

CONCORDE

Abode 99

Off Hosur Sarjapur Road




*A legacy
crafted over
two decades*

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.



**The finest things
in life aren't created...
they're crafted**

A bespoke suit that doesn't just fit, but embraces you snugly. A sharp pair of shoes that are meant to carry you and you alone.

A stylish timepiece that seems born to adorn your wrist. There's something indescribably special about things that are handcrafted for you. Knowing that something isn't made for the world, but for you and you alone can be a really satisfying feeling! Come, experience it at Concorde Abode 99.





**Villa Living,
fashioned to
your taste**



Every element at Concorde Abode 99 has been handcrafted for you. Your preferences have helped shape the details, your standards have pushed us further, and your outlook has helped define a unique language where magnificence meets minimalism, quite effortlessly.



The Premium Villas are spaciousness personified. They seamlessly blend luxury with technology to create an ultra-modern, uber-luxurious home that speaks of your elevated taste. The finer aspects do not adhere to existing benchmarks, they set them...a few notches higher.



Topping off this experience of extravagance is a private membership of the exclusive Club Evolve. With a rich spread of finely crafted recreational avenues set forth over multiple levels, the Club shall become the destination for you to seek out and craft truly memorable moments.





Come home to an ultra-modern,
uber-luxurious home that will be
reflective of the life that you have made
for yourself, your standing in this world,
your family's dreams, and your own
ambition. Come home to a home
crafted for you.

A modern, multi-story residential building with a glass balcony and a carport, set against a sunset sky. The building features a mix of white, grey, and dark brown tones. The balcony is enclosed with glass and has a wooden ceiling. A silver car is parked in the carport. The sky is a gradient of orange and yellow, with a few trees and a street lamp visible in the foreground.

*More than a home,
it's an
artisanal creation*



Each villa at Concorde Abode 99 is fashioned to be a seamless blend of luxury and technology, with a host of smart-living features. Large glass surfaces dominate the façade to lend a sunlit, spacious and airy feeling.





Step inside to experience an all-pervading feeling of openness. A smart and efficient floor layout is complemented by a clear height of 10 feet to create open living, wet and dry kitchen, and dining areas. Add in a private study area and you have a living expanse that has been created to help life thrive! Usage of wood and stone bring warmth and a rustic yet contemporary appeal in equal measure.





Each villa is topped off with an expansive Recreational Deck. It's a plush space where you can indulge in a number of recreational activities. Start off your day with a soul-pleasing session of yoga, invite friends over for a casual hangout, or host an exclusive late night soiree under starlit skies. Life will feel good at the top!

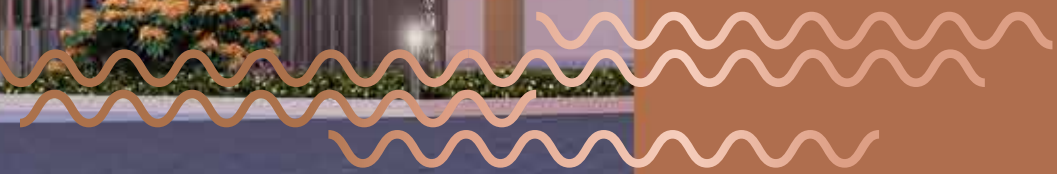




Not just a Member, be an owner of Club Evolve!

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.





Club Evolve

Ground Floor



Reception Area & Lobby



Swimming Pool



Changing Room



Supermarket



Pharmacy

First Floor



Waiting Area



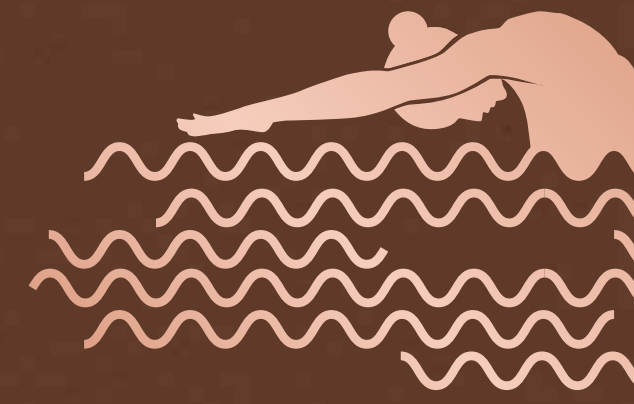
Party Hall



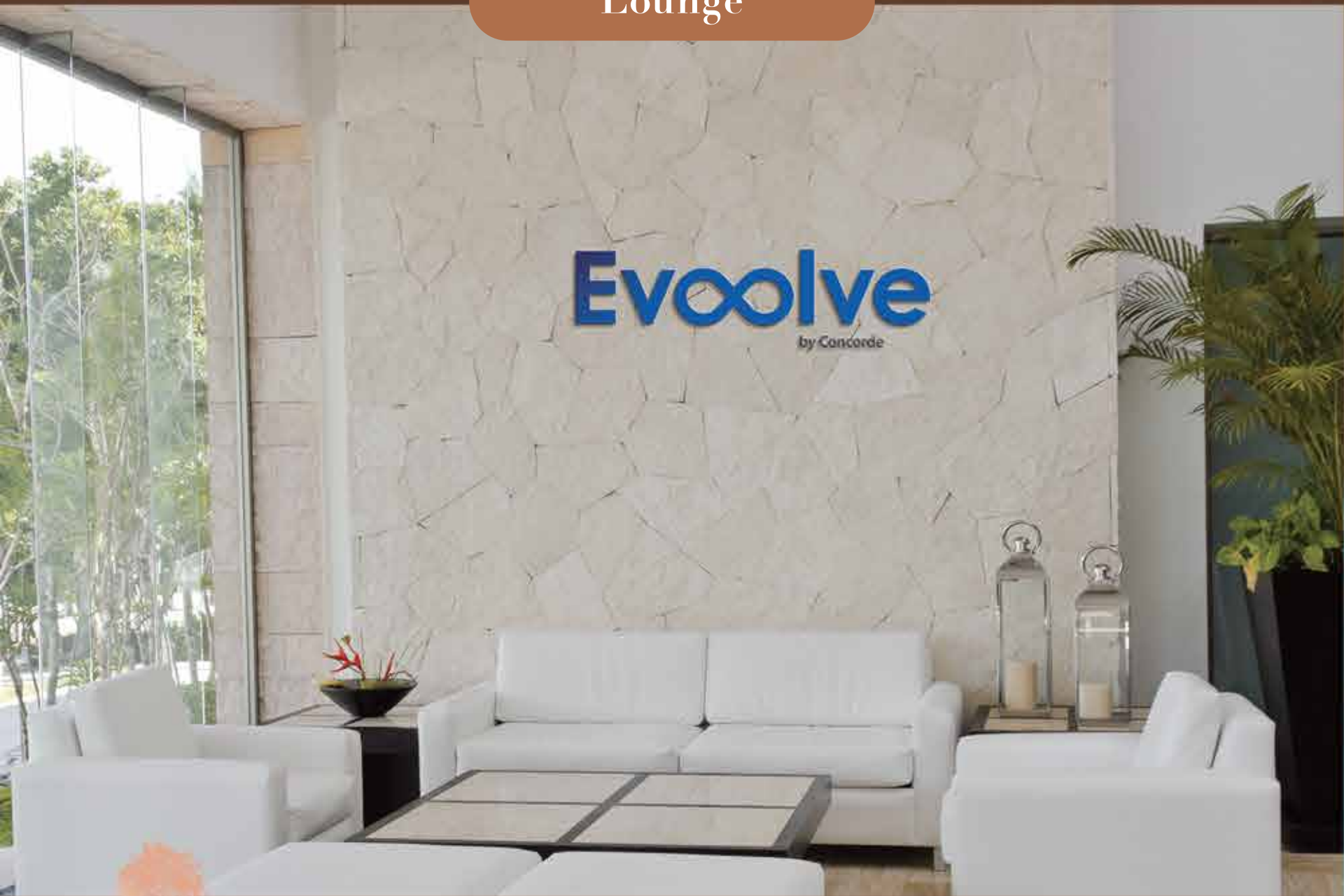
Open Café



Restroom



Lounge



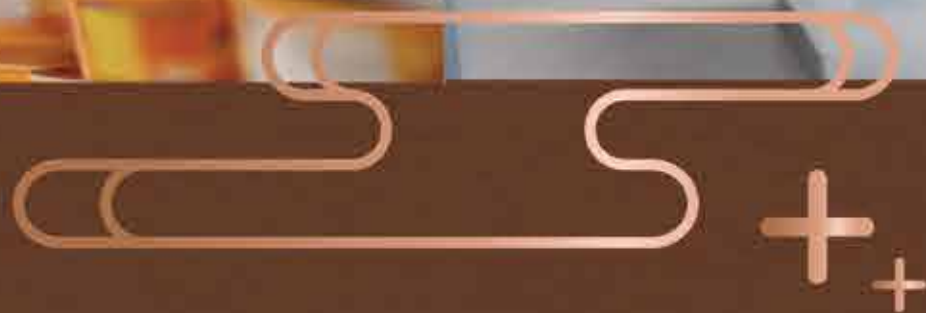
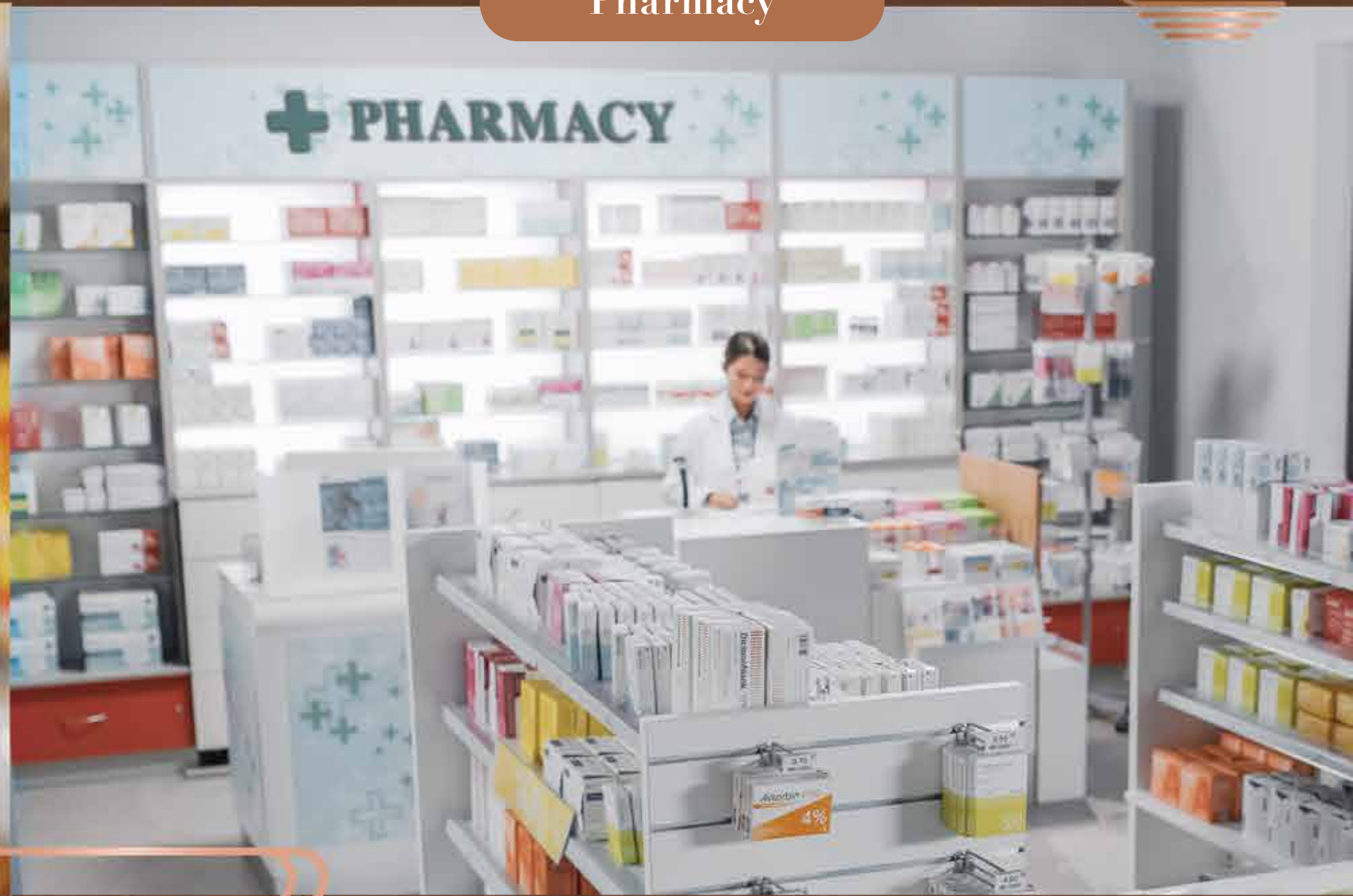
Swimming Pool



Supermarket



Pharmacy



Club Evolve

Second Floor



Gym



Boot Camp



Gathering Hall



Mini Theatre



Restroom



Waiting Area

Third Floor



Games Room



Billiards



Amphitheatre
with Stage

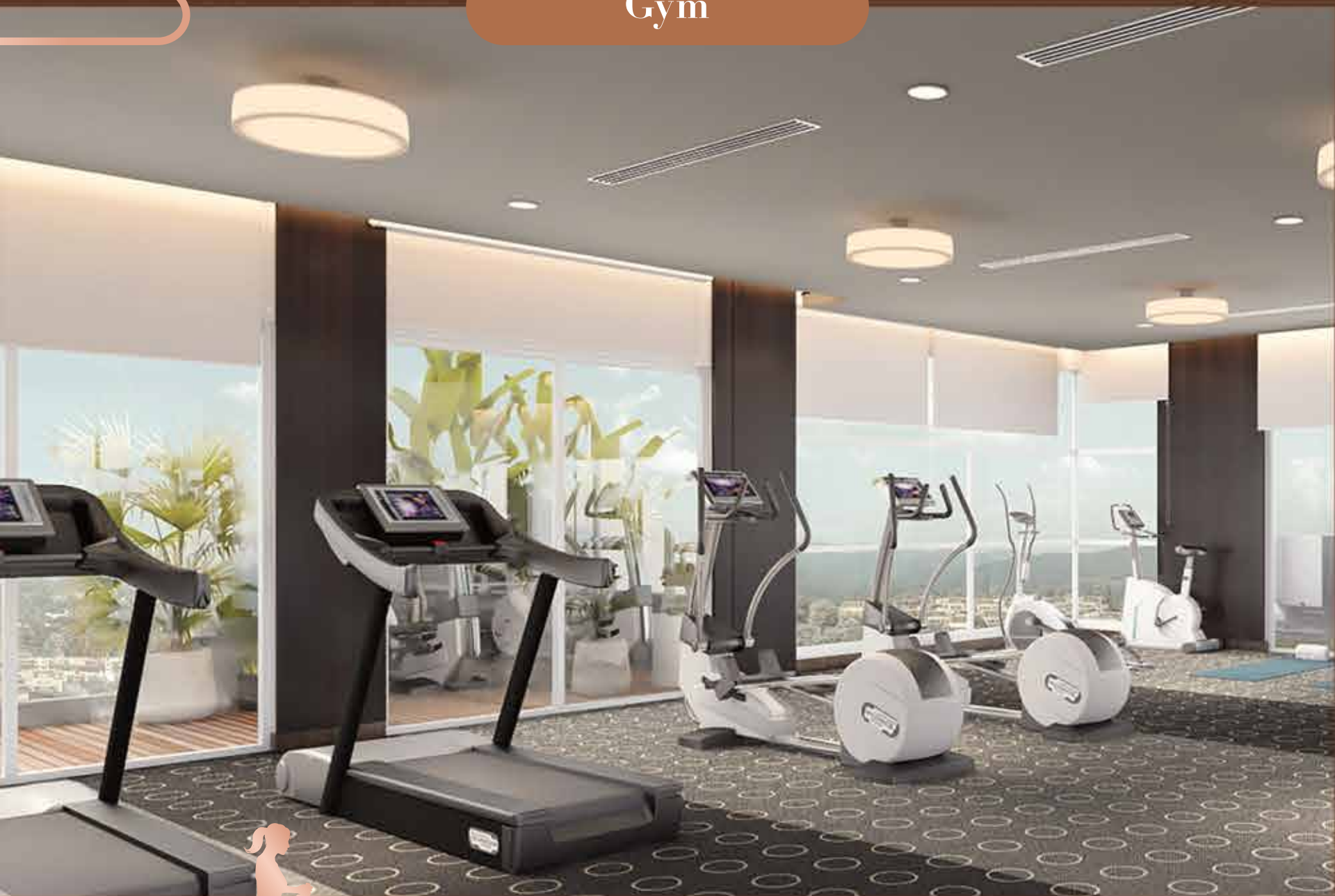


Business
Centre

Banquet Hall



Gym



Mini Theatre



Billiards

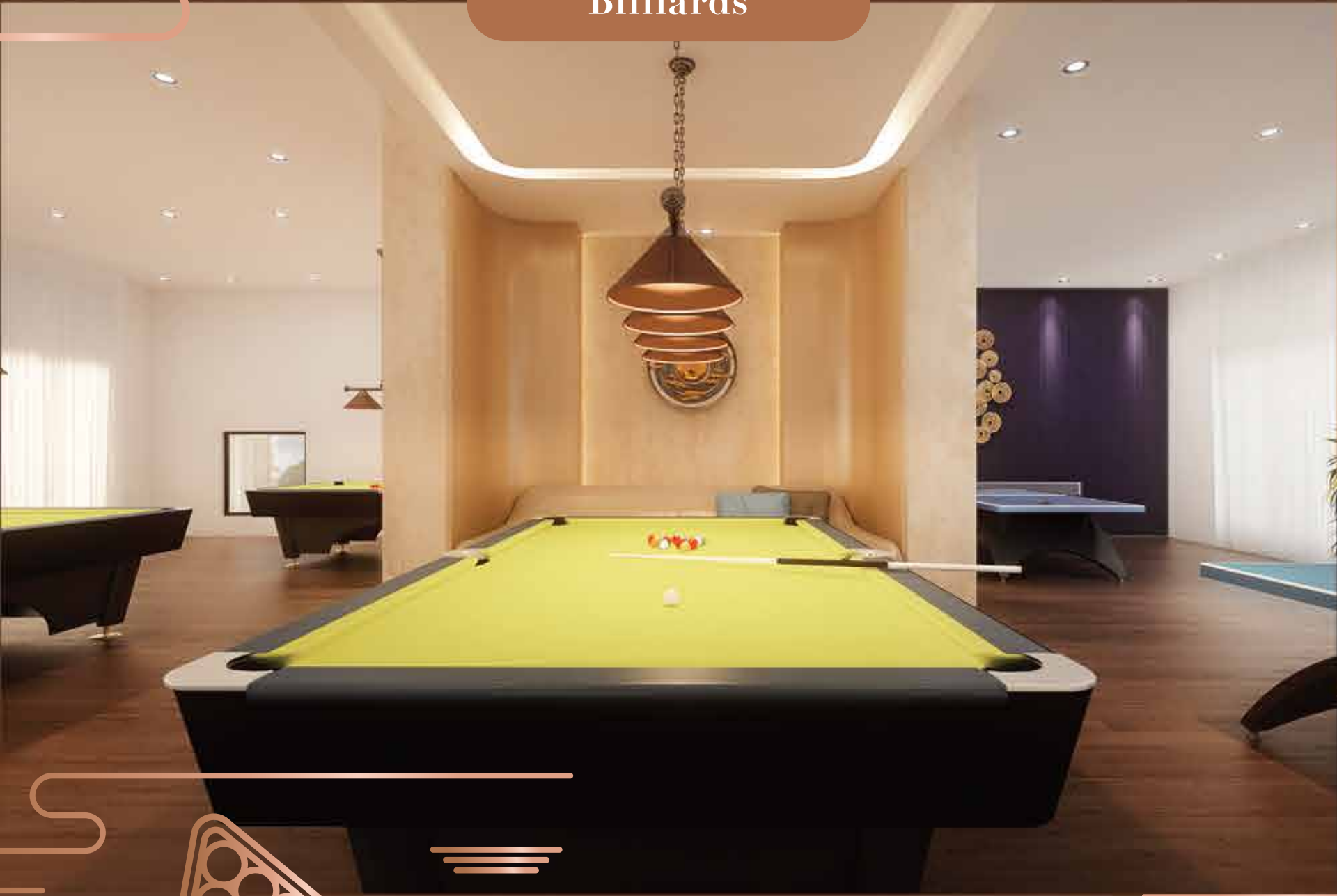


Table Tennis





Curated Outdoor Features

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.



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



Mini Tennis Court

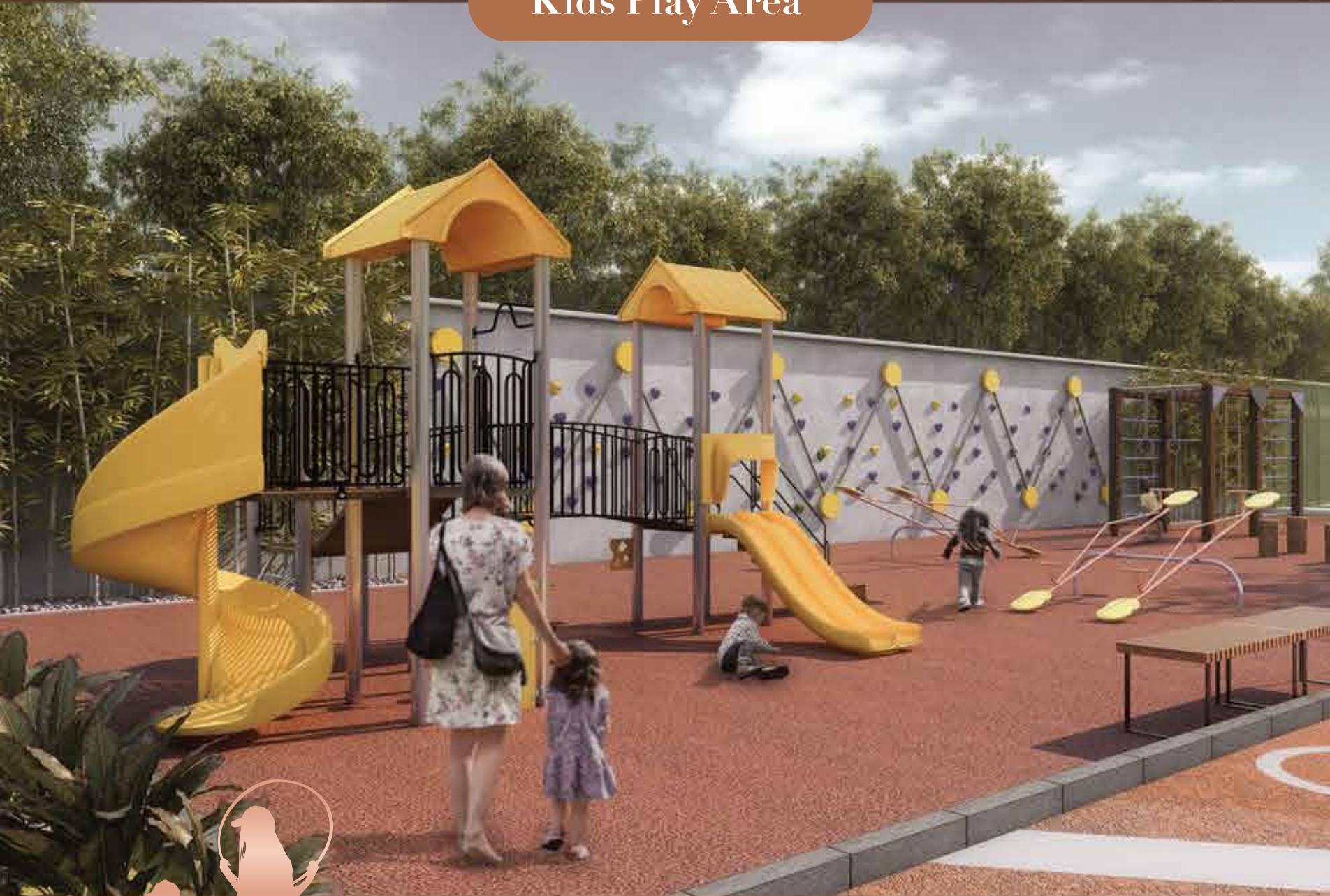


Childrens' Play Park

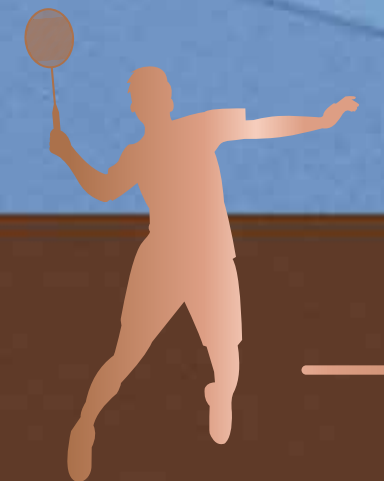
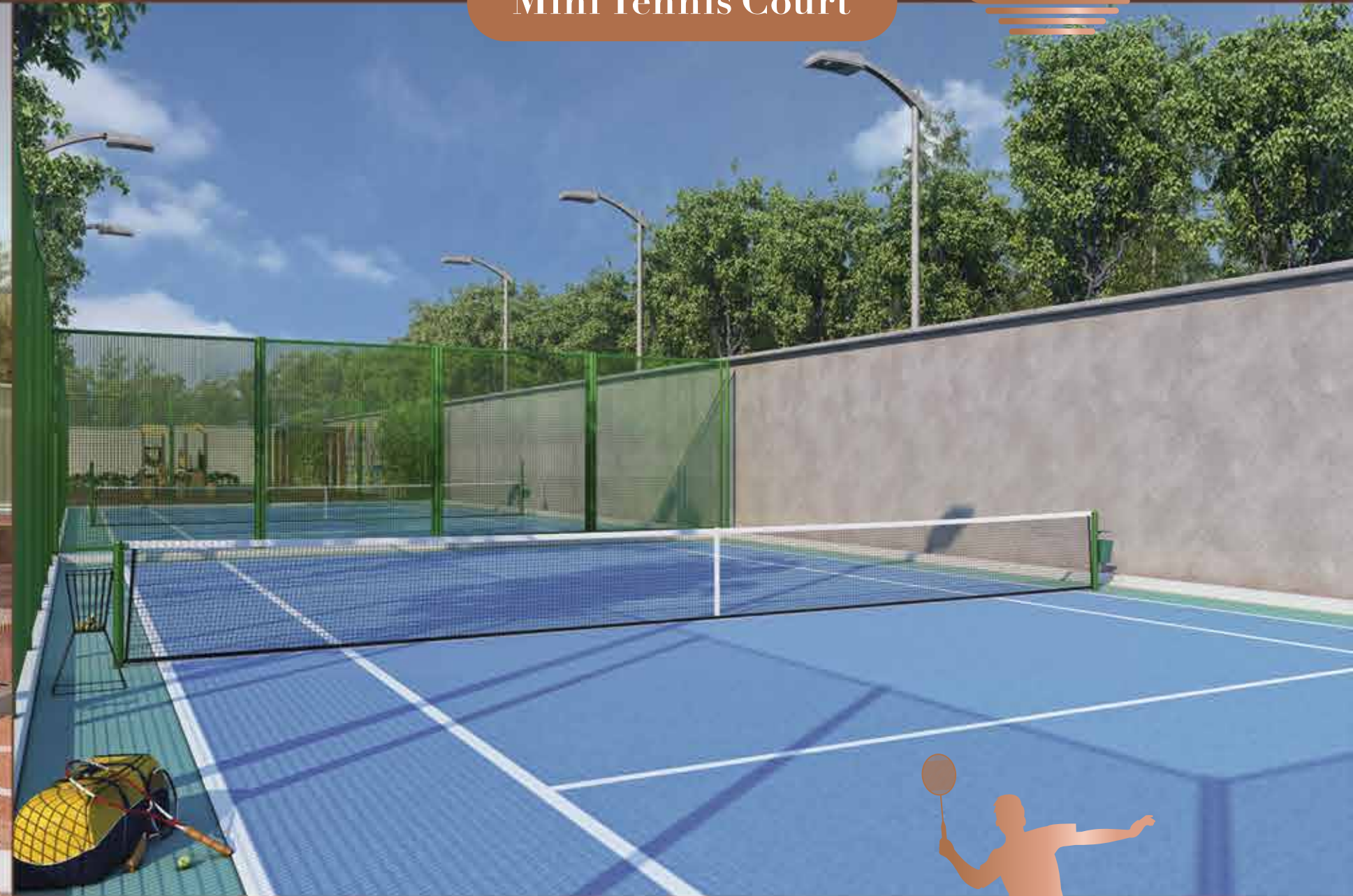
Outdoor Gym



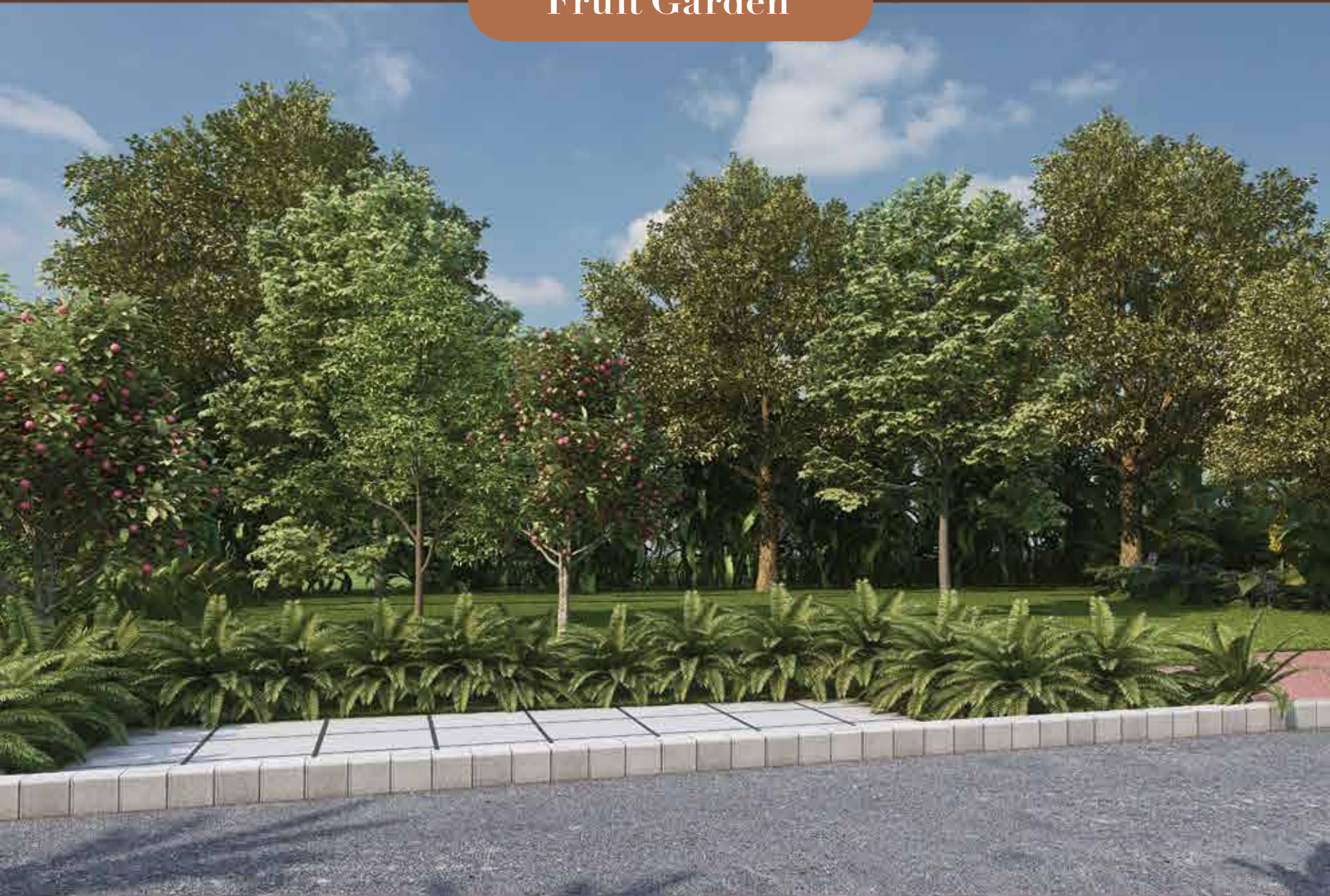
Kids Play Area



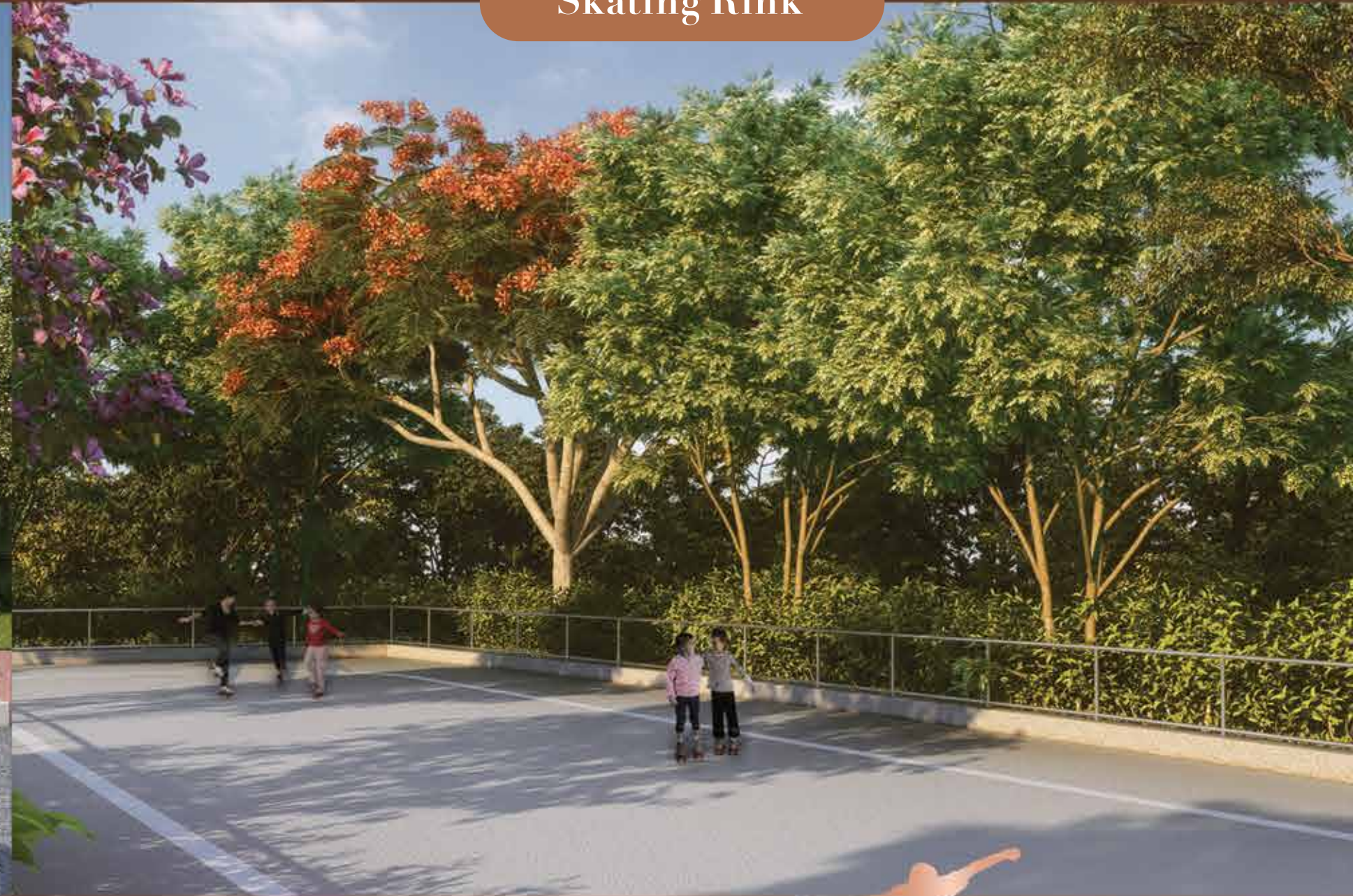
Mini Tennis Court



Fruit Garden



Skating Rink





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

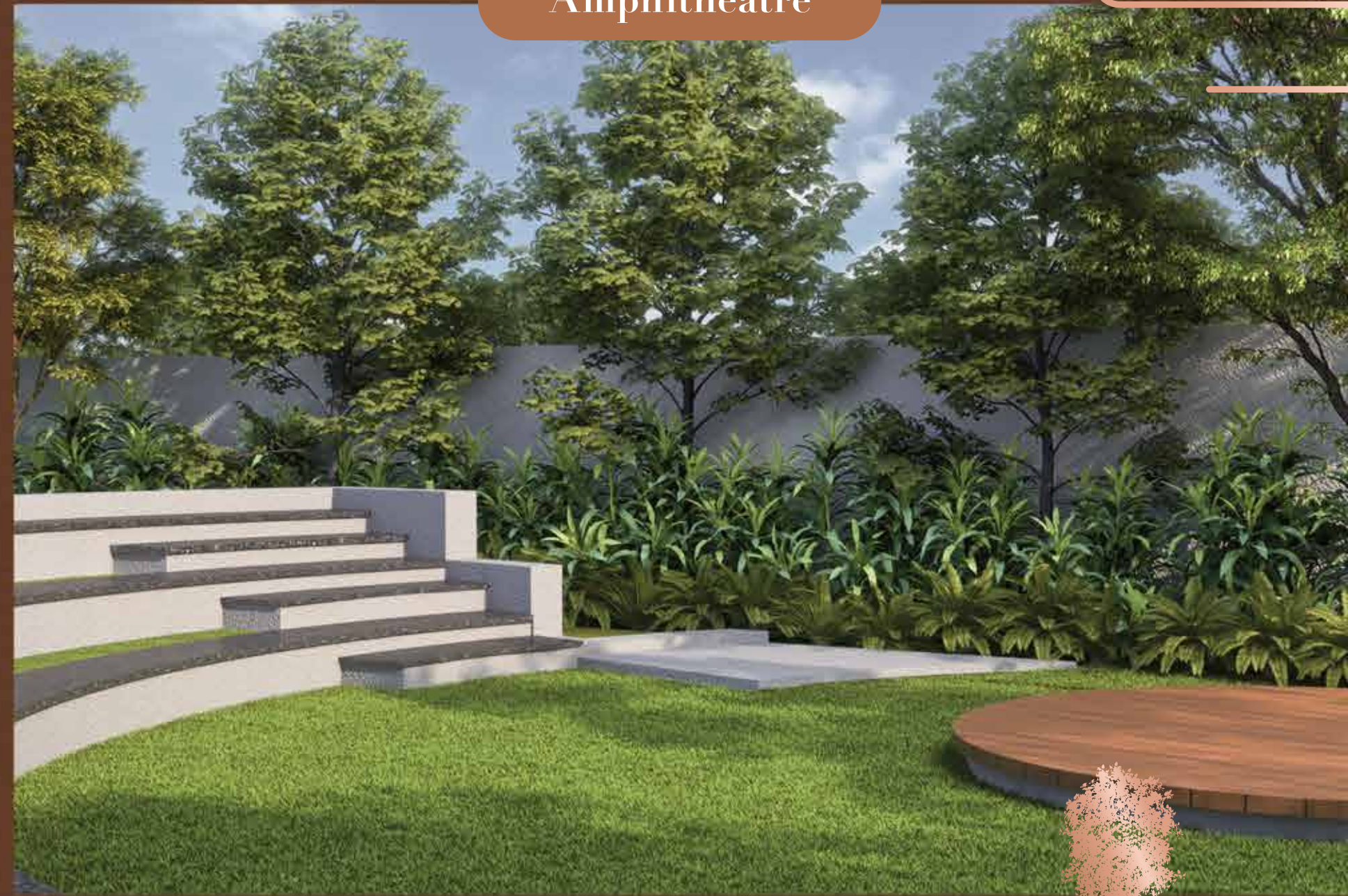


View Deck

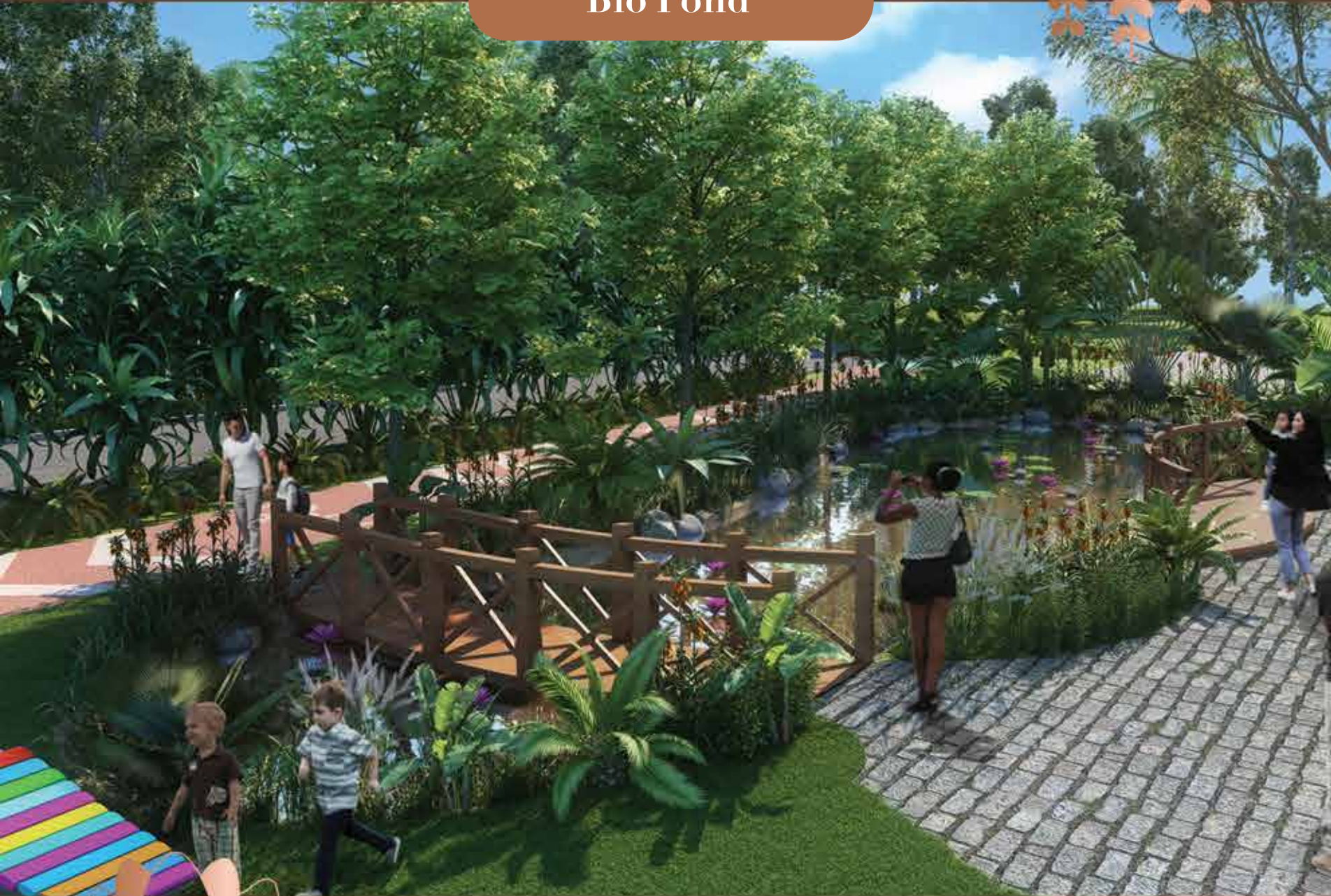


Focal Pavilion

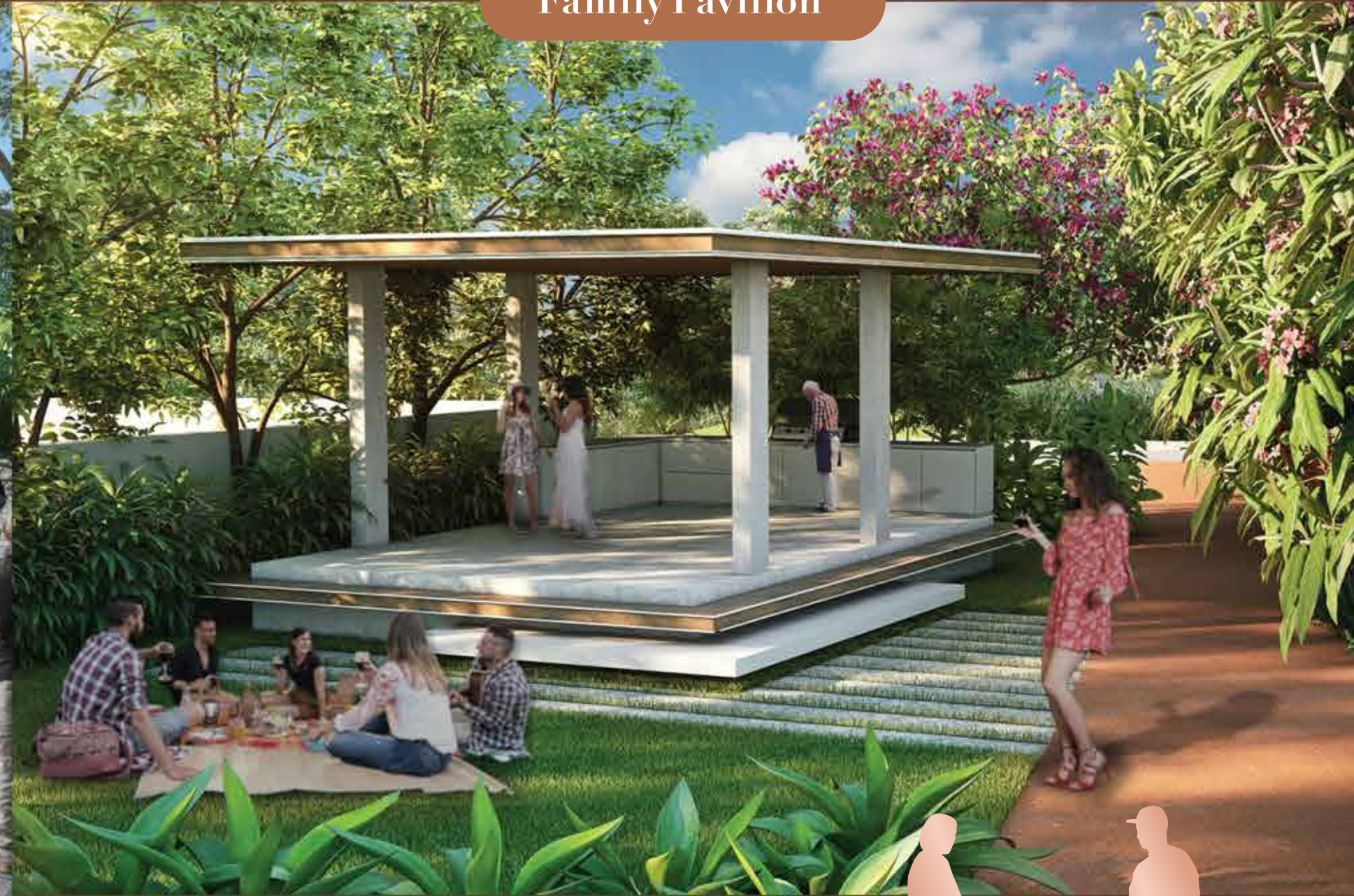
Amphitheatre



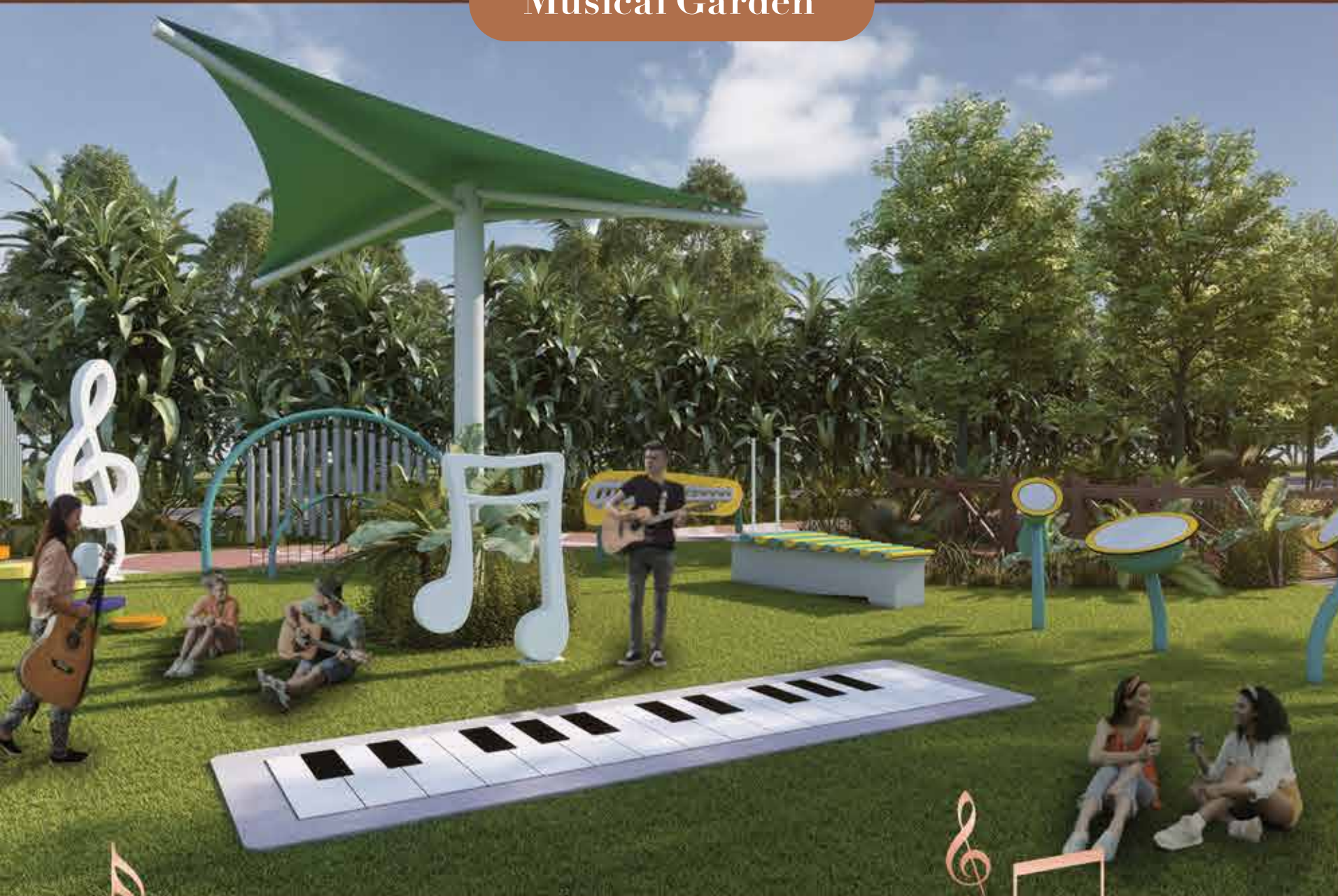
Bio Pond



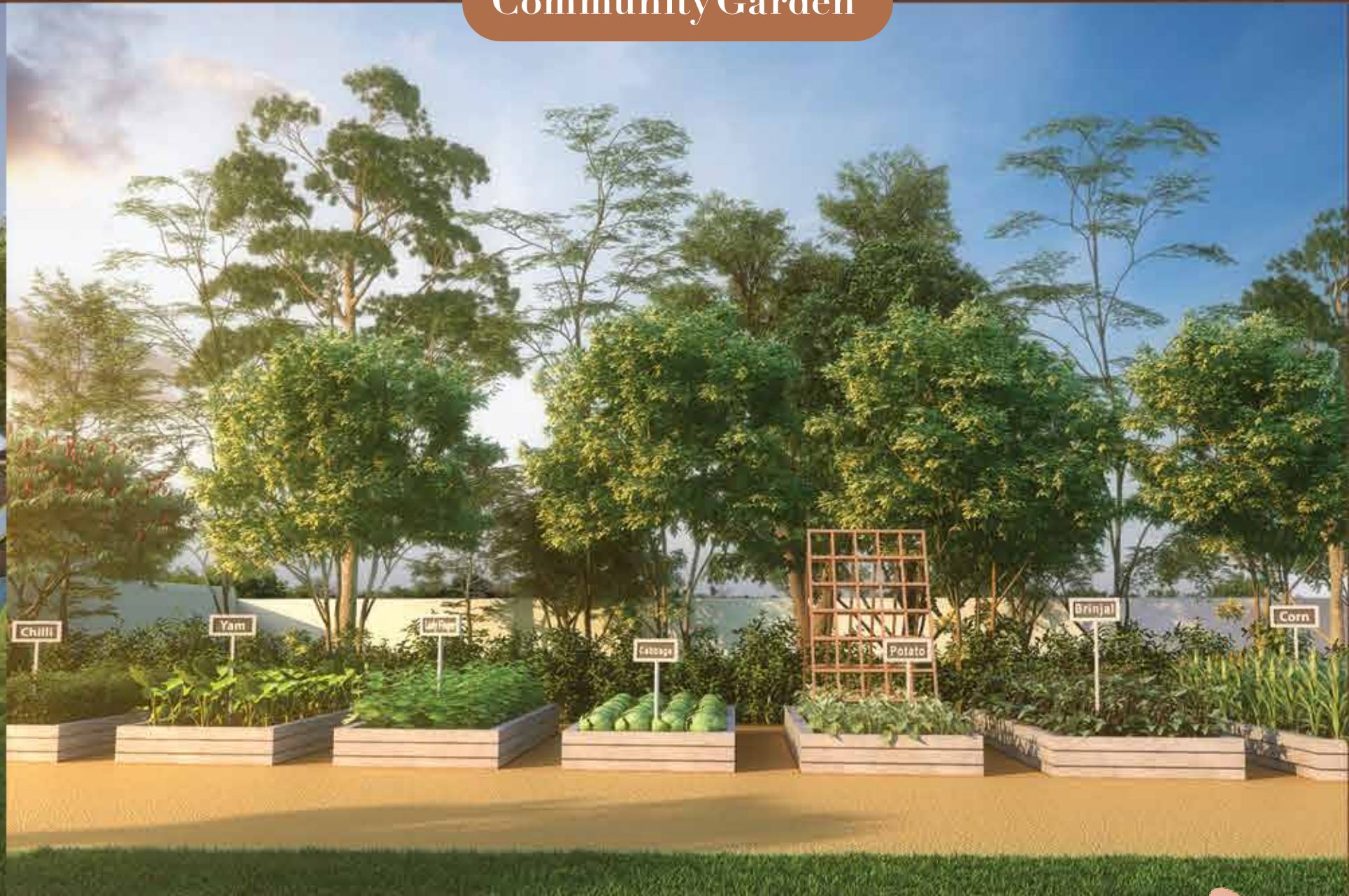
Family Pavilion



Musical Garden



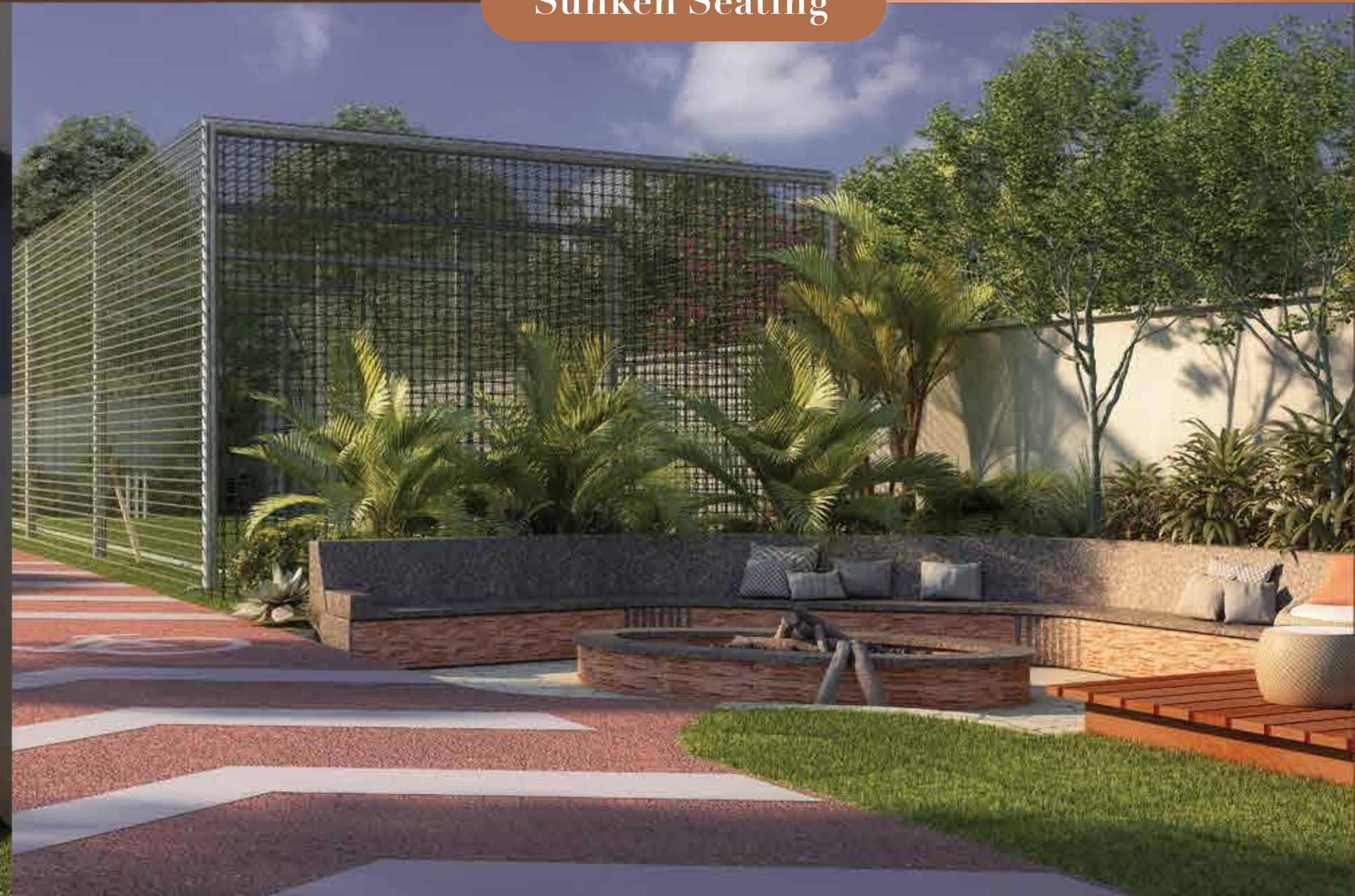
Community Garden



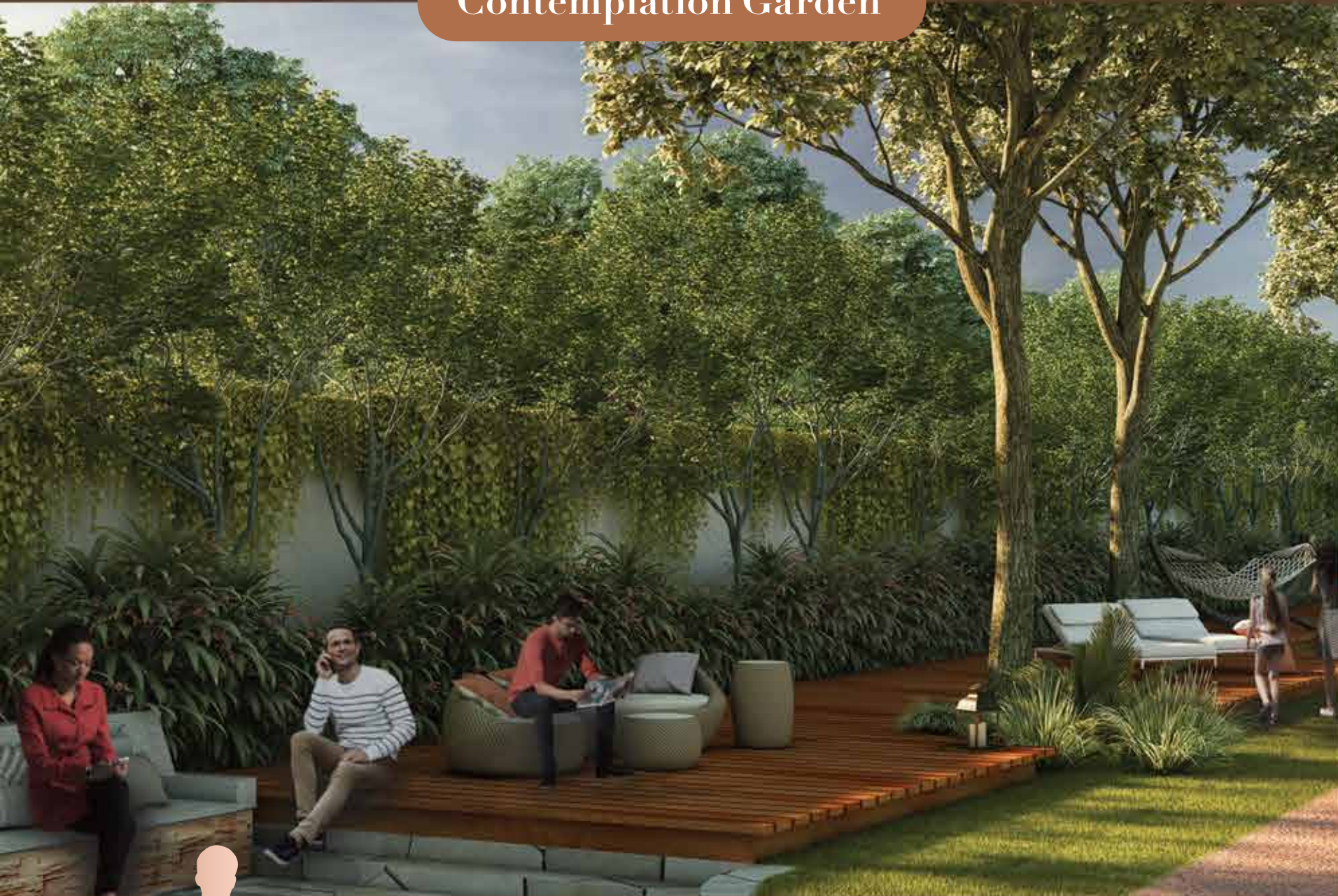
E-Zone



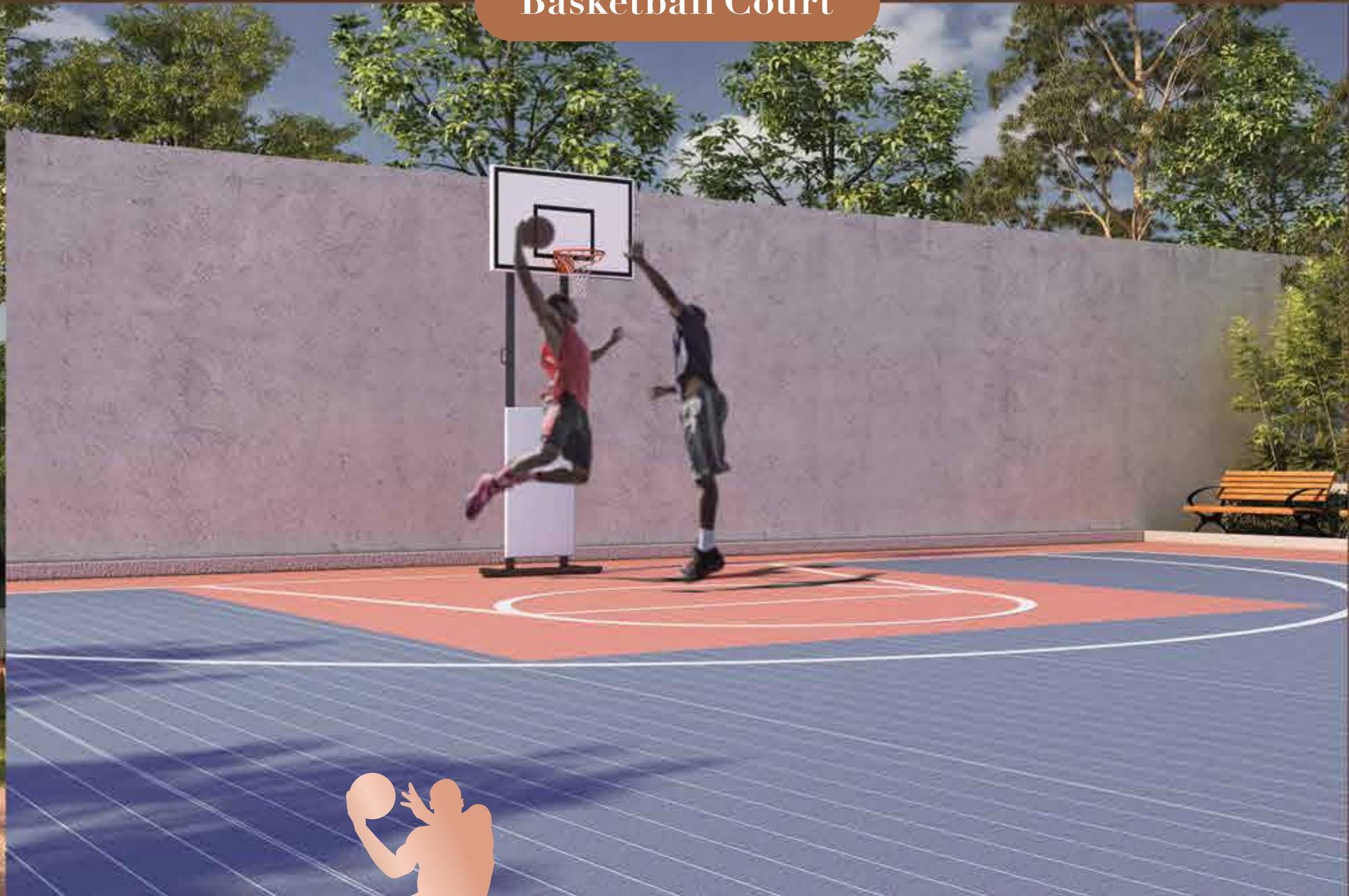
Sunken Seating



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 Hardwares

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 Hardwares

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

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
- Elegent 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



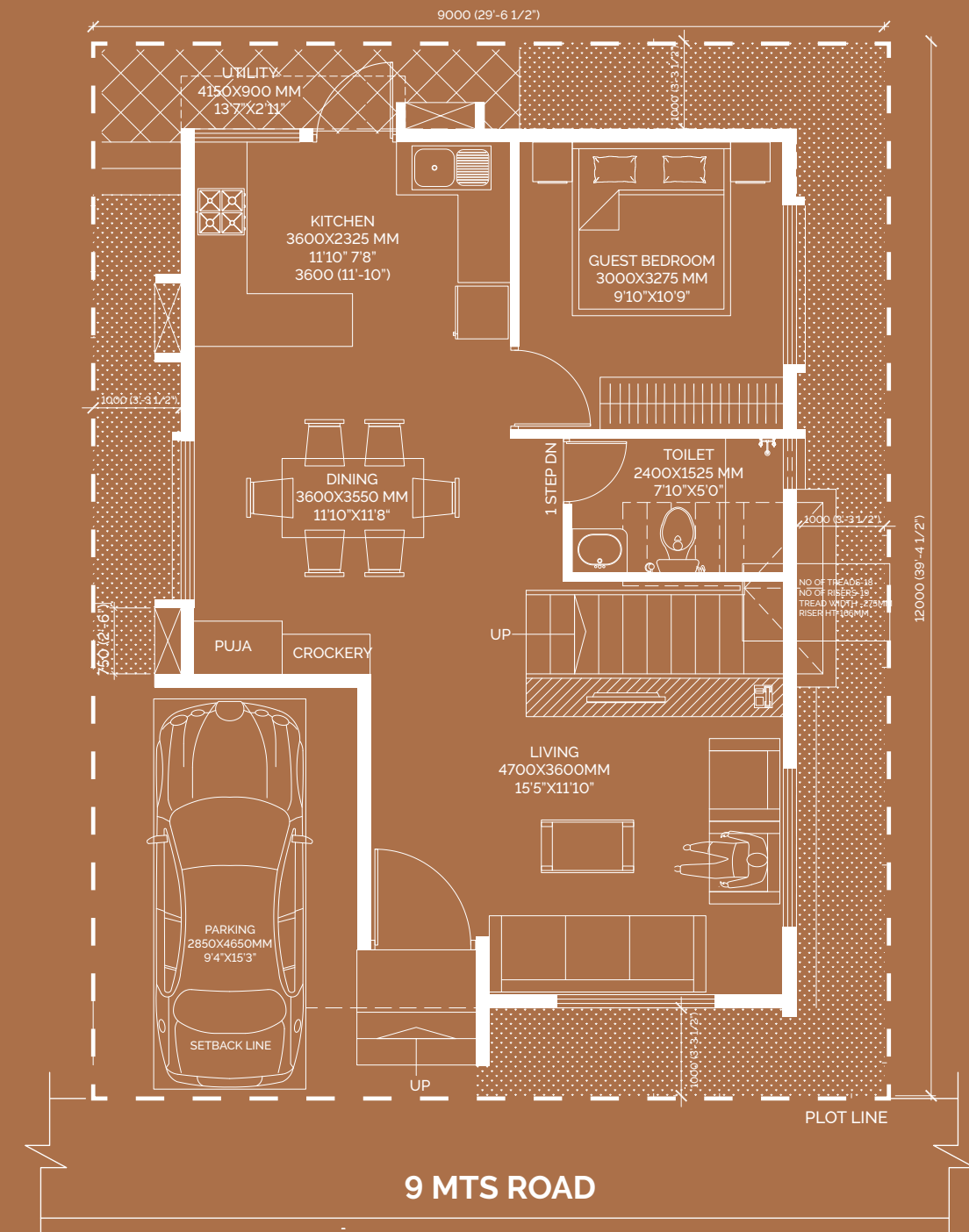
Floor Plans

9x12 - North facing



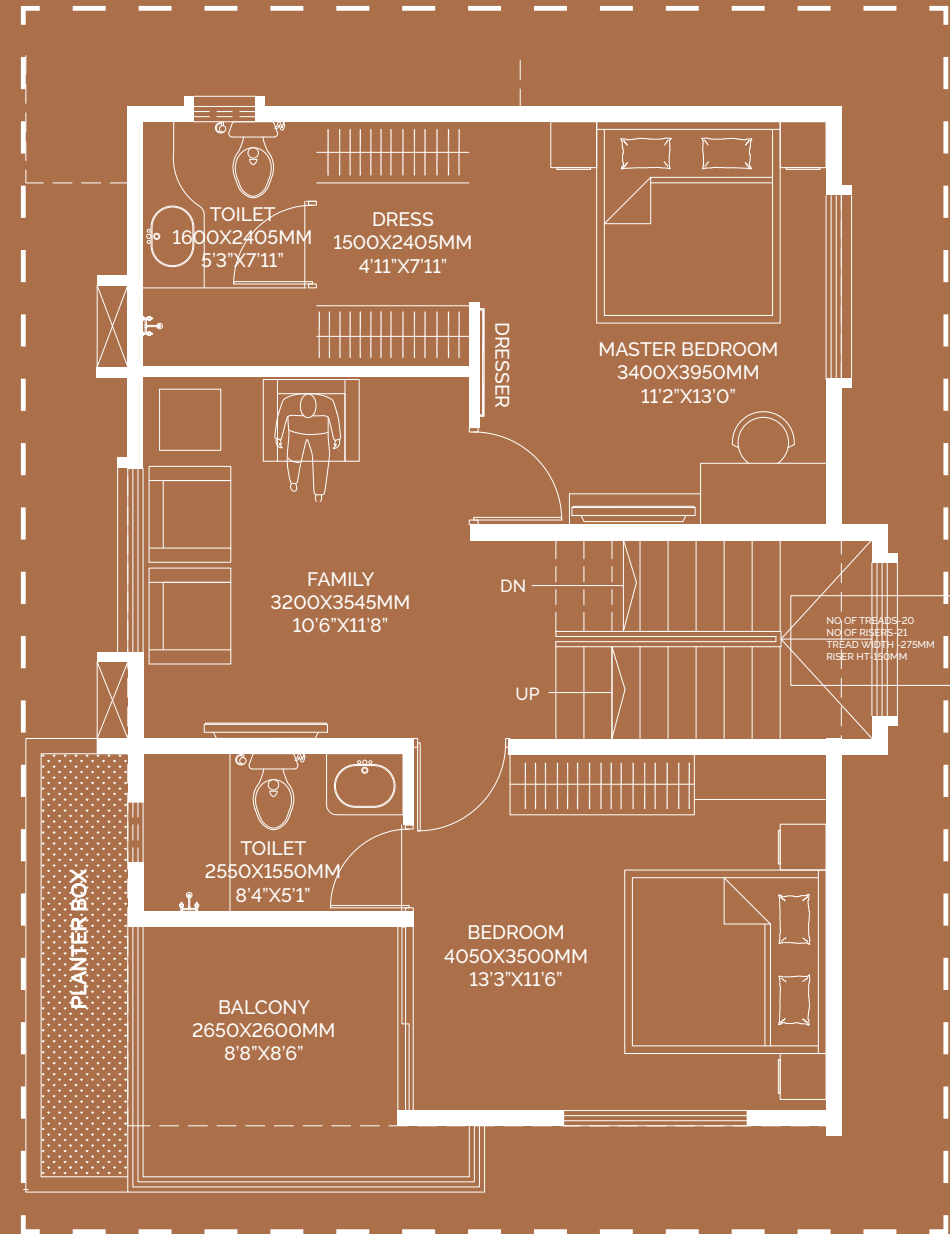
GROUND FLOOR PLAN

9x12 - North facing



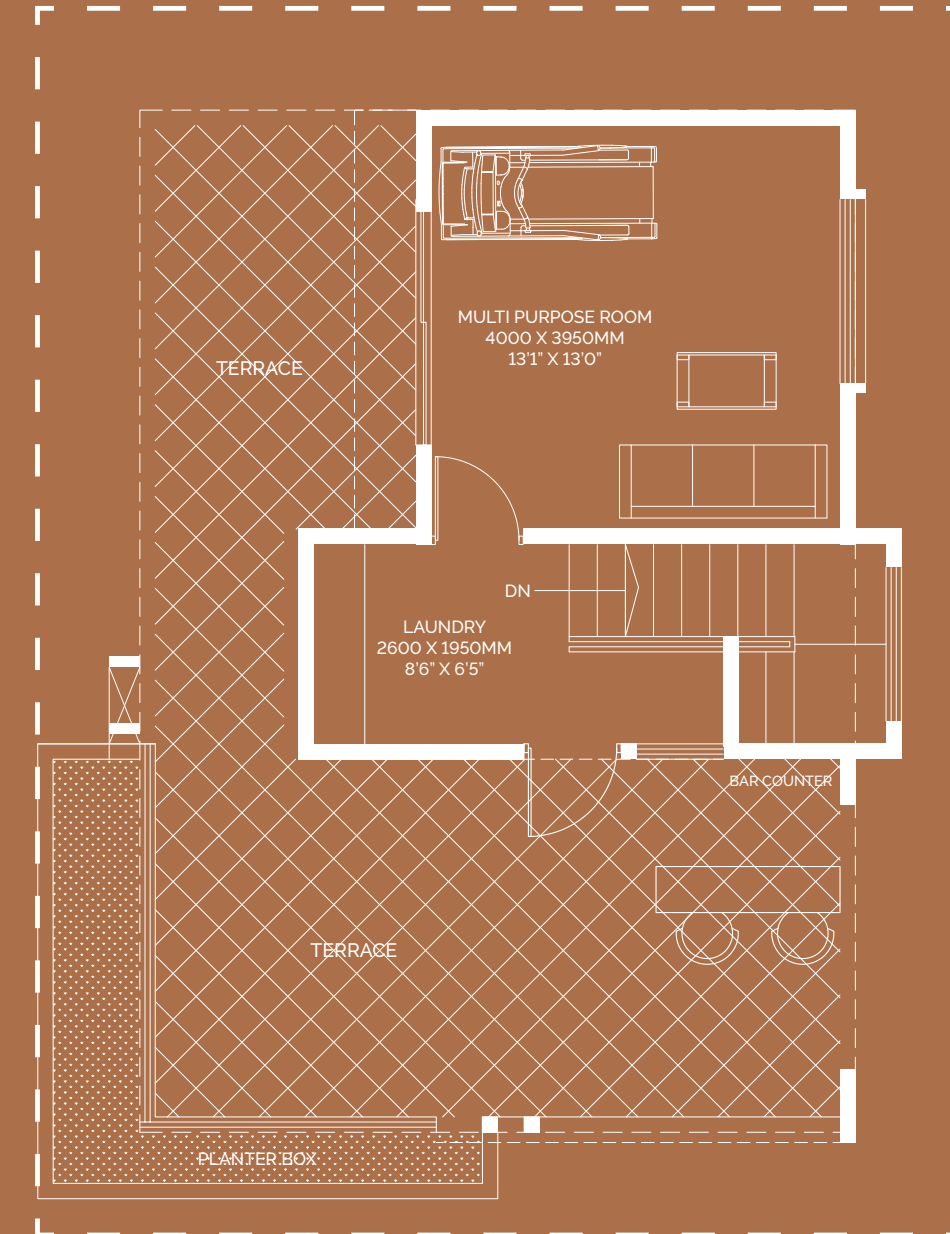
FIRST FLOOR PLAN

9x12 - North facing



SECOND FLOOR PLAN

9x12 - North facing



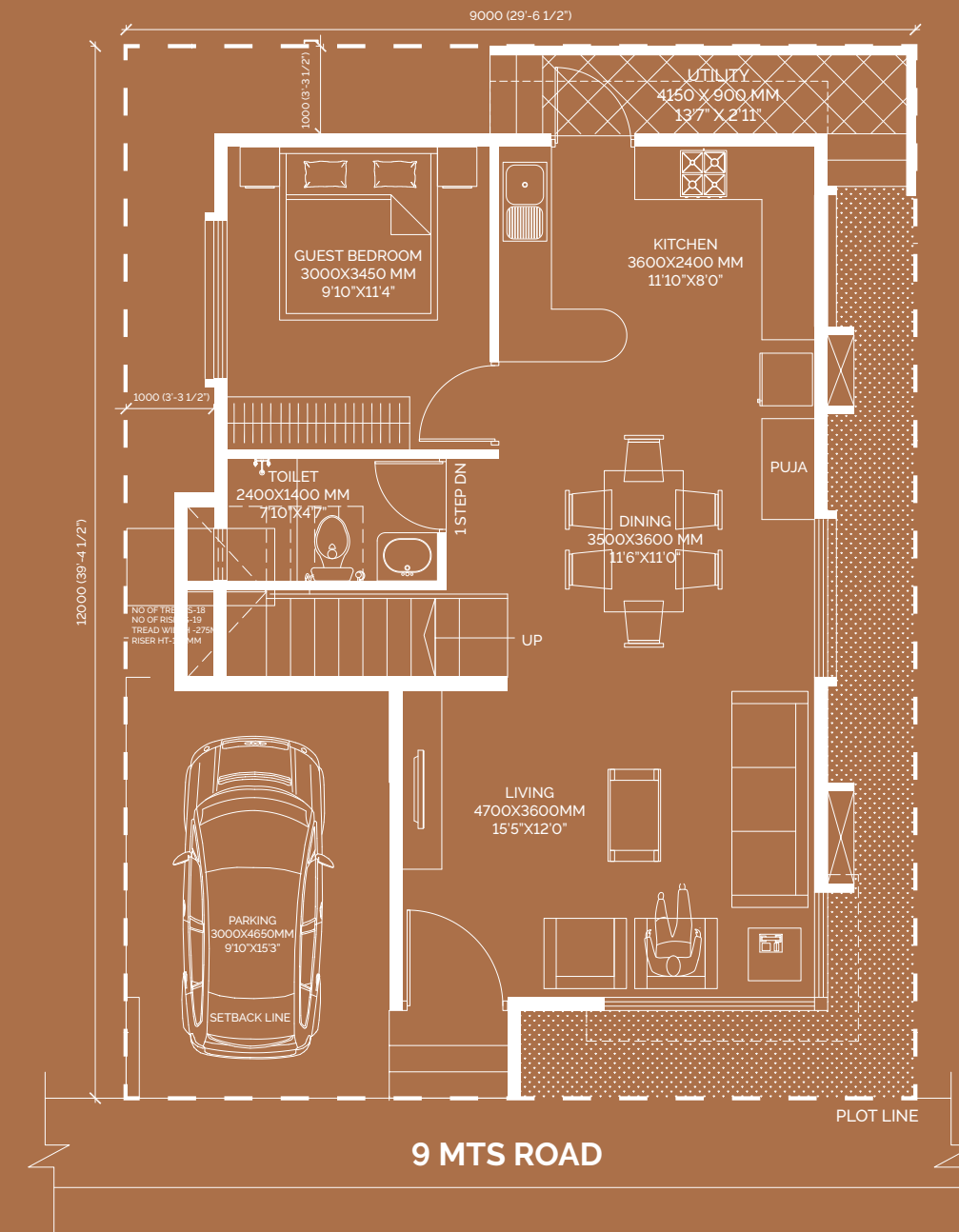
Floor Plans

9x12 - West facing



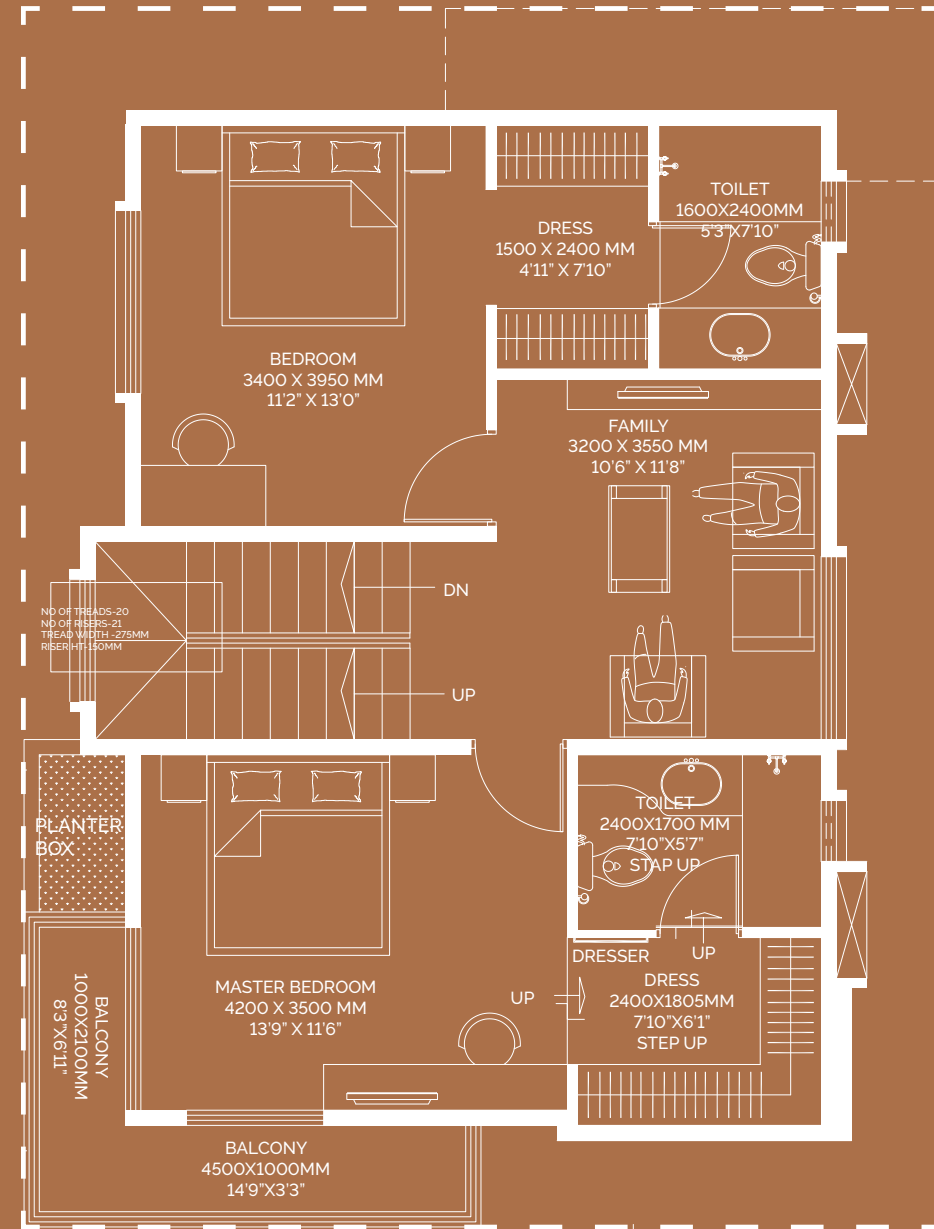
GROUND FLOOR PLAN

9x12 - West facing



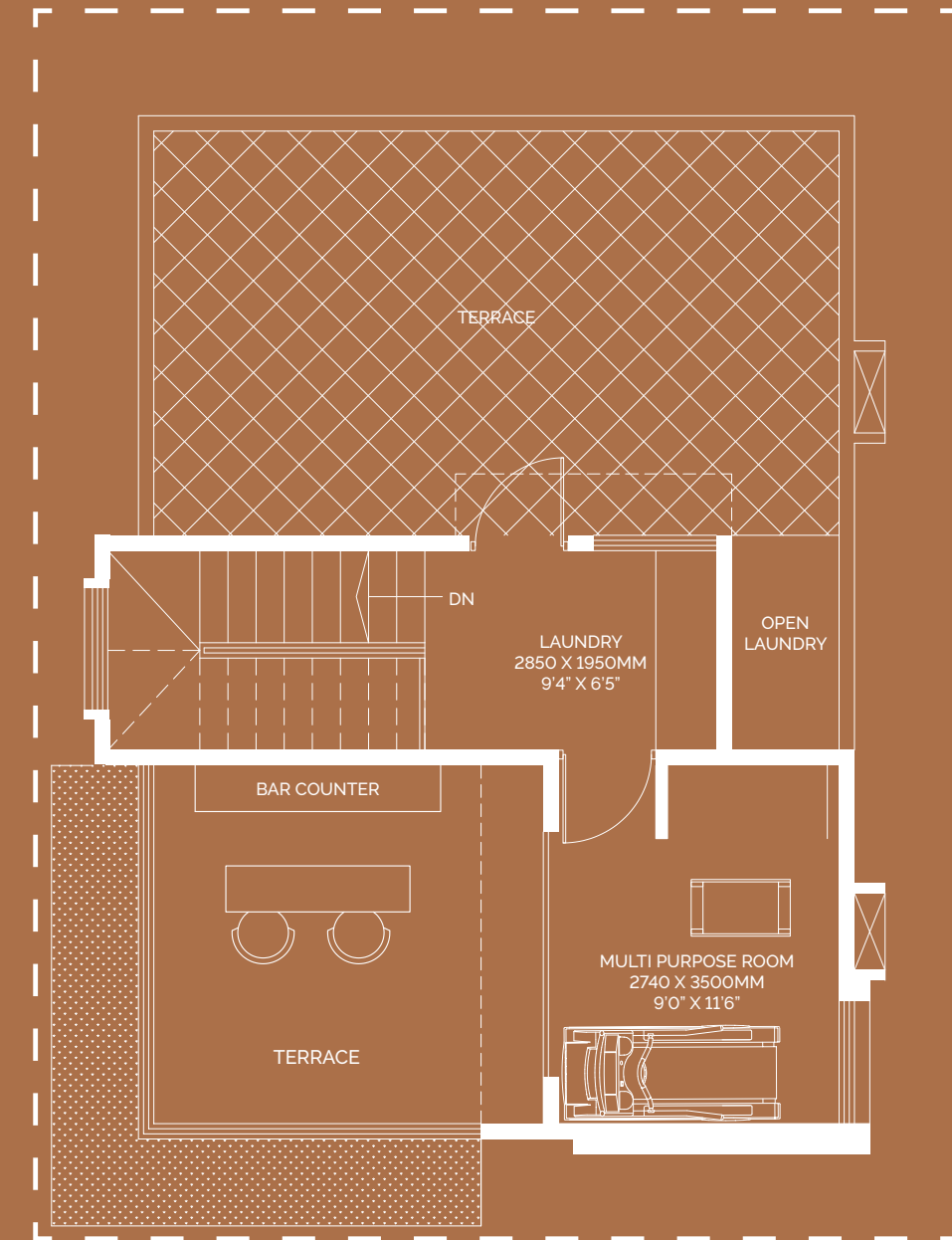
FIRST FLOOR PLAN

9x12 - West facing



SECOND FLOOR PLAN

9x12 - West facing



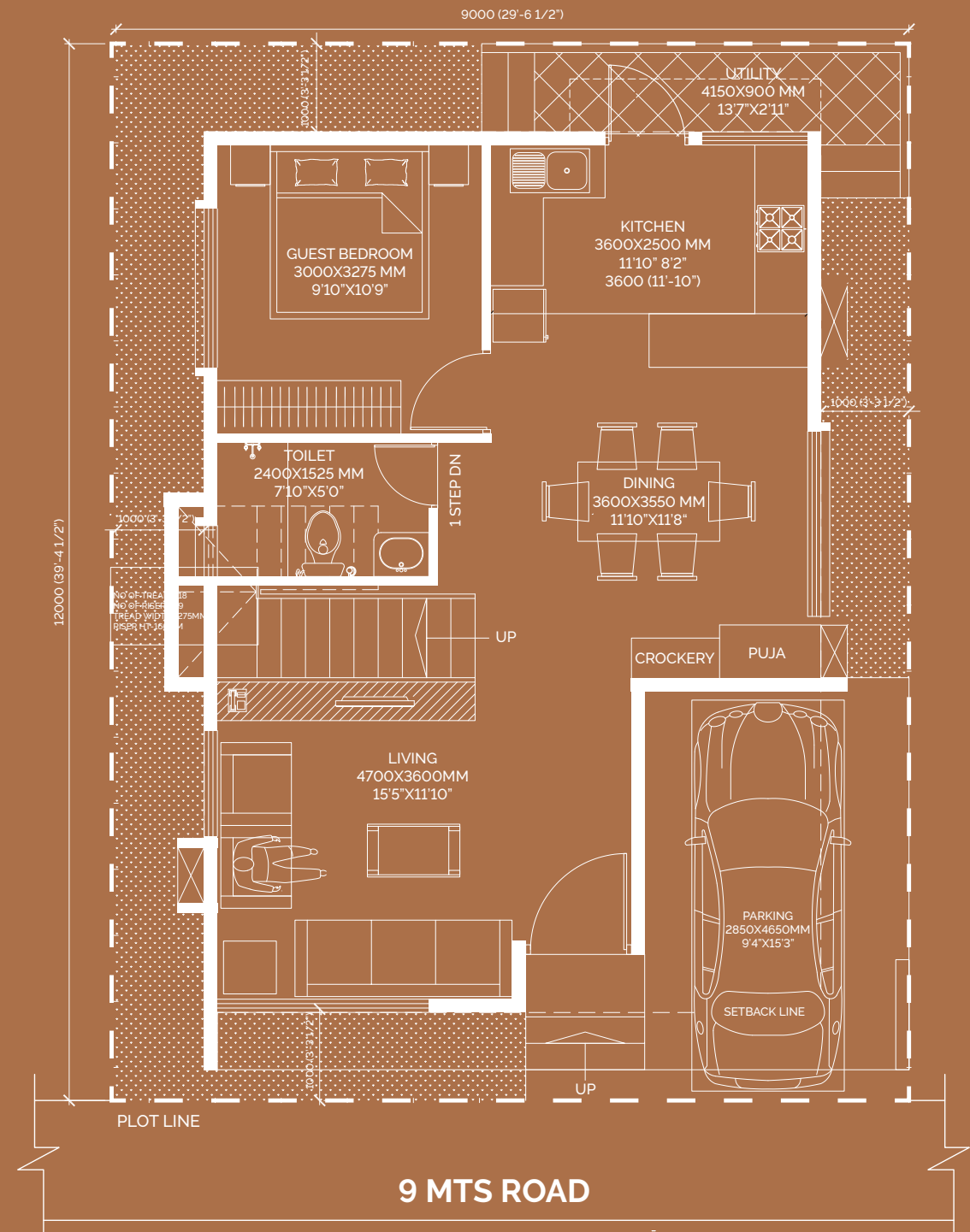
Floor Plans

9x12 - East facing



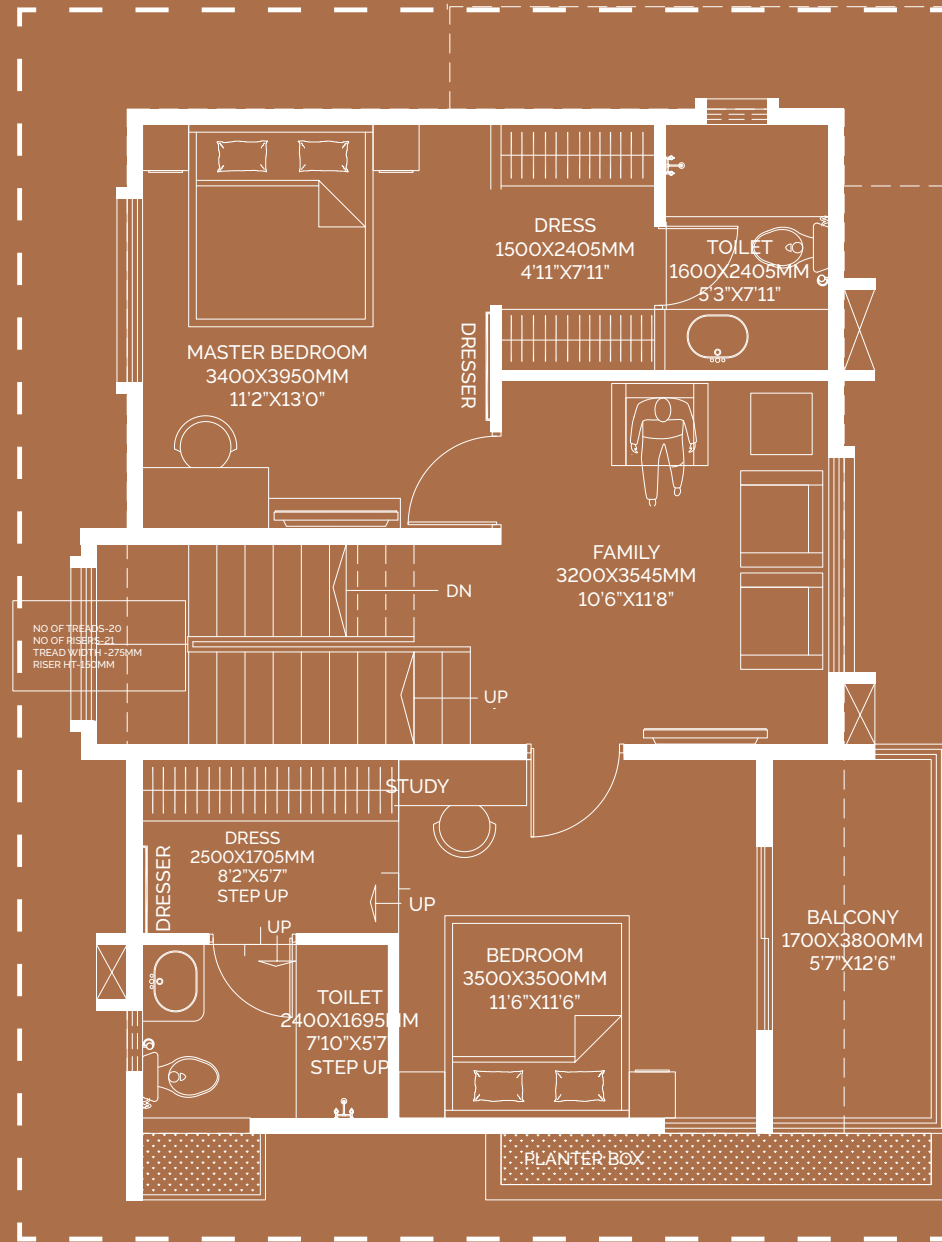
GROUND FLOOR PLAN

9x12 - East facing



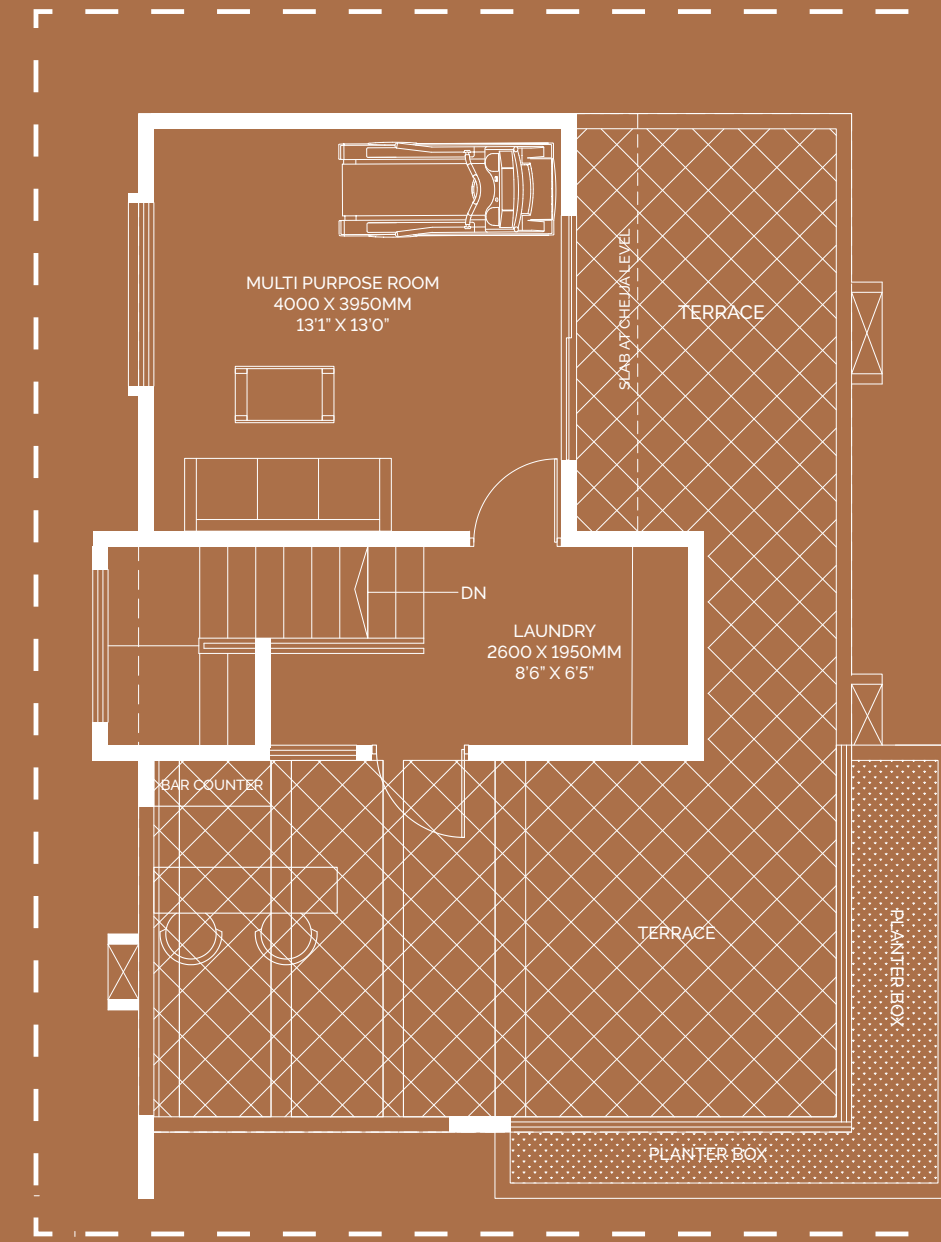
FIRST FLOOR PLAN

9x12 - East facing



SECOND FLOOR PLAN

9x12 - East facing



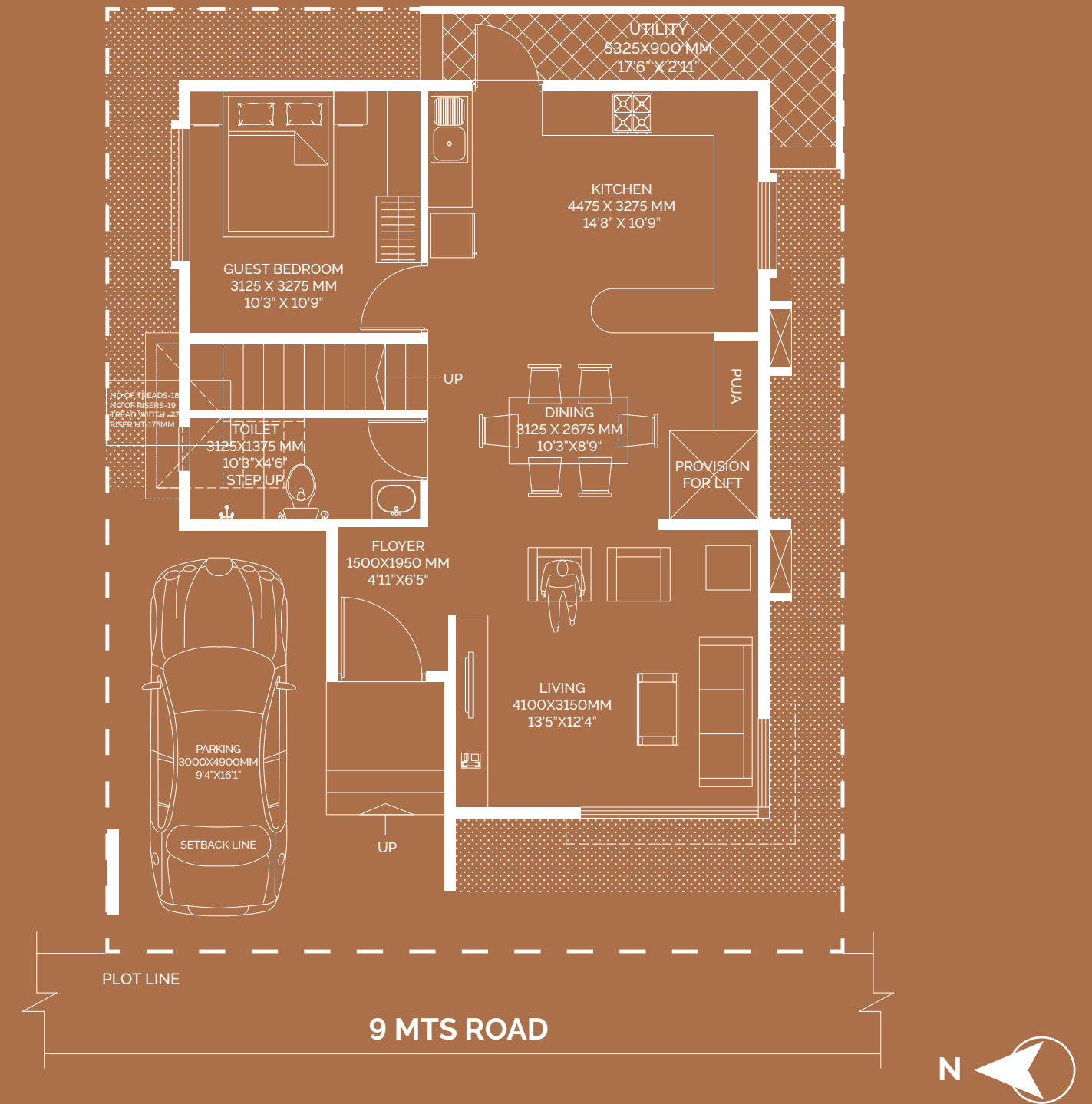
Floor Plans

10x12 - West facing



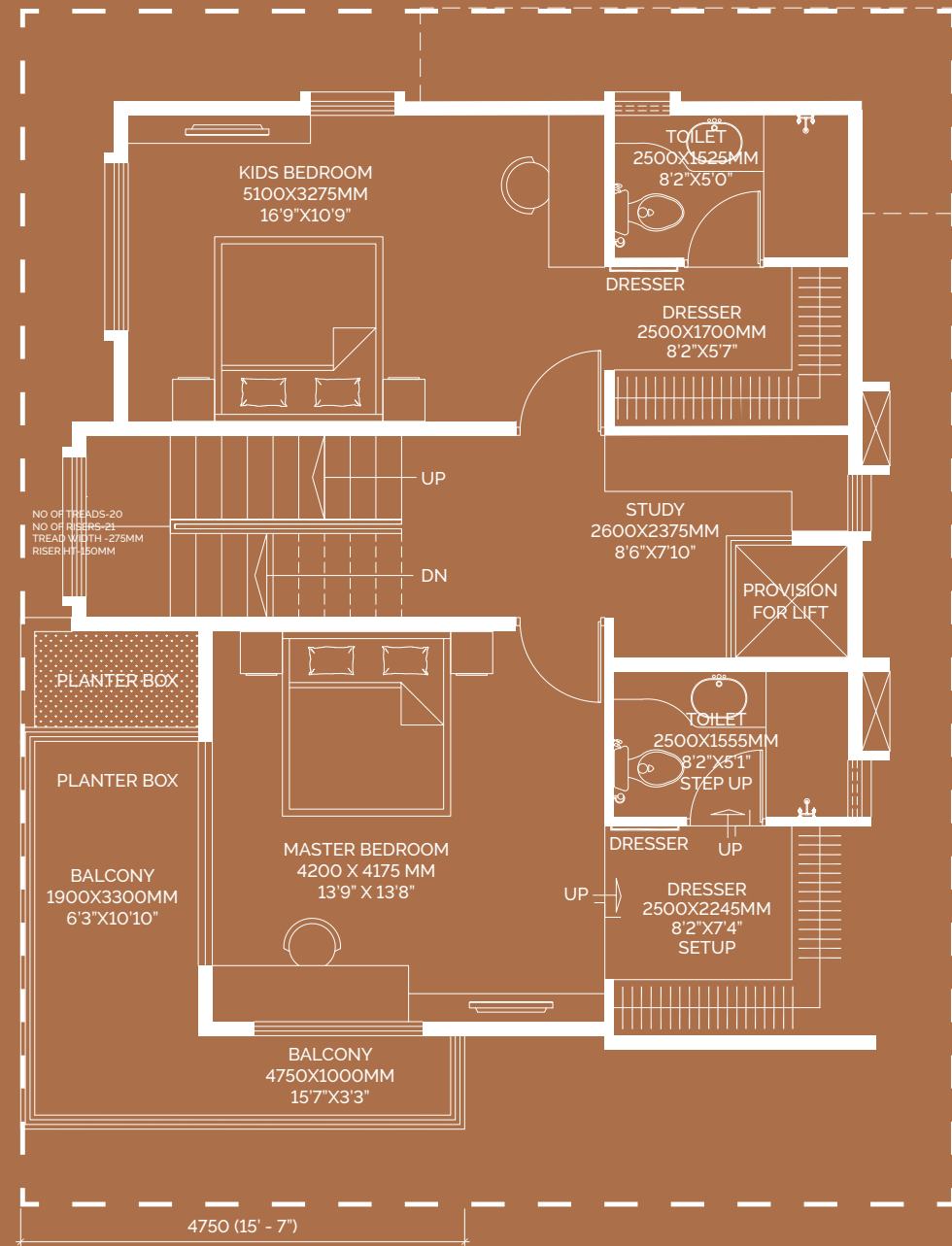
GROUND FLOOR PLAN

10x12 - West facing



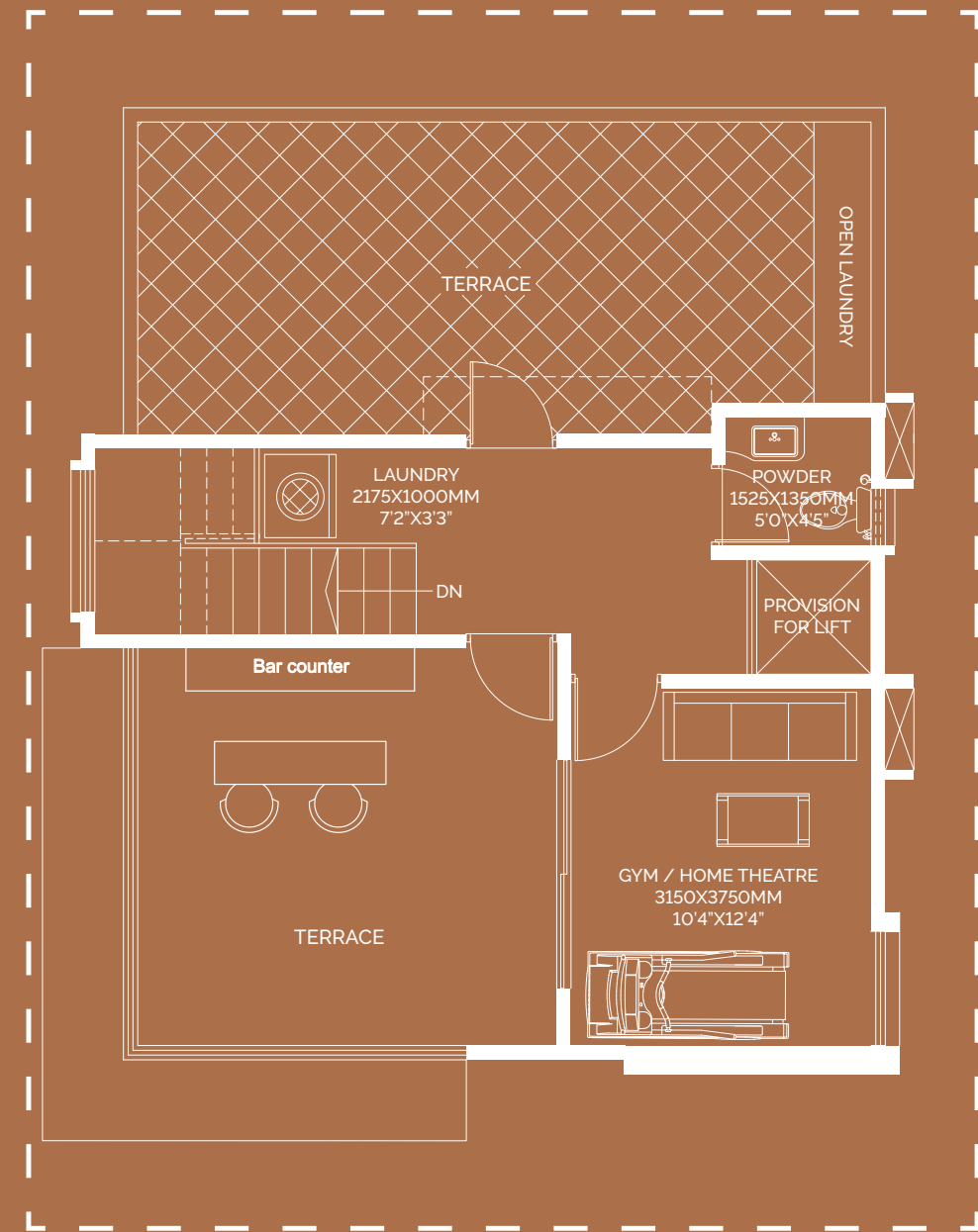
FIRST FLOOR PLAN

10x12 - West facing



SECOND FLOOR PLAN

10x12 - West facing



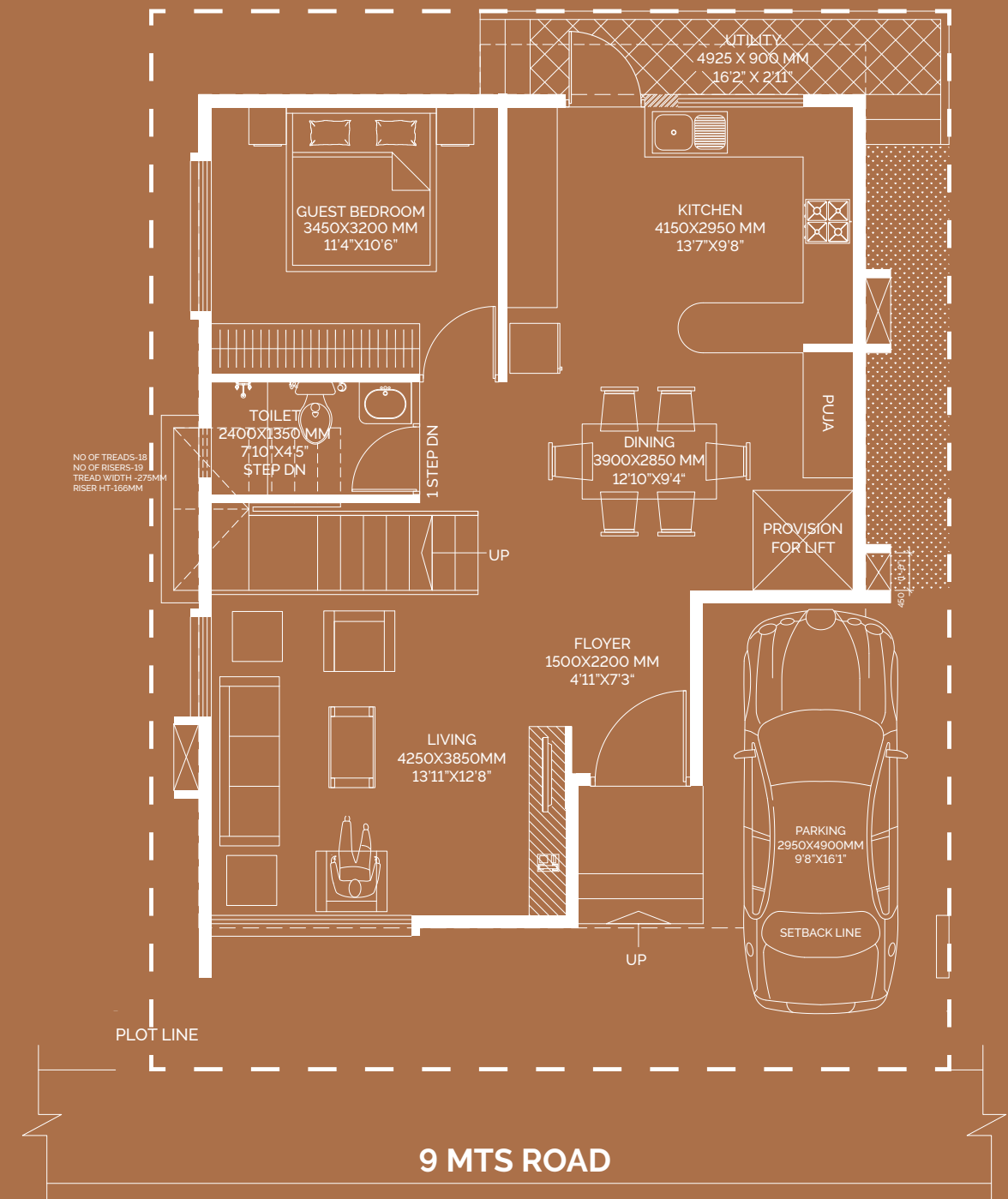
Floor Plans

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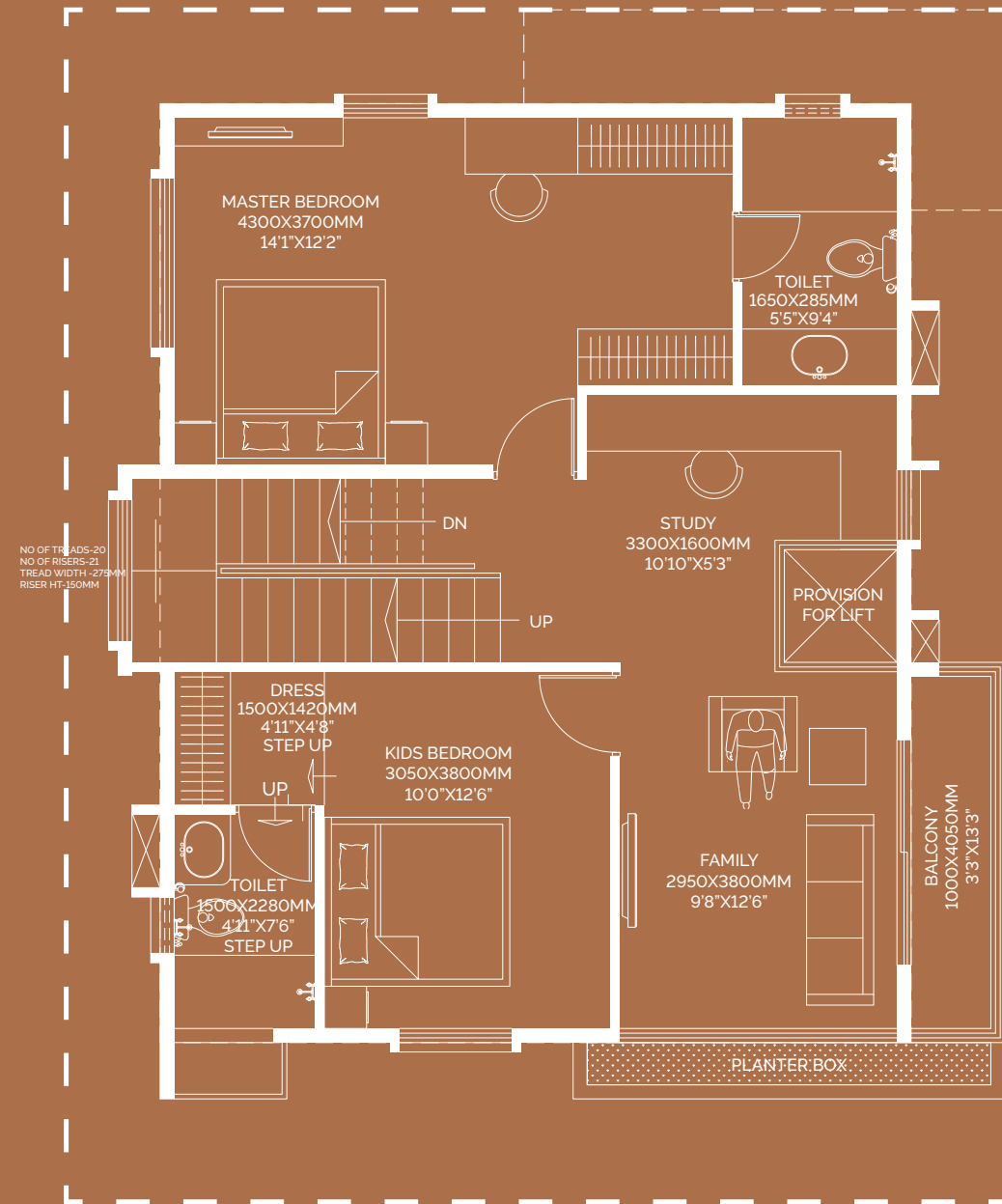
GROUND FLOOR PLAN

10x12 - East facing



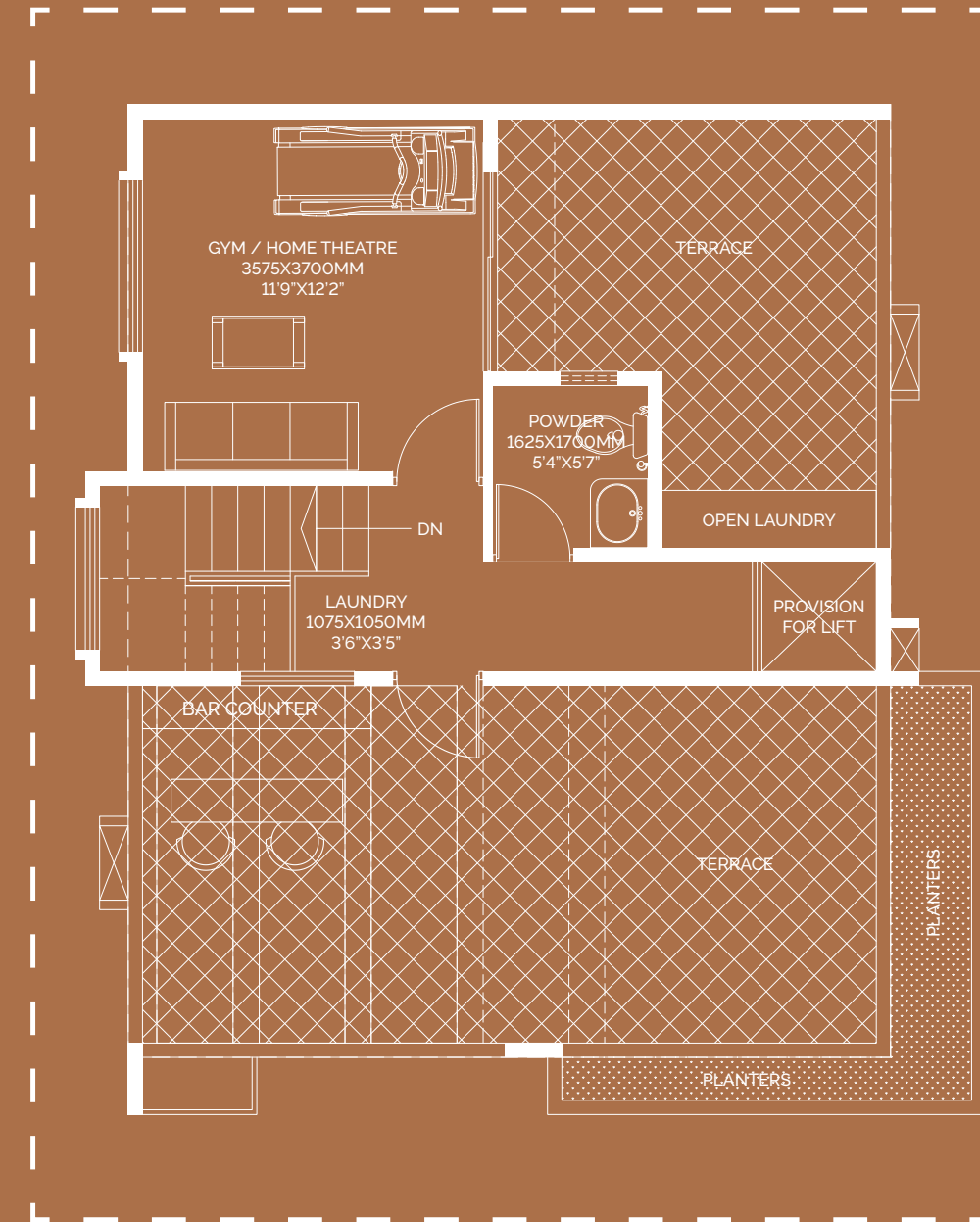
FIRST FLOOR PLAN

10x12 - East facing



SECOND FLOOR PLAN

10x12 - East facing



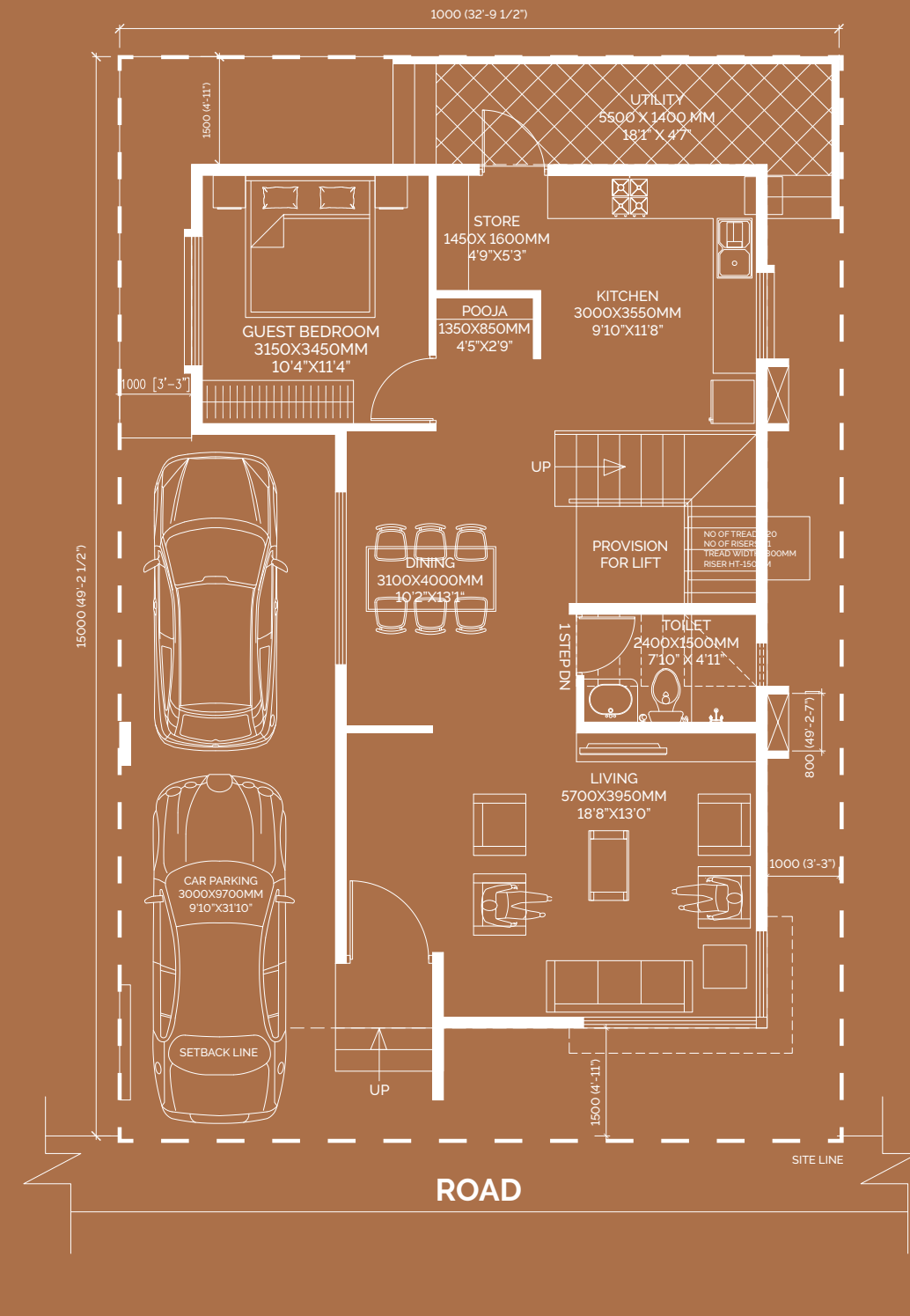
Floor Plans

10x15 - West facing



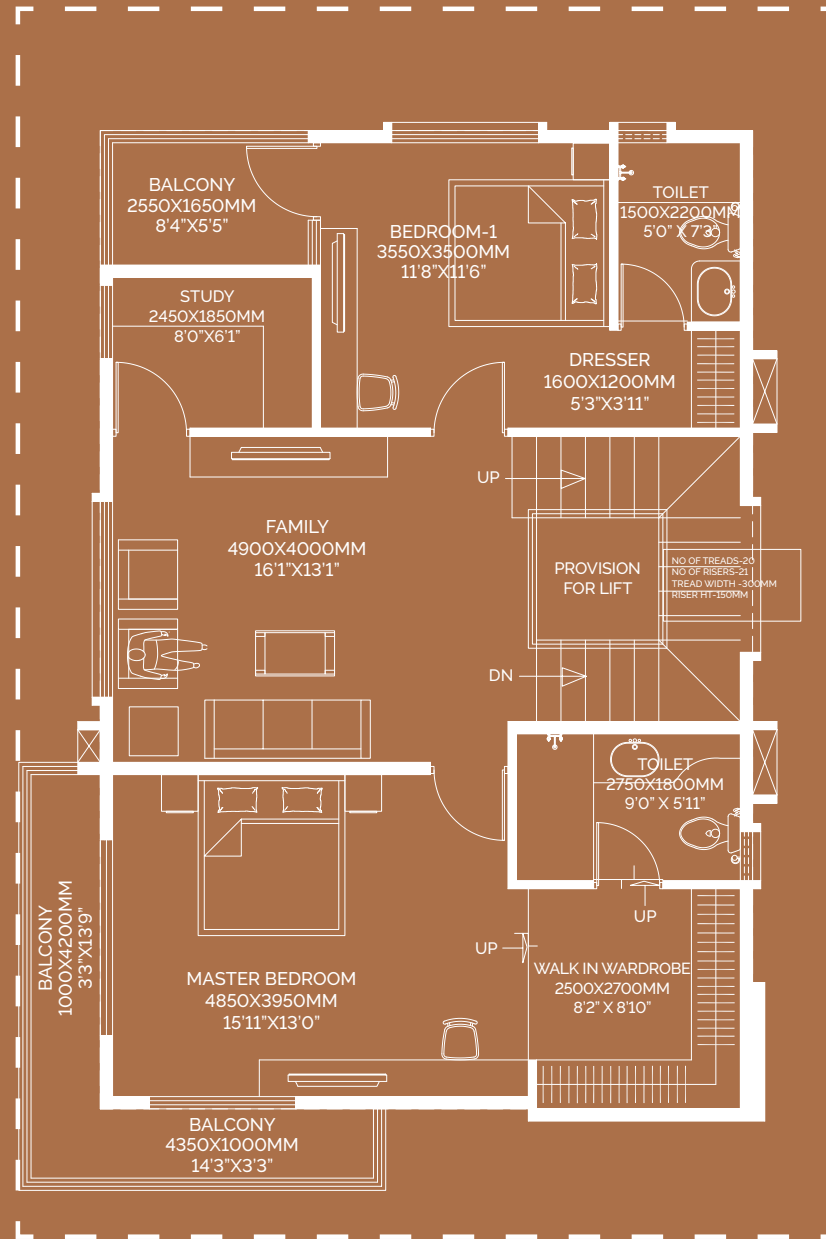
GROUND FLOOR PLAN

10x15 - West facing



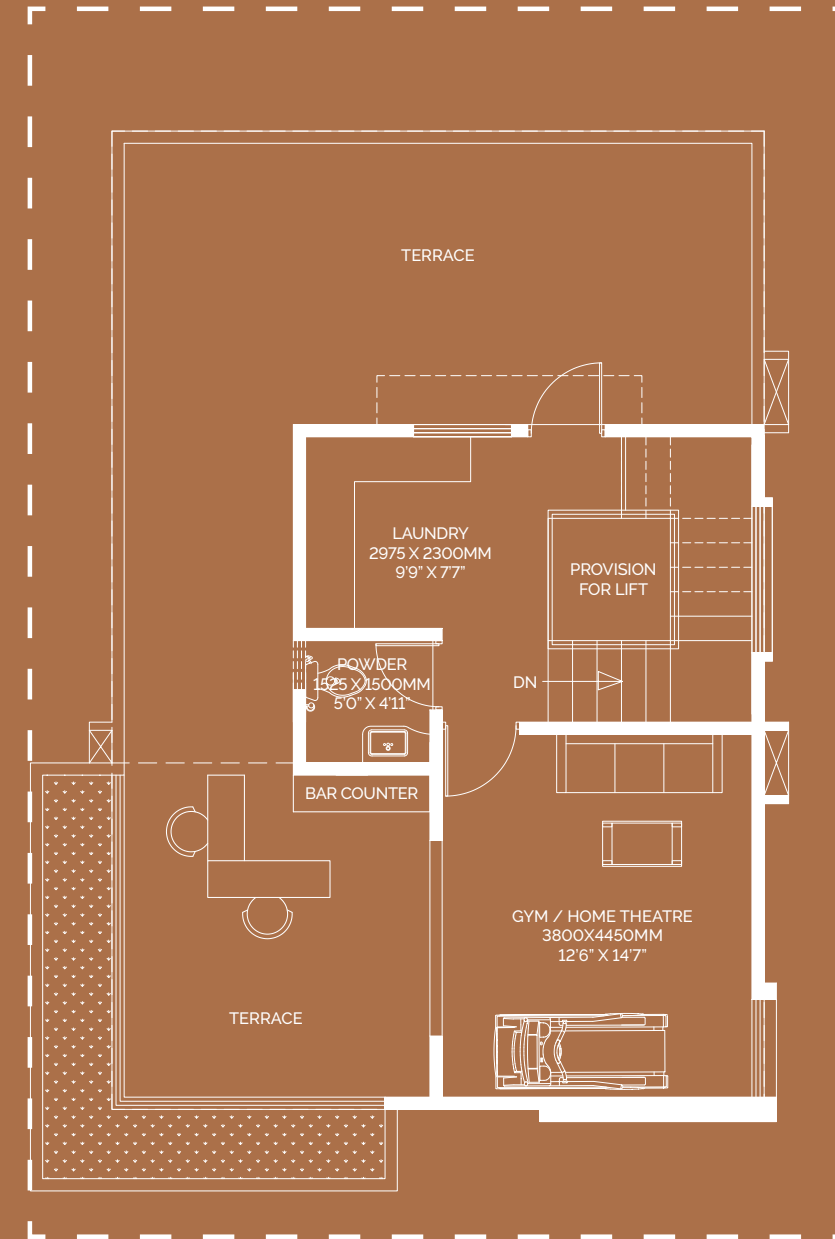
FIRST FLOOR PLAN

10x15 - West facing



SECOND FLOOR PLAN

10x15 - West facing



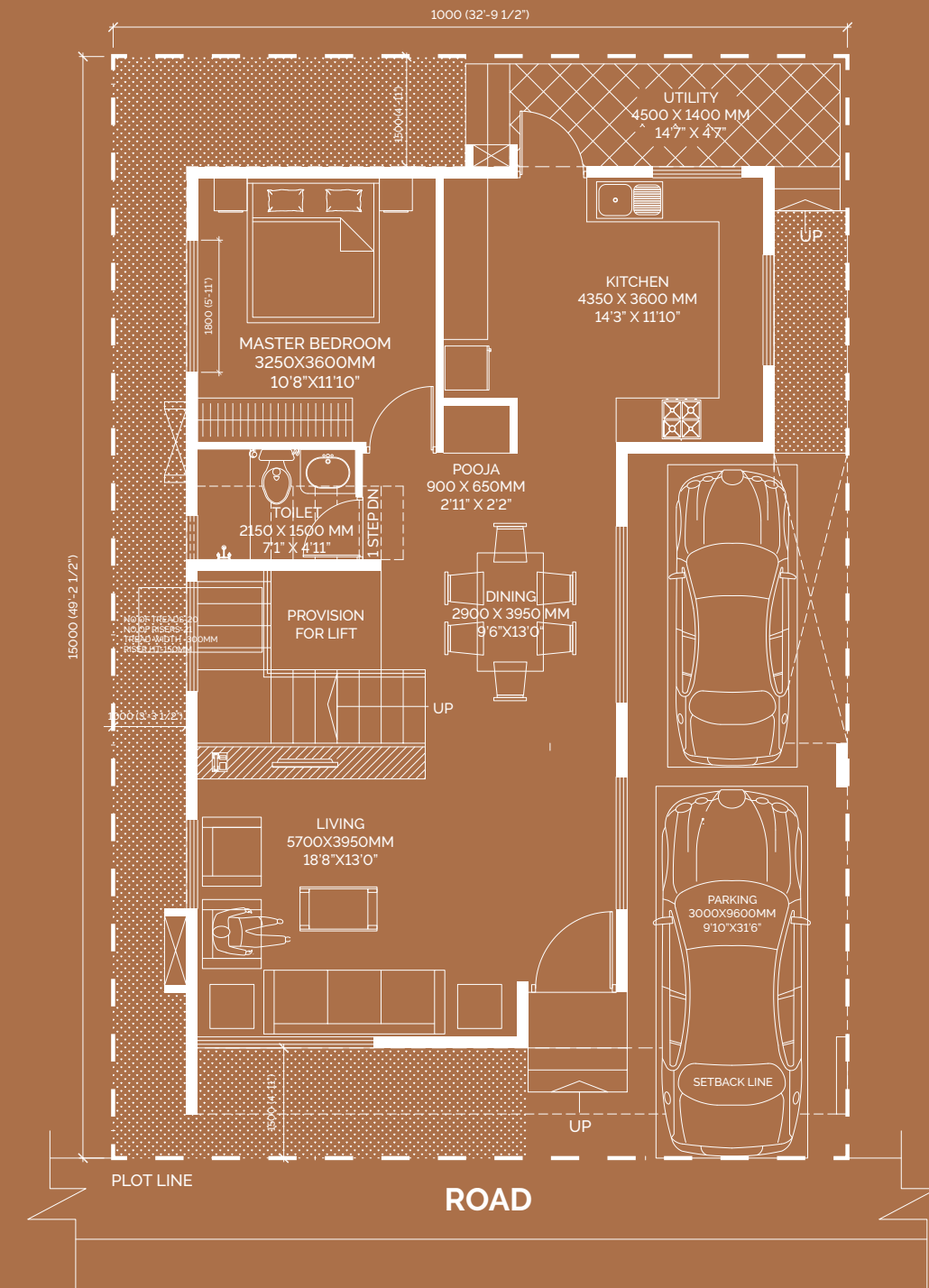
Floor Plans

10x15 - East facing



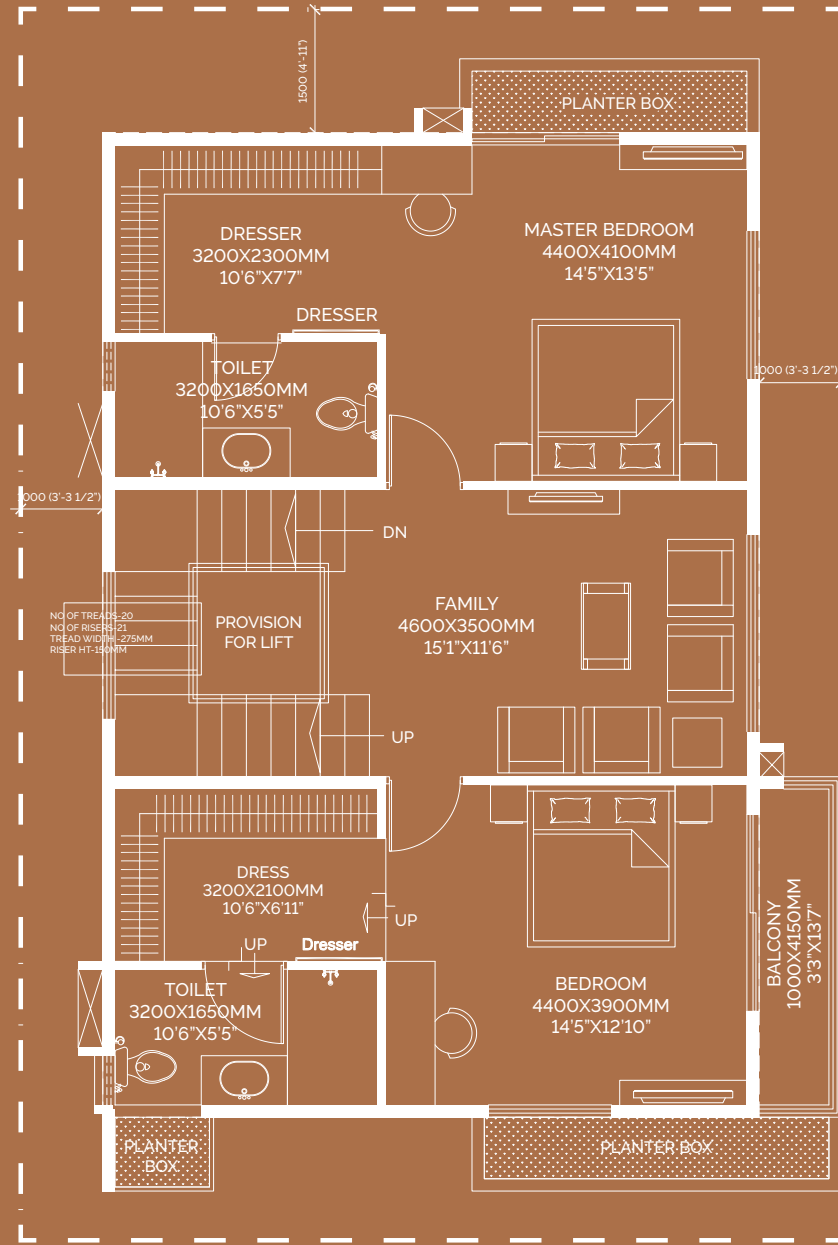
GROUND FLOOR PLAN

10x15 - East facing



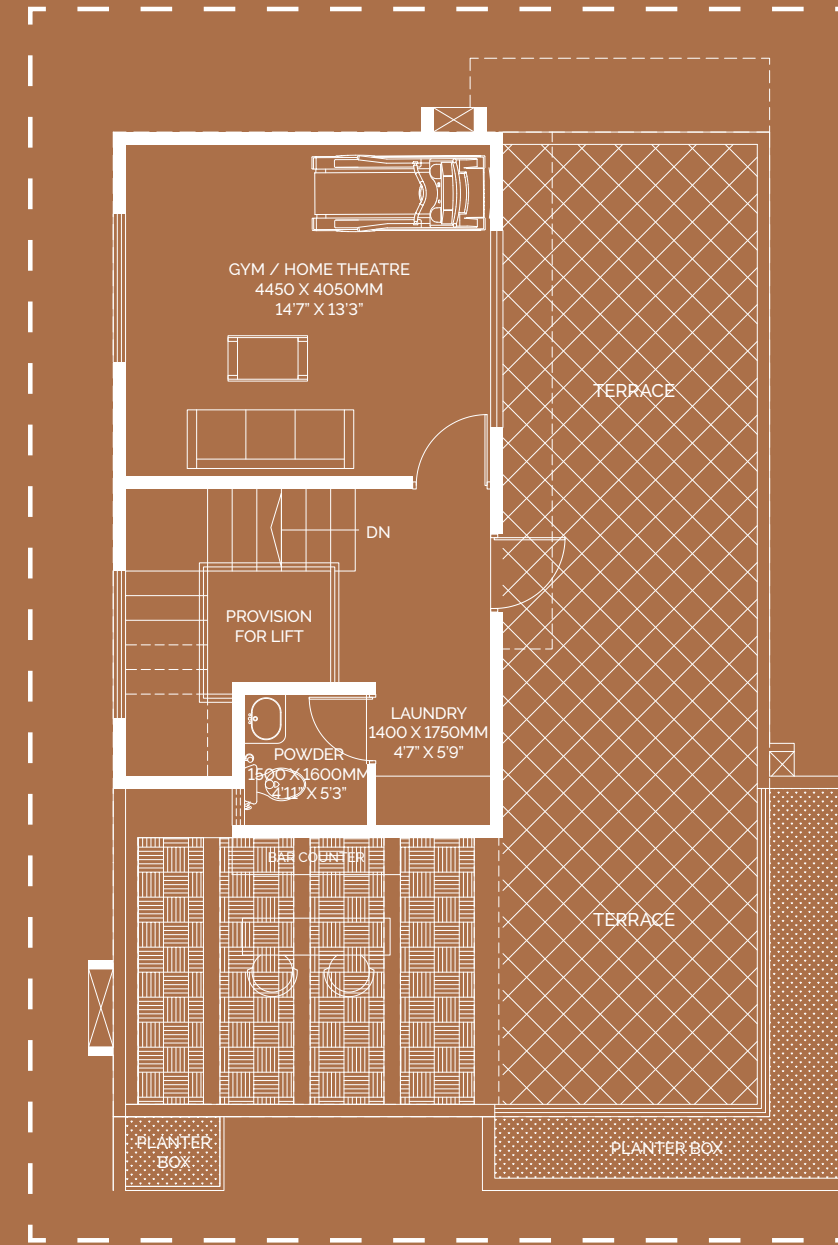
FIRST FLOOR PLAN

10x15 - East facing



SECOND FLOOR PLAN

10x15 - East facing



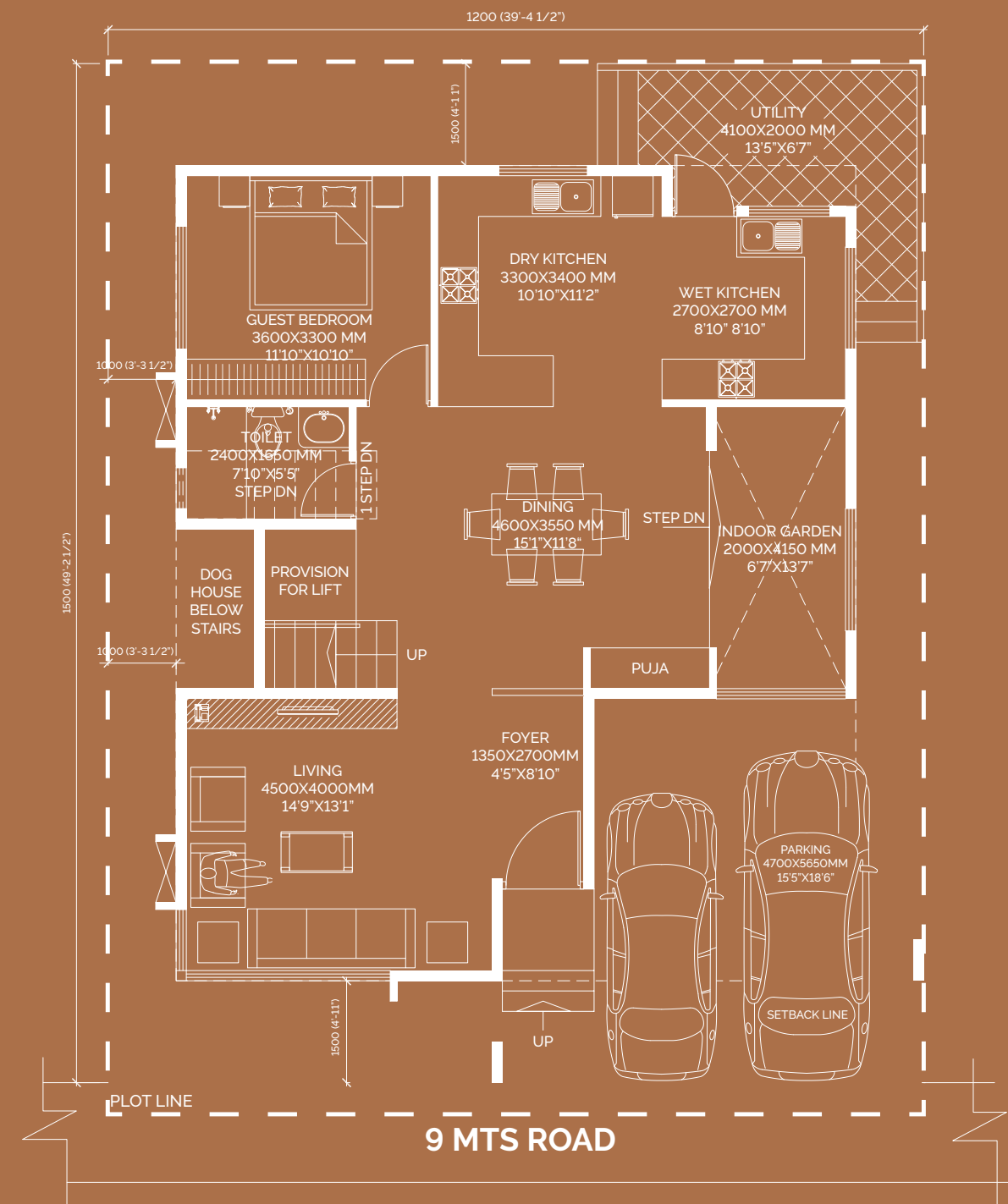
Floor Plans

12x15 - East facing



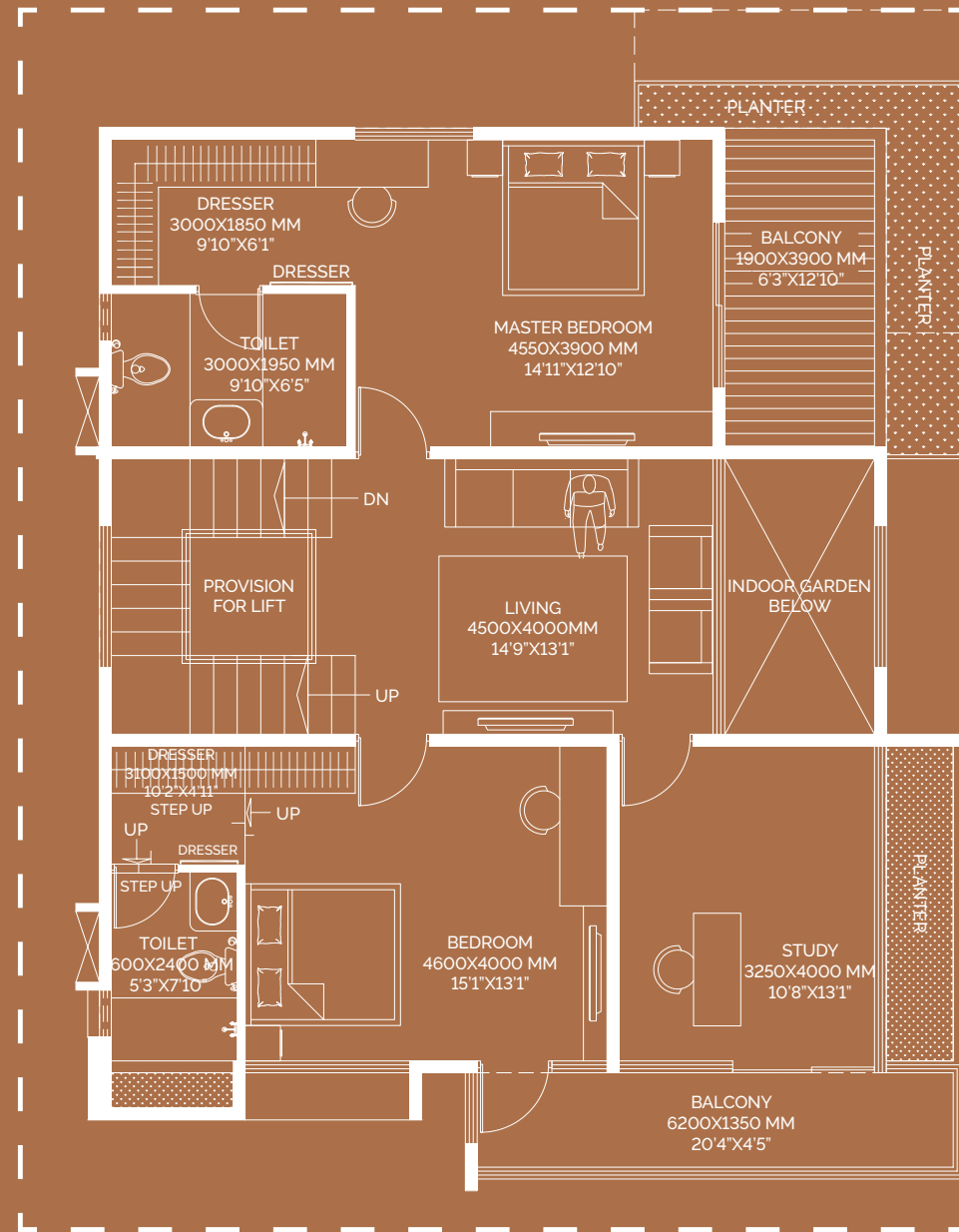
GROUND FLOOR PLAN

12x15 - Eastfacing



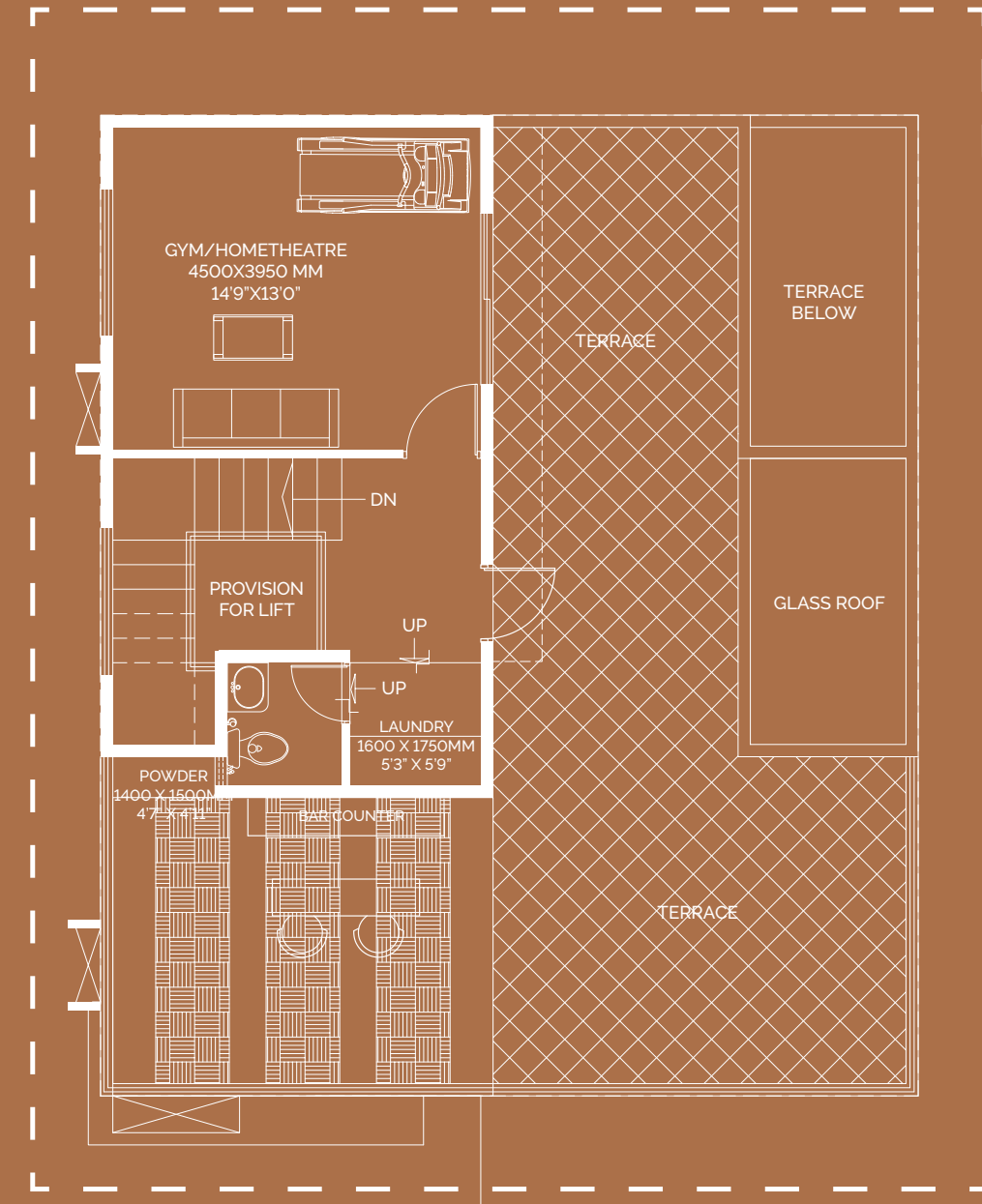
FIRST FLOOR PLAN

12x15 - East facing



SECOND FLOOR PLAN

12x15 - East facing





- 9.00 X 12.00 M
- 10.00 X 12.00 M
- 10.00 X 15.00 M
- 12.00 X 15.00 M
- Variants
- Commercial
- Sold-out Units

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 Sculpture
8. Entry Accent Paving
9. Entry Portal
10. Waiting Pavilion
11. Club House Entry

Park Amenities

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

Crafted for future growth

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 Roads 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



Educational Institutes

Delhi Public School	15 mins
Harvest International School	18 mins
Bethany High School	9 mins
Oakridge International School	10 mins
The International School Bengaluru	12 mins



Tech Park

Infosys	20 mins
Wipro SEZ	16 mins
Wipro Corporate	31 mins
RGA Tech Park	22 mins



Hospitals

Sparsh Hospital	12 mins
Best Hospital	11 mins
Narayan Health City	13 mins
Sakra World Hospital	33 mins
Columbia Asia	27 mins



Shopping Malls

DMart	13 mins
Total Mall	24 mins
Central Mall	30 mins
Decathlon	18 mins



Discover your own
Villa Lifestyle



Scan the QR code

CONCORDE Abode 99

Off Hosur Sarjapur Road

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Site Office

Survey 10/1, Off Ramasagara Village, Attibele hobli, Anekal Taluk, Bengaluru | Ph.: 782 995 9919.

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PRM/KA/RERA/1251/310/PR/210302/003983

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