

Mittal
Palms

Nature-led living in North Bengaluru



Thoughtfully designed residences in Jakkur
with a calm, premium and contemporary feel.



Jakkur – North Bengaluru





Priced within your reach. Located within your reach.

Welcome to a home that is within your reach in every way you can imagine. Mittal Palms, a premier project by the Mittal Group, lets you have the best of all worlds — an affordable home that doesn't compromise on quality. A location that is both developing and well-connected. Landscaped gardens and a beautiful view of the lake. And a vibrant lifestyle with every amenity. Now, isn't that a home you'd love to reach for?



Affordable
without compromise



Well-connected
location



Lake views &
landscaped greens





Mittal
Palms

Within your reach.
Beyond your
expectations.

JAKKUR - NORTH BANGALORE



HOME IS WHERE THE FUTURE IS.

The future is moving North. Mittal Palms is perfectly located at Jakkur, the fastest developing suburb, after Hebbal in North Bangalore. Set by the lake in an exclusively residential niche, the property allows easy connectivity to the city as well as the International Airport. Proximity to the proposed Peripheral Ring Road promises greatly enhanced access. Major infrastructure developments in the vicinity will ensure the location emerges as a premium neighbourhood. With the finest schools, health-care facilities and entertainment options within a 3-5 km radius, Mittal Palms is the address of the future.

LOCATIONAL ADVANTAGES

- En route to Bangalore International Airport
- Signal-free drive, just about 2km off NH-7
- Close to Vidyashilp Academy, Mallya Aditi International School, Vidya Niketan, Canadian International School
- Proximity to Columba Asia Hospital
- Proximity to Manyata Tech Park
- Next fastest growing residential hub after Hebbal
- 1st phase of Peripheral Ring Road to come up close by
- IT/BT parks, Aero SEZs, Apparel parks, Malls & Hotels nearby



DISTANCE CHART FROM MITTAL PALMS

Towards BIAL

Location	Distance
BIAL	22.0Kms
Kogilu Circle	3.1Kms
Yelahanka Railway Station	4.0Kms
Canadian School	6.0Kms
Yelahanka Air Force Station	6.6Kms
Chikkajala circle	10.3Kms
TTC	13.7Kms

Towards MG Road(CBD)

Location	Distance
Vidyashilp Academy	3.4Kms
Manyata Tech Park	6.5Kms
Columbia Asia Hospital	7.2Kms
Esteem Mall	7.5Kms
Hebbal flyover	8.0Kms
Vidhana Soudha	15.5Kms
MG Road	16.5Kms
City Railway Station	16.0Kms



AFFORDABLE YET PREMIUM LIVING

Mittal Palms is a home that is designed to address your budget preferences and your aspirations. Efficiency and optimal use of space result in affordable homes, while ensuring no corners are cut in terms of quality or value. Substantial investments in terms of architecture, aesthetic detailing and specifications have gone into the project, resulting in premium homes at an affordable price.

You can choose from comfortable 2 BHK apartments measuring 1180-1300sft & spacious 3 BHK apartments measuring 1695-1950sft. Whatever you choose, rest assured of a home that's elegant, contemporary and welcoming.



Affordable homes
without compromise



Smart layouts for
comfortable living



Quality construction
& fine detailing



A home that's
elegant, contemporary
and welcoming

Mittal
Palms

JAKKUR - NORTH BANGALORE



Elegant spaces designed for your comfort.



Moments that matter. Spaces you'll love.

A LIFE AND A LIFESTYLE



Affordable living shouldn't mean a life shorn of style. Mittal Palms features a full host of amenities, letting you enjoy a lifestyle uncompromised. A swimming pool promises exhilarating times. A well-appointed club house with an array of indoor activities and games offers exciting opportunities for fun, leisure and relaxation. The fitness conscious will welcome the high-end gym. A charming children's play area will keep the little ones happily engrossed. Landscaped spaces offer reprieve from urban stresses. To ensure you live uninterrupted, there's generator back-up for common areas and lifts and back-up will be provided within each apartment. Intercom access to security and other residents ensure peace-of-mind.

AMENITIES



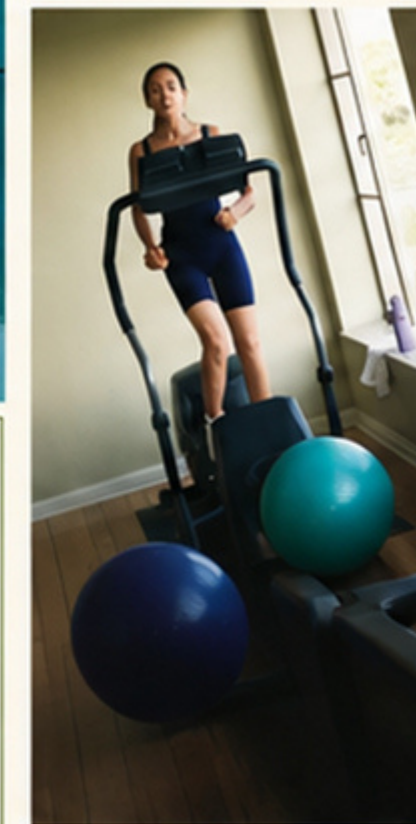
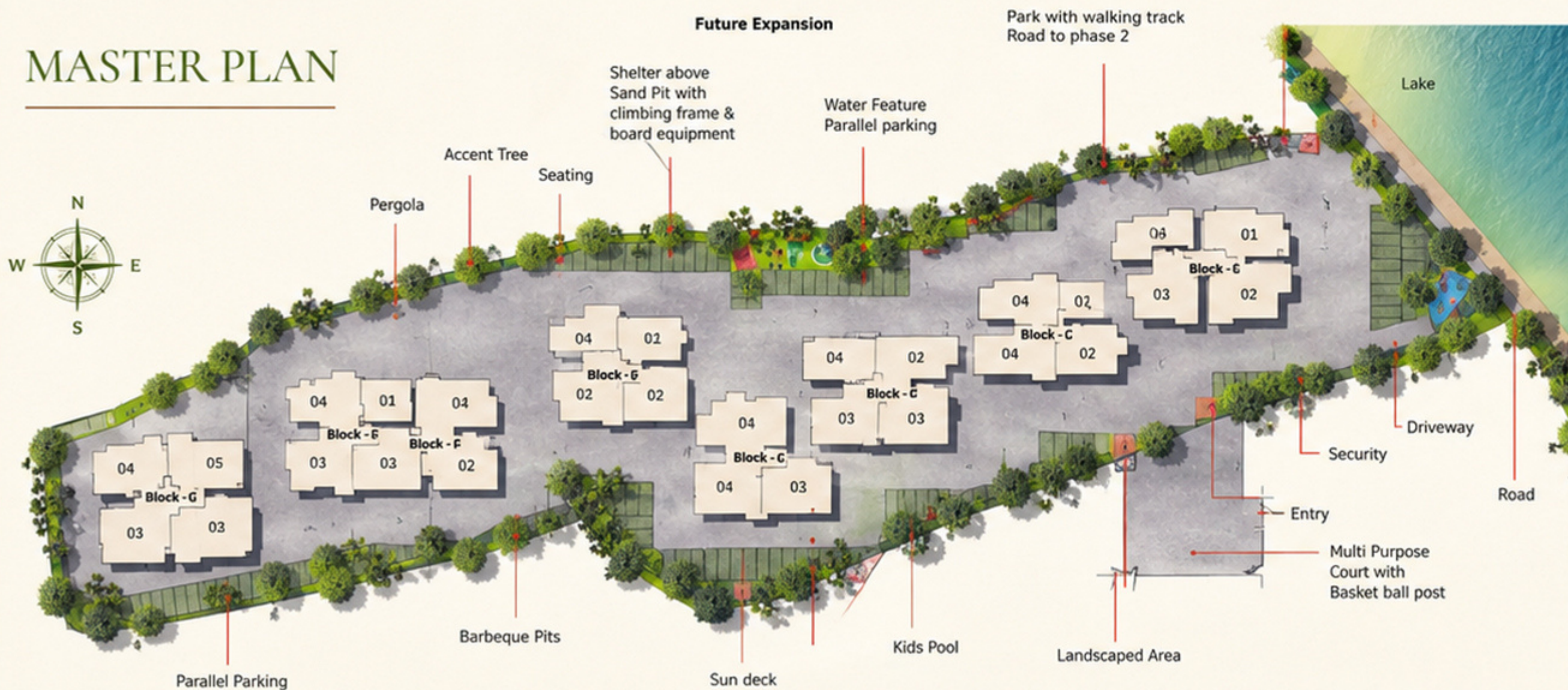
- Club House: Indoor Games, Gym, Health Club, Multi-Purpose Hall and Library
- Swimming Pool/kids Pool • Barbeque Pits • Sun Deck
- Multi-purpose Hard Court with Basket Ball Post
- Sand Pit with Children's Play Equipment
- Landscaped Gardens • Jogging Path



Mittal Palms



MASTER PLAN



RELAXATION. LEISURE. FUN.

SPECIFICATIONS

STRUCTURE

- Seismic zone II compliant RCC framed structure
- Solid block masonry
- Elegant entrance lobby in granite
- Cladding on the lift sidewall
- Single level stilt car parking

PAINTING

- Interior: OBD
- Exterior: Weather proof paint

FLOORING

- Vitrified tile flooring in living and bedroom areas
- Anti-skid tiles in kitchen, balcony and the utility area

KITCHEN

- Granite counter with S.S. sink and water purifier point
- Ceramic tiles 2 feet height above granite counter

DOORS & WINDOWS

- Main door frame in teak wood with moulded shutter
- Flush door shutters for all internal doors with hardwood frame
- Aluminium sliding windows

CP FITTINGS

- Jaquar or ISI certified equivalent

ELECTRICAL

- Fire resistant electrical wires
- Elegant modular electrical switches
- Telephone, TV and AC points in living and master bedroom

LIFT

- Intelligent automatic passenger lifts
- Well-decorated interiors in the passenger lifts

TOILET

- Glazed tiles or ceramic tiles of 7 feet Dado in shower (wet) area & 4 feet Dado in other (dry) areas.

OTHERS

- DG power backup for common areas and upto 0.5KVA for 2BHK & 0.75KVA for 3 BHK in each apartment
- Intercom facility
- Rain water harvesting, STP and solar lighting will be provided

A HERITAGE OF EXPERTISE



JAKKUR – NORTH BANGALORE



A FEW MITTAL LANDMARK PROJECTS



The Mittal Group holds an unparalleled presence in property development with a heritage spanning five decades. Being India's pioneering construction house, Mittal lays claim to a legacy of numerous firsts in construction. Mittal Builders was one of the foremost development companies to offer housing for sale in India.



Through generations now, Mittal Builders has carried forward the tradition of outstanding quality and a reputation for trust. More than 2000 landmark projects stand testament to the standards, dependability and commitment of the Mittal Group. Drawing on its industry acclaimed expertise, every project reflects the group's passion for excellence.



On-going developments span major metros and emerging metros including Mumbai, Thane, Pune, Bangalore, Mysore, Hyderabad, Secunderabad, Delhi and Nagpur. The combined value of the projects under development add up to billions of dollars - a substantial presence by any standard - national or international.



Mittal Tower



Mittal Excellency



Mittal Grandeur



Mittal Commercial



Mittal Park, Thane



Phoenix Tower



Mittal Park, Juhu



Other Landmark Projects



BUILDING TRUST. CREATING LANDMARKS. ENRICHING LIVES.



JAKKUR – NORTH BANGALORE

A HERITAGE OF
EXPERTISE



BANGALORE



Mittal Tower



Mittal Berlie



Mittal Parkview

MYSORE



Mittal Panorama



Mittal Blossom



Mittal Pride

PROMOTED & DEVELOPED BY:



109 B, 1st Floor, Mittal Tower, #6, M.G. Road, Bangalore-560 001 | www.mittalblr.com

Site address: No. 32/3, Shivanahalli, Yelahanka Hobli (behind Jakkur Flying Club), Bangalore North.

Marketing office: 45/11, First Floor, Kumara Park East (near ICICI Bank), Bangalore-560 001



Architect: **Thomas Associates**