

Mantri set to alter Bangalore skyline

The 46-story tower will offer 133 units comprising 3, 4 and 5 BHK units. The scheme will also offer penthouses

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BANGALORE-BASED Mantri Developers has launched a luxury project, which the company claims will be the tallest residential tower in south India and is set to change the skyline of Bangalore.

Mantri Pinnacle, which is located at Bannerghatta Road, is a 46-story tower with 133 residences. The project will comprise 3, 4, 5 BHK apartments and penthouses.

Crowning the tower and commanding the most impressive views are a sky-lounge-cum-coffee shop on the 41st floor and an observatory on the 42nd floor. Going by the high end model, residents can also avail a helipad on the 46th floor.

According to Sushil Mantri, chairman and managing director Mantri Developers, "Mantri Pinnacle is a definitive statement in luxury and opulence and with its towering height, it promises to be the most impressive edifice in southern India. Mantri Pinnacle will meet the aspirational needs of our customers and will create an exclusive residential space for customers."

Mantri Pinnacle has been designed by Hafeez Contractor and Aedas of Hong Kong has provided the landscape designs. Other amenities in the project include, fully air conditioned flats with personal controls, concierge services, a high-end mini theatre, a health room, Wii gaming zone, a clubhouse equipped with a gymnasium and private basement parking, swimming pool and a toddler's pool, jogging trail, tennis court, among a host of other facilities.

Mantri Developers, which was founded in Bangalore in 1999, has completed over 20 projects. The company has to its credit over one crore square feet of constructed

area, and another one crore plus square feet under construction. The company plans to focus on the residential sector, retail, hospitality, IT Parks and educational institutions in Bangalore, Chennai and Hyderabad. ■

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Independent view

"Bannerghatta Road as a micro-market has gradually emerged as a growing residential hub. Established developers such as Sobha Developers, Mantri Developers and Puravankara Group, have developed large residential projects in this micro-market. Retail activity has also picked up along this stretch with significant new mall developments likely by the first half 2011. Existing large format retail outlets on this stretch include SPAR Hypermarket, Reliance Mart, Gopalan Innovation Mall and Shoppers' Stop. Most of the residential developments along this stretch cater to the mid-segment category. Capital values for residential properties in this micro-market are in the range of Rs 3,200 to Rs 4,500 per sq ft, while rentals are between Rs 16,000 and Rs 30,000 per month. Retail rentals in this micro-market are in the range of Rs 70 to Rs 100 per sq ft per month (on the basis of built up area) for ground floor premises while office space rentals are in the range of Rs 45-50 per sq ft per month. The NICE Peripheral Ring Road (PRR), connecting NH 4 (Mumbai) and NH 7 (Chennai) is likely to further enhance the connectivity for working population thereby increasing the attractiveness of Bannerghatta Road as a region."

— Cushman & Wakefield

