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Site Adress
ARYAN OPULENCE
 #15/2B, 15/8, Rajarajeshwari Nagar,
 Uttarahalli Main Road, opp to Mandovi Motors,
 Bangalore - 560060

RERA NO : PRM/KA/RERA/1251/310/PR/181010/002046
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Architects
YUKTI CONSULANTS
 # 82, 1st Floor, 21st Main, B.S.K. II Stage,
 e-mail: yuktiv@gmail.com

Structural:
INDIGO CONSULTANTS
 Sheshadripuram, Bangalore
 e-mail: indigo_con1@yahoo.com



2 & 3 BHK Luxury Apartments @ Uttarahalli main road

WELCOME TO ARYAN CONSTRUCTION

Aryan Constructions, a real-estate development firm formed in the year 2016 with a clear intention for providing affordable yet luxurious housing for the people. A partnership firm with all graduates having 15+ years of experience in the field of construction and development with having executed more than 30+ projects, over 20 lakhs sqft and 1000+ happy families in Bangalore. We take pride in nurturing the dreams and hopes of our customers while also delivering high quality spaces designed to last a lifetime or many generations. Now at this stage where we have acquired the right mix of experience and sophistication and we pride ourselves in retaining our intellectual energy and youthful zeal.

At Aryan Constructions we believe that buildings should reflect engineering excellence and satisfy our customers. As a team, Aryan Constructions firmly believes in keeping up with changing times, be it planning or execution of residential and commercial projects. Aryan Constructions is a community centered organization which caters to the wide spectrum of construction requirements. The journey that we have undertaken over the years in the realm of realty development, has given us an incredibly satisfied customer database. This is a true sign of our team's passion and expertise.

At Aryan Constructions we strongly think that livelihood freedom is not just about buying a home, but it is about leading a lifestyle which blends with the natural elements like soil, natural light, air and water even when you are inside the home. Aryan Constructions is the creator of this kind of holistic livelihood freedom.



70% Open Space



100% VASTU WITH UNIQUE BUILDING DESIGN

2.25 ACRES

159 LUXURY APARTMENTS

2 BASEMENTS G + 8 UPPER FLOORS

2 BHK 1300-1400

3 BHK 1660-1860

INDOOR GAMES

OUTDOOR GAMES

10,000 SQFT CLUB HOUSE

EARTHQUAKE RESISTANT SUPER STRUCTURE



Aryan Opulence is spread over a much coveted area of 2.25 Acres with lower , upper basements, ground floor and 8 upper floors. We offer 159 Luxury apartments of 2 & 3 BHK with the best of contemporary amenities and Landscaping

You just have to step inside to experience the spacious independent homes, designed around your aspirations. The living, dining and kitchen areas effortlessly blend into each other, making for a cozy family hub. The bedrooms too have been designed for ultimate comfort. The brief given to our design team was concise - homes need to cater to the demands of modern day living with a special touch which is hard to match. And this is exactly what is delivered !!

At Aryan Opulence, we nurtured a small dream of seeing smiles of our customers for years and years to come. We see that dream being realised at Aryan Opulence

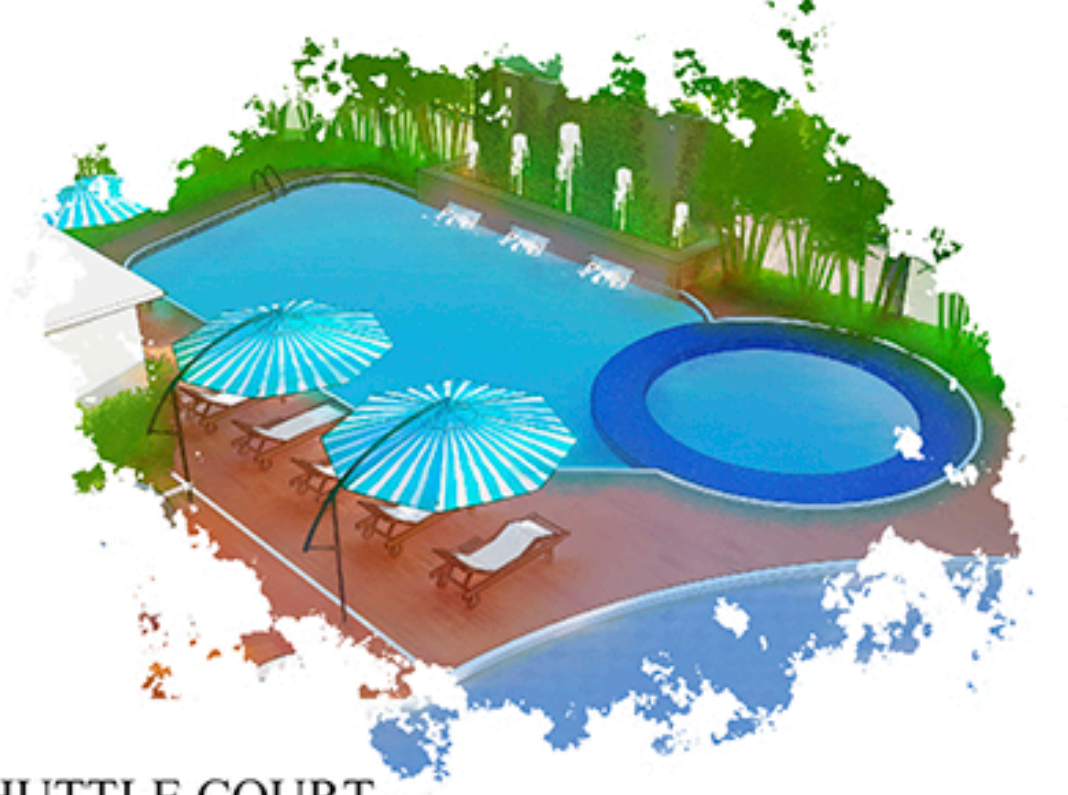
Master Plan

Feel the Symphony of Space



LEGEND

1. ENTRY & EXIT
2. SECURITY
3. T.C YARD
4. S.T.P
5. ORGANIC CONVERTER
6. BICYCLE STAND
7. PAVILIONS LEISURE
8. GARDEN SEATING
9. LAZY LAWN
10. PLAY LAWN
11. SENIOR CITIZENS PARK
12. FIRE DRIVEWAY
13. FOUNTAIN
14. JOGGING TRACK
15. THERAPEUTIC WALL
16. TREES COURT
17. CLIMBING WALL
18. SEATING AREA
19. CLUB HOUSE
20. GRAND LAWN
21. GARDEN GYM
22. INTERACTIVE ZONE
23. STONE GARDEN
24. THEME GARDEN
25. CRICKET NETS
26. SHUTTLE COURT
27. HALF BASKET BALL COURT
28. PLAY EQUIPMENT
29. CHANGE ROOM
30. WAITING LOBBY FOR POOL
31. SWIMMING POOL
32. TODDLERS POOL
33. EXIT RAMP
34. PARTY LAWN
35. STEPPED SEATERS WITH PERGOLA
36. ENTRY RAMP
37. GARDEN



Indoor & Outdoor Amenities to Make Happiness -Around



WING A FLOOR PLAN



Comfort & More Comfortable



WING - A AREA STATMENT

Flat no.	1	2	3	4	5	6
Type	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Facing	West	West	North	East	East	East
Size	1855	1390	1660	1400	1380	1810
Carpet Area	1300	973	1162	980	966	1267

A Saga Scripted to look Grandiose



WING B FLOOR PLAN



WING - B AREA STATMENT

Flat no.	1	2	3	4
Type	3 BHK	2 BHK	3 BHK	3 BHK
Facing	North	North	East	East
Size	1775	1320	1690	1730
Carpet Area	1243	924	1183	1211



WING C FLOOR PLAN

Live your Passion



WING - C AREA STATMENT

Flat no.	1	2	3	4
Type	3 BHK	2 BHK	2 BHK	3 BHK
Facing	West	North	East	East
Size	1695	1360	1340	1695
Carpet Area	1186	952	938	1187

WING D FLOOR PLAN



Beautifully Designed Flats



WING - D AREA STATMENT

Flat no.	1	2	3	4
Type	3 BHK	2 BHK	2 BHK	3 BHK
Facing	West	North	East	East
Size	1860	1350	1300	1685
Carpet	1302	945	910	1180



Specifications



STRUCTURE
RCC framed structure.



WALLS
External Walls of 6" Solid Blocks and internal Walls With 4" Solid Block.



PLASTERING
1 : 5 C.M. With lime rendering smooth finish for internal wall and external wall with smooth sponge finish cement plastering



FLOORING
Choice of wooden flooring in master bedroom & Vitrified Flooring in all rooms, kitchen, living & dining with 4"skirting. Anti skid tiles for utility & balconies.



KITCHEN PLATFORM
Granite kitchen platform with stainless steel sink & 2 feet height glazed tiles dadoing above the platform



ELECTRICAL

Concealed copper wiring switches and necessary in all rooms, living, dining and 15 amps power plug points in kitchen and Toilets. Separate power circuits for AC provision without mingling with geyser circuits.

MAKES OF MATERIALS FOR ELECTRICAL WORK

Copper wires: Polycab / Anchor / Havells or equivalent.
Switches: Anchor / Legrand / Schneider or equivalent.



DOORS

All door frames of teak wood with veneer paneled shutter.



WINDOWS

Aluminum / Domal series windows with safety Grills. Windows & French door shall have mosquito mesh.



COMMON AREA

Granite flooring

LIFTS

Service and passenger lifts of Schindler make with intercom facility. Programming of the lift shall be automatic in case of power failure.



RAIN HARVESTING

Rain water harvesting & Rain water sumps will be provided.



TOILETS

7 feet height glazed tile dadoing and ceramic tiles flooring, toilet with E. W. C. with canceled flushtank. Plumbing & Sanitary ware makes of material: Grohe and American standard / equivalent.



Harmony of Nature & Pleasure



An Apt Gift for your Family for Forever to Treasure!

Functionality and world-class quality.



A Fine Medley of Nature and Architecture

Location Map



Close By

Schools & Colleges

RNSIT
 SJBIT
 JSS
 KSIT
 Sadhana PU College
 RV College
 RV College of architecture
 Sri Jnanakshi Vidyanikethan
 National Public School
 Global College
 New horizon public school
 Jss school

Tech parks

Global Village tech park
 Brigade Software park
 Kalyani Magna Tech Park

Hospitals

BGS Global Hospital
 Unity Hospital
 SSNMC Super
 Speciality Hospital

Malls

Gopalan Arcade
 Prestige Falcon Forum Mall
 Mantri Mall, Kanakapura road

Railway Station : 5.9 Kms

Airport : 49 Kms