

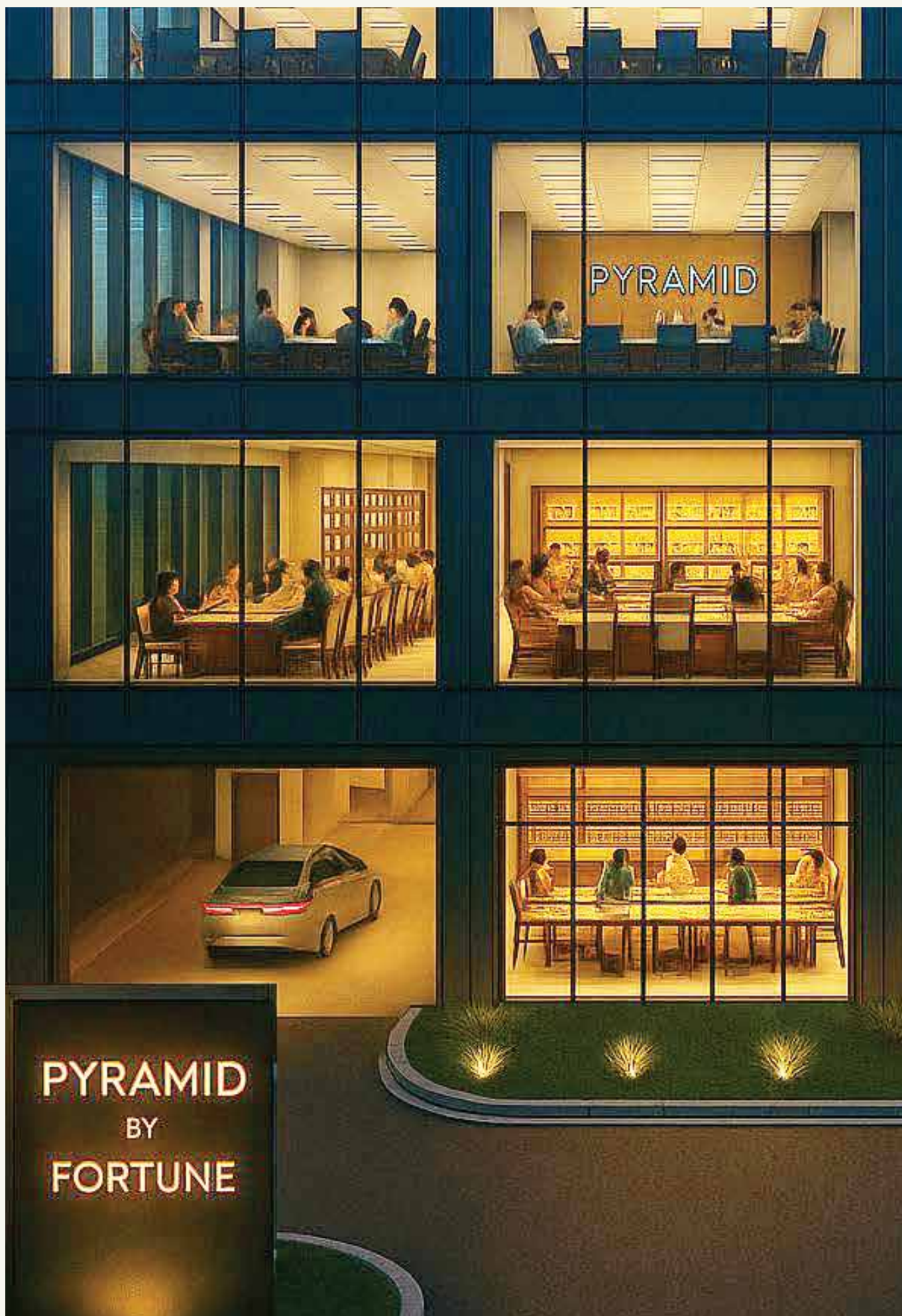


PYRAMID
by Fortune One

THE PYRAMID

Introducing Fortune One Pyramid – a landmark commercial development in the heart of Bengaluru's prestigious Cunningham Road. Spanning 45,000 sq. ft., this boutique office and retail space is set to redefine urban workspaces with its unique architecture and state-of-the-art facilities.





PYRAMID
BY
FORTUNE

THE PYRAMID



Ideal office spaces for small, medium, and large enterprise.



Innovative architecture and smart design.



Premium and luxurious office spaces and the finest of retail spaces under one roof.



Office spaces with bespoke dimensions.



Convenient accessibility to metro stations and Cantonment railway station super connectivity.



Location provides high visibility, natural light, and air.



Surrounded by a significant concentration of commercial establishments and office spaces.



Ample parking space.

THE PRIME LOCATION

Situated just 1 km from the iconic Vidhana Soudha, Raj Bhavan, UB City, MG Road, High Court, and Race Course, Fortune One Pyramid offers unparalleled connectivity.

- **Metro Access:** Proximity to Dr. B.R. Ambedkar Station, Vidhana Soudha, on the Namma Metro Purple Line, ensures seamless travel across the city.
- **Road Connectivity:** Easy access to major roads like MG Road, Brigade Road, and Cubbon Road.
- **Transport Hubs:** Close to Kempegowda Bus Station (Majestic) and Bangalore City Railway Station, facilitating both intra-city and inter-city travel.





THE PRIME LOCATION



Cubbon Park
Metro Station

05 mins walk



MG Road

10 mins Drive



Brigade
Road

14 mins Drive



Bangalore cantonment
railway station

5 mins Drive



Vidhana Soudha

5 mins Drive



Raj Bhavana

3 mins Drive



High Court

5 mins Drive



Golf Course

8 mins Drive



M.Chinnaswamy
Stadium

8 mins Drive



UB City

10 mins Drive





Why Choose Fortune One Pyramid?

- **Prestigious Address:** Located in Bengaluru's Central Business District, surrounded by key landmarks such as Vidhana Soudha, Raj Bhavan, the High Court, UB City, and Cubbon Park.
- **Robust Infrastructure:** Access to top-tier educational institutions, hospitals, and recreational facilities.
- **Investment Potential:** High demand area with promising returns on investment.



THE ARCHITECTURAL EXCELLENCE

Fortune One Pyramid stands out with its distinctive pyramid-inspired design, symbolizing stability and growth. The building seamlessly blends modern aesthetics with functional design, offering:

- Flexible Office Spaces: Customizable layouts to suit diverse business needs.
- Retail Outlets: Strategically placed retail spaces to attract high footfall.
- Sustainable Design: Eco-friendly construction with energy-efficient systems.





FORTUNE ONE

Fortune One: A Legacy Reimagined

With over two decades in real estate, Fortune One has rebranded to align with contemporary needs, focusing on:

- Customer-Centric Approach: Tailoring solutions to meet modern business requirements.
 - Innovative Technology: Integrating smart systems for enhanced efficiency.
 - Cost Efficiency: Delivering premium spaces without compromising on value.
-



THE PYRAMID DESIGN

Absolutely – adding new-age, eco-conscious and tech-forward features will set Fortune One Pyramid apart as a next-gen commercial destination. Here's a list of unique key features and buzz-worthy terminology you can highlight in your brochure to reflect innovation, sustainability, and functionality:

Sustainability & Smart Energy Features

- Sustainable Energy Design: Net-zero energy architecture featuring solar facade walls, building-integrated photovoltaics (BIPV), and smart daylighting systems to reduce energy consumption and costs.
- Eco-Friendly Features: Green roof terraces and air-purifying green walls enhance air quality, reduce heat island effects, and promote urban biodiversity.

Water Conservation & Drainage

- Smart Drainage & Surfaces: AI-based drainage and permeable pavements to minimize flooding.
- Water Reuse Systems: Rainwater harvesting and greywater recycling for non-potable use.

Parking & Mobility Innovation

- Smart & Space-Saving Parking: Automated towers, real-time visitor allocation, and EV charging bays on all levels.
- Cyclist-Friendly Zones: Dedicated cycling pods and e-bike docks with integrated charging.

Tech-Enabled Workspaces

- Smart Access & Control: Touchless entry with facial recognition and IoT-based personalized environment settings.
- Next-Gen Building Tech: Digital twin monitoring and smart glass for adaptive lighting and energy efficiency.

Wellness & Experience

- Wellness-Focused Design: Incorporates biophilic elements, air quality monitoring, and noise-canceling zones for improved well-being and focus.
- Relaxation Spaces: Dedicated wellness lounges for relaxation, rejuvenation, and meditation.

These features not only position Fortune One Pyramid as a premium space, but they also speak to corporate ESG goals, employee wellness, and long-term value — all key decision-making factors in commercial real estate today.

THE OFFICE

- Modern Design: Stylish, functional architecture that enhances productivity.
- Open Office Floors: Expansive, flexible office spaces on the 2nd and 3rd floors.
- Natural Light: Ample windows for a bright, uplifting workspace.
- Premium Amenities: High-quality finishes and advanced facilities.
- Strategic Location: Centrally located for easy accessibility and business growth.
- Impeccable Maintenance: Well-kept, move-in-ready spaces for immediate use.





THE PYRAMID AMENITIES

- Efficient Flat Slabs in Office Spaces
- Ample Car Parking – Provision for One Car Park for Every 450 Sq. Ft. Carpet Area
- Self-Service Kiosks with Soft Drinks and Snacks
- 100% Power Backup
- Provision for VRV Air-Conditioning Systems
- Integrated Rainwater Harvesting
- Sewage Treatment And Recycling
- Wheel Chair Accessible Common Areas
- Landscaped Open Areas with Seating
- Multi-Layered Security Systems with Controlled Access
- Surveillance in Parking and Common Areas
- Dedicated Electric Vehicle Charging Area / Points*

THE PYRAMID COMMERCIAL SPACE

Pyramid Fortune One is the perfect address for luxury car showrooms, premium jewelry stores, and iconic retail brands. With its striking visibility and prime location, it offers unmatched potential for walk-ins and brand presence. A destination designed for high-value retail success.



CAFE SPACE



CAR SHOWROOM SPACE



JEWELLERY SHOP SPACE



THE PYRAMID PARKING

Pyramid Fortune One offers seamless basement parking with dedicated bays for sedans, SUVs, and two-wheelers. The space features EV charging stations, a valet drop-off bay, 16-passenger lift access, CCTV surveillance, and automated boom barriers—designed for safe, efficient, and effortless movement for families and professionals.

THE PYRAMID RESTO BAR

Located in a prime spot with a vibrant atmosphere, our resto bar is the perfect destination to unwind and enjoy the night. Whether you're meeting friends or looking for a lively night out, our stylish setting, great food, and refreshing drinks make it a must-visit hotspot.



THE SPECIFICATIONS

DOORS

- Common Areas: Flush Door with Polished Finish / Engineered Door and Frames
- Entrance Lobby: Glass Door
Hardware: Ozone / Kitch / Doorset /Equivalent Brand

STAIRCASE RAILING

- MS Railing with Hollow Pipe Sections

LIFTS

- Braille-Enabled Control Panels
- Passenger Lifts (2 Nos.): Schindler / KONE / OTIS /Thyssenkrupp / Equivalent
- Fire / Service Lift (1 No.): Schindler / KONE / OTIS /Thyssenkrupp / Equivalent Brand

SECURITY SYSTEM

- Access Control / CCTV / Intercom

STRUCTURE

- Combination of Flat Slab and Frame Structure

TOILET

- Provision for Toilet in Retail & Offices: Plumbing and Drainage Lines upto Ducts (Single Point)

POWER

- Power Connection: Connection at Single Point

ELECTRICAL

- Switches (Common Areas Only): Legrand / Anchor /ABB / Equivalent Brand

FLOORING (Common Area)

- Ground Floor Lobby: Imported Marble / Natural Stone / Wooden-Cladded Walls
- Typical Lift Lobby: Imported Marble / Natural Stone
- Typical Floor Passage: 800x800 Porcelain / Vitrified Tiles (Grifine, AGL, Somany, Nitco / Equivalent Brand) and False Ceilings with Concealed Lighting

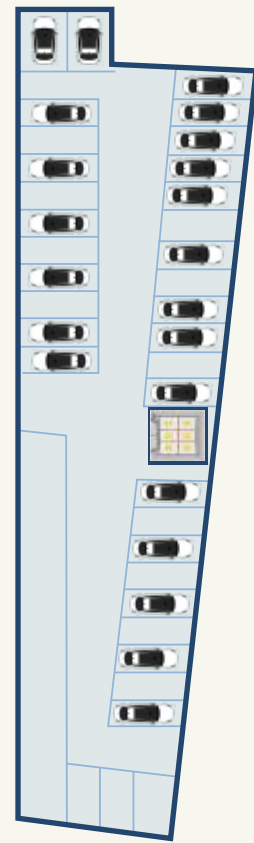
PAINTING

- Exterior: Acrylic Emulsion
(Colour as suggested by the architect)
- Lobby: Texture / Paneling / Stone Cladding / Painting (As suggested by the architect)

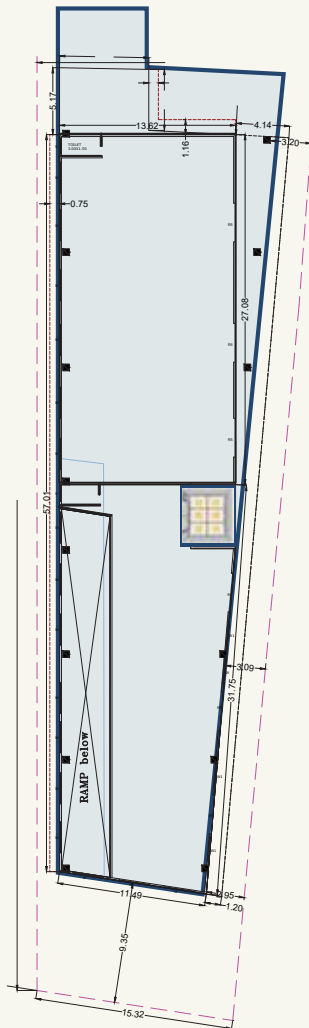
MASTER PLAN



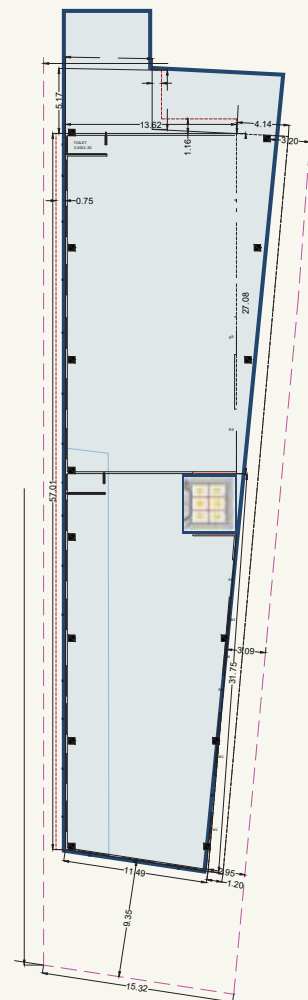
BASEMENT
FLOOR

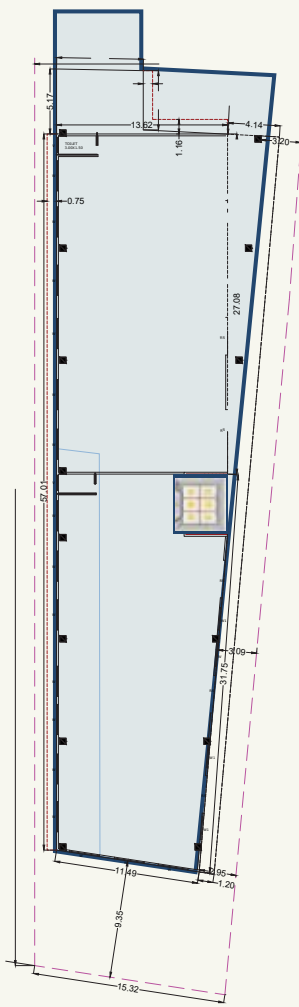


GROUND
FLOOR



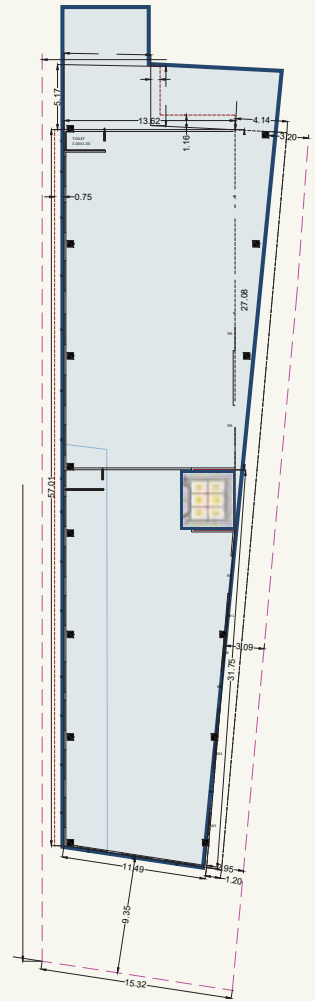
FIRST
FLOOR



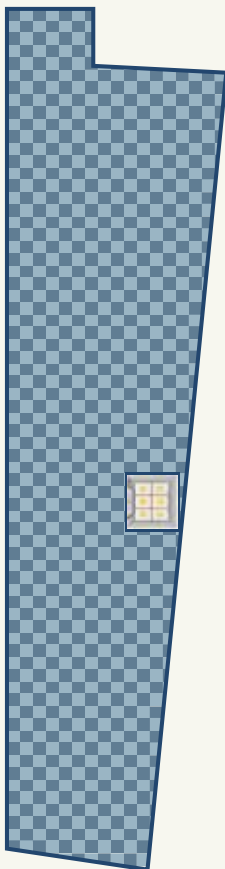


SECOND
FLOOR

THIRD
FLOOR



TERRACE
FLOOR



PAYMENT OPTIONS

- Saleable unit 1st floor: **10000 Sqft.**
- Asking price: **45000 Sqft.**
- Total value: **45 Cr.**
- Payment options signing: **10 Cr.**
- Second Payment plan approval: **10 Cr (45 days).**
- Third Payment on Work commencement: **10 Cr (30 days).**
- Fourth Payment on the slab: **10 Cr (45 days).**
- Final Payment on o: Oc **(5 Cr).**

Minimum rental assured: 300 Rs/ Sqft.

Rental commitment: 10 years.

Rental hike: 2% from every second year.



FORTUNE ONE

At Fortune One, we create spaces designed to inspire and enhance lifestyles. Committed to quality, innovation, and customer satisfaction, our projects blend modern design with natural surroundings. Our vision is to deliver developments that set benchmarks of excellence and provide lasting value. From luxury plotted developments to premium residences, every FortuneOne project reflects thoughtful planning, sustainability, and precision. We don't just build properties; we craft communities where dreams flourish, driven by your trust to redefine modern living.

OUR OTHER PROJECTS



Vistaa



Essha Vana



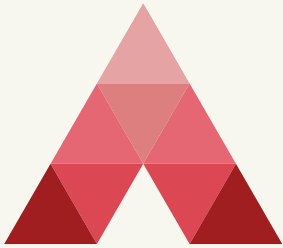
SKYLark



soul street
by NAVVEDAM



FORTUNE ONE



PYRAMID
by Fortune One

www.fortuneonepyramid.co | reach@pyramid.co

Site Office: #18/2 Cunningham Road
Vasanth Nagar, Bengaluru 560052

Regional Office: Billors Pladium 1st floor
#19/3 Cunningham Road
Vasanth Nagar, Bengaluru 560052

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