

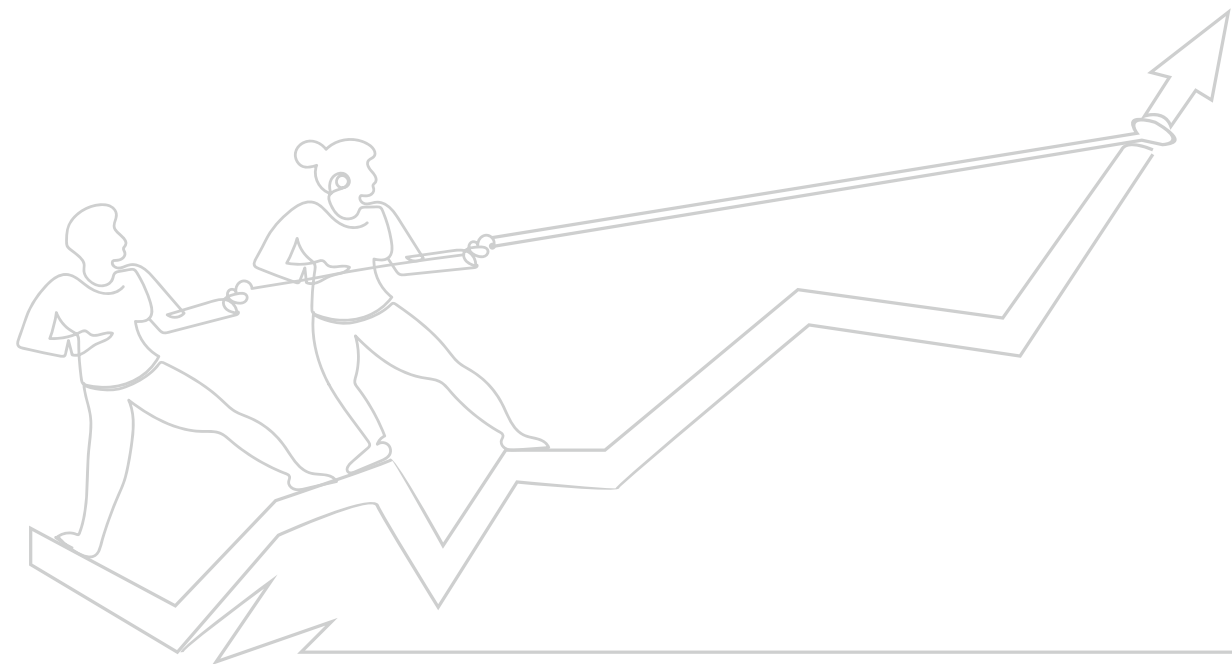


AN ADDRESS THAT WILL PARTNER YOUR BUSINESS PROGRESS

REVOLUTIONIZING COMMERCE

In the heart of Kompally, amidst the bustling tapestry of urban life, stands Fairmount Downtown, a Commercial and Retail Hub that is more than just a physical space – it's a manifestation of re-imagined business dynamics for the small, medium and large business segments of the city. Embracing innovation, community, and progressive ideals, Fairmount Downtown is on a mission to reshape the way businesses operate and flourish in Kompally.

With state-of-the-art facilities, flexible office/retail spaces, and a technology-driven ecosystem, Fairmount Downtown is poised to become a cradle for transformative ideas that shape the future of mid-segment and large business establishments. Also, raising the bar in regards to workplaces, Fairmount Downtown is about a great deal of options and not-to-be-missed opportunity.



02

ACRES PLOT AREA

04

PARKING BASEMENTS

10

FLOORS

11

HIGH SPEED ELEVATORS

11.7"

FEET CEILING HEIGHT
OFFICE SPACES

13.6"

FEET CEILING HEIGHT
RETAIL SPACES

26

FEET CEILING HEIGHT
OF LOBBY

37

METERS
TOWER HEIGHT

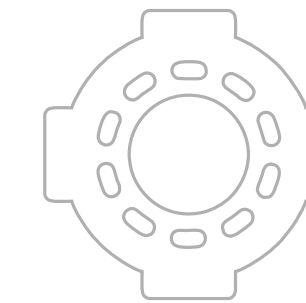


WHERE IDEAS TURN INTO REALITY

Fairmount Downtown is unmissable with its aesthetic architecture and grand edifice that ensure great footfalls and enthusiastic followers. Strategically located at the most premium cross roads of Kompally, this is where business thrives to the maximum due to the convenient proximity of countless residences, entertainment, hubs, banquets and the national highway passing by as the main road for many district tourists making Fairmount Downtown a comprehensive business destination where any organization, retail or corporate can carry out their specific operations with ease. Be it a fashion store to a startup, a family grown business or a dental boutique, a chartered accountancy firm or a high end salon, Fairmount Downtown shall present the right kind of vibrancy, vibe and opulence that reflect your business status and growth.



EXTENSION OF NH44 AND RECOGNISED
AS A PREFERRED COMMERCIAL LOCALITY.



WIDE ROADS AND INTERCONNECTED TO
KANDLAKOYA, KAZIGUDA AND BOLARUM, Medchal.





INFRASTRUCTURE INSPIRATION

Fairmount Downtown building owns a towering personality. Fairmount Downtown's glass façade and neat lines stand as an enduring symbol of progress and possibility. Its glass façade not only mirrors the exterior world but also invites the world inside, embodying a spirit of inclusivity and advancement that defines the essence of modern business.



RENTAL YIELD AND CAPITAL
VALUE APPRECIATION



PROXIMITY TO OTHER
COMMERCIAL PROPERTIES

ENTERPRISING ENTRYWAYS

The entrance area of Fairmount Downtown isn't just a point of entry, it's a portal to the world of enterprising enthusiasm. Fairmount Downtown encapsulates the spirit of those who step through its doors – the relentless pursuit of progress, the tenacity to dream, and the unwavering passion to turn visions into reality. This space isn't just a physical environment; it's a living embodiment of the entrepreneurial journey, inviting all who enter to embrace the boundless potential that lies ahead.



3,09,543^{SQ.FT}
OF GRADE-A OFFICE SPACE



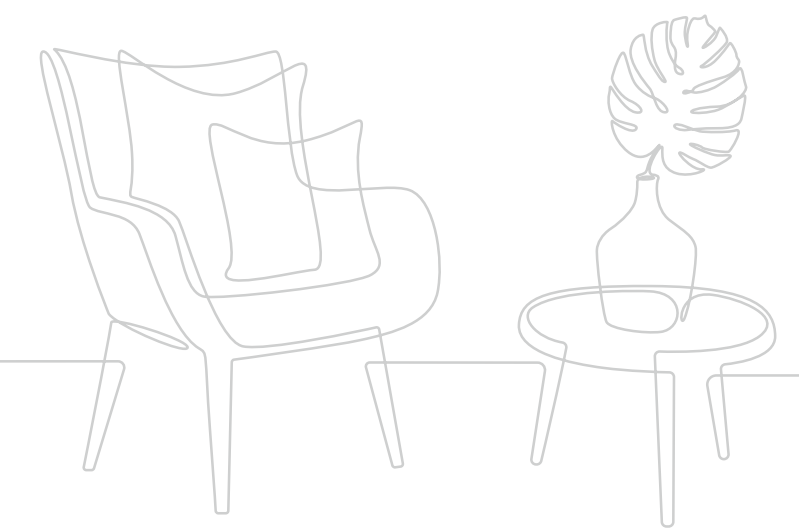
66,874^{SQ.FT}
OF HIGH CEILING RETAIL SPACE





A RECEPTION THAT IS WARM AND WELCOMING

An entrance metaphorically is a gateway to infinite possibilities and the moment you enter the palatial lobby of Fairmount Downtown, you will feel a sense of purpose and grandeur enveloping you, setting the perfect tone for an exceptional international experience. The arrangement too is nothing short of inviting, with its open and spacious layout, welcoming visitors with large open spaces and plush landscaping. As you step inside, you can't help but feel a connection with the outdoors and the architectural magnificence that is blended perfectly with the beauty of the natural world. At Fairmount, we've made sure that we provide you with the best of both the worlds...nature and structural brilliance.





02 ACRES PLOT AREA

04 PARKING BASEMENTS

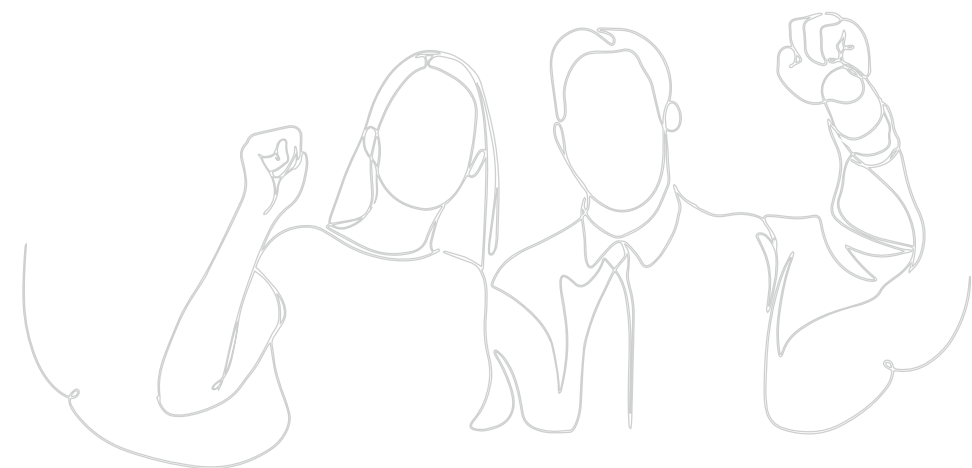
10 FLOORS

11 SUPER FAST LIFTS

Beyond the walls, bright lights and high ceilings, world changing decisions and business dealings are being made and unmade. But all that high pressure work will never be seen or heard. The reception area at Fairmount Downtown with eleven high powered super-fast lifts, stands as a gateway, bridging the outer facade and the enigmatic core where these impactful endeavors transpire. It embodies a realm of subtle grandeur, where first impressions are curated and an air of hospitality prevails. Here, soft whispers of professional exchanges blend with the gentle rustling of leaves outside, encapsulating an atmosphere of sophistication and promise.

MAKING SUCCESS A STATEMENT

Fairmount Downtown exudes a sense of awe and admiration. The tastefully white imbued interiors and plush seating at the lobby at Fairmount Downtown inspires calm and composure. The interplay of color and texture, combined with the meticulous attention to detail, transforms the lobby into a sanctuary of elegance, evoking a feeling of serenity that resonates deeply with anyone who graces its threshold.





14' FT HEIGHT

WHERE SHOPPING IS PURE THERAPY

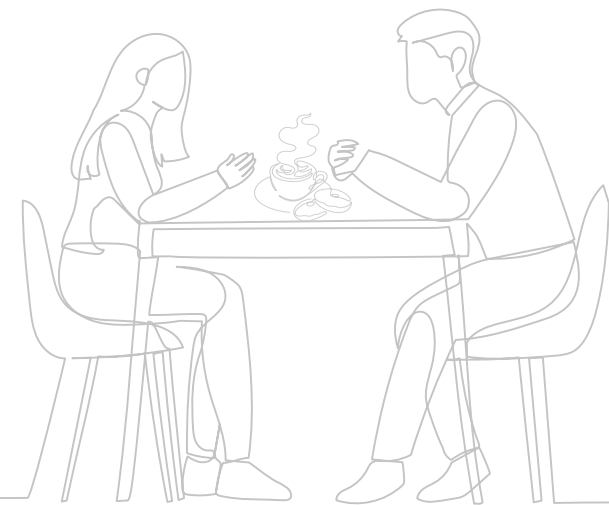
The retail spaces at Fairmount Downtown represent an intersection of commerce, creativity, and convenience, embodying a platform where businesses can thrive and patrons can experience a curated shopping journey. These spaces go beyond the traditional concept of mere storefronts, evolving into immersive destinations that evoke excitement and inspiration.

Step into the 14 foot high ceiled retail enclave of Fairmount Downtown, where you're greeted by an ambiance that harmoniously blends sophistication with accessibility. Every storefront has been meticulously designed to encapsulate the essence of the brand it houses, offering a tantalizing glimpse into the diverse tapestry of products and experiences that await within.



GRAND LEISURE & CULINARY INTENTIONS

It's not all about just work and high profile business meetings at Fairmount Downtown. There is also a lovely corner space that caters to hunger pangs and coffee breaks. The cafeteria at Fairmount Downtown is a microcosm of the building's philosophy – it's a space that acknowledges the need for balance in the midst of ambition. It embraces the concept that moments of respite and culinary indulgence are essential components of a productive and fulfilling work environment. Within these walls, business discussions harmonize with the clinking of cups, and the art of nourishment intertwines with the art of collaboration.

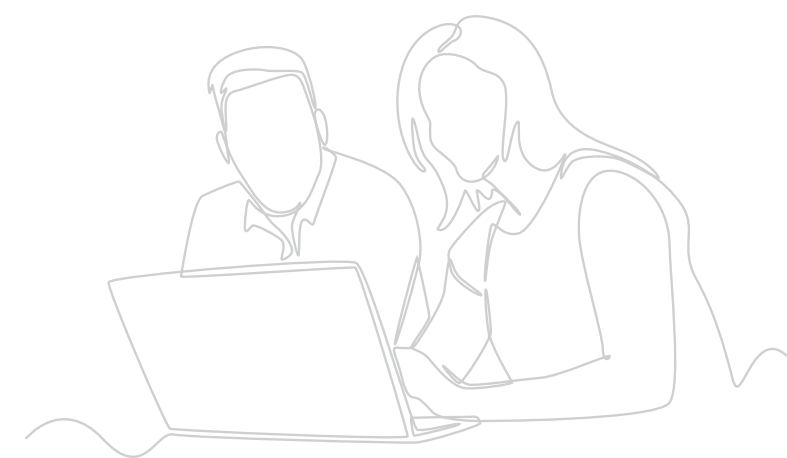




11.7' FT HEIGHT

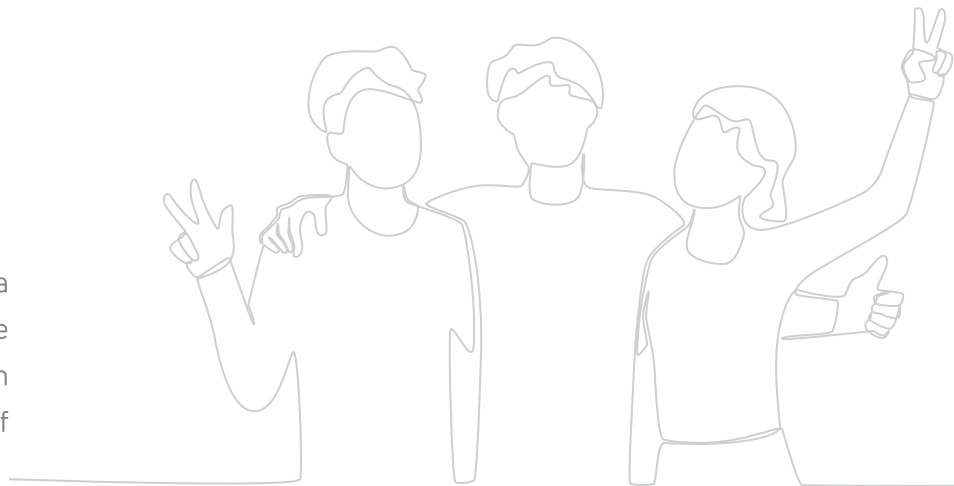
THE WAYS OF WORKING WELL

Fairmount Downtown successfully manage to create workspaces that encourage creativity and innovation. The presence of ventilation and enhanced natural light enables a positive working environment. Wide walls and 11.7 ft. ceilings ensure that there is ample space for each workstation. Giving special emphasis to the modern day professionals, Fairmount Downtown has created a working environment that fosters collaboration and interconnection. The vibrant ambience of each unit encourages positive vibes and friendly interactions between colleagues and office members. Fairmount Downtown will surely become the hub of great thinking minds and futuristic business houses.



CHARMING AND CHEERFUL SKY VIEWS

The rooftop food court at Fairmount Downtown is an oasis of taste, sight, and ambiance. It's a destination that transcends traditional dining, where flavors are elevated by the surrounding beauty and where the act of eating becomes a symphony of sensations. From sunrise to sunset, this culinary sanctuary invites individuals to embark on a journey of culinary exploration and creative inspiration.





WHEN SAFETY IS A PROMISE AND A PRIORITY

The security system at Fairmount Downtown isn't just a promise; it's a priority that underscores the complex's dedication to excellence. By combining cutting-edge technology with vigilant personnel and a holistic approach to safety, Fairmount Downtown stands as a beacon of trust and assurance, inviting individuals to thrive within its secure embrace.

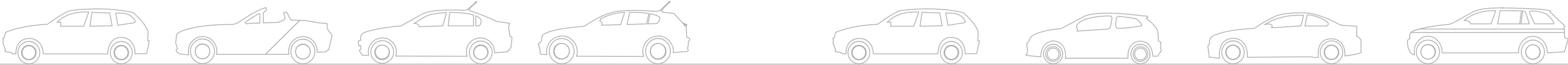


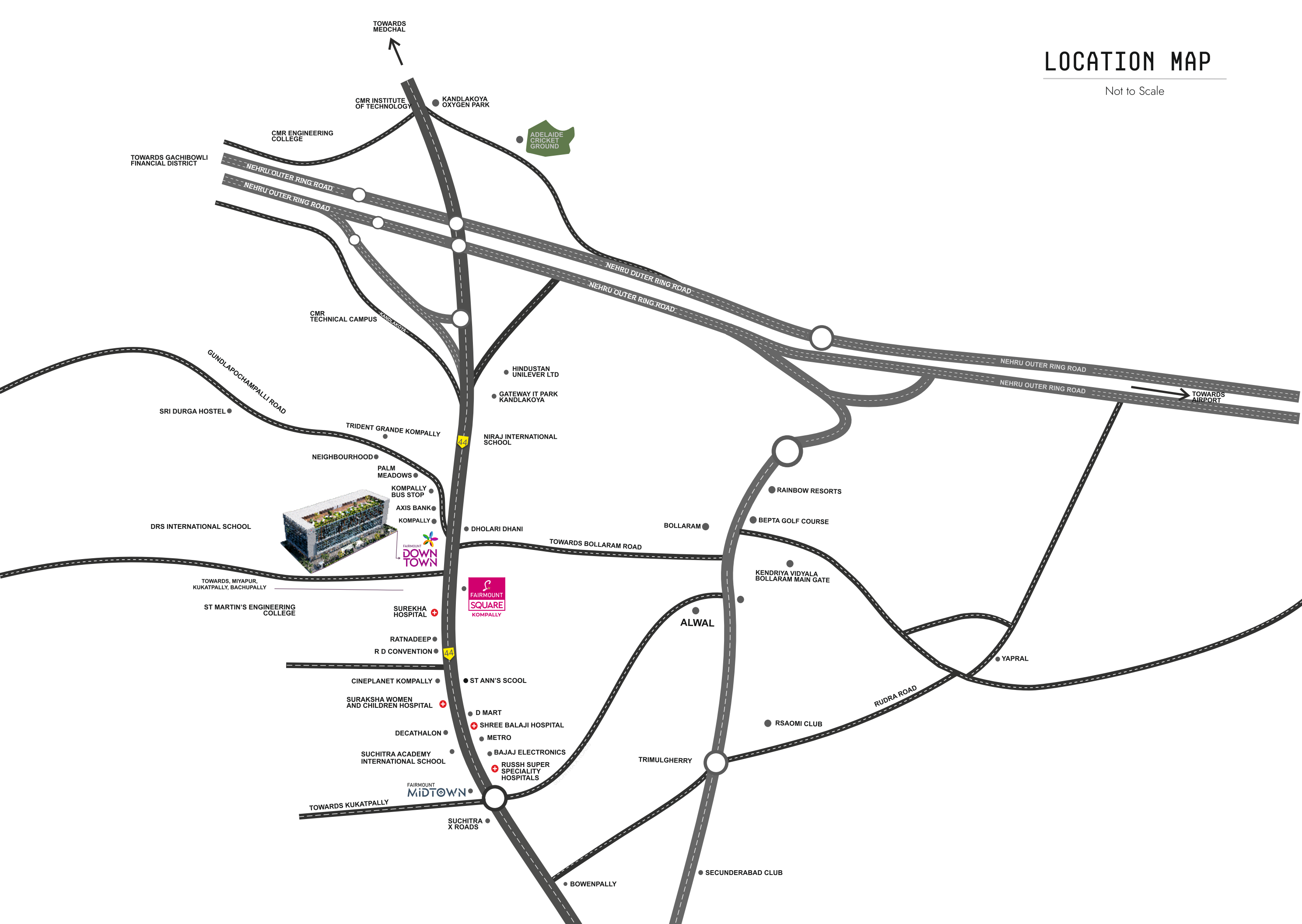


PARKING EASE

- B1  PARKING
- B2  PARKING
- B3  PARKING
- B4  PARKING

The parking arrangement at Fairmount Downtown isn't just about finding a spot for vehicles; it's about ensuring a stress-free and well-organized experience for all who step onto its premises. From cutting-edge technology to sustainability initiatives, every aspect is aligned to enhance convenience, safety, and environmental consciousness. Just as Fairmount Downtown strives for excellence within its walls, it extends the same commitment to every aspect of accessibility and comfort, even before you enter the building.





LOCATION MAP

Not to Scale



03
MIN
PLATFORM 65



03
MIN
AMR GARDENS



03
MIN
PAGE JUNIOR COLLEGE



72
MIN
RGIA AIRPORT



07
MIN
ASHRITHA HOSPITAL



11
MIN
ORR EXIT 6



FOUNDATION & STRUCTURE

- R.C.C Framed Structure to withstand seismic loads and wind.
- Light weight brick masonry in cement mortar.



PLASTERING

- Internal 12mm thick coat cement plaster smooth finishing.
- External 18mm thick double coat sand faced cement plastering.



DOORS

- Toilets Laminated doors with standard hard ware.
- Fire Doors Fire rated steel doors (as per norms).
- Service Shaft Door Pressed metal framed/flush doors shall be of 1.2mm galvanized.sheet of 1 hour fire rated for service areas/ducts/shafts.
- Shutters for retail (G+1) Motorized perforated (small holes) shutter for all unit of reputé make with 12mm toughened spider glazing Glass walls and designer hardware of reputed make.
- Windows Window system with single glazing with specially designed extruded.Aluminum sections with powder coating and system designed, water tightness and heat proof. (or) UPVC Windows.
- Service areas Two coats of Acrylic OBD over one coat of primer.
- External Painting Texture paint containing synthetic plaster chemicals, having very mild keys finish in three coats.
- Glazing Glazing as per glazing design.



LIFTS

- Passenger Lifts 8 No's passenger lifts of Mitsubishi or equivalent make. As per architect design
- Goods & Fire Lifts 3 No. Goods lift of Mitsubishi or equivalent make. As per architect design



FLOORING

- Main Entrance Lobby Granite/Italian marble slabs
- Upper floors entrance lobby Granite Slabs.
- Toilets Separate urinal blocks and toilet blocks for men and women are provided with first quality sanitary and CP fittings non skid tile flooring and cladding partition walls and counters in granite and toilet blocks.
- Staircase Flooring Granite stones for main staircases and Kota stones for fire staircases
- Parking Area VDF Flooring
- Drive way VDF Flooring
- Lift walls Granite/Italian marble slabs



PLUMBING AND SANITARY SERVICES

- Internal Kohler/Jaguar sanitary ware white in color with Branded CP fittings.
- Pumps As per design



ELECTRICAL FACILITIES

- Electrical power for all units as per the load details with separate distribution boards
- Lighting for common areas such as corridors, parking, lobbies areas as per standards
- Sub station with required transformer capacity and sandwich bus duct to each unit
- 100% DG backup shall be provided.
- Earthing grid for power system with earth resistance as per standards and special earthing
- Grid for computers, earth strips from special earthing extended to each unit.
- Lightning protection for the building as per standards.



LANDSCAPING

- Landscaping shall be provided as per design with renowned Architect





FOSTERING PROGRESS CREATING MILESTONES

Meticulously designed and thoughtfully curated to provide an inspiring working environment, the Fairmount Downtown complex is the place where young minds can be in their innovative best. Entering the portals of Fairmount Downtown there is an evident sense of purpose and a shared determination to think big and achieve success. The place offers every reason to work towards building a better future for everyone concerned. The high-quality construction, combined with modern amenities and state-of-the-art infrastructure, forms the groundwork for businesses to reach new heights. The aura of professionalism and possibility permeates every corner, inspiring entrepreneurs and visionaries to push their boundaries and strive for excellence. At Fairmount Downtown, a strong foundation is not just a concept – it is the cornerstone for every business journey.







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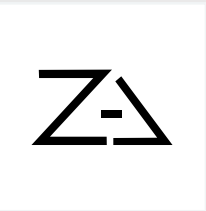
Architectural Consultant



MEP Consultant



Structural Consultant



PMC



Brand Consultant

