

**LIVE BIGGER.
LIVE THE
VILLA LIFE.**



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LIVE LIFE THE GRAND WAY

Experience the best life has to offer right at home
when you live at Concorde Napa Valley.



AN ISLAND IN THE CITY





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LIVE BIGGER WITH 110 ACRES OF OUTDOOR SPACES

With ample outdoor areas for recreation and leisure, your home is in a location of unparalleled serenity. Surrounded by lush green gardens and cobbled pathways, Concorde Napa Valley makes an enviable place to live in.

Set in an exclusive enclave of independent designer villas, Napa Valley homes are set apart from the traffic chaos, yet all your lifestyle needs are just a hop, skip and jump away.

Concorde Napa Valley is the best villa community of Bengaluru in the making.



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UNPARALLELED LIVING EXPERIENCES

**Live in opulence at Concorde Napa Valley.
All your lifestyle needs are right here at
your fingertips.**

- 110 acres of personal outdoors.
- Excellent connectivity to all parts of Bengaluru.
- Premium amenities with a best-in-class clubhouse.
- A host of landscaped gardens for more green coverage.
- Construction with Korean Technology “Kumkang Kind” for a robust foundation.
- High efficiency in terms of carpet area, practical designs with finest aesthetics.
- Great urban infrastructure for stress-free living experience.
- A sustainable community.



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THE BEST INVENTIONS IN TECHNOLOGY

Our luxury villas are built on the Korean construction technology - Kumkang Kind aluminium formwork system. It uses lightweight aluminium forms made from pressed alloy and various welded profiles to enhance quality and productivity. Kumkang Kind is the technological link between our present and the future construction methodology.

Every home in Napa Valley is constructed with:

- Technology that ensure high structural stability.
- Construction techniques that increase durability.
- Unparalleled quality across construction.
- Smooth delivery of homes through ease of construction.
- Excellent quality of finish.
- Greater safety by minimising human error.
- Environment friendly.

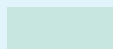
5 kilometers Radius



10 kilometers Radius



20 kilometers Radius



Towards Mysore

BGS International School

Bangalore - Mysore Expressway

Manipal Hospital

BGS Global Hospital

Baldwin School

Banashankari Metro Station

Dairy Circle

Jayaprakash Nagar Metro Station

Iskcon Theme Park

Puthenahalli Metro Station

Delhi Public School

Sri Sai Ram Hospital

Mathru Multi Speciality Hospital

Metro Cash and Carry

KSIT

Talagathapura Police Station

Yashsvi International School

Yellamma Dasappa Institute of Technology

Outer Ring Road

Gopalan Innovation Mall

Orade

Apollo Hospitals

Fortis Hospital

IIMB

Honeywell

Meenakshi Mall

Towards Elect

NICE Corridor Road

Kanakaiah Road

Dayananda Sagar Academy

Art of Living

Cafe Coffee Day

MTR

Indian Oil Petrol Bunk

Napa Valley
AN ISLAND IN THE CITY

Edify school College

APS Engineering

Towards Harohalli Industrial Area

Bannerghatta National Park

Bannerghatta Zoo

Sri Sri Ayurveda Hospital



LOCATED IN A GREAT VICINITY

Concorde Napa Valley offers great connectivity to the following locations:

Art of Living Ashram	5 Minutes
Nice Road	10 Minutes
JP Nagar	20 Minutes
Bannerghatta Road	25 Minutes
Mysore Road	30 Minutes
Electronic City (Nice Road)	35 Minutes



MASTER PLAN







LIVE BIGGER WITH THE BEST-IN-CLASS AMENITIES

You can now live a balanced and holistic lifestyle with the best-in-class amenities offered at Concorde Napa Valley. Health and wellness, recreation and business, entertainment and leisure are all close at hand.

The amenities available are:

- Clubhouse
- Swimming pool
- Sauna & Jacuzzi
- Spa
- 24 Hrs. Coffee shop
- Restaurant
- Banquet/Dining hall
- Outdoor dining
- Barbeque area
- Library
- Gymnasium
- Billiards
- Table tennis room
- Squash court
- Tennis court
- Basket ball court
- Skating rink
- Cricket pitch
- Office
- Ayurveda centre
- Crèche
- Cottages
- Amphitheatre
- Commercial retail space

PROPERTY SPECIFICATIONS

STRUCTURE

- RCC framed structure / RCC wall structure using new technologies.

DOORS & WINDOWS

- Polished teak wood main door frame of size 3'6"x7' with melamine polished engineered shutters with brush steel finish Fixtures.
- Internal doors with hardwood frame of size 3' x 7' with modular shutters.
- 3 Track UPVC windows with glass shutters.
- SS / MS railings for staircase and balcony.

FLOORING

- Vitrified tiles flooring for living, dining and bedrooms.
- 20 mm thick granite platform and up to 2ft height glazed tiles dadoing for kitchen.
- Good quality anti-skid tiles for the toilet flooring.
- Granite for the stair case.
- Weather proof clay tiles for roof.

PAINTING

- Acrylic emulsion paint for the internal walls and the ceiling.
- Exterior grade emulsion paint for external walls and texture paint / cladding for selective places.

BATH ROOMS

- Good quality designer glazed tiles dadoing up to 7ft height.
- Standard quality sanitary and washbasins.
- Jaguar / equivalent plumbing fixtures.

ELECTRICAL

- Modular switches.
- 3 to 5 KW power.
- Adequate light points.
- Computer, TV and telephone points.
- Provision for solar water heater.
- 1 KW DG backup.

WATER SUPPLY & SANITARY

- Centralised over head water tank connected to all the villas.
- Water treatment plant.
- ISI make concealed pipes.
- Sewage treatment plant.
- ISI make PVC pipes.

COMPOUND WALL

- SBM / Precast.



VENETO

Ground Floor



1st Floor



9x12 meters (West Mixed) Total Built-up area: 1884sft.



THESSALY

Ground Floor



1st Floor



9x12 meters (West Classical) Total Built-up area: 1885sft.



LORRAINE

Ground Floor



1st Floor



9x12 meters (East Classical) Total Built-up area: 1898sft.



TAVIRE

Ground Floor



1st Floor



9x12 meters (East Mixed) Total Built-up area: 1900sqft.



ATTICA

Ground Floor



1st Floor



9x12 meters (East Contemporary) Total Built-up area: 1964sft.



CONSTANTIA

Ground Floor



1st Floor

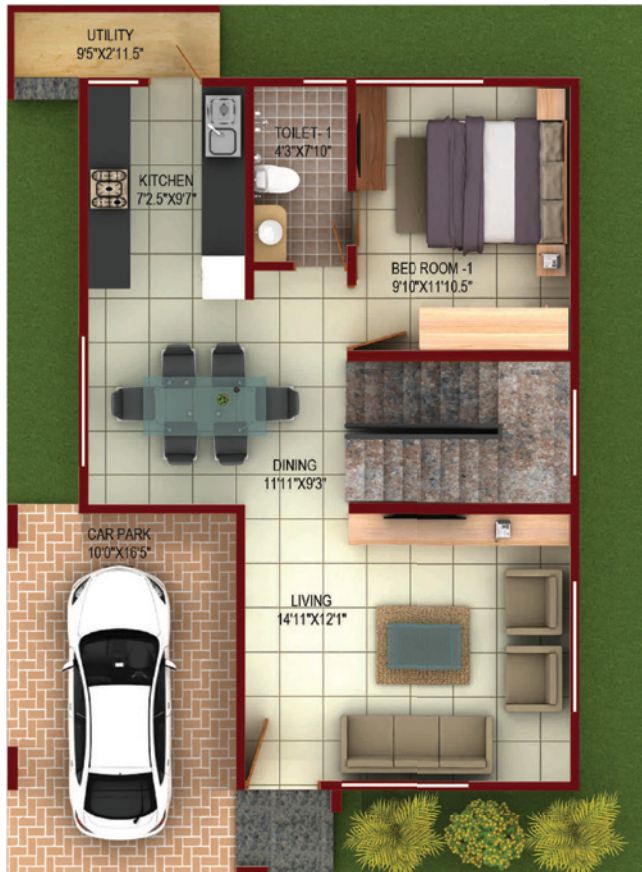


9x12 meters (South Contemporary) Total Built-up area: 1973sft.



LA ROJA

Ground Floor



1st Floor



9x12 meters (North Contemporary) Total Built-up area: 1964sft.

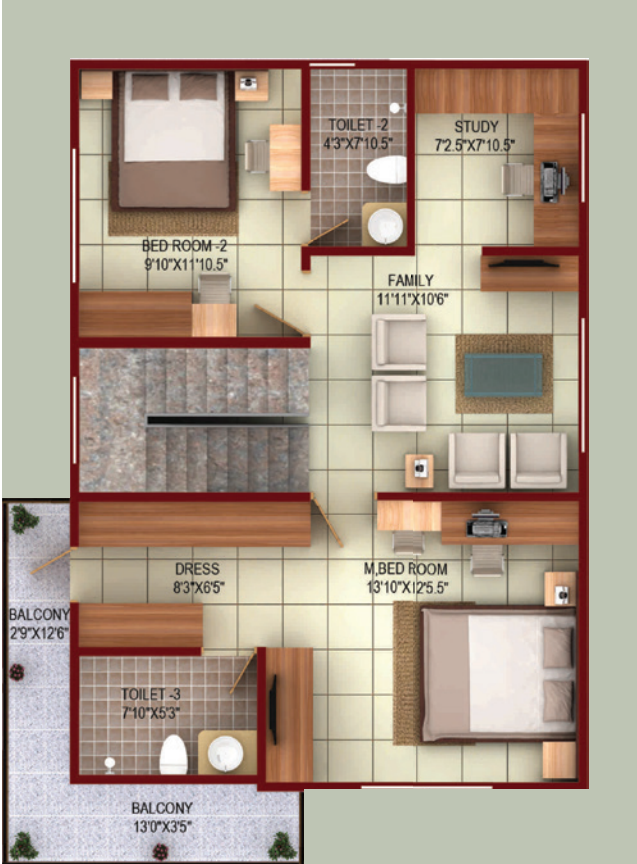


BORDEAUX

Ground Floor



1st Floor



9x12 meters (West Contemporary) Total Built-up area: 1983sft.

CONCORDE GROUP

Concorde Group was set up in 1998 and in just a decade and a half has developed over 18 million sq ft of residential space, keeping in line with the rocketing growth of the IT industry in Bengaluru.

Concorde Group brought with it an ability to deliver homes that are world class in design and execution. It changed the way people experienced comfort and luxury in their living environment. Concorde homes are built with love and passion and are close to working environments yet bring with them a seclusion and privacy that allows a great life away from the pressures of a work day.

Long lasting value for customers with benchmark quality, enviable locations and thoughtfully designed architecture are some of the attributes that set apart a Concorde home from the rest. Concorde Group is managed by professional veterans from real estate and various other sectors, all working towards making the group the most preferred real estate company.

We are glad to have been a part of the great Bengaluru story. As the city evolves, we are certain that Concorde Group will be a name that's going to be associated with its success.

MISSION

To work towards becoming a fully integrated, professionally managed real estate organisation driving customer delight through all our offerings.

VISION

To emerge as the most preferred real estate organisation by creating sustainable values for all our stakeholders.

PHILOSOPHY

No philosophy is worth its salt if it cannot be put into action.

At Concorde our philosophy has emerged from an integration of basic value systems we have adhered to and the expectations of our customers.

If we cannot build trust, how can we build a home?

On the foundation of trust we build quality. Once our customers realize that they can trust us, we try to exceed their expectations. We put quality into even things that our customer may not always be able to see today, but will realize it 20 years from now.

At Concorde we believe, every home is forever.

When we see a customer, we see another 1000 customers. We believe if one person is happy with our home. He will tell many others. So our focus is on the individual customer. If he is happy, we know we will have another. And so on.

Lastly, philosophy is not a page in a book. It is the sum total of the satisfaction experienced by all our customers. And this is what we mean by philosophy in action.







CORPORATE OFFICE

46/A, 1st Main Road, 3rd Phase, J. P. Nagar, Bengaluru, Karnataka, India - 560 078.

Phone :+ 91 - 80 - 6651 2999 | Fax :+91 - 80 - 6651 2970

SALES & MARKETING OFFICE

5, 4th Floor, ONYX Centre, Museum Road, Bengaluru, Karnataka, India - 560 001.

Ph:+91 - 80 - 6747 5666 | Fax :+91 80 - 6747 5616 | Mob: +91 - 7676 222 888

marketing@concordegroun.co.in | www.concordegroun.in

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