



**ADDRESS  
MAKER**

**EXCLUSIVE  
PROJECT PREVIEW**





Address Maker is a professionally managed Real Estate Development firm based out of Bangalore. Address Maker has successfully delivered over 5 million sq.ft across Residential Apartments, Villas and Plotted developments across Bangalore city.

Address Maker has carved out a vision that it foresees to achieve in residential & commercial offerings. The expertise and practical understanding of the real estate industry offer an inherent assurance of successful implementation & timely delivery of real estate projects.



# THE IMPERIAL ADDRESS

Premium Plotted Commune  
At Chandapura

PHASE I RERA NO – PRM/KA/RERA/1251/308/PR/200811/003536

PHASE II RERA NO – PRM/KA/RERA/1251/308/PR/200811/003537

PHASE III RERA NO - PRM/KA/RERA/1251/308/PR/131022/005318





GRAND ENTRANCE



36.5  
ACRES

511  
UNITS

PREMIUM  
VILLA PLOTS

Spread across 36.5 acres of lush green landscape, the upcoming project is efficiently planned and crafted to appease everyone's need, right from kids to senior citizens. Here, you don't compromise on quality and experience living amidst greenery and serenity. It also hosts a variety of modern amenities and a business centre, that will help you strike a perfect work & life balance. Along with smart lifestyle features, the flourishing neighbourhood and excellent connectivity adds to its worth.



CHANDAPURA

THE PROJECT





BEST-IN-CLASS DESIGN



20000  
SQFT  
COVERED

+ 20000  
SQFT  
OPEN AMENITIES

WFH  
ENABLED  
BUSINESS CENTRE

The Clubhouse is a an amalgamation of modern design with high functionality. This Work from Home enabled Business Centre is spread across 20,000 sqft and hosts an array of best-in class amenities . It is a perfect blend of modern amenities and collaborative space.

THE CLUBHOUSE



CLUBHOUSE INTEGRATED WITH WORK FROM  
HOME FEATURES



VIDEO

CONFERENCING

BUSINESS

WORKSTATIONS

HIGH SPEED

INTERNET

DEDICATED

LOBBY

CONFERENCE

& MEETING ROOM

An ideal mix of workspaces with convenience and relaxation to open up minds to newer possibilities. Designed with a motive of providing you the experience of a remarkable workspace with world-class features. Work from Home enabled business centre, one can enjoy the convenience of office from the comfort of their home.

BUSINESS CENTRE







TOTAL GREEN COVER – 3.82 ACRES



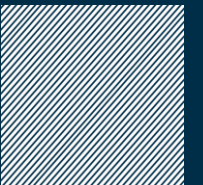
MIYAWAKI  
STREETSCAPE  
OPEN SPACES  
CA AREA

9000  
TREES  
IN TOTAL

+

The greenery in the project gives you the feeling of living in-sync with nature. The thoughtful planning and layout will have you surrounded by scenic beauty and lush greenery. The beautifully landscaped central park spread across 1 Acre dedicated with jogging/walking track and Miyawaki plantation will give you your daily dose of relaxation and peace of mind.

THE LANDSCAPE







**CENTRAL PARK**





**MULTI COURT**





## IMPERIAL PLAZA





**FUTSAL COURT**





Gymnasium



Table  
Tennis



Badminton



Swimming  
Pool



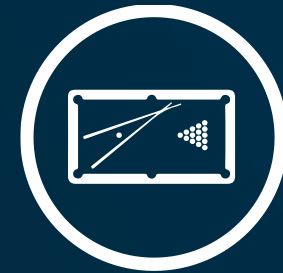
Games  
Room



Departmental  
Store

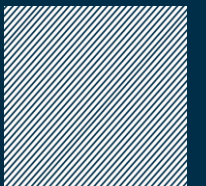


Multipurpose Hall



Pool  
Table

AMENITIES







Tennis  
Court



Barbeque and  
Meditation  
Deck



Futsa  
|



Multi-court

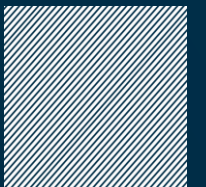


Aroma and  
Butterfly  
Garden



Kid's  
Area    Play

AMENITIES

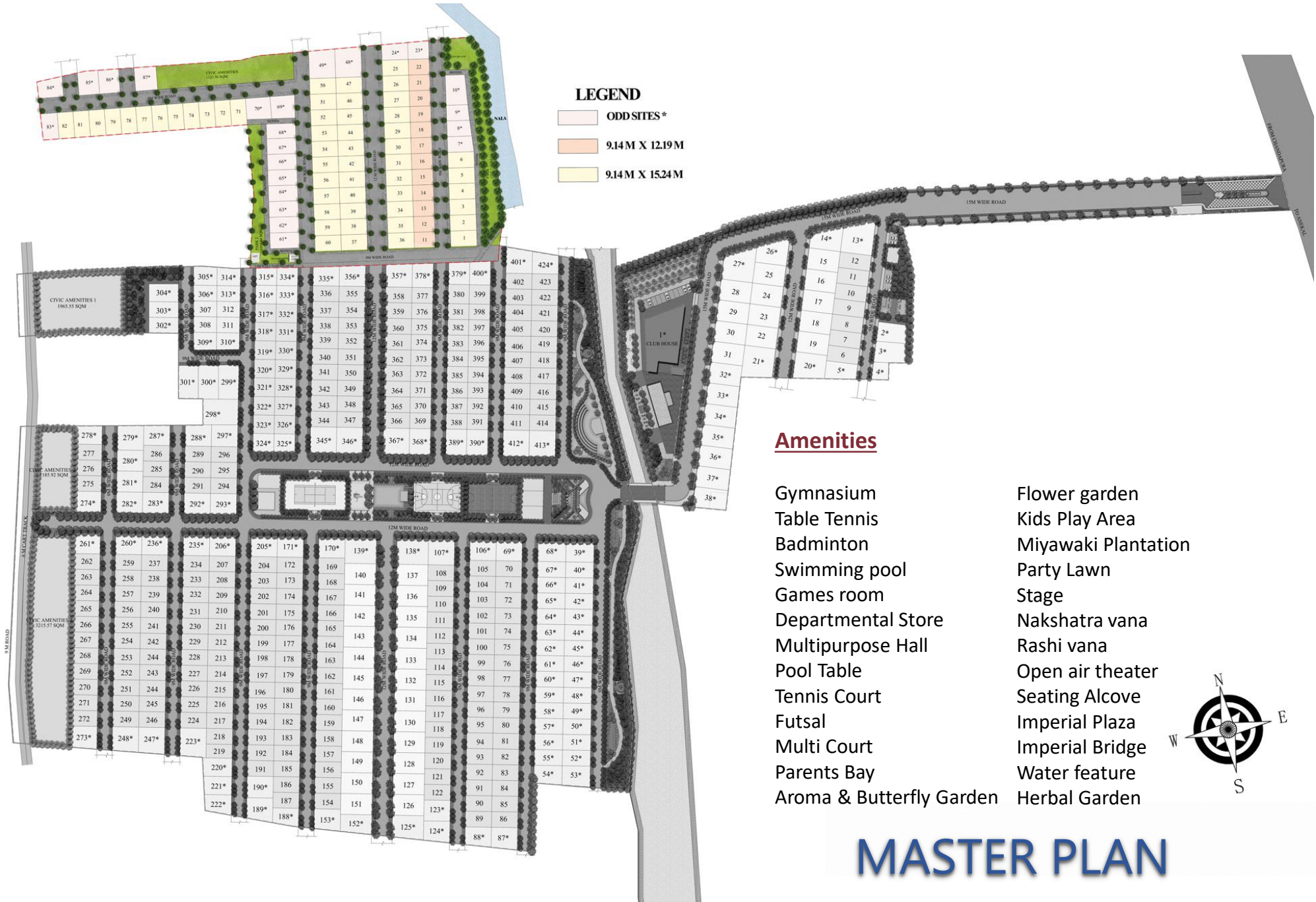






# PHASE III MASTER PLAN



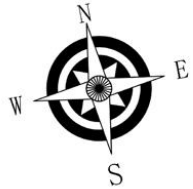


**LEGEND**

- ODDSITES\*
- 9.14 M X 12.19 M
- 9.14 M X 15.24 M

**Amenities**

- Gymnasium
- Table Tennis
- Badminton
- Swimming pool
- Games room
- Departmental Store
- Multipurpose Hall
- Pool Table
- Tennis Court
- Futsal
- Multi Court
- Parents Bay
- Aroma & Butterfly Garden
- Flower garden
- Kids Play Area
- Miyawaki Plantation
- Party Lawn
- Stage
- Nakshatra vana
- Rashi vana
- Open air theater
- Seating Alcove
- Imperial Plaza
- Imperial Bridge
- Water feature
- Herbal Garden



**MASTER PLAN**



- Top quality concrete internal roads
- Easy- pedestrian & vehicular movement
- 10000+ Trees
- Work From Home friendly
- FTTH Network
- Underground Cables
- Organic Waste Converter





Satellite Town  
Ring Road  
Planning Authority  
● 37km

Chandapur  
Circle  
9.4km

Attibele  
● 12.2km

● 18.1km  
NICE Ring  
Road

● 17.1km  
D Mart

● 15km  
Electronic City  
Toll Plaza

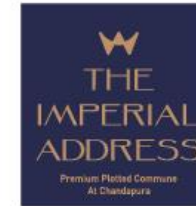
● 13.6km  
Bommasandra  
Industrial Area

● 13.3km  
Narayana  
Health City

● 13.5km  
KIADB  
Industrial Area

Aditi  
Multi-speciality  
Hospital  
● 2.4km

● 18.4km  
Jigani  
Industrial Area



Alliance  
University  
● 1.6km

Anekal ●  
3.8km

New Baldwin  
International  
School  
● 5.7km

# LOCATION



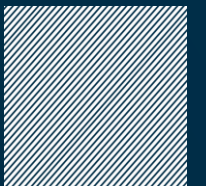
- **Narayana Health City**  
Distance 13.3 km | Time 27 min
- **Satellite Town Ring Road**  
Distance 37 km | Time 66 min
- **Alliance University**  
Distance 1.6 km | Time 5 min
- **New Baldwin International School**  
Distance 5.7 km | Time 11 min
- **Aditi Multi Specialty Hospital**  
Distance 2.4 km | Time 5 min





PLOT	30X40	30X50
Area in SFT	1200	1500
Basic Rate/SFT	3,510	3,510
Land Cost	42,12,000	52,65,000
Clubhouse Membership Fees	2,50,000	2,50,000
Infrastructure Charges @Rs.450/-SFT	5,40,000	6,75,000
GST @18% on Club House Membership Fees & Infrastructure Charges	1,42,200	1,66,500
Basic Plot Cost	51,44,200	63,56,500
Legal Charges	45,000	45,000
Interest Free Maintenance charges for 5 years	1,44,000	1,80,000
GST @18% on Legal & Interest Free Maintenance charges	34,020	40,500
<b>TOTAL COST (Including Other Charges)</b>	<b>53,67,220</b>	<b>66,22,000</b>

COST BREAK UP





### PAYMENT SCHEDULE

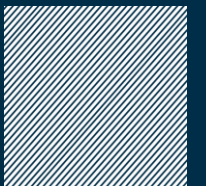
On Application Form	1,00,000
PDC no later than 15 days along with Application Form	10%
Within 30 days from the date of Application Form	20%
On Completion of Levelling and formation works	20%
On completion of underground services	25%
On completion of road works	20%
On Handover of plot	5%

### PREMIUM CHARGES

East/North Facing	Rs.300/sft
Park Facing	Rs.300/sft
Corner Facing	Rs.300/sft
Unit with 2 Premiums	Rs.450/sft
Unit with 3 Premiums	Rs.600/sft

Note : Discount applicable on odd sizes

## COST BREAK UP





THANK YOU

