



RERA NO. PRM/KA/RERA/1251/309/PR/160523/005936

**ADD A MENTSU
HOME TO YOUR
LIFE AND JOIN OUR
GROWING HAPPY
FAMILIES**

MENTSU
CRESCENT
INSPIRED LIVING!

2 & 3 BHK | THANISANDRA MAIN ROAD
LUXURY APARTMENTS @ CHOKKANAHALLI, BENGALURU





MENTSU
CRESCENT
INSPIRED LIVING!

**BEAUTIFUL
AND BRIGHT.
WAKE UP TO
THEM EVERY DAY.**

The best mornings are the ones that you wake up and feel beautiful about. They are the ones that give you the vibes, saying that the day has something wonderful and amazing for you. That the day will unfold to love and laughter. That the day will unleash the gift of prosperity and goodness. That the day will be bright and beautiful for you. We welcome you to soak in all these feelings and experiences at Mentsu Crescent

48 FLATS



2 BHK 1080 SFT
WEST-FACING FLAT NO. 101

3D VIEWS

3 BHK 1395 SFT
WEST-FACING FLAT NO. 103



MENTSU
CRESCENT
INSPIRED LIVING!



2 BHK 1143 SFT
EAST-FACING FLAT NO. 108



3 BHK 1404 SFT
EAST-FACING FLAT NO. 109

SPACIOUS AND SWEET.
LIFE IS DESIGNED WITH A BLEND.

TYPICAL FLOOR PLAN

Area Statement

| Flat No. | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 |
|--------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Facing | West | West | West | East | East | East | East | East | East | West | West | West |
| Areas in Sft | 1080 | 1107 | 1395 | 1359 | 1143 | 1143 | 1143 | 1143 | 1404 | 1485 | 1125 | 1170 |





**VIVACIOUS
AND VIBRANT.
TURN YOUR
MOMENTS ALIKE.**

STRUCTURE

Stilt + Ground + 3 floors of RCC construction using cement concrete blocks with 6" external walls and 4" internal walls.

BALCONY

Strong 1200 mm high MS railing, good quality tiles for flooring, with external painting.

LIVING / DINING / BEDROOMS

High quality vitrified tile flooring, skirting, granite coping of window sills with emulsion painting.

TOILETS

High quality anti-skid tiles for flooring and wall dado upto Sealing level.

SPECIFICATIONS

DOORS

German Technology, Sumai Engineering Frames & Shutters. Main Door Shutter natural veneer

POWER

Concealed copper wiring of reputed brand with modular switches, provision for AC point in master bedroom, 50% back-up power for each flat and 100% back-up for common area.

WINDOWS

Made of good quality NCL Veka / Equivalent / UPVC section sliding windows with mosquito net.

SECURITY

Entire premises to be under CCTV and security at the entrance gate.

FLOORING

Good quality vitrified tiles for flooring and skirting.

LIFT

8-passenger high-speed automatic 2 lifts.



AMENITIES & FACILITIES

- CHILDREN'S PLAY AREA
- SWIMMING POOL
- GYM
- PARTY HALL
- POWER BACK-UP
- CCTV
- WALKING TRACK
- SEWERAGE TREATMENT PLANT
- INTERCOM FACILITY
- WELL-DESIGNED LANDSCAPE



**AMAZING
AND AWESOME.
LIFE IS FULL OF
OPTIONS HERE**



PROXIMITY

Education: KNS, Sindhi School, Euro School North Campus. NPS North, Millenium World Scho DPS Bangalore North, Chaman Bhartiya School, Manipal Academy for higher Education, Reva University & Many More

Work : Bhartiya Tech Park, Manyata Tech Park

Entertainment & Retail : Bhartiya Mall of Bengaluru, Royal Hypermarket, Elements Mall

Connectivity : Airport Main Road, Nagavara Metro Station, Yelahanka Rly Station



Beside - Shobha City & Vajram Essenza
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