



HM GROUP





GRANDEUR

THE ROYAL LIFE

Wheelers Road, Frazer Town,
Opp Thom's Café, Bangalore



The destination for the destined

How does one define royalty? Is it the wealth? Is it the imposing presence? We believe it is the grandness embedded in every aspect of the lifestyle that separates an aristocrat from those around. Throughout history, it is grandness of their victories, their vision, their creations and their palaces that has influenced the very fabric of our ideas about lifestyle.

Today, as the aristocracy is redefining itself, so much the grandeur. Here is the new definition of grandeur with same, eternal appeal and 2 steps ahead of modern way of life. Here is HM Grandeur.

Impression of elegance
from the era of king

A kingdom of luxuriance

With a diligence worthy of royalty, we have crafted these abodes to become a perfect reflection of the elite excellence. The stature along with the leisure offered by these homes is a privilege for those who have earned it. The luxe here, becomes obvious without any attempt of deliberate flaunting. The matchless magnificence creates a lasting impression in the minds of those around. The class apart sophistication oozes from every element of these majestic homes. With so much grandiosity, to call them home is a gross understatement. These are the palaces for the emperors of modern times.



Rare Land Parcel

Situated on one of the last rare land parcels in Bangalore. We vouch for it. *More than 800 Acres of green cover that will be untouched*

2 Kms From MG Road

Wheelers Road, Frazer Town is one of the best residential localities closest to MG Road with old Bangalore charm. Well connected and accessible to the various locales of Bangalore. *Best destination in Central Bangalore.*

Tallest Residential Tower In Frazer Town

The tallest residential project in that part of the city lending it an exclusive distinction due to its sheer height of the building. *One could view most of beautiful Bangalore from this tower.*

Precisely Engineered

An Uber luxury home with every single component precisely engineered and built to exacting standards. *Detailing is vital- We understand and hence implemented.*

Royal Specifications

Grand specifications of Italian marble flooring, Teak outfitting, high end fittings- all that makes it a style statement in your daily living. *Everything that befits the standards of an uber luxury living has been provided.*

82 % Open Space

Only 18% building footprint, which makes 82% of the property as open & green space. *A walk around the building explains this super luxury feature of how we have used the rare commodity called "Space" most judiciously.*

The Theory of Royal Living

HM Grandeur stands as a residential anchor to the Bangalore's most prestigious two square kilometer – MG Road which is also described as 'The Center of Bangalore'. HM Grandeur is the Signature project of HM Group, a business conglomerate with diverse business interests in Constructions, Leisure, Entertainment & Hospitality. It is a privy class 36 royal condos development in one of the most rare land parcels available in Bangalore.

Shot at HM Grandeur Lobby



Shot at site

-
- | | |
|---------------------------|--|
| Type | - Uber Luxury Condos |
| Location | - Wheeler's Road, Frazer Town |
| Nearest Land Mark | - Opp. to Thom's Café |
| Distance from Main Rd | - With a setback of 5 meters from Main Road |
| Total Land Area | - 1 Acre |
| Project Status | - Ready to move-in
- All requisite approvals from Statutory Authorities are available
- Occupancy Certificate obtained |
| Structure | - G + 22 Floors |
| Open & Green Space | - 82% |
| Price Range | - Rs.5.40 Cr Onwards |
| Total Super Built up Area | - 3 Bed Residences 3096 - 3372 sq.ft
- 5 Bed Residences 5665 - 6180 sq.ft |
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Exemplary royal luxuries
for rare pleasures of life

An aspiring way of living

A home should be an opening to a world full of beautiful experiences, not a confinement to four closed walls. We have thought a lot about what one wants out of a home. Of how, it can be even more. Here's a glimpse of what we have envisioned. Vaastu compliant layouts. Well laid out straight & clean cut floor plans, 3 Meters floor-to- ceiling glass windows for an incredible panoramic view and ample amount of natural light. At the core of the site stand a 22-storey residential building – balancing sunlight with natural shading, and the apartments are punctuated by greenery, which draws the surrounding greenery into the building. Each floor has two Ultra luxury condos and six luxury duplexes located from the 15th floor onwards, with a 180 degree view of our Bangalore City.



5 Star Amenities



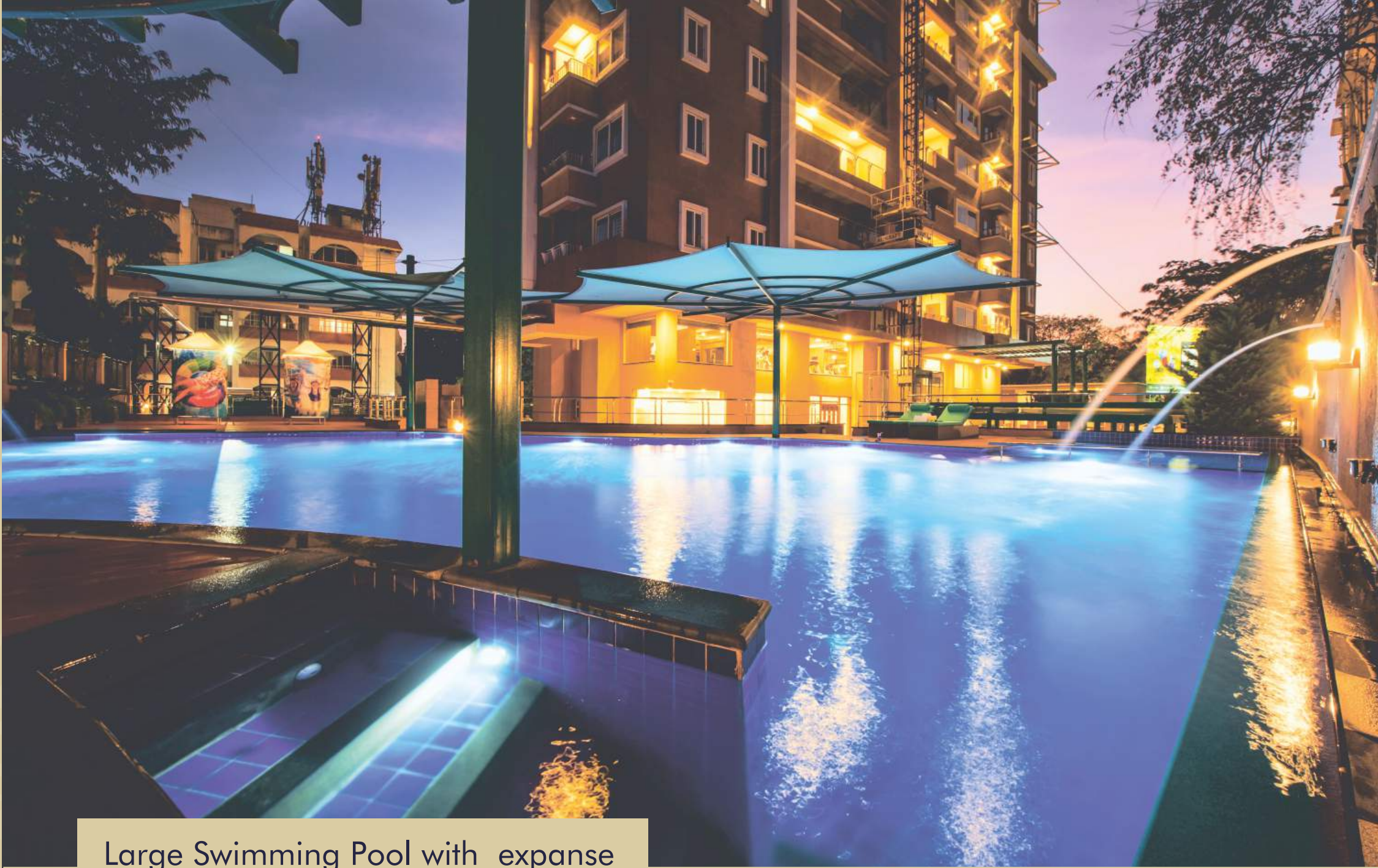
Shot at HM Grandeur Banquet Hall
(Seating for 100+ Guests)

HM Grandeur | The Royal Life

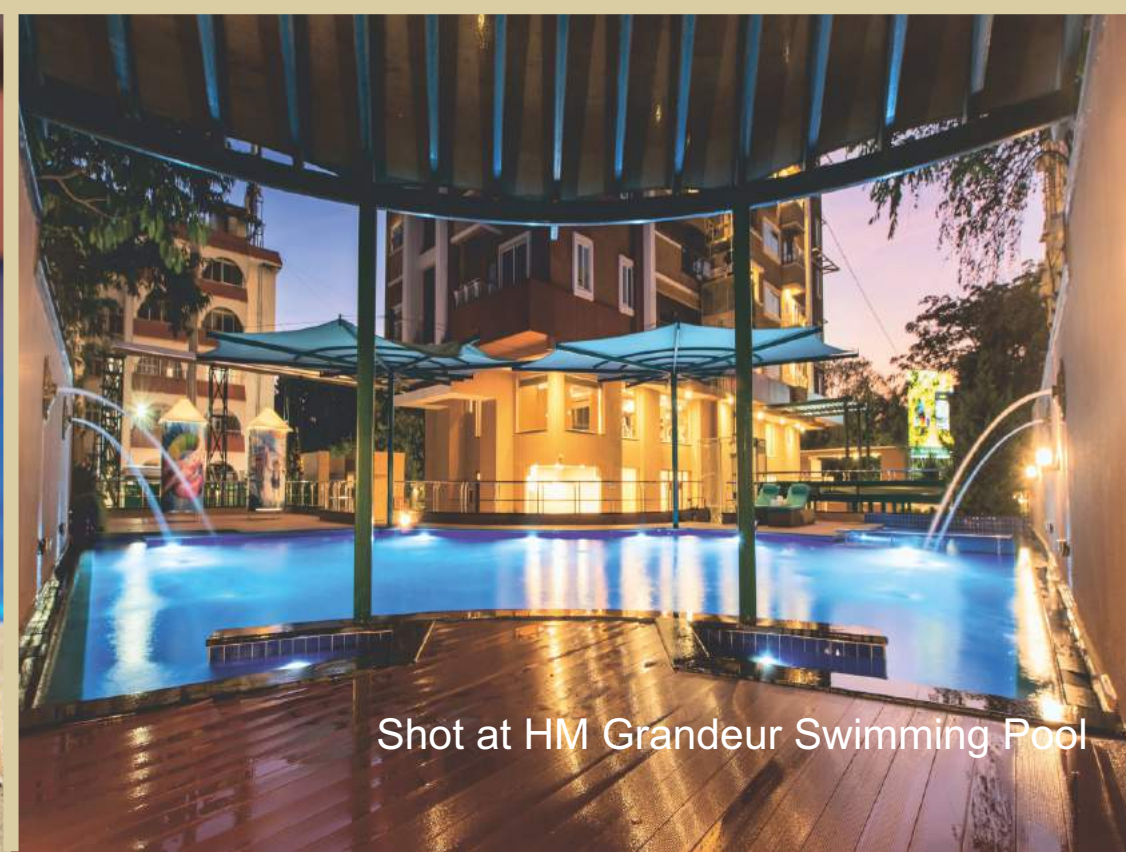
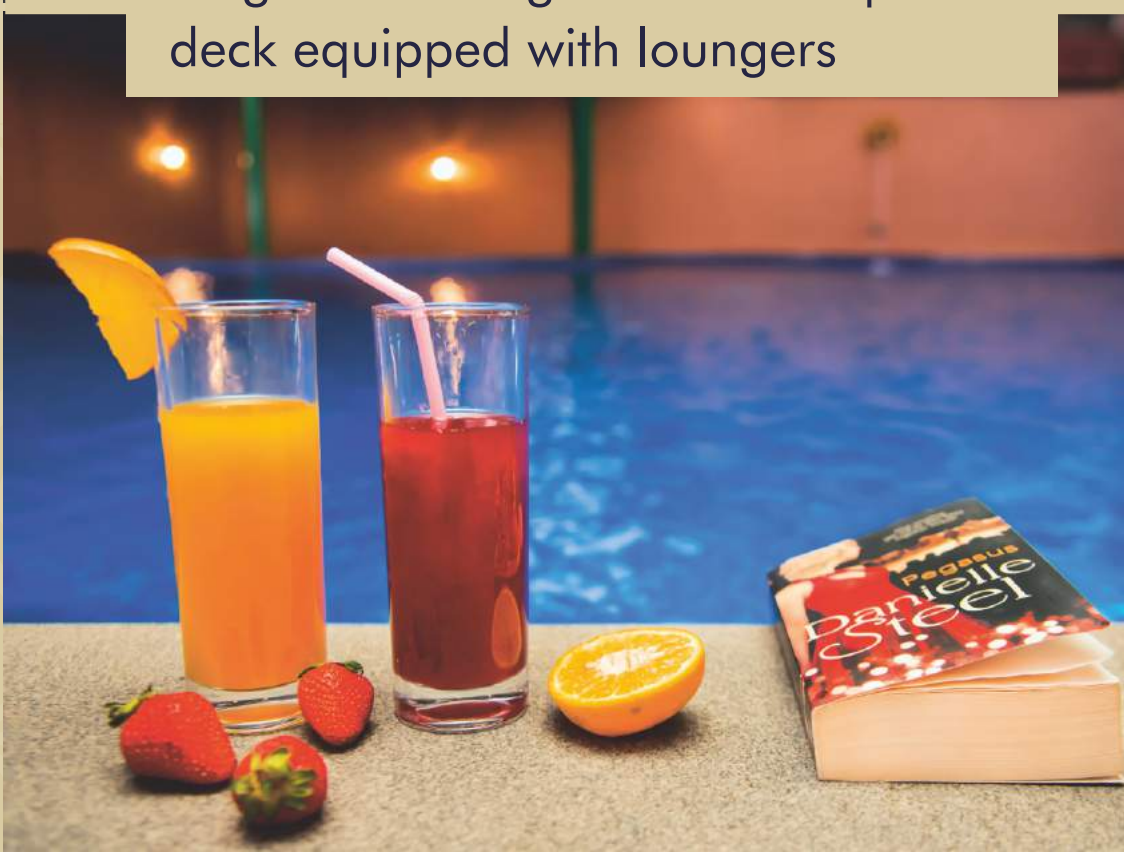


Shot at HM Grandeur Coffee Shop





Large Swimming Pool with expanse deck equipped with loungers



Shot at HM Grandeur Swimming Pool



Shot at HM Grandeur Gym



Spa with Steam, Sauna and Jacuzzi
Private Exclusive Salon



Shot at HM Grandeur Spa





Shot at HM Grandeur Business Center



Shot at HM Grandeur Yoga Room



Shot at HM Grandeur Convenience Shop



Shot at HM Grandeur

5 Star Service

- 24 Hour Concierge Desk
- 24 Hour on-site maintenance
- Coffee shop Assistant
- Spa Therapist
- Gym Instructor
- 30 men maintenance & security personnel working round the clock



shot at site

On Solid Ground

At the luxury end of the market, especially in tall buildings, keeping all engineering aspects in mind are just as important as architecture. For these new generation buildings reaching 250 feet in height and beyond, structural engineering is the back bone of the building and MEP (Mechanical, Electrical and Plumbing) engineering is the life blood to the building. Furthermore, in vertical transportation engineering to ensure efficient and timely transportation of the buildings occupants, and façade engineering to provide an attractive and energy efficient skin for the building is also of prime importance.

In HM Grandeur, the structural engineering is dominated by lateral loads caused by seismic activity and

extreme wind load conditions. It is important to ensure structural safety against extreme wind loads as well as check the acceleration levels. Design wind loads and acceleration levels has been accessed accurately by development of advance wind tunnel testing, a technique that addresses the complex and dynamic interaction between wind and structure.

Fire and life safety considerations are also important for all luxury buildings. The Indian codes are prescriptive, strict and generally conservative. Code compliance along with right application of advance fire engineering techniques are sourced from the advanced fire and safety firms to ensure that HM Grandeur is very safe always.



Macro Down to Micro Detailing

One tower 22 Storey's 36 exclusive 3 & 5 BHK Uber luxury apartments. Every component has been detailed to its nano level to achieve its highest level of perfection right from the flooring to the ceiling & all within it so that there is no compromise within. Working from the outside in and the inside out, equal attention is given to the finer details as to the overall master plan. The sense of place, local climate and culture has inspired the design sensibilities for HM Grandeur. While benefiting from the convenience of these links, HM Grandeur is able to offer residents a unique combination of contemporary as well as classic Bangalore living.





We believe in creating excellence, and expect you to accept nothing less from us. Modular fittings like Jaquar, Roca and Duravit ceramic bathroom fittings provide a great experience with high quality and high performance.

These brands are the world leaders in the definition of bathroom space and a benchmark reference in the world of design. Created for a community of like-minded people, your home should make you feel safe and secure just the way you make your family feel.

Modular switches are from Legrand French Industrial group, who are a pioneer leader in products and systems for electrical installations and information networks.

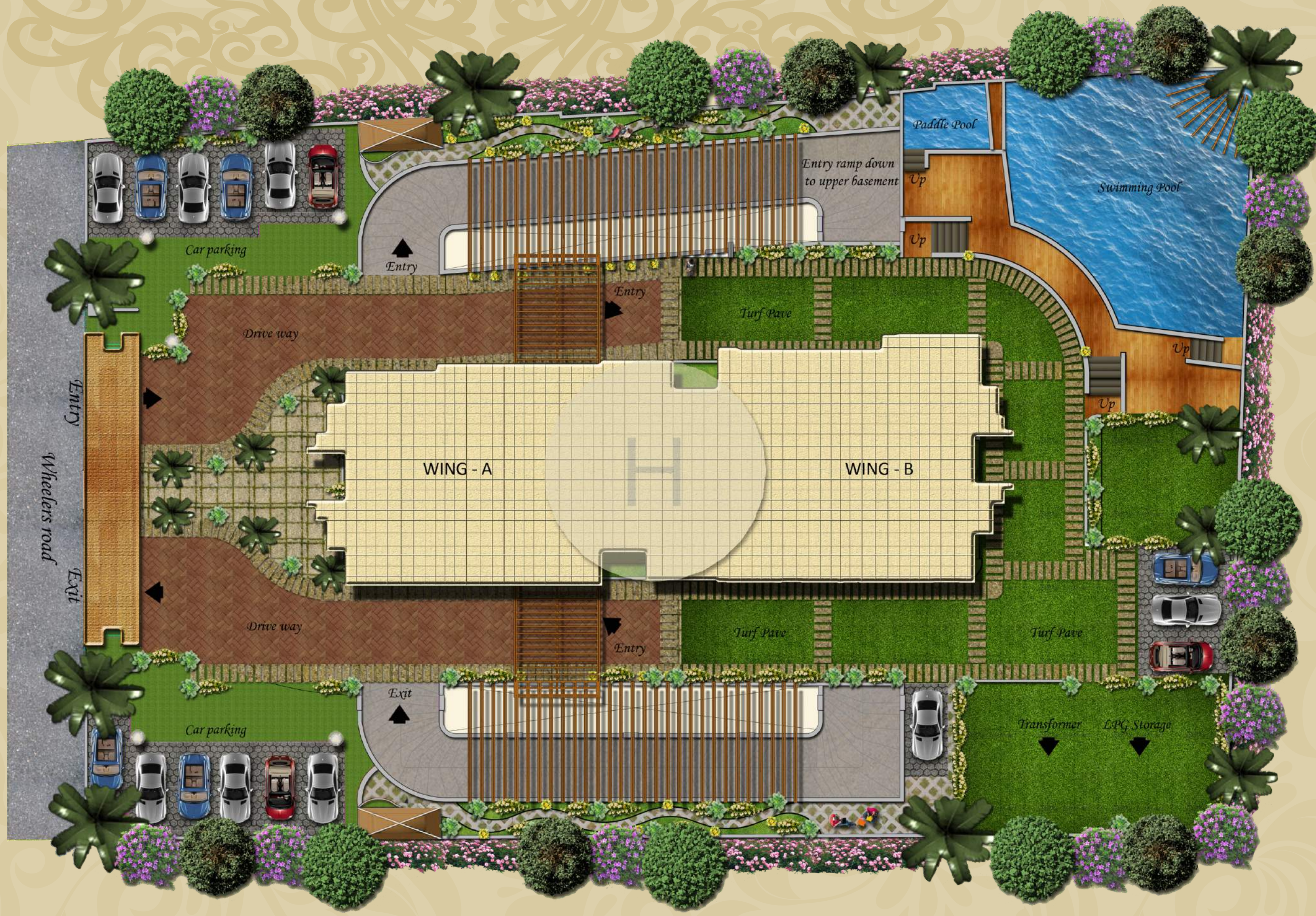
White Italian Marble – Pastallato Cecella De Martino, Orange Italian marble - Rose Pistello and Red wine Italian marble is the flooring at HM Grandeur.





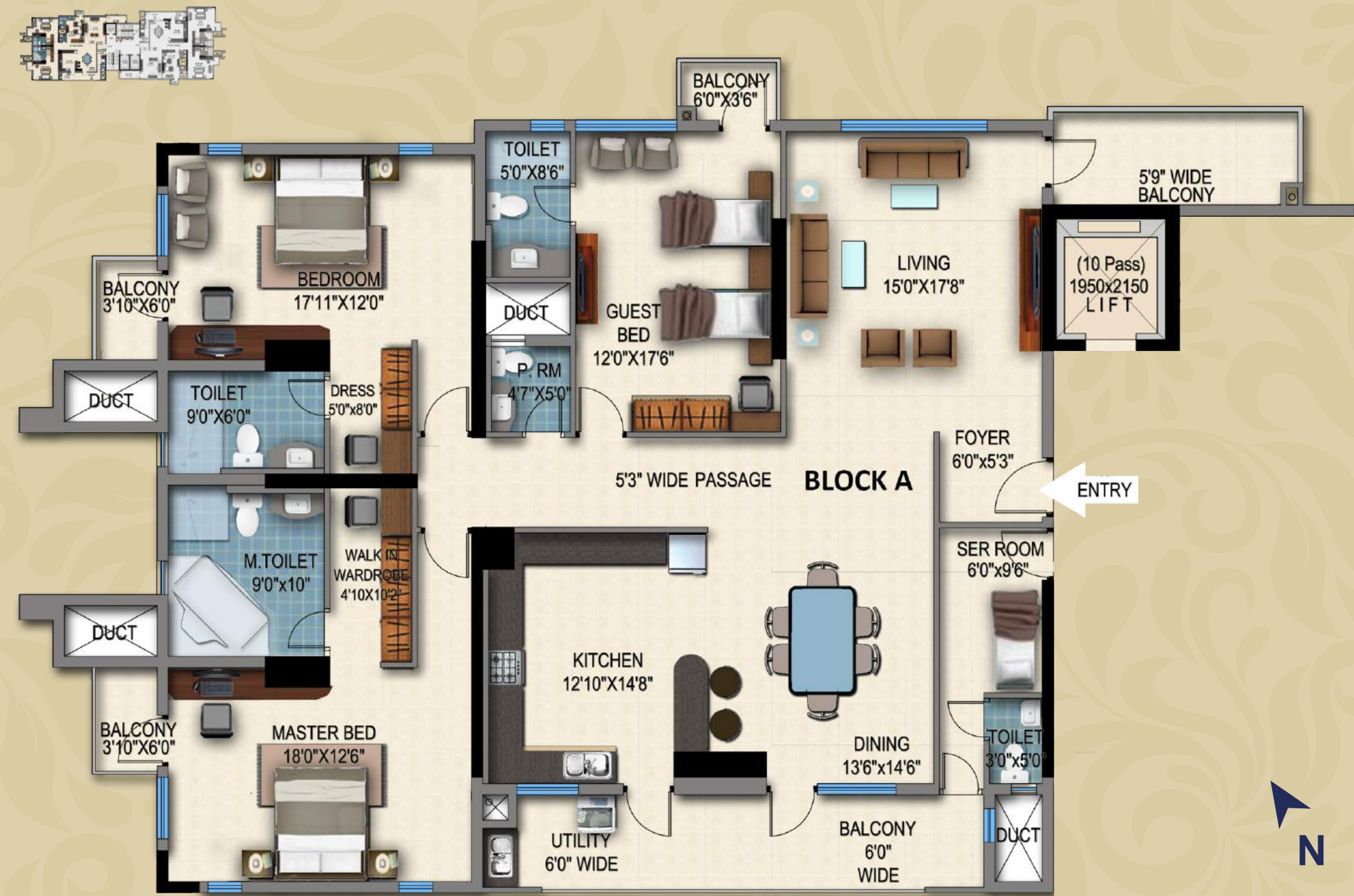
We have a beautiful, exciting and enchanting world. HM Grandeur, overlooks 800 acres of defence land. HM Grandeur is built on one of the rare land parcels of Bangalore. Building green means living healthier. Building on your priorities. At HM Grandeur, we have not only collaborated with the best but also ensured the quality standards of every component can be maintained over time. It is time for a new understanding of Luxury.

Location Map



Master Plan





Typical Floor Plan - Block A
3 BHK - 3096.11 Sq.Ft.



Typical Floor Plan - Block B

3 BHK - 3372.47 Sq.Ft.

Duplex Floor Plan - Block A

5 BHK - 5665.84 Sq.Ft



Lower Duplex



Upper Duplex



Duplex Floor Plan - Block B

5 BHK - 6180.76 Sq.Ft



Lower Duplex



Upper Duplex



Specification

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 CP 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
Lift:	15 passenger capacity for 2 lifts
	10 passenger capacity for 1 lift

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
Water:	Security intercom in every apartment
	BWSSB water supply with underground sump, overhead tank and bore well water for auxiliary use
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



HM GROUP

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