





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 .

LUXURY
BEYOND
JUST A
LUXURIOUS
HOUSE


AUGUST
GRAND

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 Serajpur 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.

A man and a woman are sitting on a long, white, modular sofa in a bright, modern living room. The man is wearing a black and white striped shirt and blue jeans, and the woman is wearing a blue dress. They are both holding white mugs and looking at each other. The room has large windows with black frames, showing a view of green trees outside. A glass coffee table with a white base is in front of the sofa. The floor is made of light-colored wood.

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.



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.

Party Hall

Gym

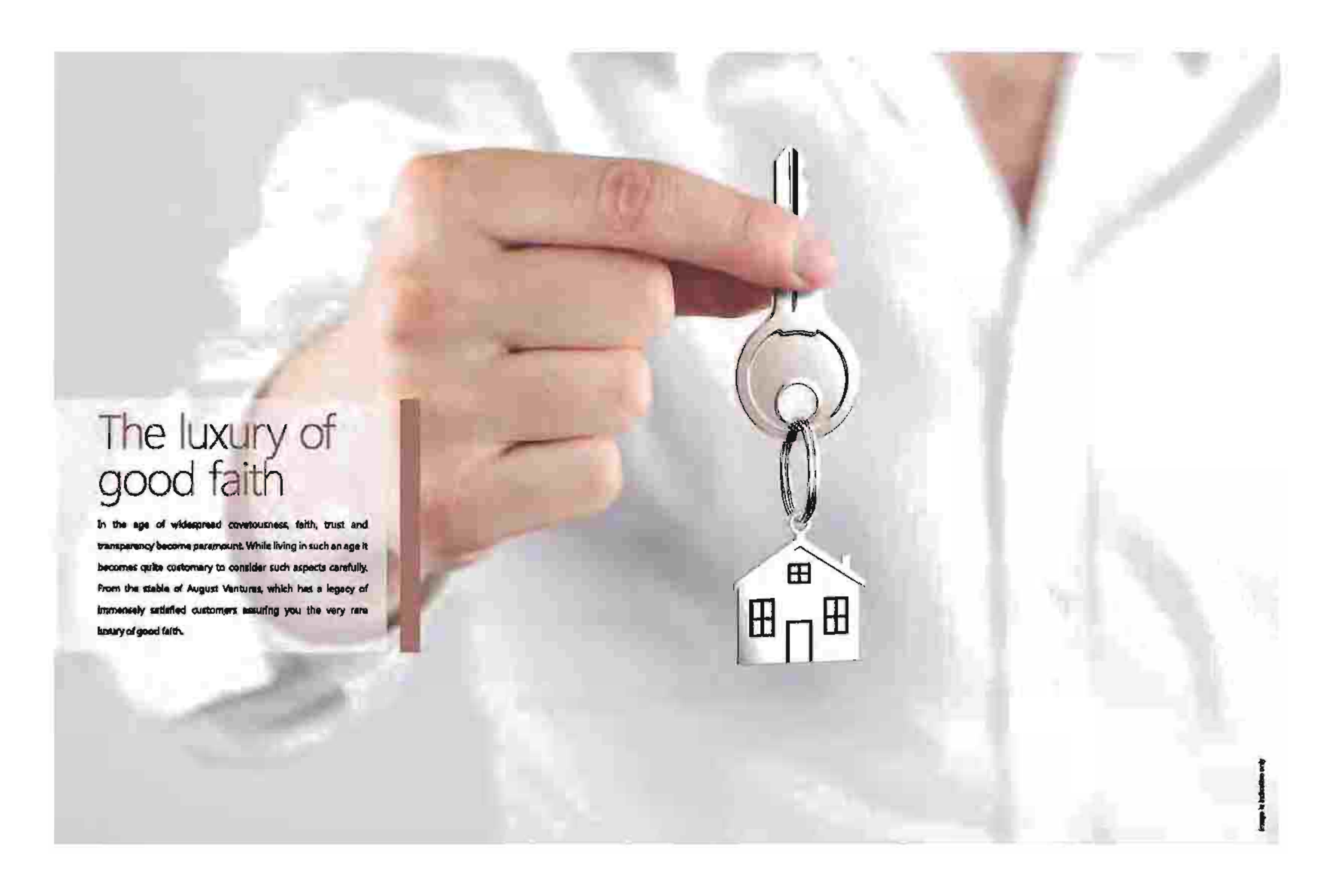
Covered Pool



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.

A hand holding a key with a house-shaped charm against a background of architectural sketches. The hand is positioned in the center-left, holding a silver key. Attached to the key is a small, white, stylized house charm with black outlines for windows and a door. The background is a light gray surface covered with faint, sketchy architectural drawings of buildings and structures. The overall tone is clean and professional, suggesting a focus on real estate or architecture.

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.

A man and a woman are sitting on a light-colored, modern sofa in a living room. The man is wearing a white t-shirt and white pants, and the woman is wearing a patterned top and white pants. They are both looking towards the right side of the frame. In front of them is a white, rectangular coffee table with a small black vase containing greenery on it. The background features a white brick wall and a framed picture. To the left, there is a window with horizontal blinds. The overall atmosphere is relaxed and modern.

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 an 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 the August Grand building, a tall, modern structure with a white facade and a series of balconies. The building is situated in a lush, green environment with many trees and a large body of water in the background. The building has a distinctive design with a central section that is wider than the others. The surrounding area is filled with greenery, and there are some smaller buildings visible in the distance.

The luxury of green living

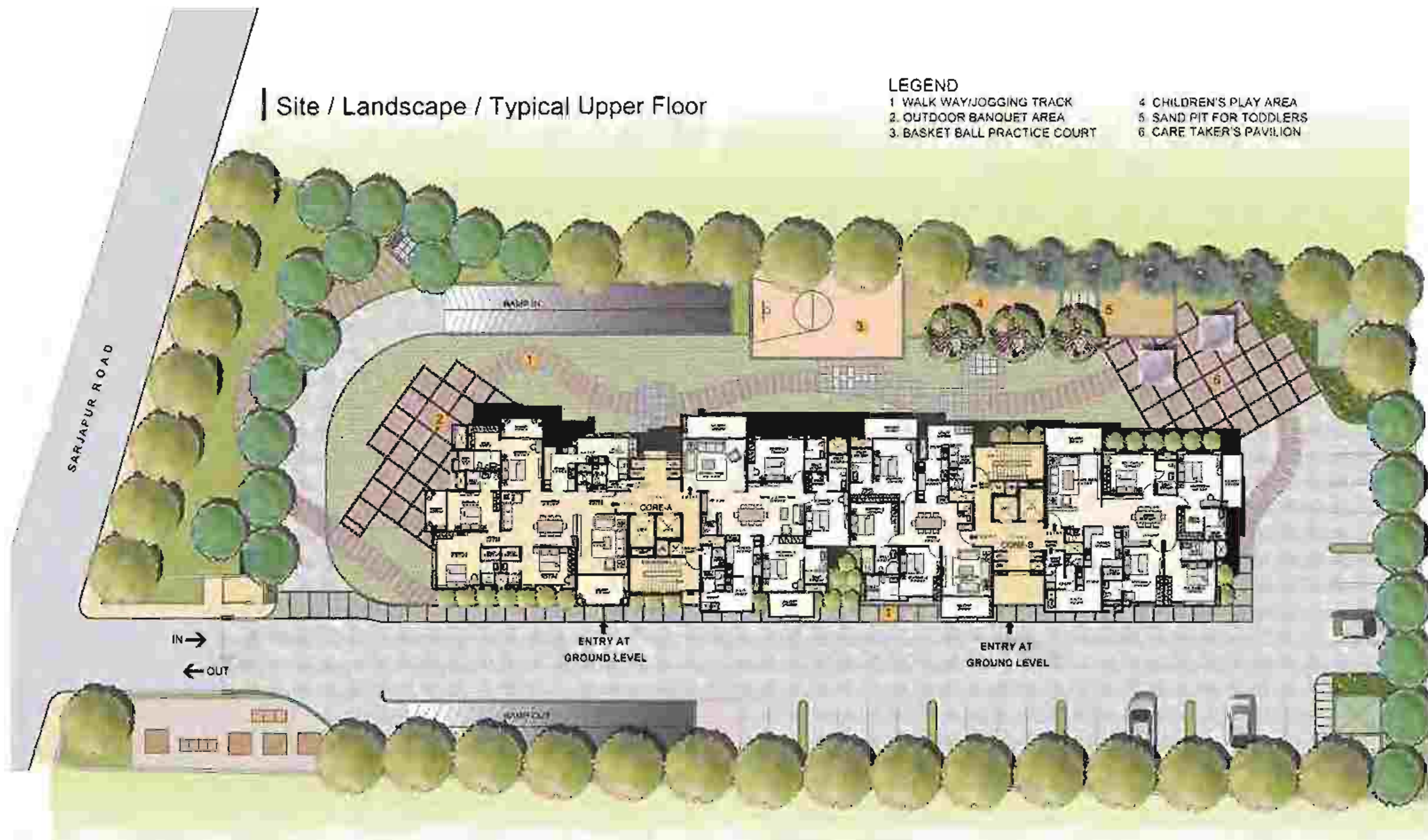
August Grand contributes to a greener environment from its very foundation. Designed in line with the requirements of a Green home, August Grand comprises the best practices in water management and design that allows optimum natural ventilation. By making it your home, you not only contribute towards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

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





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



Indoor Games



Kid's Play Area



Jogging Track

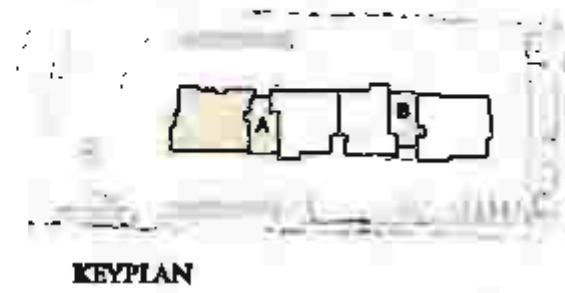


Basket Ball Practice Court

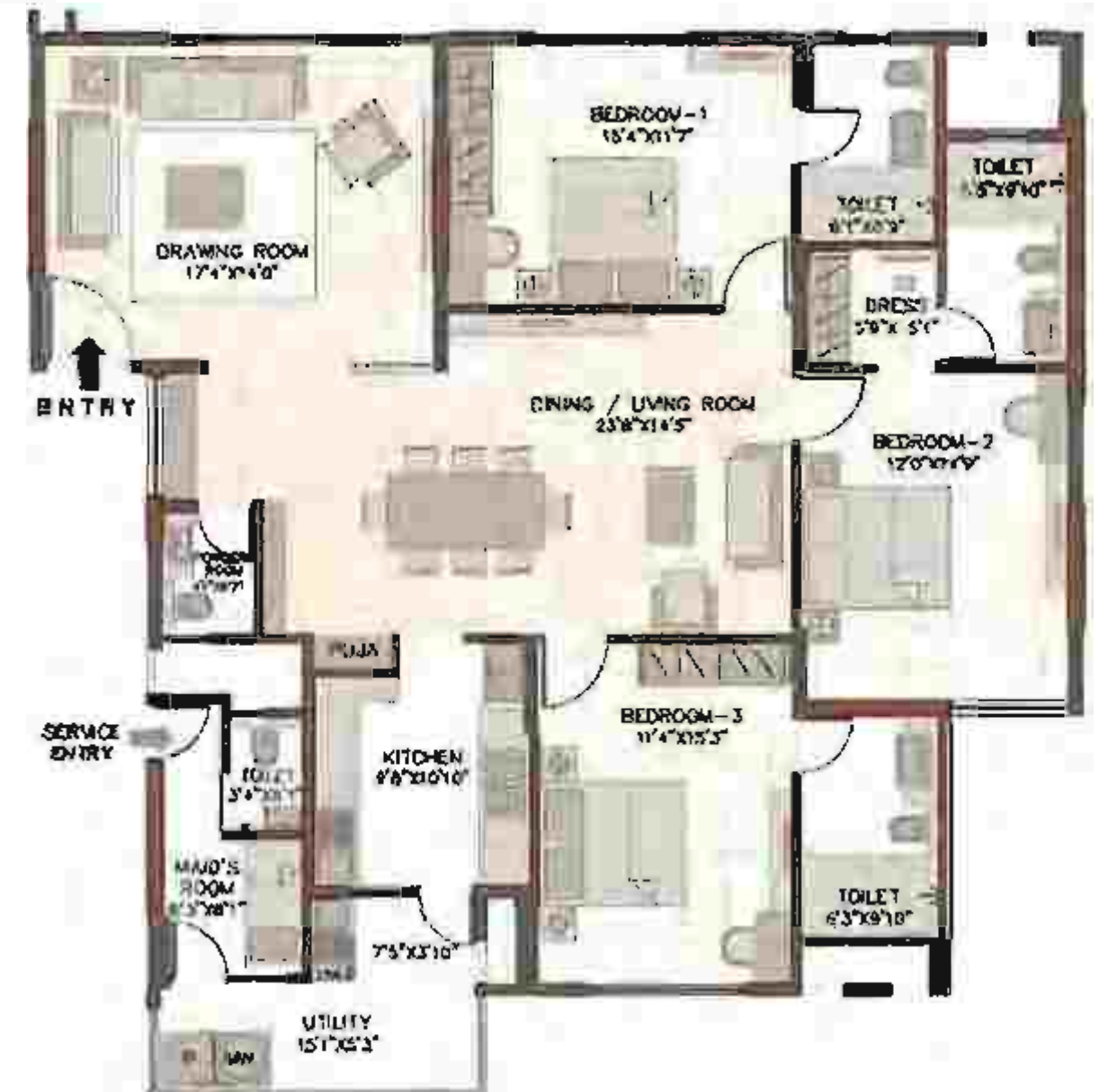
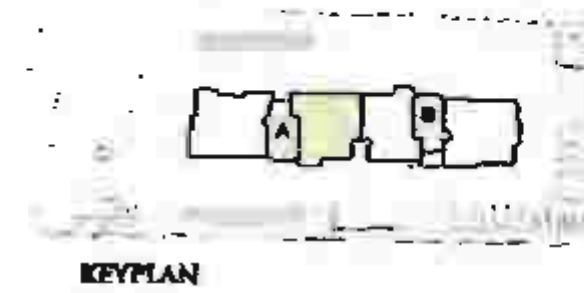
FLOOR PLAN

3&4 BHK APTS.

GRAND 4 BHK | 2719 SFT



FLAT NO : A-101



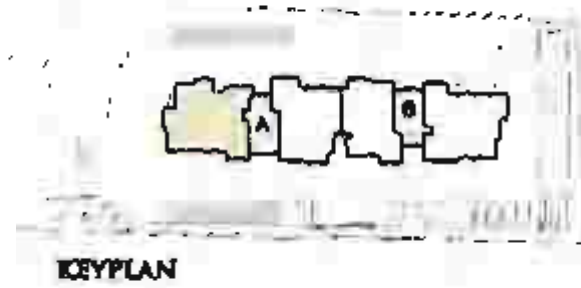
FLAT NO : A-102

FLOOR PLAN

GRAND 3 BHK | 2384 SFT

FLOOR PLAN

GRAND | 4 BHK | 3045 SFT

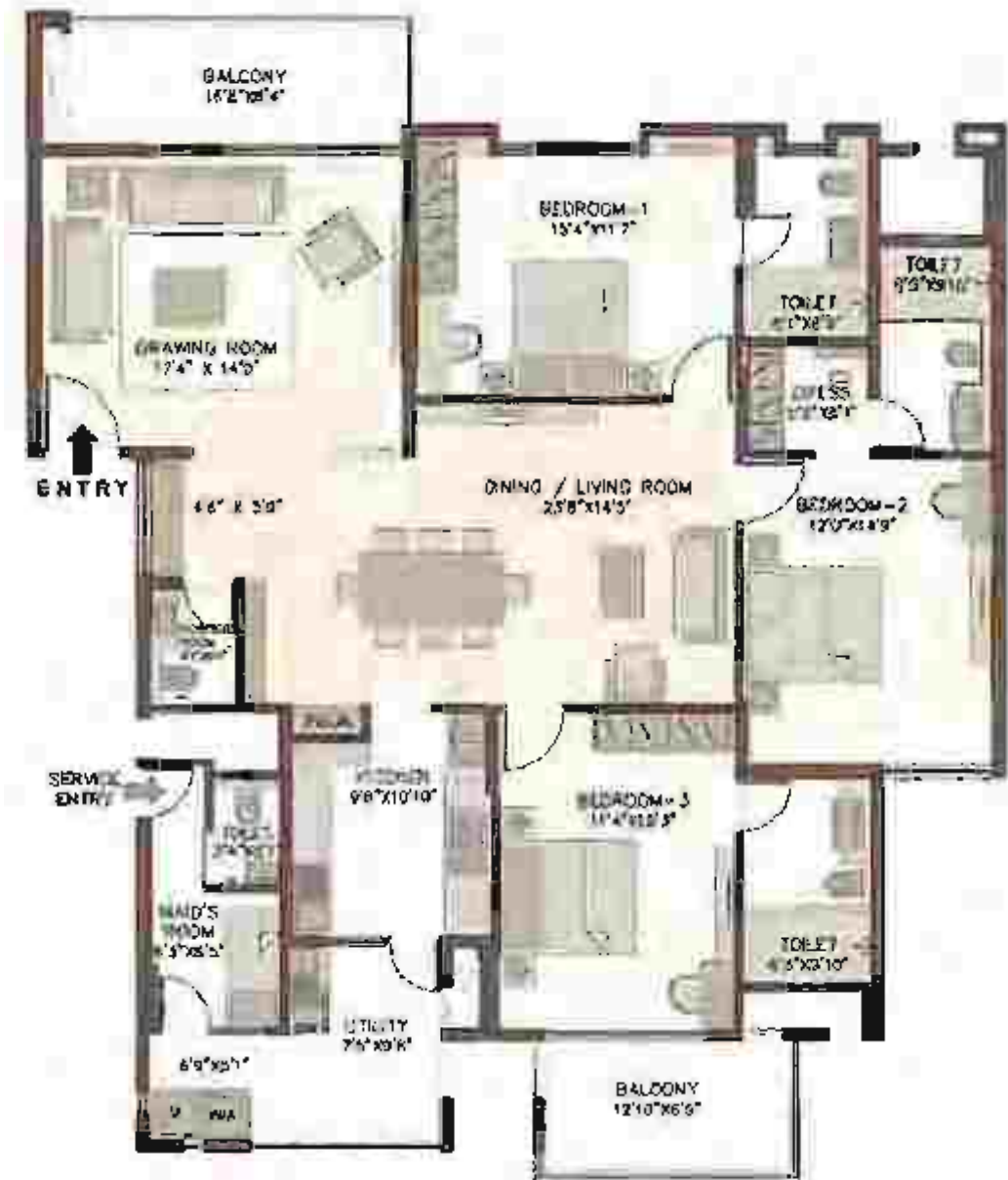
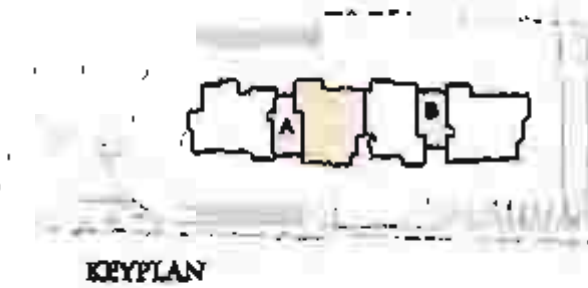


FLAT NO : A-201 | A-301 | A-501 | A-601 | A-701 | A-901
A-1001 | A-1101 | A-1301 | A-1401 | A-1501

Apurva Vasani Pvt. Ltd. reserves a policy of confidentiality to all its design documents, reports, plans, drawings, specifications, and other documents. The same shall not be used for any other purpose without the written consent of Apurva Vasani Pvt. Ltd.

FLOOR PLAN

GRAND | 3 BHK | 2669 SFT



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



4 BHK | 3010 SFT

KEYPLAN



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

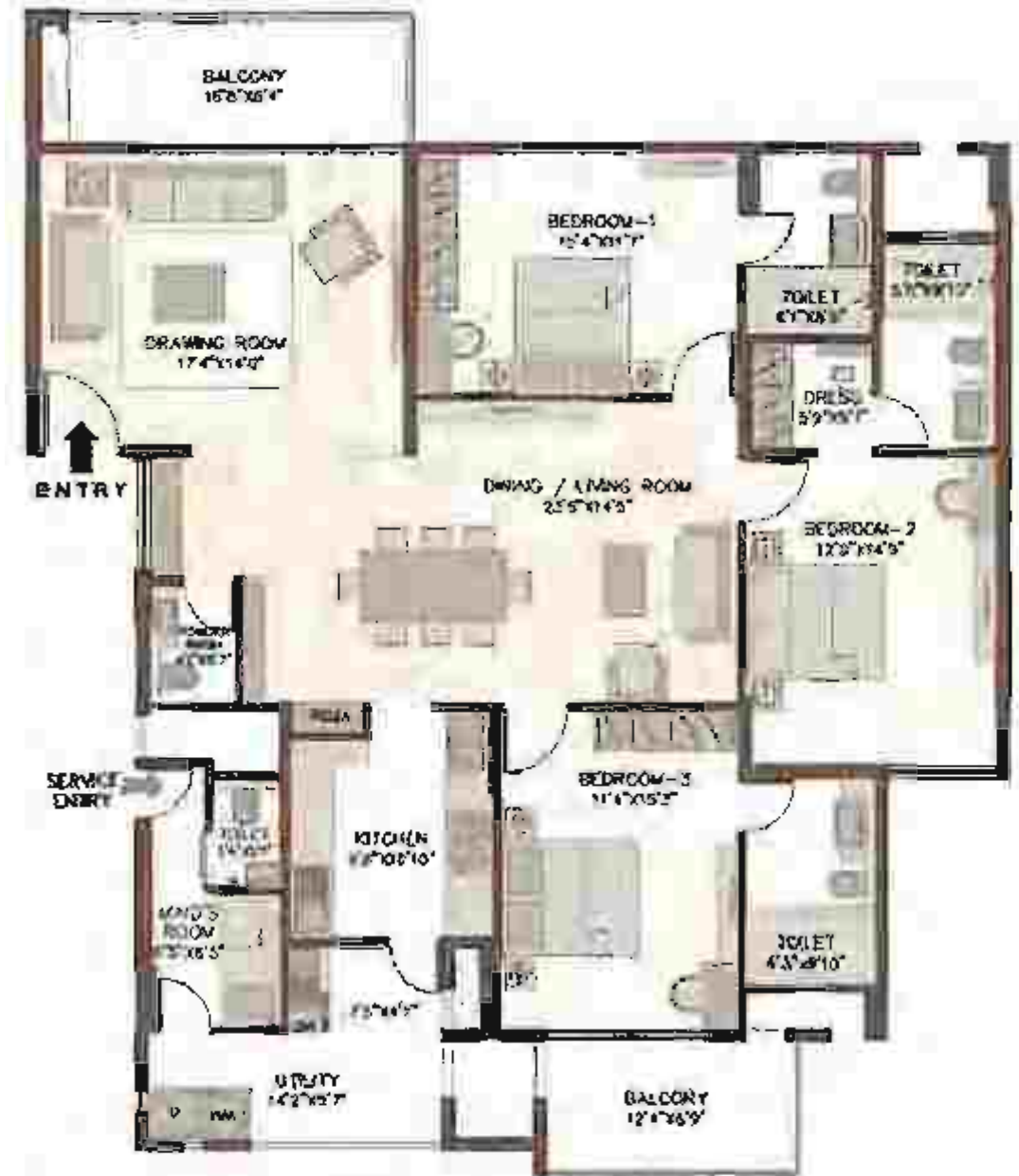
Agarwal Infrastructure Pvt. Ltd. reserves the right to make changes to the floor plan and specifications without any prior notice. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.

FLOOR PLAN



3 BHK | 2652 SFT

KEYPLAN



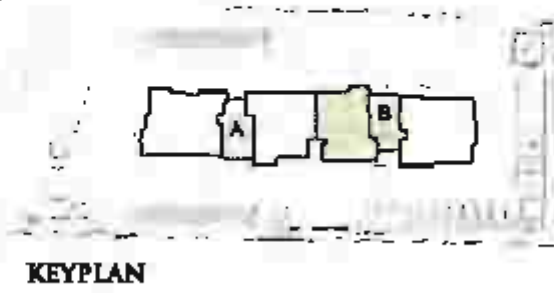
FLAT NO : A-402 | A-802 | A-1202

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FLOOR PLAN



3 BHK | 2034 SFT



KEYPLAN



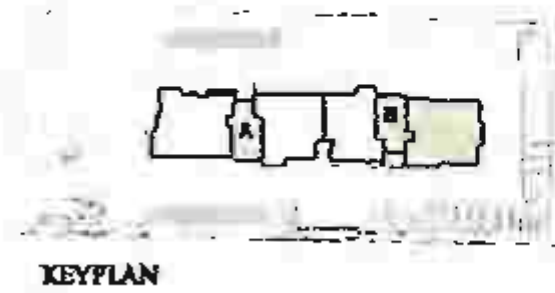
FLAT NO : B-103

Agasth Mathur & Co. LLP is a firm of architects registered in India. The floor plan is subject to change without any notice. The floor plan is subject to change without any notice. The floor plan is subject to change without any notice.

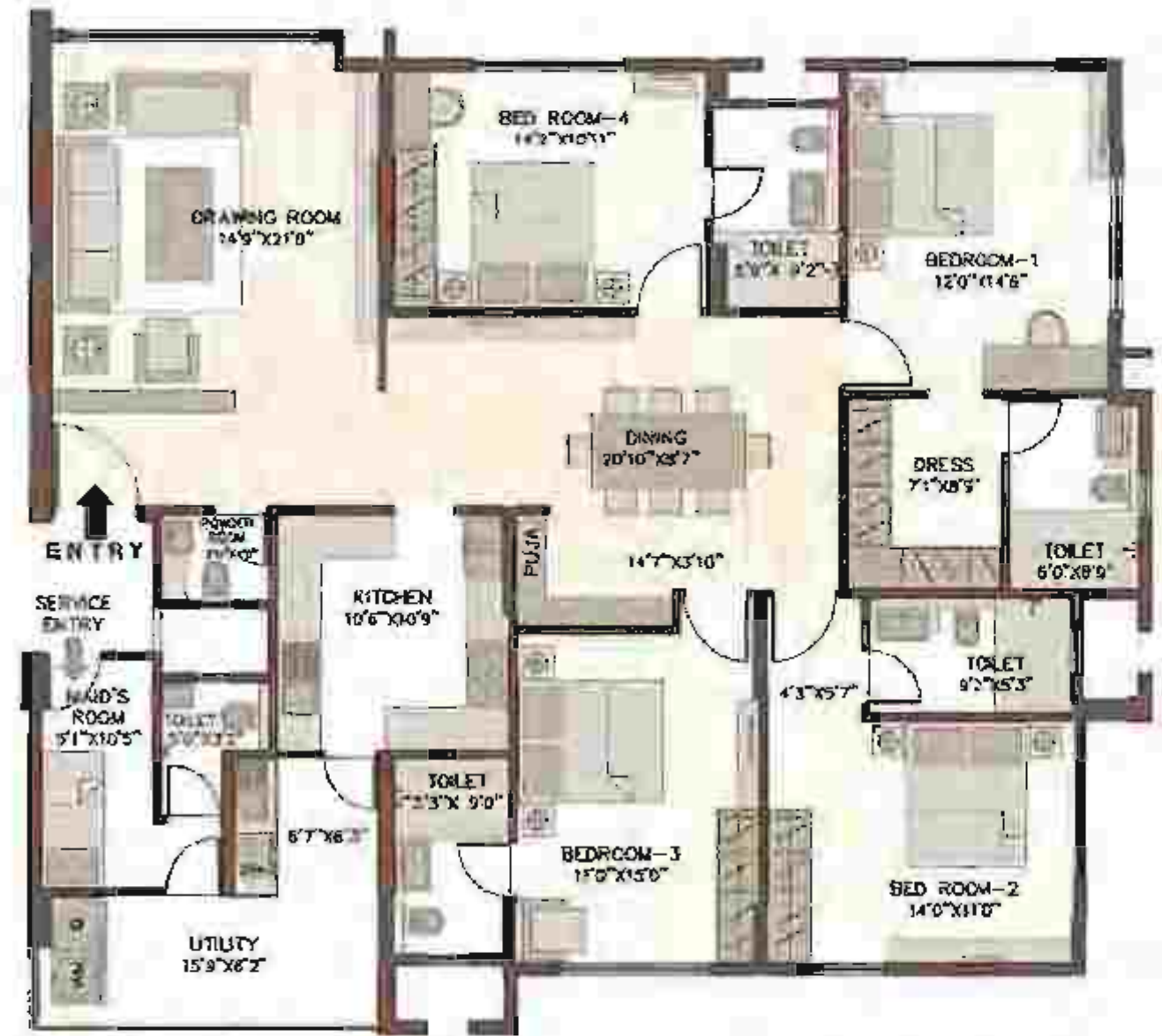
FLOOR PLAN



4 BHK | 2689 SFT



KEYPLAN



FLAT NO : B-104

Agasth Mathur & Co. LLP is a firm of architects registered in India. The floor plan is subject to change without any notice. The floor plan is subject to change without any notice. The floor plan is subject to change without any notice.

FLOOR PLAN



3 BHK | 2277 SFT



KEYPLAN



FLAT NO : B-203 | B-303 | B-503 | B-603 | B-703 | B-903
B1003 | B-1103 | B-1303 | B-1403 | B-1503

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FLOOR PLAN



4 BHK | 2971 SFT



KEYPLAN



FLAT NO : B-204 | B-304 | B-504 | B-604 | B-704 | B-904
B-1004 | B-1104 | B-1304 | B-1404 | B-1504

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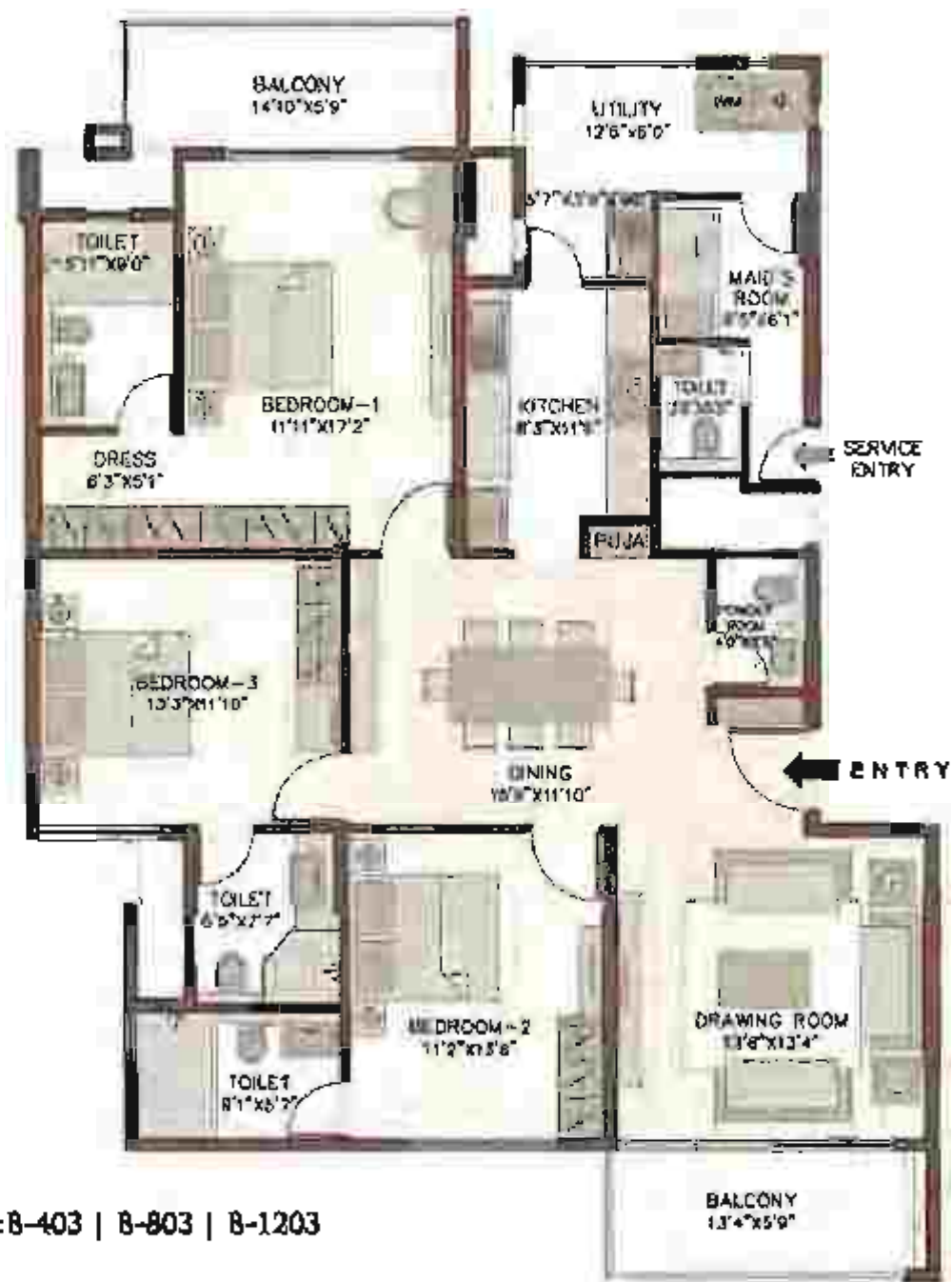
FLOOR PLAN



3 BHK | 2257 SFT



KEYPLAN



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

Agarwal Infrastructure Pvt. Ltd. undertakes no responsibility of structural alterations to the building and its contents. The floor plan is subject to change without any prior notice. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.

FLOOR PLAN



4 BHK | 2934 SFT



KEYPLAN



FLAT NO : 8-404 | 8-804 | 8-1204

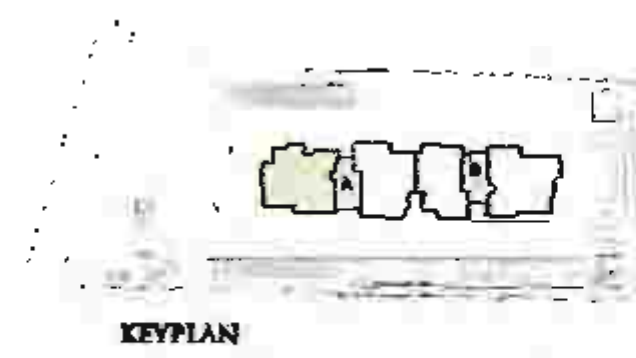
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FLOOR PLAN

SKY VILLAS



5 BHK
SKY VILLA



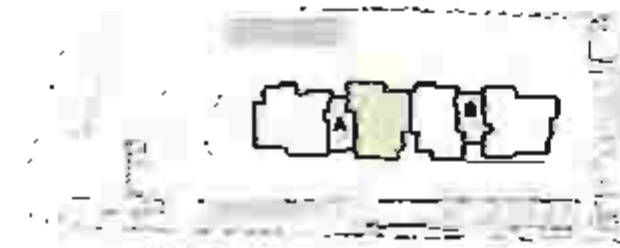
FLAT NO : A-1601
SBHK : 4786 SFT
TERRACE : 354 SFT



This floor plan is for information only. The actual floor plan may vary from the one shown here. The developer reserves the right to make any changes to the floor plan without any prior notice. The floor plan is not to be used for any other purpose.

GRAND

LOWER LEVEL



FLAT NO : A-1602
4BHK : 4285 SFT
TERRACE : 339 SFT



UPPER LEVEL

FLOOR PLAN



4 BHK
SKY VILLA



FLAT NO : 8-1603
4BHK : 4234 SFT



As per the approved floor plan, the dimensions of the flat are 4234 SFT. The actual dimensions may vary slightly due to construction tolerances. The floor plan is for reference only and should not be used for any legal purpose.

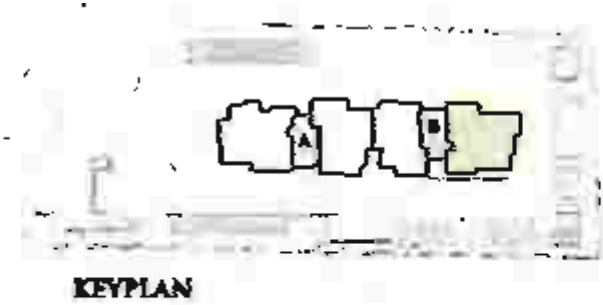
FLOOR PLAN



5 BHK
SKY VILLA



LOWER LEVEL



FLAT NO : B-1604
SBHK : 4992 SFT
TERRACE : 287 SFT



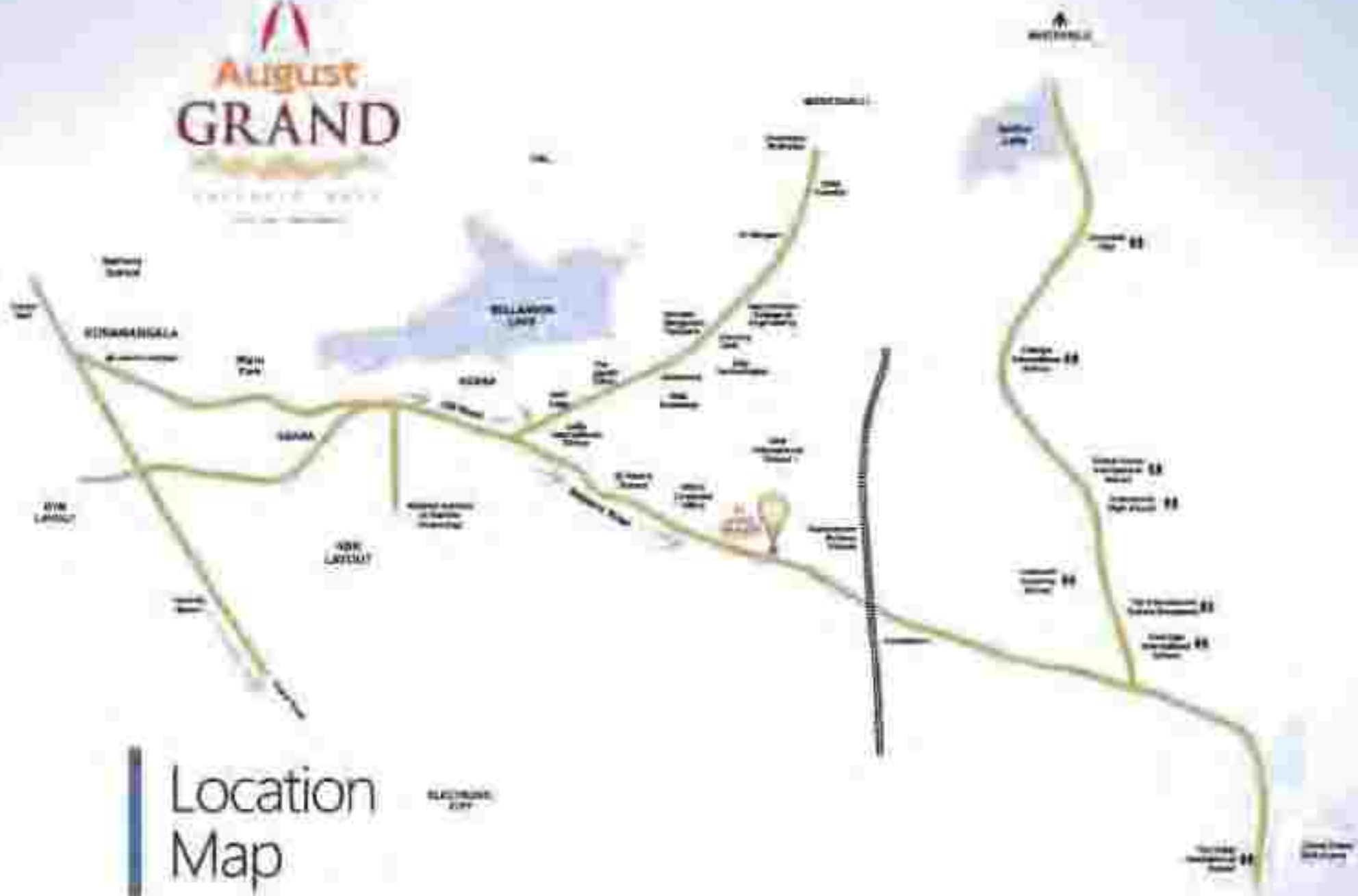
UPPER LEVEL

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AUGUST GRAND

WATERFALL WALK

2018-2019



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 & Lobby: Non-slip ceramic tiles

Bedrooms: Vitrified tiles / laminated wood

Toilet: High quality ceramic tiles

Toilet Fittings (except maid's toilet)

CP & Sanitary: Jaquar / Kohler or equivalent

Doors / Windows:

Entrance Door: Teak wood frame with teak wood designer shutter

Internal Door: 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

- R/S wiring of reputed brand

KPTCL Power

- 15-K, 40HK / Sky villa 8/10/12kW



Location : No. 117/1, Doddaballanrubi Village, Verthur Hobli, Serjapur Main Road, Bangalore - 560 035.

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www.august.in



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