

DISCOVER BENGALURU'S ICONIC 50 STORIED ULTRA PREMIUM
RESIDENTIAL TOWER.



THE
PRESIDENTIAL
TOWER





THE
PRESIDENTIAL
TOWER
★★★★★

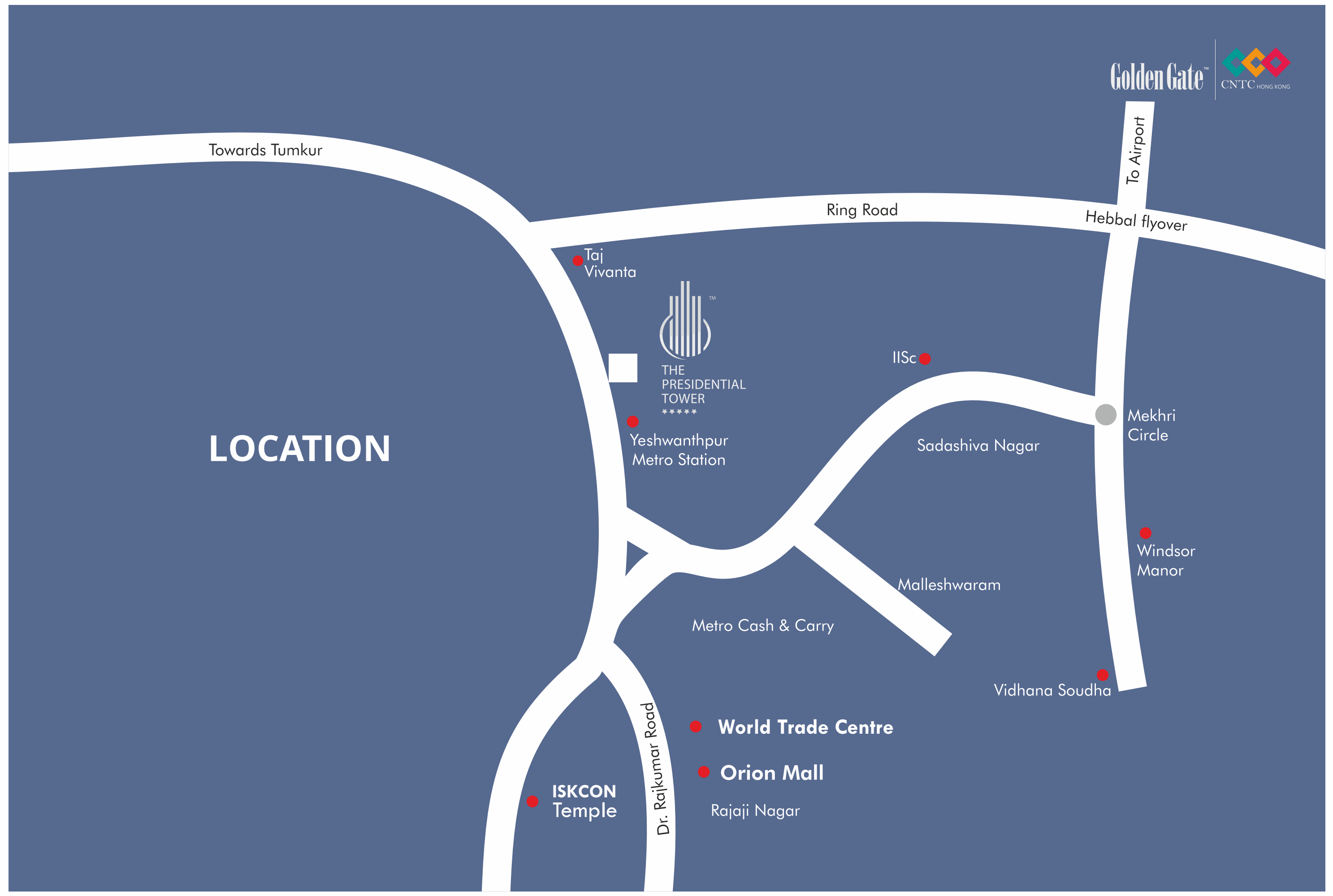
DISCOVER BENGALURU'S ICONIC 50 STORIED

Ultra Premium Residential Tower

(Ongoing Project)



LOCATION



THE MASTER PLAN

LEGEND

- 1. Main entry / exit
- 2. Security kiosk
- 3. Visitor's car parking
- 4. Drop off plaza
- 5. Water feature with frame walls
- 6. Half basketball court
- 7. Tennis courts (2)
- 8. Sand pit with climbing wall
- 9. Rear drop off zone
- 10. Spill out area
- 11. Water feature
- 12. Landscaped cut-outs
- 13. Giant Chess
- 14. Ludo
- 15. Snakes And Ladders
- 16. Hop Scotch Court
- 17. Seating



AMENITIES



A ROYAL WELCOME. FOR SOMEONE WHO DESERVES NOTHING LESS

Wooden ceilings in the lobby, walls embellished with Italian marble, exquisite modern art masterpieces. Welcome to the annals of majesty. A privilege preserved for a selected few. For those who rise above the rest. Every time you walk through these corridors of power and prestige, you will be reminded of your supremacy. After all, it is our destiny to reign.

REVEL IN LUXURIES ON THE GROUND

- Star Hotel standard lobby and lounge
- Drive into/walk into large volume landscaped entrance
- 3 tier security monitoring
- Expansive meeting spaces in extensive Balinese landscaped environs
- Home Theatre
- Abundant space with lawn, to host parties
- Children's play area with lawn
- Dance Studio
- Golf Simulator
- Games and recreation area
- Business center
- World class gym with best-in-class equipment
- Squash court
- Italian marble clad lift lobbies

STUDED WITH LUXURY... ALL AROUND

- 85% open spaces
- Fountains
- Water bodies
- Swimming pool
- Temple Plaza
- Tennis courts
- Huge Amphitheater
- Hopscotch Court
- Tree-Lined Jogging Track
- Toddler's Park with Parents viewing area
- Feature-rich Clubs

TYPICAL FLOOR PLAN



A-BLOCK

TYPICAL FLOOR PLAN

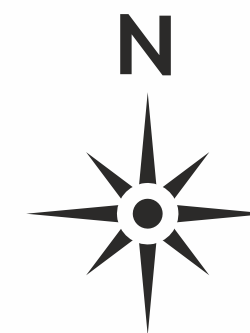
UNIT NO:
PA 201 - PA 4501

UNIT NO:
PA 202 - PA 4502



BLOCK - A TYPICAL FLOOR PLAN	UNIT NO's	TYPE	SUPER BUILT-UP AREA (SQFT)
BLOCK - PA			
REGULAR UNITS			
2 ND To 45 TH FLOOR	PA 201 - 4501	3 BHK*	2335
	PA 202 - 4502	3 BHK	1595
	PA 203 - 4503	4 BHK*	3055
	PA 204 - 4504	3 BHK*	2310
PREMIUM UNITS			
46 TH TO 49 TH FLOOR	PA 4601 - PA 4901	5 BHK	5360
46 TH TO 47 TH & 48 TH TO 49 TH FLOOR	PA 4602 & PA 4802	5 BHK Duplex	7030
	PA 4603 & PA 4803	4 BHK Duplex	5330

*with Maid's Room

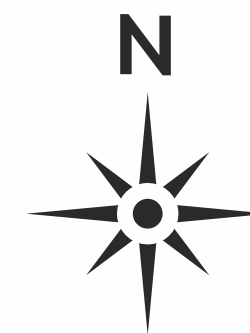


B-BLOCK

TYPICAL FLOOR PLAN



BLOCK - B TYPICAL FLOOR PLAN	UNIT NO's	TYPE	SUPER BUILT-UP AREA (SQFT)
BLOCK - PB			
REGULAR UNITS			
3 RD TO 45 TH FLOOR	PB 301 - 4501	3 BHK	2310
	PB 302 - 4502	3 BHK	1595
	PB 303 - 4503	4 BHK*	3055
	PB 304 - 4504	3 BHK*	2415
PREMIUM UNITS			
46 TH TO 49 TH FLOOR	PB 4601 - PB 4901	4 BHK**	5150
46 TH TO 47 TH & 48 TH TO 49 TH FLOOR	PB 4602 & PB 4802	5 BHK Duplex	7030
	PB 4603 & PB 4803	4 BHK Duplex	5270
*with Maid's Room **Study Room			



3

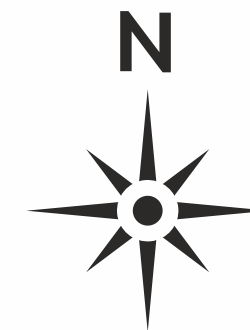
BHK

Unit No: PA 01

Super Built Up Area: 2335 sqft | Carpet Area: 1686 sqft

Unit No's: PA 201 - 4501

(With Maid's Room)



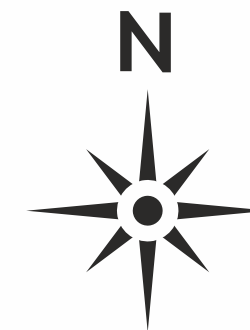
3

BHK

Unit No: PA 02

Super Built Up Area: 1595 sqft | Carpet Area: 1155 sqft

Unit No's: PA 202 - 4502



4

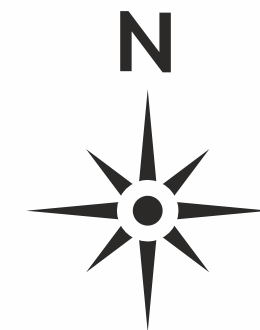
BHK

Unit No: PA 03

Super Built Up Area: 3055 sqft | Carpet Area: 2195 sqft

Unit No's: PA 203 - 4503

(With Maid's Room)



3

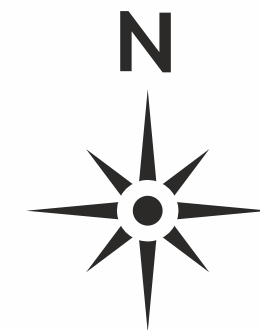
BHK

Unit No: PA 04

Super Built Up Area: 2310 sqft | Carpet Area: 1654 sqft

Unit No's: PA 204 - 4504

(With Maid's Room)



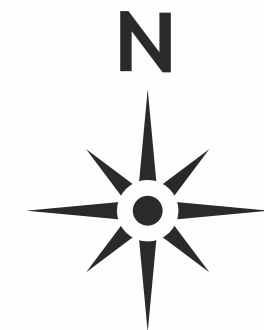
3

BHK

Unit No: PB 01

Super Built Up Area: 2310 sqft | Carpet Area: 1684 sqft

Unit No's: PB 301 - 4501



3

BHK

Unit No: PB 02

Super Built Up Area: 1595 sqft | Carpet Area: 1154 sqft

Unit No's: PB 302 - 4502



4

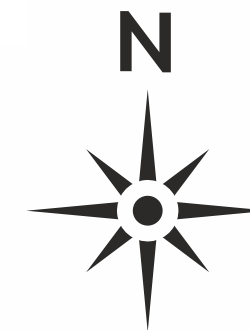
BHK

Unit No: PB 03

Super Built Up Area: 3055 sqft | Carpet Area: 2218 sqft

Unit No's: PB 303 - 4503

(With Maid's Room)



3

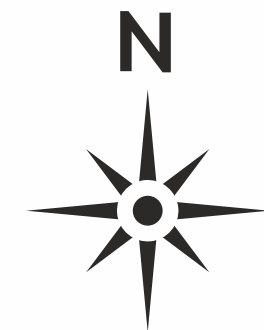
BHK

Unit No: PB 04

Super Built Up Area: 2415 sqft | Carpet Area: 1729 sqft

Unit No's: PB 304 - 4504

(With Maid's Room)



SPECIFICATONS



EVERY KING DESERVES A THRONE. HERE'S YOURS.

When you are at the pinnacle of success, how can your home be far behind?

At the Presidential Tower, we have ensured that your home is the zenith of splendor you desire it to be. Crafted by some of the best minds in the industry, Class and style associated with extreme luxuries world wide.

Just 4 apartments per floor in each block, open from all side and well ventilated, spacious, reflecting artistic and aesthetic sensibilities, this is the way you were meant to live your life. After all, a person who requires no introduction should live in a home of equal reputation.



Lobby for your comfort and pleasure!

HIGH END SPECIFICATIONS

- Beamless ceilings with very few columns
- Internal plastering for smooth surfaces
- Internal walls with emulsion paint
- Main door 8' high with architrave
- Windows -Double Glazed units with bug screen
- High end imported marble in Living & Dining
- High end imported marble in master bedroom and kitchen
- Hand rails -SS in Balcony with glass balustrade
- Vanity wash basins in toilets
- High End Bathroom fixtures
- Master Bath with exquisite shower panel and shower partition
- Dedicated space for walk in wardrobes in Master bedroom
- Separate Servant room, with attached toilet. (for bigger units)
- Large and deep decks attached to living room
- Large bay windows for optimal natural light

SKY PARK

A LITTLE SOMETHING. FOR SOMEONE WHO HAS EVERYTHING.

For someone who has worked hard to get to where you are today, a few indulgences are welcome. So don't hold yourself back. Let your hair down. And proceed to the Sky Park where the finest pleasures in life await you. With an infinity pool, an illuminated cylindrical bar counter, a stylish dance floor, Jacuzzi, health club, a viewing deck, roof top party area and so much more, this is life at its highest point.



HIGHLIGHTS:

INFINITY POOL - Plunge into the highest pool that, allows for lap lengths which cater to the health conscious, sprinkled with sunken seating for an unmatched experience.

FUN POOL - For the fun-loving group and kids, a shallow depth pool with Jacuzzi tubs is ideal to unwind & have a blast.

SKY BUFFET - A dedicated space off the main party area, with discreet & well planned back of the house support for catering by external agencies. A dedicated buffet table for Sunday brunches to midnight parties.

DANCE FLOOR - At the edge of the party space is a circular dance floor in safety glass that is designed to change color based on the mood and tempo of the users.

BAR COUNTER - An illuminated cylindrical bar counter forms the focal point from the lift lobby with 360-degree bar counters. The multi-level seating around the bar gives a varying user perception.

BRIDGE GYM - A linear gym housing exclusive gym equipment with a city view for every user. The unique shape reflects agility and slenderness which is a reflection of the desire for fitness.

HEALTH CLUB - A compact health club with the sky pool. Set around the fun pool there are dedicated cylindrical forms that house massage room, sauna and steam with proximity to change and shower areas. A Jacuzzi at the edge adds to the fun and health experience.

MEDITATION ZONE - A discreetly tucked away area having quiet tranquility, is the meditation zone at the terrace. The area is open to sky and allows for individual use or for group yoga activities.

TERRACE PARTY DECK - Capitalizing on the unique position of its height and the panoramic city view, the terrace party zone is created to host special brunch parties or fashionable cocktail dinners. Outdoor furniture and seats in pavilions, marquees and tensile roofs enhanced with mood lighting add to the uniqueness of the terrace party. High quality outdoor furniture (moveable and fixed combination) adds style to the comfort.

OUTDOOR DECK AND SEATING - For all the users who just want to come to the terrace and enjoy the sunset or the summer breeze, a large area in the central wing is provided for multipurpose activities.

VIEWING GALLERY - A glass bob observatory that will be the highest elevated level in Bengaluru. The Viewing gallery allows a panoramic view of up to 60km on a clear day and the fixed binoculars allow for viewing details of the horizon. The observation deck has the option of open to sky and a covered roof. The roof of the observation deck is lined with solar PV cells to generate electricity for the common areas of The Presidential Tower.

HELIPAD - A helipad meeting the standards and giving the option for the jet setters, to land on the building other than catering to the fire dept regulation for emergency use.

PARTNER
FOR **TECHNOLOGY**
CONSTRUCTION &
MANAGEMENT



CNTC is a Hong Kong based real estate developer, a part of the 15 billion USD Jiangsu Nantong San Jian conglomerate. It has completed mega projects in over 30 countries and 120 cities across the globe.

The Federal Mansion in Russia, The Kuwait Palace, The Shanghai Tower, The Oriental Pearl TV Tower, Shanghai World Financial Center, Beijing Olympic Stadium, The Gate of the Orient, Nanjing Zifeng Tower are a few landmark projects of the company. CNTC has been recognized by multiple awards across the globe.

THE PRESIDENTIAL TOWER at Yeshwanthpur, Bengaluru is the first project between Golden Gate and CNTC in a partnership. While CNTC is constructing and managing the project, the land has been provided by Golden Gate.

MAIN OVERSEAS SERVICE REGIONS - CNTC



AWARDS - CNTC



Nan Tong San Jian was restructured from state-owned enterprise into a joint-stock one in 2004. It has developed to be a large comprehensive modern construction group focusing on building construction and integrating investment, housing development and project management & operation service. Its economic output exceeded CNY 50billion in 2014, ranking the 244th place among "China's Top 500 Private Enterprises", 15th place among "China's Top 100 Competitive Construction Enterprises", the 57th place among "the 250 Largest ENR Global project Contractors" and the 17th place among "China's Top 80 Contractors", etc. It has been rated as "National Advanced Construction Enterprise", "National Outstanding Construction Enterprise", "National Enterprise Valuing Credit and Observing Contract" and "National AAA Project Construction Enterprise". It won the title of "China's Construction Benchmark" and the first place among "China Renowned Brands".



KEEP PERSEVERANCE CREATE INFINITE POSSIBILITIES

In 1958
We stood erect in the east
Through the struggling of generations
And sharpening of more than half a century
Nan Tong San Jian becomes famous at home and abroad
Its renowned brand enjoys a good fame all over the world
From China to overseas market
We create glory via integrity and quality
From common construction team
We rank among the Top 500 Chinese Enterprises
Undertaking a new mission
And starting a new journey
Towards a better future
China Nan Tong San Jian sets sail

WITH GREAT CONCENTRATION SEEKING NEW DEVELOPMENT WAY



Responding to new challenges
Grasping new normalcy
Creating new Three Constructions
Creating a leading successful model of the industry



NATIONAL MAJOR PROJECTS



Shanghai Tower

(participating in the main construction)

It is the tallest building in China and the third tallest building in the world with a building area of 558800m². There are 5 underground floors and 120 over-ground floors with the total height of 632m.



The Oriental Pearl TV Tower

(participating in the main construction)

It is a project winning "Lu Ban Award". The building area is 70000m² and the height of 468m. It is the fourth tallest building in the world and the landmark in Shanghai.



Shanghai World Financial Center

(participating in the main construction)

It is a project winning "Lu Ban Award". The building area is 379875m². There are 3 underground floors and 101 over-ground floors with the total height of 492m.

Shanghai Jinmao Tower

(participating in the main construction)

It is a world-famous building with the building area of 279800m². There are 3 underground floors and 88 over-ground floors with the total height of 420.5m.



The Gate of the Orient

(participating in the main construction)

The Gate of the Orient is located in Suzhou, Jiangsu, China with the total height of 301.8m. Its two parts connects with each other at the height of 238m, presenting a magnificent appearance. It is rated as "the First Gate in the World".



Nanjing Zifeng Tower

(participating in the main construction)

It is a world-famous building. There are 3 underground floors and 89 over-ground floors with the total height of 450m, which depicts the most gigantic skyline in over 2500-year construction history of the ancient capital for six dynasties. It is rated as the tallest building in Jiangsu, the fourth tallest building in China and the seventh tallest building in the world.



◀ **T3 Terminal of Beijing Capital International Airport**
(participating in the main construction)

It is a project winning "Lu Ban award" with the building area of 903000m².
The length, width and height are 2900m, 790m and 45m respectively. It is
the second largest single terminal in the world at present.



◀ **T2 Terminal Project of Shanghai Hongqiao Airport**
(participating in the main construction)

It is a project winning "Lu Ban award" with the building area of 364000m².
The length, width and height of the main building are 270m, 108m and
45m respectively. The length, width and height of the airside concourse
are 1740m, 45m and 18m respectively. It is one of the landmarks in
Shanghai World Expo in 2010.



▶ Tennis Court of Beijing Olympics

(participating in the main construction)

It is one of the landmarks of Beijing Olympics with the building area of 26500²m. It is the first tennis court to adopt natural ventilation circulating cooling system. The shape of the central main stadium is like a lotus. It is the only building to adopt 30000²m fair-faced concrete in natural state as exterior surface directly. It keeps the original trait of the building, integrated with Olympic Forest Park full of original atmosphere. It is a typical building for environmental protection.



▶ Italian Pavilion of Shanghai World Expo

(participating in the main construction)

It is one of the pavilions in Shanghai World Expo in 2010 with the building area of 3600²m and the height of 20m. It is composed of 20 functional modules, like a miniature Italian city full of traditional elements such as lanes, courtyards, paths, squares, etc. It presents diverse civilization, colorful life and romantic character of Italy by the integration of traditional and modern elements.



Memorial Hall of Iron Man Wang Jinxi ▲

It is project winning “Lu Ban Award”, the first highest honor of Nan Tong San Jian gained in Heilongjiang. It has a frame structure with the building area of 20011m². There is 1 underground floor and 6-7 over-ground floors. This project has applied 9 of the 10 new technology prompted by Ministry of construction. In addition, it has won Heilongjiang Engineering Structural Quality Award, “Longjiang River Award” of Heilongjiang Engineering Construction, Quality Project Gold Award of China National Petroleum corporation, etc.

▼ Zhenjiang Crown Plaza Hotel & Resorts

It was a national quality project (silver award) in 2014 in frame structure with the building area of 48368m². there is 1 underground floor and 26 over-ground floors. It is the first five-star international business hotel of Zhenjiang located in its center. In addition, it has won “Yangtze Award” of Jiangsu Engineering Construction and Zhenjiang Quality Engineering Construction Award in 2013, etc.





National University Science and Technology Park for China University of Mining & Technology ▲

It was a 2011-2012 national quality project (silver award). It is the landmark of China University of Mining and Technology. It has won multiple honors successively such as Provincial Engineering Construction Yangtze Award, Provincial Safe and Civilized Construction Site, Provincial Outstanding QC Team Activity Achievement Award, Provincial Construction Decoration Quality Project Award, 1 Provincial Construction Methods, 2 New National Practical Parents, the Second Award of Provincial Outstanding Design and the Third Award of Outstanding Design for Ministry of Education.

▼ Judgmental Building of the Second Intermediate people's court in Beijing

It won "Lu Ban Award" in 2002. It is the second highest honor of this group gained in Beijing with the building of 22766m². There is 1 underground floor and 11 over-ground floors. In addition, it has won multiple honors such as "Great Wall Award" of Beijing Engineering Construction, etc.





**Project of Production Command Center for Daqing Oil-field Co., Ltd. ▲
(main building)**

Floors : 21 aboveground floors and 1 underground floor
Building area : 57561 m²
Honor : Heilongjiang Engineering Structural Quality Award, Longjiang River Award" of Heilongjiang Engineering Construction, Petroleum and Natural Gas Quality Project Gold Award

Beijing Century Wealth Center ▶

Floors : 25 above ground floors and 2 underground floors.
Building area : 142356m²
Honor : "Great Wall Award" Beijing Engineering Construction

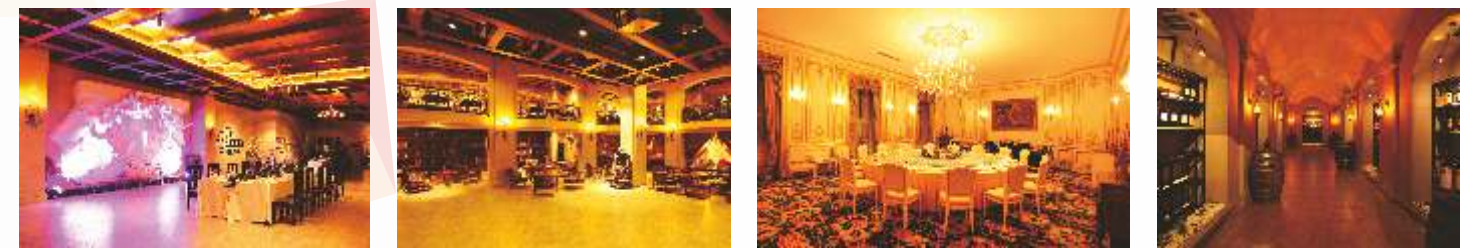




▼ **Russian Federal Mansion**

Floors : 93 aboveground floors and 5 underground floors
Building area : 280000 m²

▼ **Chateau Lafayette Hotel** (Decoration and Renovation Project)





South New Coastal Area of China Resources (Dalian) Development District (Sea of china Resources) ▲

Floors : 33 aboveground floors and 2 underground floors

Honor : Liaoning Quality Main Structure, National AAA Safe and Civilized Standard Construction Site, Outstanding Residence Community
Gold Prize of China's Civil Engineering Zhan Tianyou Award.



National Grand Library Project of Yemen with Chinese Assistance for Construction ▲

Floors : 6 aboveground floors and 1 underground floor
Building area : 29889 m²

Shanghai Nanpu Bridge



OUR MISSION

TO WORK TOWARDS BEING A
FULLY INTEGRATED
PROFESSIONALLY MANAGED
REAL ESTATE ORGANIZATION
DRIVING
CUSTOMER DELIGHT
THROUGH ALL
OUR OFFERINGS.

OUR VISION

TO BE A
**BUSINESS
ENTERPRISE**
THAT CREATES
**SUSTAINABLE
VALUES**
FOR ALL OUR
STAKEHOLDERS.

OUR VALUES

INTEGRITY & TRANSPARENCY

We will uphold the highest standards of integrity and transparency in all our interactions.

SAFETY

We are committed to providing safe working environments through continuous improvement of our infrastructure, work practices and behavior.

QUALITY

We are dedicated to designing quality into our products and processes to delight our stakeholders.

PRODUCTIVITY

We strive to achieve more with less through a culture of innovation, continuous improvement and a sustained focus on elimination of waste.

RESPECT FOR THE INDIVIDUAL

We are committed to creating a work environment that encourages diverse perspectives and upholds the dignity of work and of individuals.

COLLABORATION AND TEAMWORK

We will leverage expertise and resources from across our global network to create greater value for our stakeholders.

Call: +91 767 637 0000

Email: marketing@gg-cntc.com

www.gg-cntc.com



The Presidential Tower

No. 8, Yeshwanthpur, Next to Golden Grand
Near Yeshwanthpur Metro Station,
Bengaluru, India - 560022.

Ph: +91 80 2347 3030

Join us:



DISCLAIMER:

The plans, specifications, images (including stock images) and other details herein are only indicative and the Developer reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. Any purchaser of this development shall be governed by the terms and conditions of the Agreement for Sale entered into between the parties and no details mentioned in this printed material shall in any way govern such transactions.