



Gardens Galleria  
JP NAGAR, BANGALORE

unitech

VALDEL

Valmark®





Gardens Galleria



A combination of shopping and entertainment that matches the best in the world;  
discover Gardens Galleria at its best!

Promoted by India's leading real estate developer, Gardens Galleria promises to be  
a holistic shopping cum entertainment experience.



Unitech has strong working relationship with international consultants such as Pacific Landscape, USA; LDA, USA; Lumascape, Australia; WE-FE, Germany; OASW, Germany; DEW, USA; Crimsign, Singapore; WLS, Hongkong; MVA, Germany for its retail business.

Unitech's upcoming retail projects are based in Kolkata, Bhubaneswar, Chandigarh, Dehradun, Bhopal, Lucknow, Hyderabad, Mysore, Kochi and Thiruvananthapuram.



The Great India Place, Noida

## unitech

Unitech's corporate philosophy is built on trust and commitment, expertly merged with a keen insight into how people aspire to live. Today Unitech is one of the Top 50 construction companies in the world and leader in property development and Real Estate in India. It is also the first real estate company in North India to achieve the ISO 9002 certification for Planning, Construction and Marketing of Real Estate in the National Capital Region of Delhi.

Unrivalled expertise and experience in prestigious projects in India and abroad has given Unitech the advantage of an impressive track record of Commercial and Residential Complexes, Technology Parks, Retail and Theme Parks, Amusement Parks, Hospitality and Allied Technical Services, Transmission Lines and Schools.

Having earned an outstanding reputation for its residential and commercial developments, Unitech has forayed into the retail & entertainment sector and has some very noteworthy projects like Entertainment City in Noida and Metro Walk in Delhi to its name.

Entertainment City in Noida is India's is one of the largest retail & entertainment developments, with over 10,00,000 sq. ft. of gross lease-able area, almost twice the size of Metro Walk, which is sprawled over 62 acres, including a world class Shopping Mall and a Theme Park called "Adventure Island".



Downtown Retail, Kolkata



Metro Walk, Delhi

## Valmark



The promoters of Valmark have a proven track-record of excellence in the real estate sector. Their

projects include the gated-communities of Classic Orchards - Bannerghatta Road, Classic County - Kengeri and Manyata Tech Park & Residency - Hebbal. Valmark also has joint ventures with well-known real estate majors like Brigade Group, Embassy, etc.

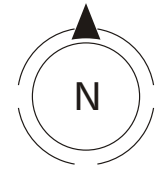
Valmark guarantees top-quality project management, strict adherence to time schedules, excellence in execution and absolute value for your money. After all, Valmark stands for Valuable Landmarks.

## VALDEL

Valdel is a family owned, professionally managed group focused on delivering value to each of its stakeholders through enterprises based on knowledge, people and service. The company has been promoted by Dr. M. R. Jayaram and Mr. M. J. Shantharaam.

Valdel is a multi-business group focused on delivering value to each of its stakeholders through enterprise based on knowledge, people and service.

Valdel group has established successful business in the areas of oil and Gas, Retail and real estate. The group has grown consistently building on its ability to leverage international partnerships and establish professionally run business.



## Location Highlights

Located in the well-developed area of South Bangalore, the Mall will provide its visitors a shopping experience filled with fun, entertainment and joy.

- Excellent visibility and frontage from two important main roads viz. Kanakapura Main Road and the Outer Ring Road (ORR) with easy accessibility from multiple areas like JP Nagar, Jayanagar, Banerghatta Road, etc.
- High density area covering Jayanagar, JP Nagar, Padamanabha Nagar, Banashankari, BTM Layout, Basavanagudi, Kumaraswamy layout with an interesting mix of both professionals & businessmen ensuring a strong demand for both shopping & entertainment options.
- Bannerghatta Road - an established IT / ITes industry hub is nearby.
- Strong local catchment and Socio - Economic Class profile of the site as most of the catchment population is middle class and upper class with higher than average per capita spend within Bangalore.
- Strategically located with no other retail destinations in the neighbourhood.

## Accessibility

- The key distances from various locations are as under:
  - 12 kms (25 mins) from MG Road
  - 4 kms (10 mins) from Jayanagar Shopping Complex
  - 3 kms ( 7 mins) from Padmanabhanagar
  - 7 kms (15 mins) from Koramangala
  - 10 kms (40 mins) from Main Bus stand and City Railway Station
  - 10 kms (20 mins) from Vijayanagar via Ring Road



## So, what's unique about the Gardens Galleria?

- Complete retail destination including a business hotel.
- A hypermarket to effectively cater to the needs of the high density of population in Jayanagar and JP Nagar.
- 6 screen multiplex complex.
- Multi cuisine food court with fine dining, cafes, specialty snacks and various bars and restaurants.
- Most of the residents are IT workforce with high disposable incomes and propensity to spend on family shopping and entertainment.



## Features

- More than 150 stores.
- 6 screen multiplex.
- Multi cuisine foodcourt.
- Plethora of fine dining restaurants, fast food & cafés.

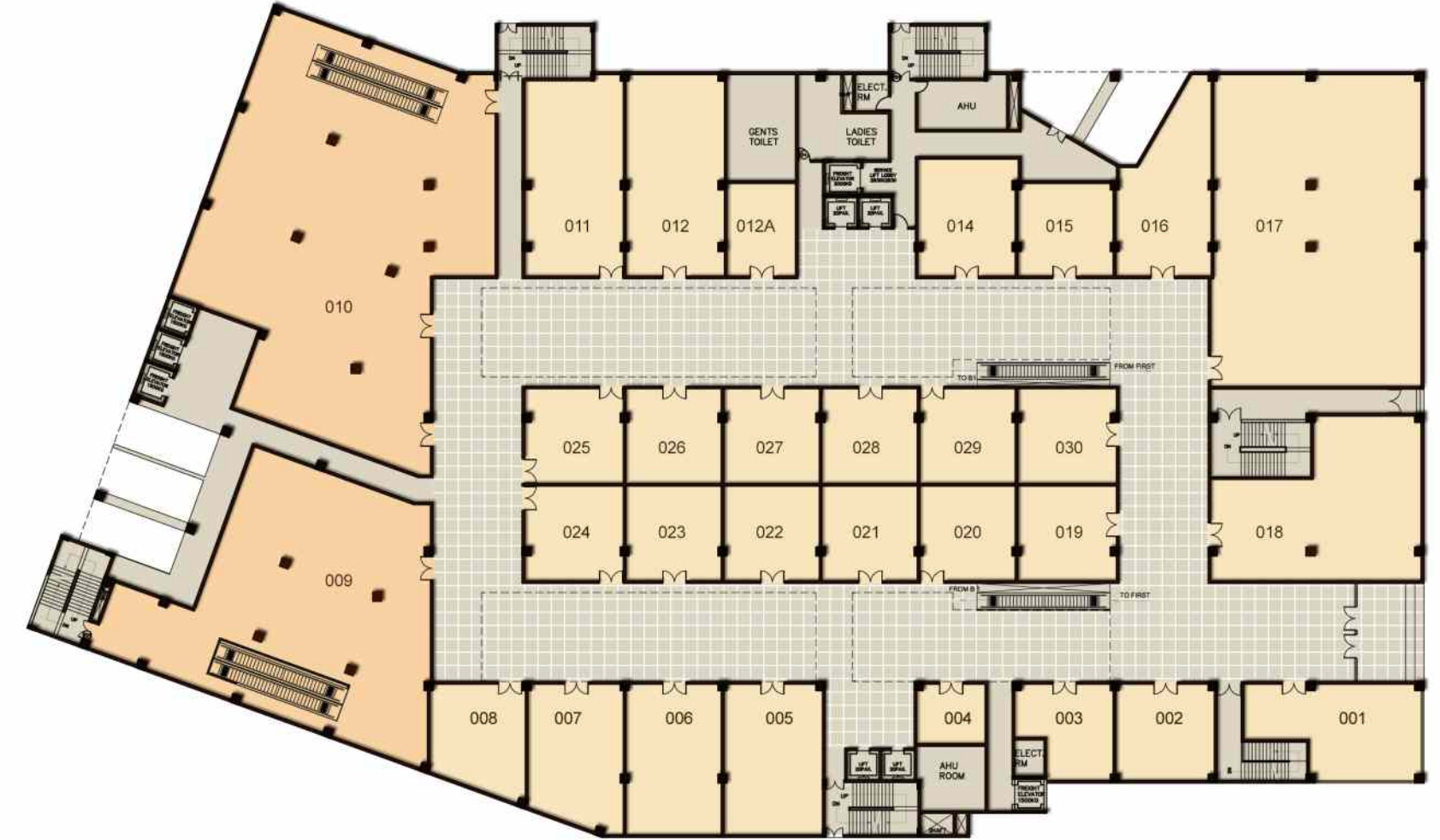
## Amenities

- Parking facility.
- Statutory green belt and service road around the complex between building and 200 feet wide roads.
- Round the - clock water supply.
- Professional property management.
- Standby generators.
- Fire Protection System.
- Central air conditioning system.
- Separate passenger and service lifts.
- Provision for public address voice communication system.
- Loading /unloading facilities for goods.

Site Plan

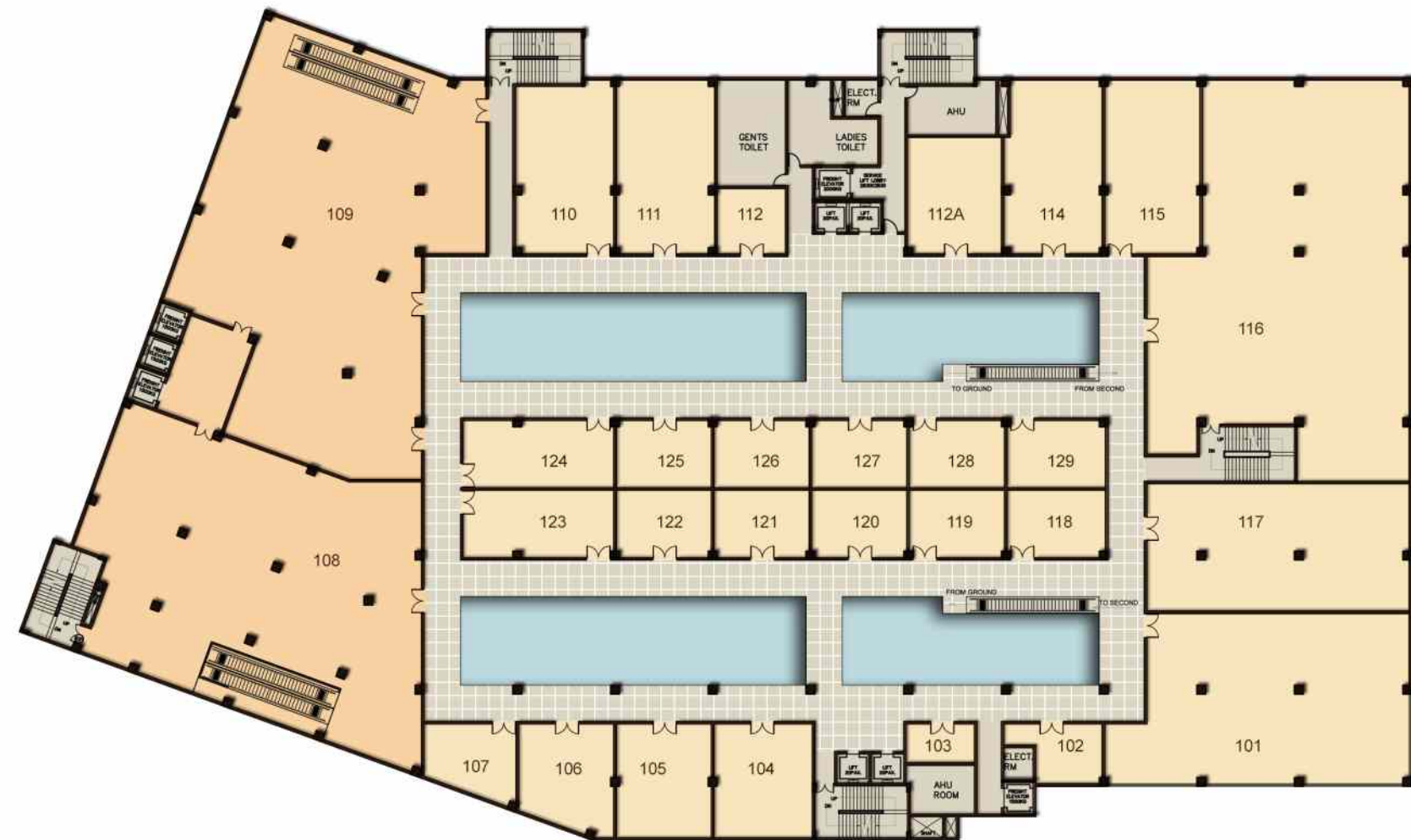


Ground Floor

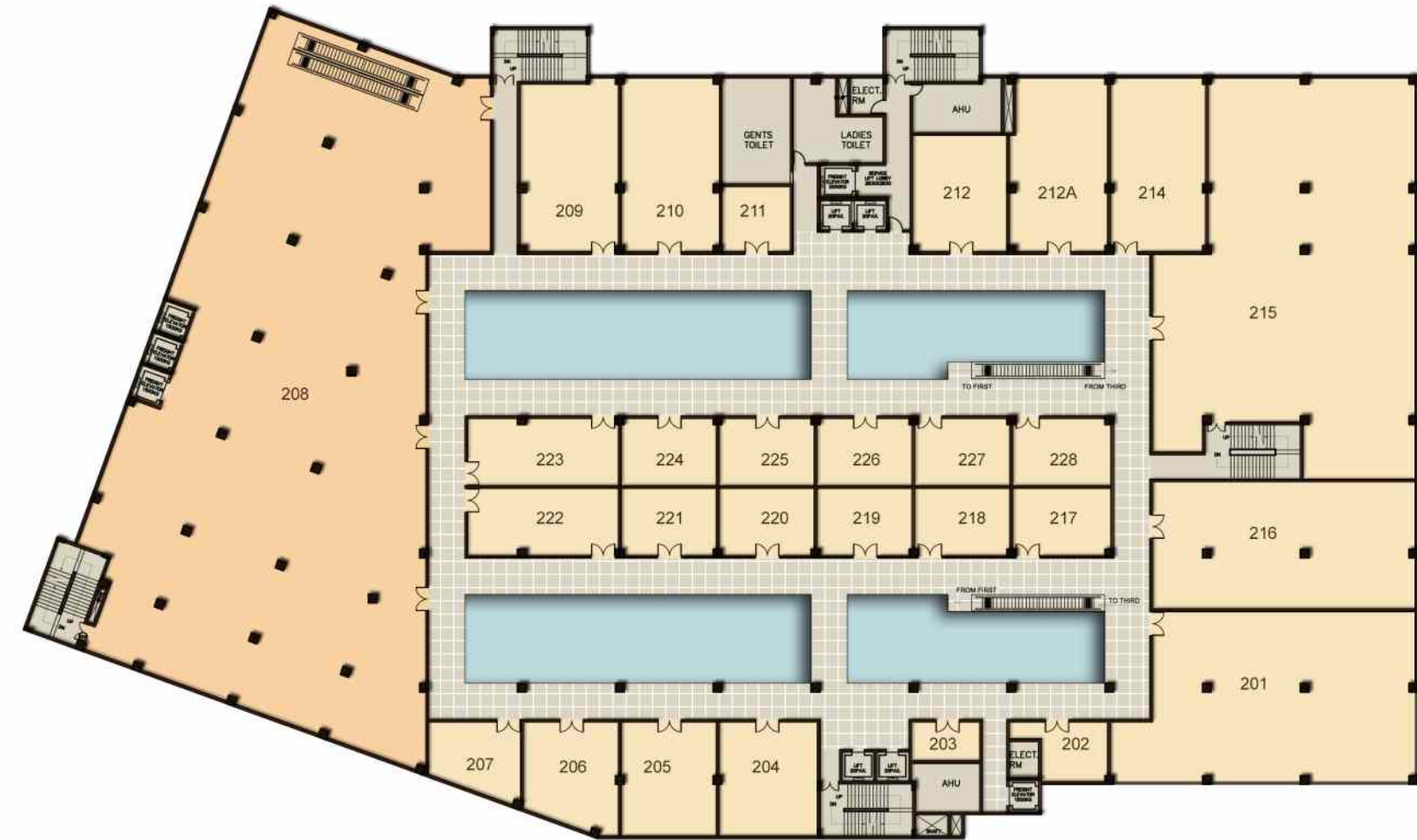




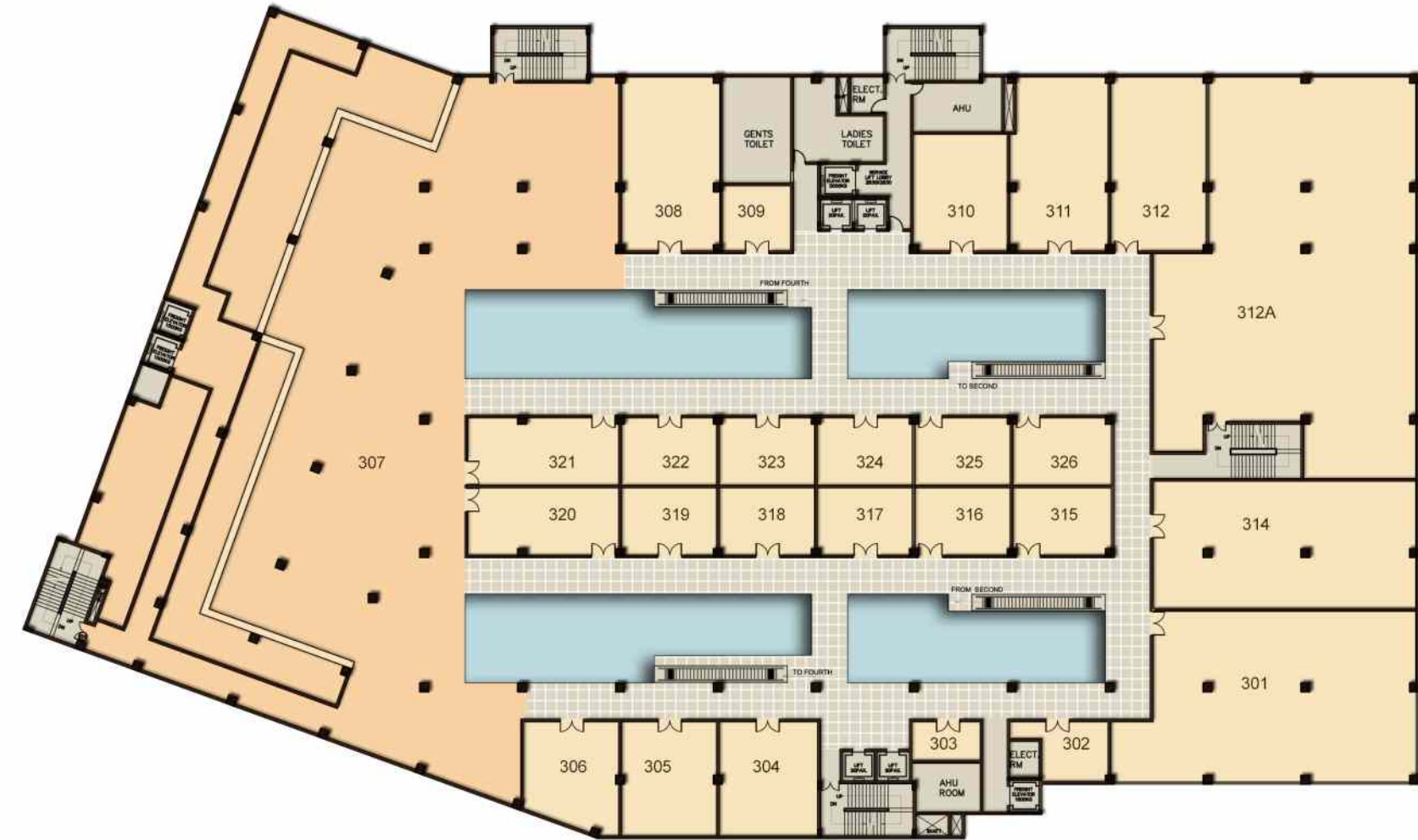
# First Floor



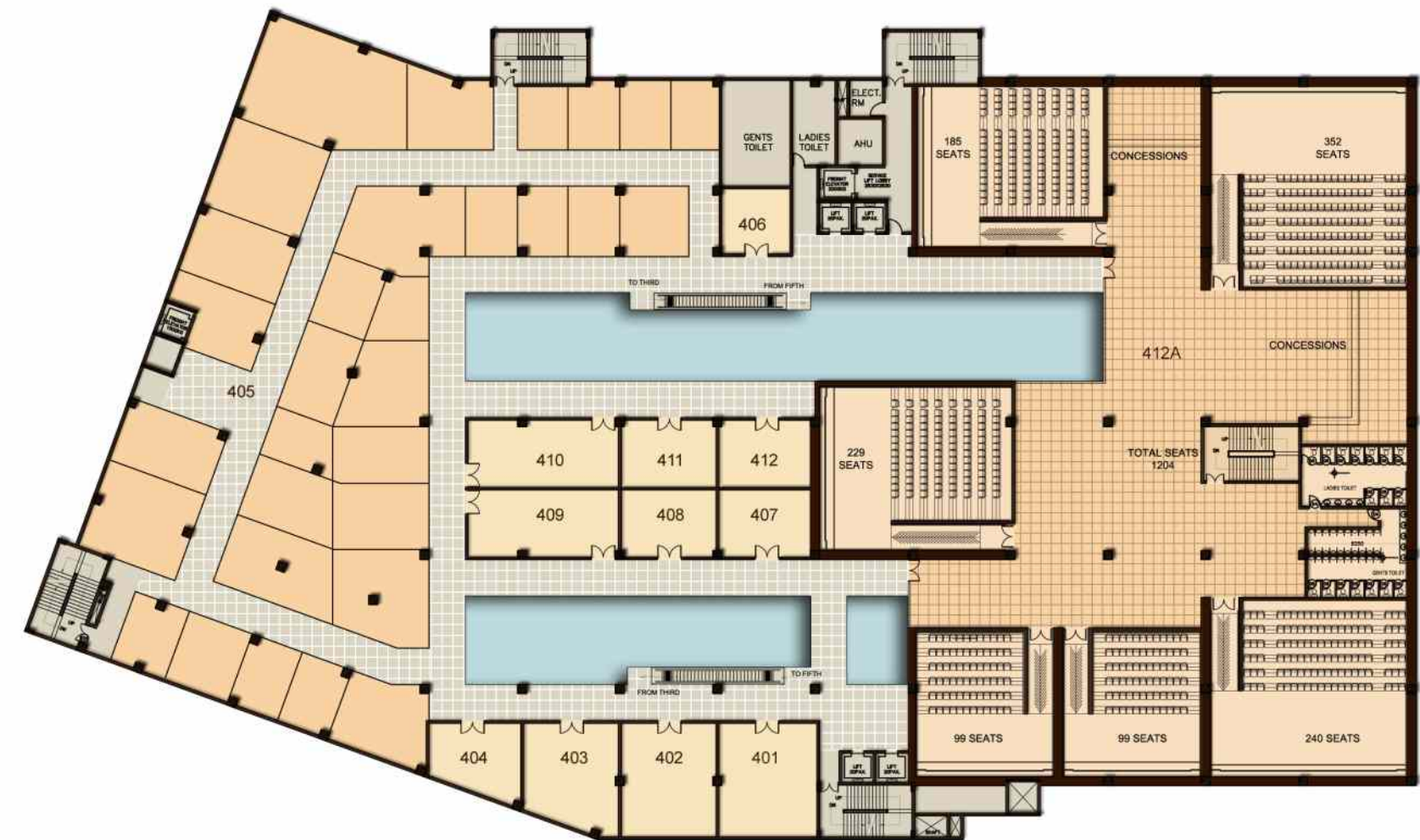
# Second Floor



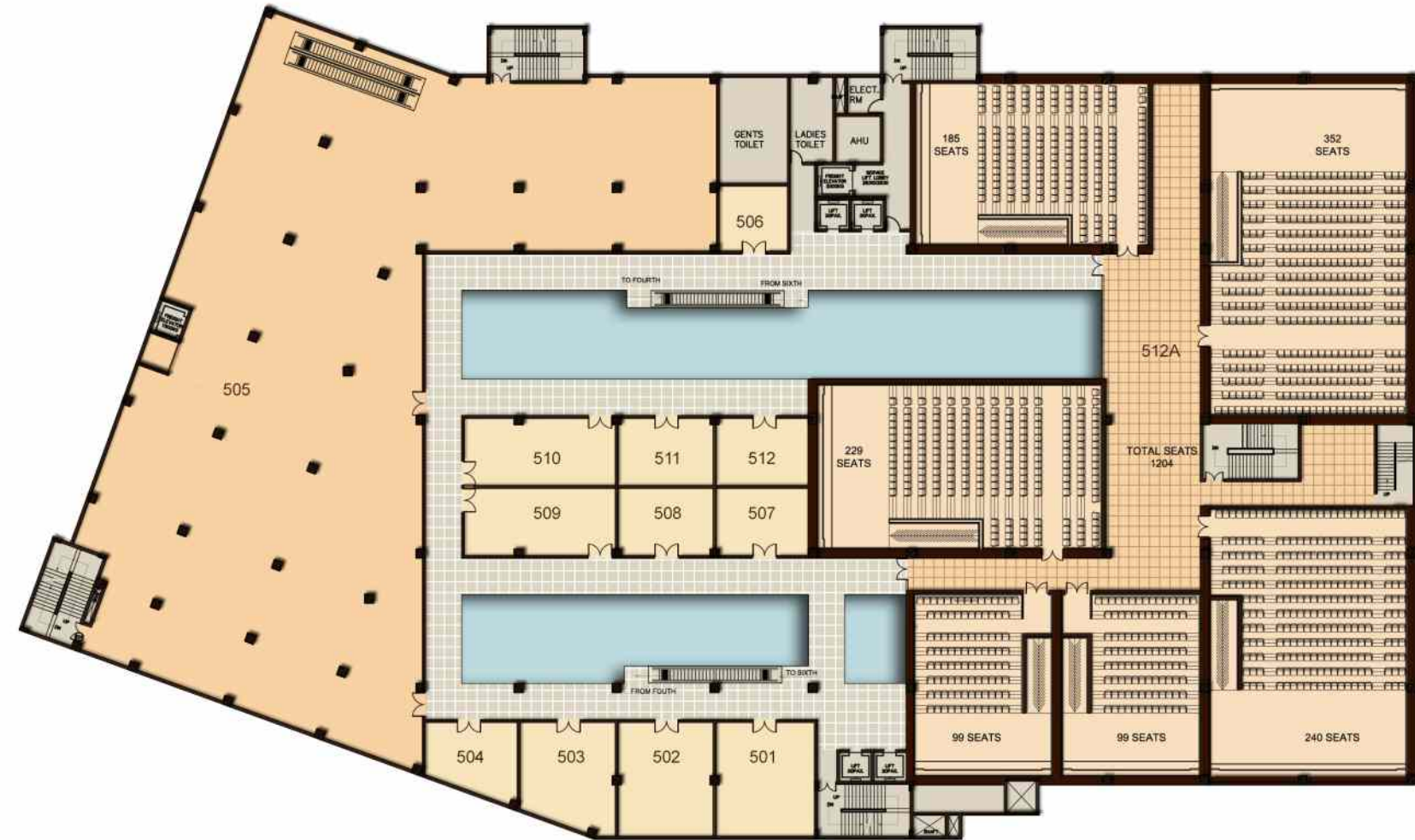
### Third Floor



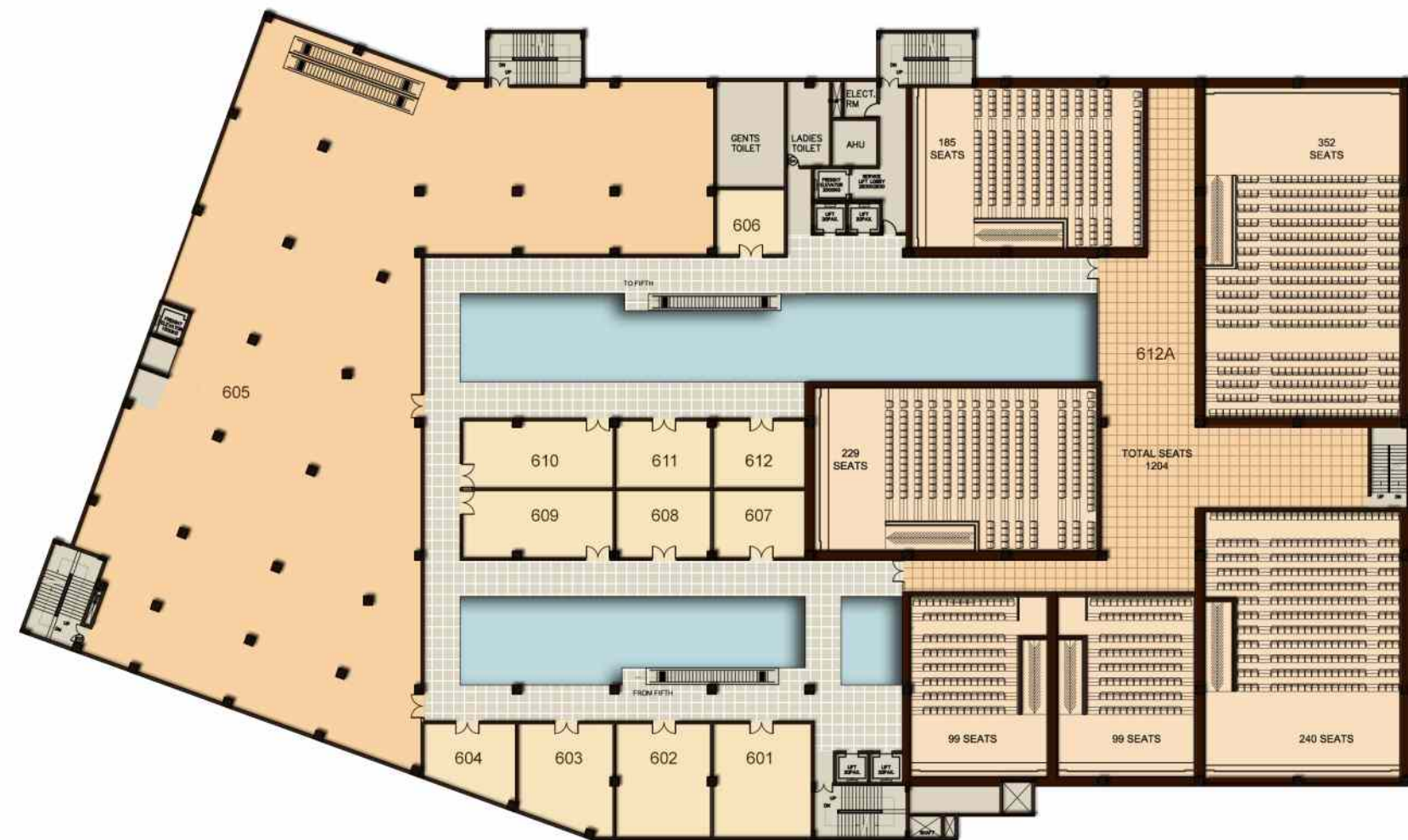
### Fourth Floor



## Fifth Floor



## Sixth Floor





**Bangalore Office:**

Unitech Limited.  
C-1 & C-2, Jyothi Complex,  
No. 134/1, Infantry Road,  
Bangalore - 560001. Karnataka, India.  
Tel: +91 080 22867474, 22869451

**Marketing Office (Gurgaon):**

Unitech Signature Towers, Level - 1,  
South City - 1, N.H. - 8,  
Gurgaon - 122001.  
Tel: +91 124 4552000

E-mail: [sales@unitechgroup.com](mailto:sales@unitechgroup.com)

Website: [www.unitechgroup.com](http://www.unitechgroup.com)

The layout and building plans, specifications of the building(s) / complex and the apartment(s) are tentative and are subject to variation. Unitech may effect such variations, additions, alternations deletions and/or modifications therein as it may, at its sole direction deem appropriate and fit or as may be directed by any competent authority. No complaint regarding design, layout or accommodation shall be entertained by Unitech. Furniture layouts shown in the brochure is indicative of how the unit can be used. No furniture is provided with the apartment. Garden terrace layout shown is indicative of how the space can be utilized by the allottee. Furniture, landscape and plants shown are indicative and will not be provided.