



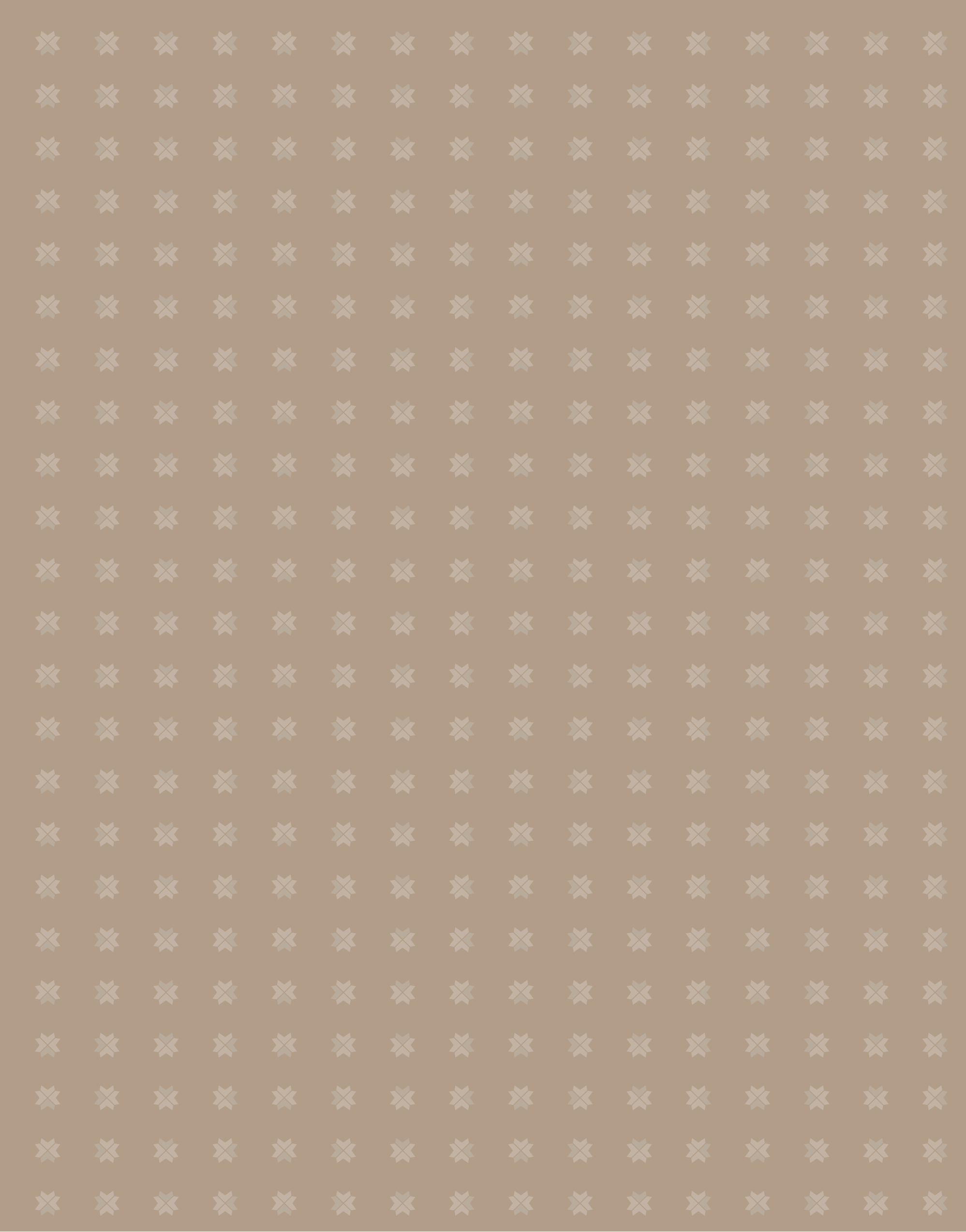
**RMZ**

TM

**LATITUDE**

Luxury Condominiums

Hebbal, Bangalore. INDIA



[www.rmzhomes.com](http://www.rmzhomes.com)

# Higher Living

## 1 Iconic Space

RMZ Latitude rises high above the city's skyline. Two lofty towers pierce the horizon, meeting across a bridge 160 ft above ground, nestled in acres of manicured greens.

## 2 Luxurious Living

Spacious 4 bedroom homes and common spaces are immaculately finished and suffused with contemporary creature comforts. An extensive menu of thoughtfully planned amenities, impeccable service and the expertise of partners who exemplify excellence ensure an unparalleled experience at Latitude.

## 3 Cosmopolitan Community

Latitude invites company that mirrors the cosmopolitan vibe of Bangalore. Enjoy the security of apartment living without compromising on individual space.

## 4 Elevated Entertainment

A state-of-the-art club, swimming pools, putting greens, restaurants and the über-exclusive sky lounge; welcome to the height of entertainment.

## 5 By Design

Latitude is a creation of internationally renowned architects, interior designers and landscape artists with leading builders, RMZ, at the helm.

## 6 Exclusively You

Choose from a palette of finishes and textures to make your home truly yours.

Towering above the teeming metropolis of Bangalore, Latitude defines refined luxury. Inspired by the ambitious for whom it is designed, it celebrates life's finest. Where we go beyond needs to embrace desire. Where architecture, technology and a vision for a sophisticated lifestyle come together to create homes that lift you above the ordinary. Strategically located in the northern belt of Bangalore, Latitude lies at the nexus of this cosmopolitan city and its future.



# Bangalore: A World City

Amidst the bloom of jacaranda and the silent hum of technology, lies Bangalore. From the world's back office to its bustling headquarters, the city is on par with major international urban centers. It is the cradle of corporate India, with a thriving IT and Knowledge industry. In addition, Bangalore has defined itself as the locus for scientific discovery, professional education and advanced healthcare, making it India's city of choice, for much more than its pleasant climate.

Once a retiree's paradise, Bangalore has transformed into a cosmopolitan 21st century city. With an influx of people from across India and a sizeable expatriate population, it has become a natural draw for hospitality and entertainment ventures. Bangalore today is abuzz with restaurants and nightlife, an eclectic cultural scene and world-class shopping supported by expanding infrastructure. Its unique big city spirit at a laid-back pace makes Bangalore a great place to call home.

The city today is moving North, towards the international airport. Witnessing well-planned development of global tech parks, industrial zones, schools and hospitals, a mere 25 minute drive from the center of town, the Yelahanka corridor is the future of Bangalore. It is here that homes are sought after, offering exciting living and investment opportunities, within a cherished green cover.

Latitude, located at this threshold of the future, promises you higher living.



# Vantage Point

RMZ Latitude stands tall at the intersection of North Bangalore's suburban greens and the vibrant city center.

Everything you need for the good city life is a stone's throw away: from the best international schools to state-of-the-art medical care. Luxury hotels and shopping centers, well underway, dot the neighbourhood with an array of entertainment and F&B options. Although, with Latitude as a private oasis, you may seldom want to venture out.

An easy drive to both the airport and downtown Bangalore, you are at the center of luxurious living.



Towards Bangalore International Airport 

**RMZ**  
**LATITUDE**

Columbia Asia Hospital

NH 7

Hebbal Lake

Hebbal Flyover

Bhoopsandra Main Road

Outer Ring Road

Outer Ring Road

Hebbal

NH 7

Bellary Road

Mekhri Circle (6 km)

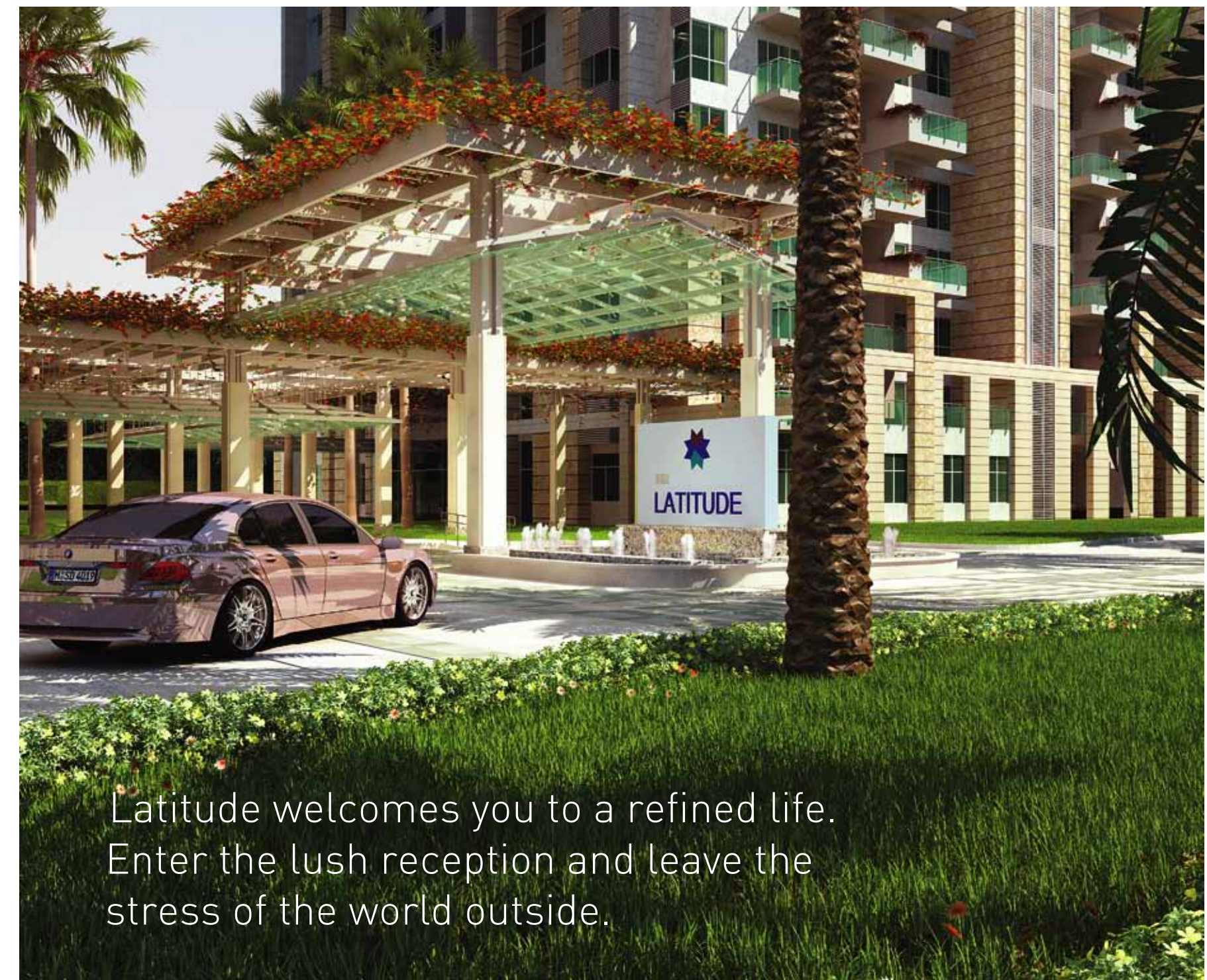
M.G. Road (12 km)

Vidhana Soudha



# Masterplan

Spanning 3.9 acres of lush greenery, Latitude consists of 2 towers named 12° North and 77° East after the geographical coordinates of Bangalore. Each tower has 18 floors and houses 61 beautifully appointed homes of 4 bedrooms each. Besides these, there are stunning Couture Suites and the resplendent penthouses, spread over 2 levels each. A two-floor basement allows for 3 car parks per home. Linking the two towers is a spectacular 4,700 sq ft luxury sky lounge. Keeping open spaces as a prime objective, 80% of the total area comprises gardens, water bodies, pools, sports facilities, an amphitheatre and much more.



Latitude welcomes you to a refined life. Enter the lush reception and leave the stress of the world outside.



## Map Key

- |   |                                     |
|---|-------------------------------------|
| 1. Entrance Gate                        | 14. Jacuzzi                         |
| 2. Visitor Parking and Basketball Court | 15. Main Swimming Pool              |
| 3. Boulevard                            | 16. Swimming Pool Deck              |
| 4. Porte-cochère                        | 17. Tennis Court                    |
| 5. Landscaped Court                     | 18. Outdoor Seating                 |
| 6. Entry to 77°E                        | 19. Heated Lap Pool                 |
| 7. Entry to 12°N                        | 20. Putting Green                   |
| 8. Trellis Deck                         | 21. Service Entry                   |
| 9. Water Feature                        | 22. Trellis                         |
| 10. Amphitheatre                        | 23. Party Lawn                      |
| 11. Kids Outdoor Play Area              | 24. School Bus Pick-up and Drop-off |
| 12. Toddler Play Area                   | 25. Service Gate                    |
| 13. Toddler Pool                        | 26. Sky Lounge on the 15th Floor    |
|   | 27. Emergency Exit                  |



Latitude by night  
(southern elevation)

# Height of Luxury

Unwind at the fabulous sky lounge, 160 ft off the ground! The stunning skybridge that connects the twin towers is cocooned in a lush hanging garden cascading down a trellis. This 4,700 sq ft island in the clouds is the ideal spot for a gourmet dinner, a Saturday soiree or just a night with the stars.







Pebbled pathways criss-cross manicured lawns, tree-lined promenades escort you around the complex while a canopy of flowers shade you from the sun.



A home is private. That's why, at Latitude, adjacent balconies are never on the same level and are equipped with foliage screens, giving you double height as well as privacy. In fact, even the two towers are placed in a staggered way that enhances your sense of personal space.





# Couture Suites

Latitude's Couture Suites are designed for the glamorous. The 13th floor and beyond is home to the higher end. Spread over one and a half levels and available in two sizes (5,650 sq ft and 6,550 sq ft), the suites include a double height atrium that offers a sweeping view from the top. Opt for a jacuzzi or a plunge pool, bring out the sangria, and there's the perfect getaway without the long drive!



Contemporary 620 sq ft living rooms are designed to maximize comfort as well as allow natural light and fresh air through dramatic glass windows.



Plush interiors that reflect your personality.  
Choose from a range of finishes and patterns  
to create your own space.





Shot at location



Shot at location



Deluxe Suite:  
Axonometric view



Upper level

Lower level

# Building Innovation

Latitude is engineered to help you live better and work smarter. An optical fibre backbone allows data from multiple service providers to be carried throughout the building. A commitment to the environment ensures that water is harvested and recycled, and energy is conserved. Latitude cares for the differently abled with ramps and railings strategically built to provide easy access to the buildings and facilities.



# Project Specifications (Glamour Suite)

<b>Structure</b>
RCC structure with concrete / block masonry walls. Covered car park in Basements & open surface parking.
<b>Finishes</b>
<b>FOYER/LIVING/DINING</b>
Imported marble flooring and skirting. Plastic Emulsion paint for walls and ceiling.
<b>MASTER BEDROOM</b>
Composite / Engineered Wooden flooring and skirting. Plastic Emulsion paint for walls and ceiling.
<b>OTHER BEDROOMS</b>
Imported marble flooring and skirting. Plastic Emulsion paint for walls and ceiling.
<b>TOILETS</b>
Master bedroom Toilets : Imported Marble flooring and dado. Other bedroom Toilets: Imported Marble flooring and dado.
<b>KITCHEN</b>
Vitrified tile flooring – Make Kajaria / Rathnagiri Ceramic or equivalent. Plastic emulsion paint for walls and ceiling. Provision for exhaust.
<b>BALCONIES</b>
Matt finish vitrified tile flooring. Make Nitco/Kajaria or equivalent. Cement based paint for ceiling. All walls painted in textured paint. SS railing with Glass.
<b>UTILITIES</b>
Matt finish Ceramic tile flooring and ceramic tile dado up to 1.2 m height. SS hand top rail. Cement based paint for ceilings and textured paint for walls.
<b>STAIRCASE</b>
Indian Green Marble for main and Kota for second staircase. Texture paint and OBD Paint for Walls and OBD for Ceiling MS handrail.
<b>COMMON AREAS</b>
Main lobby-Double height floor with Italian marble and emulsion paint. Other floors-Imported Marble flooring and skirting. OBD/Textured paint for walls. OBD paint for ceiling. MS handrail.

<b>Joinery</b>
Main door - 8 feet high Teak wood frame and veneered flush shutters, Melamine polished. Internal doors – 8 feet high hard wood frame and veneered flush shutters, Melamine polished. Aluminum / UPVC glazed Sliding windows.
<b>Sanitary &amp; Plumbing</b>
CP Fittings : Kohler or Equivalent makes. Ceramic Fittings : Duravit / Kohler or Equivalent makes.
<b>Electrical</b>
All Products like switch & accessories, PVC conduit, Switchgear, wiring cable etc., are of reputed make & confirming to ISI standards.
14 kVA EB power supply.
<b>Telephone Points</b>
In Living and in all Bed Rooms.
TV Points.
In Living and in all Bed Rooms.
<b>D.G.</b>
For common area lighting, lifts and pumps. 6 kVA Back-up power for unit.
<b>Lifts</b>
4 Passenger lifts & 1 Service lift in each tower of suitable capacity. Make Mitsubishi / Fujitec or equivalent.
<b>Air Conditioning</b>
VRV type AC for Living, Dining and Master Bedrooms.
<b>Amenities</b>
Lounge, Gym, Party hall, Library Cards Room, Billiards (2 table), Table Tennis (1 Table), Yoga / Aerobic room, Spa – Steam, Sauna , Squash Court (1 no.) , ATM, Swimming pool-outdoor, Tennis Court, Basket ball court (half) , Garden, Amphitheatre, Jacuzzi, Business center, Concierge, Tot lot, Convenience Store, Cafe Studio, Children’s play area.

# Project Specifications (Deluxe Suite)

<b>Structure</b>
RCC structure with concrete / block masonry walls. Covered car park in Basements & open surface parking.
<b>Finishes</b>
<b>FOYER/LIVING/DINING</b>
Imported marble flooring and skirting. Plastic Emulsion paint for walls and ceiling.
<b>MASTER BEDROOM</b>
Composite / Engineered Wooden flooring and skirting. Plastic Emulsion paint for walls and ceiling.
<b>OTHER BEDROOMS</b>
Imported marble flooring and skirting. Plastic Emulsion paint for walls and ceiling.
<b>TOILETS</b>
Master bedroom Toilets Imported Marble flooring and dado. Other bedroom Toilets: Imported Marble flooring and dado.
<b>KITCHEN</b>
Vitrified tile flooring – Make Kajaria / Rathnagiri Ceramic or equivalent. Plastic emulsion paint for walls and ceiling. Provision for exhaust.
<b>BALCONIES</b>
Matt finish vitrified tile flooring. Make Nitco/Kajaria or equivalent. Cement based paint for ceiling. All walls painted in textured paint. SS railing with Glass.
<b>UTILITIES</b>
Matt finish Ceramic tile flooring and ceramic tile dado up to 1.2 m height. SS hand top rail. Cement based paint for ceilings and textured paint for walls.
<b>STAIRCASE</b>
Indian Green Marble/Granite tile for main and Kota for second staircase. Texture paint and OBD Paint for Walls and OBD for Ceiling MS handrail.

<b>COMMON AREAS</b>
Main lobby-Double height floor with Italian marble and emulsion paint. Other floors-Imported Marble flooring and skirting. OBD/Textured paint for walls. OBD paint for ceiling. MS handrail.
<b>Joinery</b>
Main door - 7 feet high Teak wood frame and veneered flush shutters, Melamine polished. Internal doors – 7 feet high hard wood frame and veneered flush shutters, Melamine polished. Aluminum / UPVC glazed Sliding windows.
<b>Sanitary &amp; Plumbing</b>
CP Fittings : Kohler or Equivalent makes. Ceramic Fittings : Duravit / Kohler or Equivalent makes.
<b>Electrical</b>
All Products like switch & accessories, PVC conduit, Switchgear, wiring cable etc., are of reputed make & confirming to ISI. standards.
12 kVA EB power supply.
<b>Telephone Points</b>
In Living and in all Bed Rooms.
TV Points
In Living and in all Bed Rooms.
<b>D.G.</b>
For common area lighting, lifts and pumps. 6 kVA Back-up power for unit.
<b>Lifts</b>
4 Passenger lifts & 1 Service lift in each tower of suitable capacity. Make Mitsubishi / Fujitec or equivalent.
<b>Air Conditioning</b>
Split type AC for Living Dining and Master Bedroom.
<b>Amenities</b>
Lounge, Gym, Party hall, Library Cards Room, Billiards (2 table), Table Tennis (1 Table), Yoga / Aerobic room, Spa – Steam, Sauna, Squash Court (1 no.), ATM, Swimming pool-outdoor, Tennis Court, Basket ball court (half), Garden, Amphitheatre, Jacuzzi, Business center, Concierge, Tot lot, Convenience Store, Café Studio, Children' s play area.





# The Latitude Life

RMZ Latitude is a lifestyle – one that has a luxury quotient in tune with your discerning needs. It is the perfect blend of personal and community spaces that enhances your well-being. Enriched by a range of superior amenities with concierge services to ensure you have smooth access to them, Latitude fulfils every need of sophisticated urban living. With an abundance of leisure, sport and entertainment options for the entire family, life at Latitude is certainly a cut above.

- Business Centre
- Party Hall with pantry & toilets
- Movie Lounge
- Residents' Sky Lounge with coffee bar
- Semi open lounge
- Sky Observatory with telescopes
- Kitchen and Pantry
- Children Play area + sand pit
- Main Swimming pool
- Outdoor Jacuzzi
- Toddlers pool
- Heated Lap pool two lane
- Tennis court
- Multipurpose court
- Basket ball court
- Seating Benches
- Putting Green
- Amphitheatre
- Café with Snack Bar indoor and outdoor
- Lounge Bar
- Library
- Billiards and Pool Tables
- Virtual Golf
- Convenience Store
- Table Tennis
- Junior Club – Kids Zone
- Sports Pro Shop
- Guests Change Rooms & Lockers
- Staff Lockers & Change Rooms
- Club Management Office
- Residents' Society Office
- Gymnasium
- Yoga & Aerobics Room
- Spa – Steam & Massage
- Salon
- Bus bay for school bus drop & pick up area



Shot at location





Enjoy life at Latitude, enriched with a vibrant range of recreational and mixed use facilities:

1. Main Pool
2. Jacuzzi
3. Heated Lap Pool
4. Toddler Pool
5. Toddler Play Area
6. Kids Play Area
7. Tennis Court
8. Putting Green
9. Amphitheatre

**Entry Plaza:** Dappled sunlight through a canopy of blossoms accompanies you as you walk in and out of the Plaza, a great place to catch up with your neighbours.

**Multiple Swimming Pools:** A heated lap pool for the serious swimmer, a splash pool for the kids, a jacuzzi as well as a large common pool with a sunning deck, for those lazy Sundays.

**Sports and Courts:** Hone your golfing skills on the putting green, shoot some hoops at the basketball court, throw in a game of tennis or enjoy billiards at the club.

**Serviced Offices:** Well-equipped workspace (available on rent) within the complex eliminate the commute to office.

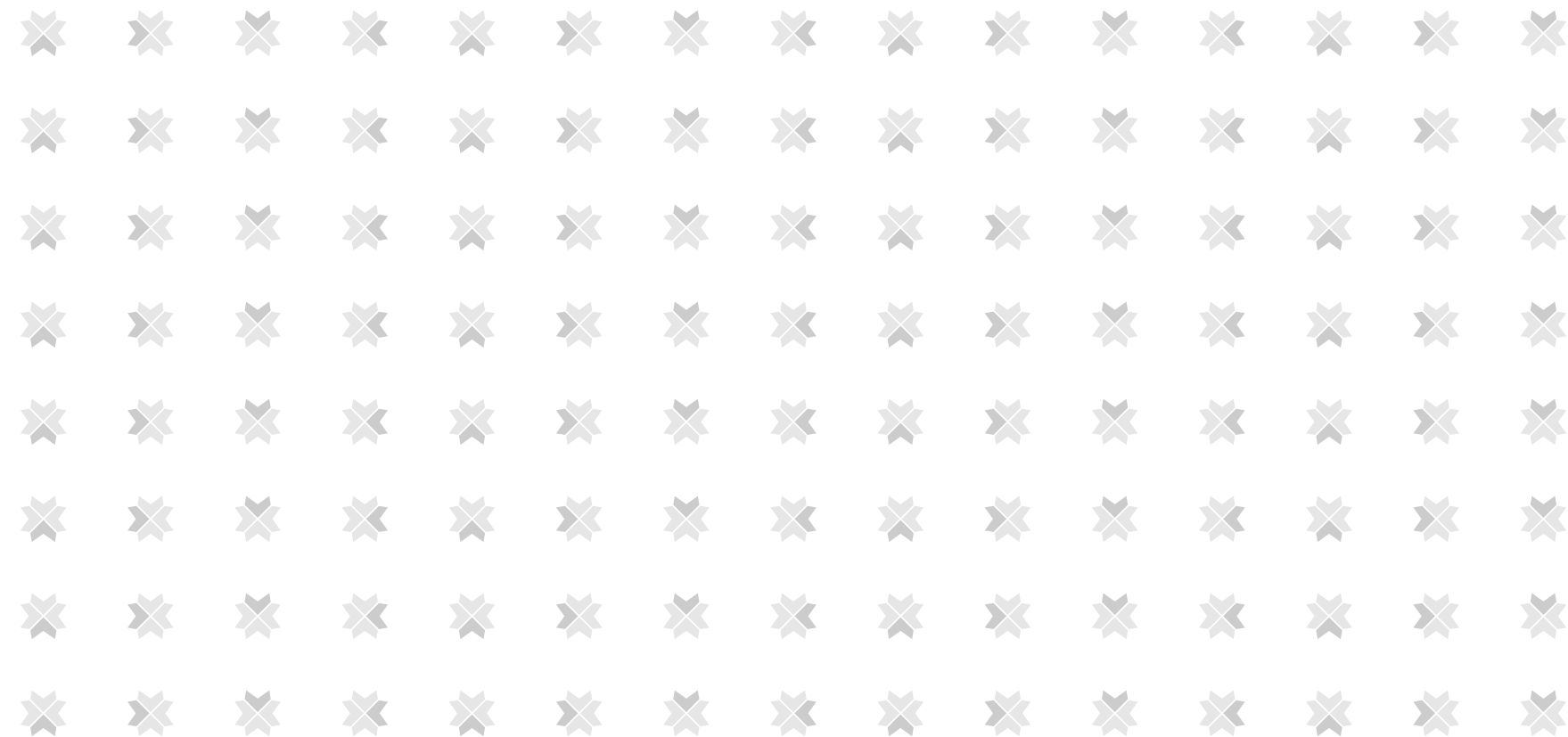
**Visitor Parking:** Because, the best homes welcome guests.

**Dormitory for chauffeurs**

**Exclusive passenger and service lift lobbies**



A sanctuary for the urban soul, Latitude invites you to higher living. Designed for a life of ease where home, work and leisure are carefully woven together in a rich landscape.



The range of recreational facilities, from golf to video games, caters to both adults and children. The pool area is designed in a way that allows parents to keep an eye on their kids while they enjoy a swim or the sun.

# Our Consultants

## Architecture

**Oru Bose, Bose International Planning and Architecture:** The world renowned architect of the Orlando International Airport, Metro Walk in New Delhi and the Bose International Plaza, among many others around the world, Oru Bose brings his expertise in upscale development to Latitude.

"I wanted to design a residential project that would avoid the image of blandly stacked pigeonhole-like apartments. My thoughts were to design not buildings in isolation, but those that could become an integral part of a vibrant urban environment. I wanted this place to possess a 'wow' factor, not being merely a physical space to live in, but an area catered to an improved lifestyle. To find excitement at every corner and to be able to enjoy the various spaces provided within this complex, both give opportunity for a better living experience. The towers will stand gracefully among lushly landscaped and sculpted open areas and the forms will be sophisticated yet playful in their juxtapositions. I only hope that these towers will appear different from other buildings, their simplicity and clean geometric lines giving them a unique standing in the urban skyline."

## Interior Design

**Studio by HBA:** Since 1964, Hirsch Bedner Associates (HBA) has consistently pioneered innovation in hotel design. Latitude's interiors are designed by the visionaries who created landmarks including the Four Seasons Resort in Seychelles, The Ritz Carlton in Dubai, Marina Bay Sands in Singapore and The Park Hyatt in Zurich, to name just a few. Club Verve as well as the lounge and lobby at Latitude now join this stellar list.

"Latitude is a very sensitive development. In that it caters to the finer needs of a discerning modern lifestyle, by catering to every aspect of making urban living pleasurable and relaxing. The interiors reflect this modern lifestyle, while it strives to create an urban sanctuary that provides the users a haven to unwind from a busy life. The public areas seamlessly blur the boundaries between the inside and the outside. The interiors of the apartments are well-planned, while taking into account the practicality of space usage at the same time commanding a feel of super luxury and comfort."

## Landscape

**M Paul Friedberg and Partners (MPFP):** Established in 1958, MPFP is an award winning New York based architecture, urban design and planning firm known for its revolutionary landscaping and urban planning concepts in prestigious projects across USA, Dubai, Brazil and India. In 2004, Friedberg received the ASLA Design Medal of Excellence, the highest honour conferred by the American Society of Landscape Architects.

'Landscaping plays a crucial role in enriching the lifestyle of those who experience it. At Latitude, the outdoor environment seeks to fulfil the recreational and cultural needs of all the residents, regardless of age a fountain/play pool for the kids, a lap pool for the serious swimmers, a putting green and tennis court for the athletic and creative play environments for the young and older children. Staying true to Bangalore's image as the garden city of India, we have introduced a one-of-a-kind hanging garden or a planted trellis that connects the two towers with a raised garden you can walk under. Vines and other plants are intended to cascade from the trellis down into the entry court. Under the trellis and flanking the entry walkway are extensive water bodies and flower gardens, perfect for passive meditation. Another highlight is a tenant garden for residents with green fingers. At Latitude, we've gone beyond landscaping to design a lifestyle.'

# The RMZ Advantage

RMZ thinks differently. We are committed to raising the bar for the industry with every project. We build with integrity, customer empathy and a solid understanding of value. Superior construction configurations, sophisticated technology, cutting edge design, innovative services and a keen eye for detail, together enable us to deliver an incomparable product to our clients. This we define as the RMZ Advantage. Latitude is the result of our 360° approach to redefining luxury living.

## Transparency

We believe that professionalism is the foundation of trust. All our transactions including the process of purchase and relevant documentation are, therefore, transparent, consistent for all owners, easy to understand and presented to you, the buyer, in advance in accordance with international procedures. At RMZ, what you see is what you get. There is no discrepancy between show homes, plans and the actual house. We are a zero discount organization and our promise of transparency includes timely delivery of projects.

## Customer Relationship Management

Purchasing a home is an involved decision. We hold your hand throughout the process, right from pre-sale to the conclusion of acquisition, till you actually move in. We ensure all your needs are met, your questions answered and problems, if any, ironed out.

## Asset Management

After you move into your beautiful home at Latitude, our Asset Management Services helps you maintain it perfectly, keeping your environment in mint condition. We provide a Service Level Agreement and enter into a contract with you for the first 5 years ensuring your common assets are well managed professionally.



- › Transparency
- › Customer Relationship Management
- › Asset Management
- › Lifestyle & Design
- › Home Improvement
- › Services
- › Home Leasing
- › Value

## Lifestyle & Design

RMZ strives to elevate lifestyles. Homes come with sophisticated design and impeccable finishes. Fittings and materials are top of the line and workmanship, of the highest grade.

## Home Improvement

RMZ celebrates diversity of ideas and tastes. We facilitate packages of carefully chosen options that allow you to customize your home instead of imposing standardized design templates on you. If you wish to work outside the framework of these packages, we can recommend excellent interior designers who will translate your vision into a home that is uniquely yours.

## Services

A combination of trained staff and a smart concierge system works seamlessly to service our highly amenitized properties. Maintenance is now a hassle-free click away.

## Home Leasing

At RMZ, we have forged enduring relationships with corporates through our history of developing commercial spaces for them. For those of you who would like to lease your apartment, our Customer Service Relations team can help facilitate an easy leasing process by leveraging our network and connecting you to our trusted corporate clients.

## Value

The value of our properties far exceeds their price. Our homes offer an exceptional level of amenities and services that add much to their owners' lives and to the estimation of the property itself. Located on prime real estate, RMZ properties are truly a great investment.



# RMZ Corp: Being the Change

RMZ Corp is among India's leading corporate real estate developers.

Established in 2002 and headquartered in Bangalore, we have built an impressive portfolio of projects spanning 13 million sq ft. Over 90 worldclass corporations such as Accenture, British Telecom, Ford, Google and E&Y occupy workspaces built and managed by us.

We believe that growth is inherent in change and vice versa. Taking forward our expertise in building quality workspaces for the urban citizen, we have embarked upon a number of large-scale residential, commercial and hospitality projects. Ongoing projects exceed 22 million sq ft in cities including Bangalore, Hyderabad, Pune, Chennai and Kolkata.

RMZ Corp is committed to sustainable development and is a founding member of the Indian Green Building Council as well as a member of the US Green Building Council. We reaffirm our motto 'Being the Change' everyday by consciously transforming the way our real estate industry functions, making it more stable, transparent and professional.



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This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating possible layouts and does not form a part of the offering.

RMZ Latitude Brochure, Release 2 - May 2013

