



# Millionaire<sup>TM</sup>

TOWER

**The homes  
we build,  
we build for  
dreams**

 **artismo**  
Breathe Life Into Spaces

Millionaire Tower  
Off International Airport Road  
Adjacent to Decathlon Anubhava  
100 metres from Proposed Metro Station



Scan for Location

PRM/KA/RERA/1251/472/PR/200224/006640

# Home, in every way



## Your world, within your reach

In urban living, finding a space that mirrors your ambitions and lifestyle is a journey of its own.

Situated in the heart of North Bangalore, Millionaire Tower is conceptualized with this journey at its heart—acknowledging that the modern homeowner seeks not just opulence, but a habitat that aligns with their dreams and pace.

This is Millionaire Tower - a monument to the art of living well, a testament to the belief that the spaces we inhabit should inspire us, comfort us and above all, reflect who we are.



**Millionaire**<sup>TM</sup>  
T O W E R

# Experience the *Millionaire* Difference



**artismo**  
Breathe Life Into Spaces

Artist's Impression



**Millionaire**  
TOWER

## A home is an investment you make for yourself

Located in a prime area with ever-appreciating land value, Millionaire Tower offers 30%-40% assured appreciation, the highest in Bangalore. Surrounded by Fortune 500 companies and tech parks, it is ideal for end-users and investors, suggesting very high rental returns upon completion.

With just 252 homes spread over 5 acres, we welcome you to imagine a home from a different perspective. The project features clear titles, zero deviation, and Vaastu compliance. Enjoy a friendly payment schedule with stress-free installments and comfortable milestones.



80%  
Landscape &  
Driveways



Homes with  
Complete Privacy



Private  
Balcony



Outdoor  
Meditation



Hot water on  
TAP(24/7)



Access Controlled  
Towers



Smart Enabled  
Homes



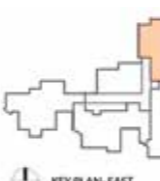
Ample Car  
Parking



# A home for every family

Our offerings comprise **versatile 2.5 and 3-bedroom apartments**, each distinctively crafted to meet a wide spectrum of needs.

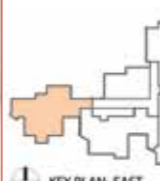
We have **9 floor plans** ranging from **1260 to 1975 Sq.Ft.**



KEY PLAN-EAST

Series: 4  
Area: 1582  
Unit Type: 3 BHK  
Facing: West

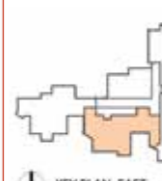
**4**



KEY PLAN-EAST

Series: 3  
Area: 1825  
Unit Type: 3 BHK  
Facing: East

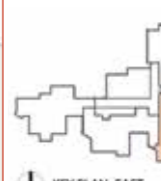
**3**



KEY PLAN-EAST

Series: 2  
Area: 1862  
Unit Type: 3 BHK  
Facing: North

**2**



KEY PLAN-EAST

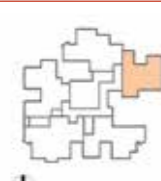
Series: 1  
Area: 1815  
Unit Type: 3 BHK  
Facing: West

**1**



MILLIONAIRE TOWER WEST

MILLIONAIRE TOWER EAST



KEY PLAN-WEST

Series: 9  
Area: 1260  
Unit Type: 2.5 BHK  
Facing: West

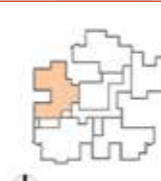
**9**



KEY PLAN-WEST

Series: 8  
Area: 1462  
Unit Type: 2.5 BHK  
Facing: East

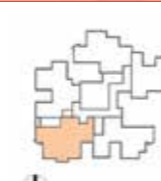
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KEY PLAN-WEST

Series: 7  
Area: 1550  
Unit Type: 3 BHK  
Facing: East

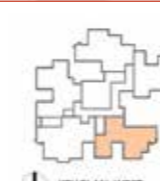
**7**



KEY PLAN-WEST

Series: 6  
Area: 1605  
Unit Type: 3 BHK  
Facing: North

**6**



KEY PLAN-WEST

Series: 5  
Area: 1442  
Unit Type: 2.5 BHK  
Facing: North

**5**

**Millionaire**  
TOWER



**EAST**

Series: 1  
Area: 1815  
Unit Type: 3 BHK  
Facing: West

- Living & Dining  
12'2" x 23'0"
- Balcony  
7'4" Wide
- Kitchen  
11'10" x 9'2"
- Utility Space  
5'1" x 9'2"
- Master Bedroom  
13'9" x 12'0"
- Bedroom-1  
11'8" x 12'0"
- Bedroom-2  
12'2" x 11'2"
- 3 Baths
- 1 Powder room



Series: 3  
Area: 1825  
Unit Type: 3 BHK  
Facing: East

- Living & Dining  
23'3" x 12'9"
- Balcony  
7'11" Wide
- Kitchen  
11'4" x 8'10"
- Utility Space  
5'1" x 8'10"
- Master Bedroom  
13'11" x 13'0"
- Bedroom-1  
11'0" x 13'3"
- Bedroom-2  
10'6" x 13'3"
- 3 Baths
- 1 Powder room



Series: 2  
Area: 1862  
Unit Type: 3 BHK  
Facing: North

- Living & Dining  
23'9" x 12'2"
- Balcony  
7'11" Wide
- Kitchen  
8'10" x 12'0"
- Utility Space  
8'10" x 5'0"
- Master Bedroom  
13'9" x 12'2"
- Bedroom-1  
11'0" x 13'9"
- Bedroom-2  
13'0" x 12'2"
- 3 Baths
- 1 Powder room



Series: 4  
Area: 1582  
Unit Type: 3 BHK  
Facing: West

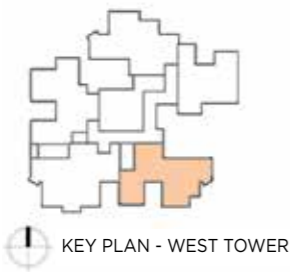
- Living & Dining  
15'11" x 21'0"
- Balcony  
6'7" Wide
- Kitchen  
8'6" x 10'10"
- Utility Space  
8'6" x 5'0"
- Master Bedroom  
13'11" x 11'10"
- Bedroom-1  
12'2" x 11'8"
- Bedroom-2  
13'2" x 11'10"
- 3 Baths



**WEST**

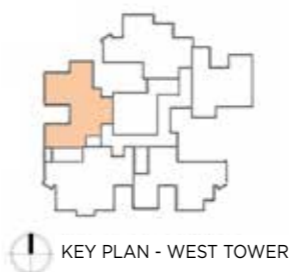
Series: 5  
Area: 1442  
Unit Type: 2.5 BHK  
Facing: North

- Living & Dining 24'0"x12'0"
- Balcony 6'5" Wide
- Kitchen 8'8"x8'2"
- Utility Space 8'8"x5'0"
- Master Bedroom 12'6"x12'2"
- Bedroom-1 11'4"x11'10"
- Study room 9'6"x7'9"
- 2 Baths
- 1 Powder room



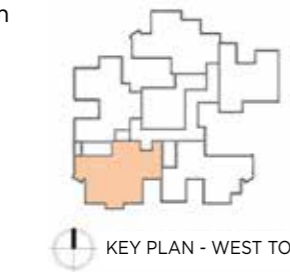
Series: 7  
Area: 1550  
Unit Type: 3 BHK  
Facing: East

- Living & Dining 11'4"x21'4"
- Balcony 7'0" Wide
- Kitchen 10'10"x9'0"
- Utility Space 10'10"x5'0"
- Master Bedroom 13'2"x11'10"
- Bedroom-1 13'2"x11'0"
- Bedroom-2 11'8"x12'0"
- 3 Baths



Series: 6  
Area: 1605  
Unit Type: 3 BHK  
Facing: North

- Living & Dining 21'2"x14'9"
- Balcony 7' Wide
- Kitchen 9'8"x8'0"
- Utility Space 5'0"x8'0"
- Master Bedroom 11'6"x13'2"
- Bedroom-1 13'0"x11'10"
- Bedroom-2 10'8"x13'2"
- 3 Baths



Series: 8  
Area: 1462  
Unit Type: 2.5 BHK  
Facing: East

- Living & Dining 20'6"x15'7"
- Balcony 6'5" Wide
- Kitchen 8'2"x8'2"
- Utility Space 4'9"x8'2"
- Master Bedroom 13'3"x12'4"
- Bedroom-1 10'6"x12'2"
- Study room 10'0"x7'5"
- 2 Baths
- 1 Powder room



Series: 9  
Area: 1260  
Unit Type: 2.5 BHK  
Facing: West

9

Living & Dining  
19'2" x 12'2"

Balcony  
6'5" Wide

Kitchen  
7'3" x 8'9"

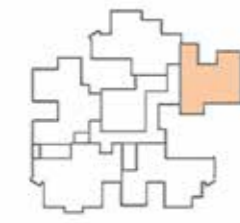
Utility Space  
7'11" x 4'3"

Master Bedroom  
11'10" x 13'3"

Bedroom-1  
12'0" x 10'2"

Study room  
8'8" x 10'2"

2 Baths



KEY PLAN - WEST TOWER



## Project Highlights and Specifications

### Highlights

- Grand reception with waiting lounge.
- Access controlled lobbies.
- Double height balconies
- 24x7 metered hot water
- Digital locks for apartments
- Amenities with cozy corners
- Reticulated Gas Infrastructure
- CCTV Surveillance as per design

### Specifications

#### 1. Structure

- Seismic resistant RCC structure.

#### 2. Flooring

- Lobbies and Corridors: Granite / Vitrified tiles.
- Living/Dining, Foyer: Vitrified tiles.
- Master Bedroom & Bedrooms: Vitrified tiles.
- Kitchen and Utility: Vitrified tiles.
- Balcony: Anti-Skid Vitrified tiles.
- Toilets: Anti-Skid Vitrified tiles.
- Staircase: Vitrified Step tiles.

#### 3. Walls

- Internal Walls: 100 mm solid block masonry finished with acrylic emulsion paint.
- Kitchen: Provision for modular kitchen.
- Toilets: Ceramic Tiles up to the false ceiling.
- Lift Lobby Facade: Granite and Vitrified cladding with textured paint.
- Exterior Fascia of Building: Painted with external

grade textured weather-proof paint as per the architect's design.

- Balcony/Terrace: External grade textured weather-proof paint.

#### 4. Ceilings

- All Internal Ceilings: OBD (oil bound distemper) paint.
- Toilets: Modular grid false ceiling.
- Main Entrance Lobby: Decorative false ceiling.
- Utility/Balcony: OBD (oil bound distemper) paint.

#### 5. Handrails

- Staircase: MS railings finished with enamel paint.
- Balcony: Aesthetically finished Glass railings.
- Terrace: Parapet wall as per design.

#### 6. Doors

- Main Door:
  - Frame: Teak wood frame with PU polish.
  - Shutter: BST shutter with good-quality hardware along with state-of-the-art digital lock.
  - Lock: Digital Lock of reputed make.
- Bedroom Doors:
  - Frame: Hard wood frame with PU polish.
  - Shutter: OST shutter with Mortise handle and good-quality hardware.
- Toilet Doors:
  - Frame: Hard wood frame with PU polish.
  - Shutter: OST shutter with Mortise handle and good-quality hardware with internal latch.
- Balcony/Terrace:
  - UPVC 3 track glazed sliding doors with bug/mosquito mesh (nylon) and appropriate hardware.

### 7. Windows & Ventilators

- Windows: UPVC windows with 2.5 track sliding shutters with bug/mosquito mesh (nylon) and UPVC casement shutters.
- Ventilators: UPVC louvered ventilators with provision for exhaust fan.

### 8. Plumbing/Sanitary

- Master Bedroom Toilet:
  - EWC: White coloured wall-mounted EWC with soft closing seat cover, concealed flush tank, and health faucet.
  - Wash Basin: White color under-counter wash basin with faucet.
  - Shower: Single lever diverter with shower partition.
  - Faucets: Water-efficient CP fittings.
- Other Toilets:
  - EWC: White coloured wall-mounted EWC with seat cover, flush valve, and health faucet.
  - Wash Basin: White color counter wash basin with faucet.
  - Shower: Single lever diverter with shower partition.
  - Faucets: Water-efficient CP fittings.
  - Geyser: Geyser provision in Guest bathroom only.
- Kitchen/Utility:
  - Water inlet/drain provision for:
    - Sink
    - Washing Machine
    - Dishwasher
    - Water Purifier.

### 9. Electrical Works

- General Electrical Works
  - 5 KW for 2.5 BHK
  - 6 KW for 3 BHK
- ISI certified cables with FRLS wiring through PVC conduits concealed in walls and ceilings with modular switches; light points, fan points, exhaust points, power sockets, call bell point, TV points.
- Power outlet for home appliances: water purifier, washing machine, dishwasher, microwave, chimney, hob, refrigerator.
- Geyser point in Guest bathroom only.
- Electrical room will have panel boards and meters as per BESCO standards.
- DG Power Backup:
  - Up to 100% backup for Apartments with diversity
  - 100% backup for common areas with additional UPS provision of 90-minute backup for Emergency lighting.

- Provision for AC:
  - Power point provision for AC in living-dining area and bedrooms.

### 10. Elevators

- Elevators: State-of-the-art elevators equipped with an ARD (Automatic Rescue Device) for emergency situations and an emergency call facility to security.

### 11. Other Services/Infrastructure

- STP, WTP, and OWC as per design requirements.

### 12. Roads & Pavements

- Pavers and concrete.

### 13. Amenities

Indoor/Outdoor Amenities

- Outdoor Amenities:
  - Outdoor Party Space
  - Stepped sit-out with Lawn
  - Lily entrance water body
  - Elders' sit-out canopy
  - Theme tree court, cultural flowering specimens
  - Children's play area & Kids activity wall
  - Framed wall feature
  - Chit-chat corner (Pocket Park)
  - Swimming pool with kids' pool area
  - Shrine space around the mounds
  - Wilderness pavilion
  - Arbor walkway
  - Bicycle parking
  - Event Lawn
  - Amphitheatre
  - Fruiting tree corridor
  - Cascading water feature wall
  - Wellness Corridor
  - Gravel Court
  - Yoga Pavilion
  - Forest Trail
  - Half Basketball Court
  - Jogging Trail
  - Pet Trail
- Indoor/Club House Amenities:
  - Banquet place
  - Bar / Barista Counter
  - Indoor Badminton court
  - Table Tennis
  - Virtual Golf / Gaming room
  - Crèche
  - Indoor/Outdoor Meditation/Shrine space
  - Fitness centre with changing & locker room

### DISCLAIMER

- Amenities/Specifications: Pertaining to balcony/terrace and utility including but not limited to flooring fixtures, MS/SS railings, block work, etc. are applicable exclusively to apartments with balcony/terrace and utility. Apartments/units not designed with a specific utility area are not equipped with any amenities related to utility. Apartments/Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
- Kitchen Specifications: Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, and all other amenities/facilities/provisions specific to the kitchen and kitchen areas are applicable exclusively to apartments with a kitchen.
- Electrical Fixtures: The developer shall only provide electrical points. The actual electrical fixtures/fittings inside the apartments, including but not limited to wall, ceiling lights, water purifier, chimney, washing machine, doorbell, fans shall be the responsibility of the buyer.
- Brand Substitution: In the event any document mentions a specific brand for any specification and if such manufacturers cease production, delay supply, or increase the cost significantly, the promoter shall procure and install products of equivalent quality as per their choice. The final decision shall be binding.
- Agreement vs Specifications: In the event of any contradictions/conflicts between the Agreement for Sale and this specifications document, the provisions of the Agreement for Sale will prevail.
- The information depicted herein, including designs, rendered views, illustrations, furniture layout, fittings, master plan, floor plans, specifications, amenities and facilities, dimensions, colours, etc., are subject to change without notification as required by authorities or the Developer's architect. The developer cannot be held liable for variations. Illustrations and pictures are artist's impressions. The developer is exempt from any liability related to these specifications.
- All dimensions and calculations are done in metric units. Imperial system units shown are for reference only. Dimensions indicated are from unfinished surfaces, excluding plaster and tile thickness.



# Exclusive convenience, a step away

We ensure that every resident of Millionaire Tower enjoys unrestricted access to a vast array of amenities designed to nurture the body, mind, and soul. Experience premium indulgences without stepping out of your community.



Artist's Impression

## More is Always Better

- 3 Lifts and 2 Staircases Per Tower
- Ample Car Parks for 252 Flats
- Digital Door Locks
- Crèche

## Luxury for Leisure

- Indoor/ Outdoor Meditation Space, Shrine Space
- Decentralized Silent Zones for Reading/ Relaxation
- Bar and Barista Counter
- Banquet Place
- Outdoor Party Space
- Virtual Golf/ Gaming Room

## Fuel Your Fitness Regime

- Indoor Badminton Court
- Swimming Pool
- Fitness Centre
- Pet Trail
- Tot-Lot
- Jogging Trail
- Outdoor Play Area



**Designed with love by  
Artismo**

At the core of this project is a philosophy that intertwines innovative design with functional living, brought to life by a team of visionaries- Artismo.

With a rich legacy originating from the esteemed management of Pragathi Group, Artismo brings over three decades of profound industry experience, sculpting over 300+ projects that have not just adorned the skyline but have redefined the essence of living spaces in Bengaluru.

Continuing this legacy of excellence, each home within Millionaire Tower embodies design intelligence that integrates aesthetics, functionality and most importantly, longevity.



**Join us at Millionaire Tower,  
where every path leads home**



**Millionaire**<sup>TM</sup>  
T O W E R

Project approved by



Artist's Impression

Millionaire Tower, Millionaire Avenue, Off New International Airport Road, Adjacent to Decathlon Anubhava, Bengaluru 562157

PRM/KA/RERA/1251/472/PR/200224/006640

# WELCOME HOME.

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Millionaire<sup>TM</sup>  
T O W E R

millionairetower.com

 **artismo**  
Breathe Life Into Spaces

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