



TIRUMALA
CONSTRUCTIONS

A Milestone Venture by



JYOTHI PRASAD
& Sons

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Our Bankers

State Bank Of Mysore
LIC Housing Finance Ltd.

Architect

Tirumala Architects

Legal Advisor

Mr. Venkatachaliah, Chamarajpet



This brochure is purely conceptual, and not a legal offering. The promoters reserve the right to change, alter, add or delete the specifications mentioned.

TIRUMALA **BALA Pinnacle**





The charm of an achievement is in reaching the Pinnacle! It takes extreme confidence and extraordinary selection to achieve the acme. TIRUMALA PINNACLE is for such protagonists!

PINNACLE is for the one who believes in the dignity of luxury and is an aficionado of the living place exquisiteness. We have implemented the best architectural creativity and imperative amenities, for lavishness. The concept elevates to the "Roof-top", wherein you find a contemporary swimming pool and a comforting jogging track.

PINNACLE is a condominium with 20 extensive apartment houses, which are spaciouly designed and graciously arranged.

Well, we are waiting for the Aristocrats who believe their possession to be an honour!



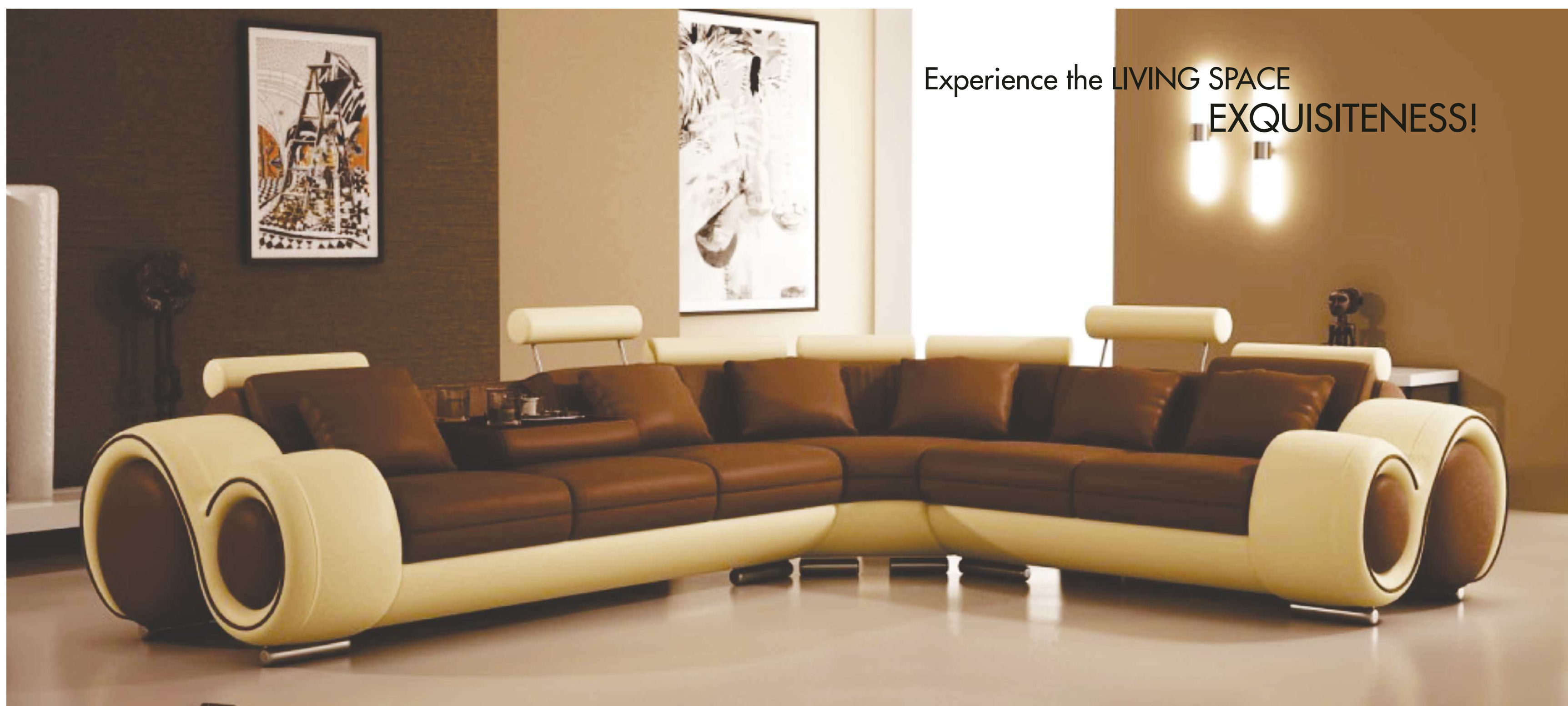
Typical Floor Plan



ROAD



Experience the LIVING SPACE
EXQUISITENESS!



Flat 01, 3BHK, 1550 sq.ft



Flat 02, 3BHK, 1660 sq.ft



Floor Plans

Flat 03, 3BHK, 1650 sq.ft



Flat 04, 3BHK, 1350 sq.ft



Flat 05, 3BHK, 1420 sq.ft



Amenities

- Clubhouse
- Gym
- Recreation Room
- Rooftop Pool
- Rooftop Jogging Track
- Home Theatre
- Party Hall
- 24x7 Security





STRUCTURE

- Concrete block masonry
- Elegant entrance lobbies
- Covered parking
- All internal walls are smoothly plastered with lime rendering.

FLOORING

- Hall
 - Living/Dining, Bedrooms & Kitchen
 - Toilets & Utility
 - Balcony
 - Staircase
- Granite
 - Vitrified tiles
 - Anti skid tiles
 - Anti skid tiles / Vitrified tiles
 - Natural stone like Kota or Granite

KITCHEN

- Black granite platform
- 2 ft dado above platform in ceramic glazed tiles
- Single bowl granite or steel sink
- Provision for water-purifier point in kitchen
- Provision for washing machine in utility area.

DOORS (Biometric System for the main door)

- Main door with Teak wood shutters, Brass fitting, Magic eye & Safety chain
- Flush doors for bedrooms, painted on both sides
- FRP Toilet doors
- Ventilator for toilets with Louvers & Glass
- Windows, with wooden frame & shutters

Lift (2 lifts)

Elegantly designed, Johnson/equivalent, fully automated lift, with ARD safety measures.

PAINTINGS

- Interior: Plastic Emulsion for walls and ceiling
- Enamel painting for MS Grill / Door Shutters / Railing
- Exterior: Water proof painting

TOILETS

- Ceramic glazed tiles dado up to 7 feet height
- Pastel coloured sanitary ware / CP Fittings of Jaguar / Equivalent make
- Flush valves and wash basins
- Health faucet
- Borewell & BWSSB water supply
- Adequate capacity underground sump & overhead tank (fitted With Water Softner)
- Pressurized water supply

ELECTRICALS

- Elegant electrical switches (ROMA Modular)
- Earth Leakage Circuit Breaker (ELCB) for each flat
- Miniature Circuit Breaker (MCB) for each room provided at the mains
- Distribution box in each flat
- TV / Telephone points in L/D & Master-bed room / AC Points
- Provision for internet connection
- Concealed copper wiring
- Generator Back-up

SECURITY

- 24 hour security
- CCTV Cameras
- All windows shall be wooden frame with shutters



Route Map

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- Kamath Bugle Rock
 - McDonald's
 - Karthik Netralaya
 - Shekhar Hospital
 - NR Colony Govt. Hospital
 - Syndicate Bank
 - HDFC ATM
 - Vidyapeeta
 - Ram Mandira Choultry
 - Bull Temple
 - Ramakrishna Math
 - South End Metro Station
 - BMS Engineering College





Redefining the
DIGNITY OF LUXURY!

Tirumala Constructions

2001 marks the beginning of a novel construction prodigy, Tirumala Cosntructions. We started as a company majorly engrossed in Joint Property Development. We have been in the industry since 12 years now, and have completed nearly 400 residential projects, in and around Bengaluru. Presently, we have around 23 residential projects up the sleeve, few expected to complete in the year 2013, alongside a couple of commercial complex projects.

We have been extremely successful in developing Villa Projects too, with 30 villas, which were sold in a record time. We are currently working on Phase-II (43 Villas, with amenities) of the project. We are in the verge of starting Phase-III (100 apartments), at Whitefield. We believe in creating qualitative, affordable & comfortable living, ensuring sustainability and goodwill!

Our Expertise

Planning | Architecture | Engineering | Operations | Sales & Marketing | Legal Assistance

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