One&Only

The Luxurious Townhouses

GR CONSTRUCTIONS

CREATING BETTER LIVING ENVIRONMENT



Townhouses

//town houses//

Townhouses are expensive luxurious dwelling comprising of multiple levels where detached single-family houses are uncommon, such as in New York City, Chicago, Boston, Philadelphia, Toronto, Washington DC, and San Francisco.

Townhouses in private housing developments remain almost exclusively populated by the very wealthy due to the rarity and relatively large sizes of the units. Prominent examples in Hong Kong include Severn 8, in which a 5,067-square-foot (470.7 m2) townhouse sold for HK$285 million (US$37 million) in 2008, or HK$57,000 (US$7,400) per square foot, a record in Asia, and The Beverly Hills which consists of multiple rows of townhouses with some units as large as 11,000 square feet (1,000 m2).

Historically, a Townhouse was the city residence of a noble or wealthy family.

Welcome to a life in One&Only - The Luxurious Townhouse.

One&Only

The Luxurious Townhouses

Design oriented 45 Townhouses built for luxury living, features bright and airy interiors that are open and spacious, situated in the desirable Sarjapur road location,4 kms from HSR Layout and 3.5 kms from Wipro Corporate Office

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Bright. Light-filled spaces. Great. Practical liveability. Stylish contemporary appeal.

Set within the exclusive gated community, every townhouse is a reminiscent of a modern day wealthy family home.

Truly a luxury home.

Every magnificent residence is sitting on a site of more than 1 acre of land boasting palatial & refined space of 3025 to 3425 square feet built with luxurious detailing.

The prestigious estate subtly reminds of the sophisticated style through design that maximize views and accessibility to the outdoors, design that creates volume and luxury with double height ceiling in the living room, design that fill the interiors with natural daylight with skylights, design that creates open and spacious rooms.

Showcasing a lifestyle of luxury and sophistication, all aspects of the property epitomize the ultimate in community living for the select few.

For the most discerning clients, One&Only, dares its residents to imagine the splendor of luxurious and majestic living.

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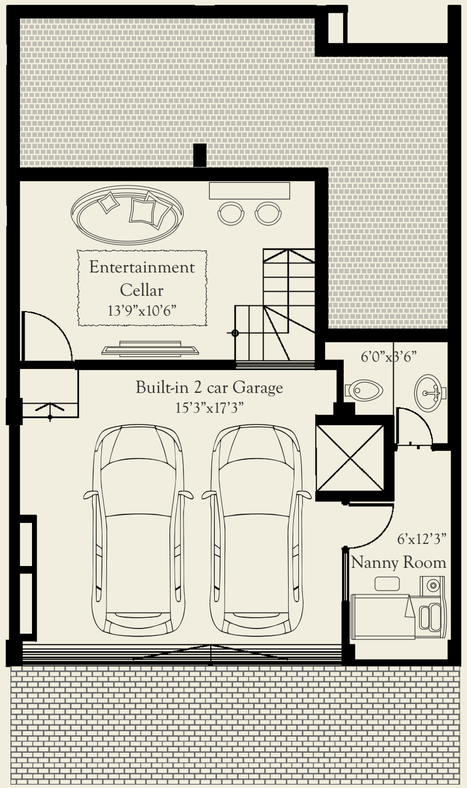
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4 Bed Luxury Townhouse

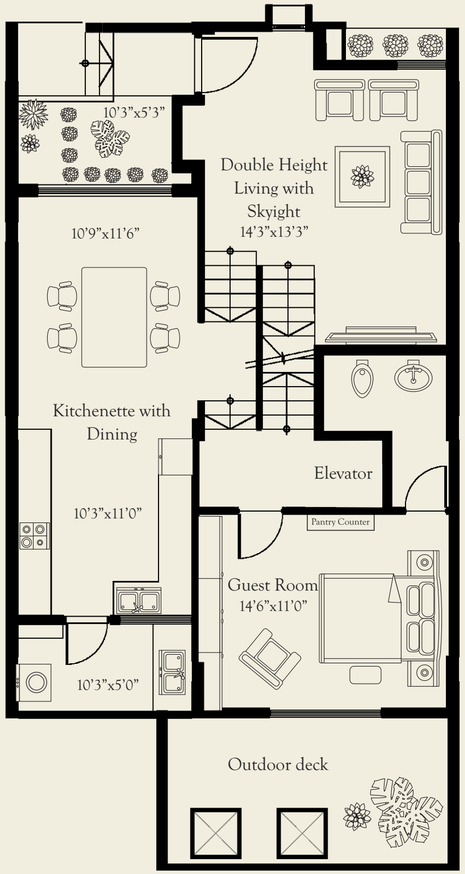
Luxurious Master Bedroom Suite with oakwood laminate wooden flooring,
rain-head shower, free-standing bathtub and a spacious walk-in closet
2 Children's bedroom + 1 Guest room with built-in pantry counter and outdoor deck
Private Home Office / Study & Library
Entertainment Cellar
Nanny room
Open courtyard spaces & decks
Large Private Terrace
Imported Marble flooring
Elevator
Built-in 2 car Garage

4 Bed
3425 Sq.Ft

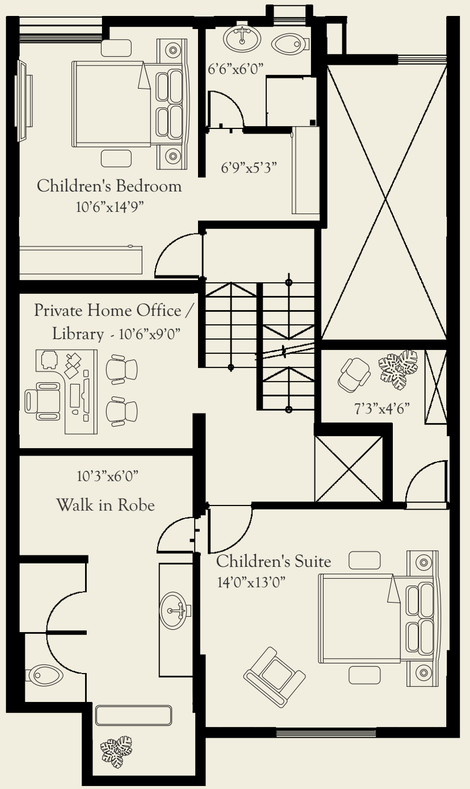
North Facing



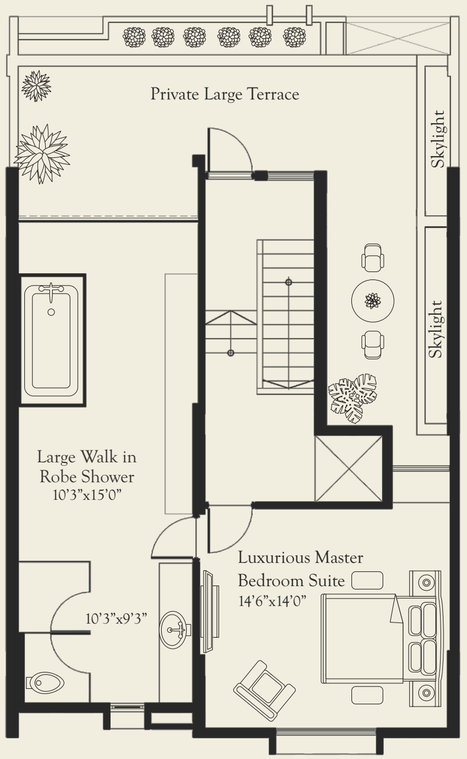
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor



Each of the Townhouse in One&Only features zoned living environments that allow for both privacy and interaction.

In all families there are times when everyone wants to be together and times when privacy or quiet time is essential.
The success of the One&Only Townhouse is in its ability to offer plenty of retreats under the same roof.
This is most obvious in the Master Suite, a parents' retreat that combines a large bedroom with a double ensuite, separate toilet, walk-in robe and a large terrace.
It is positioned at the topmost floor of the home, away from the main hub of the household.
A second, less obvious retreat can be found at the front of the home and allows the three secondary bedrooms their own hub, with a leisure room at its centre as well as a dedicated bathrooms. It almost operates as a separate unit within the home and in this way cleverly separates the parents' quarters from the children's.
For those all important moments when the family comes together, the open-plan kitchen, dining and family room at the core of the house is welcoming and spacious. The galley-style kitchen opens on to the living area.





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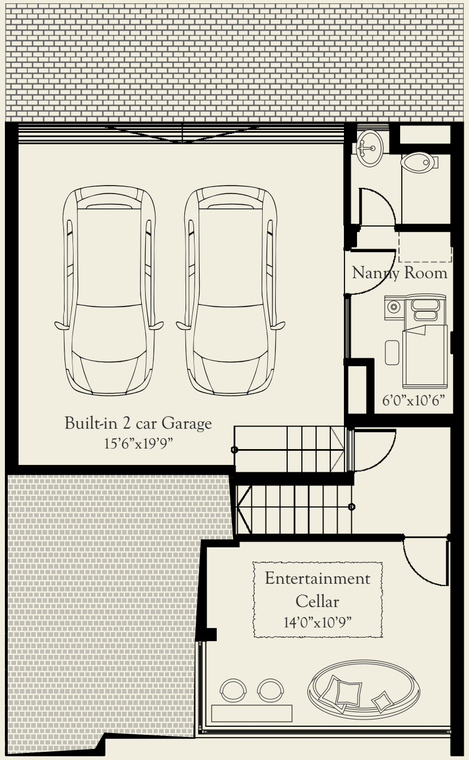
3 Bed Luxury Townhouse

Luxurious Master Bedroom Suite with oakwood laminate wooden flooring
1 Children's bedroom + 1 Guest room with built-in pantry counter
Private Home Office /Study & Library
Entertainment Cellar
Nanny room
Open courtyard spaces & decks
Large Private Terrace
Imported Marble flooring
Built-in 2 car Garage

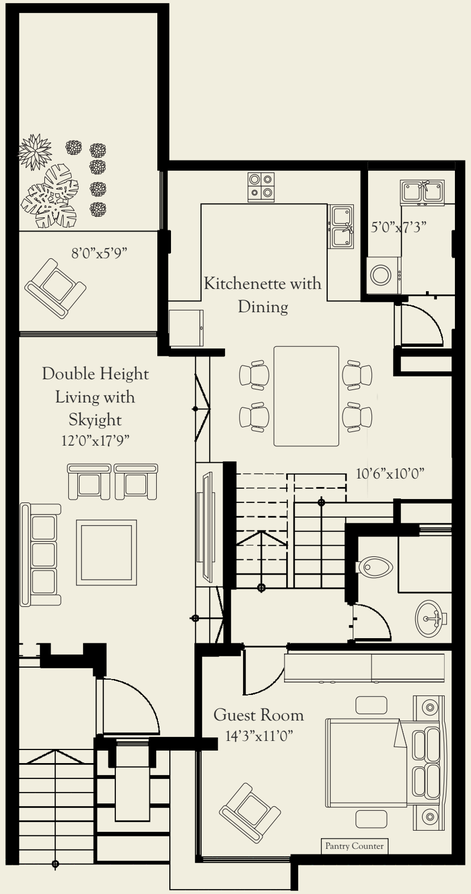
3 Bed
3025 Sq.Ft

North Facing

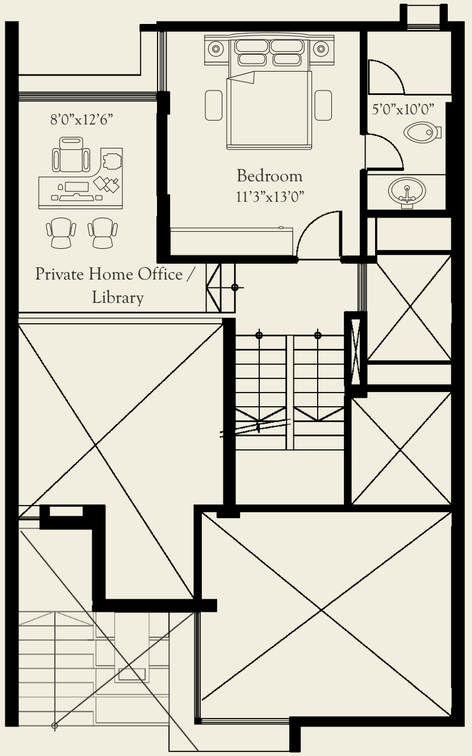
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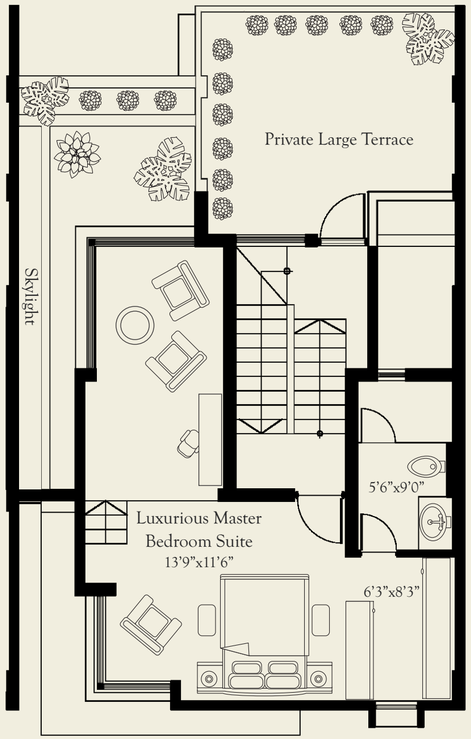
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor



One&Only is not just a beautifully designed contemporary home.

it's what you get out of it and how you live in it day to day. It's about you and your family's daily life. Everyday.

The innovative One&Only design ensures your own private escape every time you walk through the front door. The perfect combination of a family friendly layout with delightful retreat spaces and living, kitchen and dining areas is spread across the core of the home. With large windows letting the light flood in, and a magnificent covered outdoor room, this home is straight out of a fairytale for those who insist on the very best.

Our design philosophy embraces a passion for aesthetic harmony and practical flexibility throughout interior spaces while working with the design elements of the exterior of the home.

We design townhouses that are adaptable, flexible and work with your lifestyle. Homes that truly answer the needs of the modern family.

Homes that stimulate positive vibes cascading away to merge with fresh air and good lighting!

The architecture as the dispersal of borders: evaporation of its structures, evaporation of its limits. Dealing only with the atmosphere, the space, the air, the disintegration of limits between inside and outside, between body and space, between physiology and meteorology, atmosphere and sensualism. Dealing only with space, air and its movements, pressures and depressions, conduction, perspiration, convection. Invisible, transparent, light and clear architecture as the design of the movements of air: design of temperature, humidity rates, pressures and depressions.



Hot air escapes from the skylight ventilation working like the traditional chimney exhaust system

Airflow from the green and open space filters the pollutants and reduces the temperature, thereby bringing in pleasant cold air and ascend to neutralize temperature in the house

Skylight provision with in the house permits the free flow of natural sunlight. The Brahmasthan is a special central zone in the building. It is well lit from above by skylights thereby ensuring wellness of the inmates of the building

Raise your living

Structure

- RCC frame structure with 6”/4” Solid Block Masonry

Kitchen

- Black granite kitchen platform or equivalent of suitable size and a reputed Stainless Steel sink with drain board
- Ceramic tile/ granite dado of upto 2 feet above the platform
- Provision for a water purifier

Car Parking

- Covered portico for two car parking
- Flooring colour cement pavers or equivalent tiles

Bathroom

- Ceramic Glazed tiles dado up to false ceiling in all toilets
- Jaquar or equivalent make sanitary ware
- CP Fittings Jaquar or equivalent make
- Plumbing concealed in medium class CPVC / PVC Pipes. All external plumbing, waste water pipes and storm water drains shall be in combination of PVC and Stoneware pipes

Doors & Windows

- The main door and internal doors will be made with teak wood frames and designer veneered flush shutters along with good quality stainless steel finish hardware
- Main door & Internal doors will be finished with a melamine polish
- MS grills and railings will be finished with white synthetic enamel paint
- UPVC sliding /casement windows and French windows with a provision for mosquito mesh shutters
- Ventilators will be in aluminium louvers

Facade & Exteriors

- External emulsion ACE or equivalent paint for exterior walls
- Driveways finished with interlocking heavy duty paver/grass pavers

Electrical

- Electrical circuits & wires with concealed fire resistant Havells / RR / Bangalore cable or equivalent make
- Elegant modular electrical switches of Legrand or equivalent make
- Telephone and Television points in living room and bedrooms

Interiors

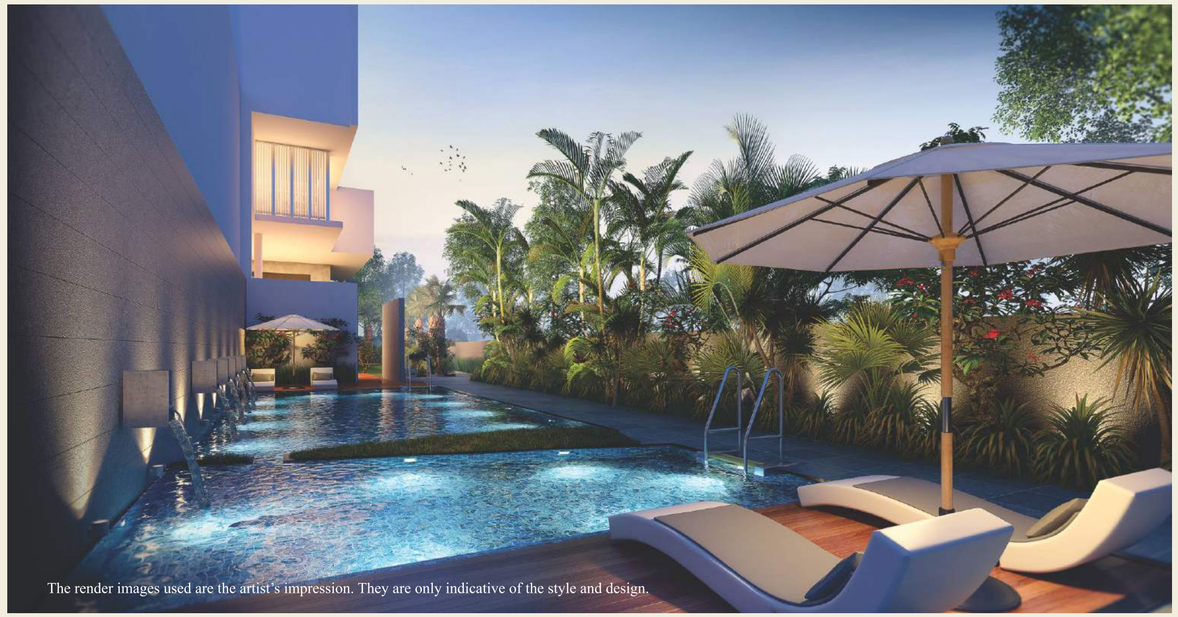
- All internal walls and ceilings will be plastered with cement mortar and finished with base white oil bound/acrylic emulsion
- Granite flooring in entrance lobbies & marble in living, dining & stair case
- Wooden laminated flooring in all bedrooms
- Marble flooring in kitchen
- Anti-skid ceramic tiles in Balcony and Utility

Generator

- Generator backup 4 kw individual townhouse

Safety

- Centralized security provision at the entrance gate with intercom connected to the townhouse from the entrance gate
- Video door phone for each townhouse
- CCTV camera for common areas surveillance



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Humans crave community

When we are connected, we are healthier, live longer and happier.

At One&Only, homes are more than standard condos. We design spaces for people to join an active and involved community of neighbors who know and care about each other and together live more consciously of one another. A core value of One&Only is environmental sustainability. This is through effective utilization of open spaces and minimizing the intrusion of cars and promoting more pedestrian friendly spaces.

The sense of community created in the One&Only neighborhood is bolstered by generous common amenities. One&Only features common community lounge, barbecue pits, gazebos, a shared garden, art studio & workshop, yoga room, pool and kids spaces. The result is people-focused residential development, with cars tucked away from open spaces and buildings grouped to leave green & open space for all to enjoy.

Downtown Life

Garden Barbecue Pit
Party Lounge
Residents Lounge
Coffee Bar
Garden Gazebo
Patio Dining
Wifi Co-working Hub

Art & Recreation

Art & Paint Studio
Play shacks & Play Houses
VR Gaming Studio
Splash Pad
Indoor games

Fitness

Swimming pool
Gym
Yoga Club
Squash Court

Celebrate life everyday

Location at its best

Living at One&Only in Choodasandra also means you are surrounded with three Central Business Districts - located in between Sarjapur Road, HSR Layout and Electronic City. All three business districts are home to large number of IT companies, sprawling with all the leading technology parks, shopping malls, international schools and hospitals. From One&Only one can enjoy great connectivity to the airport, and other important destinations within Bengaluru city.





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The Neighbourhood

World around you





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A location that shortens your distance to work

A location that keeps you close to your hobby

A location that ensures your wellbeing

A location that makes living easy

One&Only, a residential project truly provides a living space that fulfills the wishes of every Bangalorean. Strategically chosen and crafted at Choodasandra, Sarjapur Road, One&Only ensures to transform the life of its people by proposing a comfortable and stress-free neighborhood. One&Only is in troupe with many famous schools, hospitals, shopping destinations, offices, retail marts and every civic amenity required, so that you spend less time on the road and more with your loved ones.

In design and style, One&Only is surely going to surpass your expectations – truly exceptional in design, luxury and feel. Laden with a wide range of basic and luxury amenities, One&Only is a remarkable space where you can dwell without worrying about a thing.





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Phase 1 of
GR Santhrupthi

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