK  
COMMUNITY DESIGN  
IS LIBERATING AND HERE  
YOU TEND TO LOSE  
TRACK OF TIME

## LEGEND

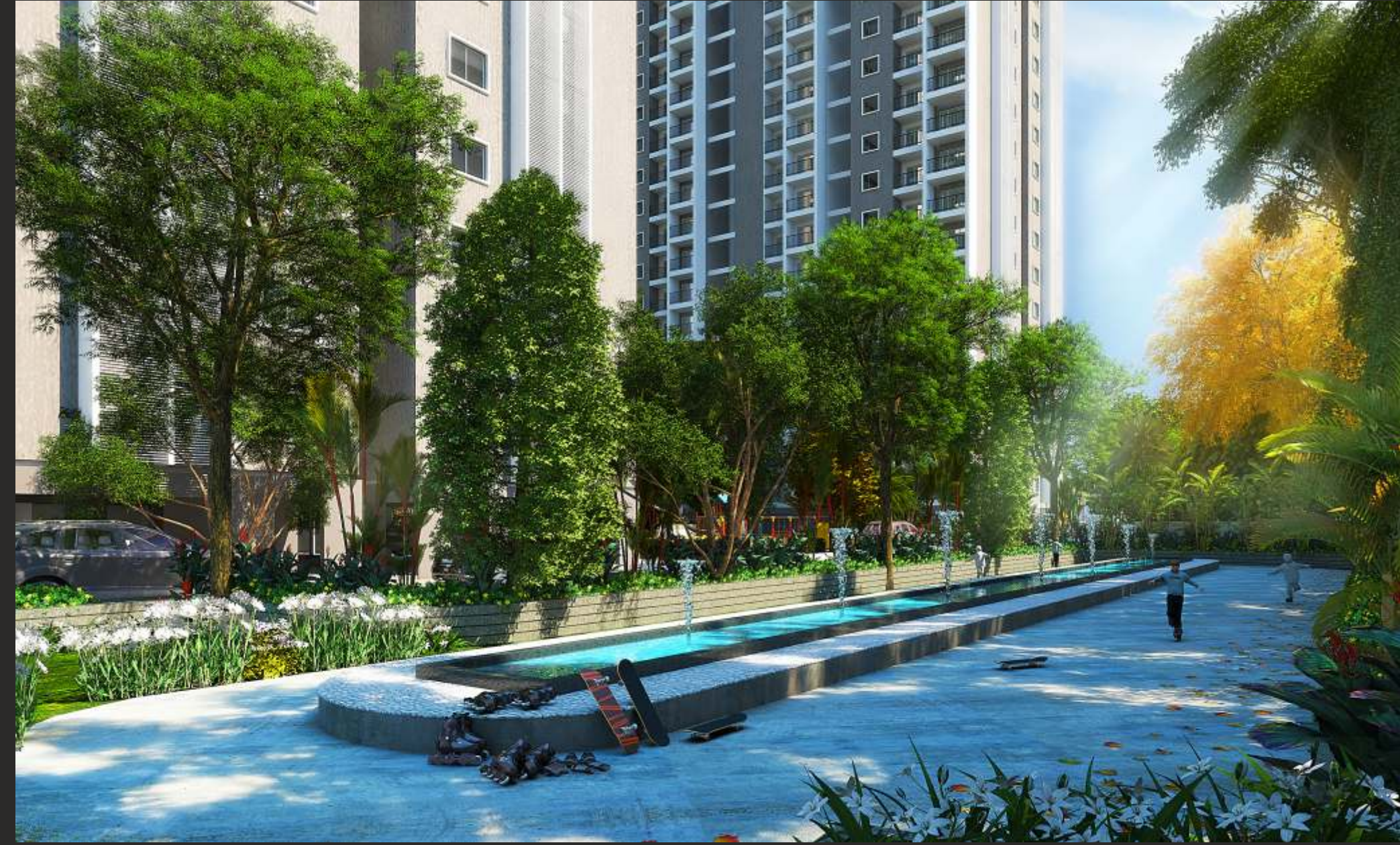
- |                     |                        |                      |
|---------------------|------------------------|----------------------|
| 1 Entrance          | 11 Kids Play Area      | 21 O.A.T.            |
| 2 Block - A         | 12 Swimming Pool       | 22 Villa             |
| 3 Play Area         | 13 Kids Play Area      |                      |
| 4 Swimming Pool     | 14 Club House          | Café                 |
| 5 Sculpture Area    | 15 Basket Ball Court   | Supermarket          |
| 6 Block - B         | 16 Badminton Court     | Home Theatre         |
| 7 Club House        | 17 Multi Purpose Court | Gym                  |
| 8 Block - C         | 18 Cricket Pitch - 2   | Party Hall           |
| 9 Block - D         | 19 Block E             | Indoor Games         |
| 10 Volly Ball Court | 20 Skating Ring        | Business Centre      |
|                     |                        | Kids Day Care Centre |
|                     |                        | Yoga Room            |





PLAY A DISTINCT ROLE  
IN A FRESH SETTING,  
THE EPITOME OF  
THE GOOD LIFE





## PROJECT FEATURES

THERE IS NO SUCH THING AS "NORMAL" AT CANDEUR LANDMARK. AS THE BUILDER STRIVE FOR THE EXTRAORDINARY FROM ARCHITECTS FWD. FROM GROUND BREAKING CONCEPTUAL DESIGN TO THE STATE- OF - ART AMENITIES AND FEATURES, EACH STEP THROUGH AT CANDEUR LANDMARK WILL TAKE YOU FARTHER IN TO UNPARALLELED EXPERIENCE.

- 23 Residential Floors
- 5 Towers
- 828 Units
- 23,000 Sq.ft. Clubhouse
- 80% Green Area
- 100% Vaastu Compliant
- 24x7 Integrated Security
- WTP
- D.G Back-up
- Firefighting System
- Sewage Treatment Plant
- Internet, Telephone, Cable TV
- Rainwater Harvesting System
- No Common Wall



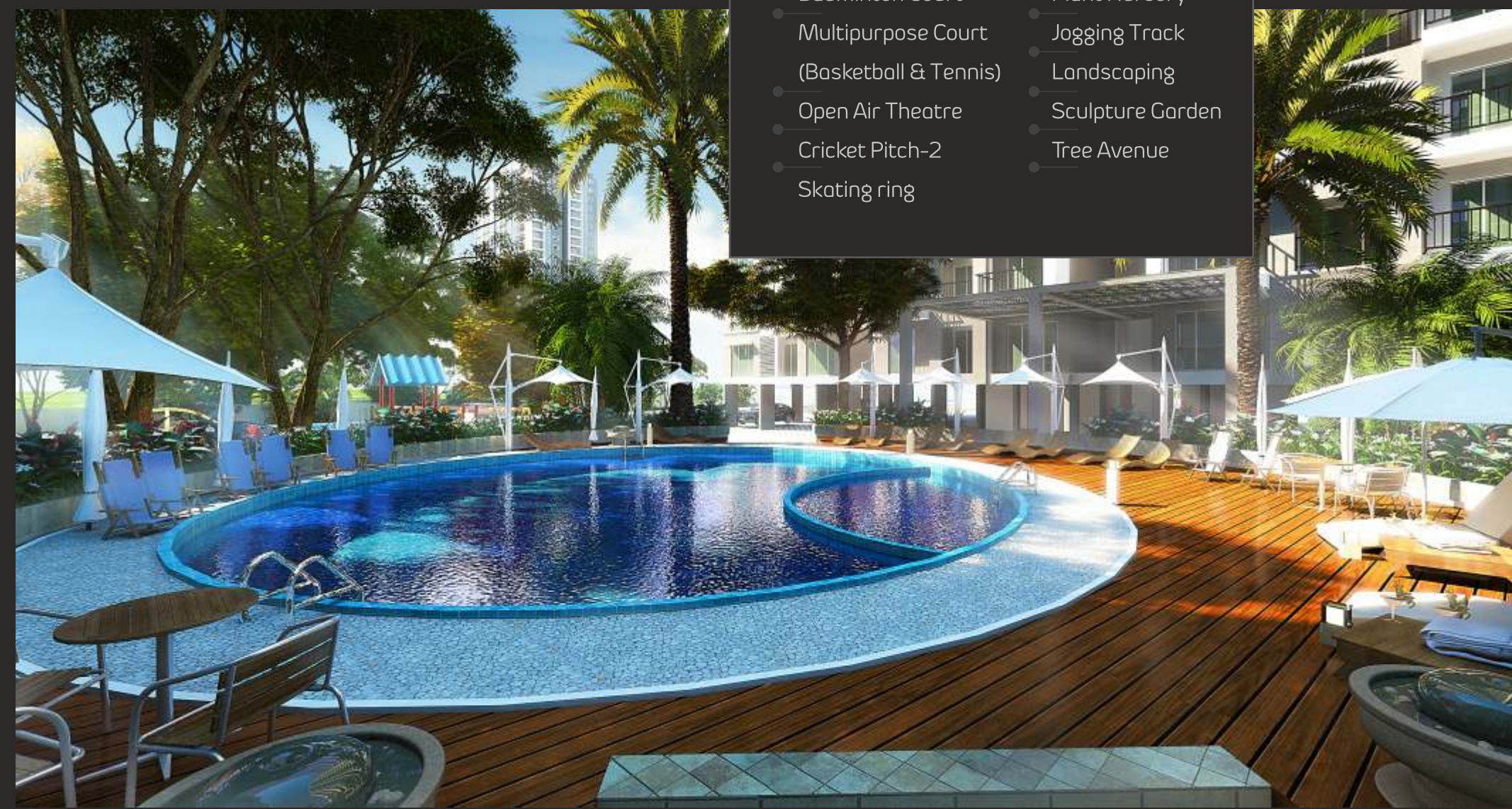
**MEET YOUR PLAYGROUND  
AND YOUR PARADISE**

SAVOUR LEISURE IN 25,000 SFT LAVISHLY DEVELOPED CLUB HOUSES. THE HOME OWNER WILL FIND TWO CLUB HOUSES BETWEEN THE BLOCKS TO ENHANCE LUXURY, INNOVATION AND SOPHISTICATED. EXPERIENCE A HANDFUL UNPARALLELED INDULGENCES AND PLAYFUL ACTIVITIES SCATTERED THROUGHOUT THE COMMUNITY, REPRESENTING THE AURA, INFLUENCE AND CULTURE OF CONTEMPORARY LIFESTYLE



- INDOOR AMENITIES**
- Café
  - Supermarket
  - Home Theatre
  - Gym
  - Party Hall
  - Indoor Games
  - Business Centre
  - Kids Care Centre
  - Yoga Room

- AMENITIES**
- Volleyball Court
  - Swimming Pool-2
  - Badminton Court
  - Multipurpose Court (Basketball & Tennis)
  - Open Air Theatre
  - Cricket Pitch-2
  - Skating ring
  - Play Area -3
  - Elders Seating
  - Plant Nursery
  - Jogging Track
  - Landscaping
  - Sculpture Garden
  - Tree Avenue





AREA STATEMENT

Flat No.	Carpet Area	Balcony	Ex.Wall	Builtup Area	SBUA
A1	1022	178	59	1259	1675
A2	801	175	52	1028	1370
A3	710	170	54	934	1245
A4	1034	169	60	1264	1685
A5	1018	171	60	1250	1665
A6	745	142	55	942	1255
A7	851	134	54	1039	1380
A8	1020	180	59	1259	1675



6'6" WIDE CORRIDOR

**3BHK - East Facing | 1685 Sq.ft.**

Bedroom 11'x11', Toilets 4'6"x7'8" and 5'x7'8", Bedroom 12'6"x11', Balcony 10'6"x5', Dining 9'9"x10'6", Drawing 19'4"x10'6", Balcony 5'x11'10", Bedroom 14'3"x11', Toilet 5'11"x7'4", Kitchen 13'1"x8'2", Wash/Utility 13'1"x4'

**3BHK - West Facing | 1665 Sq.ft.**

Bedroom 12'6"x11', Toilets 5'x7'8" and 4'8"x7'8", Bedroom 11'x11', Balcony 5'x11'9", Drawing 18'x10'6", Dining 11'x10'6', Balcony 5'x10'6", Bedroom 13'9"x11', Toilet 5'11"x7'8", Kitchen 8'8"x11'3", Wash/Utility 5'x11'

**2BHK - East Facing | 1245 Sq.ft.**

Bedroom 12'x10', Toilets 5'x7'8" and 5'x8'10", Drawing 10'x15'4", Balcony 4'x10'6", Dining 12'3"x8'10", Kitchen 8'2"x10', Balcony 5'x8'10", Bedroom 13'9"x10', Toilet 5'x7'8", Wash/Utility 8'2"x4", Lobby 10'10"x6'7", Fire Hydrant 4'2"x6'6", Lift

**2BHK - North Facing | 1255 Sq.ft.**

Drawing 10'x15'3", Toilets 5'x7'10" and 5'x7'4", Bedroom 12'6"x10', Balcony 5'x10'6", Dining 12'6"x9', Bedroom 11'6"x14', Toilet 5'x7'4", Kitchen 11'x7'4", Wash/Utility 11'x4', Balcony 5'x9'

**2.5BHK - East Facing | 1370 Sq.ft.**

Bedroom 12'x10', Toilets 5'x6'8" and 5'x6'8", Bedroom 10'x10', Dining 8'4"x11', Drawing 15'4"x11', Balcony 4'x11', Bedroom 13'x10', Toilet 5'x6'8", Kitchen 9'x7', Wash 9'x4'2", Lift

**2.5BHK - West Facing | 1380 Sq.ft.**

Bedroom 12'x10', Toilets 5'x6'8" and 5'x6'8", Bedroom 12'x10', Balcony 4'x10'6", Drawing 17'2"x11', Dining 8'4"x11', Balcony 4'x11', Bedroom 13'x10', Toilet 5'x6'8", Kitchen 7'x10', Wash 4'x10', Lift

**3BHK - East Facing | 1675 Sq.ft.**

Bedroom 10'x11', Toilets 4'6"x7'8" and 4'6"x7'8", Bedroom 12'x11', Balcony 5'x11'10", Dining 10'x12'4", Drawing 11'x16'2", Lobby 11'2"x5', Toilet 8'x5', Kitchen 8'8"x11', Wash 10'x4', Bedroom 14'x11', Toilet 5'x7', Kitchen 8'2"x11', Balcony 14'10"x5'

**3BHK - North Facing | 1675 Sq.ft.**

Drawing 11'x16'4", Toilets 4'6"x7'8" and 8'2"x5', Bedroom 10'x11', Balcony 5'x11'10", Dining 10'6"x12'4", Kitchen 8'2"x11', Bedroom 14'x11', Toilet 5'x7', Wash 10'6"x4', Balcony 14'10"x5'



# GOLDEN GATE



## AREA STATEMENT

Flat No.	Carpet Area	Balcony	Ex.Wall	Builtup Area	SBUA
C1	1021	184	60	1265	1685
C2	761	130	50	940	1250
C3	732	126	48	906	1205
C4	789	195	50	1031	1375
C5	836	141	57	1034	1375
C6	758	95	52	906	1205
C7	792	95	53	940	1250
C8	1018	187	60	1265	1685



6'6" WIDE CORRIDOR

**2.5BHK - East Facing | 1375 Sq.ft.**

**2.5BHK - West Facing | 1375 Sq.ft.**

**2BHK - East Facing | 1205 Sq.ft.**

**2BHK - West Facing | 1205 Sq.ft.**

**2BHK - East Facing | 1250 Sq.ft.**

**2BHK - North Facing | 1250 Sq.ft.**

**3BHK - East Facing | 1685 Sq.ft.**

**3BHK - West Facing | 1685 Sq.ft.**

# LIBERTY



## AREA STATEMENT

Flat No.	Carpet Area	Balcony	Ex.Wall	Builtup Area	SBUA
D1	831	169	51	1051	1400
D2	829	168	54	1051	1400
D3	686	101	46	834	1110
D4	653	126	46	826	1110



# SARGADA



## AREA STATEMENT

Flat No.	Carpet Area	Balcony	Ex.Wall	Builtup Area	SBUA
E1	1020	185	60	1265	1685
E2	732	126	48	906	1205
E3	732	126	48	906	1205
E4	909	146	59	1115	1485
E5	919	143	58	1119	1490
E6	650	118	47	818	1090
E7	763	97	51	909	1210
E8	1018	186	60	1265	1685



6'6" WIDE CORRIDOR

**A1** - 3BHK - East Facing **1675sft**



**A3** - 2BHK - East Facing **1245sft**



**A5** - 3BHK - West Facing **1665sft**



**A6** - 2BHK - North Facing **1255sft**



**A8** - 3BHK - North Facing **1675sft**



**C1** - 3BHK - East Facing **1685sft**

**C2** - 2BHK - East Facing **1250sft**



**C4** - 2.5BHK - East Facing **1375sft**



**C6** - 2BHK - West Facing **1205sft**



**C8** - 3BHK - West Facing **1685sft**



**D1** - 2.5BHK - East Facing **1400sft**



**D4** - 2BHK - West Facing **1110sft**

# SPECIFICATIONS

## FRAMED STRUCTURE

RCC framed structure to withstand wind & seismic loads.

## SUPER STRUCTURES

6" thick bricks / first class Solid Brick/Porotherm Brick Masonry in Cement Motor 4" thick bricks.

## DOORS

Main Door frame : Best Quality Teak Wood frame with melamine/Polish

Main Door Shutter : Both side teak veneer shutter with melamine/Polish.

Internal Door Frame : Best Quality Hardwood door frame with Paint.

Internal Door Shutter : BWP Grade Best Quality Hardwood door both side Paint.

French Doors : UPVC door systems with sliding shutters provision for mosquito mesh track.

Windows : UPVC door systems with sliding shutters provision for mosquito mesh track.

## PAINTING

External : Finish with two coats of exterior emulsion paint with architectural features.

Internal : Smooth wall putty finish with two coats of premium acrylic emulsion paint of best brands over a coat of primer.

## FLOORING

Living, Dining,

Bedroom & Kitchen : 600mmx600mm double charged vitrified tiles.

Bathrooms : Acid resistant, Anti-skid ceramic tiles.

Corridors : Vitrified tiles flooring.

Balconies : Anti-skid vitrified/ceramic tiles.

Ground Floor Lobby : Granite Flooring.

## TILE CLADDING

Dadoing in kitchen : Glazed Ceramic Tiles dado up to 2' height above kitchen platform (optional).

Bathrooms : Glazed ceramic tile dado up to 7' height

Utilities : Rustic vitrified tile of SKGT.

## KITCHEN

- Stainless Steel Sink.
- Provision for fixing of water RO system, exhaust fan & chimney.
- Utilities/Wash: Washing machine provision in utility area.

## BATHROOMS

- Provision for geysers in all bathrooms.
- All C.P fitting are chrome plated (Jaquar or Parryware or Cera or equivalent).
- Sanitary : Jaquar or Parryware or Cera or equivalent.

## ELECTRICAL

- Concealed Copper Wiring (Polycab or KEI or equivalent).
- Air conditioners points in 1 & 2 bedrooms for 3 bhk, 2.5 bhk, Air conditioners points in Master bedroom for 2 bhk.
- Power outlets for geysers in all bathrooms.
- Power plugs for cooking range chimney, refrigerators, microwave ovens, mixer / grinders in kitchen.
- Elegant designer modular electrical switches of ROMA or North West or equivalent.

## TELECOM

- Provision for Telephone point, Internet, DTH.
- Intercom facility to all the units connecting Security.

**CABLE TV** : Provision for cable connection in Master Bedroom & living room.

## LIFTS

Two high speed automatic passenger lifts with rescue device for energy efficiency, with granite/marble and one service lift in each tower (make of Schindler / Johnson / Kone).

## WTP & STP

- Fully treated water made available through exclusive water softening & purification plants for each unit.
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for the landscaping & flushing purpose.

**GENERATOR** : 100% DG set backup for common area and 1KV for each unit

## SECURITY / BMS

- Sophisticated round –the–clock security system.
- Panic button and intercom is provided in the lifts connected to the security room.
- Surveillance cameras at the main security & entrance of each block to monitor.
- Separate rooms for associations, maintenance, and servant toilets.



# LOCATION PLAN

(NOT TO SCALE)



## COSMOPOLITAN FLAIR FOR COSMOPOLITAN PEOPLE

SITUATED WITHIN THE BEATING HEART OF BANGALORE'S IT CONFLUENCE, THE SITE OF CANDEUR LANDMARK IS ALSO DOTTED WITH QUALITY EDUCATIONAL INSTITUTIONS, REPUTED HOSPITALS, CLASSY EATERIES AND MEGA MALLS.



### NEARBY EDUCATIONAL INSTITUTIONS

- + Gear International
- + Vibgyor, Chrysalis
- + TISB, Oakridge
- + Green Wood High
- + Indian Global International
- + DPS
- + Krupanidhi College
- + SGR Dental College
- + New Horizon College of Eng. & Gurukul School



### TIMELY HEALTHCARE

- + Columbia Asia Hospital
- + Vydehi Institute of Medical Sciences
- + Yashomati Hospital
- + Sankara Netralaya
- + Sakra World Hospital



### ENTERTAINMENT / RETAIL

- + Virginia Mall
- + Forum Value Mall
- + Bangalore Central
- + Hope Farm Circle
- + Phoenix Mall
- + Total Mall
- + Marathahalli Junction
- + Innovative Multiplex
- + Park Square Mall



### EASY CONNECTIVITY

- + Equidistant from City Centre and International Airport
- + Bellandur Railway Station
- + K.R. Puram Railway Station
- + Outer Ring Road (ORR)
- + Carmelaram Railway Station



### CLOSE TO IT HUBS

- + Many Tech Parks in the neighbouring Marathahalli, Bellandur, Whitefield and ITPL
- + Prestige Tech Park II
- + Embassy Tech Village
- + Sigma Tech Park
- + RMZ Ecospace
- + Pritech Park
- + Cessna Tech Park





## EVOLUTION :: TEAM :: INSPIRATION

Ensuring customer delight at every touch-point. Let's take you through what we are all about – our evolution, our team, our inspiration. Our vision is to provide a happy home to every Indian and create healthy workplace. We go beyond creating real estate and change lives, with meticulous planning and quality craftsmanship. We always strive to be the #1 in the recall level of every customer. We fulfill and offer tomorrow's needs today. We surpass expectations and provide luxury homes, social infrastructures and in other developments nationwide.

Corporate Office  
**Candeur Constructions**  
3rd floor, Kacharakannahalli,  
St. Thomas Post Office, Hennur Road,  
Near Chenna Kesava Swamy Temple,  
Bangalore – 84.

Call : **+91 99011 45678**  
Email : [info@candeurlandmark.com](mailto:info@candeurlandmark.com)  
[sales@candeurlandmark.com](mailto:sales@candeurlandmark.com)  
Web : [www.candeurlandmark.com](http://www.candeurlandmark.com)

Site Address  
**Candeur Landmark**  
S.No.: 243/2A, 243/3, 251/1&2,  
Near Gunjur Bus Stop,  
Varthur, Gunjur Main Road,  
Off. St. HW 35, Gunjur-560087.

Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

for more details : call: **+91 99011 45678**

Architect



Mobile: +91 970 350 4400  
E-mail: [info@fwdarchitects.com](mailto:info@fwdarchitects.com)  
Web: [www.fwdarchitects.com](http://www.fwdarchitects.com)

Structural Consultants



**Adharshila**  
Structural Consultants

Legal



**LEX SITUS ADVOCATES & SOLICITORS**  
Lakshmi Arcade, #484, 1st Floor,  
17 Th Cross, 27th Main,  
Hsr Layout 2 ND Sector,  
Bangalore-560 102.

a concept of | d3 | +91 9849192657

**AN OPEN WORLD THAT GIVES  
A SENSE OF FULFILLMENT**

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