AFUNDI GROUP

SPACE & DESIGNS

HOMES, WORK PLACES & BEYOND



12 CENTRAL SQUARE

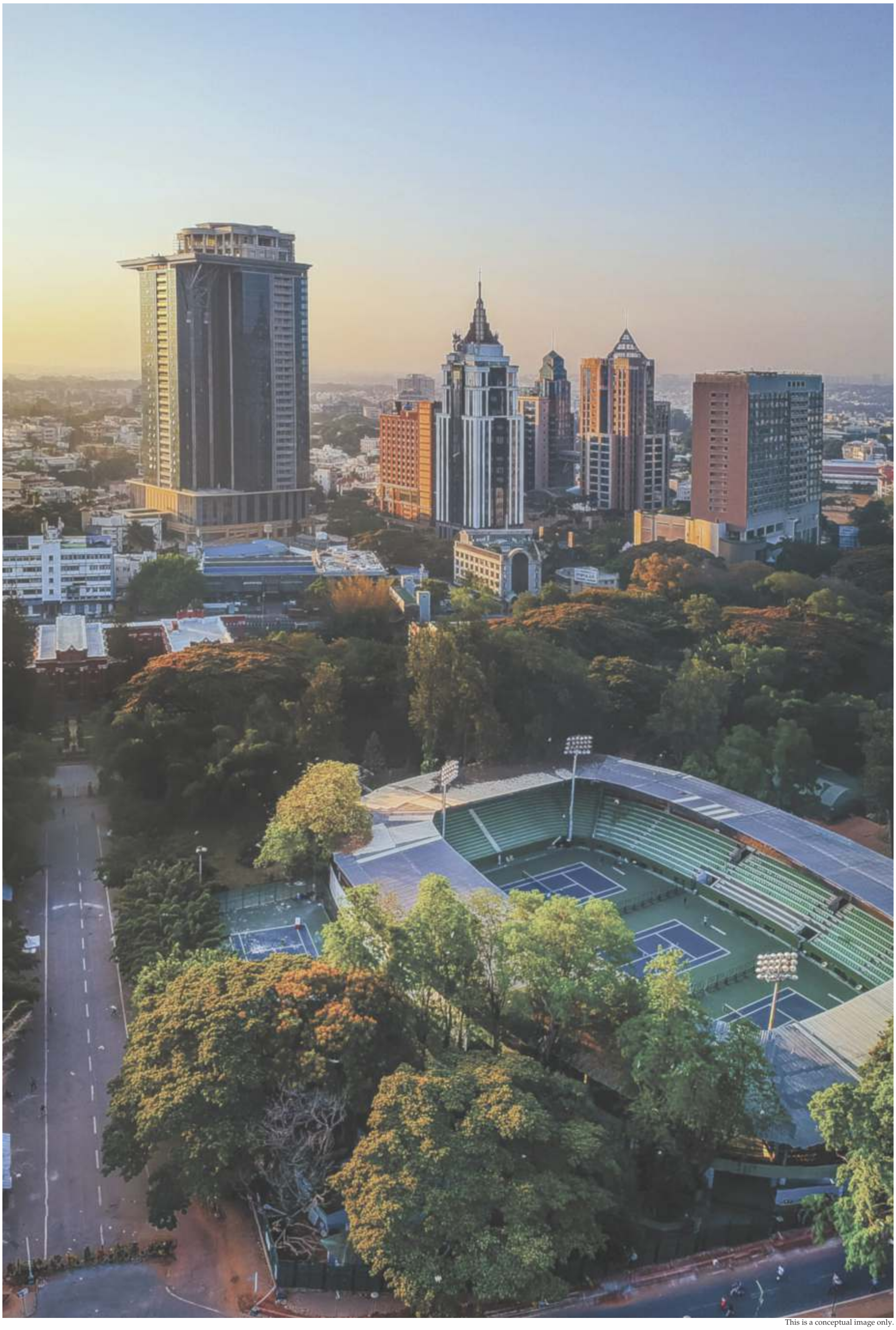
PRIVATE RESIDENCES

12 CENTRAL SQUARE

PRIVATE RESIDENCES



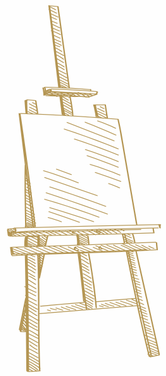
Bangalore.....
a super icon on the global map.



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12 CENTRAL SQUARE

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Come home to life in a unique dimension.

Come to a home that never ceases to amaze.

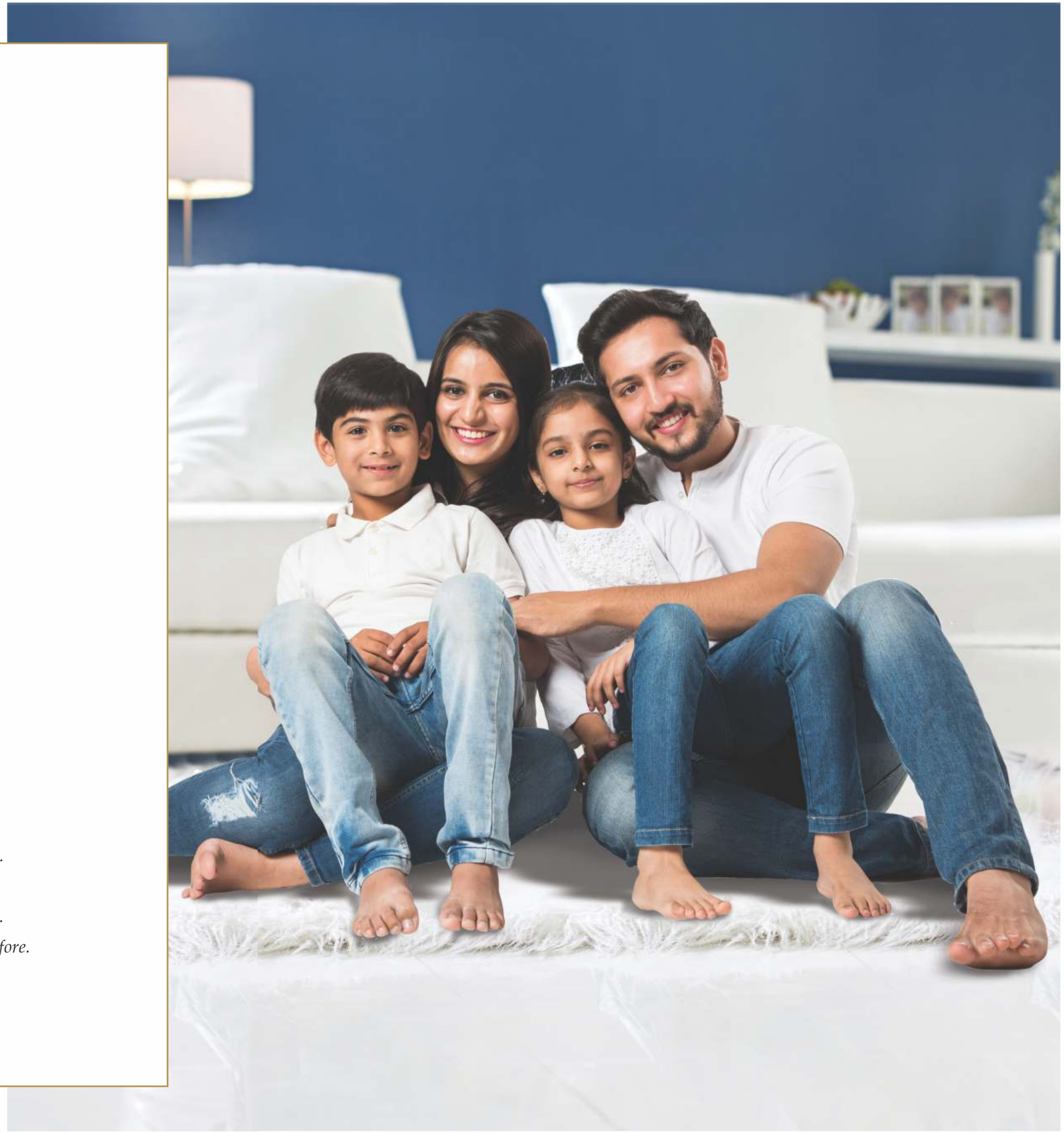
.....a home where the breeze carries your whispers.

.....a home where every wish of yours comes true.

.....a home where every desire of yours is gratified.

Come home to a home like you have never seen before.

Come home to 12 Central Square



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Life is a journey everyone embarks upon, but very few reach the pinnacles of success.

12 Central Square is a celebration of your success! A reward for your tireless effort over the years.

I take great pleasure in aquainting you with 12 Central Square, designed for the connoisseurs. Here is your dream world that never ceases to astonish. Each element has been hand picked for the deserving few, so that home coming is never the same!!

Mr Sadiq Afundi
Space & Designs



Designing 12 Central Square, in a tranquil locality, yet in the midst of a vibrant metropolis, was a wonderful professional challenge. The resolute conviction and the innovative perception of the promoter boosted the creative strength of our team in strong conceptual unity and clarity.

Combining the aesthetic appeal of the building with the demands of contemporary, plush lifestyles was a challenge that commanded thought processes of the highest calibre and we are glad we could deliver exactly what was envisaged.

Our vast and varied experience of 12 years, backed by our flexible and service oriented approach has empowered us to match the expectations of our client.

Mr M Rahman Baig
Evolve Architects, Bangalore

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Where only those who have triumphed arrive.

The pin code of Infantry Road, Bangalore 1 (560 001),

is a testimony to the prominence of Infantry Road as a premium location in Bangalore. A home on Infantry Road means that you are a part of the CBD ecosystem where you can browse and shop for the biggest national and international brands, frequent some of the premier star hotels like The Taj, Conrad and The Oberoi to name a few and also do business at the premium office spaces nearby on MG Road, Brigade Road and Cunningham Road. Proximity to Commercial Street only serves to increase its allure. The excellent connectivity complements the demands of high-end lifestyle here.

You only have to step out to visit the world.



Chinnaswamy Stadium



Brigade Road

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A connoisseur's paradise.

Bangalore.....the name brings visions of tree lined boulevards, idyllic gardens, tranquil lakes and beautiful weather. Multifaceted development has changed the face of the city, but some pockets still hold the beautiful, old world charm. Located in the heart of Bangalore, the interiors of Infantry Road area are some of those and 12 Central Square is fortunate to have found space here!

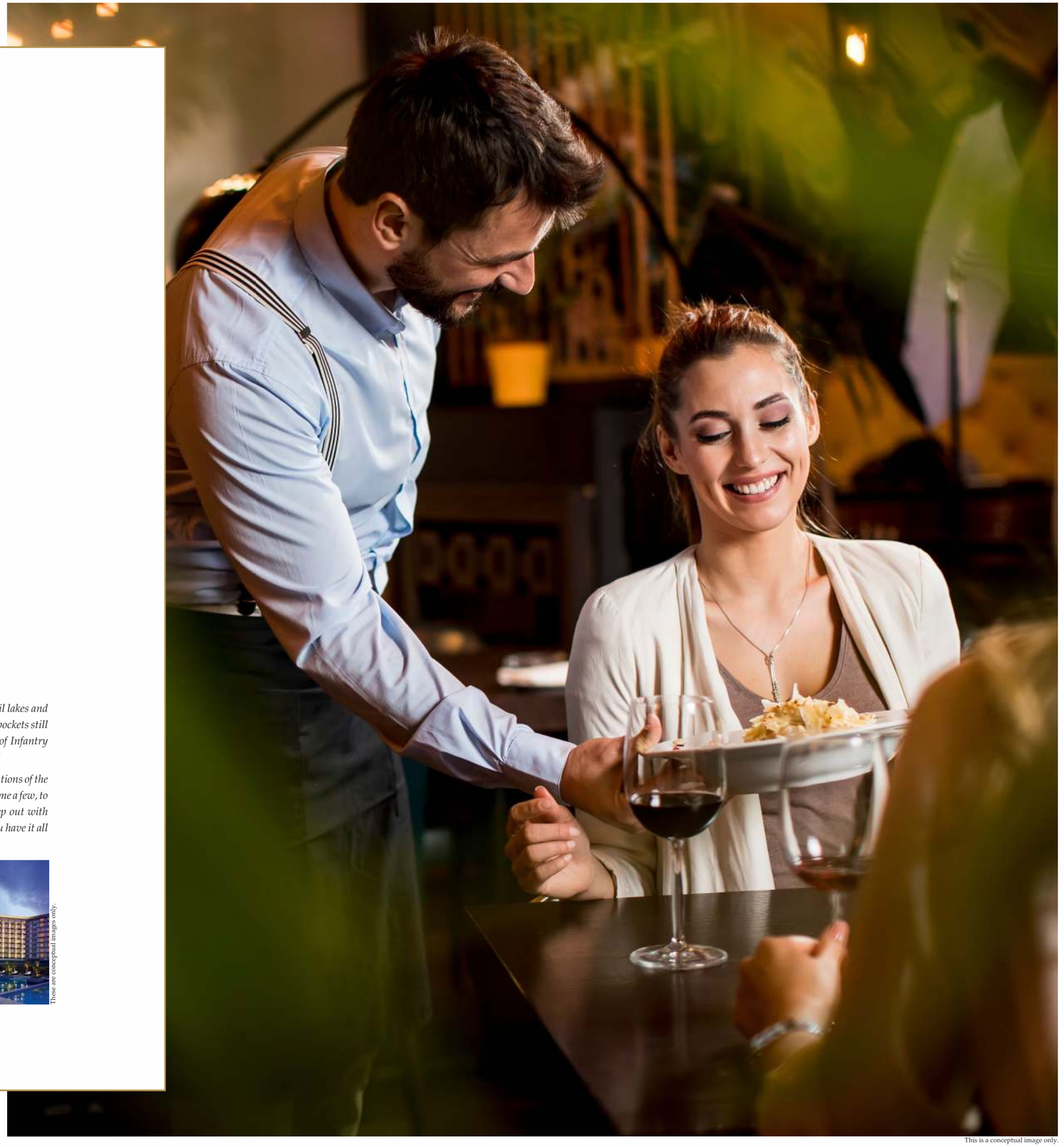
A home at 12 Central Square also puts you in the immediate vicinity of eminent destinations of the metropolis from the best of clubs like the Bowring Institute or the Bangalore Club, to name a few, to multiple destinations serving higher culinary experiences. Whether you want to step out with your loved ones for a quiet dinner or simply take a break for a relaxing cup of coffee, you have it all conveniently accessible.


Oberoi, Bangalore


Conrad, Bangalore


Taj, Bangalore

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Curated for the trail blazers of tomorrow.

12 Central Square is a masterpiece, crafted for those charismatic few who pull only masterstrokes. Experience a dynamic interplay of architecture and creativity; enjoy the genius of exquisite design and modern luxury .

With only one home per floor, you have an overwhelmingly lavish private retreat, with elegantly styled living rooms which spill out into living decks in contemporary architecture with dramatic views.

At 12 Central Square, discover the lifestyle of your dreams. You don't just live here..... you rule!

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An achiever's dream..... luxury redefined.

Enter your home.... a luxurious retreat and an overwhelming masterpiece!

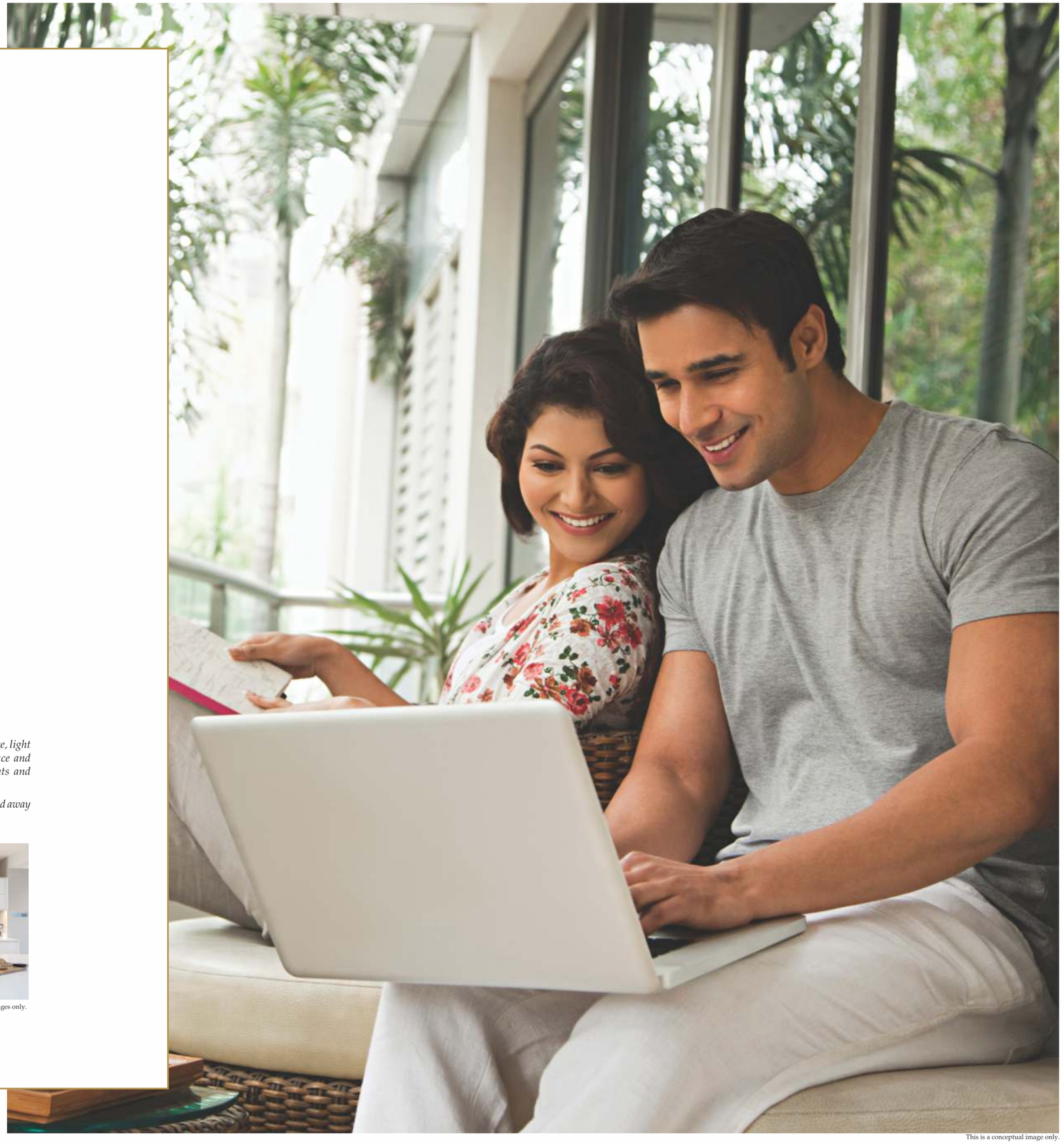
Indulgence here, takes on a new dimension. Cherish the graceful interplay of space, light and air and bask in the exuberance. Immerse yourself in the relaxing ambience and experience a medley of contemporary architecture, time tested design elements and modern luxury.

The snug and warm bedrooms, the state-of-the-art culinary space, the neatly tucked away utility and the refreshing powder rooms.....all speak of a class at an ethereal level.





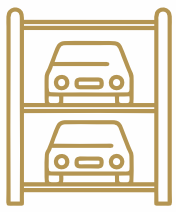
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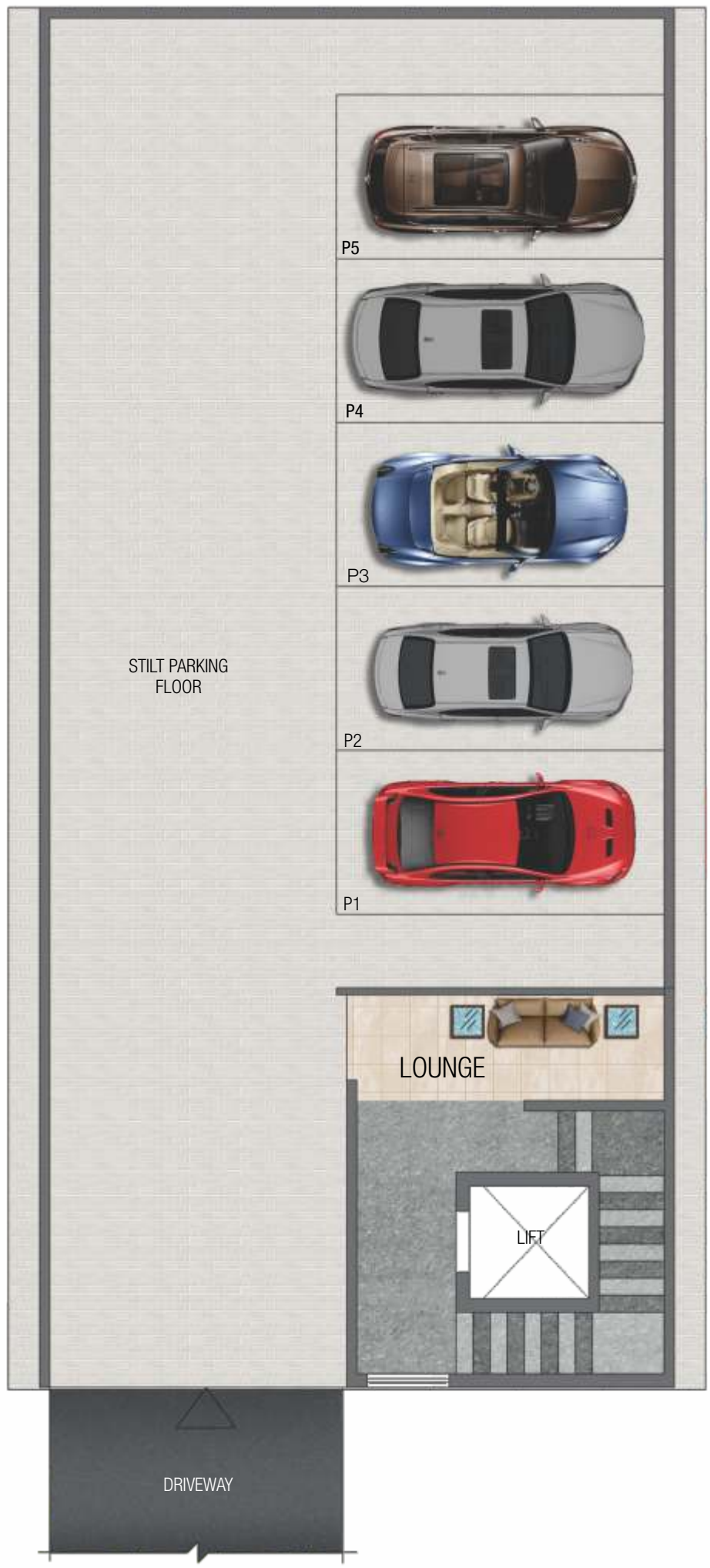
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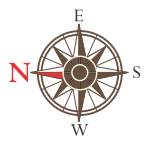
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State-of-the-art, multi level, mechanical car parking for 2 cars per residence.





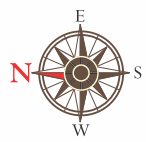
THE PARKING LOBBY

The furniture layout depicted above is an artist's impression and is only indicative.

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TYPICAL FLOOR PLAN

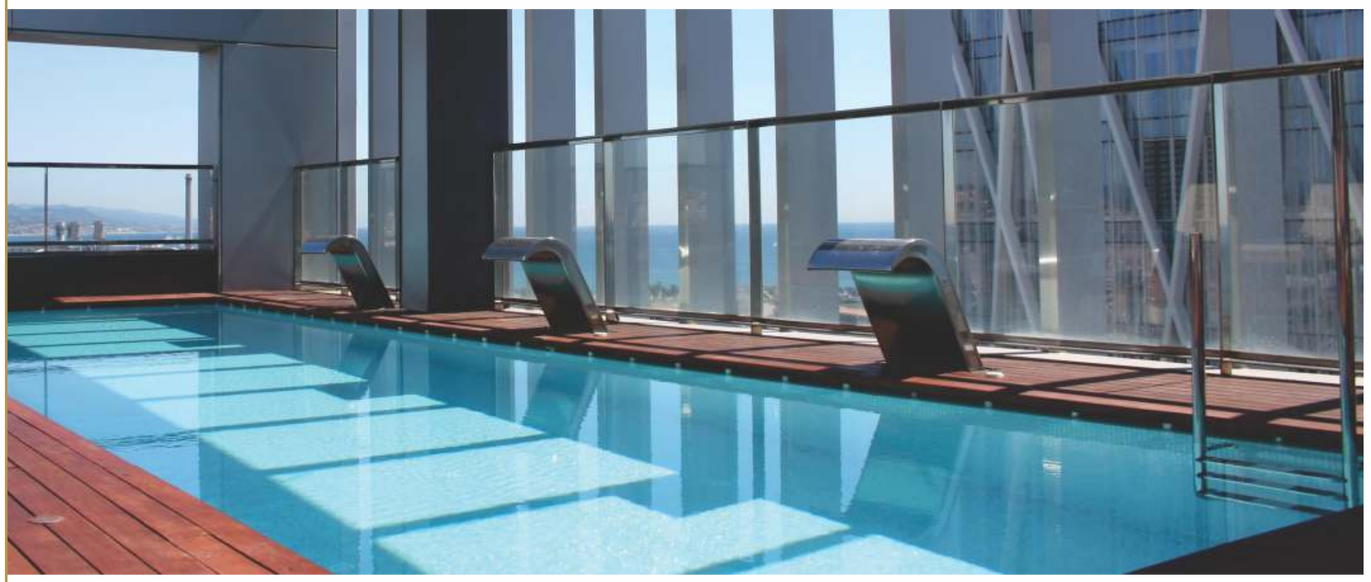
3 BHK Ultra Luxury Residences

The furniture layout depicted above is an artist's impression and is only indicative.

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Live larger than life, as opulence and recreation intertwine.

Enjoy a refreshing dip in the roof top pool, overlooking the enchanting Bangalore skyline or sweat it out in the roof top gym.

Immerse in meaningful conversations while you relax in the luxurious roof top gazebo, as the evening moves on to twilight or just enjoy the sounds of quietude.

Life is truly beautiful!

These are conceptual images only.

Specifications

General Apartment Specifications

- RCC framed structure
- Thoughtfully designed false ceilings
- Wall paint - Royale emulsion finish

Flooring

- Living room, dining room, drawing room and foyer - in imported marble
- Bedrooms in imported marble and engineered wood
- All decks in wooden decking flooring
- Kitchen, staff area and utility area in designer tiles

Bathrooms

- Bathrooms with a combination of imported marble and designer tiles
- Staff bathroom in tiles
- Water conscious and low-flow bathroom fixtures
- Concealed cistern tanks with half and full flush facility

Kitchens

- State-of-the-art modular kitchens available as an upgrade
- Ample plug point provision for all inbuilt and exposed appliances

Doors & Windows

- Double-glazed high performance semi-unitised window systems, with mosquito mesh provisions
- Internal doors of 8'6" with hardwood frames, 50 mm thick flushed veneer door shutters and slam-resistant door closures

Energy & Water

- Expandable conduit and distribution box architecture for future automation needs
- Ergonomically designed switch layouts with ample power points and USB provisions for all living spaces
- Energy efficient and flexibly designed VRV ACs for all living spaces
- Fire resistant electrical wiring

Communication

- Central location with intelligent mess-free conduiting for all incoming TV, internet and telephone services
- TV points in all living spaces with embedded conduits for AV requirements

Intelligently Designed For You

- Column free living areas
- Internal flexi walls to create unique spaces based on residents' requirements
- Flexible electrical conduit design to allow for easy movement of switch boards along the walls without damage
- Sufficient space allocated for retrofitting technological advancements or future requirements

Brands Used (Or Equivalent)

Electrical modular switches - Legrand
Electrical circuit breakers - ABB
Electrical wires - Havells
Smoke detectors - Panasonic
Door fixtures - Hettich
Paint finishes - Asian Paints
External paint - SKK paints





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The Development

Transport

- 2 multi level mechanical car parks for every residence
- Electrical vehicle charging points for every apartment

Technology & Security

- Wi fi connectivity in all common areas of the development
- Intelligently designed CCTV infrastructure to minimise demand for security personnel monitoring
- Centralised gas banks

Power

- 100% DG backup to power all the common spaces and the lift
- 100% backup for lights and fans in the residences

Water

- Zero discharge architecture
- Rain water harvesting

Waste management

- Dedicated garbage collection zone

Lifts

- 1 lift of Kone make and 6 passengers capacity

The Luxury Brand

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At Space And Designs, we believe, that its not just about structures in brick and mortar. It is about a larger vision of enriching the lives of people who entrust us with the responsibility of that which is closest to their hearts..... building their homes! We have constantly focused on creating luxury lifestyle experiences far exceeding expectations.

Our completed projects showcased below are testimony to our vision.



33 North
@ Frazer Town



24 North
@ Benson Town



36 East
near Bagmane Tech Park

Our ongoing projects:

24 North C
@ Benson Town

15 Park Residences
@ Vasanthnagar

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Office Address: The Presidency, #1, St Mark's Road, Bangalore - 560 001.
Project Address: No.12, Infantry Road Cross, Bangalore - 560 001.

Contact:
E-mail: sales@spaceanddesigns.in / Mob: 98459 98798



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No place like home.
No place like Bangalore.

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