

MBD Zephyr

Unveiling at Whitefield, Bangalore

The MBD Group introduces a new approach to Hospitality, Retail & Entertainment- MBD Zephyr .A new allure based on a timeless concept of unparalleled beauty & perfection, MBD Zephyr, is a dream project of the Group interpreting luxury in the true sense of the word. The Delhi-based MBD Group, enriched by a diversified portfolio of Publishing, Stationary, Hospitality, Real Estate, Mall Development and Management, is introducing MBD Zephyr, a mixed-use lifestyle destination entailing Luxury hotel & service apartments, Luxury retail and entertainment at Whitefield, Bangalore. MBD Zephyr is being designed by “The Steelman partners”, famous for designing some of the best hotels, Resorts and casinos. Rated as one of the top 50 architects in the world, the client of ‘The Steelman Partners’ include, MGM, Harrah’s, Wynn, Venetian, Lady Luck, Swiss Casinos, Sheraton, Hyatt, Plaza/El-Ad, Crown SDJM, Melco, Caesars, and many others.

Located in the heart of Whitefield Bangalore- the silicon city of India MBD Zephyr is being built on a two side open plot area of 8 Acres / 3.5 lakhs sq.ft with a 160 mt wide road in front and 40 ft wide road on back side ft along with a frontage of 160 mt. The total Development potential will be 1.8 million sq ft (including 1.2 million sq feet above ground and 0.85 million for 3 level parking below ground with 1800 car parks). The site is 40 mins drive from the new international airport & is strategically connected to the airport through a 6-lane expressway.

MBD’s endeavor to redefine luxury begins with the architecture of the Development. The tired, oft-repeated glass and steel frontage of modern buildings gives way to a neo-classical look at MBD Zephyr, which is elegant, sophisticated and timeless in its appeal. MBD Zephyr is a concept that merges drama, luxury, entertainment and glamour, and most of all the personal touch to combat the short-lived presence of glass and steel. Palatial statements begin with the exterior of the building, becoming the first real of hint of what the interior spaces have to offer. Traditional proportions of architecture, combined with new materials, methods and technologies, make for an everlasting building and experience. Here your soul is intrigued with a bit of fantasy and great expectations of what lies beyond.

At MBD Zephyr you are welcomed with surrealism and mystery, setting the anticipation for the rest of your journey. Tailored landscaping, carved topiaries, statuaries and seasonal formal show gardens all become a ‘must-experience’ event. Depending on the time of day, season, event, or venue, the lighting is adjusted to make a subconscious impact on the mood of the guest that sets the tone and adds to the staying power of the space

The first component of MBD Zephyr – a luxury hotel & luxury service apartments, owned and managed by the MBD Group – will offer luxe and opulence in an area spread over 6,70,000 sq.ft with 250 rooms (room size- 60 sq m) and a floor to ceiling height of 12 ft. Grace, refinement and sophistication are all attributes spoken through the interior design of 50 service luxury apartments at MBD Zephyr. The décor of the hotel is a perfected mixture combining the spirit of the local culture with a luxurious French palace. Each detail is artistically and meticulously thought to perfection bringing mystery and fantasy to the show. It has an enduring staying power, the ability to last through the years by not being too trendy or becoming outdated. The hotel will feature all of the amenities and personnel to cater to each individual guest, and the infrastructure to support the requests including a helipad on the 9th floor. The interiors of the hotel are done by the world renowned design firm Papiri.

The design of the hotel adopts a delicate cohesive approach to connect the high-end design with the identifiable attributes of the **MBD Brand**, all having the everlasting qualities of a five-star standard. From the design elements of the interior to the ambiance experienced throughout, the **hotel will be** both astonishingly memorable and recognizable. The Hotel prides itself with soon to be famous food and beverage venues, serving a well balanced cuisine that is ever-impressive to the sophisticated palette. The specialty restaurants would include a coffee shop (150 covers) Chinese (120 covers), Indian (100 covers), European (120 covers) restaurants, club lounge, private / exclusive club, lounge bar / & night club.

These venues offer an exquisite dining experience that caters to ones senses through its wide use of fresh flavors & colorful hues. Each venue becomes its own iconic destination, with their individual style of the interior and flavors of the dishes. The experiences are refreshing, energetic, and still maintain an intimate atmosphere. Private rooms are offered inside each restaurant, catering to exclusive dinner parties for continued net-working and socialization. ‘Prive’ a, member’s only lounge will be located on the top floor of the hotel, featuring breathe-taking views, replenishing cocktails and signature dishes that are invigorating to the continental palette. The Prive’ club will be hallmarked by secluded rooms for dining, an exotic bar and lounge, and confidential banquet spaces for private dinners, meetings, and catered events al within a rich décor.

The 20,000 sq ft of spa area will be pure indulgence zone for the senses – a luxurious spa amidst a paradise of water bodies and palms offering treatments by world class therapists’ .The sprawling spa will boats of salon, pool and outdoor sports facilities like tennis court, jogging track etc. The layout flows effortlessly and organically, the décor is inspiring as it accented with grand flora and fauna as well as angelic pools of water. Special attention is given to each detail in reminding one to indulge, relax, and listen to their inner self

The Hotel is located in the heart of the Silicon Valley, where top of the line technologies and amenities are combined with the grandeur of historical architecture. The grand ballroom features 36,000 square feet of space that will accommodate 3,500 people for a convention and 1,500 people for a sit-down banquet dinner. It is supported by multiple break-out meeting rooms, a business center, kitchen facilities and other amenities, all with state-of-the-art equipment and technology. The meeting facilities are closely associated with the hotel, signature restaurants, and fitness spa, with easy access to the outdoor gardens and pools for social meetings, casual conversations and a non-congested flow of traffic, making business a part of the palatial experience

MBD Zephyr also offers approx 1, 40,000 sq ft. of area for high-End leasable retail space for a thriving business clientele, a space for indulging in shopping, social gatherings and fashionable extravaganzas. The atrium will be surrounded by a colonnade hosting luxury retail brands which will be a space where casual shopping trip could transform into a voyage of discovery. The Luxury retail and entertainment area will spread over 1, 30,000 sq ft across three levels built around a colonial architecture inspired colonnade overlooking the landscaped courtyards and water cascades.

The space designed for luxury retail brands will have minimum 1000 sq ft of covered area for each lettable unit. The target Tenant Mix would include world's leading luxury brands like Gucci, Versace, Bvlgari, Chanel, Christian Dior, Louis Vuitton, Versace, Furla, Valentino, Burberry, Salvatore Ferragamo, Fendi, Porsche, Bentley and much more ...

At the luxury retail area in MBD Zephyr, the eye is embraced with a balance of polished marble and metals, in friendship with warm colors and lighting that set the tone to trust your impulse. The retail will be specializing in controlling the viewpoint of the guests; the space expands beyond the glazing of the building creating a strong visual impact. It is a grand space to premier all of the art and fashion events of the season, as well as other prevailing events.

Luxury retail would be proactively and spectacularly swathed in luxury with bespoke attention to the leisure and entertainment of the luxury retail customers. The USP of this retail area would be a supremely evolved pre and the post shopping experience, which would have a perfect fitment with the aspirations of a luxury shopper whom we at MBD would refer to as "The Guest of MBD Zephyr". The Retail area will be designed to be place where one can pamper oneself with wine cellar, Zen area, nail bar, cigar lounge, brand libraries, unique lounges for retail previews and launches of collections exclusive for select patrons. The mantra at Zephyr is to come to the development not only because of the strength of the brands but also the strength of the common area experience where casual shopping turns into a discovery of places, cuisines, lifestyles, fashion and art.

The Luxury Commercial Office space is spread over 109000 sq ft and offers personal valet services and con-cierge to give a personalized service to the clientele. It is an unparalleled execution designed especially for powerful top executives and successful business practices. The business captures a feeling of paramount that continues through

the duration of one's day at work and leaves them with assertive gratification after they depart.

MBD Zephyr shall be a place to discover and get delighted with! Like a gentle breeze of fresh air, for thoughts to grow, turning Hospitality, Retail & Entertainment Into a voyage of discovery & excitement.

Bangalore Overview:

Bangalore, the capital city of Karnataka, is one of the fastest growing cities in Asia. It is the principal administrative, cultural, industrial, commercial & educational center of the state. A global tourist destination and business center, the city is one of the most the most popular choices in India for luxury retail and hotel brands.

Our site is a 40 mins drive from the new international airport & is strategically connected to the airport through a 6-lane expressway.

Its pleasant climate, friendly people, & well-educated population have made Bangalore the Silicon Valley of India. Home to several large scale public sector units & more than 250 high-tech companies– Bangalore is the gateway to globalized consumption. Almost all information technology related multinationals have set up their India head office at Bangalore, including homegrown giants like Wipro and Infosys particularly for research and development in Information technology.

Whitefield Overview:

- # Cardinal Direction: East Bangalore
- # Distance from M G Road District Centre: 12 kms

- # Access Road: Airport – Whitefield Road
- # Catchment Areas: Marattahalli, Vartur, Gandhipuram, Jawaharpura, Devasandra, Kadugodi Colony
- # Social Amenities: Cottolengo School, East Extn School, St. Joseph's Convent, Sai Baba Hospital
- # Prominent Companies: Wipro, GE Medical Systems, Intel, IBM, Lucent, TCS, Makino, TCG etc.

Project overview :

- # MBD Zephyr: Hospitality, retail Entertainment, Luxury Corporate Offices and Service Apartments
- # Total plot area- 8 acres
- # Total development- 1.8 million sq ft

- # 6,70,000 sq ft of hotel and luxury service apartments
- # 36,000 sq ft of ballroom space
- # Parking area for 1800 cars
- # 250 rooms and 50 service apartments
- # 1,30,000 sq ft of luxury retail
- # 1,30,000 sq ft of leasable space for luxury commercial offices