



**ADDRESS  
MAKER**

NEW PROJECT LAUNCH

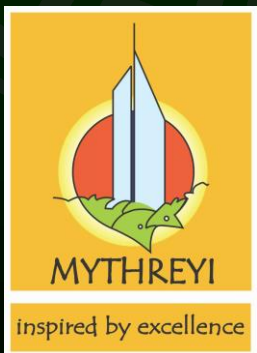
EXCLUSIVE PREVIEW



Address Maker is a professionally managed Real Estate Development firm based out of Bangalore. Address Maker has successfully delivered over 5 million Sq.ft across Residential Apartments, Villas and Plotted developments across Bangalore city.

Address Maker has carved out a vision that it foresees to achieve in residential & commercial offerings. The expertise and practical understanding of the real estate industry offer an inherent assurance of successful implementation & timely delivery of real estate projects.

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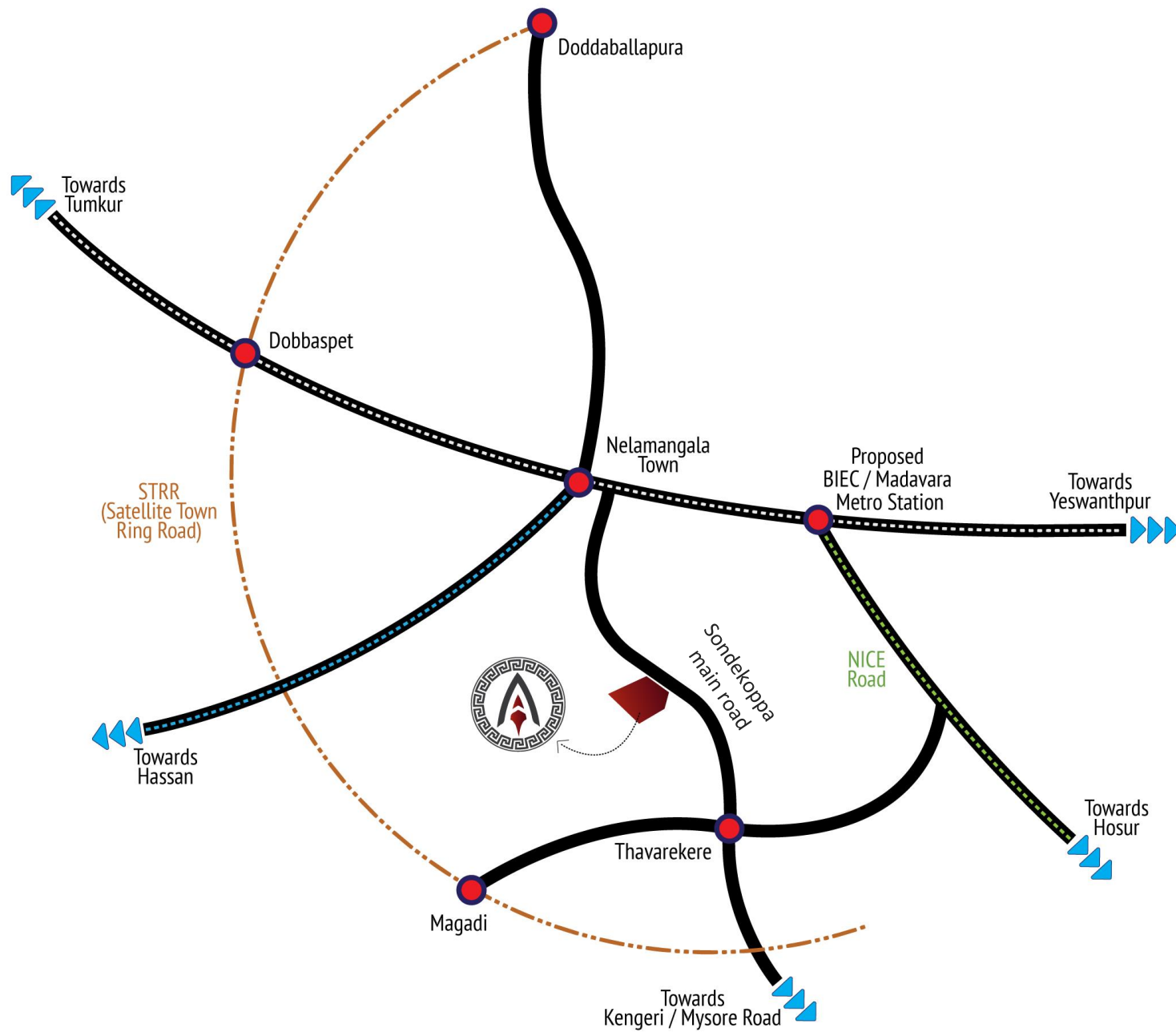


**ARTEMIS**  
ADDRESS

A Project by  
**Address Maker**  
in association with  
**Mythreyi Infra Spaces**

[www.addressmaker.in](http://www.addressmaker.in)

RERA NO - PRM/KA/RERA/1250/307/PR/271023/006363



## Roads / Access

Sondekoppa Main Road -	0 m
NH-4 Highway Tumkur Road	7 KM
Nagasandra Metro Station	21 KM
NICE Road -	20 KM
International Airport -	1 hour
Majestic -	32 KM

## Schools & College

Emerald International School -	3.8 KM
Ebenezer St. Thomas School -	8 KM
PNS Institute of Technology -	8 KM
Harward International School -	9 KM
BGS World School -	11 KM

## Health Facility

MS Ramaiah Harsha Hospital -	8 KM
Rosy Royal Homeopathic Medical College-	5.7 KM
VP Magnus Hospital -	6.6 KM
Mathrushree Hospital -	8 KM
Keerthana Eye Hospital -	14 KM
People Tree Hospital -	24KM

## Neighborhood

Nelamangala Town -	8 KM
Sondekoppa Circle -	7 KM
Magadi road -	8 KM
Gollarahatti -	16 KM
Yeswanthpur -	24 KM

22  
ACRES

VILLA  
PLOTS

401  
UNITS

BMRDA  
APPROVED

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Artemis Address is a premium plotted development in a thriving location towards the west of Bengaluru. Whether you're looking for long-term appreciation or thinking of building your dream home, this is your opportunity to secure your stake in a meticulously designed and thoughtfully crafted community.



SONDEKOPPA- NELAMANGALA MAIN ROAD  
OFF TUMKUR ROAD, BANGALORE

**THE PROJECT**



**GRAND ENTRANCE**



**LEGEND**

	9.14m x 12.19m Plots	246
	9.14m x 15.24m Plots	50
	Odd Plots	105
	Civic Amenities	02
	Parks	10

# MASTER PLAN

\* Map not to Scale





Open Air Theatre



Tennis Court



Multipurpose Hall



Badminton



Swimming Pool



Gymnasium



Senior Citizen's Park



Basketball Court



Kid's Play Area



Multi Court

- Top quality bitumen roads
- Underground Electrical Cabling with provision for communication cables
- Water Supply through gravity
- Paved pathway and landscaping on either side of the roads
- LED Street lights
- Sewage Treatment Plant
- Landscaped gardens
- Organic Waste Converter

	PLOT	30X40	30X50
Area in SFT		1200	1500
Basic Rate/SFT		2,655	2,655
Land Cost		31,86,000	39,82,500
Club Membership Fees		2,00,000	2,00,000
Infrastructure Charges @Rs.550/-SFT		6,60,000	8,25,000
GST @18% on Club Membership Fees & Infrastructure Charges		1,54,800	1,84,500
Basic Plot Cost		42,00,800	51,92,000
Legal Charges		35,000	35,000
GST @18% on Legal Charges		6,300	6,300
<b>TOTAL COST (Including Other Charges)</b>		<b>42,42,100</b>	<b>52,33,300</b>

### PAYMENT SCHEDULE

On Application Form	50,000
PDC Not later than 15 days along with Application Form	10%
Within 30 days from the date of Application Form	15%
On Completion of Levelling and formation works	25%
On Completion of underground services	25%
On Completion of road works	20%
On Handover of Plot / Registration	5%

### PREMIUM CHARGES

East/North & Corner Facing	Rs.250/sft
Park Facing	Rs.250/sft
Unit with 2 Premiums (East / North + Corner)	Rs.450/sft
Unit with 2 Premiums (East / North + Park)	Rs.450/sft
Unit with 3 Premiums	Rs.550/sft

**Contact**

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**THANK YOU**

