



A boutique home in a quiet,
green nook in Koramangala

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Arihant
Vilaya
KORAMANGALA BLR



Arihant Foundations & Housing Ltd. is known for unique designs and unparalleled high-rises that have transformed over 16 million square feet of area. Since 1995, we have been revolutionising the aesthetics of living through superior architectural design and a sophisticated view of lifestyle. Be it classy commercial spaces or luxury homes, we pride ourselves in building the most sophisticated spaces that actualize a higher standard of living.

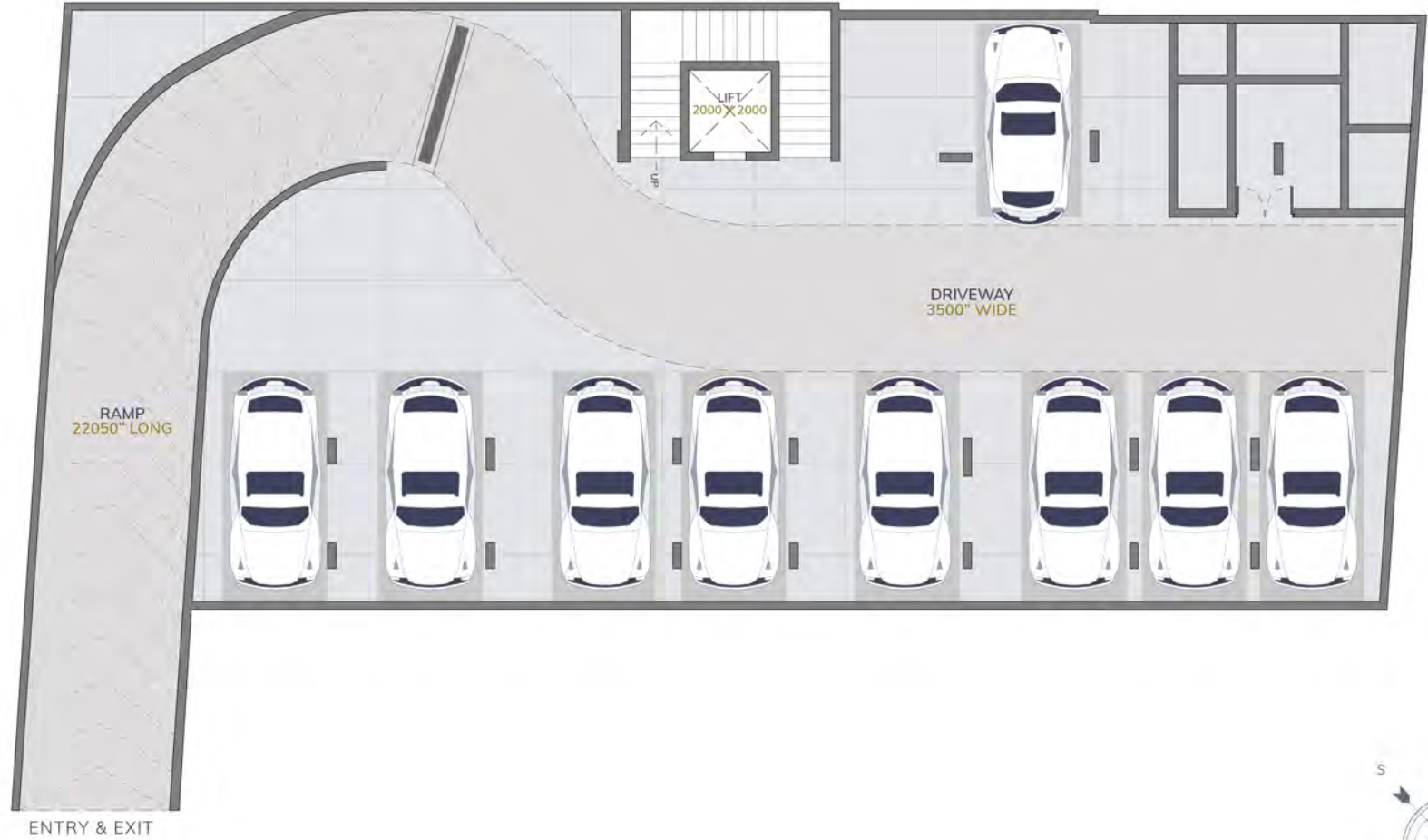


Yes, Koramangala has a quiet and green nook!

A boutique set of 14 homes, available in 2, 2.5 and 3 BHK configurations, for professionals and family alike. A plethora of neighbourhood parks and activity zones allow you and your family to stay active and connected, with the flexibility to detach in to a serene oasis of calm.

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Basement



Ground Floor Plan



2 BHK (UNIT GA)

SALEABLE AREA - **1220** SQ.FT.
RERA CARPET AREA - **869** SQ.FT.

3 BHK (UNIT GB)

SALEABLE AREA - **1470** SQ.FT.
RERA CARPET AREA - **1075** SQ.FT.



Ground Floor

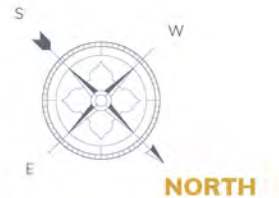
UNIT GA - 2 BHK

1220 SQ.FT.

SALEABLE AREA

869 SQ.FT.

RERA CARPET AREA





Ground Floor

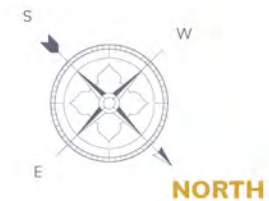
UNIT GB - 3 BHK

1470 SQ.FT.
SALEABLE AREA

1075 SQ.FT.
RERA CARPET AREA



1st Floor Plan



3 BHK (UNIT 1A)
SALEABLE AREA - **1795** SQ.FT.
RERA CARPET AREA - **1295** SQ.FT.

2.5 BHK (UNIT 1B)
SALEABLE AREA - **1263** SQ.FT.
RERA CARPET AREA - **919** SQ.FT.

3 BHK (UNIT 1C)
SALEABLE AREA - **1913** SQ.FT.
RERA CARPET AREA - **1400** SQ.FT.



First Floor

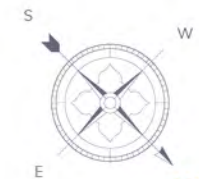
UNIT 1A - 3 BHK

1795 SQ.FT.

SALEABLE AREA

1295 SQ.FT.

RERA CARPET AREA



NORTH



First Floor

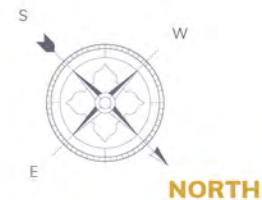
UNIT 1B - 2.5 BHK

1263 SQ.FT.

SALEABLE AREA

919 SQ.FT.

RERA CARPET AREA





First Floor

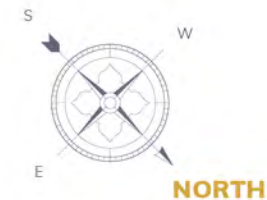
UNIT 1C - 3 BHK

1913 SQ.FT.

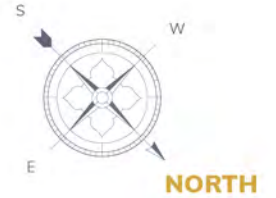
SALEABLE AREA

1400 SQ.FT.

RERA CARPET AREA



Typical 2nd - 4th Floor Plan



3 BHK (UNIT 2A,3A, 4A)
SALEABLE AREA - **1881** SQ.FT.
RERA CARPET AREA - **1364** SQ.FT.

2.5 BHK (UNIT 2B, 3B, 4B)
SALEABLE AREA - **1311** SQ.FT.
RERA CARPET AREA - **953** SQ.FT.

3 BHK (UNIT 2C, 3C, 4C)
SALEABLE AREA - **1984** SQ.FT.
RERA CARPET AREA - **1444** SQ.FT.



Typical Floor

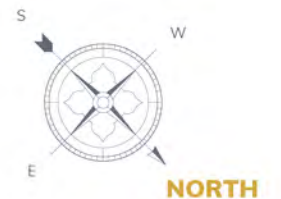
UNIT 2A, 3A, 4A - 3 BHK

1881 SQ.FT.

SALEABLE AREA

1364 SQ.FT.

RERA CARPET AREA

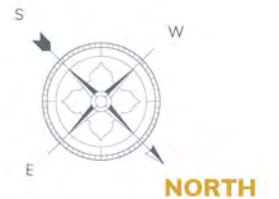


Typical Floor

UNIT 2B, 3B, 4B - 2.5 BHK

1311 SQ.FT.
SALEABLE AREA

953 SQ.FT.
RERA CARPET AREA





Typical Floor

UNIT 2C, 3C, 4C - 3 BHK

1984 SQ.FT.

SALEABLE AREA

1444 SQ.FT.

CARPET AREA



Standard Features & Specifications



STRUCTURE

RCC framed structure with RCC foundation as per standards. Pre-construction anti-termite treatment will be provided under foundation and external perimeter of the building. 8" thick (solid blocks) walls for the exterior and 4" for the interior. Ceiling height will be maintained at 9'6" clear (floor to slab)

FLOOR FINISHES

LIVING, DINING & FOYER	Imported marble with skirting.
BEDROOMS	2'x2' Vitrified tiles of reputed make.
KITCHEN	Kitchen 2'x2' vitrified tiles flooring with skirting and dado tiles above counter up to 2' counter Top with Quartz/Black granite (upon client request).
UTILITY	Ceramic Anti-Skid tiles for flooring with dado.
TOILETS	Toilet walls and floor finished with designer ceramic tiles upto ceiling height and anti-skid tiles for flooring. Granite counter tops and wash basin.

WALL FINISHES

Apartment internal wall will be finished with cement/gypsum plaster wall putty with premium grade plastic emulsion paint. Common area internal walls will be finished with putty and paint. Other areas with acrylic washable distemper paint.

CEILINGS

All ceilings to be finished with Altek putty with emulsion (Asian / ICI / equivalent) of approved colour (roller finish) in the interiors.

DOORS & WINDOWS

MAIN DOOR	Factory finished door with suitable frame (with Video Door Phone)
INTERNAL DOORS	Factory finished door with suitable frame.
WINDOWS	Aluminium window with shutter of reputed make, with necessary fittings, Saint Gobain or equivalent glass with Mosquito Mesh.
FRENCH DOORS	Aluminium French door or reputed make with necessary fittings and with Saint Gobain glass or equivalent.

ELECTRICAL DISTRIBUTION

WIRING AND SWITCHES	Concealed insulated copper multi-strand wires (Havells / equivalent) in all apartments. Each apartment will be provided with 3 phase power supply & individual distribution board with MCBs (Havells / equivalent). All switches will be modular (Panasonic / equivalent). Provision for TV in living and in all bedrooms-MSDDN (Multi Satellite Digital Distribution Network). Telephone points, one each in living room.
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Standard Features & Specifications

SANITARY & PLUMBING

SANITARYWARE	EWC wall mounted with concealed tank, wash basin – Roca /Kohler or equivalent, shower cubicle in all bathrooms.
C.P. FITTINGS	C.P. Pillar tap – Kohler/Roca/Grohe or equivalent. Diverter - Grohe / Kohler / Roca or equivalent Overhead shower arm with rose – Kohler/Roca/ Grohe or equivalent. Health faucet – Kohler/Roca/ Grohe or equivalent. C.P. angle cock – Kohler/Roca/Grohe or equivalent (for wash basin and EWC) with C.P. connections. C.P. long body bib tap – Kohler/Roca/ Grohe or equivalent C.P. bib tap – Kohler/Roca/ Grohe or equivalent and provision for Aqua Guard point in kitchen.
PLUMBING	All internal concealed piping with CPVC pipes. All other open water lines threadable PVC with R brand specials / equivalent. Waste water lines with PVC Finolex / Truebore / equivalent 6 Kg. class. Painted with two coats of enamel paint. All rainwater pipes with PVC Finolex / Truebore / equal 4Kg. class. All pipes painted with two coats of enamel paint.

COMMON AMMENITIES

EXTERNAL AREAS	Paving with granolithic flooring / concrete interlock pavers to Architect's detail with brick kerbs, drains along the compound wall to divert all rain water to the rain water harvesting pit, will be as per Architect's Design and Specifications.
LANDSCAPING	Professionally designed landscaping, as per landscaping consultants design will be provided on the Ground Floor.
CCTV	All common areas will be under CCTV surveillance
LIFT	High performance, automatic passenger lifts will be provided of reputed make
GYMNASIUM	Fully equipped Gymnasium.
POWER BACK-UP	100% power back up for all common areas. Apartments power back will be for all lights and fans.
SATELLITE TELEVISION	MSDDN - TV Point will be provided in living and all bed rooms (Wi Fi enabled).

COMMON AREA FINISHES

LOBBY (GF)	As per architect's design and specifications (Engineered Marble / Granite)
LOBBY (UF)	As per architect's design and specifications (Engineered Marble / Granite)
STAIRCASE	As per architect's design and specifications (Engineered Marble / Granite)
NOTE	Whilst every reasonable care has been taken in providing the information, the above specification or equivalent - are subject to change, as may be required by the Developer and Architect whose decision will be final. The change in specifications would be equivalent or of higher standard.

Location Map

Entertainment

- Forum Mall - 3 kms
- Oasis Mall - 2 kms

Education

- India International School - 750 m

Transport

- MG Road Metro - 7 kms
- Kempegowda Int Airport - 42 kms

Hospital

- Fortis Hospital - 1 km

Electronic City

- 16 kms

Restaurants, Pharmacy,
Banks & Super Markets
within 400 M

Site Address

Plot No. 86 & 87, 1st Main Rd, S.T. Bed, 1st Block
Koramangala, Bengaluru, Karnataka 560034

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ArihantTM

memorable spaces




Arihant Foundations & Housing Limited

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