



manTRI DSK
pinnacle
Off Bannerghatta Road

South India's tallest
residential tower.

Mantri Pinnacle.

(Anything else would
be a compromise)

The Address



Location high points:

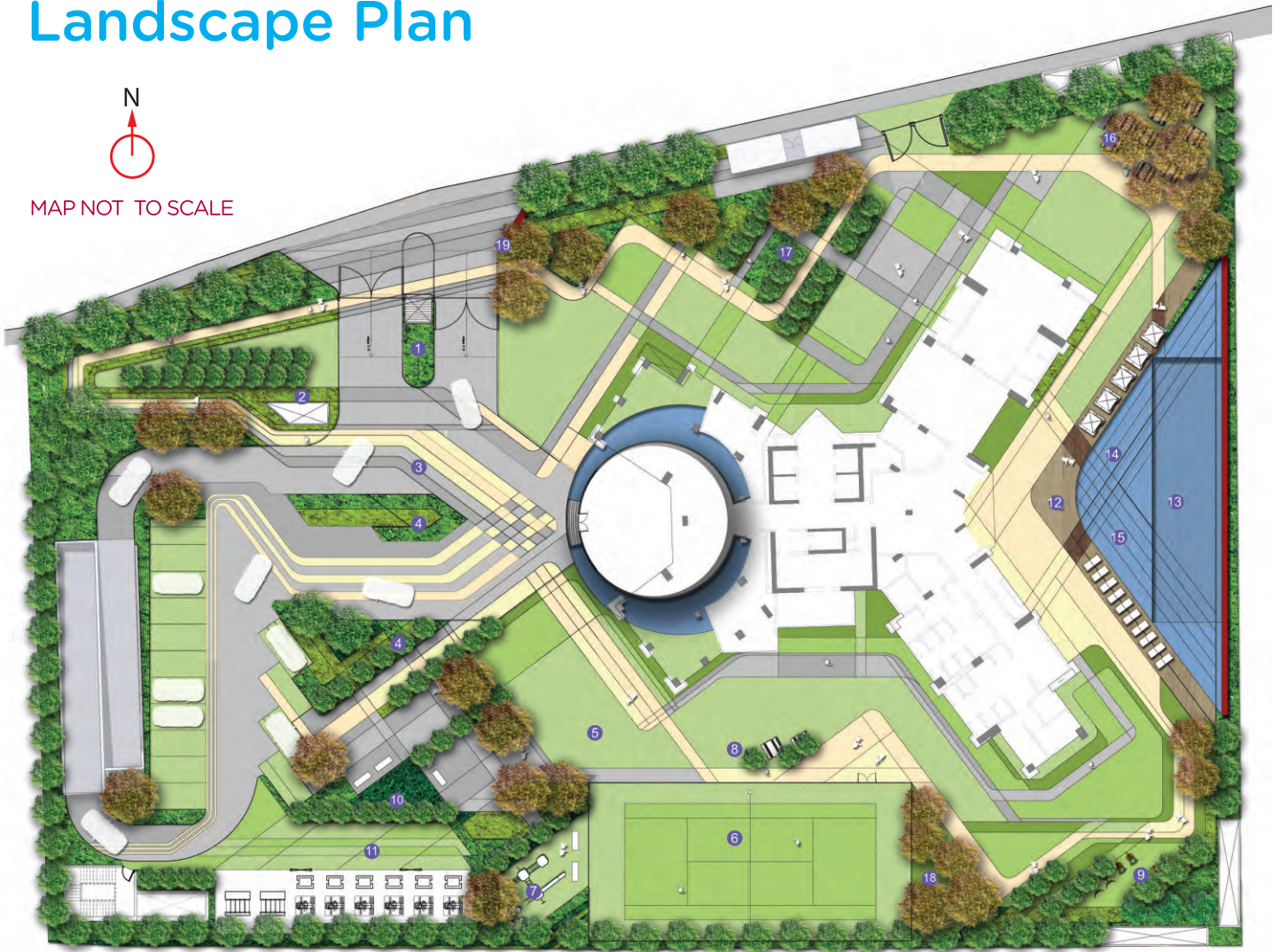
- ▲ Close proximity to developed residential areas like Jayanagar and JP Nagar.
- ▲ Schools of repute like Ryan International School, Presidency, Innisfree, and Clarence in close vicinity
- ▲ Close to major software companies like Honeywell, Oracle, IBM, Accenture, EMC² and more
- ▲ 15 minute drive to Electronic City via NICE Corridor
- ▲ Easy access to state of the art medical centers like Fortis, Apollo Hospitals, Jayadeva Institute of Cardiology, Sagar Hospital etc.

SL	LANDMARKS	IN KMS
1	NICE ROAD	2.7
2	HONEYWELL	1.9
3	FORTIS	2.8
4	IIMB	3.0
5	JP NAGAR RING ROAD	4.3
6	SHOPPERS STOP	4.9
7	JAYADEVA HOSPITAL	5.0
8	IBM	6.3
9	SAGAR APOLLO	6.7
10	ACCENTURE	7.2
11	DAIRY CIRCLE	7.4
12	M G ROAD	12.2
13	CENTRAL SILK BOARD	9.9
14	ELECTRONIC CITY	12.7

Landscape Plan



MAP NOT TO SCALE



- | | |
|--|----------------------------------|
| 1 Entry guard house with ATM and water feature | 11 Transformer Access |
| 2 Ventilation inlet redressed as feature seating | 12 Deck area |
| 3 Shares surface plaza | 13 Lap pool 25 m |
| 4 Feature shrubs planting | 14 Children's pool |
| 5 Activity Lawn | 15 Jacuzzi |
| 6 Tennis court | 16 BBQ area with outdoor seating |
| 7 Children's playground | 17 Feature landscape garden |
| 8 Picnic table and chairs | 18 Turfed mound seating area |
| 9 Outdoor Exercise area | 19 Estate signage |
| 10 Feature planting and sculpture | |



Turf



Ground cover (in flat shades of green)



Shrubs (in texture shades of green)



Feature elements

Project USPs

- ▲ South India's tallest residential tower with a breathtaking view
- ▲ Strategically located near key corporate head quarters, state of the art medical centers, and schools of international repute
- ▲ High-end club facilities including Bang & Olufsen mini theatre, digital gaming zone and designer pool with Aqua Gym
- ▲ Smart Digital Homes*
- ▲ Fully air-conditioned homes*
- ▲ Options for interiors customization*
- ▲ Sky Lounge cum coffee shop on 41st floor
- ▲ An observatory on 42nd floor
- ▲ High speed elevators with biometric sensors
- ▲ Penthouses with private swimming pool, landscaped terraces, private lifts and water cascading bodies*
- ▲ Conceptualized, designed and created by world renowned architects, designers and consultants
- ▲ Incorporates Gold Standard Green Building features
- ▲ 100% power backup[#]
- ▲ 90% open space

* At additional cost [#]Optional, at additional cost

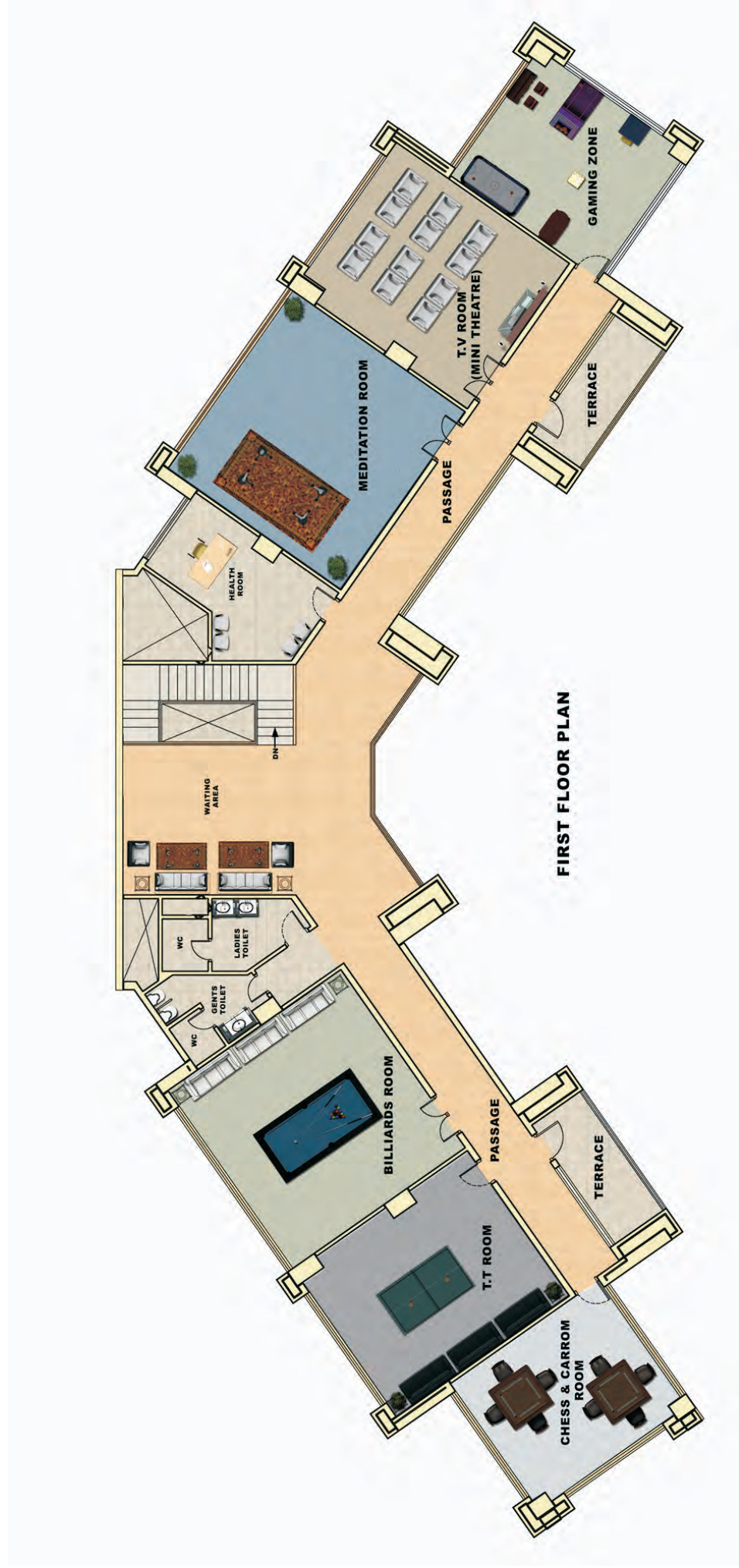
Typical Floor Plan



CLUB HOUSE FLOOR PLAN - LEVEL 1



CLUB HOUSE FLOOR PLAN - LEVEL 2



Amenities

Outdoor Amenities

- ▲ Swimming pool with toddlers' pool
- ▲ International Designer Landscaping
- ▲ Grand atrium with lounge
- ▲ Jogging / Walking Trail
- ▲ Outdoor exercise area with equipments
- ▲ Children's play area
- ▲ Outdoor party area with barbeque pits
- ▲ Tennis court
- ▲ Pick up / drop of point
- ▲ Paved garden walk
- ▲ Common toilets for Servants and Drivers

Indoor Amenities

- ▲ Large club house
- ▲ A well equipped health club
 - Gymnasium
 - Steam room (ladies - gents separate)
 - Sauna room (ladies - gents separate)
 - Massage room (ladies - gents separate)
- ▲ Table Tennis
- ▲ Billiards and Pool Table
- ▲ Bang & Olufsen Mini Theatre
- ▲ Digital Gaming Zone
- ▲ Karaoke room, Dance / Aerobics floor with AV equipment
- ▲ Laundry & Dry Cleaners
- ▲ Health room
- ▲ ATM
- ▲ Multipurpose hall
- ▲ Library

HVAC Points

- ▲ Fully air-conditioned homes

Structural Points:

- ▲ Lift and staircase core are located centrally to take care of lateral forces created by high winds earthquakes
- ▲ Tower floor slab is a flat plate without edge beams which is good for interiors and better floor heights

Plumbing Points:

- ▲ Single stack sanitary, which brings down the shaft size drastically
- ▲ Basic problem of sanitary system in high-rise buildings is handling higher pressure ratings due to which there is damage to the pipe lines, vacuum creation in the traps and WC bowls and thereby the foul smell in the bathrooms. SOVENT, the velocity arrester, will be installed to solve the same
- ▲ Direct pressure boosting system
- ▲ To enable end user to achieve comfortable residual pressure rating by which rain shower / shower panels or any other water intensive fixtures can be used
- ▲ M & R Treatment plant
- ▲ State-of-the-art sewage treatment plant, which can deliver the best possible recycled water
- ▲ Central gas bank
- ▲ To ensure more safety and easy maintenance



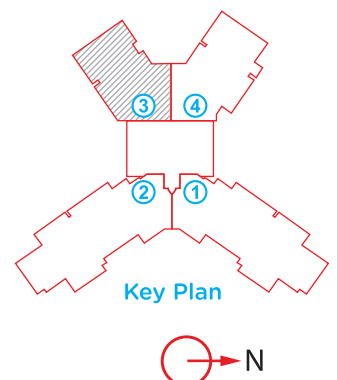
3 BHK - Floor Plan



3 BHK

Area : 2200 sq. ft.

Units : 203 - 2903



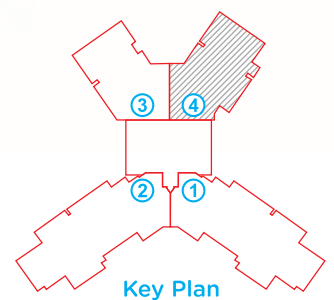
3 BHK - Floor Plan



3 BHK

Area : 2405 sq. ft.

Units : 204 - 2904



4 BHK - Floor Plan

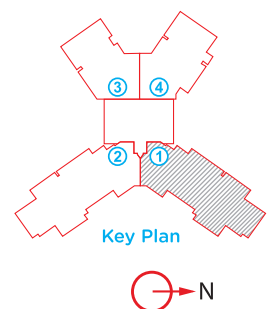


4 BHK

Area : 3595 sq. ft.

Units : 201 - 3801

202 - 3802



Specifications

Main door

- ▲ FRAME: teak wood / Engineered doorframe
- ▲ B.S.T.V. Designer door shutter finished with melamine polish on both sides
- ▲ Brush steel finish hardware for main door

Other Doors and Windows

- ▲ Pre-engineered shutters with frames
- ▲ All toilet doors are commercial flush shutters with melamine polish on one side and paint on other
- ▲ Good quality imported brass /chrome finish hardware
- ▲ Living room and Bedrooms will be provided with openable glass door for balcony
- ▲ Top hung glass windows

Kitchen

- ▲ Provision for electrical & plumbing points for modular kitchen (granite platform with sink and drainboard will be provided on request and at cost)
- ▲ Provision for Aqua Guard in kitchen
- ▲ Provision for washing machine, dishwasher, ironing in utility
- ▲ Provision for gas cylinder point in utility area with necessary piping arrangements

Electrical

- ▲ One TV point in the living room and in all bedrooms / family rooms
- ▲ Fire resistant electrical wires of Finolex / Anchor make
- ▲ Elegant designer modular electrical switches (Anchor woods or equivalent)
- ▲ One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat
- ▲ One Earth Leakage Circuit Breaker (ELCB)
- ▲ Telephone points in all bedrooms, living rooms, family rooms and kitchen with provision for installing your own mini EPABX
- ▲ Fully air-conditioned*
- ▲ Each flat will be provided Three Phase Energy Meter with 8 KW power for 3 bedroom flat, 10 KW for 4/5 bedroom flat and 12 KW for penthouse
- ▲ LT/HT power

Structure

- ▲ Earthquake resistance: Seismic zone II compliant RCC framed structure
- ▲ Concrete Solid Block Masonry

- ▲ 9' floor to floor height
- ▲ Provision for landscape at penthouse terrace as shown in the drawings

Plastering

- ▲ All internal walls are smoothly plastered with POP finish

Painting

- ▲ Interior: Acrylic emulsion paint with roller finish
- ▲ External emulsion paint & synthetic plaster at selective places
- ▲ Enamel paint for internal doors / MS railings

Flooring

- ▲ Living, dining and family: Imported Marble flooring
- ▲ Master Bedroom: Laminated wooden flooring
- Other Bedrooms: Vitrified flooring
- ▲ Kitchen: Vitrified flooring
- ▲ Servant Quarter and Utility: Vitrified flooring
- ▲ Terrace: Anti skid Ceramic flooring in terrace area

Plumbing

- ▲ Master Bedroom: Ceramic / Glazed designer tiles flooring. Ceramic / Glazed designer tile cladding in all toilets upto false ceiling.
- ▲ Other bedroom toilets: Ceramic / Glazed designer tiles flooring. Ceramic / Glazed designer tile cladding in all toilets upto false ceiling.
- ▲ White EWC in all toilets of Hindware or equivalent
- ▲ White WHB in all toilets of Hindware or equivalent
- ▲ Imported Marble counter top (4 x 2)
- ▲ FRP Bath tub in Master Bedroom
- ▲ Single lever hot and cold water mixer unit for shower of Jaguar make or equivalent for all the toilets
- ▲ Health faucet will be provided for all toilets
- ▲ Concealed master control cock Ball valve) in each toilet, from inside, for easier maintenance
- ▲ Mirror in all toilets
- ▲ False ceiling in all toilets
- ▲ PVC corner beading in toilets
- ▲ All CP Fixtures are Jaguar Florentine or Equivalent
- ▲ GI plumbing system pressure tested will be provided in toilet
- ▲ Large sized toilet ventilators made of aluminium / PVC with glass. Ventillation will be mechanical.



manTRI

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