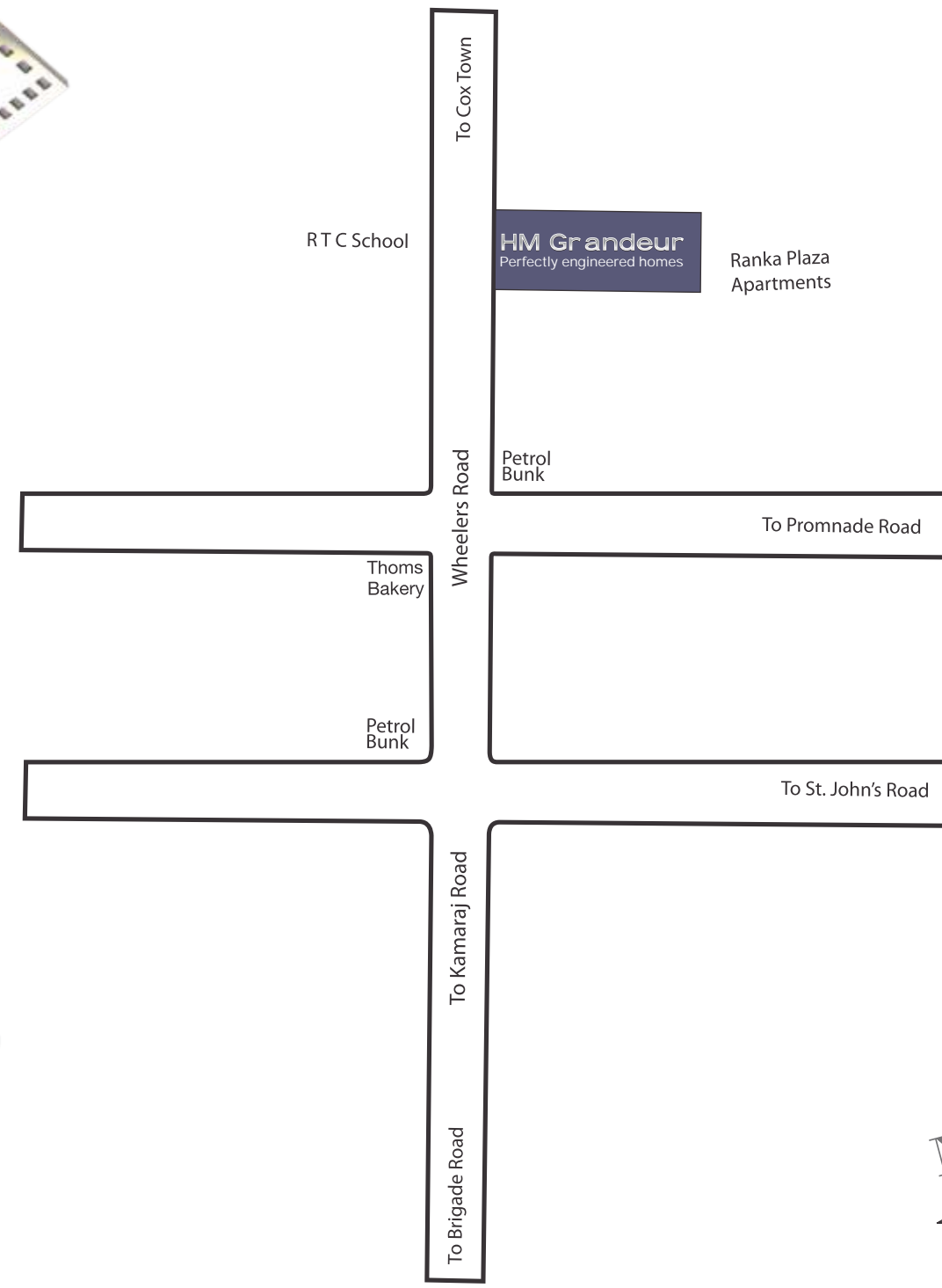




Location map



Site address
HM Grandeur, Opp. Tom's Café, Wheeler Road, Frazer Town, Bangalore-62, M: +91 99000 44002 / 003
Corporate address
HM Geneva House, 6th Floor, #14 Cunningham Road, Bangalore-52
P: 080-2238 2288, 080-2225 3761 E: enquiry@hmconstructions.com



When attention to detail is an obsession

Uber-luxury homes now in Frazer Town



www.hmconstructions.com

HM Grandeur
Perfectly engineered homes



Who says engineering excellence is reserved for space ships?

Engineering excellence isn't the domain of space ships. Now, living spaces too are engineered and built like them; with great attention to details. Right down from the state-of-the-art smart building features to the magnificent Italian marble flooring and the teak outfitting. At HM Grandeur, you will find that every single component in the uber-luxury home is precisely engineered and built to exacting standards, just to bring you complete peace of mind. And a picture perfect home.



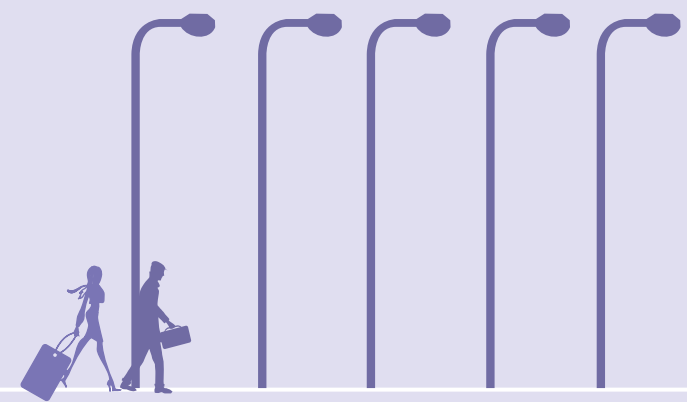
Why should you demand homes that are engineered to perfection?

A home is more than a home. It's a legacy that you leave behind for your children and grandchildren. So it's only natural that you demand nothing but the best. And HM Grandeur is exactly what you will be proud to leave behind. It's keeping this in mind we have designed the home with precision engineering and built it with extreme care. Like the inviting blue swimming pool to refresh you, an excellent gym and even a squash court to revitalize you. There's an exceptionally well designed fun zone too, just to keep the kids smiling. So you can be rest assured that your family can live in peace and luxury for a long, long time to come.



What can you expect from a precision designed and built home?

In HM Grandeur, the attention to detail almost borders on obsession. Every single component that goes into building the home, has been screened, tested and commissioned. Take for instance the supreme fusion of contemporary and classical architecture, or the magnificent 180° view from every wi-fi enabled condo. Everything speaks of exclusivity – from the meticulously designed bathrooms, Jacuzzi, Sauna or the opulent comforts of the recreational lounge. And these are just few instances that reveal our obsession for detail.



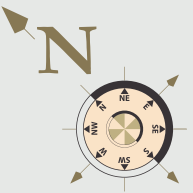
Where can you find an uber-luxury home in the heart of the city?

Frazer Town. That's right; HM Grandeur is bang in the middle of the city and yet has 82% of green space. And people who live there will vouch for the fact that it is one of the most habitable areas Bangalore has to offer. Almost anything you need is at arm's length – schools, hospitals, grocery shops, shopping malls, restaurants, and the railway station – actually everything you need. Besides, Frazer still retains the charm of a military cantonment – broad tree-lined roads, ancient churches and quaint old homes from an era gone by. Making it a truly great place as a future enabled living space.

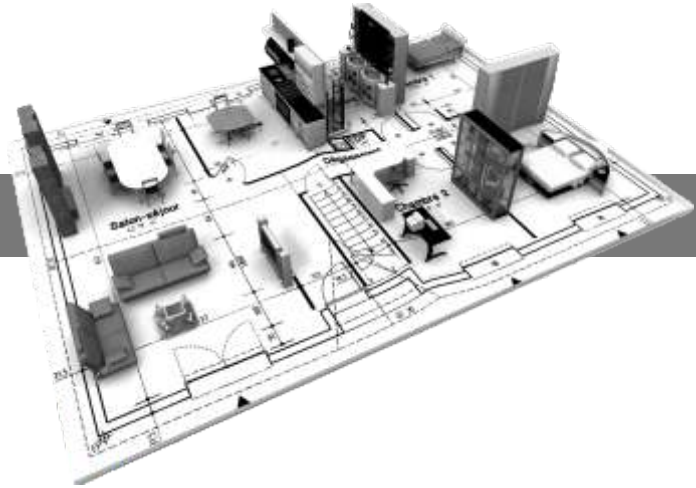
Site / Ground Floor Plan



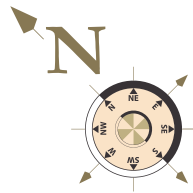
- Premium apartments
- Swimming pool
- Gym & Health club
- Power backup
- Modern security systems
- Clubhouse
- Exclusive multipurpose hall
- Foot print area only 18%

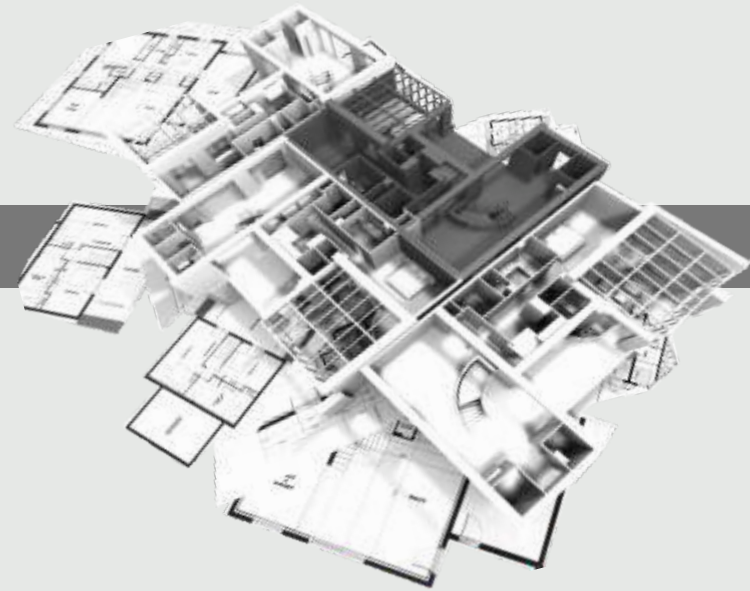


1st Floor Plan

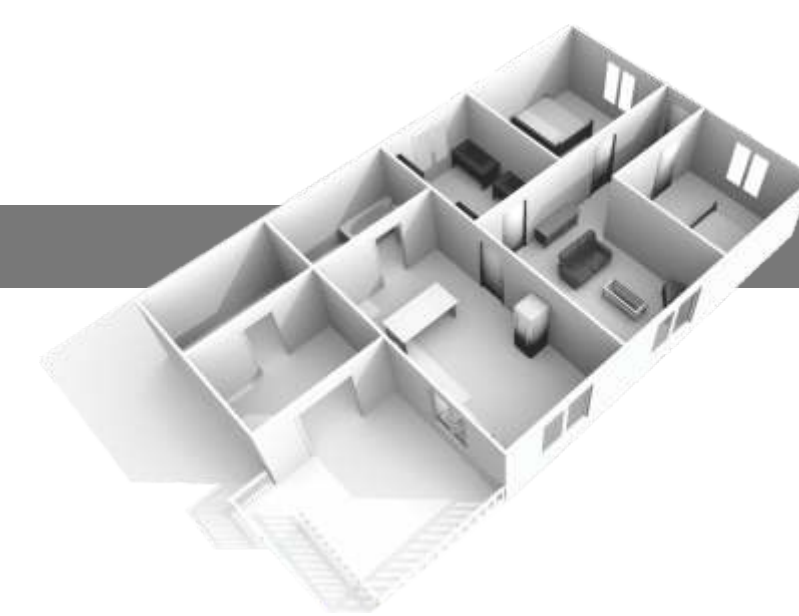


- Massage room
- Indoor games area
- Jacuzzi
- Sauna & Steam room





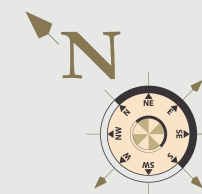
Typical Floor Plan (2nd to 14th floor)



Block A (2nd floor onwards)

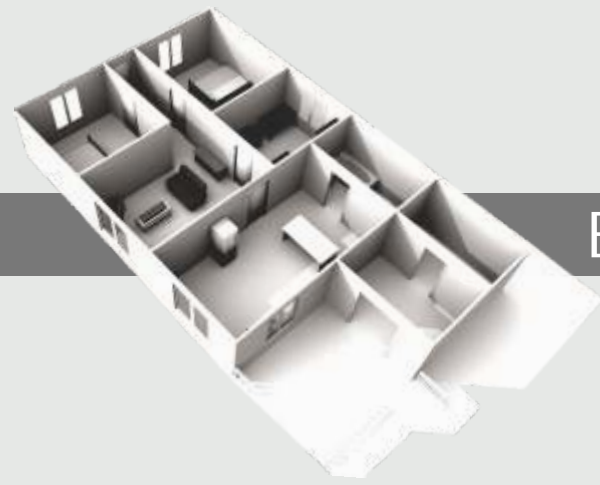
SALEABLE AREA - 3096.11 Sq.ft.
BLOCK - A

SALEABLE AREA - 3372.47 Sq.ft.
BLOCK - B



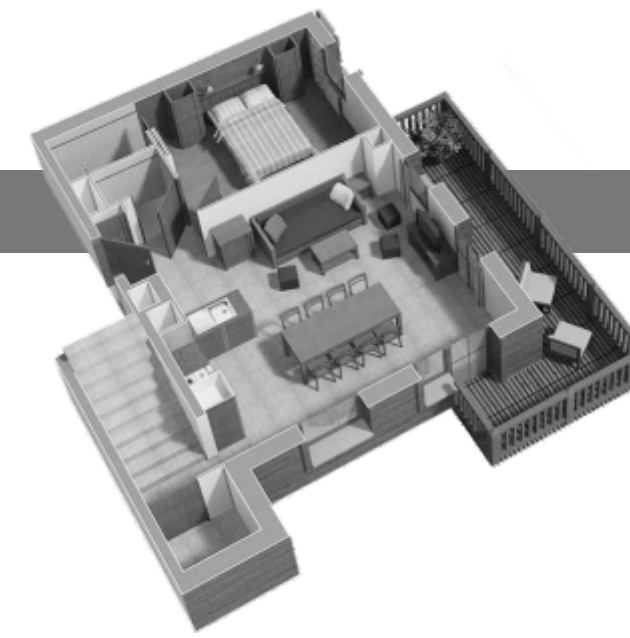
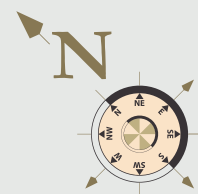
SALEABLE AREA - 3096.11 Sq.ft.





Block B (2nd floor onwards)

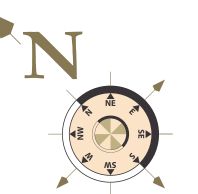
SALEABLE AREA - 3372.47 Sq.ft.

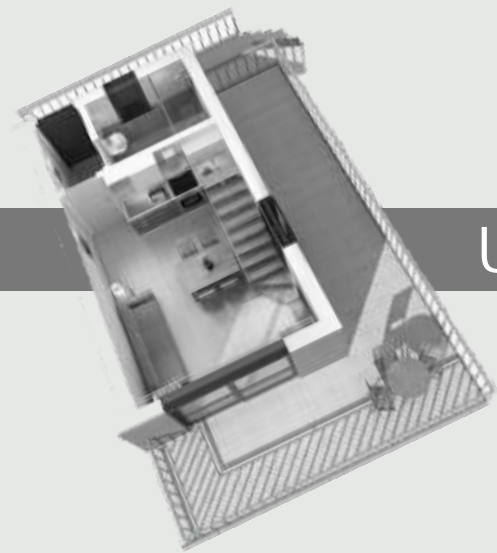


Lower Duplex (15th floor onwards)

SALEABLE AREA - 5665.84 Sq.ft.
BLOCK - A

SALEABLE AREA - 6180.76 Sq.ft.
BLOCK - B

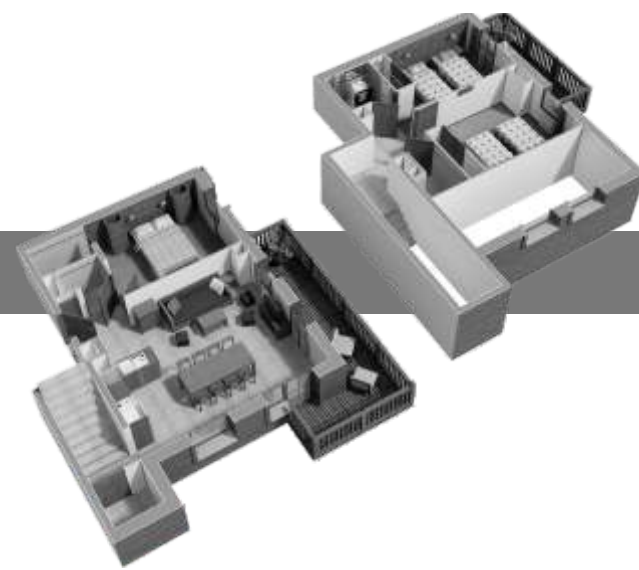
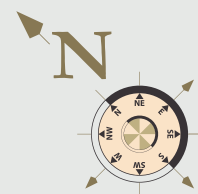




Upper Duplex (15th floor onwards)

SALEABLE AREA - 5665.84 Sq.ft.
BLOCK - A

SALEABLE AREA - 6180.76 Sq.ft.
BLOCK - B



Block A (Upper & Lower Duplex)

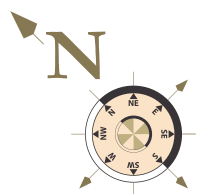
SALEABLE AREA - 5665.84 Sq.ft.

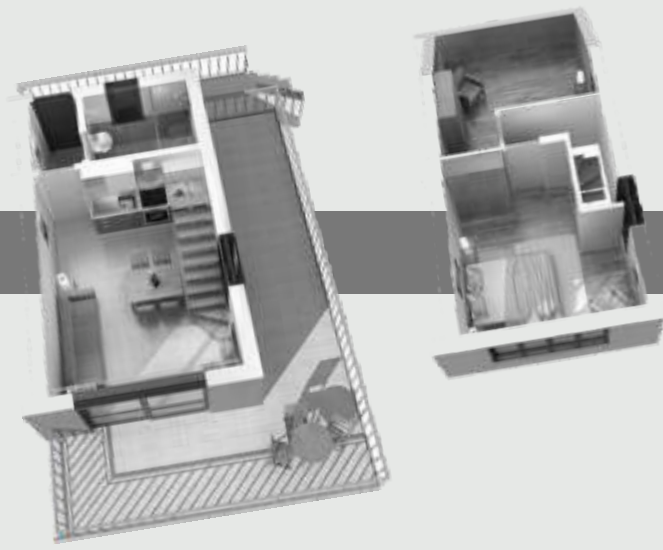


LOWER DUPLEX BLOCK - A



UPPER DUPLEX BLOCK - A





Block B (Upper & Lower Duplex)



Lower Basement

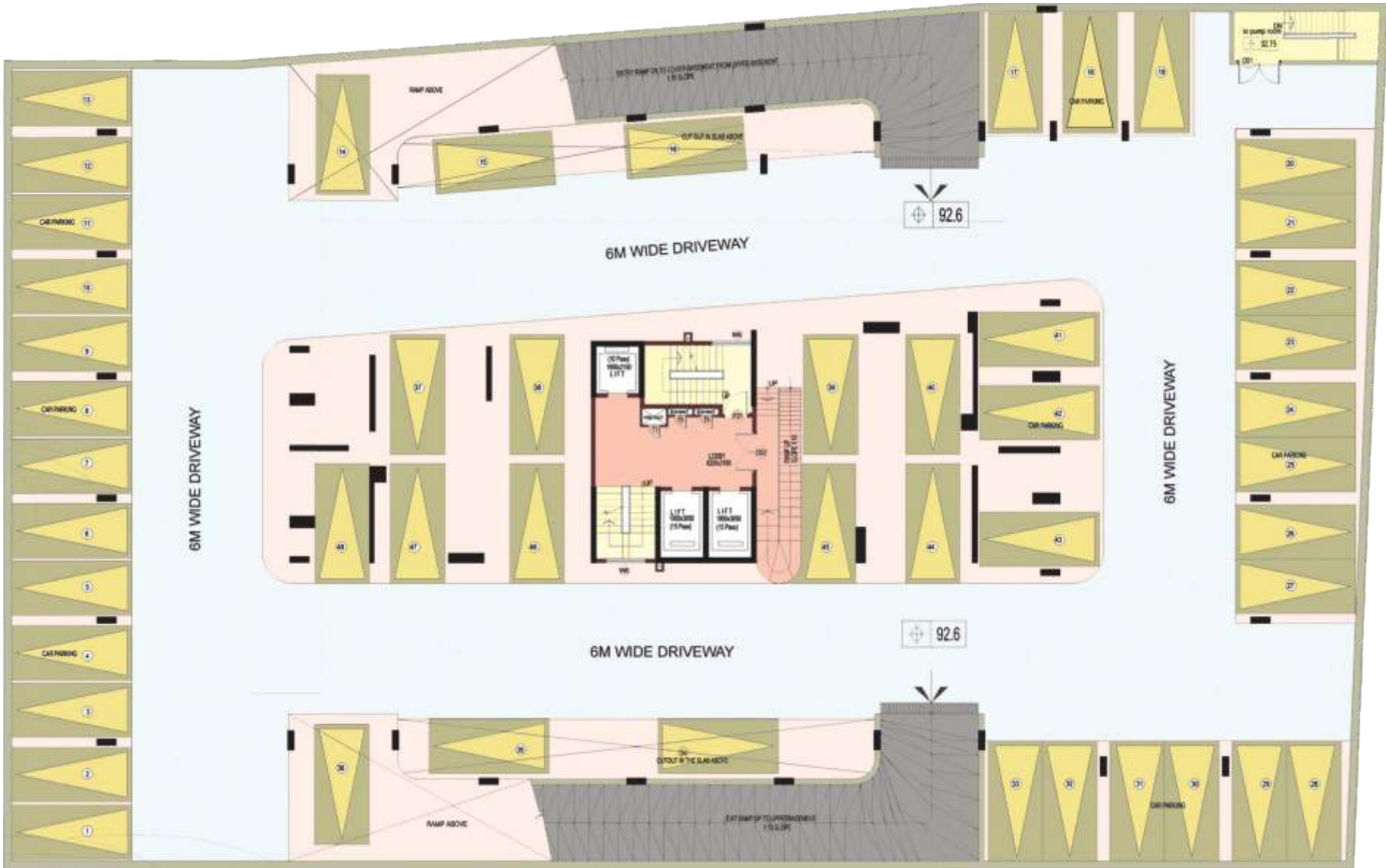
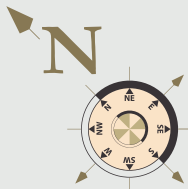
SALEABLE AREA - 6180.76 Sq.ft.



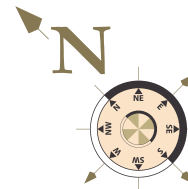
LOWER DUPLEX BLOCK - B

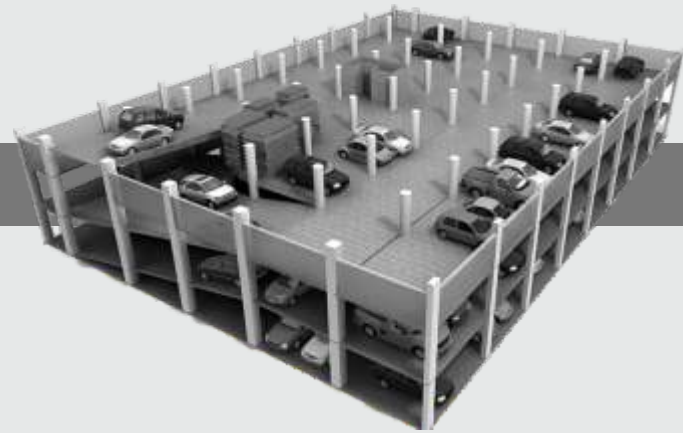


UPPER DUPLEX BLOCK - B



No. of cars - 48 nos.

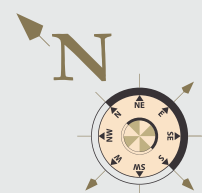




Upper Basement

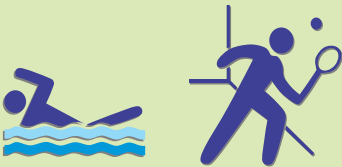


No. of cars - 86 nos. (mechanical)



Specifications

- Structure:**
- RCC framed structure
 - Access ramps for the physically challenged
- Plastering:**
- All internal walls and ceilings are smoothly plastered with lime rendering
- Painting/Polishing:**
- Exterior: Will be a combination of external emulsion and texture paint
 - Interior: Plastic emulsion paint
 - Enamel paint for MS railings
- Flooring:**
- Italian marble/ granite flooring for living, bedrooms and dining room
 - Ceramic tiles in utility area
 - Granite flooring for common areas like lift, lobby, stairs and lift core
- Toilet (fittings and fixtures):**
- Standard Jacuzzi fitting in all apartments
 - Designer bathrooms with superior quality C.P. fittings.
 - Ceramic flooring and cladding up to ceiling height
 - Marble counter top in all toilets
 - Plumbing points will be provided with cap
 - False ceiling in toilets
- Doors:**
- Main door: Teak wood doorframe and shutter are polished on both sides
 - Other doors: Teak wood doorframe and BSC shutters are veneered and polished on both sides
- Hardware:**
- Brass hardware
- Windows:**
- UPVC framed double glazed shutters / Teakwood
- Kitchen:**
- Italian marble flooring
 - Granite platform
 - Stainless steel sinks
 - Ceramic tile cladding up to 5' level and up to 2' above counter
- Electrical Works:**
- Electrical installation works such as telephone points in all bedrooms, living room, family room and kitchen
 - Provision for Aqua Guard in kitchen
 - Fire resistant electrical wires
 - Elegant designer modular electrical switches
 - One Earth Leakage Circuit Breaker (ELCB) for the apartment. One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each apartment
 - Internet points in master bedroom and living areas
 - Provision for AC in all rooms
 - Security intercom in every apartment
- Water:**
- BWSSB water supply with underground sump, overhead tank and bore well water for auxiliary use
- Common Amenities:**
- Swimming pool and kid's pool
 - Beautifully landscaped area
 - Indoor party hall/Multi-purpose hall
 - Grand entrance gate to the project
 - Air-conditioned clubhouse
 - Pool table
 - Squash court
 - Well equipped health club with
 - Gymnasium
 - Steam room
 - Sauna room
 - Massage room
- Access control and security system:**
- State-of-the-art security system
- Lift:**
- 15 passenger capacity for 2 lifts
 - 10 passenger capacity for 1 lift
- Power:**
- Each 5 bedroom unit provided with 16 KV power
 - Each 3 bedroom unit provided with 10 KV power
 - Power backup to be 5KVA for 3 BHK & 7.5 KVA for 5 BHK
 - Standby generator supply and 100% backup for all the common areas



What kind of amenities can you find at the HM Grandeur?

G + 24 floors
38 Exclusive super-luxury condos
82% Green space
180° View from every home
State-of-the-art smart building features

Italian marble flooring
Teak outfitting
Swimming pool
Recreational lounge

Jacuzzi/Steam/Sauna
Gym
Fun zone
Squash court