

✘ ICP | BRUNTON CENTRAL

— Bengaluru —





A distinguished, majestic and statement-making address, ICP | Brunton Central is exclusively suited for the illustrious corporations and retail brands who are looking for dynamic environment that drives progress.

Strategically positioned and designed to meet the needs of today's agile and adaptive businesses, ICP | Brunton Central is situated in Bengaluru's central business district surrounded by a strong network of retail, leisure, education and hospitality developments around the Brunton road.



## A Blend of Excellent Location, Amenities and Accessibility

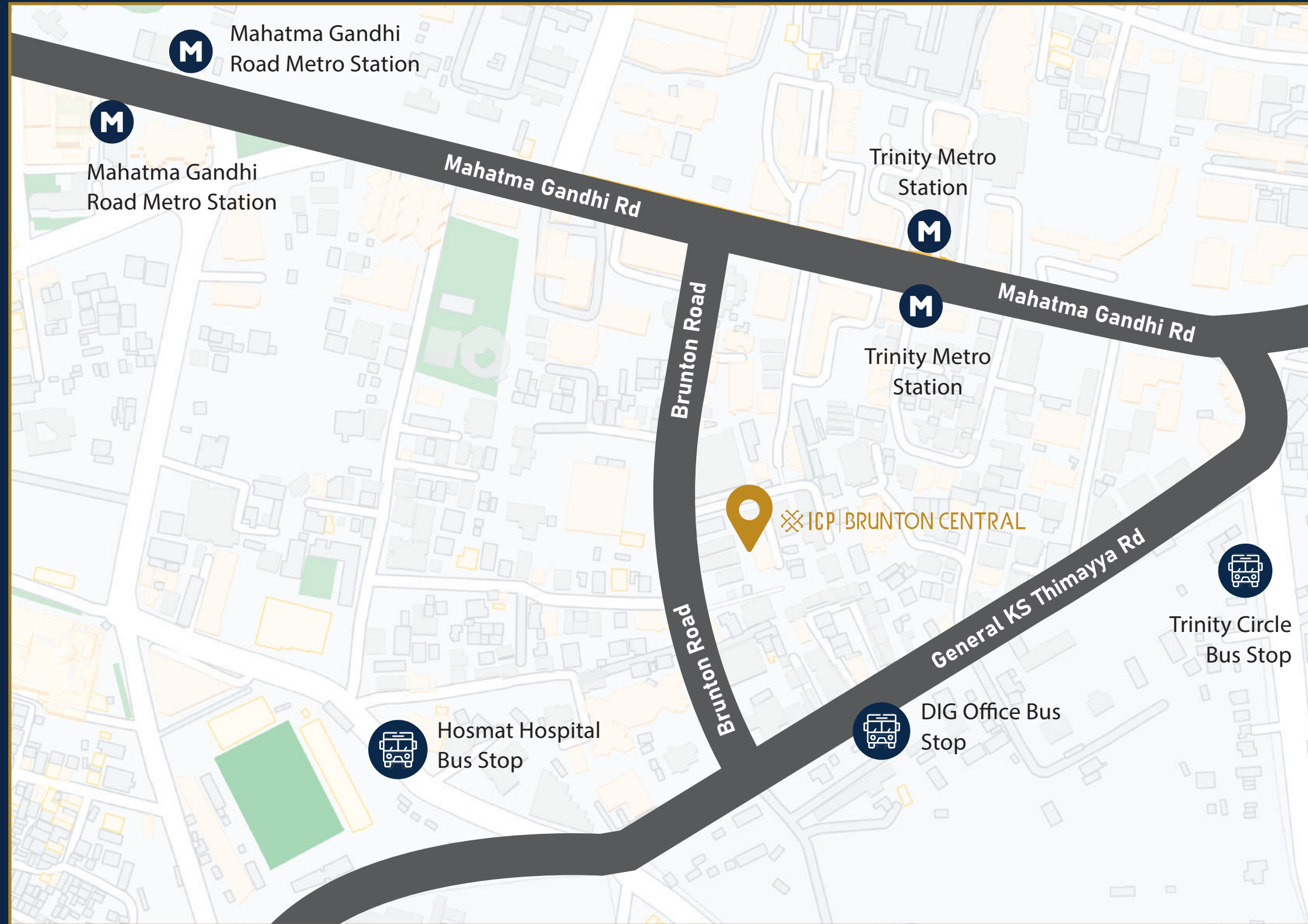
- A boutique, standalone building of approx 20,000 sq.ft. comprising of Basement + Ground + 3 Floors + Open Terrace
- Brunton Central is operated and managed by an efficient in-house facility management team
- Located in the heart of central Bengaluru on Brunton Road, Brunton Central is a part of an elite neighbourhood, off MG Road walking distance from Trinity metro station, multiple surrounding malls and stores
- Situated in the hub of high-end retail and affluent residential, Brunton Central is an ideal location for both retail and commercial organisations who are looking for an elite address in the heart of the city
- An elegant, impressive and modern façade, Brunton Central stands out for its unique interactive design



## Winning Features

- |    |  |    |   |
|----|--|----|---|
| 01 | LEED Certification applied   | 06 | Basement parking  |
| 02 | In-house business centers with 3 meeting rooms                         | 07 | Innovative and interactive breathing façade   |
| 03 | Separate entry gates for retail and office spaces                      | 08 | State-of-the-art Building Management System   |
| 04 | Bright aluminium glazed windows with DGU Glasses                       | 09 | Dedicated signage spaces with excellent vantage point   |
| 05 | High-end finishes with aluminium perforated pattern entrance on façade | 10 | In-house comprehensive facility management services, housekeeping, landscaping and other support services |

# Convenient Connectivity



## Nearest Bus Stop

- DIG Office Bus Stop 350 m (4 min)
- Hosmat Hospital Bus Stop 450 m (6 min)
- Trinity Circle Bus Stop 850 m (10 min)



## Nearest Metro Station

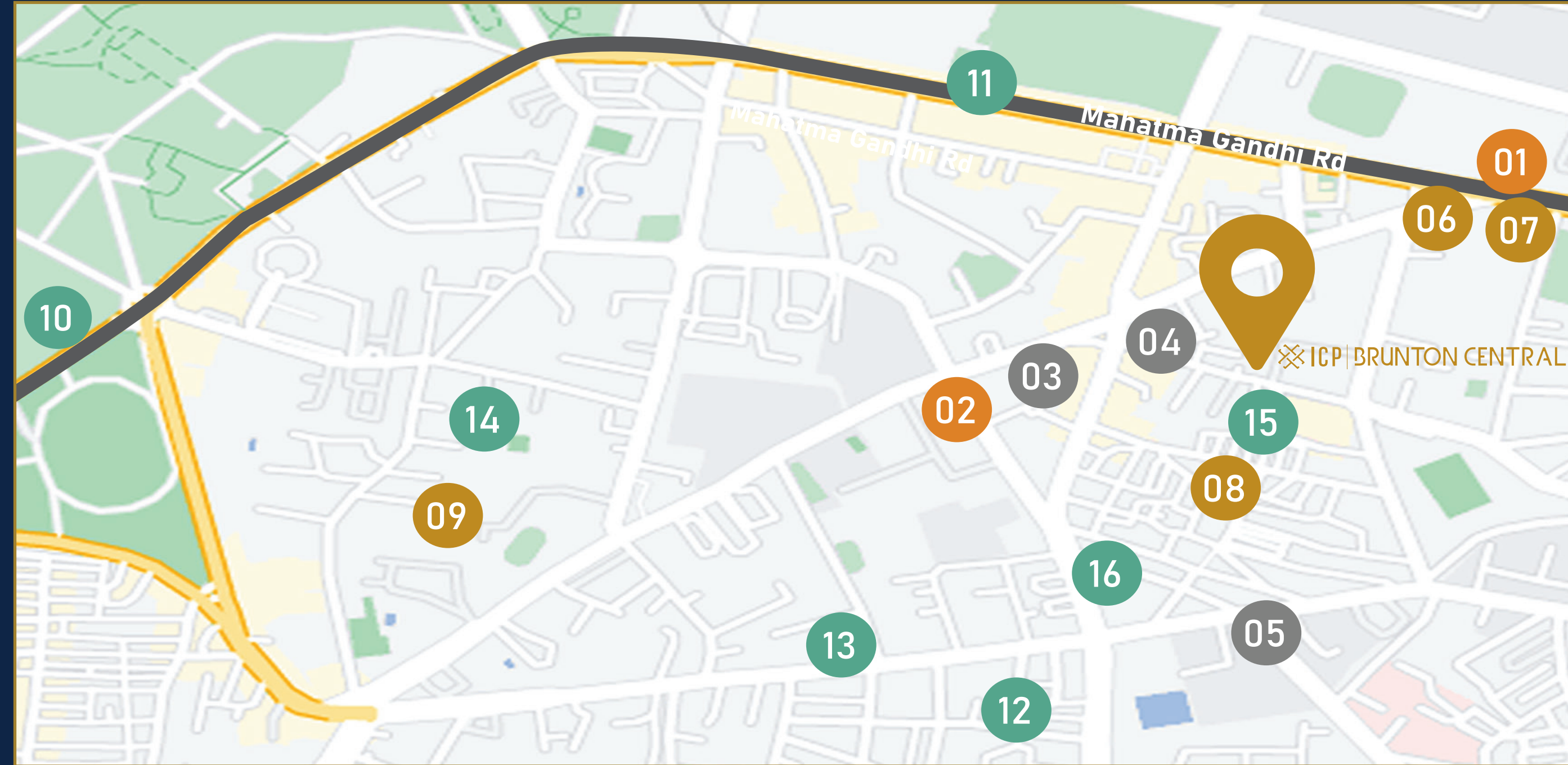
- Trinity Metro Station 400 m (5 min)
- Mahatma Gandhi Metro Station 900 m (12 min)



## Nearest Airport

Kempegowda International Airport  
35 Km

## Prominent Location



### RESTAURANT

03	BOTECA Restaurante Brasileiro	650 m
04	Portland Grills Café	63 m
05	Hyderabad Biryani House	600 m

### HOTEL

06	Oberoi Bengaluru	1 Km
07	Taj MG Road	850 m
08	Welcome ITC Hotel	350 m
09	Ritz Carlton	1.9 Km

### SHOPPING

01	1 Mg Lido Mall	950 m
02	Garuda Mall	700 m

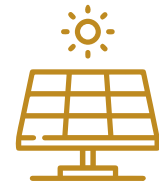
### OTHERS

10	Bengaluru Football Stadium	850 m
11	RSI Cricket Ground	1.5 Km
12	St. Philomenas Hospital	1 Km
13	Cathedral PU College	1.6 Km
14	Bishop Cotton Girls	1.6 Km
15	Mother Tekla Auditorium	190 m
16	Kendriya Vidyalaya Centre	1.7 Km

## State-of-the-art-facilities



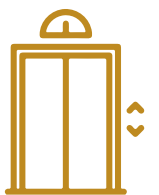
**Built Up Area**  
Approx. 20,000 Sq.ft.



**Solar Panels**  
13KV Solar PV



**Power Infrastructure**  
BESCOM 315 KVA and 250 KVA  
DG



**Elevators**  
Schindler 1 no. with 10 pax  
capacity



**Security System**  
24x7 CCTV monitor with security  
guards



**Water Supply**  
Municipal water connection



**Air Conditioning**  
VRV system



**Fire Detection**  
Lubi make pumps for fire fighting  
system



**Design**  
Aluminium Perforated sheets  
on façade



**Fire Protection**  
Fully automatic Hydrant and  
Sprinkler based Fire Protection

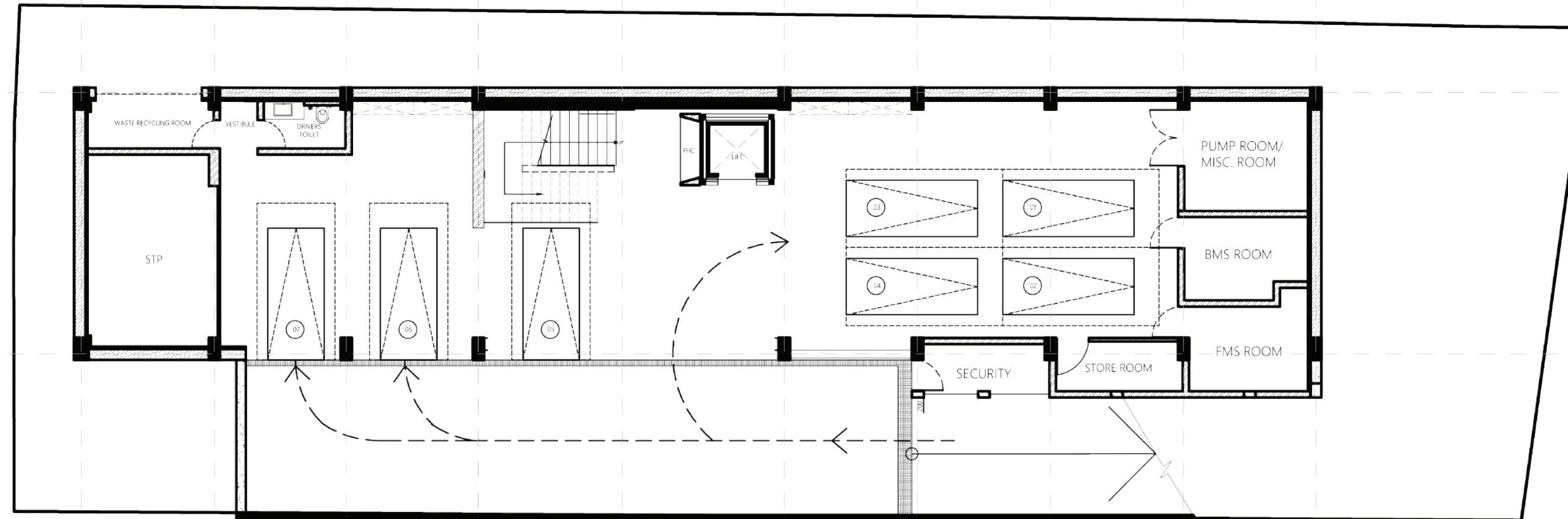
# Proposed Client Directory



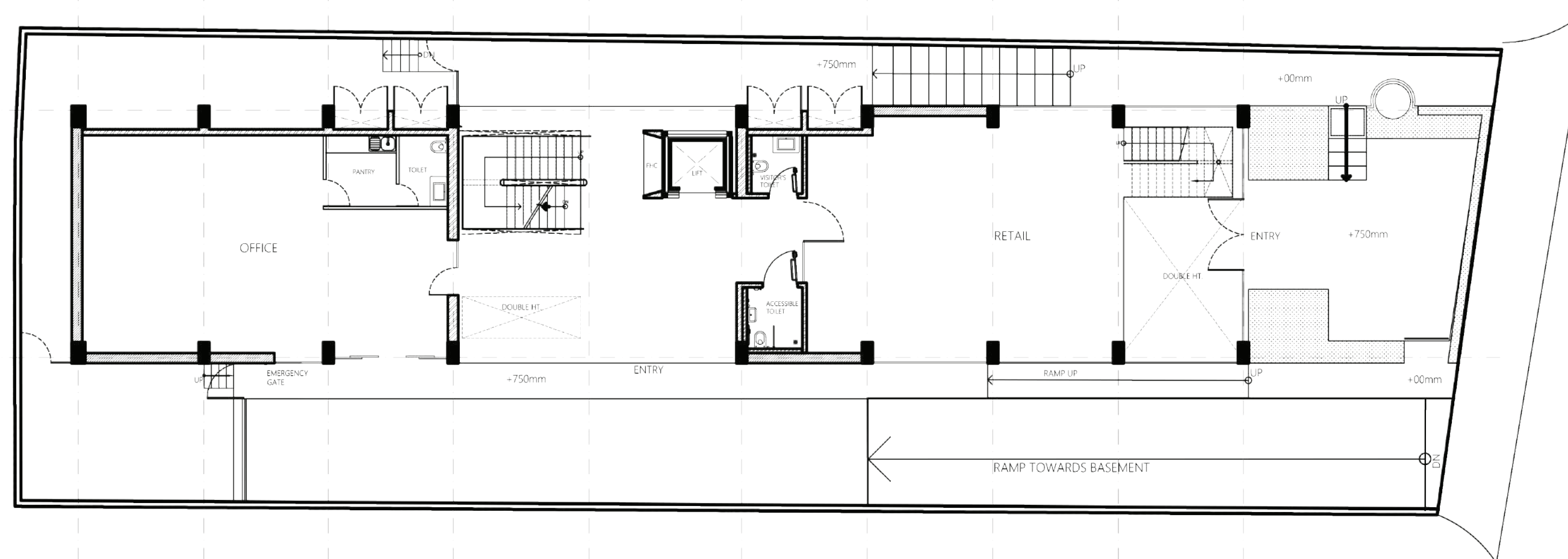


# FLOOR LAYOUTS

## Basement Floor Plan



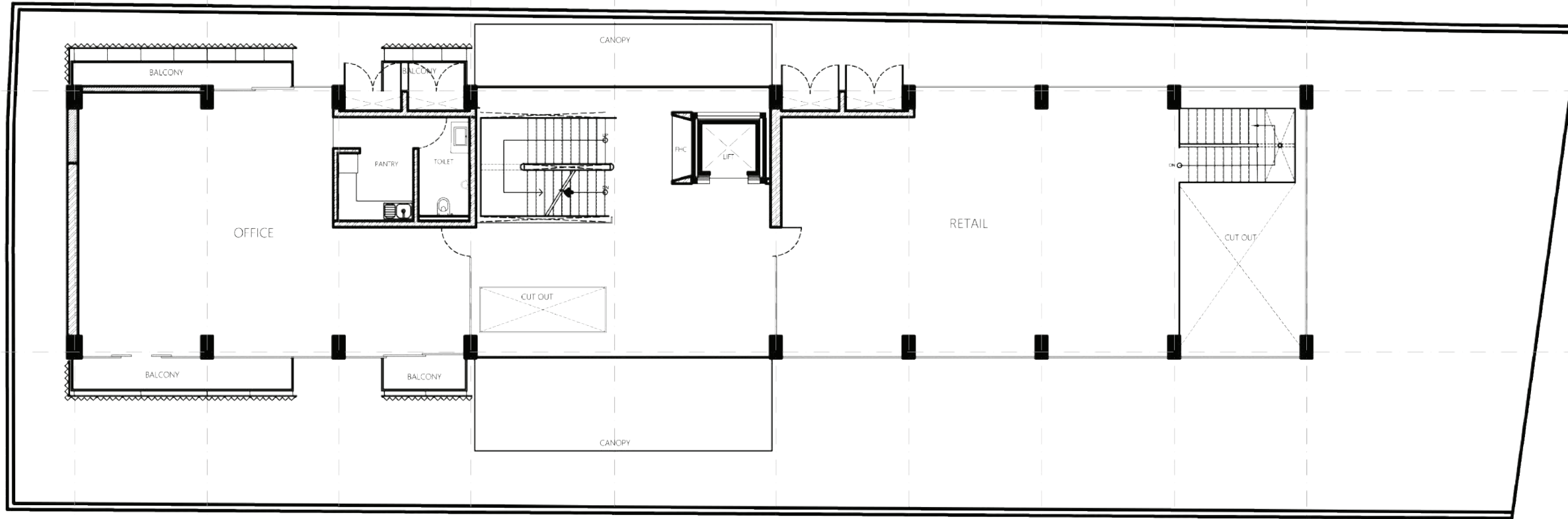
## Ground Floor Plan



Back 1997 Sq.ft. Front 2821 Sq.ft.

# FLOOR LAYOUTS

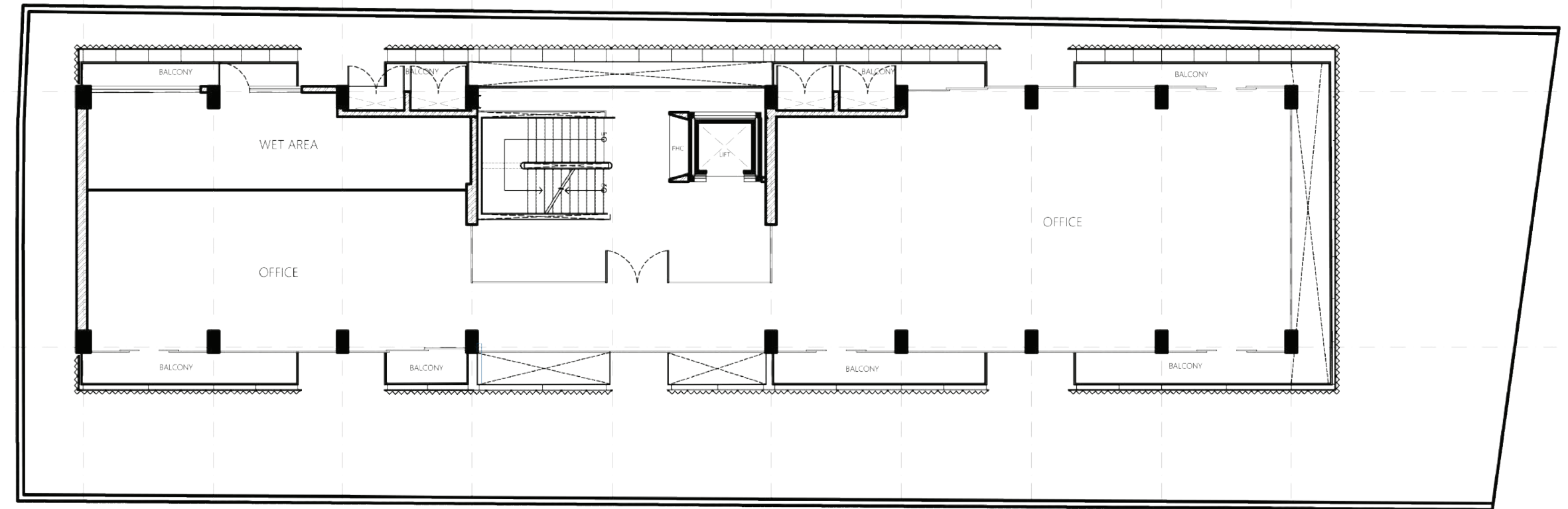
### First Floor Plan



Back 2213 Sq.ft.

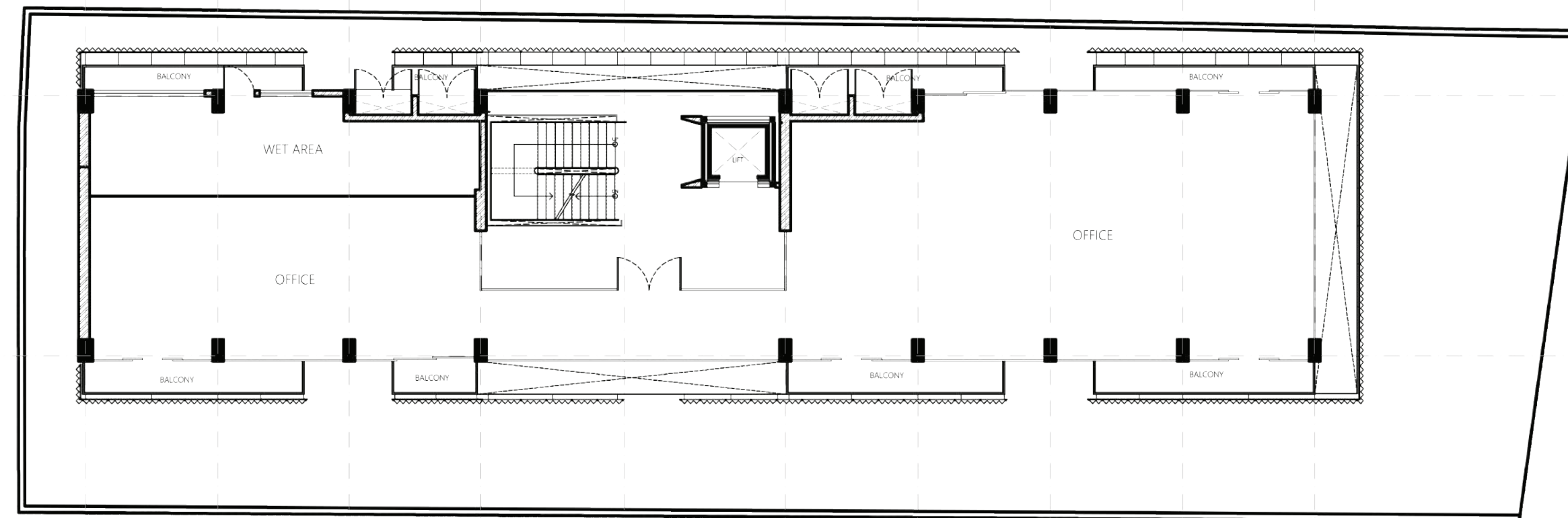
Front 2535 Sq.ft.

### Second Floor Plan



4250 Sq.ft.

### Third Floor Plan



4250 Sq.ft.



STATION CENTRAL

TENANT 5

TENANT 4

TENANT 3

TENANT 2

TENANT 1





Indian City Properties Ltd. is a real estate company with a rich history dating back to 1939. Our boutique portfolio comprises a collection of premium commercial, retail, and mixed-use assets that we proudly own, operate, and meticulously manage. Spanning across the prominent cities of Mumbai, Bangalore, Hyderabad, Kolkata, and New Delhi, our portfolio encompasses iconic landmarks that redefine the standards of quality, design innovation, sustainability, and unparalleled customer service.



✘ ICP | THAPAR HOUSE  
Delhi



✘ ICP | TECH 37  
Bengaluru



✘ ICP | ONE FORBES  
Mumbai



✘ ICP | ATRIA GREEN  
Kolkata



✘ ICP | 25 BRABOURNE  
Kolkata



✘ ICP | FORT HERITAGE  
Mumbai



✘ ICP | 800 JUBILEE  
Hyderabad



For more details, call us now



+91 8800641939



[leasing@indiancityproperties.com](mailto:leasing@indiancityproperties.com)

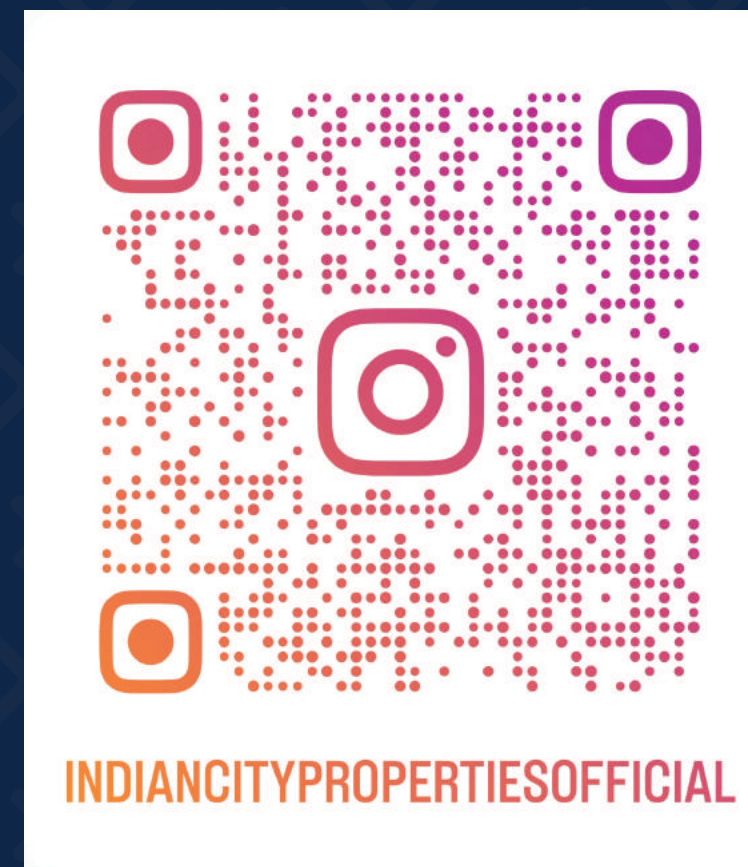
# ICP | BRUNTON CENTRAL

## REGISTERED OFFICE

📍 ICP | Atria Green  
163 Shyama Prasad Mukherjee Road  
Kalighat Kolkata 700026

## CORPORATE HEADQUARTERS

📍 ICP | Thapar House  
124 Janpath Road, Connaught Place  
New Delhi 110001



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