



ONE
BANGALORE
WEST LIVE WELL
PHOENIX
NO. 1, DR. RAJKUMAR ROAD, OPP. SHERATON HOTEL.



NOT ACTUAL PHOTOGRAPH OF THE BUILDING. ARTISTIC IMPRESSION ONLY.



FOR REPRESENTATION PURPOSE ONLY.

LIVE
EXPANSIVE.



FOR REPRESENTATION PURPOSE ONLY.

LIVE
CONNECTED.

LIVE IT.



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FOR FUTURE DEVELOPMENT
As per Phoenix's intent

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PHOENIX

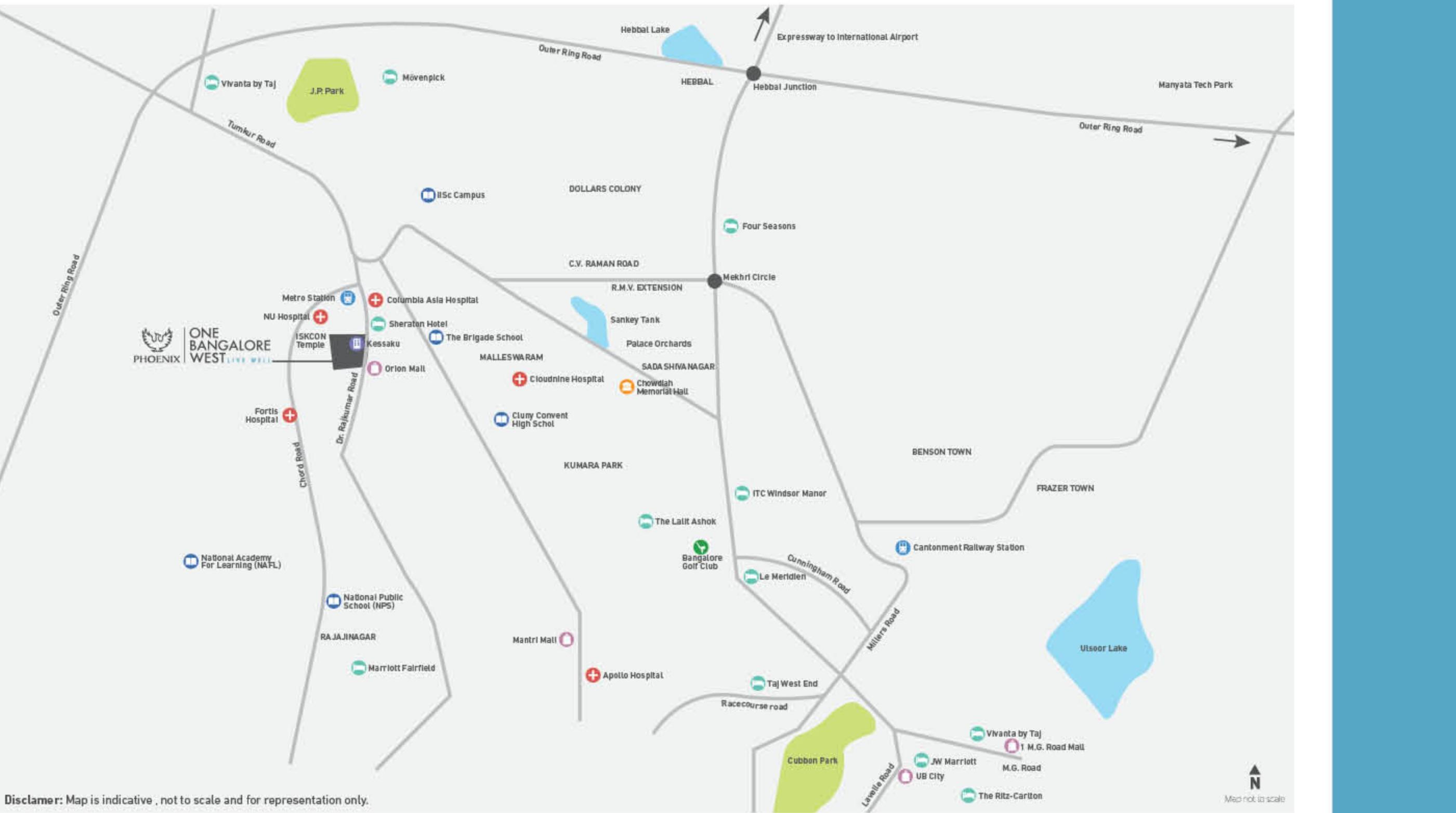
ONE
BANGALORE
WEST *LIVE WELL*

LIVE CENTRAL

Located at the premium address of No. 1, Dr. Rajkumar Road, the confluence of traditional and modern Bangalore, Phoenix One Bangalore West allows you to experience the best of both worlds. With great connectivity to the World Trade Center and proximity to the Metro Station all just a few minutes away, this truly is the new Central Business District of Bangalore.



FOR REPRESENTATION PURPOSE ONLY.



Disclaimer: Map is indicative, not to scale and for representation only.

One Bangalore West is situated in the heart of the city at No. 1, Dr. Rajkumar Road, making Bangalore and the world your oyster. So, cruise to that all important meeting or catch that all important flight – the excellent connectivity of One Bangalore West makes travel a breeze. Distinguished educational institutions and hospitals are close by. There are innumerable cultural and recreational options next door and a world of possibilities is even closer with the opening of three infrastructure projects – IISc Underpass, Metroline and the Airport Expressway.

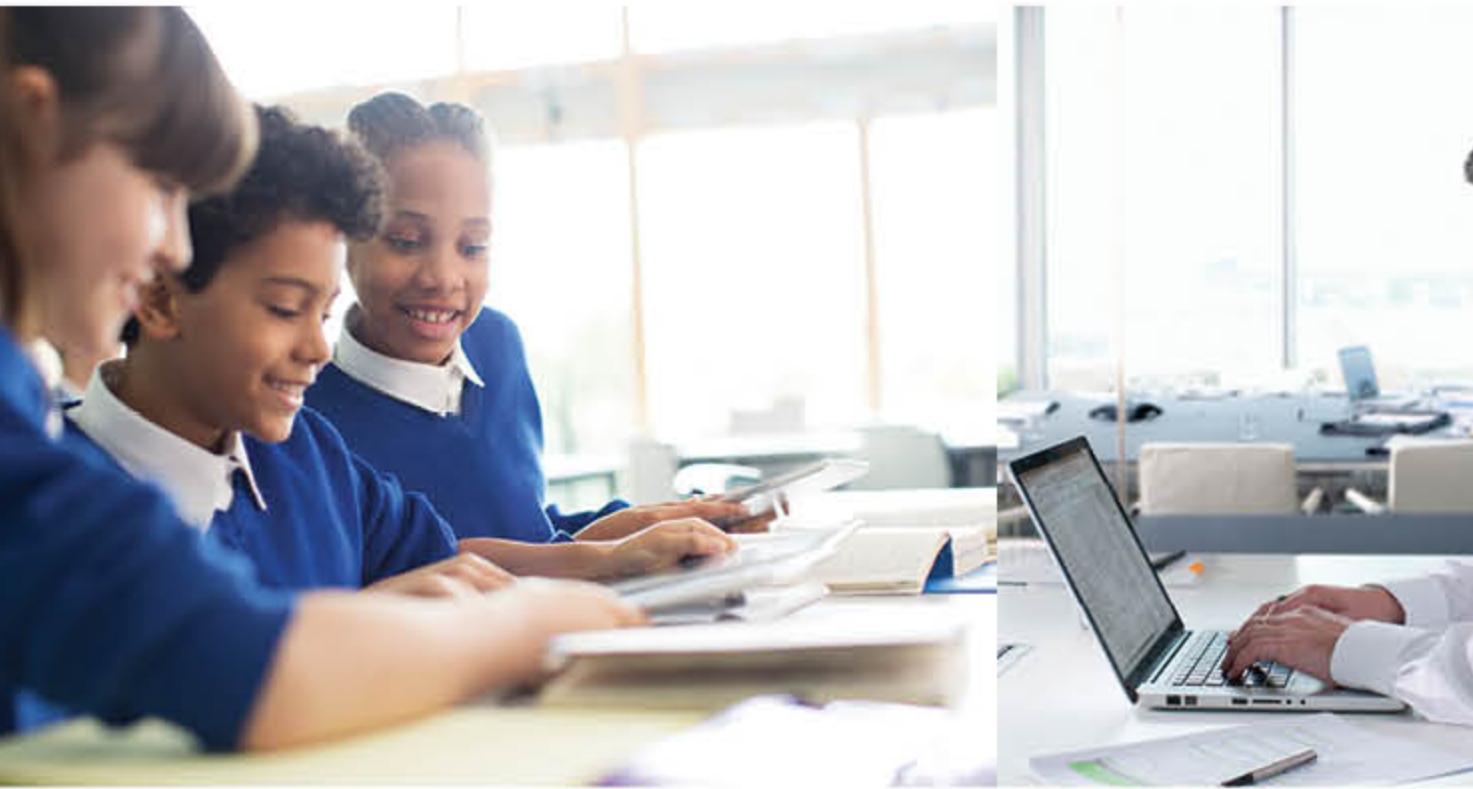
IN THE LOCALITY

Orion Mall	0.10 km
Sheraton Hotel	0.10 km
World Trade Center	0.10 km
Metro Station	0.20 km
NU Hospital	0.40 km
Brigade School	0.20 km
Columbia Asia Hospital	0.35 km
Metro Cash and Carry	0.35 km
IISc Underpass	1.50 km
Sadashivnagar	3.50 km
MG Road	8.00 km
Bangalore International Airport	34.0 km



HEALTH CARE

NU Hospital
Columbia Asia Hospital
Cloud Nine
Vikram Hospital
Fortis Hospital
Narayana Nethralaya



SCHOOLS & COLLEGES

Brigade School
National Public School
National Academy For Learning
Vidyashilp Academy
Mallya Aditi International School
Stonehill International School



OFFICE SPACES

World Trade Centre
Amazon
ABB
Siemens
Manyata Tech Park



WINE AND DINE

Toscano
Bene
Starbucks
Zaffran
High Ultra Lounge
District 6



SHOPPING & ENTERTAINMENT

Zara
Tommy Hilfiger
Mango
GAP
Forever 21
Swarovski
PVR Cinemas
Blu-O



IMPECCABLE CREDENTIALS

Phoenix has established a distinctive presence with over 17.5 mn sq ft in Retail, Hospitality, Commercial and Residential assets spread over 100+ acres in 8 cities. With the recent foray into the residential segment, we aim at upholding our core philosophy of high design and providing a world-class experience for every customer.

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WONDERFUL NEIGHBOURHOOD AND NEIGHBOURS

Another highlight is the people who will live at One Bangalore West. This growing end user community that consists of people of all ages, from various backgrounds, sets the right environment to raise your family.

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LIVE WELL BY DESIGN

World-renowned names in architecture and design have collaborated to create a seamless, well-designed living precinct that makes the idea of Living Well come alive.



FOR REPRESENTATION PURPOSES ONLY

BENOY, UK and RSP, BANGALORE

Design Consultants

DESIGN CELL, BANGALORE

Landscape Architects

CALLISON, USA

Clubhouse Design

AWA, USA

Lighting Design Consultants



LIVE SPACIOUS

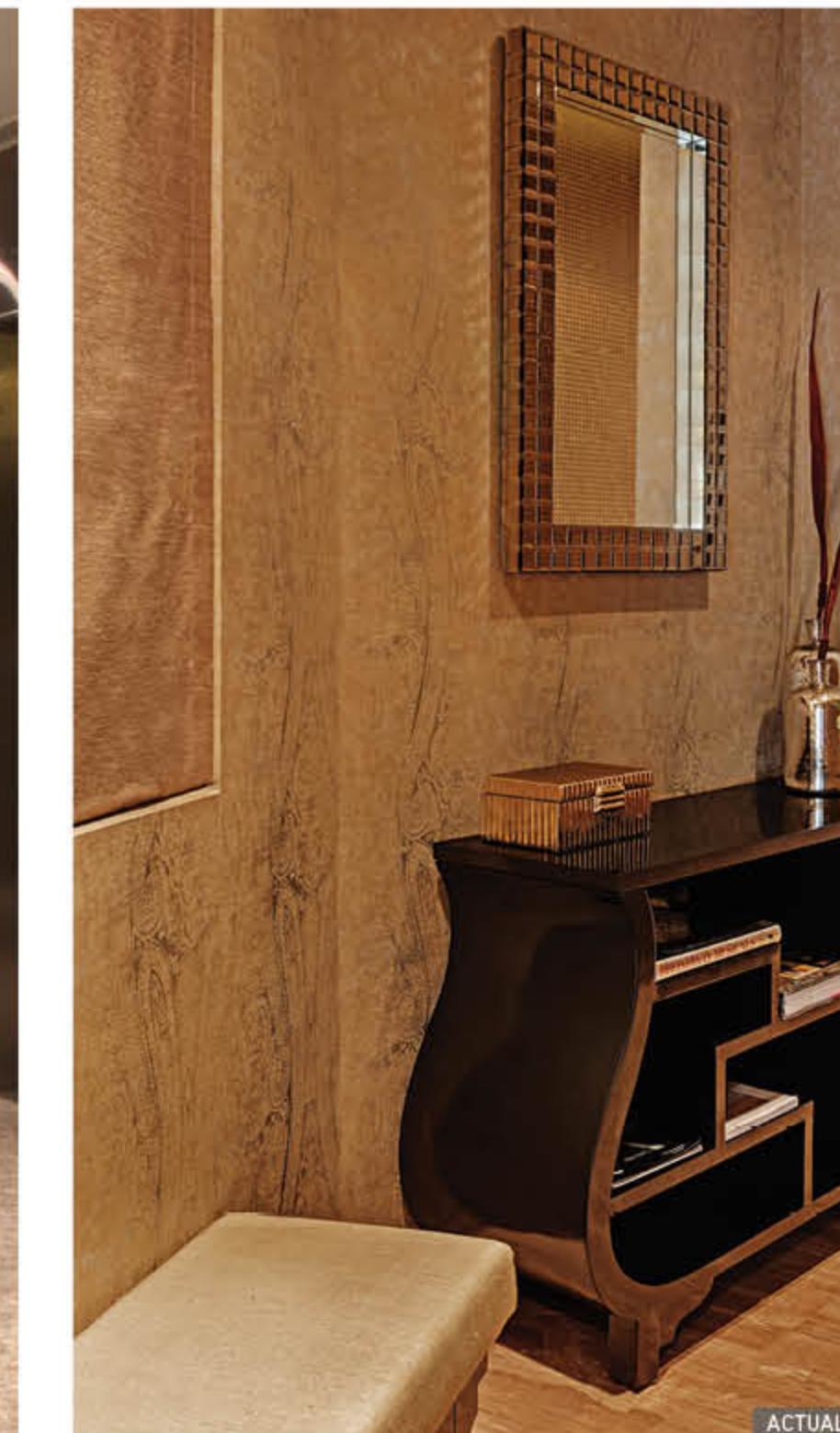
Living spaces at Phoenix One Bangalore West have been carefully crafted to combine luxury and comfort in a perfect balance with zero wastage of space. On offer are 4-bed homes with family and study areas, 3-bed homes, 2-bed homes with a family area, select penthouses and exclusive garden flats.



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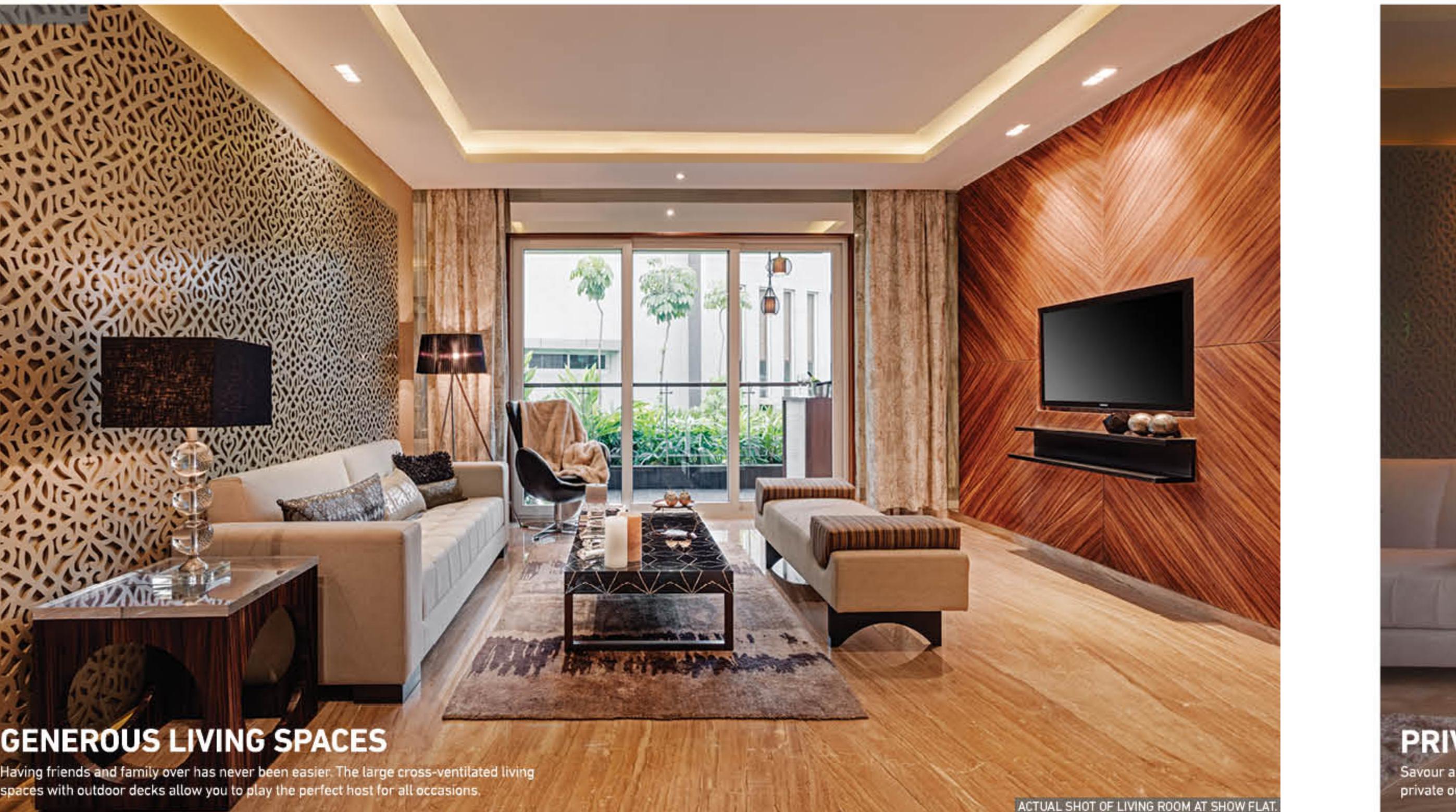
ACTUAL SHOT OF LOBBY AT SHOW FLAT.



ACTUAL SHOT OF FOYER AT SHOW FLAT.

EXPANSIVE LOBBY AND FOYER

Site out of state-of-the-art elevators in the lobbies that are exclusive to every floor. Each building has 3 elevators plus one service elevator and 2 staircases.



GENEROUS LIVING SPACES

Having friends and family over has never been easier. The large cross-ventilated living spaces with outdoor decks allow you to play the perfect host for all occasions.

ACTUAL SHOT OF LIVING ROOM AT SHOW FLAT.



PRIVATE OUTDOOR DECKS

Savour a warm cup of coffee on a rainy day from the comfort of your private outdoor deck and take in the magnificent view.

ACTUAL SHOT OF DECK AT SHOW FLAT.



TASTEFUL DINING SPACES

Dine in style every night in the artfully exquisite dining space with adjacent decks.

ACTUAL SHOT OF DINING ROOM AT SHOW FLAT.



SPACIOUS KITCHENS

Bring out your inner chef in the well-lit and well-ventilated cooking spaces with utility areas. Everything you need to create a delicious meal is right by your side.

ACTUAL SHOT OF KITCHEN AT SHOW FLAT.



ACTUAL SHOT OF MASTER SUITE WITH ATTACHED DECK AT SHOW FLAT.



ACTUAL SHOT OF WALK-IN WARDROBE AT SHOW FLAT.

LUXURIOUS BED SUITES

The well-crafted luxurious master suites (with a walk-in wardrobe and attached deck) make for the perfect place to retire every night.



IMAGINATIVE KID'S ROOMS

The large kid's room is the perfect environment for your children to learn and play, making it the best place for them to enhance their creativity and Live Well.

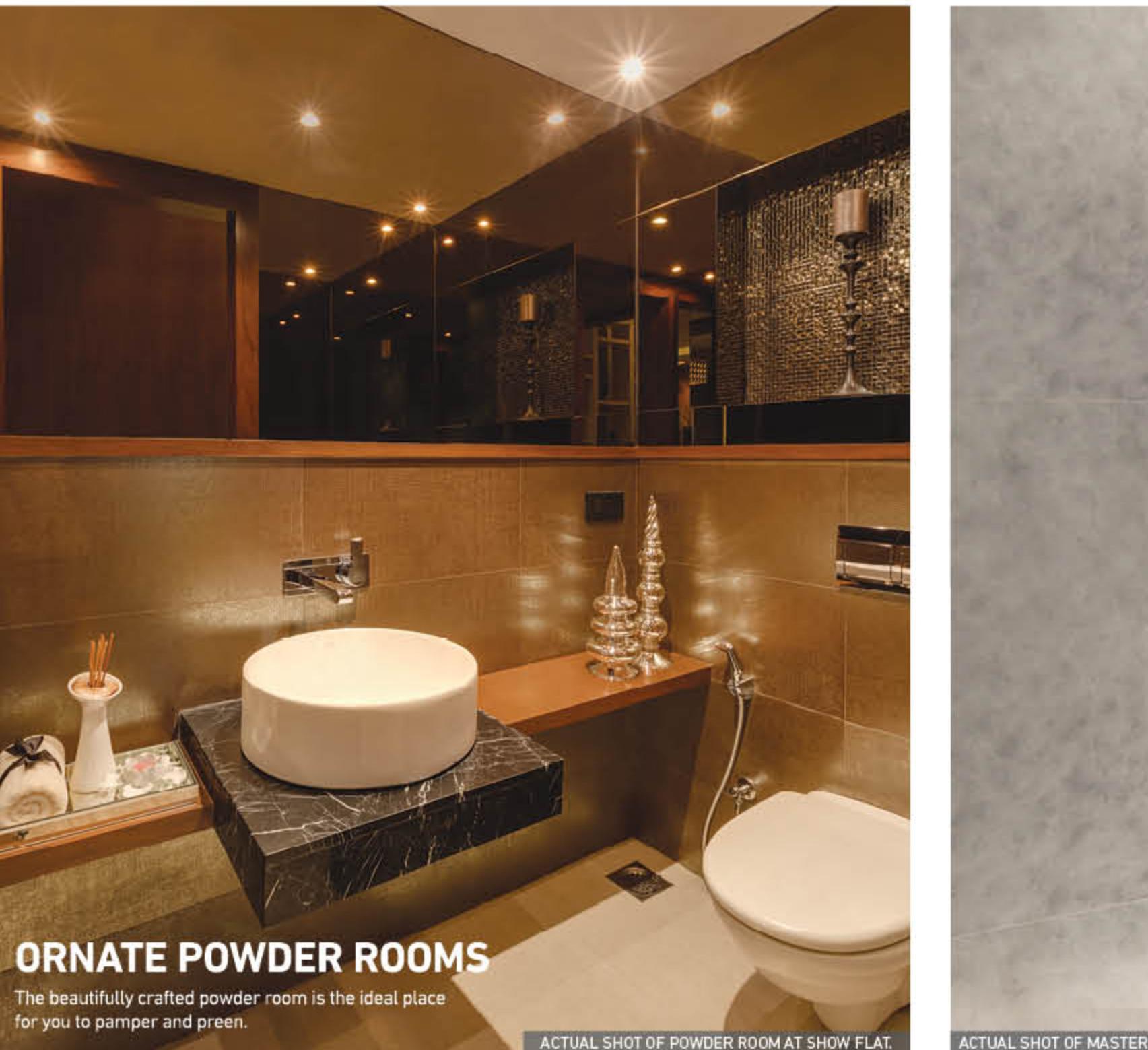
ACTUAL SHOT OF KID'S ROOM AT SHOW FLAT.



WELCOMING GUEST BEDROOMS

The inviting guest bedrooms will make you look forward to hosting people at your home.

ACTUAL SHOT OF GUEST ROOM AT SHOW FLAT.



ORNATE POWDER ROOMS

The beautifully crafted powder room is the ideal place for you to pamper and preen.

ACTUAL SHOT OF POWDER ROOM AT SHOW FLAT.



EXQUISITE MASTER BATHROOMS

Indulge and soothe your senses in your private bath which will make getting ready everyday something to look forward to.

ACTUAL SHOT OF MASTER BATHROOM AT SHOW FLAT.

LIVE ACTIVE

State-of-the-art amenities, a 50,000 sq ft clubhouse and a host of world-class facilities make this the right place to get in shape or rejuvenate after a long week at work.



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CLUB ONE

The 5,000 sq ft clubhouse designed by Caison is the perfect escape within your own living precinct. With a host of facilities and a whole lot more, the clubhouse and all that is within will ensure that you live well.

- State-of-the-art gym
- Multi-purpose indoor courts
- Squash courts
- Badminton courts
- Bowling alley
- Spa/ sauna
- Yoga / Activity room
- Multipurpose
- Library
- Gaming zone
- Indoor heated pool
- Banquet hall
- Café
- Business centre / Workstations
- Reading room
- Doctor's room
- Children's playroom
- Indoor games room (pool / billiards, carrom, table tennis)
- Convenience store



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OUTDOOR POOL

Elevated cabanas overlook the outdoor pool amidst lush greenery, making this the perfect spot for you to enjoy the pool or just read a book on a warm, sunny day.



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LOWER ATRIUM

SUNLIT ATRIUM

The double-height atrium at the clubhouse has been designed to play with natural light. The interiors are illuminated with warmth and sunlight, letting you enjoy a beautiful day, even when you are indoors.



INDOOR TEMPERATURE-CONTROLLED SWIMMING POOL

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TEMPERATURE-CONTROLLED INDOOR SWIMMING POOL

Catch up on a few laps after an exhausting day at the office, irrespective of the weather outside, all within the comfort and privacy of our clubhouse.



BOWLING ALLEY



TWO LANE BOWLING ALLEY

Work on your game or just spend some fun time with your loved ones at the bowling alley at Club One.

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GYM

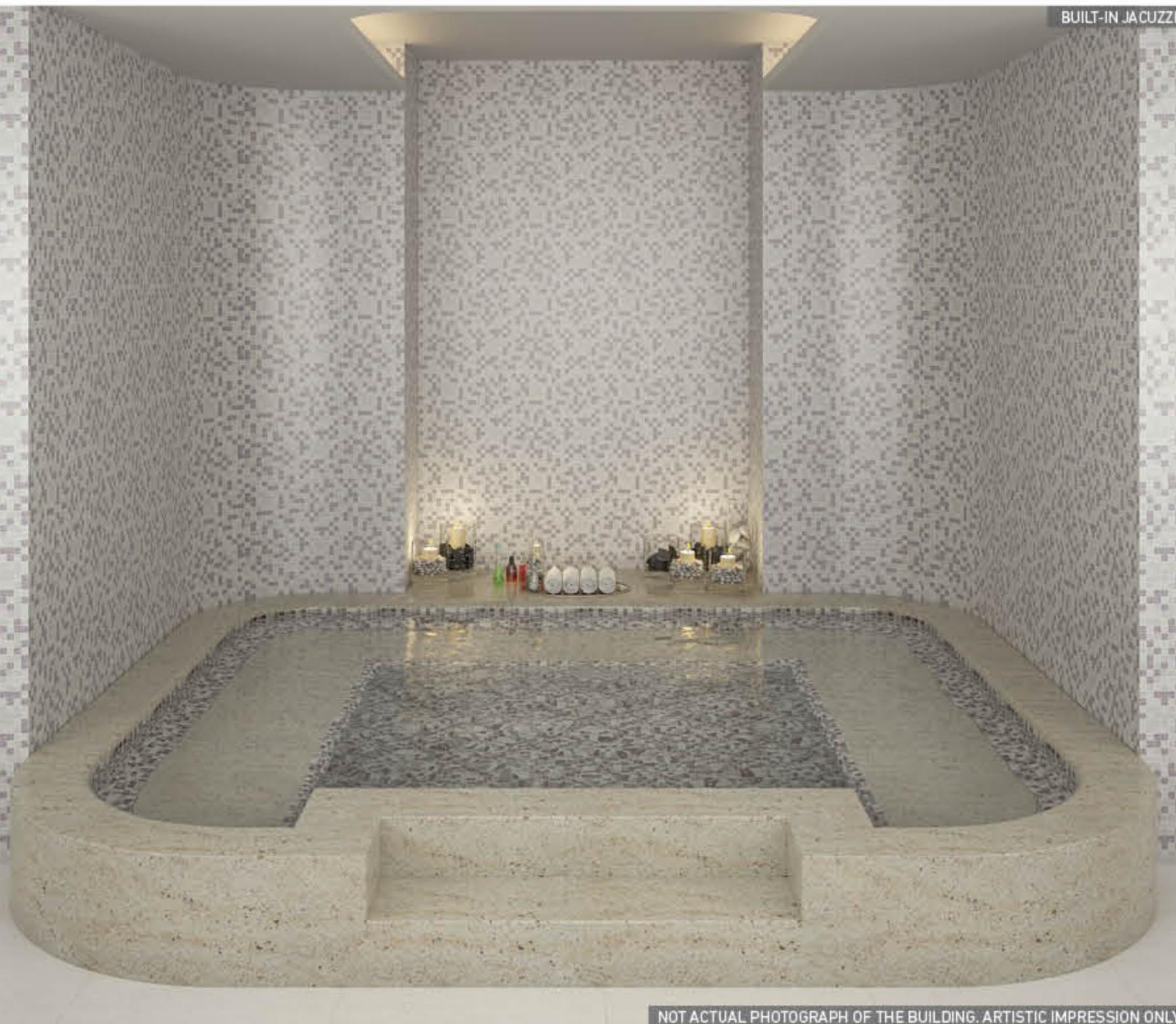


ULTRAMODERN GYMNASIUM

Stay healthy and fit at the gym, with equipment and facilities designed to tone every muscle in your body, while enjoying a breathtaking view of the landscaping.

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LIVE LIMITLESS

The vast green spaces, manicured lawns and exquisite landscaping allow you to get back in touch with nature whenever you want to.



FOR REPRESENTATION PURPOSES ONLY





INVITING PALM-LINED BOULEVARD

The boulevard with majestic palm trees lined on either side, makes for a grand and magnificent entrance into the One Bangalore West community.

PALM-LINED BOULEVARD

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DEDICATED DROP-OFF POINTS

Every tower will have a dedicated drop-off point to ensure that you come home in style. A separate access for vehicles has been provided so that pedestrian movement is safe.

DROP-OFF POINT

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REFRESHING RELEASE

The break-out activity zones are effortlessly integrated to the landscaping - offering themed gardens, play areas, tennis courts and a multi-level swimming pool.



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RELAXATION ZONE OUTSIDE CLUB ONE

RELAXATION ZONE

Wade in the outdoor pool or grab a snack and check your mail on your laptop in the green relaxation zone outside Club One.



CAREFREE CHILDHOODS

There are various play zones for your children to play their favorite games. Traffic circulation is also intelligently planned, so drop-off points for each tower are segregated from the social circulation spaces ensuring your kids can play safely and without care.

LIVE THE GLORY

The recipient of a host of prestigious awards - both National and International and across various categories make this an Award Winning way to Live Well.



FOR REPRESENTATION PURPOSE ONLY

One Bangalore West has been honoured with some of the most prestigious awards in real estate for excellence across various categories. With the project going live soon, we hope to keep the awards coming in by striving towards providing our customers with the very best in everything that we do.

ASIA PACIFIC PROPERTY AWARDS



CNBC-AWAZ REAL ESTATE AWARDS
Best Residential Project Bangalore city under
Luxury Segment



FRANCHISE INDIA ESTATE AWARDS



LIVE NOW.



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PHOENIX

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ACTUAL VIEW FROM PHOENIX ONE BANGALORE WEST, SHOT IN JUNE 2014.



ACTUAL VIEW FROM PHOENIX ONE BANGALORE WEST, SHOT IN JUNE 2014.

Specifications and Credits

GENERAL

- Seismic Zone 2 compliant RCC framed structure
- Internal and external walls as per the structural requirement
- Basement parking
- Designed for IGBC Green Homes Gold Certification
- Reticulated piped gas system in the kitchen
- Water treatment plant
- Rainwater harvesting
- Sewage treatment plant
- Organic waste converter system
- Indoor and outdoor Wi-Fi connectivity

PLASTERING AND PAINTING

- Internal walls with cement plastering
- Internal painting: Internal walls and ceilings with POP and plastic emulsion paint
- External painting: Weatherproof paint with textured finish

FLOORING AND CLADDING

Apartment:

- Imported marble flooring for foyer, living and dining areas
- Vitrified tiles for kitchen & utility
- Laminated wooden flooring for all bed rooms
(for Tower 6 & 7)*
- Ceramic tile flooring for servant room
- Anti-skid ceramic tile flooring for deck

Common Area:

- Imported marble for entrance foyer of the tower
- Granite flooring for the floor lobby

*Tower 1-5 guest bedrooms have vitrified tiles.

DOORS AND WINDOWS

- Entrance doors – 8' x 4' opening with polished teakwood frame and shutter to match interior scheme
- Bedroom doors – 7' x 3' with hardwood frames stained to match interior scheme, architraves and veneer polish shutters
- Bathroom doors – 7' x 2' 8" with hardwood frames stained to match interior scheme with veneer polish shutter on one side and laminated on the other side
- Windows – Clear glass, UPVC windows with mosquito mesh and shutters in a track sliding system
- Deck doors – UPVC doors with shutters in a track sliding system

KITCHEN

- Polished granite slab of 2' width for counter and 2' height ceramic tile dado with stainless steel sink
- Provision for exhaust fan
- Provision for drinking water purifier
- Provision for dishwasher/washing machine in the utility area
- Provision for additional sink in the utility area

BATHROOM FITTINGS AND ACCESSORIES

- CP fittings and sanitary fixtures of Kohler make or equivalent
- Hot and cold mixer with under-counter wash basin of Kohler make or equivalent
- Glass shower cubicle in the bathroom of the master bedroom and glass partition in bathrooms of other bedrooms
- Geysers in all bathrooms
- Concealed cistern of Geberit make or equivalent
- UPVC ventilators for bathrooms with provision for exhaust fan

ELECTRICAL

- Electrical modular switches of Legrand make or equivalent
- Fire resistant electrical wires of reputed make
- One earth leakage circuit breaker for each apartment
- Sufficient power outlets with concealed wiring, PVC insulated copper wires and modular switches
- Adequate power points for electric car charging in the basement as per statutory norms
- Provision for light points and power sockets in the kitchen for various appliances
- TV points in all bedrooms and in the living room
- Telephone points in all bedrooms and in the living room
- Split AC power points in all bedrooms, living and dining rooms

FIRE SAFETY

- Apartments will have sprinkler facility
- Fire fighting system in each block, including external yard hydrants
- Smoke detectors in all the apartments

GENERATOR BACKUP

- 100% power backup provided for all apartments, common areas and services

SECURITY SYSTEM AND HOME AUTOMATION

- CCTV cameras will be installed in the lobby
- Video door-phone
- Gas leakage detector
- Baggage scanners and metal detectors at main gate entrance

LIFT

- 3 passenger lifts of 15 persons capacity and 1 service lift of superior make for each tower

CREDITS

Concept Architect – Benoy, UK

Project Architect – RSP, Bangalore

Landscape Architect – Design Cell

Lighting – AWA Lighting Designers, USA

Structural Consultants – Prasad Consultants

Façade – Axis Facades

MEP (Services) Consultants – RSP, Bangalore

Clubhouse – Callison, USA

Contractors – Simplex

DISCLAIMER:

We are in the process of updating the requisite information in this brochure and remain compliant of applicable provisions and Regulations including RERA. All images used in this document are strictly for representational purposes and does not constitute, in any way, actual project/building/apartment. Notwithstanding any information provided by any entity with regards to this brochure, images and text used for aesthetic looks, views, amenities, features, surroundings, distance represented in the brochure do not constitute an actual or actual offering from the promoter regarding project/building/apartment or offer for sale. Customer should refer to RERA website www.rera.karnataka.gov.in for actual offering and sale plans of the project/building/apartment. Customers should refer to agreement for sale to understand details of project/building/apartment, features, services, amenities and terms of sale, if any. The terms and conditions of agreement for sale, if entered into, by parties shall govern. Please contact us at 1800001 8003 or mail us at info@rera.karnataka.gov.in. Please contact us at 1800001 8003 or mail us at SalesMarketing@rera.karnataka.gov.in. We thank you for your patience and understanding.

RERA acknowledgement number for tower 6 at Phoenix On Bangalore West: P/R/KN/17/2/9003.0 received for Phoenix 1 & 1b comprising towers 1 to 5.

