

A place to connect and  
Celebrate exclusivity.

 ARCUS



**Prime Location. Premium Neighbourhood. Proud Possession.**

The coming together of the three fundamental essentials that make for a good luxury home is uncommon. Arcus is one such rarity. Located at Giri Road, off GN Road in T Nagar, is Arcus, our latest luxury offering. Thoughtfully laid out plans that provide maximum comfort, top-notch quality finish, and an enthralling elevation make Arcus unique. Please do call us to book your preferred apartment. Arcus is not only rare; it is also limited. We have just nineteen apartments to offer.



 **ARCUS**  
 **Appaswamy**

NO. OF FLOORS    **Stilt + 4 floors**

NO. OF UNITS - 19    **3 BHK - 15 nos | 4BHK - 4 nos**

## FINER DETAILS

### FLOORING

Living, Dining & Kitchen ~ Italian marble flooring

Bedrooms ~ Wooden tiles

Balcony ~ Anti-skid tiles

Bathrooms ~ Anti-skid premium tiles

### WALL FINISH

Exterior ~ Weather proof emulsion

Interior ~ Premium / Royal emulsion

### BATHROOMS

Shower cubicle in all bathrooms. Kohler / Toto or equivalent fittings. Hand shower with mixer in all bathrooms. Rain shower in master bathroom.

Wall mounted closet in all bathrooms.

(Geberit WCs or equivalent)

Handrail in any one attached toilet

### KITCHEN

Washing machine / Dishwasher provision

### AIR-CONDITIONING

Living, dining & all bedrooms (Split)

### DOORS

Main door ~ Teakwood door frame with veneer on both sides and high quality polish finish

Bedroom doors ~ Flush door with veneer on both sides and high quality polish finish

DORMA / Hafele or equivalent door fittings

Bathroom doors ~ Lamination on the inner side of doors

All wooden fittings to be treated for termite

**WINDOWS** ~ Aluminium - Double glazed glass

**BALCONY** ~ Glass with aluminium railing

**ELECTRICAL** ~ 3-Phase with individual meters

Panasonic / Legrand or equivalent modular switches

2-way switches for lights and fans in all bedrooms.

SIEMENS / Equivalent ELCB tripper in each flat.

**NETWORKING** ~ Network plug-in socket provision in living / Dining and all bedrooms.

**TELEVISION POINTS** ~ Living and all bedrooms



## COMMON AMENITIES & FEATURES

### CLUBHOUSE

GYM, Banquet Hall & Kids Play Area

### AMENITIES

2000W Power back for all the apartments

(Lights, Fans, Fridge & TV)

100% Power Back up for common areas, lifts & pumps

Solar lighting as per norms

Lifts with ARD & V-3F drive

Security cabins

Association room

Rain water harvesting

Toilets for drivers/Domestic help

Landscaped garden.

Water meters for all apartments (Digital)

Water treatment plant

Garbage collection room

HNS - Hydro pneumatic system

Drivers -Waiting area

Reticulated gas

CCTV Surveillance

Colour video door phone & Intercom

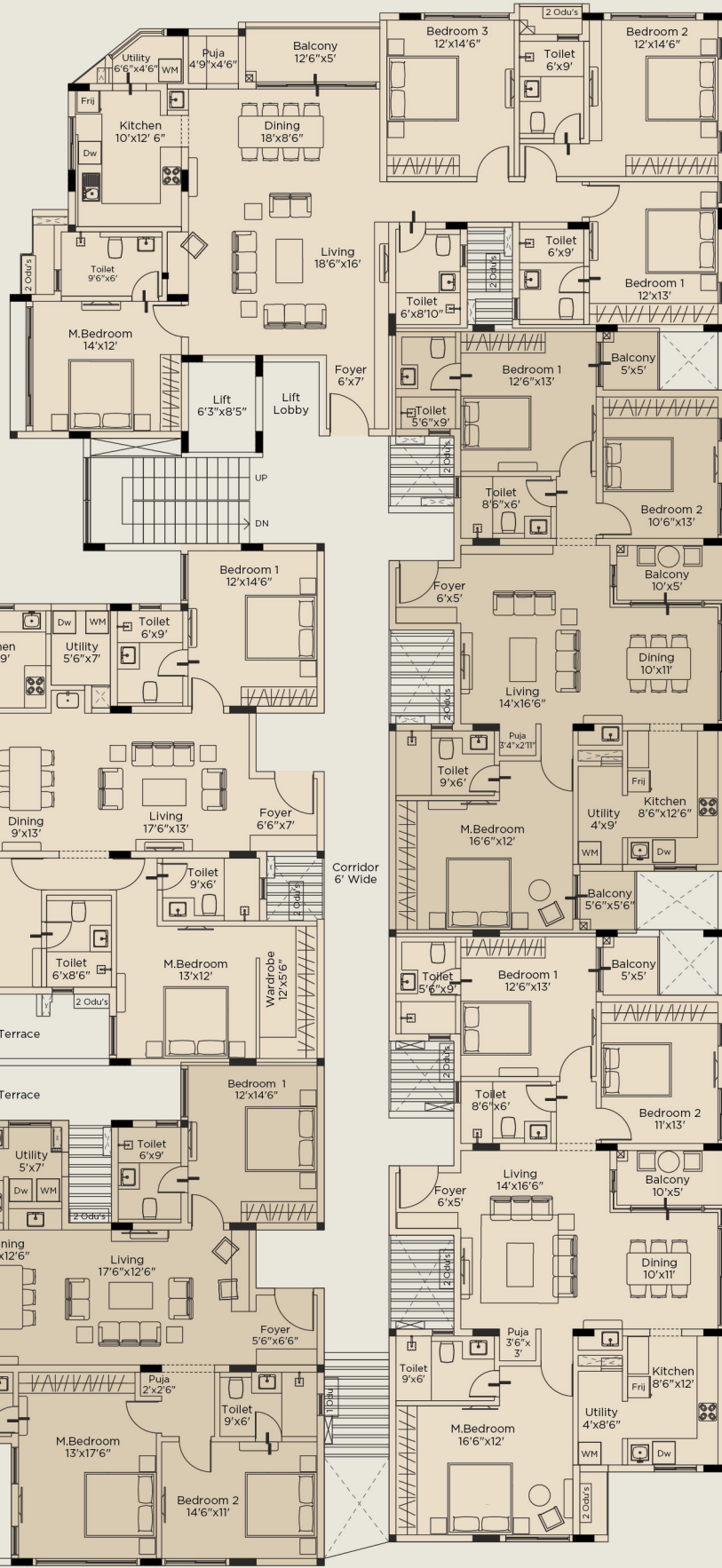
Access controlled doors

Access controlled boom barrier with RFID (for parking)

# SITE / STILT FLOOR



# FIRST FLOOR



Flat A  
2426 sq.ft.

Flat B  
1918 sq.ft.

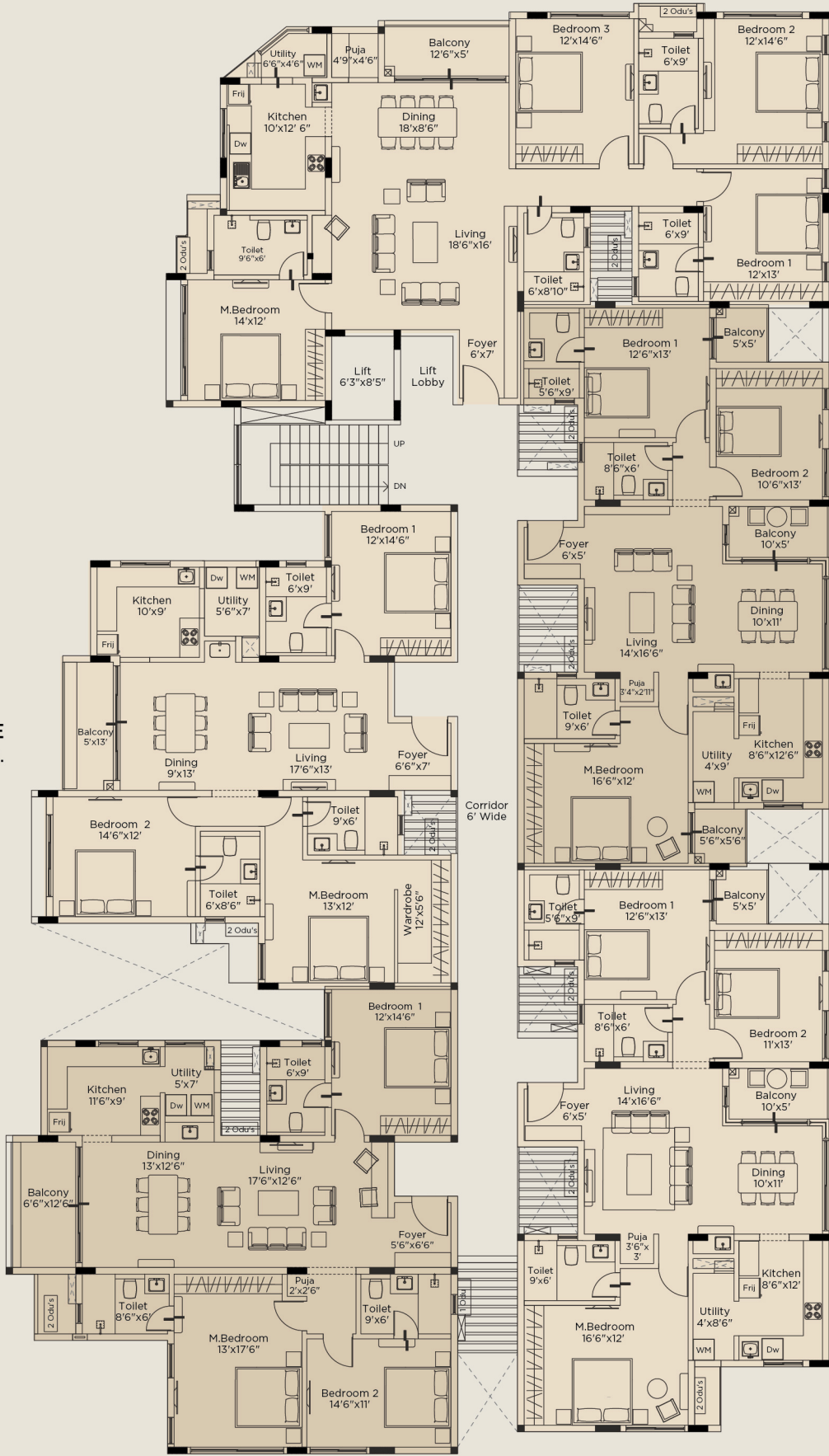
Flat C  
1885 sq.ft.

Flat E  
1942 sq.ft.

Flat D  
1981 sq.ft.

# TYPICAL FLOOR

2nd & 3rd



**Flat A**  
2426 sq.ft.

**Flat B**  
1918 sq.ft.

**Flat C**  
1885 sq.ft.

**Flat E**  
1942 sq.ft.

**Flat D**  
1981 sq.ft.

# FOURTH FLOOR



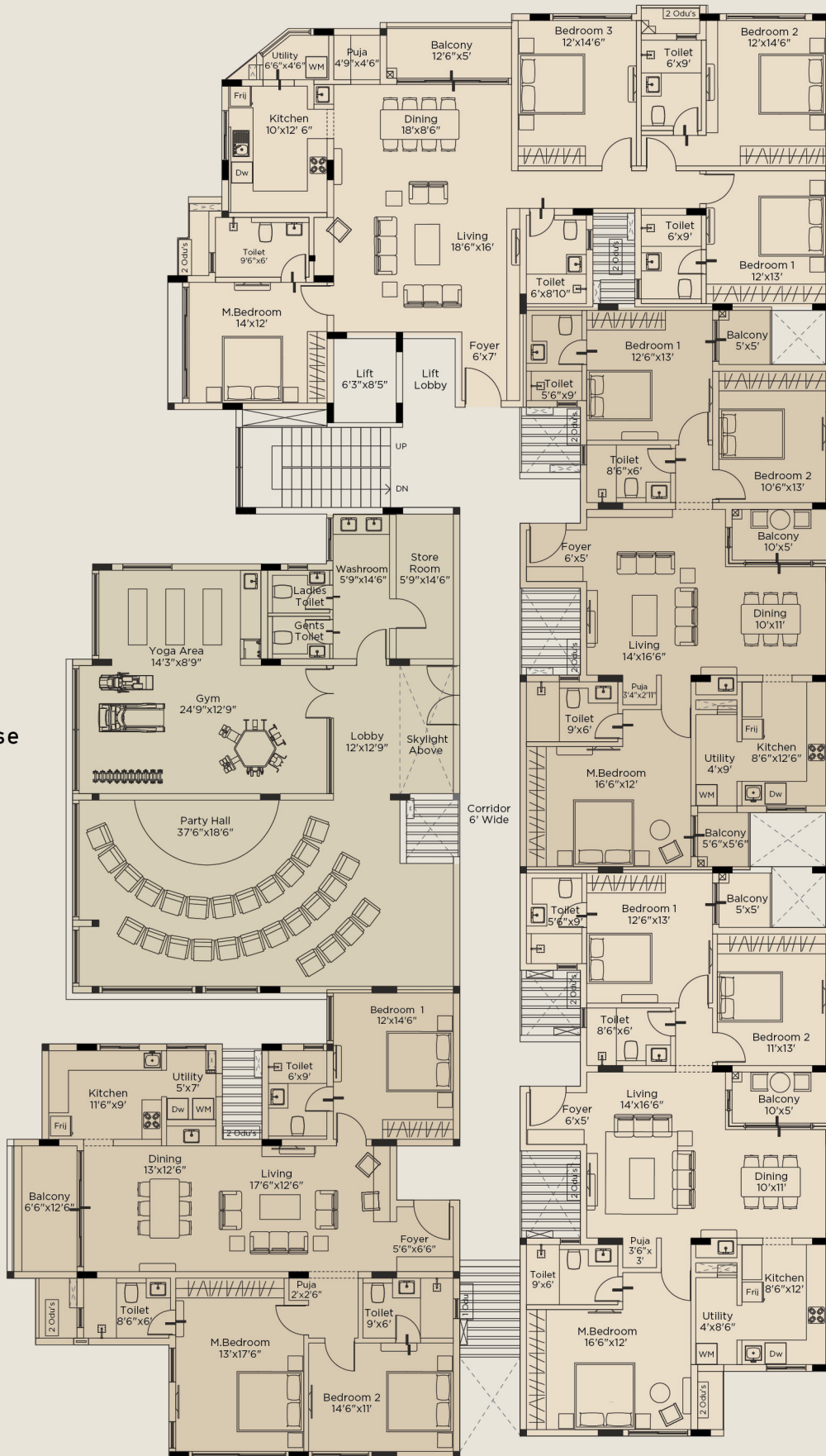
Flat A  
2426 sq.ft.

Flat B  
1918 sq.ft.

Flat C  
1885 sq.ft.

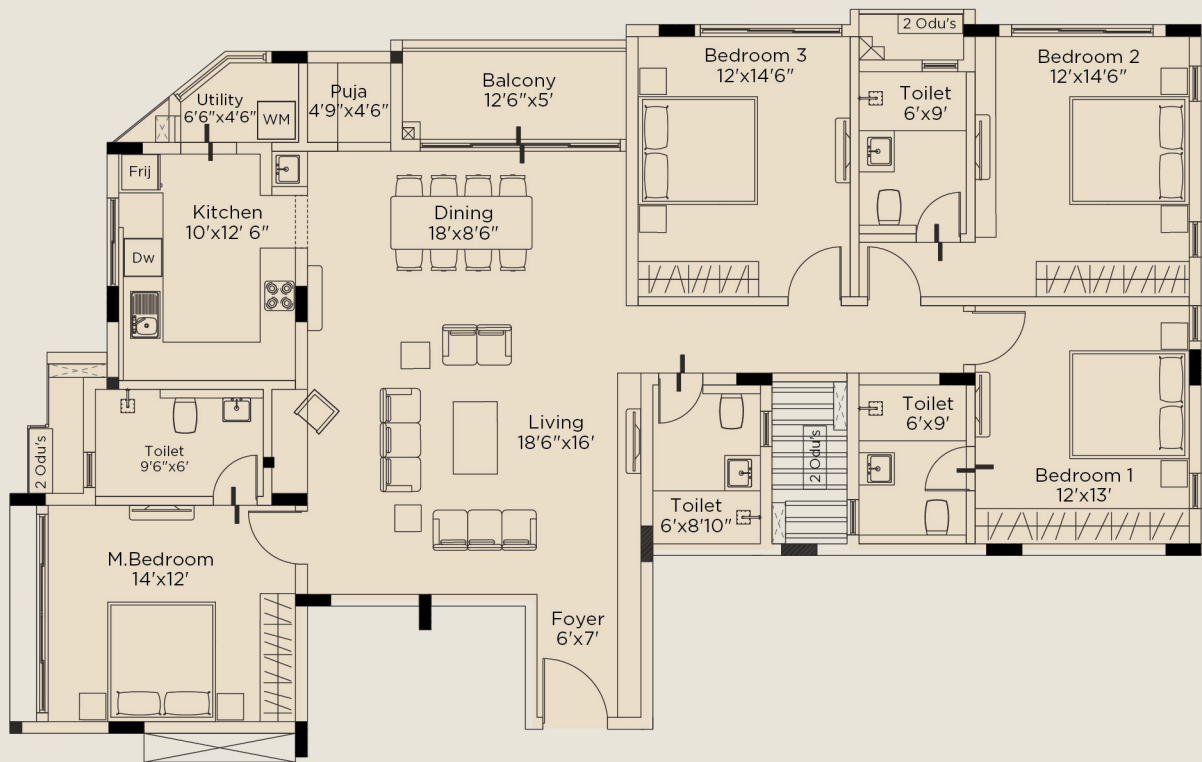
Clubhouse

Flat D  
1981 sq.ft.

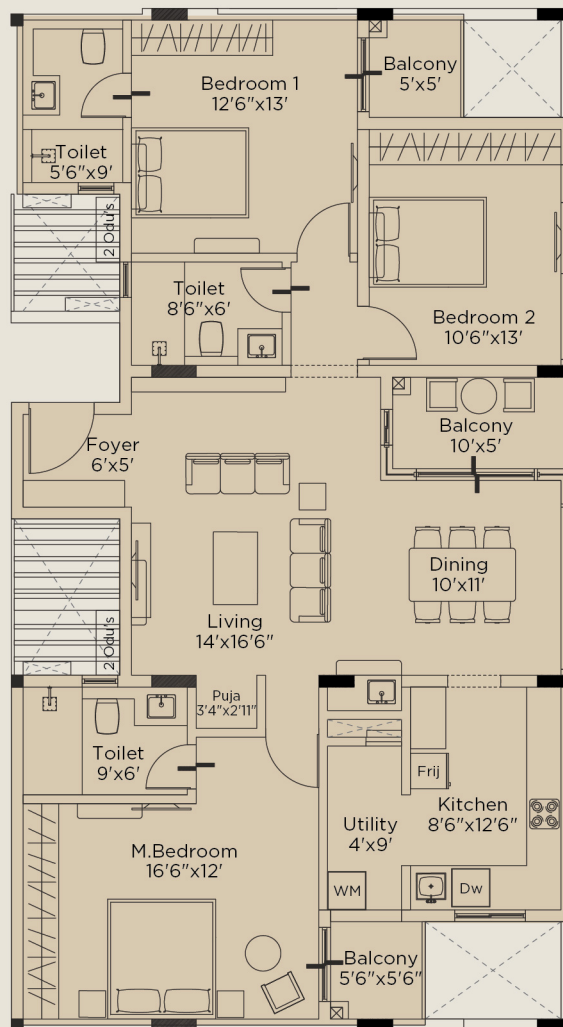




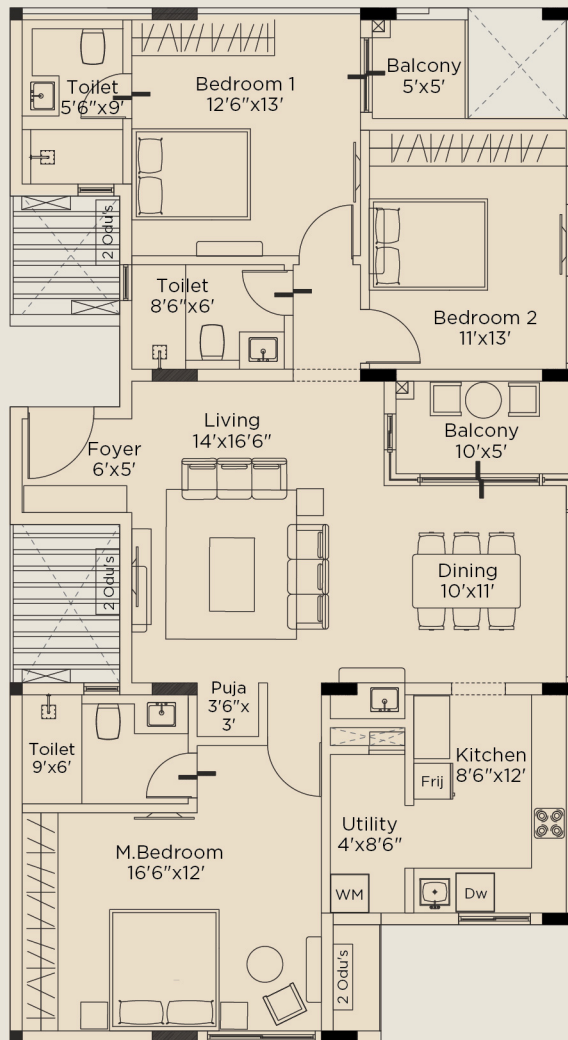
Flat A | 4 BHK  
2426 sq.ft.



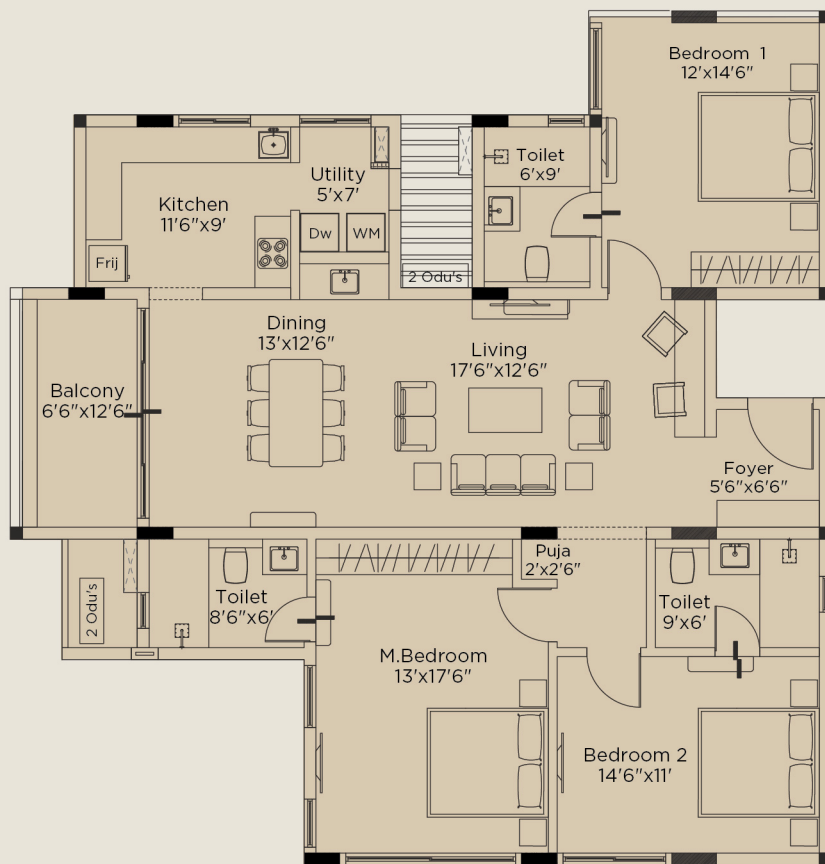
Flat B | 3 BHK  
1918 sq.ft.



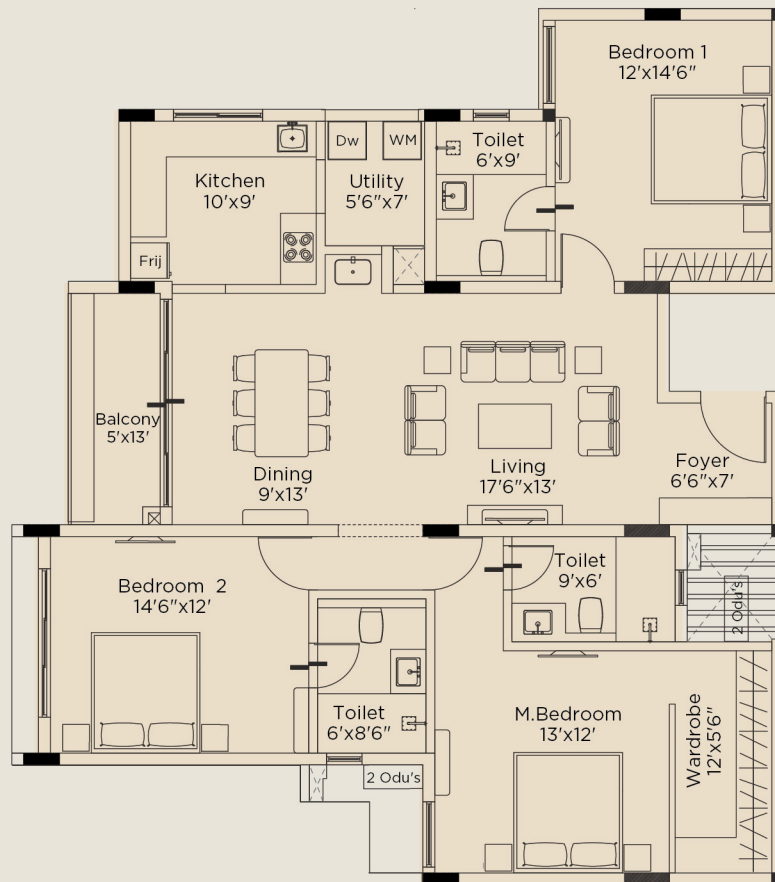
Flat C | 3 BHK  
1885 sq.ft.



Flat D | 3 BHK  
1981 sq.ft.



Flat E | 3 BHK  
1942 sq.ft.



# LOCATION



RERA No. TN/29/Building/0241/2022 dt. 29.6.2022



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