

GRAND TOWER OF LUXURY



THE REST ROOMS:

All bedrooms have attached restrooms. A powder room is provided in the to the spacious living room for the use of guests and gives the owners the privacy of their rest rooms. The rest rooms can boast of the best plumbing and sanitary fittings by Kohler. The wall tiles are state of art in design and compliment the finish in the apartment.

This great location continues to be green as there are large parcels of green acres as well as agricultural land towards Sarjapur. August Grand is conceived as a luxury residential project offering luxury beyond just a luxurious house. August Grand is nearing completion.

Ambience

Each core in the building has a passenger lift and service lift. The ground floor has visitor's parking space and landscaped gardens; children's play area and the club house. A centralised piped cooking gas system is linked to the

kitchens in all apartments. August Grand apartments are priced competitively.

Established Developer and Builder of Bangalore

The builder is a CREDAI member, a member of Indian Green Building Council and is ISO certified. The company's focus is on quality build with tested and branded materials and fitments and fixtures.

August Ventures Private Limited is a niche builder specialising in luxury projects. Good workmanship, commitment to timelines and a high level of features is the hallmark of all projects. The company has already completed two other projects in Bengaluru - August Park and August Mansion. August Park at C.V Raman Nagar, Bangalore has been awarded the CARE Award for Best Residential Green Building, Bangalore zone by CREDAI.

Well Connected location of Bangalore

Easy access to the Outer Ring Road - connecting the tech parks in Bellandur, Marathahalli on one side and HSR Layout, Madiwala and Bommanahalli on the other. Koramangala and Indiranagar are easily accessible and so is Electronics City through an inner road that connects Hosur road. The Sarjapur-Whitefield road is easily accessible for office-goers and school children.

Happening Location

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The 17 Levels of Luxury - Exclusive 3 and 4 BHK Apartments

- August Grand is a 2 B + Ground + 17 storey tower.
- 64 premium 3 and 4 BHK residences, 4 BHK Model at is ready for viewing.
- Single tower, each floor has 4 apartments; the 3 BHK and 4 BHK units face each other in the lobby. 2 lifts servicing each of the two cores in the building.
- Every Apartment comes with a maid's room with toilet and opens into the lobby. Excellent ventilation and vastu compliant flats: the main door either facing east or north. The Sarjapur Main Road in front of the building assures ease of access from the main road.

Joyful Living - 2 Swimming pools in the building

- Covered Swimming pool on the ground floor with shower and change room to provide privacy and Roof Top pool on the 17th terrace - open to the sky with breathtaking views of Bengaluru city
- Children's play area with care taker's pavilion
- Club House with provision for indoor games and following amenities Steam and Sauna separate for Ladies and Gents
- State of the art Gymnasium
- Party hall and outdoor banquet area
- Basketball practice court and Shuttle badminton court Jogging track around the building
- Provision for inter- at intercom
- Provision for internet connectivity to each at 3 KW DG back-up for each at
- 100% DG Back-up for common areas
- MSDD System for TV / Security viewing channel in TV And many more
- Large set-back areas ensure greenery around the building.
- A centralised piped cooking gas system is linked to the kitchens in all apartments.

Eco Friendly Management System

- Rain water harvesting system
- Raw water treatment plant
- Sewage treatment plant
- Reticulated cooking gas system
- Extensive landscaping
- Visitor's car park

Other Cost Advantages of August Grand

- Competitive pricing for the 3 and 4 Bed room Luxury Apartments
- No Club development charge
- No hidden charges

Please visit the company's facebook page on www.facebook.com/AugustVentures.

August Grand is fast approaching completion.

For booking and any other information please contact

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URL: www.august.in

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