



PRIME ONE CORP

AN INTERNATIONALLY ACCLAIMED TEAM OF ARCHITECTS, DESIGNERS & ENGINEERS

Prime One Corp is a team of internationally experienced architects, designers and engineers who have designed and constructed offices, homes and five-star hotels in the U.S., Dubai, and Doha. Projects developed by Prime One Corp have an interesting feature that becomes readily apparent upon a first viewing itself - they remind us of the buildings we see abroad when we travel on vacations. Once we get to know the team, we understand why this is so. Most of the Prime One Corp projects are designed by Jeff Kiser, a noted architect in the U.S. The team in India is also heavily concentrated with NRIs who have returned to India - with both the design and engineering team having extensive work experience in the U.S. and the Middle East. These NRIs, after working abroad for many years, have returned to India and worked with top developers here before joining Prime One Corp, thus bringing an interesting combination of global experience while also understanding the local intricacies.

With a single-minded focus on superior design/architecture, PrimeOne Corp currently has 6 projects in the pipeline across the luxury and ultra-luxury segments. The projects across these segments include villas, apartments, integrated townships, and even grade A offices. It is exciting to see companies like Prime One Corp ushering in a new age to Indian real estate - one where professionally run entities bring truly world class developments to our country.

CENTREO BY PRIME ONE CORP AND ENESSEN ESTATES: LUXURY APARTMENTS WITH WORLD-CLASS AMENITIES NEAR A METRO STATION

Centreo is an ongoing luxury apartment project in the desirable micro-market of Kanakapura Road, Bangalore. The location is well-established and has projects from all the major developers of Bangalore. The floor plans, finishes and designs of Centreo remind one of homes abroad. One can live in a home of international standard in Centreo -



CENTREO BRINGS THE RIGHT COMBINATION OF VARIOUS FACTORS THAT WE THINK ARE IMPORTANT: INTERNATIONAL STYLE IN ITS AESTHETICS, SPACIOUS AND FUNCTIONAL FLOOR PLANS TO TRULY ENJOY ONE'S HOME IN COMFORT, AMENITIES GALORE WITH VERY FEW APARTMENTS SHARING THEM



INFINITY POOL, TENNIS COURT, BASKETBALL COURT, VOLLEYBALL COURT, SKATING RINK, CRICKET PITCH AND A WHOLE HOST OF OTHER AMENITIES.



BEAUTIFUL MODERN ENTRANCE DESIGN WITH A BUS BAY FOR CHILDREN TO SAFELY BOARD THE SCHOOL BUS



STUNNING INFINITY POOL ON THE ROOFTOP

and work anywhere in Bangalore thanks to its location just 215 meters from the Vajarahalli metro station.

This luxury residential project, which has been designed by Jeff Kiser, an acclaimed U.S. based architect, in collaboration with Thomas Associates, has innovative floor plans with much higher usable space than standard offerings in the market. The spacious rooms, along with expansive decks, are a perfect setting to relish the beautiful weather of Bangalore.

In Centreo, Prime One Corp has left no stone unturned to include more amenities than one could ask for in just 2.7 acres of development, as a result of which the project is dotted with premium world-class amenities. We especially like the fact that all these amenities are shared by only 252 apartments, unlike much larger projects where there are a huge number of apartments fighting over access to limited facilities. Part of the luxury experience is the lower density, and Centreo does an excellent job in fulfilling this requirement. Centreo has stunning outdoor spaces to match the beauty indoors. A rooftop sky lounge (which looks like a five-star hotel lounge) with a waterfall and infinity swimming pool are just a few of the wide range of upscale amenities in Centreo. The clubhouse at the terrace level has a library, party hall, gym, steam and sauna and an indoor game room. The ground level is a sports and recreation paradise - a synthetic tennis

court with a viewing gallery, full-sized volleyball and basketball courts, cricket pitch, skating rink, elders park, an expansive kids play area and amphitheatre.

With a significantly higher furnishable space in each home in Centreo, residents will have plenty of room for get-togethers with friends and family. The team at Prime One Corp, while creating these stylish homes, has given equal importance to outdoor spaces and the utility of the same. "One of the things we particularly like is how the landscaping has been done so thoughtfully that the ground floor units have the feel of independent villas, with plenty of greenery separating them from the common areas outside", says Diana Mathew, Director at PrimeOne Corp. The wide range of diverse amenities ensures that everyone has something they can relate to and utilize daily, be it playing one of the many sports with a neighbour, relaxing with their loved ones in their vast decks or enjoying the stunning sky lounge.

Centreo brings the right combination of various factors that we think are important: international style in its aesthetics, spacious and functional floor plans to truly enjoy one's home in comfort, amenities galore with very few apartments sharing them, and a location in a highly desirable and established location that is walking distance to the metro station. We particularly appreciate the thought and importance given to every minute aspect



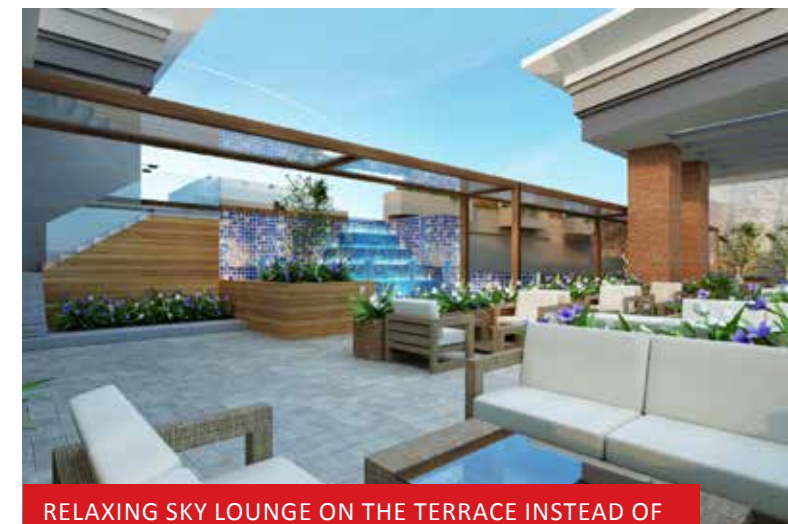
VIKRAM CHARI is a serial entrepreneur and previously ran a real estate investment firm in the U.S. He holds a bachelors in commerce from Loyola college and a juris doctor from the University of California.

NICHOLAS IYADURAI, Director - Architecture heads the architecture department and did his masters in architecture from the U.S. and worked there as an architect for several years.

DIANA MATHEW, Director holds a masters degree from the prestigious London School of Economics and was the head of operations of a company in London, and brings to Prime One Corp an unique design aesthetic honed by her time in London.

ABHISHEK SINGHVI used to work at Goldman Sachs in Bangalore and also in New York and brings to the company a deep commitment to efficiency in floor plans.

Together, the team is committed to bringing to India spectacular, international standard real estate developments that will offer buyers something to cherish and enjoy for decades to come.



RELAXING SKY LOUNGE ON THE TERRACE INSTEAD OF PLUMBING LINES AND SATELLITE DISHES

of architecture, design and quality of the project, which has resulted in Centreo setting new and higher benchmarks in the real estate industry.

The following are a few of the prominent features and noticeable advantages Centreo offers:

A lot more usable/furnishable space within each home

- Luxury specs - gorgeous polished Kota stone flooring, imported fixtures and marble flooring in bathrooms, larger windows from floor to lintel height, premium electrical fittings, etc. - attributes found in projects that are twice as expensive as Centreo
- Spacious and beautiful decks/balconies, that can easily fit a patio set for residents to relish the beautiful Bangalore weather.
- Spectacular sky lounge with an infinity swimming pool
- Expansive kids play area, more extensive than those in most other projects
- A wide range of premium amenities - found only in projects that are much larger
- Disability access to enter each tower
- 100% D.G. back up (not only for the lights and fans)

Prime One Corp is providing a lot more value for the hard-earned money that a buyer pays for his or her property. In Centreo, with a meticulous attention to detail having been given to every minute aspect of design, both indoor and outdoor spaces provide an exemplary luxurious living to the residents. In spite of the quality of a high-end luxury project priced at several crores, Centreo is very reasonably priced and has units in the price range of 1.12 Cr to 1.67 Cr. 