



2 & 3 BHK LUXURY APARTMENTS

Sunshine Layout, Battarahalli, Bengaluru, Karnataka 560049

STRUCTURE:

RCC framed structure

WALLS:

EXTERNAL WALLS: with 6" solid concrete blocks.

INTERNAL WALLS: with 4" solid concrete blocks. Each Wall of a Flat is separate of the Other Flat. No Joint/Common Walls of the Flats.

PLASTERING:

All internal walls are plastered with smooth finish. All external walls are plastered with texture finish as per architectural design.

WINDOWS:

3 Track UPVC windows with security grills.

DOOR:

Main Door: Teak wood frame & shutter teak finishing door Malaysian skin with outside brass fitting. Internal Doors: Sal wood frame for bedrooms with Flush door shutters.

TOILET:

Anti skid tiles flooring and glazed tiles up-to 7 feet height, branded CP Fittings and Commodes.

KITCHEN:

Black Granite Kitchen platform, stainless sink, 2' dado above granite kitchen platform in Ceramic glazed tiles with Designer tiles.

FLOORING:

Vitrified Flooring In Living/dining, Foyer, Kitchen, Vitrified Floors in Bedrooms, Anti-skid For Balconies And Utilities. All Common Areas Will Be Of Granite Stone Finish.

PAINTING:

Inside: one coat of primer with two coats wall care putty & tractor emulsion paints, outside: one coat of primer with two coats Asian apex paints, Enamel paints to doors & window grills.

WATER SUPPLY:

Adequate Water Supply through Borewells And Line With Overhead Tank & Sump.

ELECTRICAL:

1/18, 3/20 and 7/20 with Anchor wiring, modular switches, sockets and AC point provision in Master Bedroom.

LIFT:

One Branded Lifts will be provided.

INVERTER BACK UP

Power Backup for common area and Lift.

INTERCOM:

Intercom Facility for all the Flats and Security and CC Cameras in the Apartment Surrounding.



1300 SFT

3 BHK | NORTH

TYPICAL FLOOR PLAN





PROJECT FEATURES

- 🔆 Vaasthu Compliant
- Prime Location
- Quality Construction
- 6 Passengers Standard Lift
- ✓ Clear Title
- Rainwater Harvesting
- SCTV Surveillance
- Inverter Power
 Back Up For Lifts &
 Common Lights
- Excellent Ventilation
- Covered Car Parking



LOCATION ADVANTAGES

IT Corridor

- + Manyata Business Park
- + Bagmane Tech Park
- + RMZ Infinity
- + ITPL Whitefield
- + Brigade Tech Park
- + Kalyani Tech Park
- + Embassy Tech Village
- + Prestige Tech Park
- + Eco Space

SCHOOLS

- + Orchids the Int. School
- + VIBGYOR High School
- + National Public School
- + Chrysalis High School
- + CMR National Public School
- + Narayana E-Techno School
- The Princeton School
- + CMR National Public School

- + New Horizon College
- + Indo Asian Academy
- + Indus Valley PU & Degree College
- + Sree Cauvery PU & Management
- + Narayana PÚ College
- + CMR University
- + Christian Group of Institutions
- + Lohit's Academy College
- + Challa PU & Degree College + Bangalore City College
- + Sri Chaitanya PU College
- + Garden City University
- + Don Bosco College

HOSPITALS

- + Specialist Multispecialty Hospital
- + Motherhood Hospital
- + Ovum Woman Hospital
- + Vasan Eye & Dental care Hospital
- + Cloudnine Hospital
- + Columbia Asia Hospital
- + Shishuka Children's Hospital
- + Koshys Hospitals
- + Aster CMI Hospital
- + Chinmaya Mission Hospital



Site Address:

AR Lifestyle apartments

#16,17, GLS Gardens, Sunshine Layout 1st cross, TC Palya, KR Puram, Bangalore - 560 049.

Contact for More Details :



+91 90350 34402



arbuilders.in

Architect & Engineers



H.O: Vidya Nagar, Hyderabad.

B.O Jubilee Hills, Hyderabad. Ph: +91 98480 16269

B.O: Horamavu, Bengaluru. Ph: +91 73535 59202 E-mail: info@snsassociates.co.in

Info@arbuilders.in