



**LUOMAN**  
ESTATES

**Capital Markets**

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**Property & Asset Management**

**NRI Service**



## **BUILT TO SUIT COMMERCIAL BUILDING SUITABLE FOR TECH PARK**

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51,005.8 Square feet Land in CBD Mission road, Bangalore.

In the vicinity of Global Tech Park, Vaswani Centropolis. Divyasree Chambar, Hotel ITC Gardenia, Hotel IBIS

# LAND DETAILS

Google Location Link	12°57'44.4"N 77°35'30.0"E
Road Width	100 ft
Land Conversion and Present Zone as on August 2019	Commercial
Floor Area Ratio [FAR]	3.25
Major Projects in Vicinity	Global Tech Park / Vaswani Centropolis Divyasree Chambar / Jain heights solus Pride Hulkul / Prestige Zanith Microsoft Research / UB City JW Marriott / ITC Gardenia / IBIS

A background image showing two men in business suits looking at a document together. The image is overlaid with a teal gradient.

# TRANSACTION DETAILS

- Land Area 51,005.8 Sqf
- Floor Area Ratio [FAR] 3.25
- Total Super Built-up Area 175,000 Square feet
- Grond+11 Floors
- Floor Plate Approximately 16,000 to 18, 000 Square feet
- Car Park – 250 Nos.
- Built to Suit, Warm Shell Rent INR 100/sft
- Maintenance INR.8/sft
- Car Parking INR. 4,000/month
- Security Deposit 15 Months
- Possession Handing Over 30 Months from the Date of MOU
- Rental Escalation 5% Every year
- Plug and play INR. 140/sft





# SITE MARKING



# GOOGLE MAP VIEW







## CONNECTIVITY DETAILS

- Distance from Bangalore Airport - 37 km
- City Railway Station 4.6 km
- MG Road Metro Station 3 .2 km
- Shanthi Nagar Bus Terminal 1.6 km
- Dairy Circle 3.8 km
- KR Market 4 km
- Lalbagh Metro Station 2.8 km

## CONTACT

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