



The County Address

Exclusive Preview - Private & Confidential



The County Address

Location	Sarjapur
Project Area	24 Acres
Project Type	Plots
Unit Sizes	30' X 40' 30' X 50' 40' X 60'
Project Status	Pre Launch

The County Address - An Investment opportunity

- An exclusive pre-launch for the discerning few
 - Low investment cost compared to similar upmarket projects within the vicinity
 - Sarjapur is emerging as one of the most promising markets for Residential & Commercial projects in Bengaluru
 - It is a fast-developing micro market which connects three major IT corridors (Whitefield, Marathahalli - Sarjapur Outer Ring Rd and electronic city) of Bangalore
 - Few minutes from Wipro Corporate office, Sabc technology center and Upcoming Infosys campus of 480 Acres
 - Close Proximity to Proposed Satellite Town Ring Road (STRR)
 - Most promising location with access to International Airport through upcoming 300 feet Peripheral Ring Road just 4kms away from the project
 - Close proximity to reputed Educational Institutions like TISB, Indus International, Oak Ridge International, DPS and Green Wood High etc.
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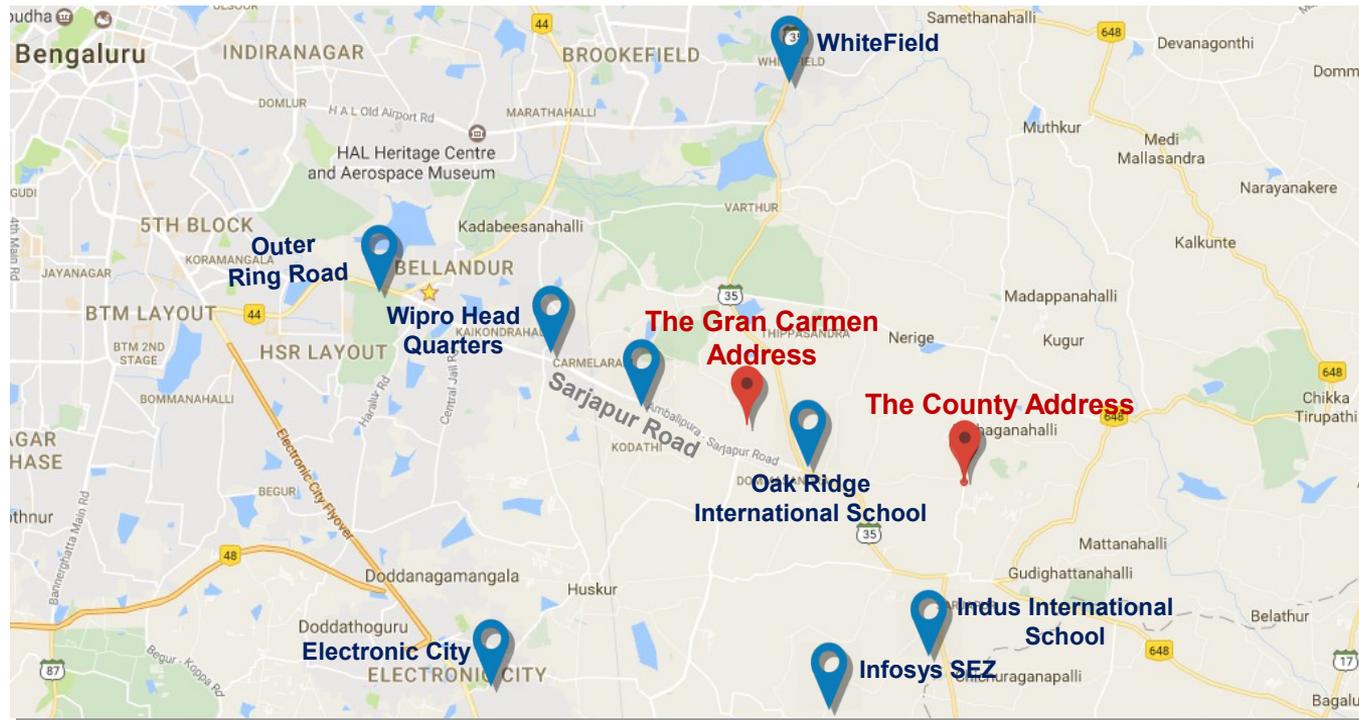
Master Plan



Amenities

-  Tennis Court
-  Squash
-  Gymnasium
-  Basket Ball Court
-  Swimming Pool with toddler pool
-  Indoor Games - Snooker, Table Tennis
-  Aerobic/Meditation
-  Kids play area
-  Wellness Park - Jacuzzi & Steam Room
-  Library
-  Multipurpose Hall
-  Administrative Office

Location



Key Nodes

Sarjapur Town

Address Maker Site

Distance

1.5 KM/5min

11 KM/25 min

Key Nodes

Outer Ring Road

Whitefield

Distance

17 KM/40 min

14 KM/40 min

Key Nodes

Gunjur Varthur Road

Electronic City

Distance

5 KM/10min

15 KM/50 min

About Us



About us

Piramal Capital

Piramal Fund Management

The Address Makers

Key Growth – Financial Services

Developed significant expertise across asset classes and sectors

The financial services arm, Piramal Capital, includes two entities – **Piramal Fund Management Pvt. Ltd. (PFMPL)** and the **Structured Finance Group (SFG)**

It also includes **Piramal Finance Pvt. Ltd.**, which is registered as an NBFC

Piramal Capital

Piramal Fund Management

The Address Makers



Piramal Fund Management Pvt. Ltd. (PFMPL)

targets fund and funding opportunities within real estate and allied sectors

Structured Finance Group (SFG)

provides structured mezzanine funding to corporates in various sectors including infrastructure

Piramal Capital

Piramal Fund Management

The Address Makers

One of the largest Real Estate PE platforms

With a Total AUM of INR 35,000 Crores

Best positioned in Indian real estate financing sector with ability to meet funding requirements across project life cycle

Capable of catering to entire capital stack of real estate sector ranging from vanilla equity and structured investments to senior secured debt and construction funding

Currently managing Equity funds of ~INR 8,500 Cr across domestic funds, 1 Offshore Fund and 4 third party mandates

Trusted by leading global investors such as CPPIB and 3i

The Address Makers is the Real Estate Development arm of Piramal Capital

Piramal Capital

Piramal Fund Management

The Address Makers



Established ▶ **2013**

Corporate Office ▶ **Bengaluru**

Portfolio ▶ **High-end Villas,
Residential
Apartments, Plots**

Current Projects



THE
GRAN CARMEN
ADDRESS



Location	Sarjapur Road	
Size	20 Acres (Phase I & II)	
Type	Residential Villas	
Saleable Area	0.58 Mn. Sq.ft	
Configuration	3, 4 & 5 BHK Villas	
Unit Sizes	2,900 to 5,530 Sq.ft	
Ticket Size	₹ 2.5 – 5.4 Cr	
Status	Ongoing project nearing completion)	(Phase-I



THE FIVE SUMMITS ADDRESS

Location	EPIP, Whitefield
Size	5 Acres
Type	Residential Apartments
Saleable Area	0.55 Mn. Sq.ft (224 Units)
Configuration	3 & 4 BHK Premium Apartments
Unit Sizes	2,000 to 5,000 Sq.ft
Ticket Size	₹ 1.7 – 4.5 Cr
Status	Ongoing project

**THE
LAKE VIEW**
ADDRESS
PREMIUM GATED TOWNSHIP



Location

Electronic City

Size

40 Acres (Phase I & II)

Type

Plots, Villas & Apartments

Saleable Area

1.18 Mn. Sq.ft
(215 Apts, 465 plots/villas)

Unit Sizes

Plots (1,500 to 2,400 Sq.ft)
Villas (2,040 – 3,165 Sq.ft)

Ticket Size

Plots ₹ (0.65 – 1.60 Cr)
Villas ₹ (1.45– 2.20 Cr)

Status

Infrastructure Development is
Complete



Location

Sarjapur Outer Ring Road

Size

1.6 Acres

Type

Premium Apartments

Saleable Area

0.19 Mn. Sq.ft (81 Units)

Unit Sizes

2BHK (1444 Sq.ft)

3BHK (1891 – 2142 Sq.ft)

Ticket Size

₹ 0.85 – 1.26 Cr

Status

Launch

THE
CENTRAL REGENCY
ADDRESS

PREMIUM APARTMENTS





We build spaces. And partnerships.

Corporate Office: 6/A, 2nd Floor, Kabra Excelsior,
80ft Road, Koramangala 1st Block, Bangalore-34

Website : www.theaddressmakers.com