



ENTER THE WORLD
OF ABUNDANCE







THE ABUNDANCE OF TIME.
AND LUXURY.


CONCORDE
Abode 99

ON SARJAPUR-HOSUR ROAD






24
Name of the Customer



IMAGINE A FANTASTIC, UBER-LUXURIOUS VILLA LIFE THAT IS TAILORED TO PERFECTION KEEPING YOUR CHOICES IN MIND. IT'S TIME TO OPEN YOUR EYES TO THE ULTIMATE VILLA LIVING EXPERIENCE THAT'S SPECIALLY HANDRAFTED FOR YOU. THIS IS WHAT THE VILLA LIFE AT ABODE 99 IS ALL ABOUT.






A BESPOKE SUIT THAT DOESN'T JUST FIT, BUT EMBRACES YOU SNUGLY. A SHARP PAIR OF SHOES THAT SEEM MEANT TO CARRY YOU AND YOU ALONE. A STYLISH TIMEPIECE THAT SEEMS BORN TO ADORN YOUR WRIST. THERE'S SOMETHING INDERSCRIBADLY SPECIAL ABOUT THINGS THAT ARE HANDCRAFTED FOR YOU.

KNOWING THAT SOMETHING ISN'T MADE FOR THE WORLD, BUT FOR YOU AND YOU ALONE CAN BE A REALLY SATISFYING FEELING! COME, EXPERIENCE IT AT CONCORDE ABODE 99.











EACH VILLA AT CONCORDE ABODE 99 IS CRAFTED CAREFULLY TO EVOLVE INTO A PERFECT BLEND OF LUXURY AND TECHNOLOGY AND COMES WITH A PLETHORA OF SMART-LIVING FEATURES TO REDEFINE CRAFTED VILLA LIVING JUST FOR YOU.

FROM A LARGE GLASS SURFACE FACADE, A BEAUTIFUL FEELING OF OPENNESS, EFFICIENT FLOOR LAYOUT TO AN EXPANSIVE RECREATIONAL DECK, EVERY VILLA HERE IS A DREAM COME TRUE!






EACH VILLA IS TOPPED OFF WITH AN EXPANSIVE RECREATIONAL DECK. IT'S A PLUSH SPACE WHERE YOU CAN INDULGE IN SEVERAL RECREATIONAL ACTIVITIES. START OFF YOUR DAY WITH A SOUL-PLEASING SESSION OF YOGA, INVITE FRIENDS OVER FOR A CASUAL HANGOUT, OR HOST AN EXCLUSIVE LATE-NIGHT SOIREE UNDER STARLIT SKIES. LIFE WILL FEEL GOOD AT THE TOP!










NEED A BIT OF CEREBRAL RELAXATION SURROUND BY
PAGES FULL OF ASTONISHMENT AND WONDER? WE GOT
YOU COVERED! ENTER THE VAST AND WELL-STOCKED
LIBRARY AND LOSE YOURSELF IN THE PERFECT 'ME TIME'.







FLOOR PLANS

9X12 NORTH

9m X 12m (29.6.5" X 39'4.5")

North facing Villa

Built Up Area: 2214 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

- | | |
|------------------|----------------|
| 1. Living | 15.5" X 11'10" |
| 2. Dining | 11'10" X 11X8" |
| 3. Kitchen | 11'10" X 7'8" |
| 4. Guest Bedroom | 9'10" X 10'9" |
| 5. Toilet | 7'10" X 5'0" |
| 6. Utility | 13'7" X 2'11" |
| 7. Car Parking | 9'4" X 15'3" |

First Floor

- | | |
|------------------|---------------|
| 1. Family | 10'6" X 11'8" |
| 2. Mater Bedroom | 11'2" X 13'0" |
| 3. Dress | 4' X 11'7'11" |
| 4. Toilet | 5'3" X 7'11" |
| 5. Bedroom | 13'3" X 11'6" |
| 6. Balcony | 8'8" X 8'6" |
| 7. Toilet | 8'0" X 5'1" |

Terrace Floor

- | | |
|-----------------------|---------------|
| 1. Laundry | 8'2" X 6'5" |
| 2. Multi Purpose Room | 13'1" X 13'0" |



9X12 EAST

9m X 12m (29.6.5" X 39'4.5")

East facing Villa

Built Up Area: 2211 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

1. Living	15.5" X 11'10"
2. Dining	11'10" X 11'8"
3. Kitchen	11'10" X 8'2"
4. Guest Bedroom	9'10" X 10'9"
5. Toilet	7'10" X 5'0"
6. Utility	13'7" X 2'11"
7. Car Parking	9'4" X 15'3"

First Floor

1. Family	10'6" X 11'8"
2. Mater Bedroom	11'2" X 13'0"
3. Dress	4' X 11'7'11"
4. Toilet	5'3" X 7'11"
5. Bedroom	11'6" X 11'6"
6. Dress	8'2" X 5'7"
7. Balcony	5'7" X 12'6"
8. Toilet	7'10" X 5'7"

Terrace Floor

1. Laundry	8'6" X 6'5"
2. Multi Purpose Room	13'1" X 13'0"



9X12 WEST

9m X 12m (29.6.5" X 39'4.5")

West facing Villa

Built Up Area: 2203 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

- 1. Living 15.5" X 12'0"
- 2. Dining 11'6" X 11'10"
- 3. Kitchen 11'10" X 8'0"
- 4. Guest Bedroom 9'10" X 11'4"
- 5. Toilet 7'10" X 4'10"
- 6. Utility 13'7" X 2'11"
- 7. Car Parking 9'4" X 15'3"

First Floor

- 1. Family 10'6" X 11'8"
- 2. Mater Bedroom 13'9" X 11'6"
- 3. Dress 7' X 10'6'1"
- 4. Balcony1 14'9" X 3'3"
- 5. Balcony2 3'39" X 6'11"
- 6. Toilet 7'10" X 5'7"
- 7. Bedroom 11'2" X 13'0"
- 8. Dress 4'11" X 7'10"
- 9. Toilet 5'3" X 7'10"

Terrace Floor

- 1. Laundry 9'4" X 6'5"
- 2. Multi Purpose Room 9'0" X 11'6"



10X12 EAST

10m X 12m (32.95" X 39'4.5")

East facing Villa

Built Up Area: 2457 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

1. Foyer	4'11" X 7'3"
2. Living	13'1" X 12'8"
3. Dining	12'10" X 9'4"
4. Kitchen	13'7" X 9'8"
5. Guest Bedroom	11'4" X 10'6"
6. Toilet	7'10" X 4'5"
7. Utility	16'2" X 2'11"
8. Car Parking	9'2" X 16'1"

First Floor

1. Family	9'8" X 12'6"
2. Study	10'10" X 5'3"
3. Master Bedroom	14'1" X 12'2"
4. Dress	5'5" X 9'4"
5. Toilet	5'5" X 9'4"
6. Kids' Bedroom	10'0" X 12'6"
7. Dress	4'11" X 4'8"
8. Toilet	4'11" X 7'6"
9. Balcony	3'3" X 13'3"

Terrace Floor

1. Laundry	3'6" X 3'5"
2. Gym / Home theatre	11'9" X 12'2"
3. Powder	5'4" X 5'7"



10X12 WEST

10m X 12m (32.95" X 39'4.5")

West facing Villa

Built Up Area: 2518 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

1. Foyer	4.11" X 6'5"
2. Living	13'5" X 12'4"
3. Dining	10'3" X 8'9"
4. Kitchen	14'8" X 10'9"
5. Bedroom	10'3" X 10'9"
6. Toilet	10'3" X 4'6"
7. Utility	13'7" X 2'11"
8. Car Parking	9'4" X 16'1"

First Floor

1. Family	8'6" X 7'0"
2. Master Bedroom	13'9" X 13'8"
3. Dress	8'2" X 7'4"
4. Toilet	8'2" X 5'1"
5. Balcony1	15'7" X 3'3"
6. Balcony2	6'3" X 10'10"
7. Kids' Bedroom	16'9" X 10'9"
8. Dress	8'2" X 5'8"
9. Toilet	8'2" X 5'0"

Terrace Floor

1. Laundry	7'2" X 3'3"
2. Gym / Home theatre	10'4" X 12'4"
3. Powder	5'0" X 4'5"



10X15 EAST

10m X 15m (32.9.5" X 49'2.5")

East facing Villa

Built Up Area: 2993 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

- 1. Living 18.8" X 13'0"
- 2. Dining 9'6" X 13'0"
- 3. Puja 2'11" X 2'2"
- 4. Kitchen 14'3" X 11'10"
- 5. Master Bedroom 10'8" X 11'10"
- 6. Toilet 7'1" X 4'11"
- 7. Utility 13'9" X 4'7"
- 8. Car Parking 9'4" X 31'6"

First Floor

- 1. Family 15'1" X 11'6"
- 2. Master Bedroom 14'5" X 13'5"
- 3. Dresser 10'6" X 7'7"
- 4. Toilet 10'6" X 5'5"
- 5. Bedroom 14'5" X 12'10"
- 6. Dresser 10'6" X 6'11"
- 7. Balcony 3'3" X 13'7"
- 8. Toilet 10'6" X 5'5"

Terrace Floor

- 1. Laundry 4'7" X 5'0"
- 2. Gym / Home theatre 14'7" X 13'3"
- 3. Powder 4'11" X 5'3"



10X15 WEST

10m X 15m (32.95" X 49'2.5")

West facing Villa

Built Up Area: 2965 sq. ft.





LEGEND

Ground Floor

1. Living	18.8" X 13'0"
2. Dining	10'2" X 13'1"
3. Guest Bedroom	10'4" X 11'4"
4. Puja	4'5" X 2'9"
5. Kitchen	9'10" X 11'8"
6. Toilet	7'10" X 4'11"
7. Utility	18'1" X 4'7"
8. Car Parking	9'4" X 31'10"

First Floor

1. Family	16'1" X 13'1"
2. Master Bedroom	15'11" X 13'0"
3. W.I.W	8'2" X 8'10"
4. Toilet	9'0" X 5'11"
5. Balcony1	14'3" X 3'3"
6. Balcony2	3'3" X 13'9"
7. Bedroom1	11'8" X 11'6"
8. Dress	5'3" X 3'11"
9. Toilet	5'0" X 7'3"
10. Balcony	8,4" X 5,5"
11. Study	8'0" X 6.1"

Terrace Floor

1. Laundry	9'9" X 7'7"
2. Gym / Home theatre	12'6" X 14'7"
3. Powder	5'0" X 4'11"



12X15 EAST

12m X 15m (39.45" X 49'2.5")

East facing Villa

Built Up Area: 3506 sq. ft.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

Ground Floor

1. Foyer	4'5" X 8'10"
2. Living	14'9" X 13'1"
3. Dining	15'1" X 11'8"
4. Indoor Garden	6'7" X 13'7"
5. Wet Kitchen	8'10" X 8'10"
6. Dry Kitchen	10'10" X 11'2"
7. Guest bedroom	11'10" X 10'10"
8. Toilet	7'10" X 5'5"
9. Utility	13'6" X 6'7"
10. Car parking	15'5" X 18'6"

First Floor

1. Family	14'11" X 11'6"
2. Master Bedroom	14'11" X 12'10"
3. Dresser	9'10" X 6'1"
4. Toilet	9'10" X 6'5"
5. Balcony	6'3" X 12'10"
6. Study	10'8" X 13'1"
7. Bedroom	15'1" X 13'1"
8. Dresser	10'2" X 4'11"
9. Toilet	5'3" X 7'10"
10. Balcony	20.4" X 4.5"

Terrace Floor

1. Laundry	5'3" X 5'9"
2. Gym / Home theatre	14'9" X 13'0"
3. Powder	4'7" X 4'11"



JUST WHERE YOU WANT TO BE.

The cool thing about Concorde Abode 99 is its location. It is just off the Hosur-Sarjapur Highway, close to Electronic City (99 in the name stands for the location pin-code). It makes for a trifecta point that is convenient wherever your workplace is. Moreover, a plethora of conveniences around is a great boon. From schools to hospitals and malls. The location is ideal whether you are working or intending to live a peaceful yet fruitful retired life. The Metro and the peripheral Ring Road that passes next to the project make living here utterly convenient.





KNOW YOUR NEIGHBOURHOOD

Educational Institutes



Bethany High School	6 mins
Oakridge International School	7 mins
The International School Bengaluru	9 mins
Delhi Public School	12 mins
Harvest International School	15 mins

Hospitals



Best Hospital	8 mins
Sparsh Hospital	9 mins
Narayana Health City	10 mins
Manipal Hospital	23 mins
Sakra World Hospital	30 mins

Tech Park



Wipro SEZ	13 mins
Infosys	17 mins
RGA Tech Park	19 mins
Wipro Corporate	22 mins

Shopping Malls



Decathlon	7 mins
DMart	10 mins
Total Mall	21 mins
Central Mall	27 mins

LOCATION MAP



- Existing Concorde projects
- 🎓 Educational Institutions
- + Hospitals
- 🏢 Tech Parks
- 🛒 Shopping Malls

SPECIFICATIONS

STRUCTURE

- Seismic Zone -II compliant RCC Framed Structure with 100mm/150mm Solid Block masonry wall

MAIN DOOR

- 8 ft ht Teak Wood doorframe
- Teak finish engineered wooden shutters with polish
- ISI Standard Quality Hardwares

INTERNAL DOORS

- Hard Wood doorframe
- Modular shutters with Melamine polish
- Modular shutters with one side polish and one side water resistant paint for toilets
- ISI Standard Quality Hardwares

WINDOWS

- 2 / 3 track UPVC with clear glass and mosquito mesh

FLOORING

- Imported marble flooring in living, dining, kitchen
- Premium Vitrified 800 x 800 tiles flooring in Bedrooms
- Master Bedroom Laminated wooden flooring
- Terrace matt finish / rustic vitrified Tiles
- Sitout / Balcony antiskid tiles

TOILETS

- Aluminium / GI grid false ceiling
- Anti Skid Tiles Flooring
- Designer Glazed Tiles Dadoing up to false ceiling height
- Kohler / Jaquar wall mounted EWC
- Jaquar / equivalent plumbing fixtures with thermostat
- CPVC / UPVC Piping with solar water Heater and provision for geyser

KITCHEN & UTILITY

- Provision for electrical and plumbing points for aquaguard, washing machine, dish washer, geyser, mixer / grinder etc as per Architectural Design
- Outside Provision for Gas Cylinder point with necessary piping
- Utility Vitrified tiles dadoing 3 ft height

ELECTRICAL

- Sufficient electrical points in all rooms
- Fire Resistant copper wiring
- Elegent designer modular switches (Anchor / Schneider / panasonic / Legrand or equivalent)
- Telephone point in living room
- AC points in all bedrooms, Living / dining
- 4 KW power supply for 9 x 12, 5KW for 10 x 12, 6 KW for 10 x 15and 7KW for 12 x 15 villas

POWER BACKUP

- 2KW DG backup for 12 x 15 & above villas and 1 KW DG backup for all other dimension villas

INTERNAL WALL FINISHES

- All internal walls are smooth roller finish premium emulsion paint

LIFT

- Space provision for select units

SMART HOME

- Smart lock, Alexa, IR blaster, Toilet sensor lights, two lights and one fan in rooms.

ELEVATION & EXTERNAL FINISHES

- As per architectural drawing
- Exterior grade premium emulsion paint finish

PORTICO

- Matt finish / rustic vitrified tiles flooring

SET BACK AREA

- Landscape as per design

STAIRCASE

- Engineered wooden flooring for treads & riser and granite in terrace landing
- SS handrail with toughened glass railings

RAILINGS/GRILLS

- Enamel painted MS grills for windows sit out / balcony Glass railings as per Elevation

SANITATION

- Underground drainage system connected to STP
- Dual piping system toilet flushing

WATER SUPPLY

- Water Supply through primary water treatment plant

LAYOUT SPECIFICATIONS

- Concrete / paved / asphalted roads
- RCC Storm water drain with top covering
- Underground sewage system
- Centralized overhead tank & sump
- Sewage Treatment Plant
- Footpath with grass pavers
- Park with trees, shrubs, pathway trail is as per landscape design
- Entrance arch / gate with CCTV surveillance
- HT/LT underground electrical cables with transformers, RMU, LT kiosk, feeder pillars
- Street lights
- Bore wells
- Rainwater harvesting
- Water supply through primary water treatment plant

SPACIOUS HEIGHT - Villas with 10 ft. clear height

DOORS - 8 ft ht Teak Wood doorframe

FLOORING - Imported marble flooring in living, dining, kitchen

SMART FEATURES - Villas with smart living features

LARGE TERRACE - Large terrace with a private pavilion

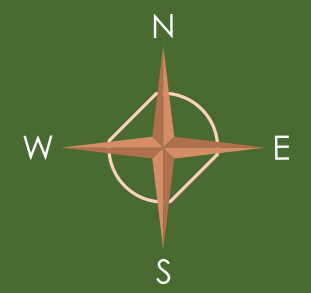
OPEN LIVING - Large 52% Open Spaces

At Abode 99 the specs are not just mere numbers but differences you can see and feel. For instance, the 10 ft high ceilings give you a feeling of spaciousness and the 8 feet high teak wood doors frames bring freedom of movement. Imported marble flooring in the living, dining and kitchen areas are luxurious yet practical additions that makes living at Abode99 a breeze.





- 9.00 M X 12.00 M
- 10.00 M X 12.00 M
- 10.00 M X 15.00 M
- 12.00 M X 15.00 M
- Variants
- Commercial



MASTER PLAN

Entrance Area

1. Entry / Exit
2. Entry Signage
3. Security Cabin
4. Driveway
5. Lawn Mounds With Leaf Pattern Planting
6. Leaf Sculpture
7. Feature Sculpture
8. Entry Accent Paving
9. Entry Portal
10. Waiting Pavilion
11. Club House Entry

Park Amenities

1. Community Garden
2. Park Lawn
3. Kids' Play Area
4. Bridge Across Swale
5. Senior Kids' Play Area
6. Garden Gym
7. Skating Rink
8. Basketball Court
9. Viewers' Bench
10. Cricket / Futsal Practice Net
11. Sunken Camp Zone With Fire Pit
12. Contemplation Garden
13. Wellness Activity Lawn
14. Focal Pavilion
15. Outdoor Gym
16. Pickle ball Court
17. Adventure Play Area
18. Cycling Track
19. Badminton Court
20. Jogging / Walking Track
21. Bio Pond
22. Viewing Deck
23. Strolling Path
24. Bridge
25. Aroma Corner
26. Musical Garden
27. E-zone With Work Pods & Games Lawn
28. Kitty Party Zone With Bbq
29. Family Pavilion
30. Amphitheatre
31. Stage
32. Pet Park
33. OHT Tank Above Pet Park





EVOLVE ON A DAILY BASIS.

Your home at Concorde Abode 99 comes with a Club Membership unlike any other. Here, the exclusive Club Membership also comes with part-ownership of the 15,000 sq. ft. multi-level Club Evolve! The feeling of sauntering into a Club you own cannot possibly be described in words. It is to be experienced, every time you enjoy fine recreational experiences that have been crafted exclusively for you.

Evolve

by Concorde

15,000 sq.ft of amenities. Limitless possibilities.

GROUND FLOOR



Reception Area & Lobby



Swimming Pool



Changing Room



Supermarket



Pharmacy

FIRST FLOOR



Waiting Area



Party Hall



Open Café



Restroom

SECOND FLOOR



Gym



Boot Camp



Gathering Hall



Mini Theatre



Restroom



Waiting Area

THIRD FLOOR



Games Room



Billiards



Amphitheatre with Stage



Business Centre



Club Evolve



Swimming Pool



Gym



Mini Theatre



Banquet Hall



Billiards



GO FOR A PICNIC.
EVERYDAY.

The craft of the Premium Villas at Concorde Abode 99 can only be matched by the craft of the many curated outdoor features that dot its thoughtfully designed landscape. The features are segregated into four carefully considered categories.

WELLNESS

DESIGNED TO HELP YOU IMPROVE YOUR OVERALL WELLNESS AND GAIN MORE FROM LIFE.



Kids Play Area



Seniors' Park



Strolling Path



Swimming Pool
(Infinity Kids Pool)



Wellness Park
Yoga, Meditation



Multi-Play Lawn



Aroma Garden



Fruit Garden

ACTIVE

CREATED KEEPING YOUR DESIRE FOR AN ACTIVE LIFESTYLE IN MIND.



Adventurous
Kids Play Area



Skating Rink



Basketball Court



Outdoor Gym



Chess



Cycling, Jogging



Pickle Ball



Childrens' Play Park



Outdoor Gym



Kids Play Area



Skating Rink



Amphitheatre



Bio Pond



Fruit Garden

COMMUNITY

CREATED WITH THE PURPOSE OF BRINGING PEOPLE TOGETHER TO FOSTER COMMUNITY SPIRIT.



Entry Water
Feature



Community
Garden



Entry
Surveillance



Sunken Seating +
Fire Pit + Camp Fire



E-zone,
Working Pod



Party Lawn



Pet Park



Amphitheatre

LEISURE

DEVOTED TO YOUR INDULGENCES AND TO A HIGH QUALITY OF LIFE.



Pool
Pavilion



Family Pavilion + BBQ,
Picnic, Kitty Party Zone



Chess &
Puzzle Tables



Ping Pong
Tables In Garden



Contemplation
Garden



Bio Pond



Musical Garden



View Deck



Focal Pavilion



PICKLE BALL



A sport that's becoming increasingly popular. Pickle Ball has parts of Table Tennis, Tennis and Badminton combined. A great game for both kids and adults, for the first time at Abode 99.



E-ZONE



Work from home takes on a new dimension with e-zone at Abode 99. You are working from home, yet you are outside in a specially allocated area where you can work sans all the disturbances with Wi-Fi and other work necessities built-in.



Musical Garden



Community Garden



Contemplation Garden



Basketball Court



Sunken Seating



Ping Pong Court

THE JOURNEY

1998

Concorde Twin City,
Hubli
Concorde Teachers Town,
Sarjapur Road
Concorde Green City,
Gulbarga

2000

Concorde Paradise,
BTM Layout

2002

Concorde Silicon Valley,
Electronic City - Phase 1
Concorde Homes,
Kudly Gate, Hosur Road

2004

Concorde Midway City,
Begur Junction, Hosur Road

2006

Concorde Sylvan View,
Electronic City - Phase 2

2008

Concorde Manhattans,
Electronic City - Phase 1

2017

Concorde Spring Meadows,
Hesaraghatta Main Road

2016

Concorde Tech Turf,
Electronic City - Phase 1
Concorde Amber,
Sarjapur Road
Concorde Epitome,
Electronic City - Phase 2

2015

Concorde Napa Valley,
Kanakapura Main Road
Concorde Opus One,
Kanakapura Main Road

2012

Concorde Cupertino,
Electronic City - Phase 1
Concorde Windrush,
Electronic City - Phase 2
Maruthi Concorde Tech Park,
Hosur Main Road

2010

Concorde Mit Valley,
Sarjapur Road

2018

Concorde Hillcrest
On NH-7, Chikkaballapur
Concorde Luxepolis,
#1 Bull Temple Road

2019

Concorde Auriga,
KR PURAM

2020

Concorde Elements of Earth,
Kanakapura Main Road

2021

Concorde Zenclave, Kanakapura Main Road
Concorde Hillcrest 2, Ramasagara
Concorde Opus 2, Kanakapura Main Road

2022

Concorde Hillcrest, On NH - 44, Chikkaballapur
Concorde Econex, Off Marathahalli ORR, Doddanekundi
Concorde Equity, Off Sarjapur, Malur



CONCORDE

A LEGACY CRAFTED OVER TWO DECADES.

Legacies aren't built overnight. We have carefully crafted ours over a journey spanning more than two decades. It's a journey that has seen us refine our artisanship with every milestone. Where every new project saw us adding newer innovations, smarter conveniences, grander designs and sharper attention to detail, to deliver an ever evolving **standard of Villa Living.** Each of our offerings is characterised by the passion that we have poured into it and the meticulousness of our craft, the pinnacle of which is represented by our newest creation yet - **Concorde Abode 99.**










CONCORDE

Abode 99

ON SARJAPUR-HOSUR ROAD

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