



UNBOX A
Signature
LIFESTYLE



CARDINAL ONE

A STATEMENT OF SINCERITY AND LUXURY

Karnataka RERA Registration No:
PRM/KA/RERA/1251/309/PR/190314/002489.



An experience that stays true to it's promise.
Precisely, what meets the eye!

It is an amalgam of Location, Community with
Smart Living amenities. We believe to have
Luxury Built-In, not Simulated - which is why
every aspect of this project is as real as we have
displayed, befitting our values of Excellency and
Transparency!

Named after a magnificent bird that symbolizes
hope, joy, health, rejuvenation and celebration
- Cardinal One, strikes a perfect balance
between city life and comfortable luxurious
living, with the urbane Bengaluru ethos in mind
- the need for space, speed and service.





LOBBY

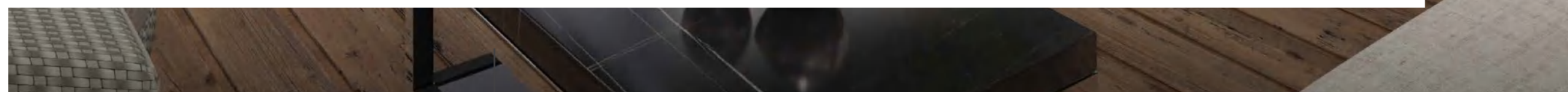
The plush lobby encapsulates comfort and luxury giving you a sense of calm - an entrance fit for a personal abode far away from the chaos of the bustling city.

The space boasts of an exclusive entrance lobby with a 24 hour concierge in each Tower, ensuring the residents are well-connected and well-served. Each apartment comes with a private elevator lobby with access to two executive high speed elevators and a separate service elevator on each floor



ENTERTAINMENT

Opulent decor of the Banquet Hall and Party Room offers residents the luxury to entertain in style. A laid-back evening can be enjoyed on the scenic Outdoor Bar & Café, while a spacious state-of-art Theatre Room allows you to host movie nights or private screenings for your loved ones. All this and more creates an unmatched quality lifestyle.

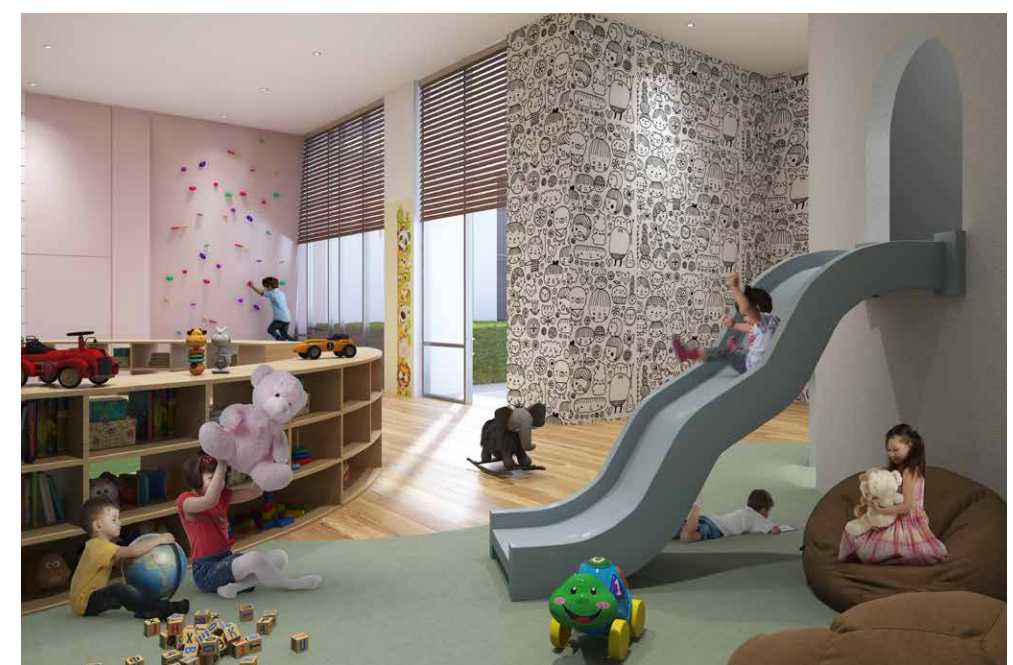
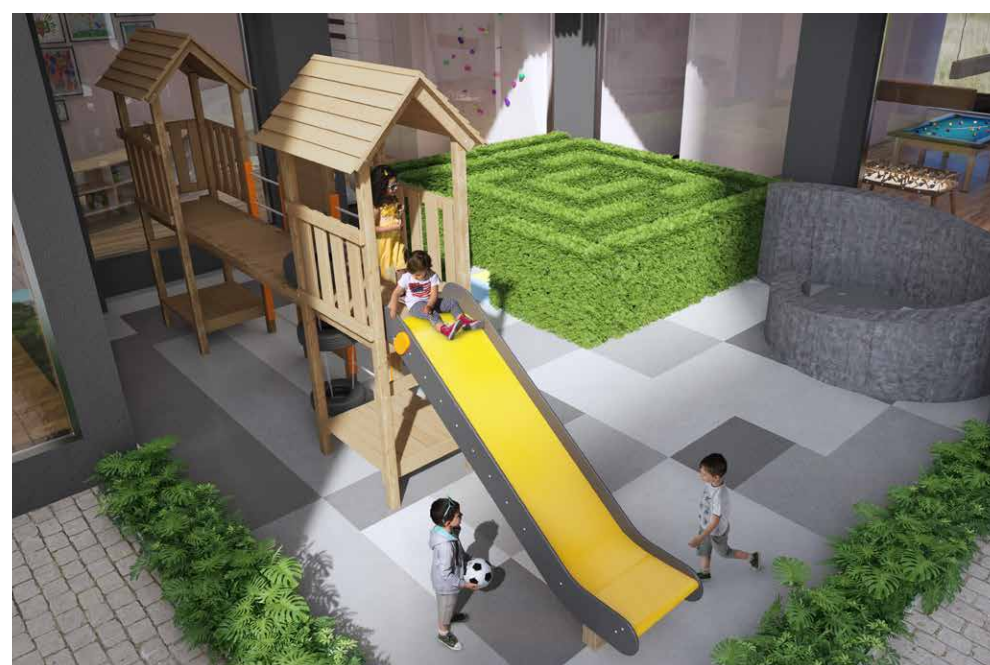




RECREATION

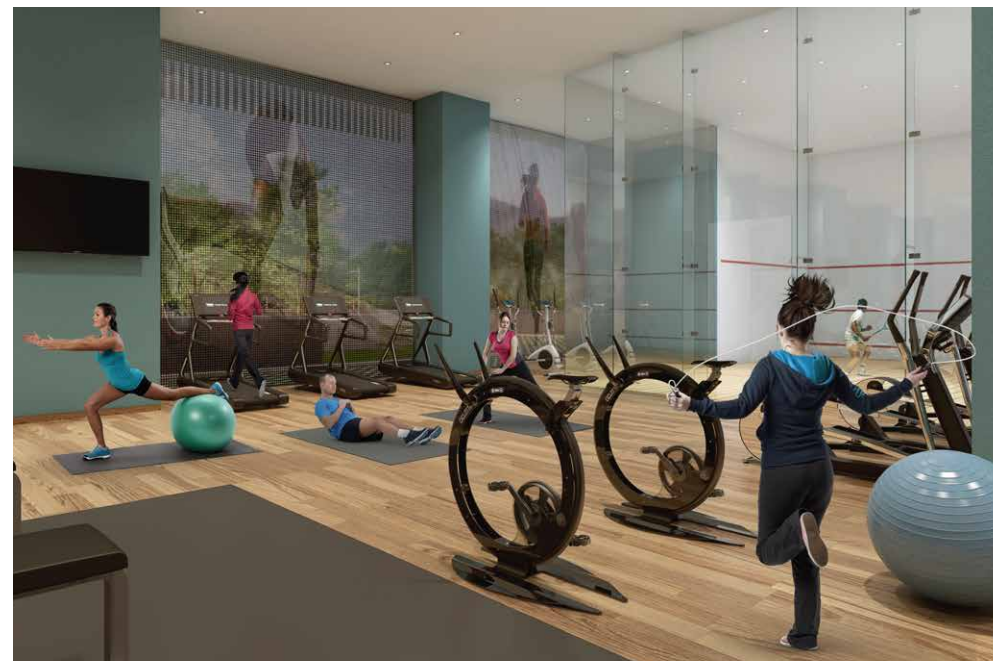
An adrenaline packed Games Room serves the young and the old. For the bookworm in you, our colonial style expansive Library is the perfect indulgence.

The recreational space is complimented by a spacious Outdoor Play Area for children combined with a secure Creche - a facility specifically for working parents.



WELLNESS

The health conscious will delight in the fully-equipped, state-of-the-art gymnasium, while the ones seeking peace can use the tranquil Zen Gardens and soothing Meditation Rooms. Invigorate your senses and treat yourself at the rejuvenating Spa for supreme relaxation





SKY GARDEN

The terrace of Cardinal One offers spectacular open skies and a prolific space to lounge away at the Rooftop with 2 terrace pools and designated Shower Rooms. The space also encloses a Pantry to satisfy your cravings for a snack or a warm cup of coffee, providing a premium experience second to none.



HIGHLIGHTS^{flame}

The 21 storeyed resplendent structure with 120 Residences in three wings is nothing less than an architectural marvel - having no columns or beams within the apartments, allows maximum design flexibility for you to craft your space around your dream home!

The Cardinal One also host signature class Club house & Amenities
Clubhouse at Ground floor of double ceiling height +Terrace Floor of Approx. 29000 Sq. ft.

INDOOR OUTDOOR AMENITIES

Multipurpose Part Hall / Banquet Hall – 2
Outdoor Play Area

SPA

GYMNASIUM

THEATER

CRECHE

MEDITATION

ZEN GARDEN

GAMES ROOM/SQUASH COURT

Café & Bar Area

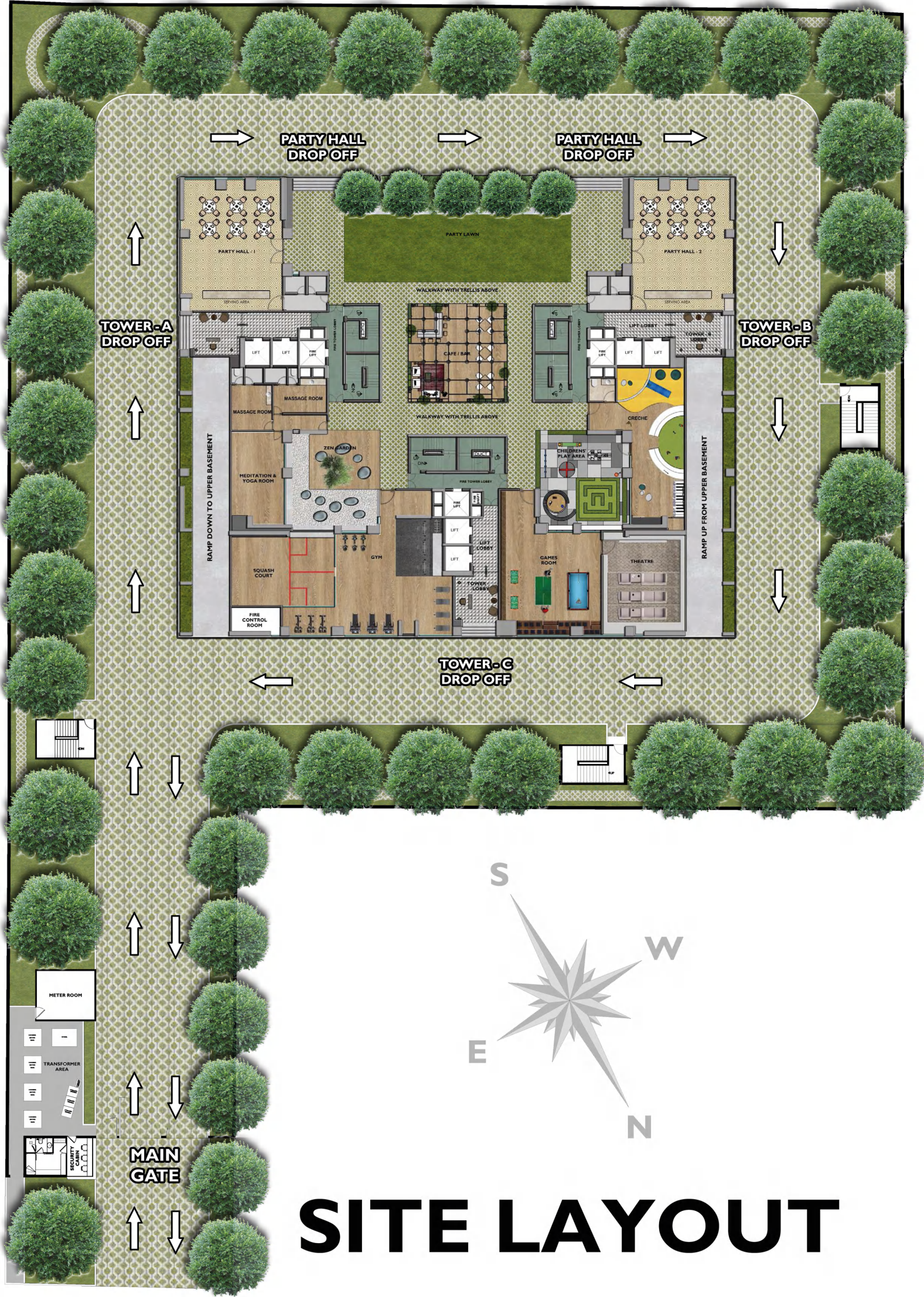
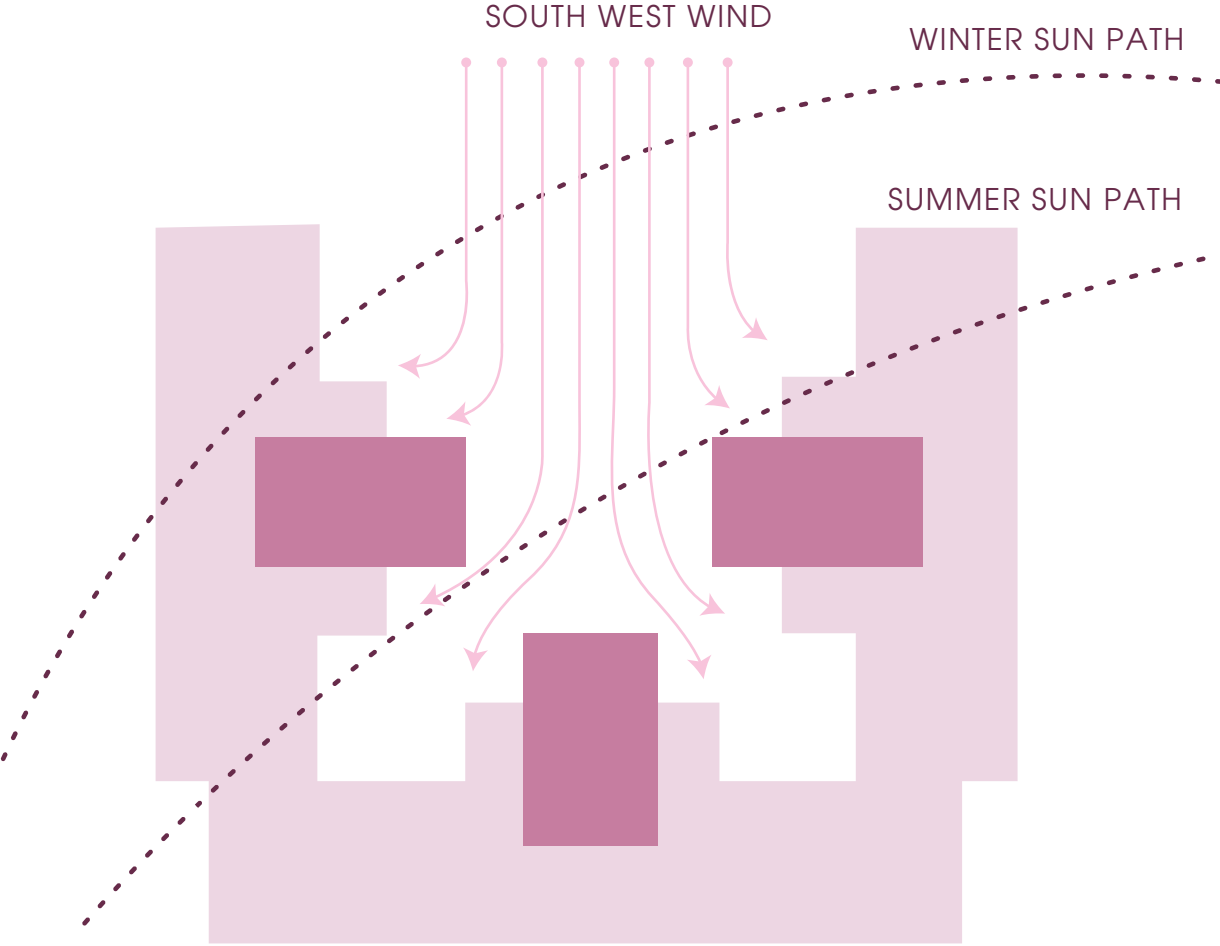
Swimming Pool @ Terrace

Child Pool @ Terrace

Party Lawn & Garden Seat outs

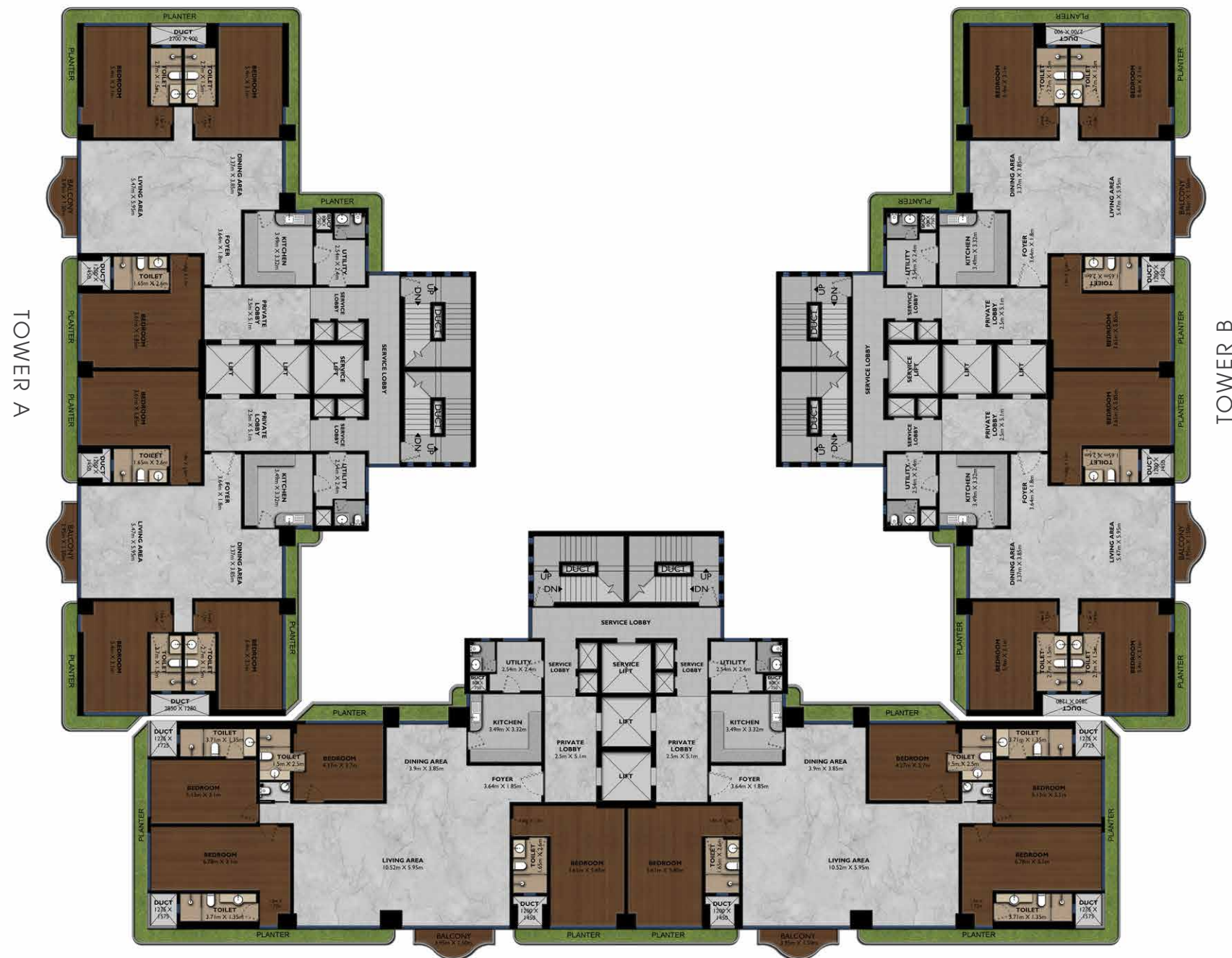
Jogging Track & Many more

Every flat boasts of open areas with large windows, giving ample natural light supported with cross ventilation plans for a expansive and natural living experience.



FLOOR PLAN

- 1 Wing with 40 units of 4 BHK Apartments
- 2 Wings with 80 units of 3 BHK Apartments
- 3 Elevators & 2 Staircases for each Wing



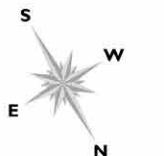
TOWER A



TOWER B



TOWER C



LOCATION

- Goraguntepalya Metro Station: 50mtr / 1min
- Sparsh Hospital: 70mtr / 2mins
- People Tree Hospital: 90mtr / 2mins
- Taj Vivanta: 100mtr / 2mins
- Yeshwantpur Railway Station: 1.3kms
- World Trade Centre: 2.6kms
- Orion Mall: 2.6kms
- Columbia Asia Hospital: 2.8kms
- Iskcon Temple: 2.9kms
- Indian Institute of Science: 3.7kms



• MAP NOT ON SCALE
 • DISCLAIMER: All plans, drawings, specification, designs, elevations, features, amenities, facilities & services mentioned are indicative of the kind of development proposed & are subject to the approval of the respective authorities. The pictures & perspective views of the building & apartments are an artist's impression of the development & for representational purpose only. The Developer reserves the right to make any changes at its sole discretion without prior notice/obligation in the interest of the project. The printed material does not constitute an offer and/ or contract of any type between the Developer and the recipient. All transactions in this development shall be subject to the terms & conditions of the Agreement for Sale to be entered into between the parties.





PROJECT SPECIFICATION

PROPOSED SPECIFICATIONS

Super Structure RCC Monolithic Structure
Parking Basement 1 & 2
No of Floors 2 Basement + Ground + 21 Upper Floors
Lifts 6Nos Passenger + 3Nos. Service Lift
Each Tower 2 +1) of best premium make

UNIT SPECIFICATION

LIVING / DINING ROOM

Main Door Engineered Door and Frame
with Laminate Finish

Walls Acrylic / Plastic Emulsion
Ceiling Acrylic / Plastic Emulsion
Flooring / Skirting Engineered Slab
Windows Aluminum SDF finished

MASTER BEDROOM

Door - Engineered Door and Frame with Laminate Finish
Walls - Acrylic / Plastic Emulsion
Ceiling - Acrylic / Plastic Emulsion
Flooring / Skirting Wooden Laminate Floor of AC4 Category
Windows - Aluminum SDF finished Windows

MASTER TOILET

Door - Engineered Door and Frame with Laminate Finish

Walls - Ceramic / Vitrified Tiles
Ceiling - Grid Ceiling
Flooring / Skirting - Anti-skid Ceramic Tiles
Ventilator - Aluminum SDF finished windows

OTHER BEDROOMS

Door - Engineered Door and Frame with Laminate Finish
Walls - Acrylic / Plastic Emulsion
Ceiling - Acrylic / Plastic Emulsion
Flooring - Wooden Laminate Floor of AC4 Category
Windows - Aluminum SDF finished Windows

OTHER TOILETS

Door - Engineered Door and Frame with Laminate Finish
Walls - Ceramic Tiles
Ceiling - Grid Ceiling
Flooring / Skirting - Anti-skid Ceramic Tiles
Ventilator - Aluminum SDF finished Windows

KITCHEN

Walls - Acrylic / Plastic Emulsion
Ceiling - Acrylic / Plastic Emulsion
Flooring / Skirting - Ceramic / Vitrified Tiles
with 8 ft dadoing
Windows - Aluminum SDF finished Windows

BALCONY

Walls - External Grade Paint
Ceiling - False ceiling with paint finish
Flooring / Skirting - Anti-skid Ceramic /Vitrified Tiles
Railing - SS with Toughened Glass

PRIVATE LIFT LOBBY

Walls - Acrylic / Plastic Emulsion
Ceiling - Acrylic / Plastic Emulsion
Flooring / Skirting - Granite / Vitrified Tiles /
Engineered Slab
Doors - Aluminum / Glass / FR Doors

UTILITY / STAFF'S ROOM

Door - Engineered Door and Frame with Laminate Finish
Walls - Acrylic Emulsion
Ceiling - Acrylic Emulsion
Flooring / Skirting - Ceramic / Vitrified Tiles
Windows - Aluminum Louvered / Glass Ventilator

STAFF'S TOILET

Door - Engineered Door and Frame with Laminate Finish
Walls - Ceramic Tiles
Ceiling - Grid Ceiling
Flooring / Skirting - Anti-skid Ceramic Tiles
Ventilator - Aluminum Louvered / Glass Ventilator

TYPICAL FLOOR LOBBY

Walls - Acrylic / Plastic Emulsion
Ceiling - Acrylic / Plastic Emulsion
Flooring / Skirting - Granite / Vitrified Tiles
Windows Aluminum SDF finished Windows

STAIRCASE

Flooring Granite / Engineered Slab
Walls Acrylic / Plastic Emulsion
Ceiling Acrylic / Plastic Emulsion
Handrail SS / MS Handrail

EXTERNAL FAÇADE

Walls Textured / External Emulsion and SS with
toughened glass

PRIVATE GARDEN

Flooring IPS Flooring

TERRACE

Flooring Synthetic / Tile / Pavers / IPS

BASEMENT / PODIUM PARKING

Flooring IPS Flooring
Walls External Putty with Cement Paint



ABOUT US

Cardinal One project is developed by Cardinal Energy and Infrastructure Pvt Ltd (CIEPL) in joint venture with the Chigateri Family., CEIPL is a wholly owned subsidiary of Swan Energy Ltd., and the group comes with a history of more than a century, which is diversified mainly into sector like Textile, Clean Energy & Real Estate.

Swan Energy Limited (SEL), the parent company of (CIEPL) was originally incorporated in 1909 as Swan Mills Ltd. (SML), a manufacturer and marketer of cotton and polyester textile products in India. Today it is owned and managed by Dave and Merchant families who took over the Company from J.P Goenka Group in 1992. The company has since forayed into the booming real estate sector in 2004, closely followed by its entry into the green energy sector in 2008. Here it is set to tap the positive growth tailwind in the Indian energy sector with an innovative Re-gasification Project - LNG FSRU unit. Given the huge demand supply gap in the natural gas sector, the FSRU unit provides significant upside to the Company's growth. Thus, the company has a pan-India presence. The Group has a fabric processing unit (Textile) in Ahmedabad. The Group has successfully developed 4 Real Estate (Residential & Commercial) project in Mumbai, Bangalore & Hyderabad. The Group is entered into Energy Sector developing India's first FSRU based LNG import Terminal at Jafrabad Gujarat.

Swan Group of Companies for decades, have been striving to deliver excellence in textile, real estate and energy solutions. We now present to you our very first venture into the Bengaluru Residential Real Estate market – Cardinal One, a luxurious residence experience.

A promise of - you get what you see - a rare phenomenon in real estate! We hope to bring you a trust worthy experience to own a luxurious home in Bengaluru and Cardinal One is the first step towards that dream.



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