



IF YOU DON'T HAVE
TIME TO READ THIS
BROCHURE NOW,
YOU WILL ONCE YOU
MOVE INTO
CONCORDE ABODE 99.





CONCORDE
VILLA LIVING



WHY WASTE TIME STUCK IN TRAFFIC, WHEN YOU
CAN SPEND THAT TIME ENJOYING
THE COMFORTS OF VILLA LIVING WITH YOUR FAMILY.

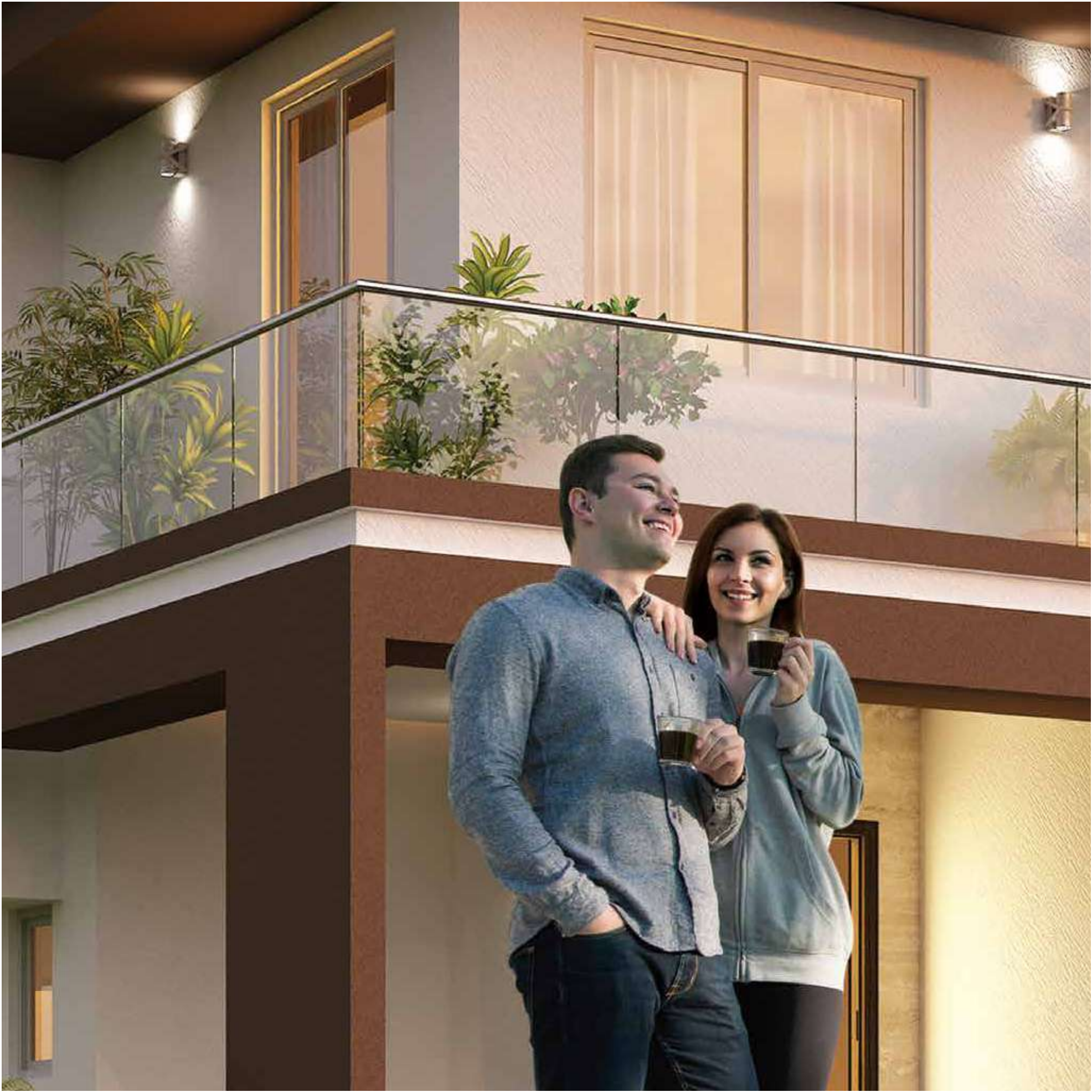
P R E S E N T I N G

CONCORDE
Abode 99

ON SARJAPUR-HOSUR ROAD

STRATEGICALLY LOCATED FOR EASY
ACCESS TO WORKPLACES IN
ELECTRONIC CITY, HOSUR AND SARJAPUR.







ABODE 99. MADE JUST FOR YOU.

Abode 99 Villas have been designed with just you in mind. It has evolved from the idea, that in a city like Bangalore you need to have a home close to your workplace so that you can avoid getting into traffic snarls that takes (what would seem like) eons to get out off. Every aspect of the design takes care of that while you get to spend a lot of time at home, you also get to spend it fruitfully.



JUST WHERE YOU WANT TO BE.



The cool thing about Concorde Abode 99 is its location. It is just off the Hosur-Sarjapur Highway, close to Electronic City (99 in the name stands for the location pin-code).

It makes for a trifecta point that is convenient wherever your workplace is. Moreover, a plethora of conveniences around is a great boon. From schools to hospitals and malls.

The location is ideal whether you are working or intending to live a peaceful yet fruitful retired life. The Metro and the peripheral Ring Road that passes next to the project make living here utterly convenient.



At Concorde we have always believed in creating communities. Abode 99 is no exception. It begins with configuring the right eco-system. Communities are all about uninterrupted flow. Space to move and live. Opportunities to interact. Facilities to indulge. Like-minded residents and sustainable living.



BUY A HOME, GET A COMMUNITY.



BREATHE



You might be living in the midst of a booming city but Abode 99 makes you feel like you are living in the countryside.

The numerous parks, open courtyards and trees bring you the freshness of living with nature for company. Almost 60 percent of the 12 acre space is just open space and amenities to keep you in a state of everyday bliss.

At Abode 99, you breathe easy and slow. Breathe like you are living life, every moment.



Each villa at Concorde Abode 99 is fashioned to be a seamless blend of luxury and technology.

An efficient floor layout complemented by a clear height of 10 feet creates a living expanse where life thrives. The villa is topped off with an expansive Recreational Deck where you can spend time looking out at life in all its glory. Each of the Villas are equipped with top-of-the-line specifications for undistracted living.



CRAFTED VILLA FOR CRAFTED LIVING



WE CALL IT VILLA LIVING



Abode 99 is not just a villa made of concrete, wood and bricks. It's about bringing new standards of luxury to everyday living. It's a concept that we at Concorde believe is what is expected of owning a Concorde Villa. The concept of luxury, appointed the way only Concorde does. From swimming pools, lounges and butterfly parks. To gardens and cafes and tennis courts. And the icing on the cake, the facility management that makes villa living effortless. In fact everything that makes you feel living at home is a forever holiday.





EVOLVE ON A DAILY BASIS.



Your home at Concorde Abode 99 comes with a Club Membership unlike any other. Here, the exclusive Club Membership also comes with part-ownership of the 15,000 sq. ft. multi-level Club Evolve! The feeling of sauntering into a Club you own cannot possibly be described in words. It is to be experienced, every time you enjoy fine recreational experiences that have been crafted exclusively for you.

GROUND FLOOR



Reception Area & Lobby



Swimming Pool



Changing Room



Supermarket



Pharmacy

FIRST FLOOR



Waiting Area



Party Hall



Open Café



Restroom

SECOND FLOOR



Gym



Boot Camp



Gathering Hall



Mini Theatre



Restroom



Waiting Area

THIRD FLOOR



Games Room



Billiards



Amphitheatre with Stage



Business Centre

Evolve

by Concorde

15,000 SQ.FT OF AMENITIES. LIMITLESS POSSIBILITIES.





SWIMMING POOL





PHARMACY



SUPERMARKET



BANQUET HALL



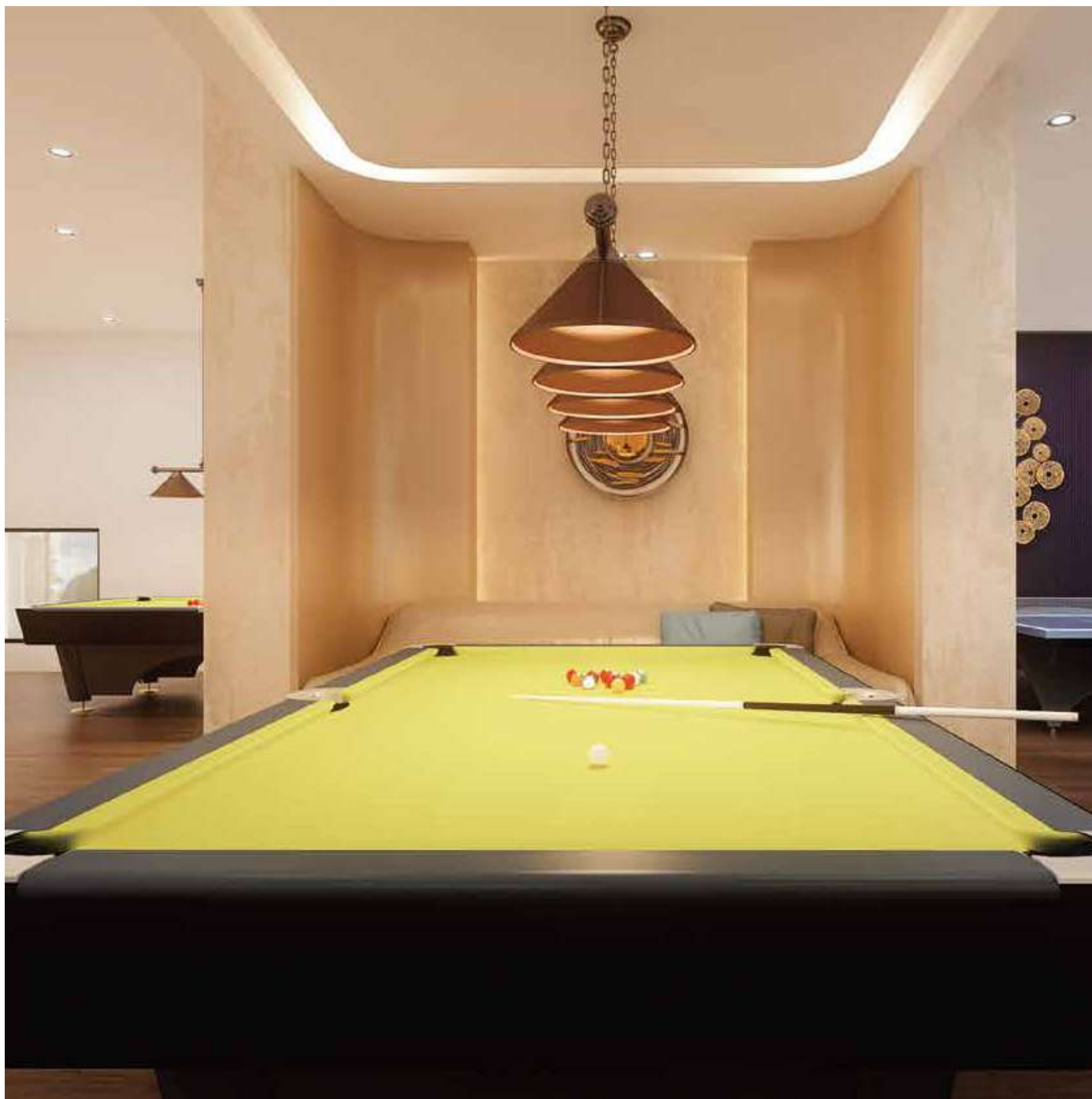
GYM



MINI THEATRE



TABLE TENNIS



BILLIARDS

GO FOR A PICNIC. EVERYDAY.



WELLNESS

DESIGNED TO HELP YOU IMPROVE YOUR OVERALL WELLNESS AND GAIN MORE FROM LIFE.



Kids Play Area



Seniors' Park



Strolling Path



Swimming Pool
(Infinity Kids Pool)



Wellness Park
Yoga, Meditation



Multi-Play Lawn



Aroma Garden



Fruit Garden

ACTIVE

CREATED KEEPING YOUR DESIRE FOR AN ACTIVE LIFESTYLE IN MIND.



Adventurous
Kids Play Area



Skating Rink



Basketball Court



Outdoor Gym



Chess



Cycling, Jogging



Pickle Ball



Childrens' Play Park

The craft of the Premium Villas at Concorde Abode 99 can only be matched by the craft of the many curated outdoor features that dot its thoughtfully designed landscape. The features are segregated into four carefully considered categories.



OUTDOOR GYM



KIDS PLAY AREA



PICKLE BALL



A sport that's becoming increasingly popular. Pickle Ball has parts of Table Tennis, Tennis and Badminton combined. A great game for both kids and adults, for the first time at Abode 99.

COMMUNITY

CREATED WITH THE PURPOSE OF BRINGING PEOPLE TOGETHER TO FOSTER COMMUNITY SPIRIT.



Entry Water
Feature



Community
Garden



Entry
Surveillance



Sunken Seating +
Fire Pit + Camp Fire



E-zone,
Working Pod



Party Lawn



Pet Park



Amphitheatre

LEISURE

DEVOTED TO YOUR INDULGENCES AND TO A HIGH QUALITY OF LIFE.



Pool
Pavilion



Family Pavilion + BBQ,
Picnic, Kitty Party Zone



Chess &
Puzzle Tables



Ping Pong
Tables In Garden



Contemplation
Garden



Bio Pond



Musical Garden



View Deck



Focal Pavilion



SKATING RINK



AMPHITHEATRE



BIO POND



FRUIT GARDEN



MUSICAL GARDEN



COMMUNITY GARDEN



E-ZONE



Work from home takes on a new dimension with e-zone at Abode 99. You are working from home, yet you are outside in a specially allocated area where you can work sans all the disturbances with Wi-Fi and other work necessities built-in.



CONTEMPLATION GARDEN



BASKETBALL COURT

SPECIFICATIONS

STRUCTURE

- Seismic Zone -II compliant RCC Framed Structure with 100mm/150mm Solid Block masonry wall

MAIN DOOR

- 8 ft ht Teak Wood doorframe
- Teak finish engineered wooden shutters with polish
- ISI Standard Quality Hardware

INTERNAL DOORS

- Hard Wood doorframe
- Modular shutters with Melamine polish
- Modular shutters with one side polish and one side water resistant paint for toilets
- ISI Standard Quality Hardware

WINDOWS

- 2 / 3 track UPVC with clear glass and mosquito mesh

FLOORING

- Imported marble flooring in living, dining, kitchen
- Premium Vitrified 800 x 800 tiles flooring in Bedrooms
- Master Bedroom Laminated wooden flooring
- Terrace matt finish / rustic vitrified Tiles
- Sitout / Balcony antiskid tiles

TOILETS

- Aluminium / GI grid false ceiling
- Anti Skid Tiles Flooring
- Designer Glazed Tiles Dadoing up to false ceiling height
- Kohler / Jaquar wall mounted EWC
- Jaquar / equivalent plumbing fixtures with thermostat
- CPVC / UPVC Piping with solar water Heater and provision for geyser
- Aluminium GI grid false ceiling

KITCHEN & UTILITY

- Provision for electrical and plumbing points for aquaguard, washing machine, dish washer, geyser, mixer / grinder etc as per Architectural Design
- Outside Provision for Gas Cylinder point with necessary piping
- Utility Vitrified tiles dadoing 3 ft height

ELECTRICAL

- Sufficient electrical points in all rooms
- Fire Resistant copper wiring
- Elegant designer modular switches (Anchor / Schneider / panasonic / Legrand or equivalent)
- Telephone point in living room
- AC points in all bedrooms, Living / dining
- 4 KW power supply for 9 x 12, 5KW for 10 x 12, 6 KW for 10 x 15and 7KW for 12 x 15 villas

POWER BACKUP

- 2KW DG backup for 12 x 15 & above villas and 1 KW DG backup for all other dimension villas

INTERNAL WALL FINISHES

- All internal walls are smooth roller finish premium emulsion paint

LIFT

- Space provision for select units

SMART HOME

- Smart lock, Alexa, IR blaster, Toilet sensor lights, two lights and one fan in rooms.

ELEVATION & EXTERNAL FINISHES

- As per architectural drawing
- Exterior grade premium emulsion paint finish

PORTICO

- Matt finish / rustic vitrified tiles flooring

SET BACK AREA

- Landscape as per design

STAIRCASE

- Engineered wooden flooring for treads & riser and granite in terrace landing
- SS handrail with toughened glass railings

RAILINGS/GRILLS

- Enamel painted MS grills for windows sit out / balcony Glass railings as per Elevation

SANITATION

- Underground drainage system connected to STP
- Dual piping system toilet flushing

WATER SUPPLY

- Water Supply through primary water treatment plant

LAYOUT SPECIFICATIONS

- Concrete / paved / asphalted roads
- RCC Storm water drain with top covering
- Underground sewage system
- Centralized overhead tank & sump
- Sewage Treatment Plant
- Footpath with grass pavers
- Park with trees, shrubs, pathway trail is as per landscape design
- Entrance arch / gate with CCTV surveillance
- HT/LT underground electrical cables with transformers, RMU, LT kiosk, feeder pillars
- Street lights
- Bore wells
- Rainwater harvesting
- Water supply through primary water treatment plant



At Abode 99 the specs are not just mere numbers but differences you can see and feel. For instance, the 10 ft high ceilings give you a feeling of spaciousness and the 8 feet high teak wood doors frames bring freedom of movement. Imported marble flooring in the living, dining and kitchen areas are luxurious yet practical additions that makes living at Abode99 a breeze.

SPACIOUS HEIGHT - Villas with 10 ft. clear height | **DOORS** - 8 ft ht Teak Wood doorframe | **FLOORING** - Imported marble flooring in living, dining, kitchen
SMART FEATURES - Villas with smart living features | **LARGE TERRACE** - Large terrace with a private pavilion | **OPEN LIVING** - Large 52% Open Spaces

SMART VILLAS FOR A SMART YOU.





You love conveniences. Because, you know how much time that saves you and how much comfort and security they bring you. That's why we have automated most of the regular functionalities at Abode 99. For instance, the digital wireless protection with personalized SMS alerts to your preferred contacts and panic alerts for medical emergencies. Motion sensors near access points means you can sleep peacefully and securely.



SECURITY- PEACE OF MIND • Digital wireless protection • Personalized SMS alerts to your preferred contacts • Panic alerts for medical and security emergencies

HOME AUTOMATION • Remotely operate ACs, geysers, and lights • Personalize ambience as per your mood

SURVEILLANCE • 24x7 home security • Outdoor cameras to monitor visitors • Digital door locks with operation log

ENERGY MANAGEMENT • Save energy by scheduling appliance operation • Auto-operation of lights as per your pre-determined schedule
• Notifications about appliances after you leave home

ENHANCED SECURITY • Motion sensors near access points • Automatic emergency lights in homes • Automatic message to owner, neighbours, and others

FLOOR PLANS

9X12 - NORTH FACING



9X12 - NORTH FACING



FLOOR PLANS

9X12 - WEST FACING



9X12 - WEST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

9X12 - EAST FACING



9X12 - EAST FACING



FLOOR PLANS

10X12 - WEST FACING



10X12 - WEST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

10X12 - EAST FACING



10X12 - EAST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

10X15 - WEST FACING



10X15 - WEST FACING



FLOOR PLANS

10X15 - EAST FACING



10X15 - EAST FACING



FLOOR PLANS

12X15 - EAST FACING



12X15 - EAST FACING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





MASTER PLAN

Entrance Area

- 1. Entry / Exit
- 2. Entry Signage
- 3. Security Cabin
- 4. Driveway
- 5. Lawn Mounds With Leaf Pattern Planting
- 6. Leaf Sculpture
- 7. Feature Sculture
- 8. Entry Accent Paving
- 9. Entry Portal
- 10. Waiting Pavilion
- 11. Club House Entry

Park Amenities

- 1. Community Garden
- 2. Park Lawn
- 3. Kids' Play Area
- 4. Bridge Across Swale
- 5. Senior Kids' Play Area
- 6. Garden Gym
- 7. Skating Rink
- 8. Basketball Court
- 9. Viewers' Bench
- 10. Cricket / Futsal Practice Net
- 11. Sunken Camp Zone With Fire Pit
- 12. Contemplation Garden
- 13. Wellness Activity Lawn
- 14. Focal Pavilion
- 15. Outdoor Gym
- 16. Pickle ball Court
- 17. Adventure Play Area
- 18. Cycling Track
- 19. Badminton Court
- 20. Jogging / Walking Track
- 21. Bio Pond
- 22. Viewing Deck
- 23. Strolling Path
- 24. Bridge
- 25. Aroma Corner
- 26. Musical Garden
- 27. E-zone With Work Pods & Games Lawn
- 28. Kitty Party Zone With Bbq
- 29. Family Pavilion
- 30. Amphitheatre
- 31. Stage
- 32. Pet Park
- 33. OHT Tank Above Pet Park

THE LUXURY OF BEING NEAR.

Concorde Abode 99 derives its name from its pin code – **Bengaluru 560099**. The location is of immense significance, given its growth potential. With **Electronic City** just a short drive away, excellent connectivity via **Sarjapur** and **Hosur Road** and the **Metro**, and all of life’s conveniences in the vicinity, what you get here is not just a home but a complete way of life. The upcoming **Peripheral Ring Road**, which passes right next to the project, is sure to give further fillip to the location, adding sheen to what is already a very attractive offering.

KNOW YOUR NEIGHBOURHOOD

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LOCATION MAP



A LEGACY CRAFTED OVER TWO DECADES.





CONCORDE

Legacies aren't built overnight. We have carefully crafted ours over a journey spanning more than two decades. It's a journey that has seen us refine our artisanship with every milestone.

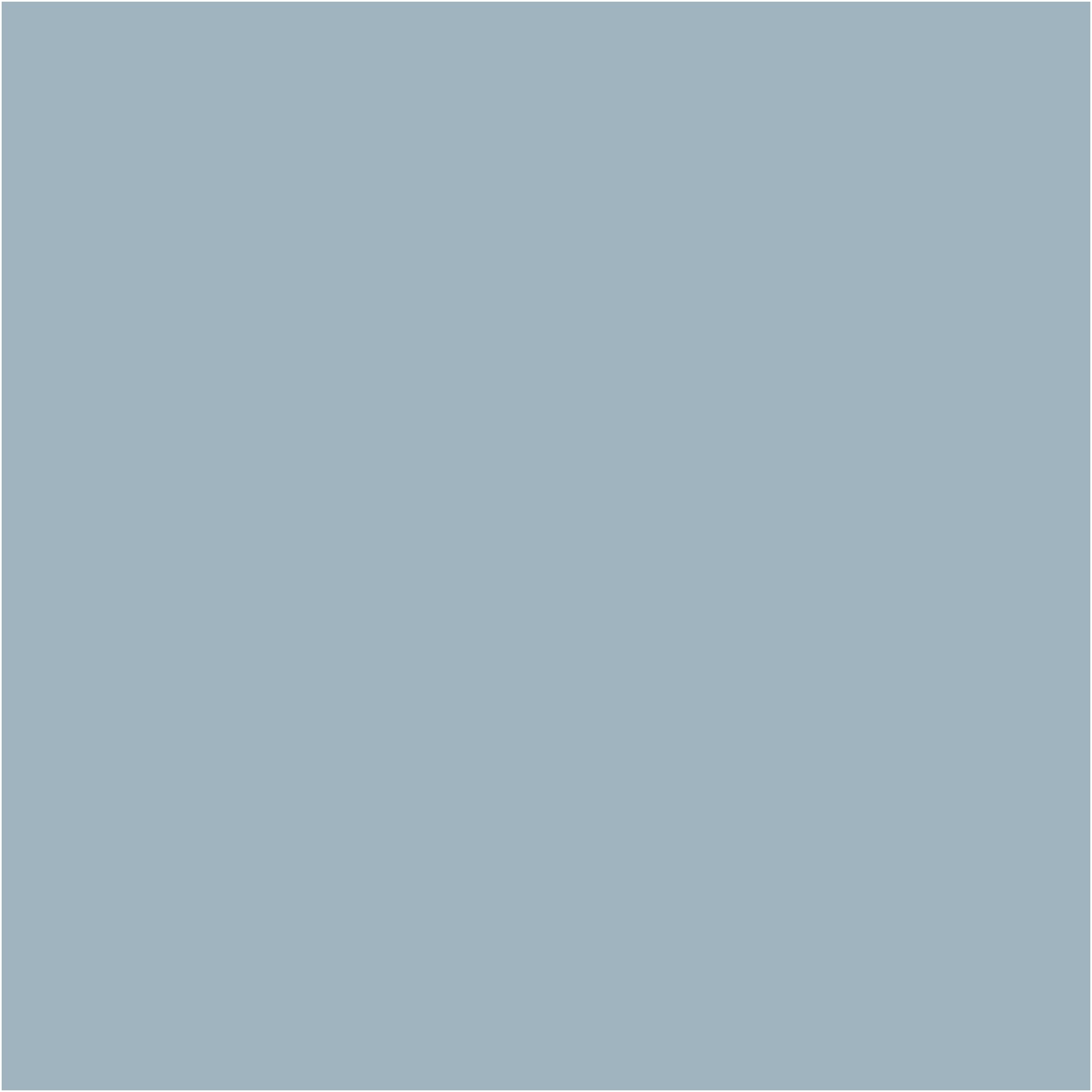
Where every new project saw us adding newer innovations, smarter conveniences, grander designs and sharper attention to detail, to deliver an ever evolving **standard of Villa Living**.

Each of our offerings is characterised by the passion that we have poured into it and the meticulousness of our craft, the pinnacle of which is represented by our newest creation yet - **Concorde Abode 99**.





SCAN THE QR CODE
AND DISCOVER YOUR OWN
VILLA LIFESTYLE





CONCORDE

Abode 99

ON SARJAPUR-HOSUR ROAD

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