



# TIME, TRANQUILLITY AND ELEGANCE

All in your hands

### Welcome to Monarch Aqua:

As CEO of the Monarch Group, I am delighted to introduce our latest world-class project to you. It is our most exclusive development to date, and I have spared no effort to bring the best talents to work on this project. Our endeavour is to set new standards with every new project and I think you will be able to see that come to fruition at Monarch Aqua.

A word on 'Sustainability'. I am completely aware of the resources that we consume in developing projects of this nature. So I have tried to minimize wastage where possible, and evolve good practices to regenerate the land within the scope of this project. The green cover in the project is not just about aesthetic landscaping but about nurturing the natural elements within the project. Every time we take something from this planet, it is our responsibility to give back something, and I strive to find new ways of giving back every day. But this should not be my quest alone. Please suggest what else I can do to make the project wholesome even while you continue to live on the property.

Let's build a community that shares, cares, and gives back to the planet and society at large.

Welcome to your abode.

Signature

Dawood Mohammed (Salim)

Managing Director | The Monarch Group



### PRECIOUS

Time

If you always wanted to live in a neighbourhood that is only minutes away from everything, then Monarch Aqua is the residence you should choose. It will not only save on your commute time to work but it will also shorten your kids' bus ride to and from school. The location is also in close proximity to world class hospitals, restaurants, malls and other urban attractions. This will free up more time for you and your family because you can eat out at a restaurant and be back home in a matter of minutes, perhaps to watch the cricket match. Or do something else that all of you like doing together.

Wait, there's more. You can go for a quick jog or visit the gym. You can buy groceries or visit the spa. You can throw a party at the club house or play basketball with your buddies. The property is full of many such amenities and facilities so that all your essential needs are never more than a few steps away. This saves you even more time.

And as we all know, time is not only precious, it is the single most important commodity of our urban lives.







## ESSENTIAL

# Tranquillity

Monarch Aqua is located right across the road from K R Puram Lake. All apartments have a view of the lake. This lake is as beautiful as it is serene. You can watch the blue waters and birdlife right through the large French windows of your living room. Close proximity to the lake not only gives you access to the fresh breeze; it also means that no other high-rises can come up in the vicinity to restrict your view.

The entire property is open on three sides - this gives you access to daylight. In fact, you will not need to turn on the lights during sunny days. This not only saves you power; it is a boon for your health.

The large campus (4.5 acres) ensures that though you are near to everything you can enjoy the peace and quiet as well. In fact, noise pollution has become a bane of city living and we must appreciate the luxury that tranquil spaces provide.

At Monarch, get ready to get back some of that tranquillity that you may have been missing for years.







### INDISPENSABLE

## Elegance

At Monarch Aqua we want you to have the very best of everything. So, we have gone the extra yard to design the best possible home for you. The elegance is understated: functionality wins over flash and comfort scores over extravagance.

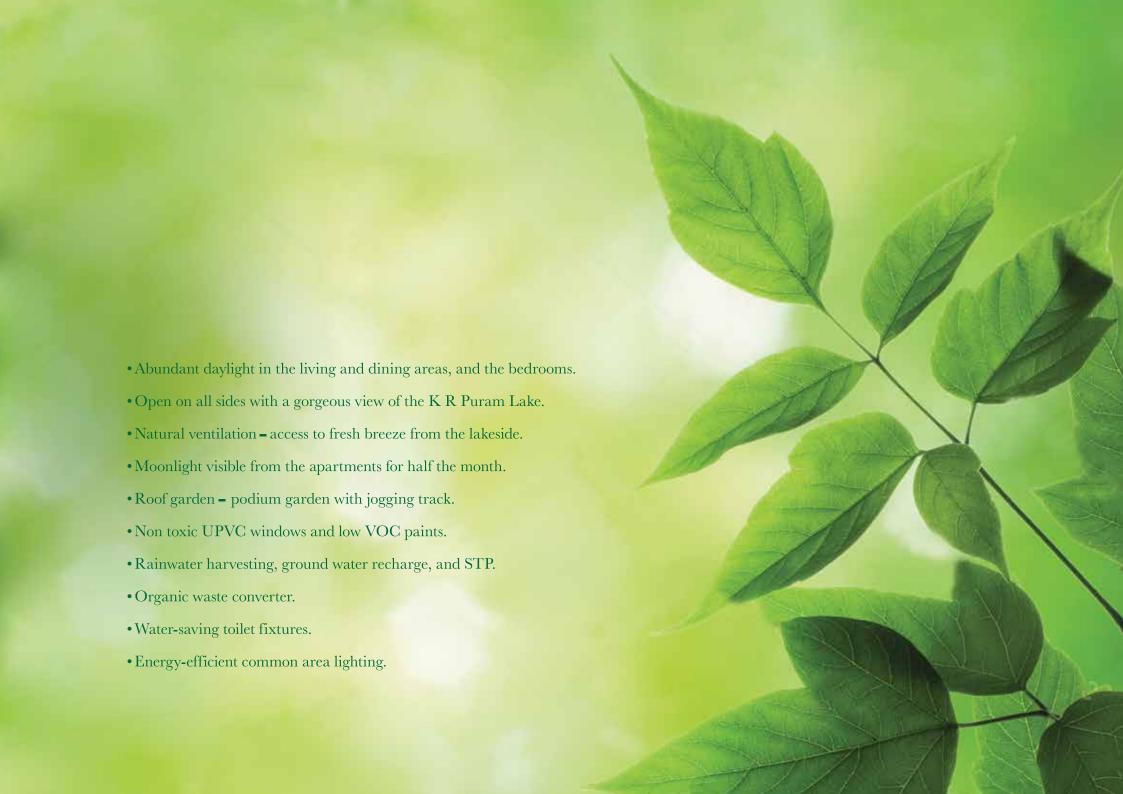
All spaces in the home are carefully designed to give you more room to live in a relaxed manner. The bedrooms are spacious with built in closets and private balconies. The fittings and accessories in the kitchen and bathrooms are top of the line – they are both aesthetically pleasing and durable. There is custom flooring for different spaces: the master bedrooms have wood flooring, high quality vitrified flooring is used in the living, dining and kitchen areas, and the balconies, bathrooms and utility areas have anti-skid ceramic tiles.

There are large french windows to offer you great views of the lake and the city. The joinery and finishes are the best in class and accentuate the details of the design.

All in all, everything is steeped in style and elegance that makes for living a beautiful life.







## VITAL

Sustainability

While enjoying the privileges that life has to offer let us renew our pledge to the environment. With this commitment in mind we have made every effort to bring in elements of green living in almost every aspect of the project. We have already been pre-certified (Gold Level) by the Indian Green Business Council (IGBC) which means that the entire project is being constructed with the least possible ecological footprint.

We have tried to use natural features as much as possible. We have already talked about natural light (daylight) and natural ventilation (breeze from the lake). These are important elements for leading a healthy, wholesome life. Besides these, we are installing water saving fixtures in the toilets and the kitchen, energy-efficient lighting for the common areas, UPVC (unplasticized polyvinyl chloride) pipes as water outlets and low VOC (volatile organic compounds) paints on the walls. The entire project is committed to rainwater harvesting and ground water recharge, and a high-tech STP (sewage treatment plant) will ensure proper disposal of waste and recycling of grey water for landscaping purposes. There will also be an organic waste converter to generate natural fertilizer for greening the entire campus.

Sustainability is a core issue for every organisation today. It has to become central to every individual's life. The planet is not ours. It belongs to our children. Let's give them a chance to live well.



### FABULOUS

## Neighbourhood

We have carefully selected the location of Monarch Aqua to provide you all the facilities that should be available in a good neighbourhood. This not only saves you time; it gives you access to essential services, entertainment and shopping facilities that are required by a family.

There are seven top-tier schools and six renowned hospitals within a thirty-minute drive. You could even be working at one of the four major tech-parks situated relatively close-by. You could go shopping or catch a movie at one of the five major malls nearby. For dining out, there are countless restaurants to choose from a variety of cuisines. In fact there is a private service road access from the highway for your convenience.

### **SCHOOLS**

- Cambridge Lake Montfort Vibgyor, Horamavu Gopalan National School The Brigade School
- Vibgyor High, Kadugodi Legacy Bangalore International School

### IT PARKS

• Bagmane Tech Park, CV Raman Nagar • Manyata Tech Park, Hebbal • ITPL, Whitefield

### HOSPITALS

• Deepa Hospital • Sathya Sai Lakeside • K.R Puram Super Speciality • Sri Ramkrishna • ESI Hospital • Manipal Clinic

### MALLS AND CINEMAS

- Gopalan Mall/Gopalan Cinemas Ascendas Park Phoenix Market City/PVR VR Mall Soul Space/Cinemax
- 1 MG Mall, MG Road Inorbit Mall



# WHOLESOME

Lifestyle

At Monarch Aqua, we want every family to enjoy a wholesome lifestyle. Be it entertainment or sport, health or relaxation, business conveniences or socialising, security or privacy, elder care or children's activities, everything is available on the property.

### ENTERTAINMENT AND SPORTS

Most apartment blocks in the city lack the space for installing sports facilities. We have gone ahead and planned a multi-sports arena where you can play football or cricket, or even basketball and volleyball. We are also constructing a beautiful amphitheatre with lawn and terrace seating that could be used for a number of different purposes like staging plays, musical performances, or simply sitting-back and watching the lake from a distance. Besides these, there will be a squash court, a putting green, a mini-skating zone, a mini theatre, an indoor smart pool, and a zone for indoor games like chess, cards, carrom, pool, and table-tennis.



#### HEALTH AND RELAXATION

We all need our daily dose of exercise and relaxation in today's fast paced world. We have spared no effort to provide you with international grade equipment and facilities so that you don't have to drive to a club or fitness centre after a hard day's work. We have included a fitness centre with a fully equipped gymnasium for doing cardio and weight training. Inside the facility a separate room will be allocated for doing yoga, meditation, aerobics and group exercises. A jogging track for morning/evening runs and a cycle stand for cycling enthusiasts is also planned. In between you can relax at the juice station with a refreshing drink. Even a library & reading room with an attached garden will be there for spending some time in tranquillity.

We know that there are many pet lovers amongst us. Pets not only bring joy to our lives; they offer us companionship and relaxation. We have taken permission from the authorities to set up a dedicated pet park so that you can take them for walks and give them some exercise. You can even use the kennel services when you are travelling on business or vacationing.

One of the most relaxing features on the campus is the infinity pool with children's pool and deck. You can watch your child splash about or simply sit back and enjoy the serenity of the infinity pool. There will also be an outdoors yoga deck and a massage & steam room for complete relaxation.



### BUSINESS AND SOCIALISING

In today's life it is very difficult to separate business from regular life. People are used to doing jobs on the fly. At Monarch Aqua, a business centre with a lounge, meeting room and conference facility will be available. You will get quick access to the reception desk for coffee and refreshments during meetings. Wi-Fi, workstations, and scanning and printing services will also be available in the business centre.

When you have to celebrate an occasion – birthdays, weddings, anniversaries, monthly meet-ups - the banquet hall with an attached pre-function area can be used. You can even use the party lawn with its dedicated celebration court. There is of course the coffee shop, the juice station and the outdoor café for short duration meetings with your friends. There will also be additional visitors' parking so that your guests are not inconvenienced.



## SECURITY AND PRIVACY

The safety of your loved ones is paramount to you. As is your own sense of privacy and security.

We have ensured that the entire campus is protected round the clock with security surveillance cameras in all entrances and lobbies. A CCTV monitoring room with experienced personnel will be scanning all entrances and exits. There will be separate entrances for residents and visitors to the commercial complex. This will minimize the possibility of outsiders gaining access to the inner areas and residential blocks.



### ELDER CARE AND CHILDREN'S ACTIVITIES

It is our duty to take care of our elders in the best manner possible. At Monarch Aqua all areas will have wheelchair and pram accessibility. We have even provisioned for a senior citizens' relaxation corner. In case of emergencies the medical nursing station can be accessed.

Children are the joy of our lives. We have installed many features that will make their leisure time both fun and memorable. There will be a dedicated children's play area with toddler lots and the kid's pool and deck beside the infinity pool. There will also be an indoor play zone and day care centre. They can also use the mini-skating area and the putting green. Whats more, they will have access to indoor games, video gaming, and the amphitheatre for children's plays and performances.



### HEALTH AND RELAXATION

- Fitness centre with a fully equipped gymnasium for doing cardio and weight training Yoga, meditation, aerobics and group exercises
- Dedicated pet park with pet policies Library & reading room Outdoors yoga deck and a massage & steam room for complete relaxation Defined jogging path

#### ENTERTAINMENT AND SPORTS

• Multi-sports arena • Amphitheatre court with lawn terrace seating • A squash court, a putting green, a mini-skating zone, a mini theatre, an indoor smart pool, and a zone for indoor games like chess, cards, carrom, pool, and table-tennis. • Cycle stand facility • Multi-purpose court • Pathways with water body, planting and lawns.

### BUSINESS AND SOCIALISATION

- Business center provision with lounge, conference & meeting room. Mini-theatre provision Private access to banquet hall Reception desk, coffee station and the outdoor café. Workstation, printing & scanning facilities at business center with Wi-Fi. Visitors' parking Banquet hall with an attached pre-function area
- The Party lawn with dedicated celebration court

### SECURITY AND PRIVACY

• Security surveillance cameras in all entrances and lobbies • Separate entrances for residents and visitors • Staff restrooms in basement

### ELDER CARE AND CHILDREN'S ACTIVITIES

- Wheelchair and pram accessibility Senior citizens' relaxation corner Medical nursing station Children's play area and toddler lots
- Infinity pool and children's pool with deck Indoor play zone and day care centre Mini-skating area and the putting green Indoor games, video gaming and the amphitheatre for children's plays and performances.



## SPECIAL

## Features

- Video Door Phones
- CCTV surveillance cameras
- Passenger and service lifts
- Complete system of internal and external fire hydrants
- Smoke detectors and alarms
- Internal gas line for cylinders
- Backed-up by DG Power
- Modular switches, cables and MCBs of international quality
- Broadband and landlines
- $\bullet$  IGBC (pre-certified) Gold



#### WORLD CLASS

#### Partners

A project of this size and magnitude requires the best partners in the industry to conceive, plan and execute.

We have teamed up with internationally and nationally renowned consultants to create this landmark project for you.

Architects & Design Consultant - Space Matrix, Singapore

Structural Consultant - Krishna Hegde

Soil & Foundation Consultant - Nagadi

Mall Consultant - Pioneer Property Zone (PPZ)

Horizontal Movement Consultant - Consortia of Infrastructure Engineers (CIE)

 $\textbf{Project Management Consultant -} \ SYNERGY$ 

**Green Consultant -** Green by Dhruv Futnani

Vertical Consultant - L'avenir Vertical Consultants for Lifts and People movement

**Electrical Consultant - Procon Tech Consultants** 

Landscape Consultant - AV Associates

**HVAC Consultant -** UVA Consultants

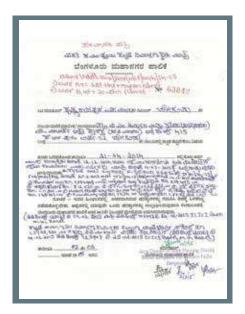
 $\textbf{PHE Consultant -} \ \mathrm{HM \ Nagesh}$ 

**Legal Consultant -** Pattanshetti & Associates

#### APPROVALS











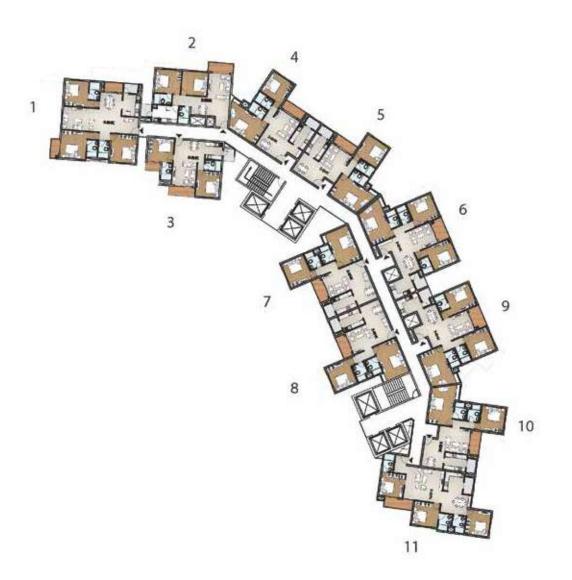


#### MASTERPLAN

A-Khata and BBMP Plan Sanctioned

At Monarch Aqua we are building three exclusive towers – Crest, Zenith and Coronet - that stand out against the skyline.

 $All\ apartments\ are\ lake\ facing.\ The\ project\ is\ open\ on\ three\ sides.\ This\ provides\ unrestricted\ panoramas\ of\ the\ cityscape\ and\ the\ K\ R\ Puram\ Lake.$ 



## CREST

2BHK - 1115 sq. ft

3BHK - 1590 sq. ft



C R E S T A 1

1 7 1 9 S Q . F T

3 B + 3 T



## FLOOR-PLAN



CREST A2

1218 SQ.FT

2 B + 2 T





C R E S T A 3

1 1 1 5 S Q F T

2 B + 2 T





C R E S T A 4

1 2 5 3 S Q . F T

2 B + 2 T





C R E S T A 5

1 2 6 1 S Q . F T

t - 2 1 4 S Q . F T

2 B + 2 T + T e r





C R E S T A 6

1 6 0 7 S Q . F T

3 B + 3 T





C R E S T A 7

1 2 9 2 S Q . F T

2 B + 2 T

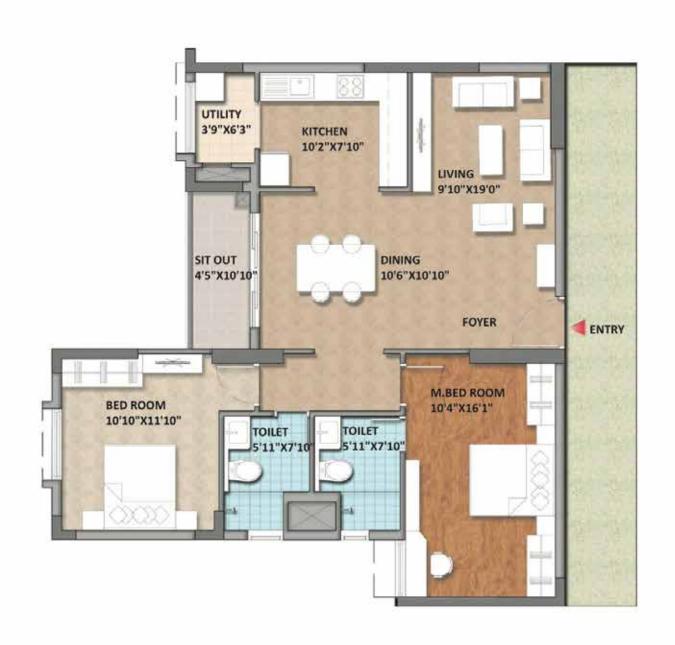




C R E S T A 8

1 2 8 3 S Q . F T

2 B + 2 T





CREST A9

1611 SQ.FT

t - 8 8 S Q . F T

3 B + 3 T + T e r





C R E S T A 1 0

1 2 9 4 S Q . F T

2 B + 2 T



## FLOOR-PLAN



C R E S T A 1 1

1 5 9 0 S Q . F T

3 B + 3 T





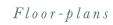
## CORONET

2 BHK - 1206 sq. ft to 1208 sq. ft.

2.5 BHK - 1262 sq. ft to 1366 sq. ft.

3 BHK - 1591 sq. ft.

# EFFICIENT





CORONET C1

1591 SQ.FT

TZEN ISTQH FBT1

3 **B** 2+ 13 1T **S** Qe **F** T

E 4ABS +T3 T



## EFFICIENT



CORONET C1

1591 S Q . F T

T - 9 2 S Q . F T

3 B + 3 T + T e r

EAST





















CORONET C6

1262 SQ.FT

3 B + 2 T





CORONET C7

1206 SQ.FT

2 B + 2 T









## Ground floor.

- Hyper market.
- O Shops.
- Squash court.
- Multi-purpose court.
- Basketball court.
- Bycycle parking.
- Pet Park.
- Surface parking.
- O Drop off plaza.
- Driveway.
- Jogging track.
- Putting area.
- Admin/miscellaneous.



## FOOTPRINT

## The Monarch group

The Monarch Group has interests in hospitality, real estate and property management, investments, jewellery, and travel & tourism, since 1988.

We have built over half a million square feet of retail, office, hotel and residential spaces that are innovative in design and of international quality standards.

## Completed projects

Monarch Chambers, Infantry Road

Monarch Ramanee, Koramangala

Monarch Maved, Koramangala

Monarch Nest, Rahat Bagh, Old Madras Road

Monarch Plaza, Brigade Road

Monarch Citadel, Infantry Road

Monarch Pearl, MG Road

Monarch Residence, St. John's Church Road

Monarch Himalaya, KG Road

Monarch Serenity, Thanisandra Main Road

