



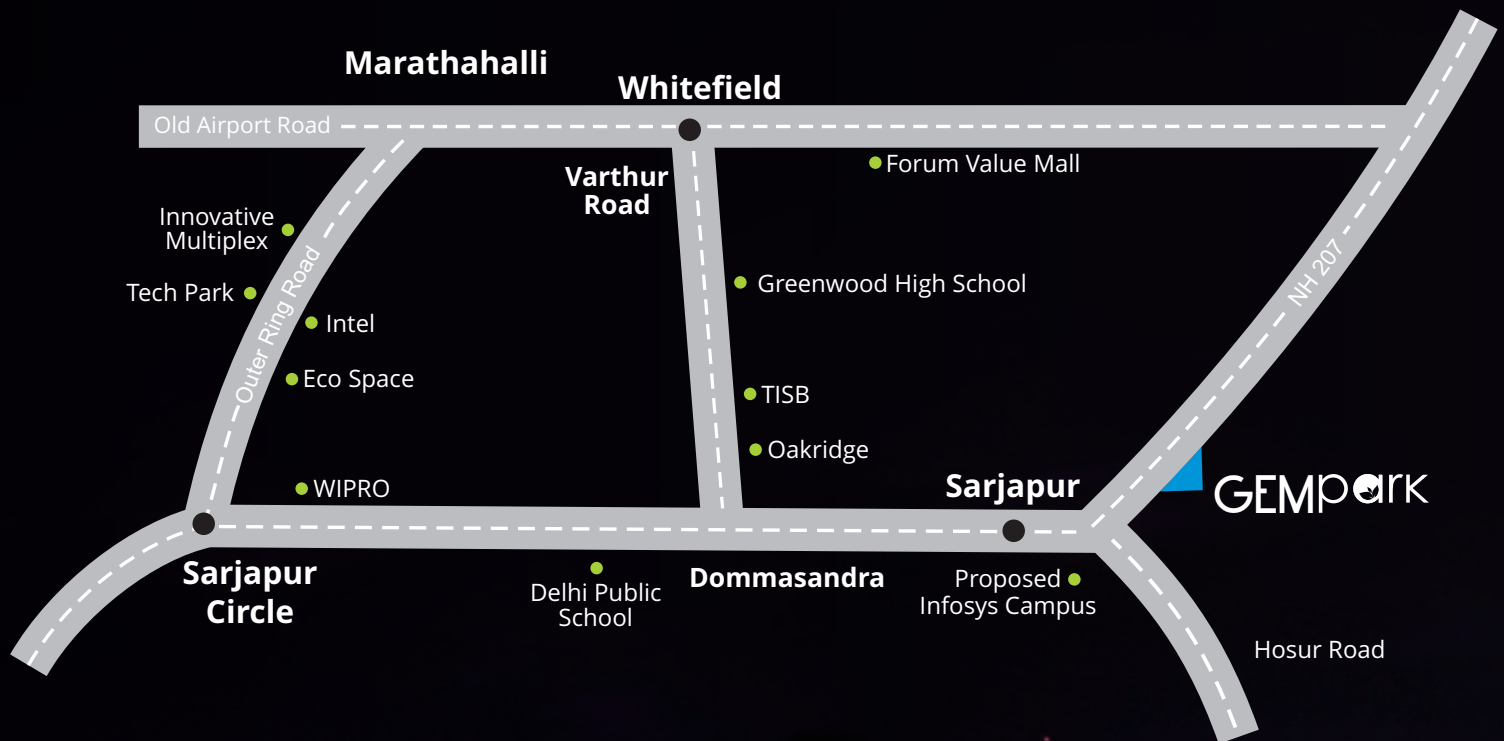
GEMpark

Sarjapur Main Road, Bangalore.

GEMpark

CONTENTS

Location Map	1
Location Key	2
Key features	7
Amenities	11
Master plan	15
Floorplans	17
Specifications	25
The MBR Group	27





Location Key

Sarjapur Main Road, Bangalore

- Sarjapur is fast developing part of Bangalore.
- Excellent connectivity
(Satellite town ring road & peripheral ring road)
- Great Connectivity to key IT clusters - Whitefield, Electronic City, ORR, Marathahalli & Koramangala.
- Accessibility and availability of great social & physical infrastructure - Schools, hospitals, IT companies & shopping center
- High capital value appreciation.





WELCOME TO A REALM OF NEW POSSIBILITIES

Brickfield Gempark Villa development and is conceptualized to offer a lifestyle of luxury coupled with convenience. Spread over 34 acers of lush green land on the Bangalore- Sarjapur highway (NHH207), it's a world away from the chaos of the city, yet close to its comforts. Located on the NH-207 its conveniently accessible to commercial hubs and the IT corridors of east Bangalore and Electronic City.

Brickfield Gempark is a gated development, exclusively hosting 200+ villas that epitomizes luxury living in garden city of Bangalore. With best-in-class specifications and amenities, a home owner in Brickfield Gempark will surely pride this jewel.

THE CENTRE OF CONVENIENCE

Brickfield Gempark is one of the most well connected destination in sarjapur (NH-207), Its proximity to some prominent IT corridors, international school and entertainment destinations make it the center of convenience. All these coupled with the excellent social and physical infrastructure makes Brickfield Gempark the most sought after address.

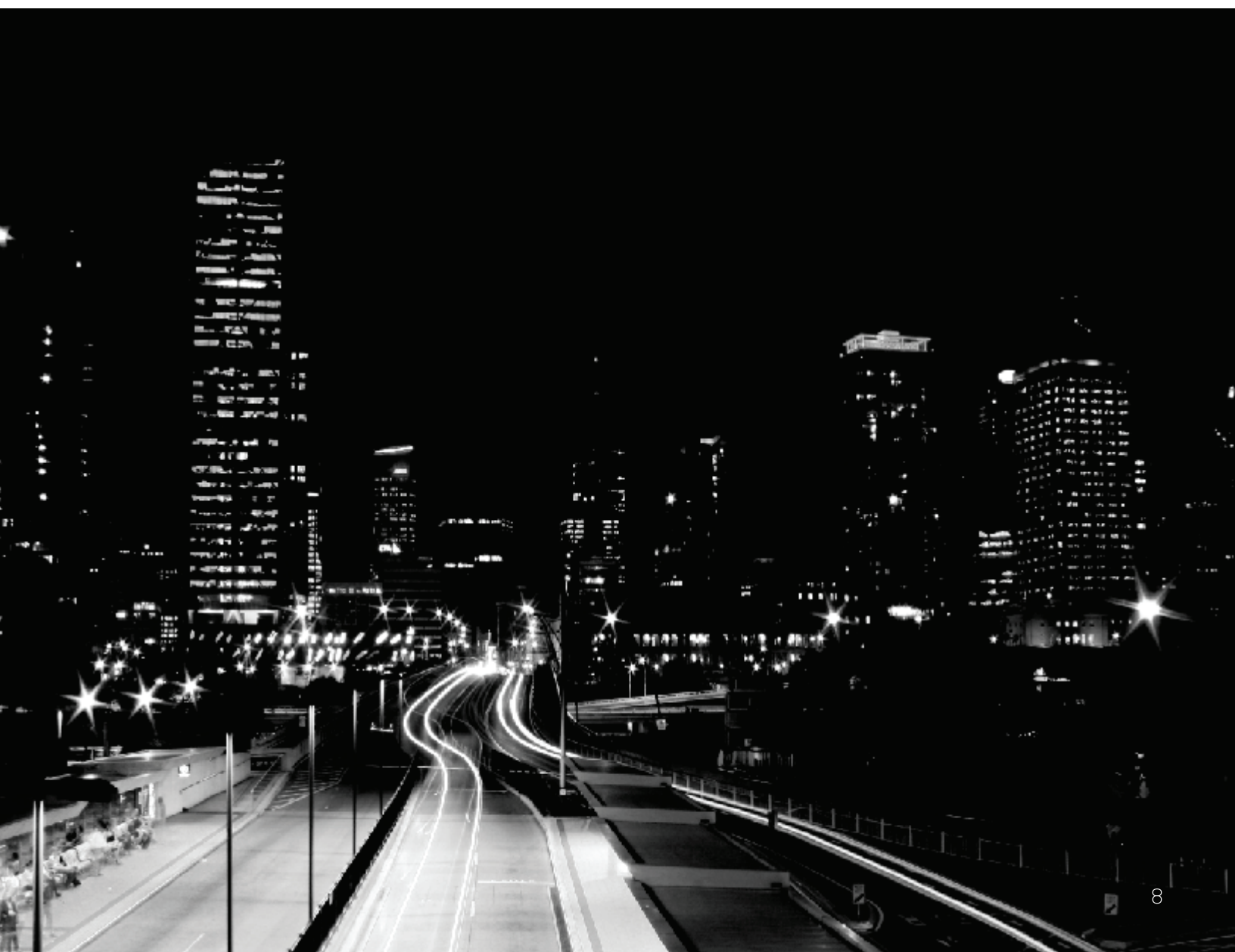




Key Features

- Easy Access to IT clusters like Whitefield, Electronic City ORR, Marathahalli & Koramangala.
- Luxury villa development complemented with premium amenities.
- Well connected to the city & IT parks
- Hassle free commute from office to home.
- Perfectly tucked in from the humdrum of busy roads.
- Upcoming Infosys campus is just few min drive.
- Schools, Hospitals, Offices, Supermarket, IT Parks & recreation center all is close radius.









Amenities



- Best in class Club House
- Recreational Facilities
- Gymnasium
- Swimming Pool
- Table Tennis
- Party Hall
- Meditation Center
- Coffee Shop
- Clinic & Pharmacy
- 24x7 Security
- Underground Electrification & Cabling
- Sewage Treatment Plant
- Rain Water Recharging

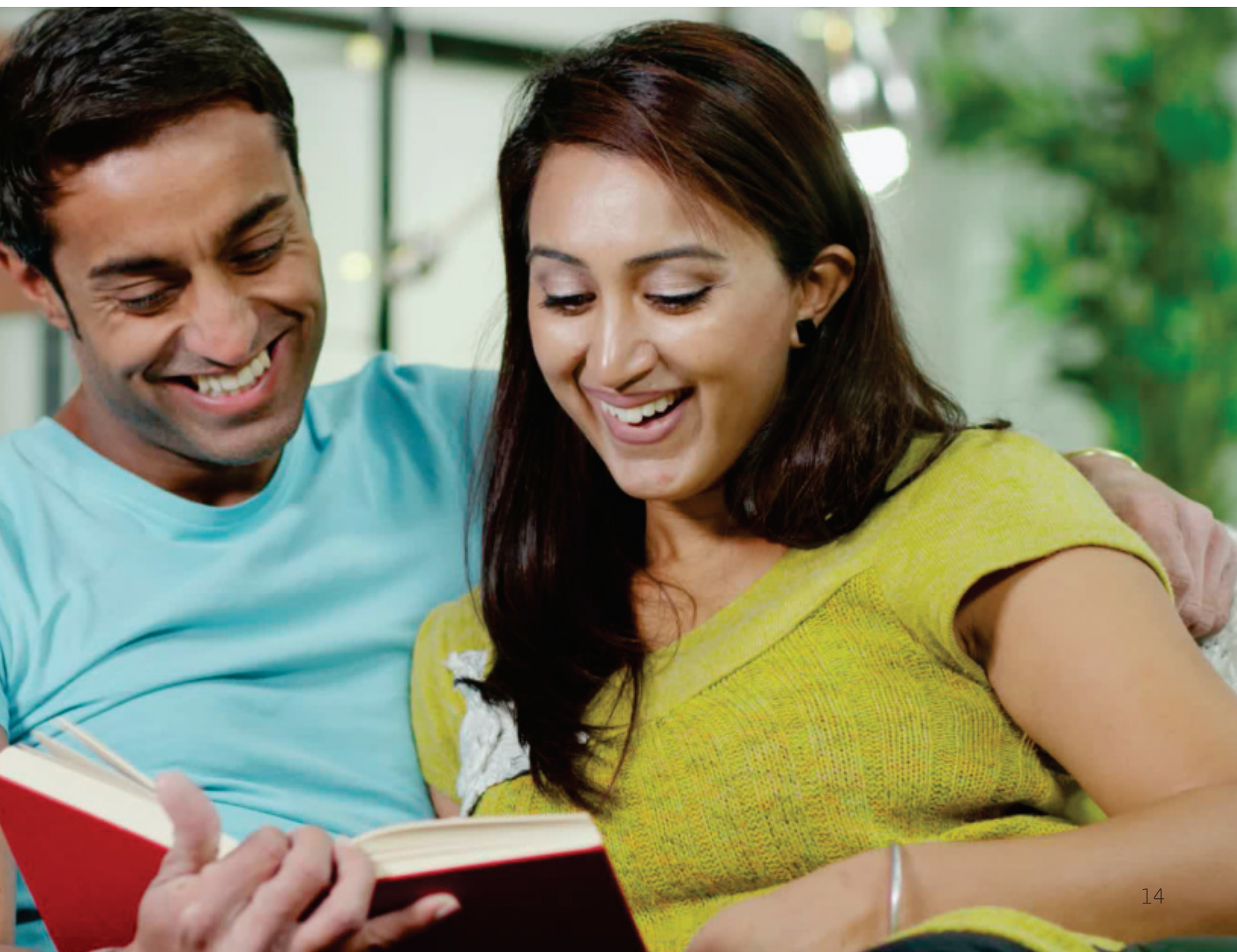




MASTERING THE ART OF COEXISTENCE

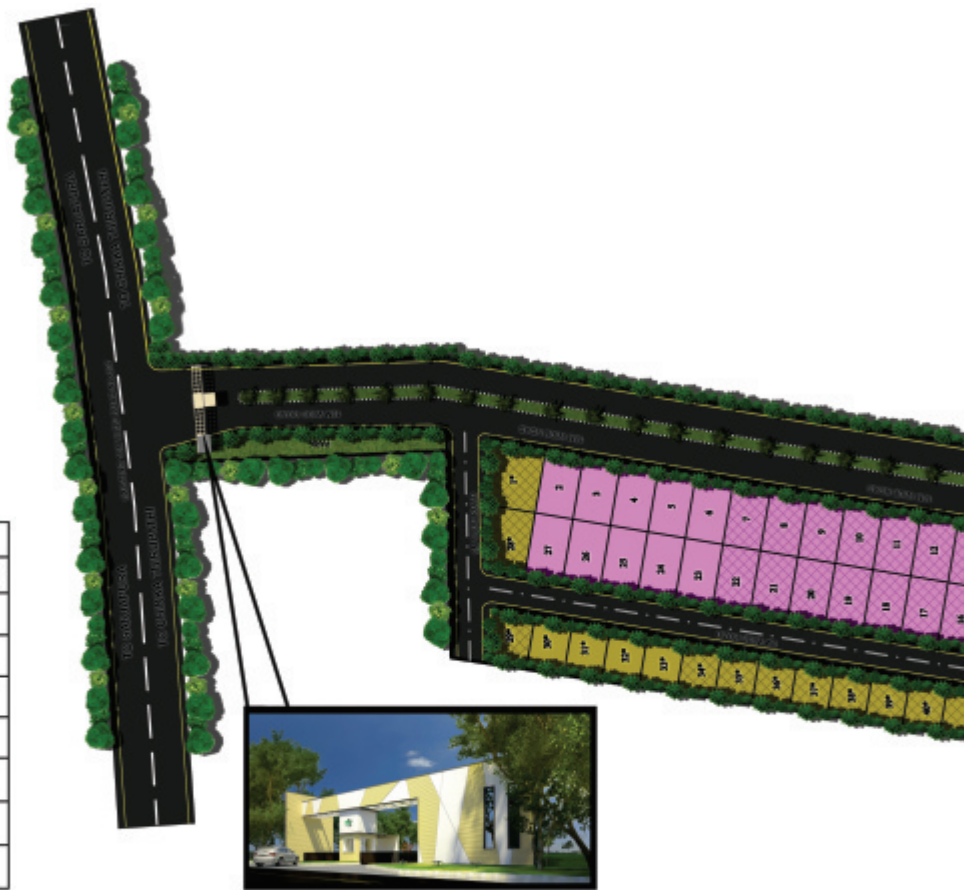
From a home that aspires to combine broad practicalities with a thoughtful sense of detail; is a design that's encouraging to work and play. A design determined by comfort, making it an epitome of luxury in times to come. Complete with top-notch facilities, Brickfield Gempark creates a warm environment for the interaction of the like-minded.

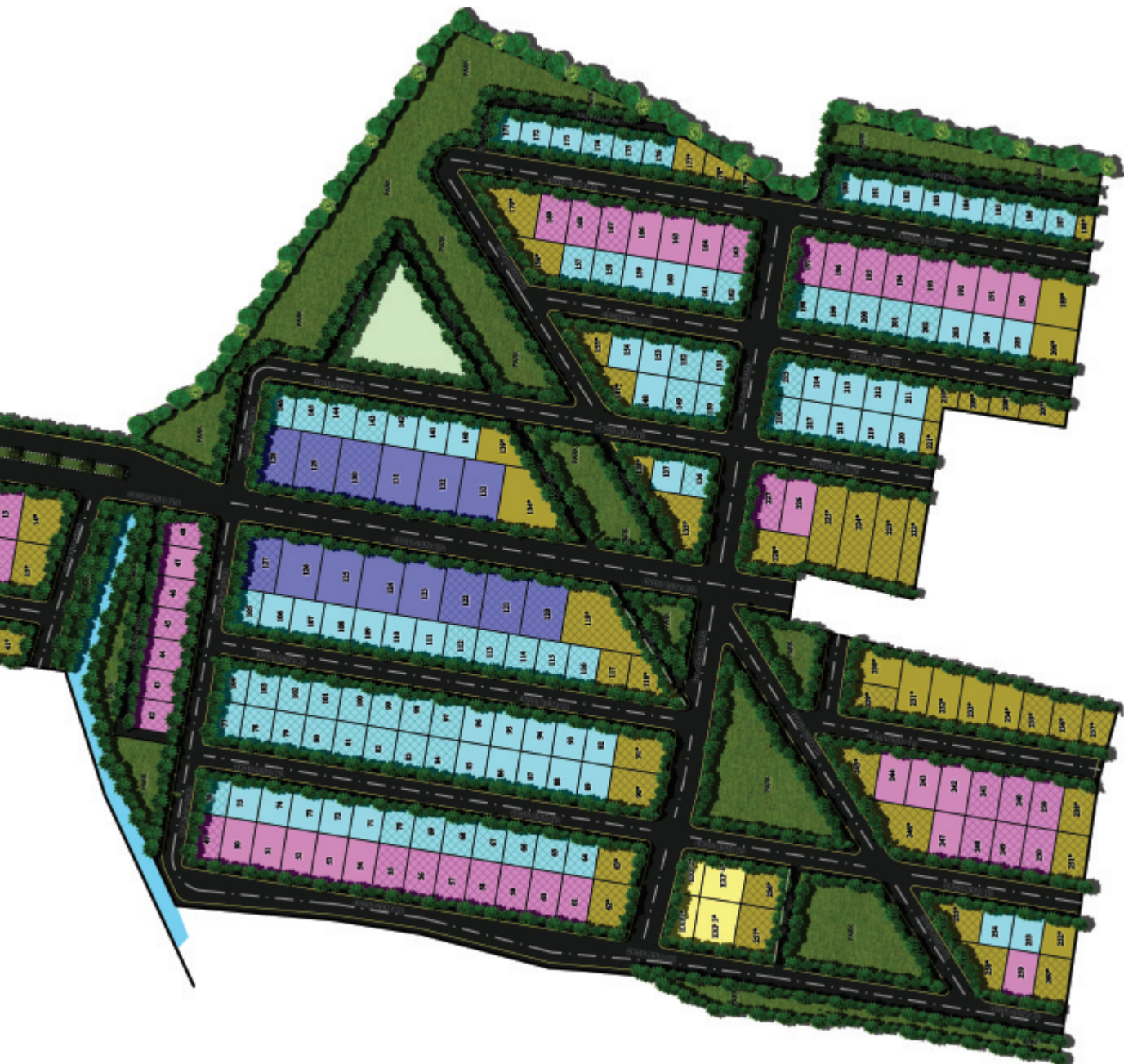




Master Plan

<div><div>N</div><div></div></div>	PLOT DETAILS	
	PLOT SIZE	NO. OF SITE
	9.00M X 12.00M	108
	9.00M X 15.00M	072
	12.00M X 18.00M	014
	ODD SITE*	066
	COMMERCIAL	001
	EXTEND SITE	004
	TOTAL SITE	265





Floor Plans

Emerald East

Ground Floor



First Floor



Built up Area : 1614 sft
3 BHK Villa



Emerald West

Ground Floor



First Floor



Built up Area : 1614 sft
3 BHK Villa



Pearl East

Ground Floor



First Floor



Built up Area : 2794 sft
4 BHK Villa



Quartz East

Ground Floor



First Floor



Built up Area : 3384 sft
4 BHK Villa



Quartz West

Ground Floor



First Floor



Built up Area : 3384 sft
4 BHK Villa



Ruby East

Ground Floor



First Floor



Built up Area : 1930 sft
3 BHK Villa



Topaz East

Ground Floor



First Floor



Built up Area : 2103 sft
3 BHK Villa



Topaz West

Ground Floor



First Floor



Built up Area : 2103 sft
3 BHK Villa



Specifications



Structure

Seismic Zone II compliant structure
Concrete solid block masonry with column structure & RCC roofing

Doors

Main door with teak wood frame & teak finish flush doors.
All other doors with hard wood frame & flush doors.

Windows

3 track Aluminium powder coated window with star lock
10mm Roads For Window Grill

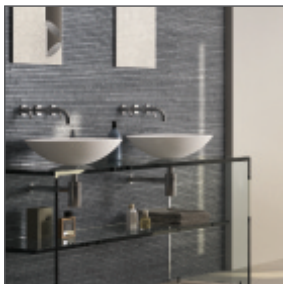


Flooring

Vitrified tiles flooring with skirting in all other areas
Ceramic tiles in toilets and balconies

Kitchen

Granite counter with ceramic tile dado up to 2 feet above the counter.
Stainless steel sink.
Ceramic tile flooring in the utility area.



Wall Finishes

Two coat of wall putty, one coat of wall primer & two coats of wall paint.

External

One coat white wash & one coat external Ace

Toilets & Baths

European WC's, Wash basins of Hindware / Parryware or equivalent make
Toilet accessories of Jaguar or equivalent make



Electrical Fittings

Underground cabling.

Power plugs in all necessary areas.

Electrical fittings and fixtures of Anchorroma or equivalent make.

Provision of AC points in living & master bedroom.

Provision for exhaust fans in kitchen and bathrooms.

Telephone points in master bedroom, living, family rooms.

Provision for cable TV in living and Master bedroom.



Water

Underground water connection to each house.

24-hour water supply.

Overhead tank of 1000 litres for each house.

3000 litres sump for each house.

Provision

Aqua guard point

Provision for solar water heater

Water, power outlet in utility area

The MBR Group

Brickfield Gempark is developed by The MBR Group, a 50-year-old real estate infrastructure company offers high-value infrastructure properties, straddling a complete spectrum of IT Parks, industrial & commercial infrastructure, hotels, and residential properties. The Group today is part of an elite group of real estate infrastructure companies in Bangalore, having chalked up nearly 2 million sqft of real estate space.

The MBR Group's Founder-Promoter, M.BABU REDDY, a veteran of real estate industry, has had a ringside view of the highs and lows of the infrastructure sector over Thirty Five years. Ably supported by the next generation, Mr. BHARATH BABU REDDY and Mr. SHARATH BABU REDDY, the Group grew along with the market. Today, the top management led by the two brothers and a team of professionals and skilled workforce being a part of the group, it aspires to usher in new perspectives and Best Practices to reach a global audience, ahead of the rest.

Vision

At MBR Group, we believe we are creating and not merely developing infrastructure, and contributing in our own small way to the number one need of the country, viz. infrastructure development.

Mission

To conceive, create and commission each and every one of our real estate infrastructure Projects that adhere to the highest quality standards with a robust supporting infrastructure, be environmentally sensitive and create a very attractive community lifestyle for India's growing young and affluent working population.

