

A HOME FOR YOU.
JOY FOR YOUR KIDS.



ARK[®]
OAK TREE





ARK OAK TREE

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JOY FOR YOUR KIDS.

In a world where people find almost no time to play with their kids, read to them, be around them, it becomes natural to look for a space that gives the little ones a good childhood. We all want it to be a space that nurtures them, a home that becomes the right launchpad for our kid's dreams.

Welcome to Ark Oak Tree - unique homes, specially designed for kids.

Site Area
2.275 Acres

Towers
2

Structure
G+8 Floors

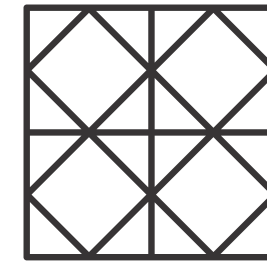
Number of Units
176

Type of Apartments
2 & 3 BHK

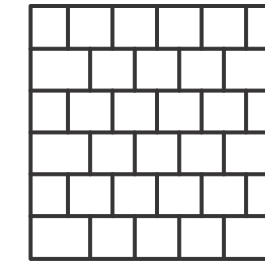
Apartments Range
1109 - 1798 Sft.



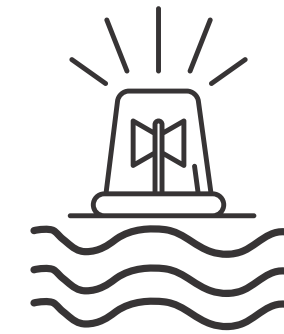
Kids-friendly Homes



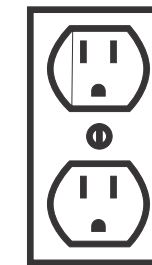
Kid-friendly flooring



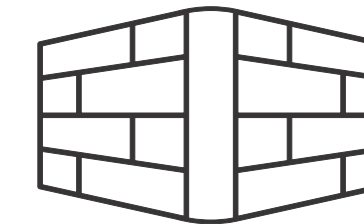
Wipeable walls



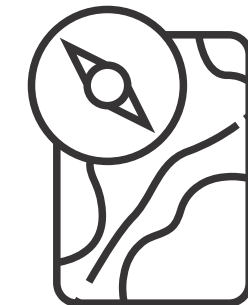
Swimming pool alarm



Safe electric socket



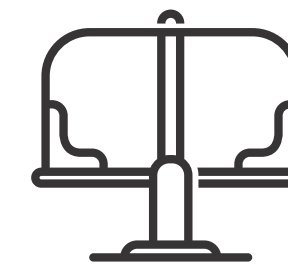
Walls with rounded corners



Gaming landscape



Kid's play centre



Kid's outdoor activities zones



Motion sensors in kid's bathroom and bedroom



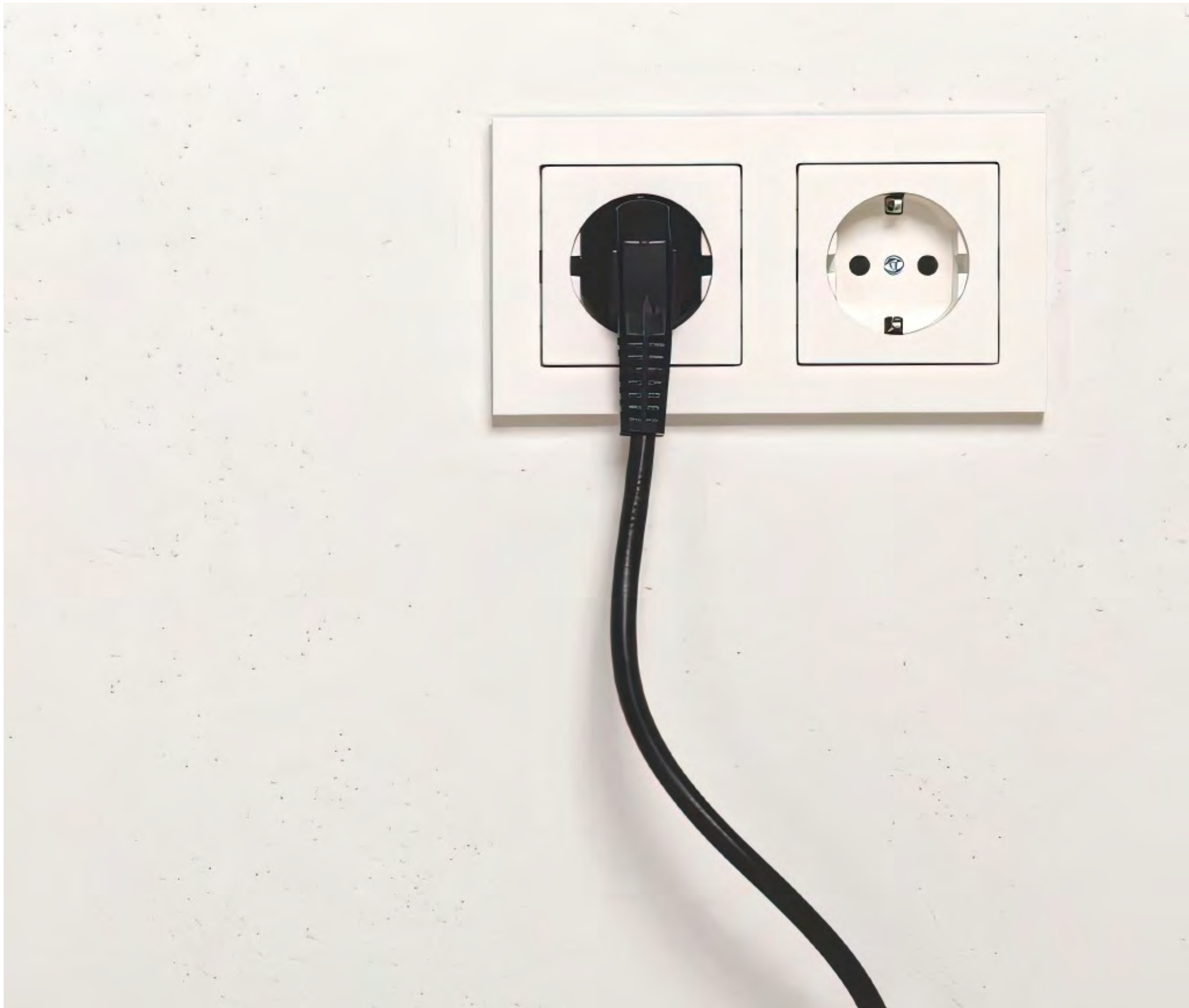
Wipeable Walls

Spend time together with your kids, colouring and painting. Wipeable walls in kids bedroom become an inviting retreat giving them enough space to dream, play and most importantly lets their imagination run wild.



Smooth Rounded Corners

Let your children play to their will as living spaces come with safe and smooth corners, giving you peace of mind and time for yourself. Smooth corners and surfaces will keep children safe wherever they are.



Safety Sockets

Let your little ones live, laugh, play and make memories to last a lifetime while you put your feet up and enjoy the outstanding safety measures. Safe electric sockets restrict your kids from inserting their fingers or any other objects into the sockets.



Vinyl Flooring

Live in a home that holds safety as the top priority. Vinyl flooring in kids bedroom makes it safe for kids to play and easy to maintain for you.



For the little dreamers

We made provision for bunk beds in the kid's bedroom and have provided the electrical points for it. This means interior designers can create bunk beds for you with the advantage of saving floor space. Motion sensors are fitted in kid's bedroom and bathroom- no movement and lights turn off.

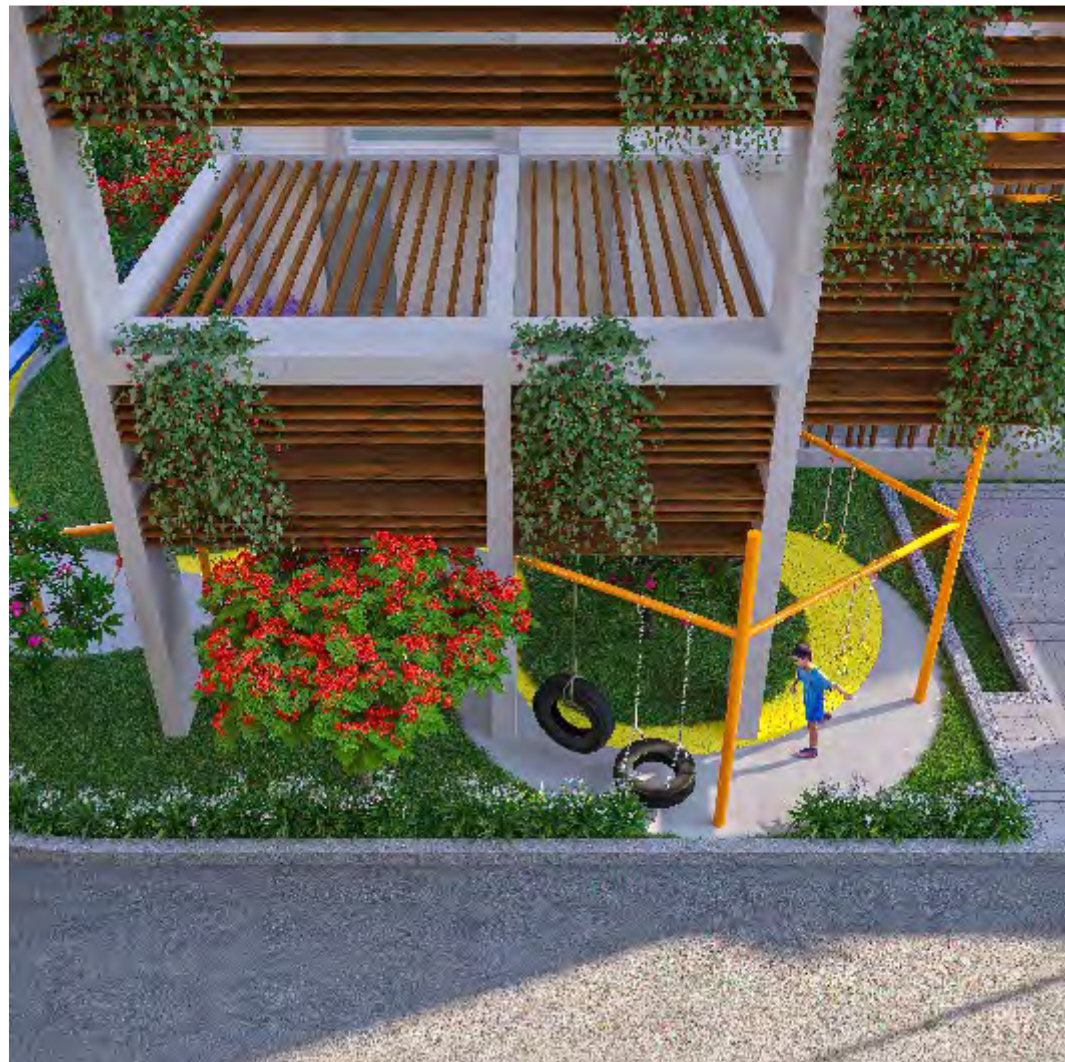




Kids Play Area

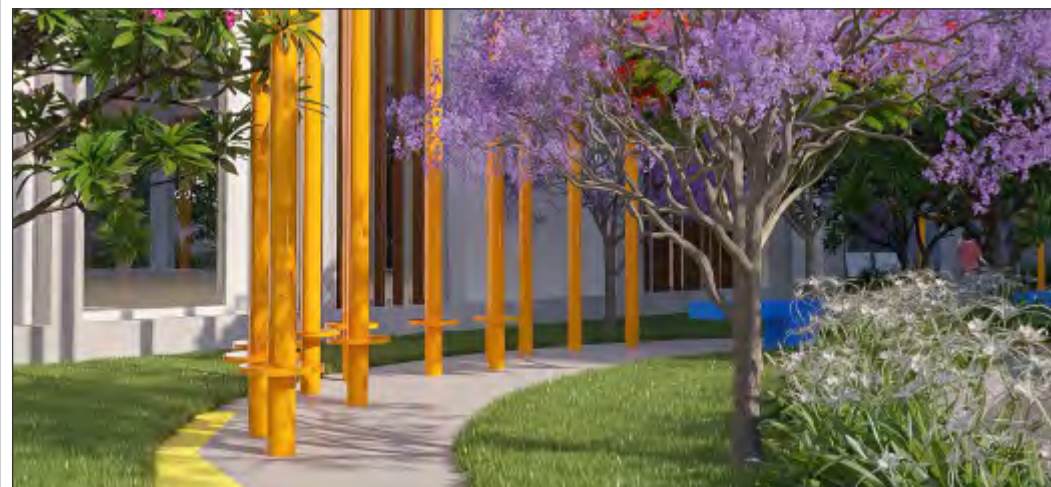
Keep the little ones busy with dedicated spaces to play and make friends. Providing plenty of open space for the growing kids, Ark Oak Tree has everything for the curious minds.





Kids Outdoor Activities Zone

Let your children play, grow and explore life amidst lush green spaces. The expansive kids activity area, complemented by natural terrains encourages them to spend time playing their favourite games outdoors and experience endless fun with their friends.





Step & Slide Park

Get your kids to spend more time playing outside and less time indoors in front of a screen with an exciting play space. We have converted a natural space into a step & slide park.



Central Courtyard

Celebrate special occasions with a vibrant ambience and exciting party lawn. Enjoy the fresh air and wide-open spaces and make new memories with your loved ones in a fun space.



HOMES THAT PUT KIDS FIRST

Ark Oak Tree is a perfect home for a modern family. Enjoy a safe and stylish home for you and your kids with inspiring and interesting features guaranteed to enchant and encourage life.

MASTER PLAN

LEGEND

- 1. Entry / Exit
- 2. Fore Court
- 3. Tower Entry / Drop Off
- 4. Surface Parking
- 5. Play Court
- 6. Step & Slide Park
- 7. Central Courtyard
- 8. Stepped Seating Court
- 9. Healing & Therapeutic Garden
- 10. Kids Outdoor Activities Zone
- 11. Play Area
- 12. Foliage Garden
- 13. Jogging Track
- 14. Parklet
- 15. Landscape Courtyard
- 16. Senior Citizen Park





PAVING THE PATH FOR A JOYFUL LIFE

Feel welcomed from the very start with a picture-perfect entrance that supports a secure, separate entry/exit way. Take a leisurely stroll along the wide walkways or sit in solitude surrounded by spectacular greens.





THE ULTIMATE HANG OUT SPACE

Spend quality time with your loved ones and enjoy the fun-packed outdoors- away from the closed walls, next to nature. Meet friends, join groups that share your common interests, relax in the open and enjoy the beautiful natural scenery just outside your home.

CLUBHOUSE



LIVE THE LIFESTYLE YOU DESERVE

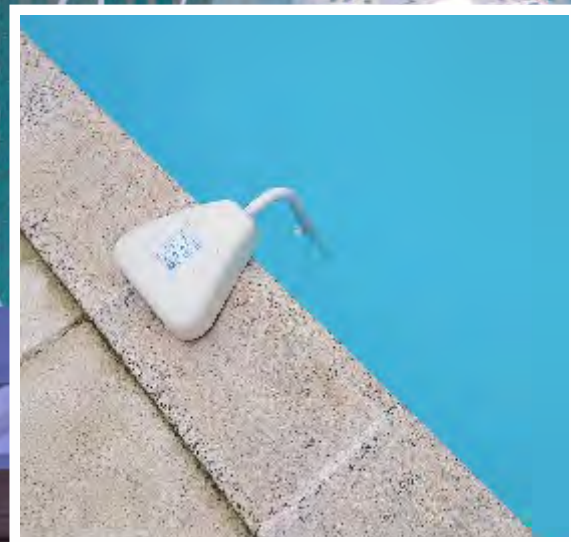
Gift yourself an enriching and fun-filled lifestyle with a plethora of amenities to enjoy. The G+3 floors Clubhouse is tailored to meet everyone's specific needs.

Head off for an early yoga session, play indoor games with your little ones, try a game of indoor badminton, work in solitude at the dedicated lounge, get together at multipurpose hall or enjoy a swim in the terrace pool-all in one destination.

Reception

THE SOOTHING SETTING YOU NEED TO UNWIND

Dive into the refreshing pool to unwind and wash away the tensions of daily life. The beautiful swimming pool on the clubhouse terrace comes with a safety alarm to protect your children while giving you peace of mind.



Swimming Pool Alarm



Gym

MOVE YOUR BODY, MIND & SOUL.

Kick-start your fitness journey in the comfort of your home. Ease into your day with a soothing yoga session in the morning. Challenge your body, push your limits and achieve your fitness goals at the fully-equipped gym.



Yoga



THE PLEASANTNESS OF A WELCOMING PLACE

Celebrate your special occasions with your dear ones at the spacious multipurpose hall. Tailor-made for all kinds of purposes, it is ideal for your children's birthday parties, anniversaries, get-togethers, festival celebrations and community events.

Multipurpose Hall



Double Height
Indoor Badminton Court

WHERE BEING COMPETITIVE IS FUN

Keep your kids busy and engaged with healthy leisure activities. Introduce them to the world of indoor games. Spend quality time with family and friends, connect with them and have fun while competing.



Indoor Games



Kids Play Center

CREATING A SAFE & PRODUCTIVE HABITAT

The dedicated kids center is big enough for kids to play, learn and do different things.

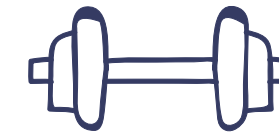
Bring your work home frequently, a change of scene can help you get more creative. The Work Lounge at Oak Tree is a space specifically designed to make you feel motivated and more productive.



Work Lounge



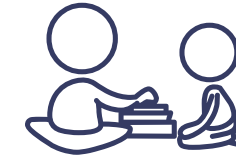
More Highlights



Air-conditioned gym



Yoga & aerobics room



Kid-friendly activity zones



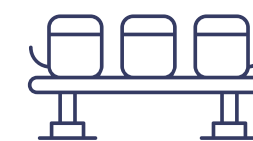
Indoor games room



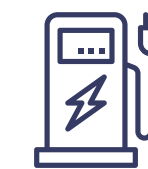
Multiple lawns



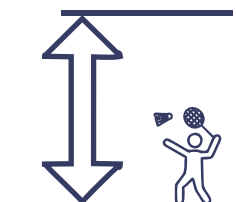
Rooftop, open-air swimming pool



Waiting lounge



EV charging facility



Double height indoor badminton court



AN INVITATION TO **RELAX**



A TREAT FOR YOU & YOUR FAMILY

**BLOCK- A
UNIT PLANS**

UNIT - 01
EAST - 3 BHK+2T
1418 Sft.



**BLOCK- A
UNIT PLANS**

UNITS - 03, 04 & 05
NORTH - 3 BHK+2T
1425 Sft.



UNIT - 02
WEST - 3 BHK+3T
1685 Sft.



UNITS - 06, 07 & 08
EAST - 2 BHK
1217 Sft.



**BLOCK- A
UNIT PLANS**

UNIT - 09
WEST - 3 BHK+3T
1796 Sft.



UNIT - 10
WEST - 2 BHK
1113 Sft.



**BLOCK- B
UNIT PLANS**

UNIT - 01
EAST - 2 BHK
1114 Sft.



UNIT - 02
WEST - 3 BHK+2T
1374 Sft.



**BLOCK- B
UNIT PLANS**

**UNITS - 03 & 04
WEST - 2 BHK
1218 Sft.**



**UNIT - 05
WEST - 3 BHK+2T
1374 Sft.**



**BLOCK- B
UNIT PLANS**

**UNIT - 06
EAST - 3 BHK+3T
1798 Sft.**



**UNIT - 07
EAST - 2 BHK
1217 Sft.**



BLOCK- B
UNIT PLANS

UNIT - 08
NORTH - 2 BHK
1215 Sft.



BLOCK- B
UNIT PLANS

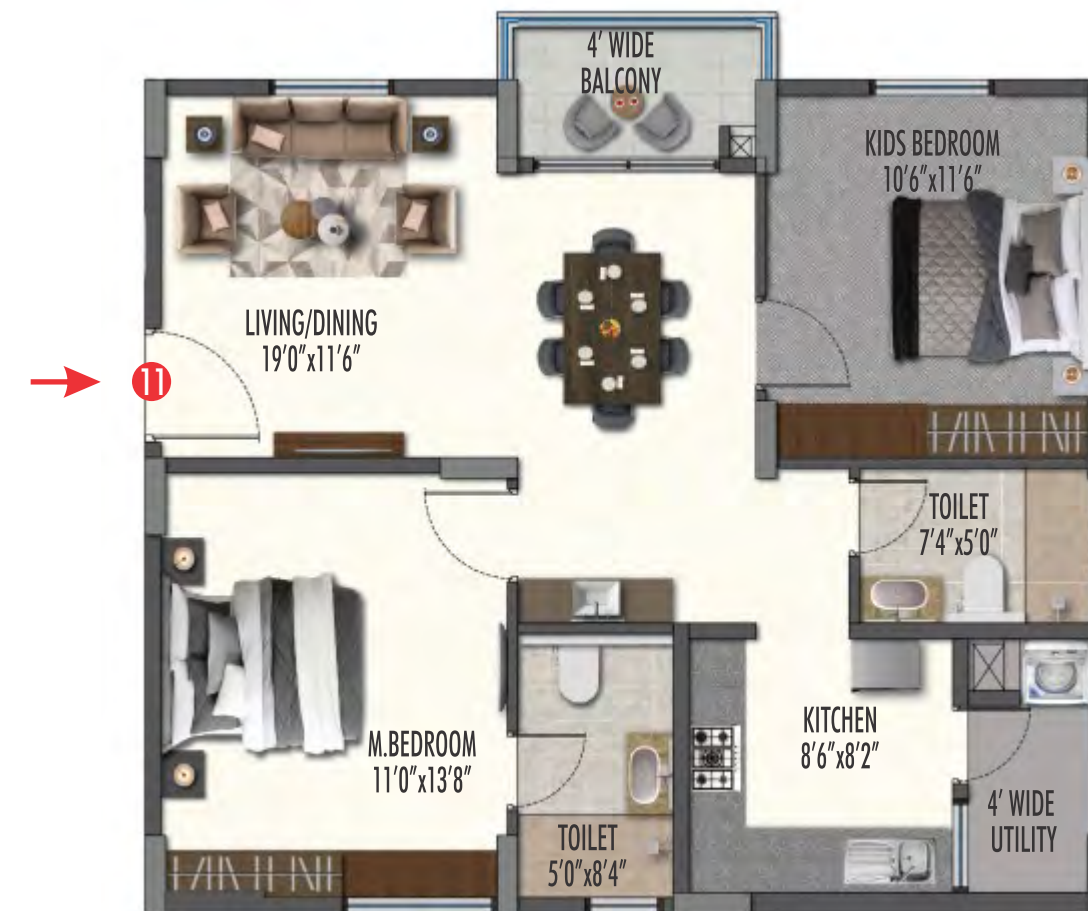
UNIT - 10
EAST - 3 BHK+2T
1374 Sft.



UNIT - 09
NORTH - 3 BHK+3T
1684 Sft.



UNIT - 11
WEST - 2 BHK
1109 Sft.

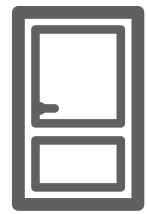


SPECIFICATIONS



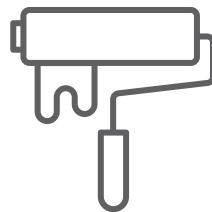
STRUCTURE

Main structure: RCC Framed structures, considering wind and seismic loads
Internal Partitions: All the internal wall partitions are with high class Fly Ash/CC bricks
Plastering: Smooth plaster finish for internal and external walls
All the flats internal wall edges are rounded for children safety - Ensuring no sharp corners



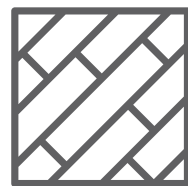
JOINERY

Main Door: Teak wood frame and shutters with aesthetically designed with melamine polish with fittings of reputed make
Internal Doors: Teak wood frame with molded paneled shutter with reputed make
Windows: UPVC windows of reputed make



PAINTING

Internal: Smooth finish with cement based putty over 2 coat of plastic emulsion paint of reputed make
External: Premium exterior texture and Weather proof exterior emulsion paint of reputed make



FLOORING

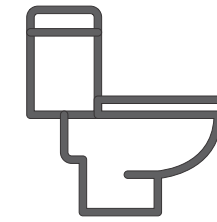
Living, Dinning & all areas: Best quality Double charged Vitrified tiles of reputed make
Children Bedroom: Best quality Vinyl flooring of reputed make
Toilets: Best quality ceramic tiles - Acid resistant & Anti skid



KITCHEN

Granite platform with stainless steel sink
Ceramic tiles dado up to 2' above platform

SPECIFICATIONS



TOILETS

Glazed Ceramic tiles dadoing up to 7' height
Sanitary ware of Parryware/Hindware/CERA or equivalent
All CP fittings from Jaguar/CERA/Parryware or equivalent make
Utility / wash - Glazed ceramic tile dado up to 3' height of reputed make



ELECTRICAL

Concealed copper wiring of standard make like Anchor / Havells / Polycab or equivalent
3-phase electrical supply for each unit
Switches of Anchor/MK/Legrand/Havells or equivalent
Provision for Electrical Vehicle charging



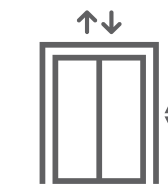
INTERNET

Provision for high speed cables for each flat



POWER BACK UP

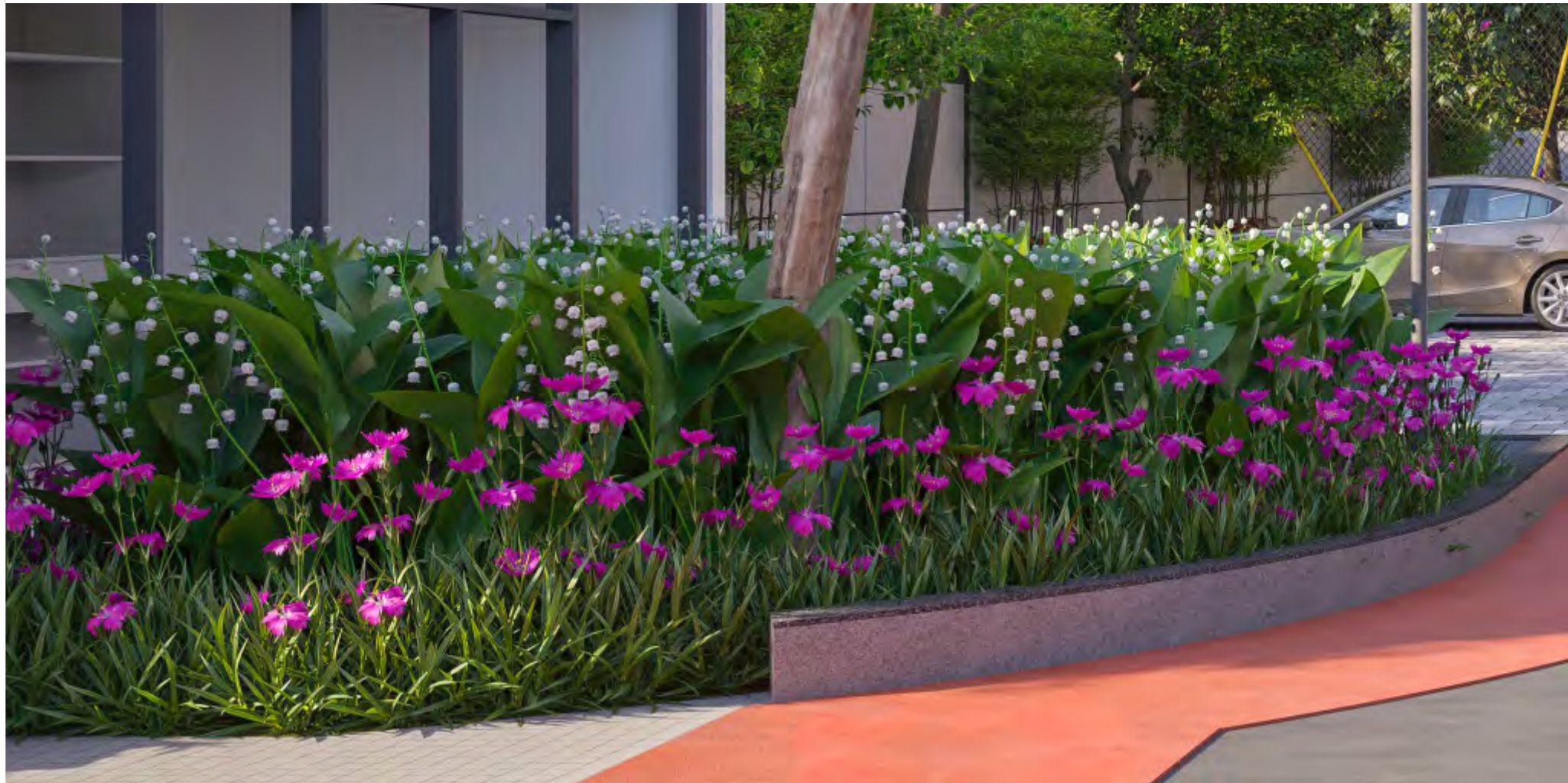
100% power DG back up for common areas and flats



LIFT

KONE / SCHINDLER or equivalent

Note:
The internal 3D renders are for illustrative purposes only and are subject to refinements.
The actual product will vary due to product enhancements.



IGBC GOLD-RATED PROJECT

At Ark Oak Tree, there will be plenty of activities to teach kids sustainability ranging from rainwater harvesting & recycling.

It is an Indian Green Building Council (IGBC) gold-rated project.



Indian Green Building Council
(PRE-CERTIFIED)



Vast amounts of greenery with native species and fruit-bearing plants



Differently-abled design



Rainwater harvesting



Waste water treatment and reuse



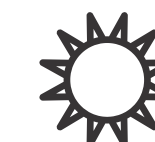
EV charging facility



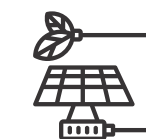
Energy-efficient lighting fixtures



Organic waste management



Ample daylight, fresh air and cross ventilation



Solar energy for common exterior lighting



Water-efficient plumbing fixtures

THE NEIGHBOURHOOD:



METRO STATIONS

Channasandra Metro Station
Kadugodi Metro Station
Whitefield Metro Station



Kadugodi Metro Station



SCHOOLS & COLLEGE

MVJ College of Engineering
Whitefield Global School
Greenwood High Pre School
The Deens Academy
Delhi Public School
Chrysalis High School
Vibgyor High School
Ryan International School

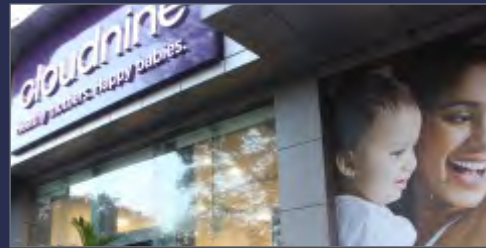


MVJ College of Engineering



HOSPITALS

Svastha
Cloudnine
Manipal LTPL Road
Aster Women & Childrens
Manipal Varthur Road
Vydehi



Cloudnine Hospitals



MALLS

Park SquareMall
The Forum Value Mall
Forum Shantiniketan Mall
Inorbit mall
Phoenix Market City
VR Bengaluru



The Forum Neighborhood Mall



TECH PARKS

GR Tech Park
Brigade Tech Park
ITPL
SJR Tech Park
Sigma Tech Park
Embassy Tech Village
RMZ Ecospace



ITPL

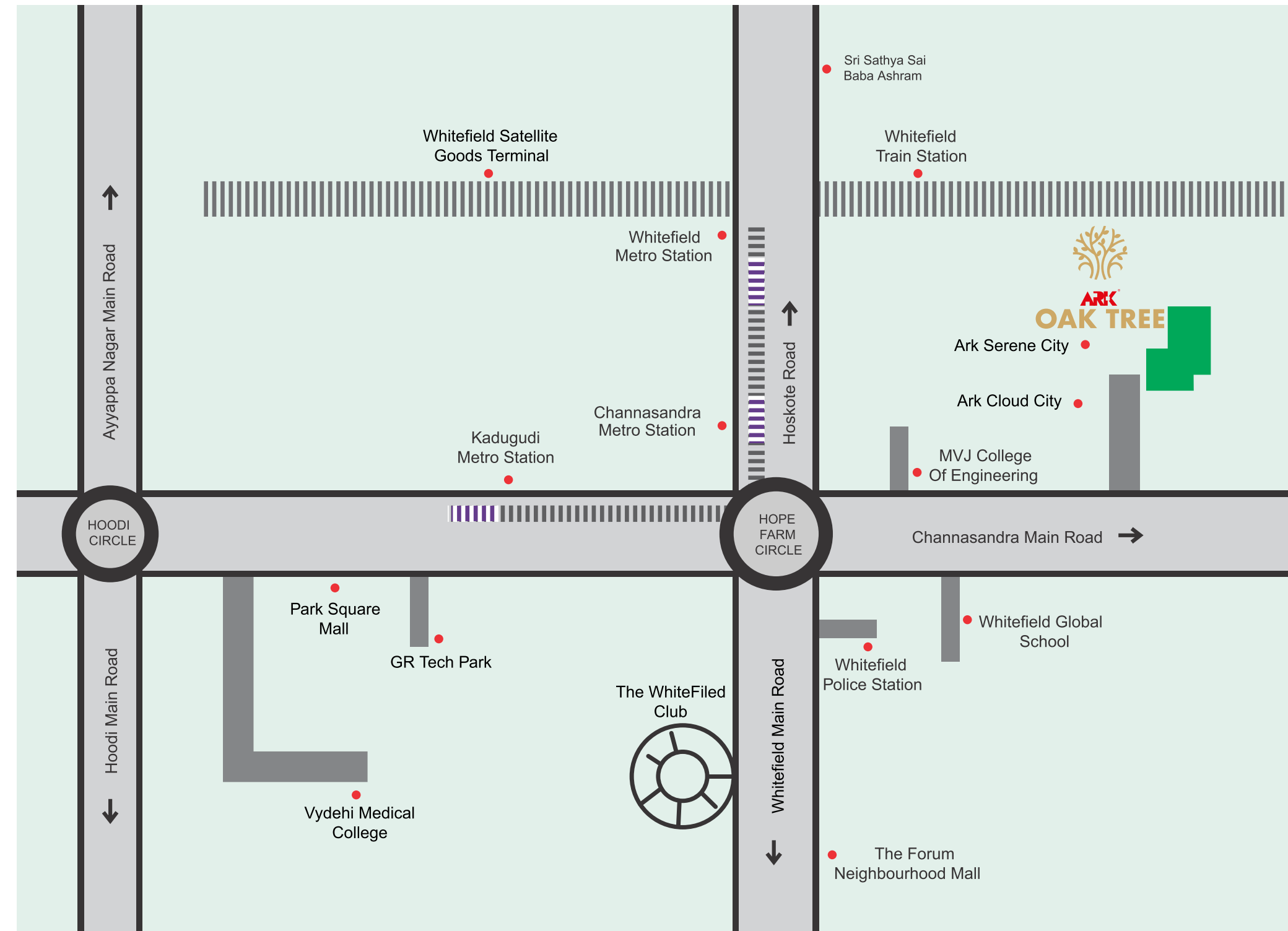


HOTELS

Taj Vivanta
Royal Orchid
The Den
Holiday Inn
The Zuri
Palm Meadows Resort



The Whitefield Club



CLOSER TO LIFE THAN EVER BEFORE

Live at the heart of new urban living and enjoy easy proximity to key areas in the city. Ark Oak Tree, in Channasandra, is centrally located near business parks, educational institutions, convenience stores, hospitals and entertainment zones.



MAKING A MARK WITH EACH PROJECT

With deep-rooted infrastructure development experience of over 33 years and footprints in Hyderabad and Bengaluru, Ark Group has predominated its exceptional craftsmanship, unique design language and valuable solutions. Our projects for TATA Boeing, Mahindra CIE, Schneider Electric and Department of Atomic Energy are a standing testimony to the commitment of delivering marque, monumental structures for corporate, government bodies and residential projects.

A FEW OF OUR PROJECTS



ARK APTHA
Karmanghat, Hyderabad



ARK CLOUD CITY
Whitefield, Bengaluru



ARK HAMPTONS
Kondapur, Hyderabad



ITC
Bhadrachallam, Telangana



ARK HOMES
Bolarum, Hyderabad



ARK SERENE COUNTY
Whitefield, Bengaluru



ARK HEMA
Gajularamaram, Hyderabad



JBM GROUP
Hosur, Tamilnadu



SCHNEIDER ELECTRIC
Hyderabad, Telangana



TATA BOEING
Adibatla, Hyderabad



Above & Beyond

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CREDAI



Project Financed by and Mortgaged to
Bajaj Housing Finance Ltd.



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