



August
GRAND





64
EXCLUSIVE HOMES



Luxury as we know it is a state-of-the-art house, a dashing convertible, gadgets to make life faster and easier and all the money to own it. What if someone offered you more than that? What if luxury gave you back the little joys that were missing, time with family, happiness and trust? What if you had the luxury of green living, the luxury of convenience and the luxury of time and happiness? August Grand gives you not just the luxury of a house, but the luxury of a home.

B R E A T H E E A S Y .



In the midst of a jostling work schedule, the long walks with loved ones, a game of basketball with friends and the dinner nights with the family goes missing. Strategically located on Sarjapur Road, with fashionable and luxurious 3bhk, 4bhk apartments and 5bhk Sky Villas, August Grand gives you the opportunity to skip the woes of traffic and offers you every convenience at your doorstep. August Grand gives you the luxury of a better life.

LUXURY
BEYOND
JUST A
LUXURIOUS
HOUSE



The luxury of time

You wake up in the morning, drive to the gym and then rush to work. You put in long hours at work, travel back in the hustling traffic and go to bed. You look back and realize that in the tedious work week you miss out on the time you spend with family and loved ones. August Grand aims at giving you back those little luxuries that even money cannot buy. August Grand gives you the luxury of time to do what you want, when you want.





Party Hall



Gym



Covered Pool

The luxury of convenience

When a city grows like Bangalore, getting to a place where you can catch up with your friends or do fun things with the family, could be quite the task. What if your home could solve all these problems? At August Grand the entire ground floor is dedicated to this, with a club that hosts a covered pool, party hall, state-of-the-art gym, indoor games and even a roof top swimming pool. So you get the best, right at home. Breathe easy with the luxury of convenience.

The luxury of fine living

When you walk into that perfect home you dream of, it has a huge living room, spacious bedrooms, the finest bathrooms, a modern kitchen, a terrace to lounge on a sunny day and a breathtaking view.

Find all this in your home at August Grand, but not just in the grandeur but also in every little detail. Because true luxury should make you stop and marvel at perfection. Here's to fine living that's just as grand as our name.



The luxury of good faith

In the age of widespread covetousness, faith, trust and transparency become paramount. While living in such an age it becomes quite customary to consider such aspects carefully. From the stable of August Ventures, which has a legacy of immensely satisfied customers assuring you the very rare luxury of good faith.





The luxury of happiness

While there are plenty to choose from when it comes to luxury, August Grand dwells in infinite detail that makes it a unique home. A home that inspires a holistic life, with hearty conversations at the kitchen counter, lazy Sunday afternoons with loved ones or even a comforting environment for your TV time. We make sure our services help you breathe easy, so you can live your life to the fullest.

August Grand gives you the luxury of happiness with the greatest luxury, the luxury of a home.

An aerial photograph of a modern, multi-story apartment building with a white facade and balconies. The building is surrounded by a dense forest of palm trees and other greenery. A rooftop pool is visible on one of the upper floors. The building is situated in a lush, green environment, suggesting a focus on sustainability and green living. The overall scene is bright and sunny, with shadows cast by the trees and the building.

The luxury of green living

August Grand contributes to a greener environment from its very foundation. Designed in line with the requirements of a Green home, August Grand comprises the best practices in water management and design that allows optimum natural ventilation. By making it your home, you not only contribute towards a greener environment, but also lead a healthy and therefore happy life.

Amenities & Facilities

- Pool @ terrace
- Basket ball practice court
- Children's play area with care takers pavilion
- Jogging / walking track around the building
- Reticulated cooking gas system
- Provision for inter-flat intercom
- Provision for internet connectivity to each flat
- Garbage chute
- Round the clock security
- Extensive landscaping
- Visitor's car park
- Rain water harvesting system for recharging ground water
- Raw water treatment plant
- Sewage treatment plant
- 100% DG back-up for common areas
- 3kW DG back-up for each flat
- Passenger lift and service lift for each core
- MSDD system for TV / Security viewing channel in TV

Recreational floor at ground level with:

- Party hall & outdoor banquet area
- State-of-the-art gymnasium
- Steam & Sauna -separate for ladies and gents
- Covered pool with shower & change room

LIFT LOBBY @ GROUND LEVEL



Indoor Games



Kid's Play Area



Jogging Track



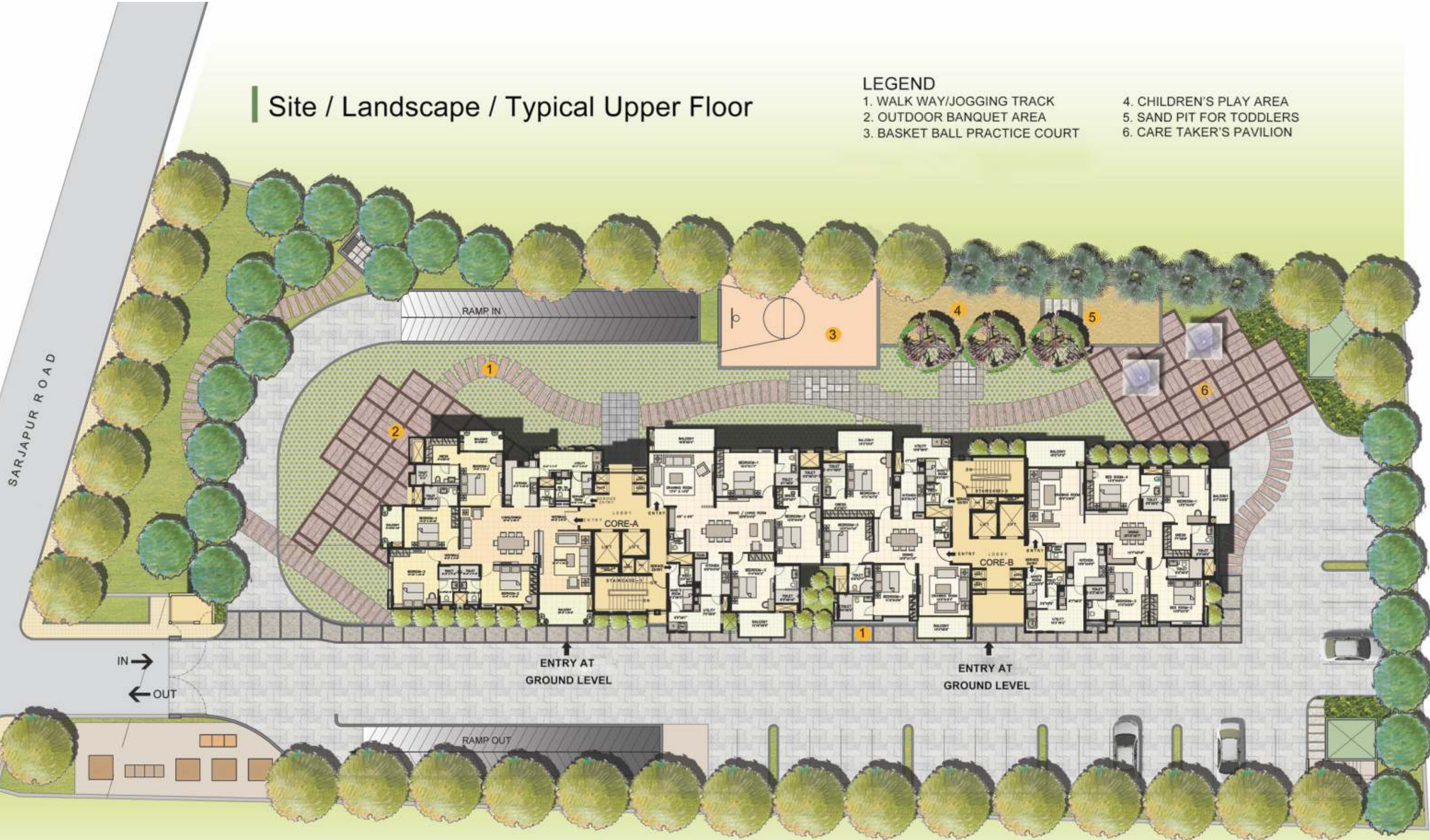
Basket Ball Practice Court

Site / Landscape / Typical Upper Floor

LEGEND

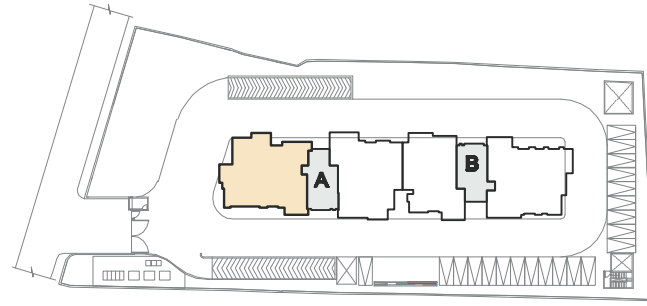
- 1. WALK WAY/JOGGING TRACK
- 2. OUTDOOR BANQUET AREA
- 3. BASKET BALL PRACTICE COURT

- 4. CHILDREN'S PLAY AREA
- 5. SAND PIT FOR TODDLERS
- 6. CARE TAKER'S PAVILION



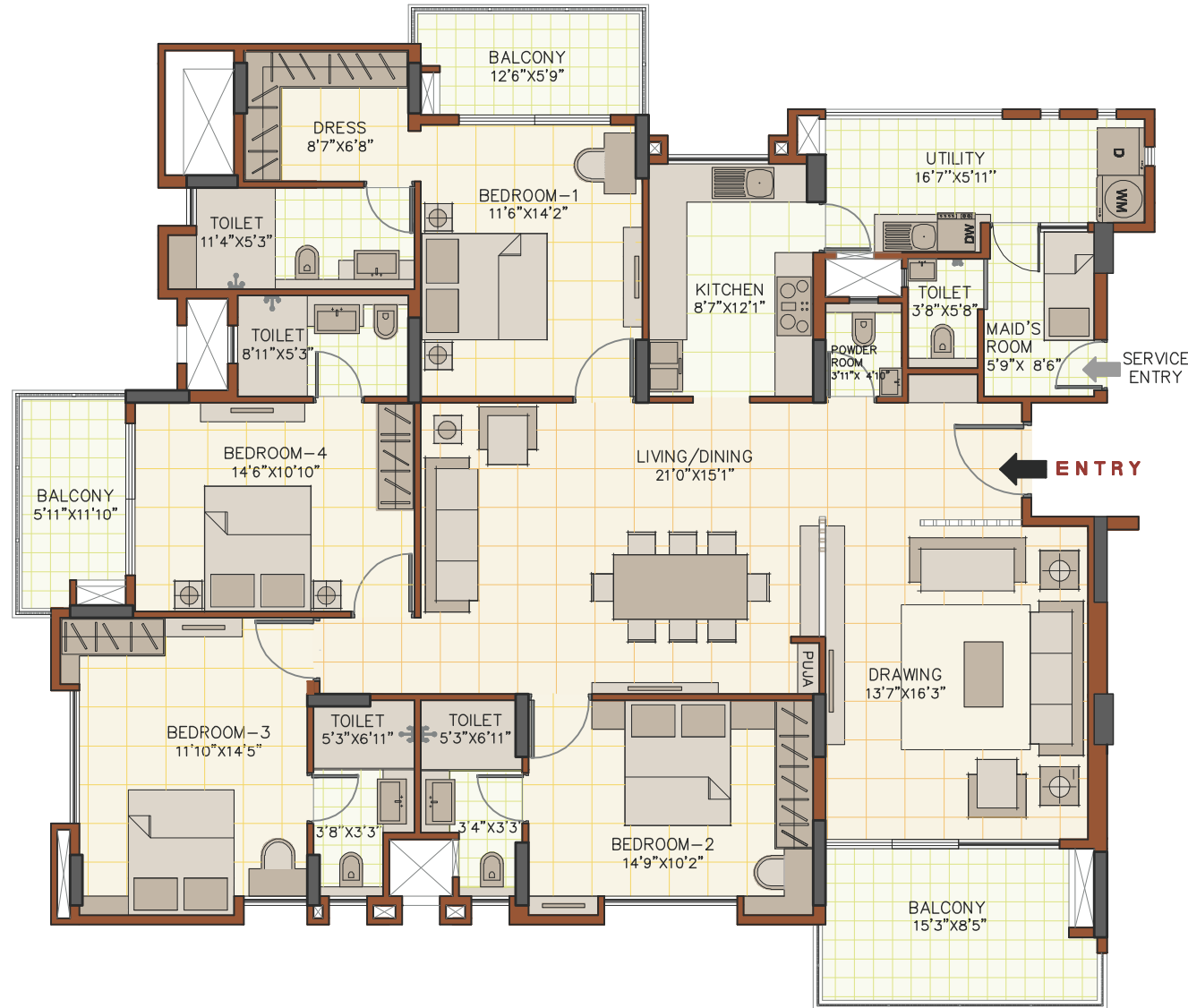
FLOOR PLAN

August GRAND | 4 BHK



KEYPLAN

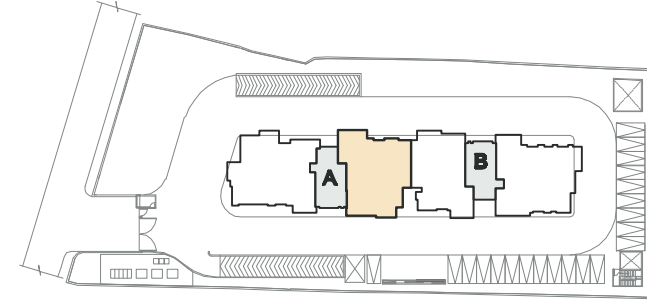
Superbuilt up Area : 282.860 sqm. 3045 sq. ft.
 Carpet Area : 179.099 sqm. 1928 sq. ft.
 (Excluding Balconies)



FLAT NO : A-201 | A-301 | A-501 | A-601 | A701 | A901
 A-1001 | A-1101 | A-1301 | A-1401 | A-1501

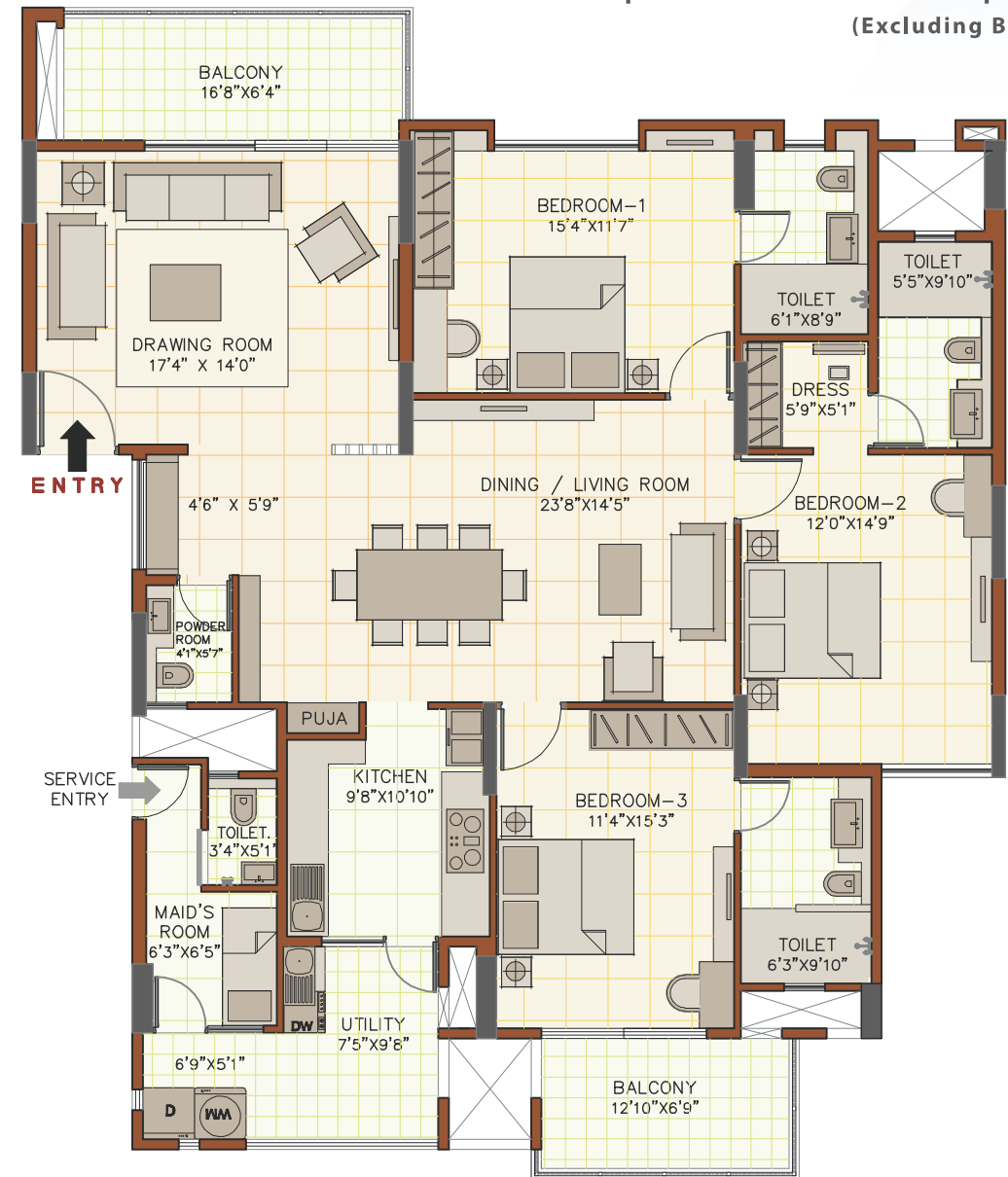
FLOOR PLAN

August GRAND | 3 BHK



KEYPLAN

Superbuilt up Area : 247.930 sqm. 2669 sq. ft.
 Carpet Area : 158.012 sqm. 1701 sq. ft.
 (Excluding Balconies)



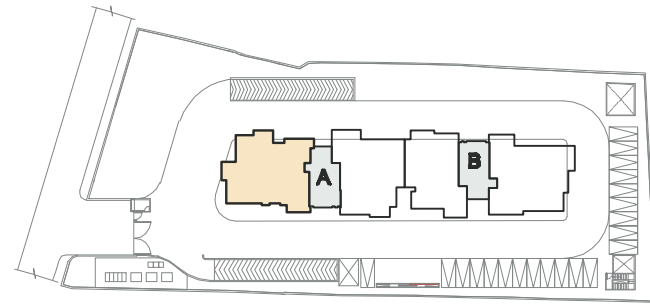
FLAT NO : A-202 | A-302 | A-502 | A-602 | A-702
 A-902 | A-1002 | A-1102 | A-1302 | A-1402 | A-1502

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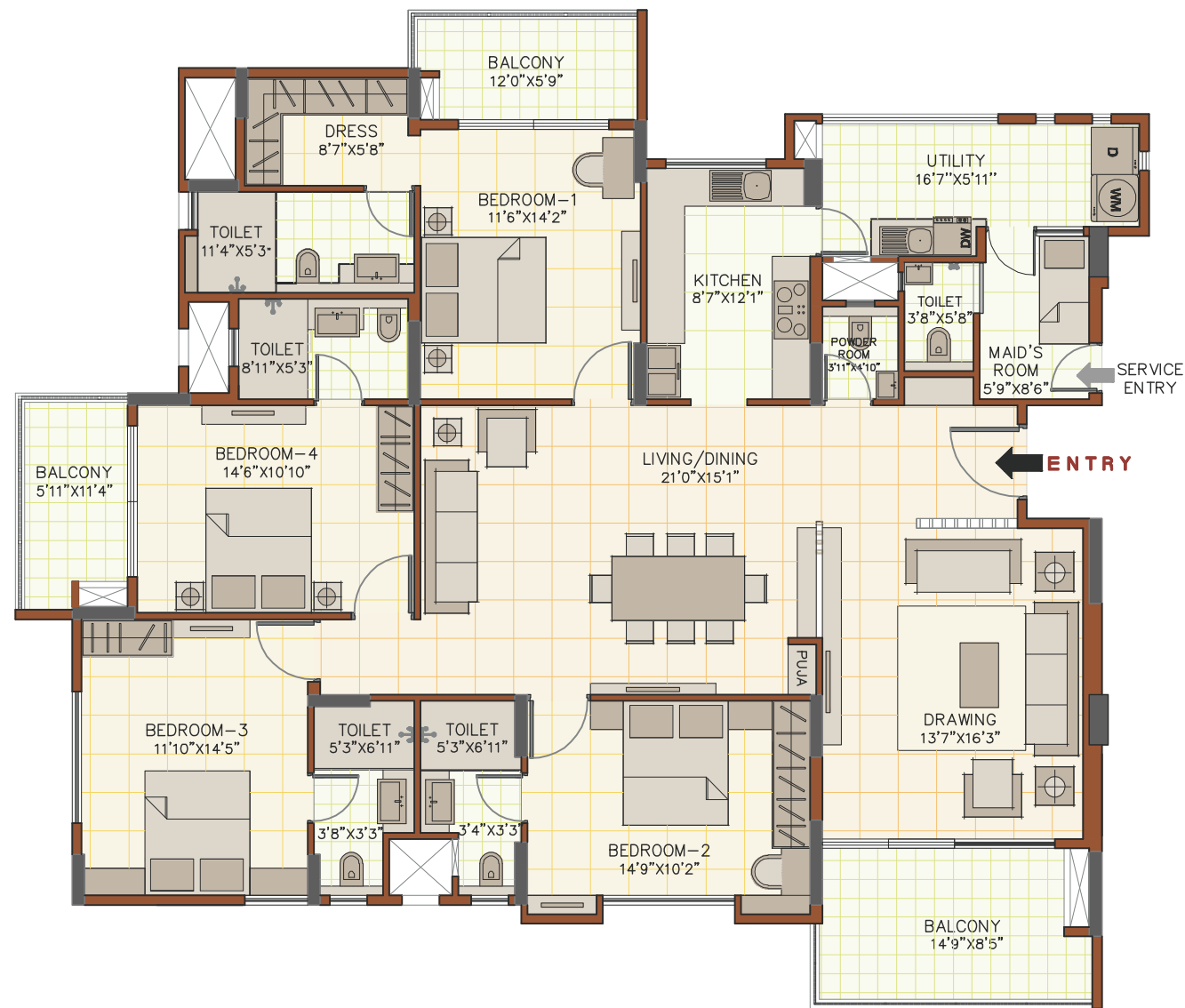
FLOOR PLAN

August GRAND | 4 BHK



KEYPLAN

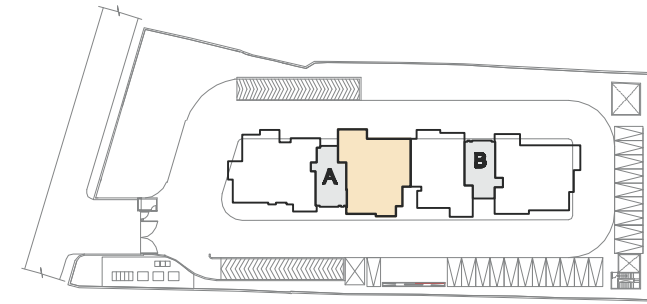
Superbuilt up Area : 279.610 sqm. 3010 sq. ft.
 Carpet Area : 176.962 sqm. 1905 sq. ft.
 (Excluding Balconies)



FLAT NO : A-401 | A-801 | A-1201

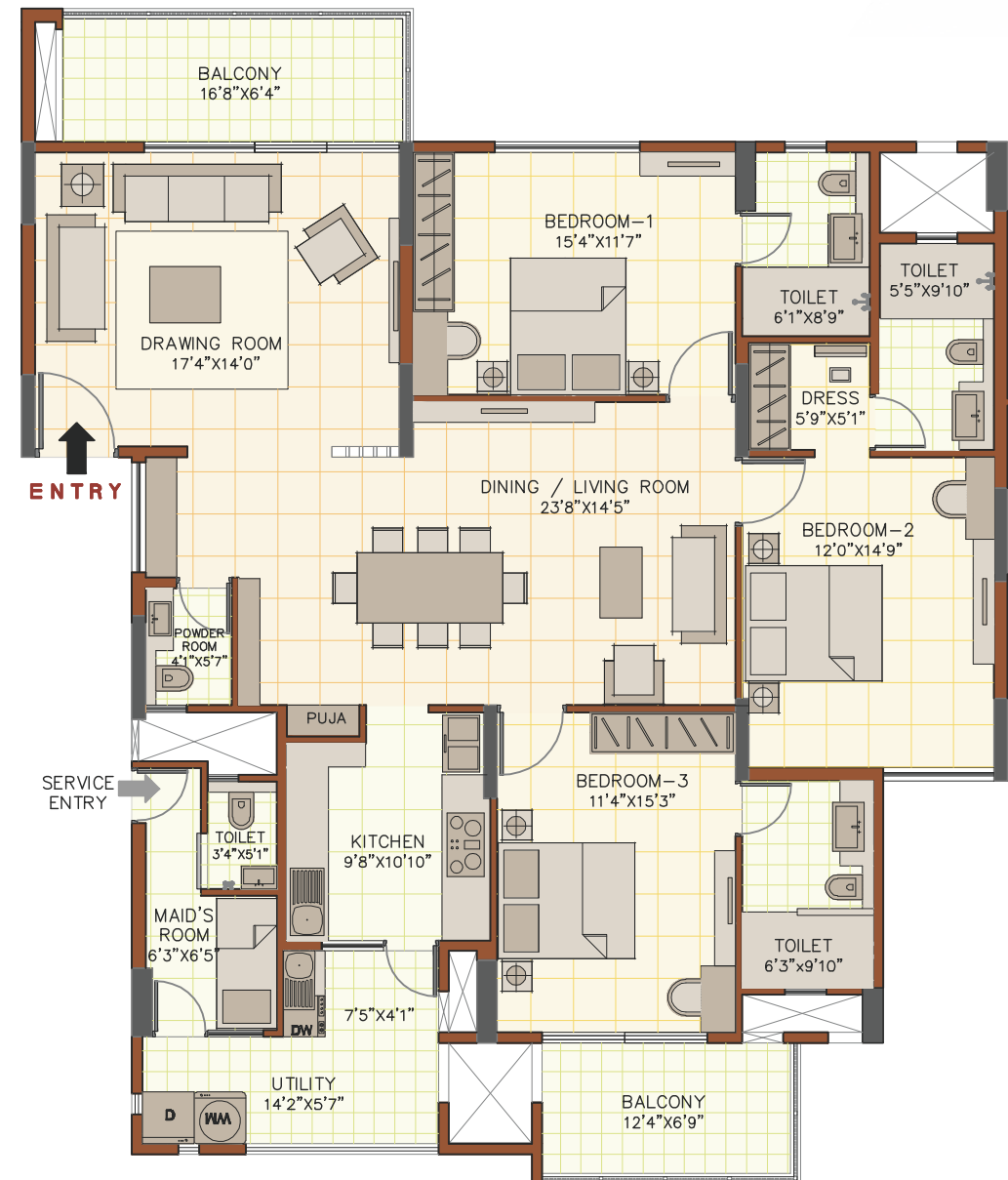
FLOOR PLAN

August GRAND | 3 BHK



KEYPLAN

Superbuilt up Area : 246.354 sqm. 2652 sq. ft.
 Carpet Area : 157.362 sqm. 1694 sq. ft.
 (Excluding Balconies)



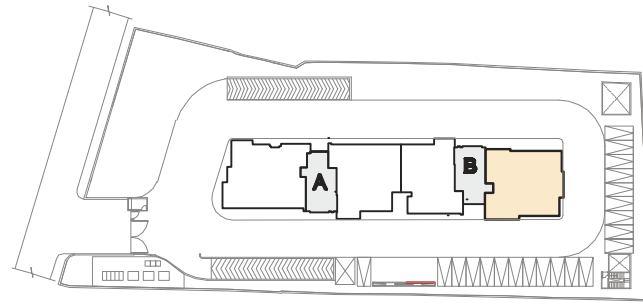
FLAT NO : A-402 | A-802 | A-1202

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FLOOR PLAN

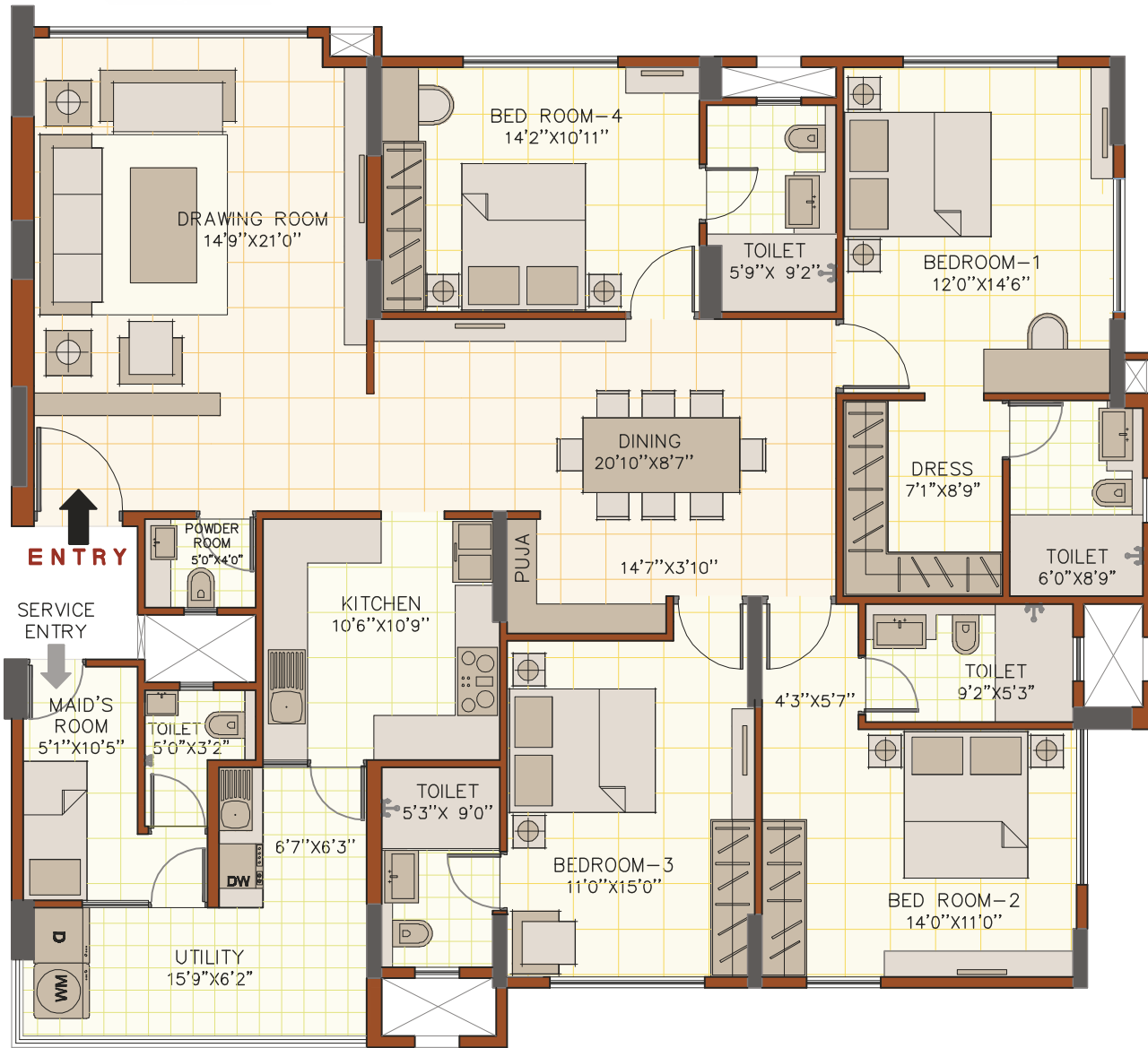
August GRAND | 4 BHK



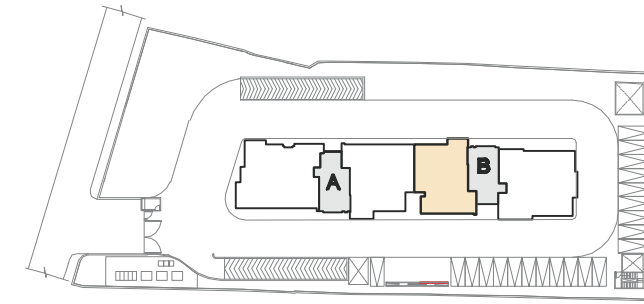
KEYPLAN

Superbuilt up Area : 249.791 sqm. 2689 sq. ft.

Carpet Area : 177.891 sqm. 1915 sq. ft.
(Excluding Balconies)



FLAT NO : B-104



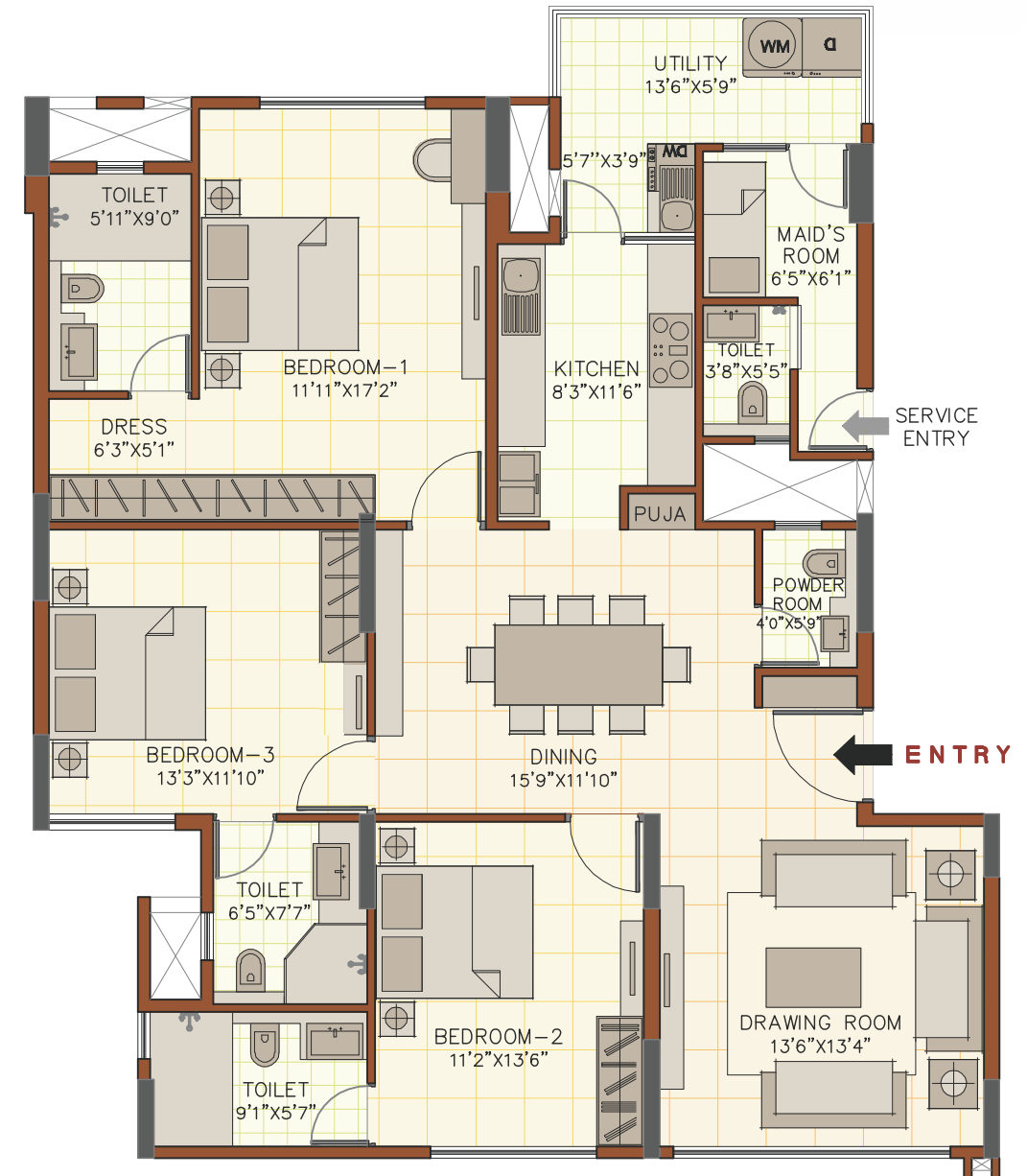
KEYPLAN

FLOOR PLAN

August GRAND | 3 BHK

Superbuilt up Area : 188.950 sqm. 2034 sq. ft.

Carpet Area : 132.559 sqm. 1427 sq. ft.
(Excluding Balconies)



FLAT NO : B-103

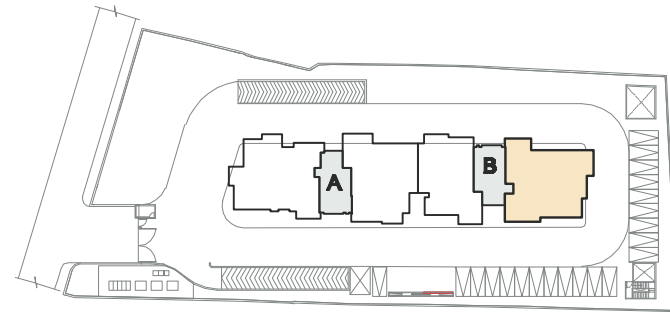
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FLOOR PLAN



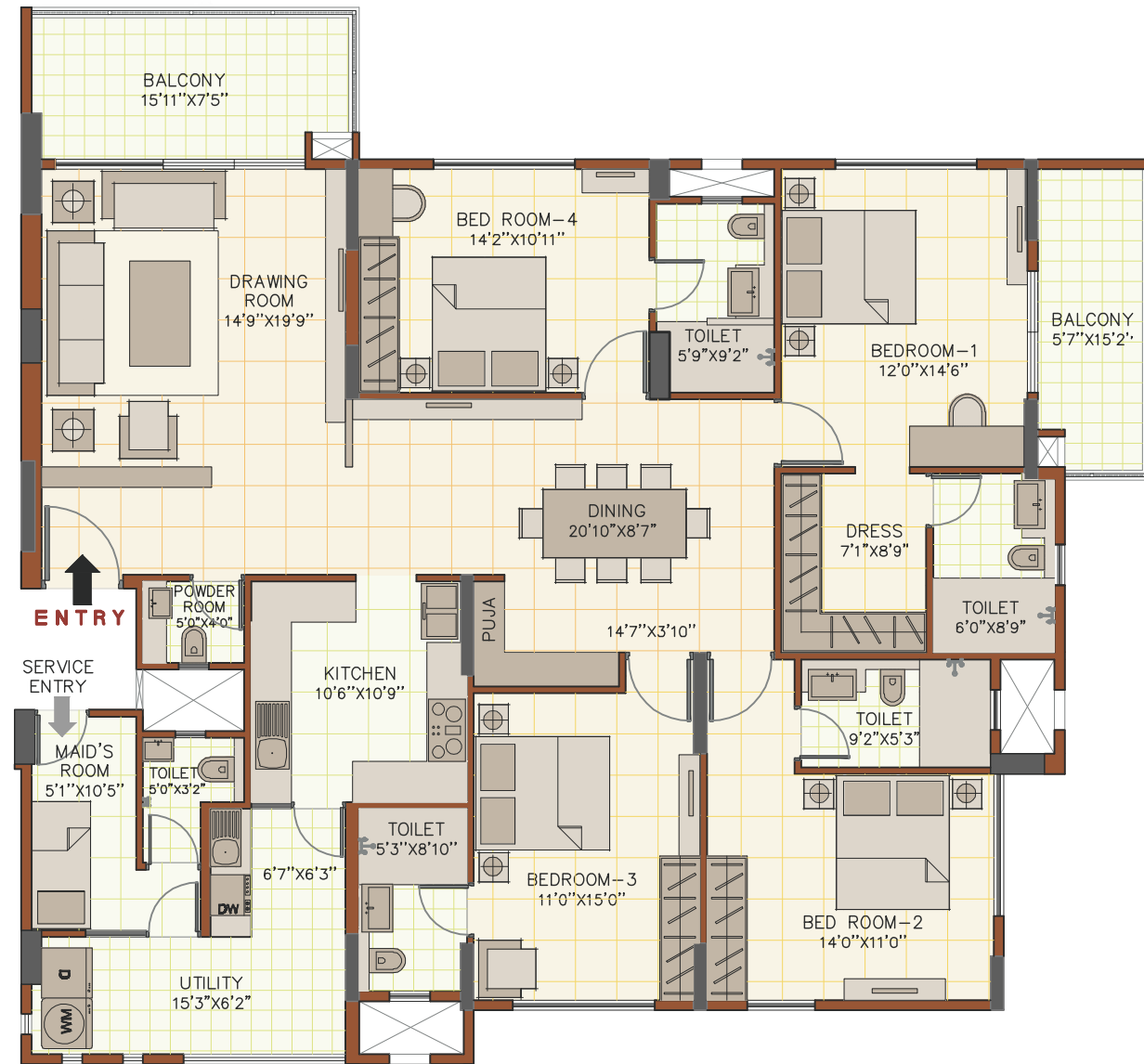
4 BHK



KEYPLAN

Superbuilt up Area : 272.550 sqm. 2934 sq. ft.

Carpet Area : 176.405 sqm. 1899 sq. ft.
(Excluding Balconies)

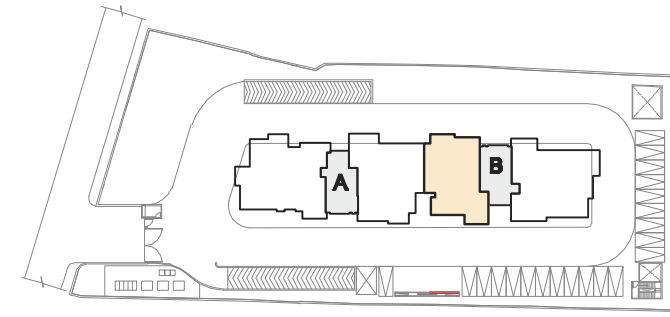


FLAT NO :B-404 | B-804 | B-1204

FLOOR PLAN



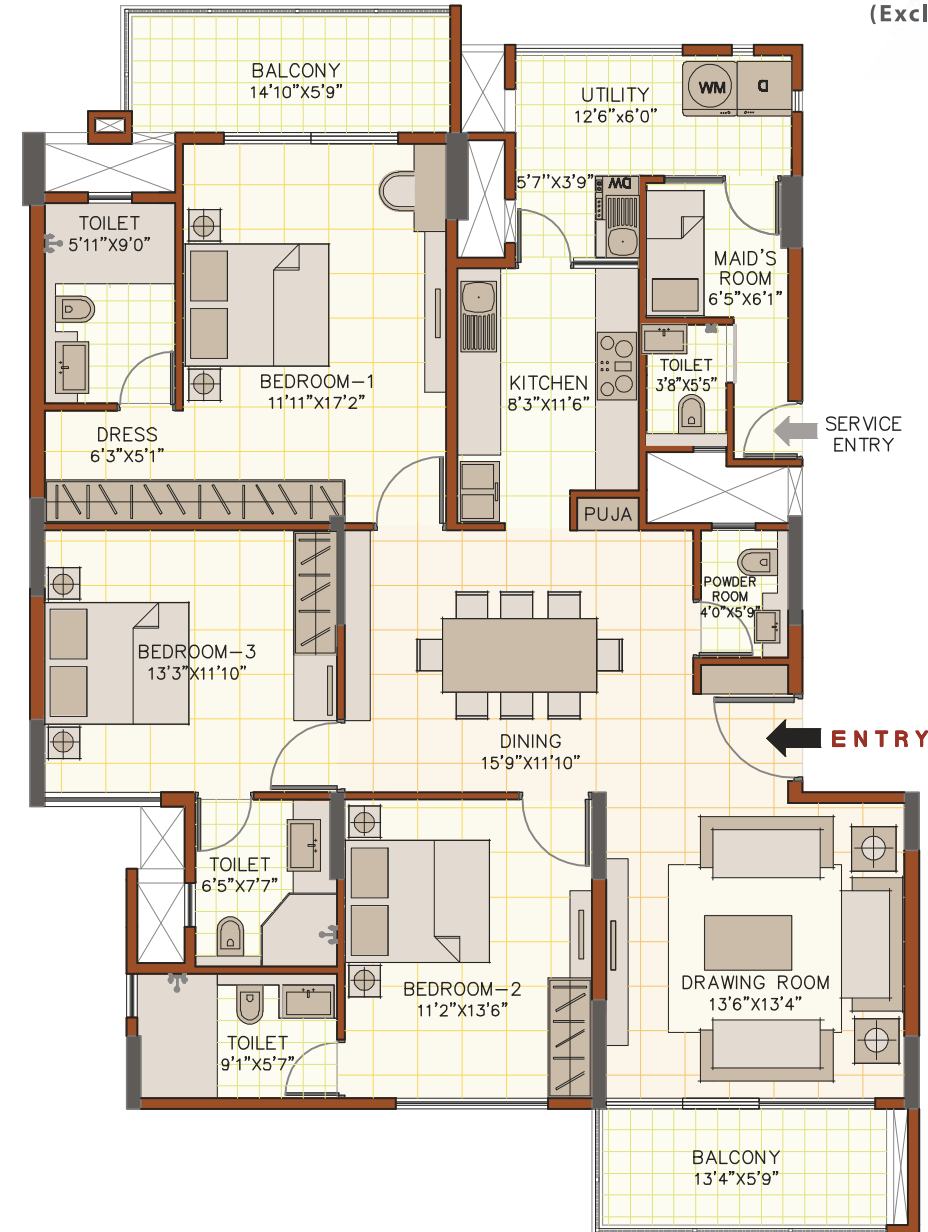
3 BHK



KEYPLAN

Superbuilt up Area : 209.661 sqm. 2257 sq. ft.

Carpet Area : 132.559 sqm. 1427 sq. ft.
(Excluding Balconies)



FLAT NO :B-403 | B-803 | B-1203

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Location Map

Specifications

R.C.C. framed structure with solid block masonry

Flooring :

Common area:

Lift lobbies & corridors : Granite / Marble

Apartment:

Foyer / Living / Dining / Kitchen : High quality vitrified tiles

Balcony & Utility : Non-slip ceramic tiles

Bedrooms : Vitrified tiles / laminated wood

Toilets : High quality ceramic tiles

Toilet Fittings (except maid's toilet)

CP & Sanitary : Jaquar / Kohler or equivalent

Doors / Windows:

Entrance Door : Teakwood frame with teak wood designer shutter

Internal Doors : Hardwood frame with Masonite / equivalent shutter

Balcony Doors / Windows : UPVC with bug mesh

Painting :

Exterior finish : High quality exterior emulsion/equivalent

Internal finish : Plastic emulsion paint

Electrical Wiring

: FRLS wiring of reputed brand

KPTCL Power

: 3BHK/4BHK/Sky villa 8/10/12kW



Location : No. 117/1, Doddakannelli Village, Varthur Hobli, Sarjapur Main Road, Bangalore - 560035.

FOR BOOKINGS CALL: +91 9241 00 00 55



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www.august.in



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