



Call us @ +91-8088815000





DISCLAIMER

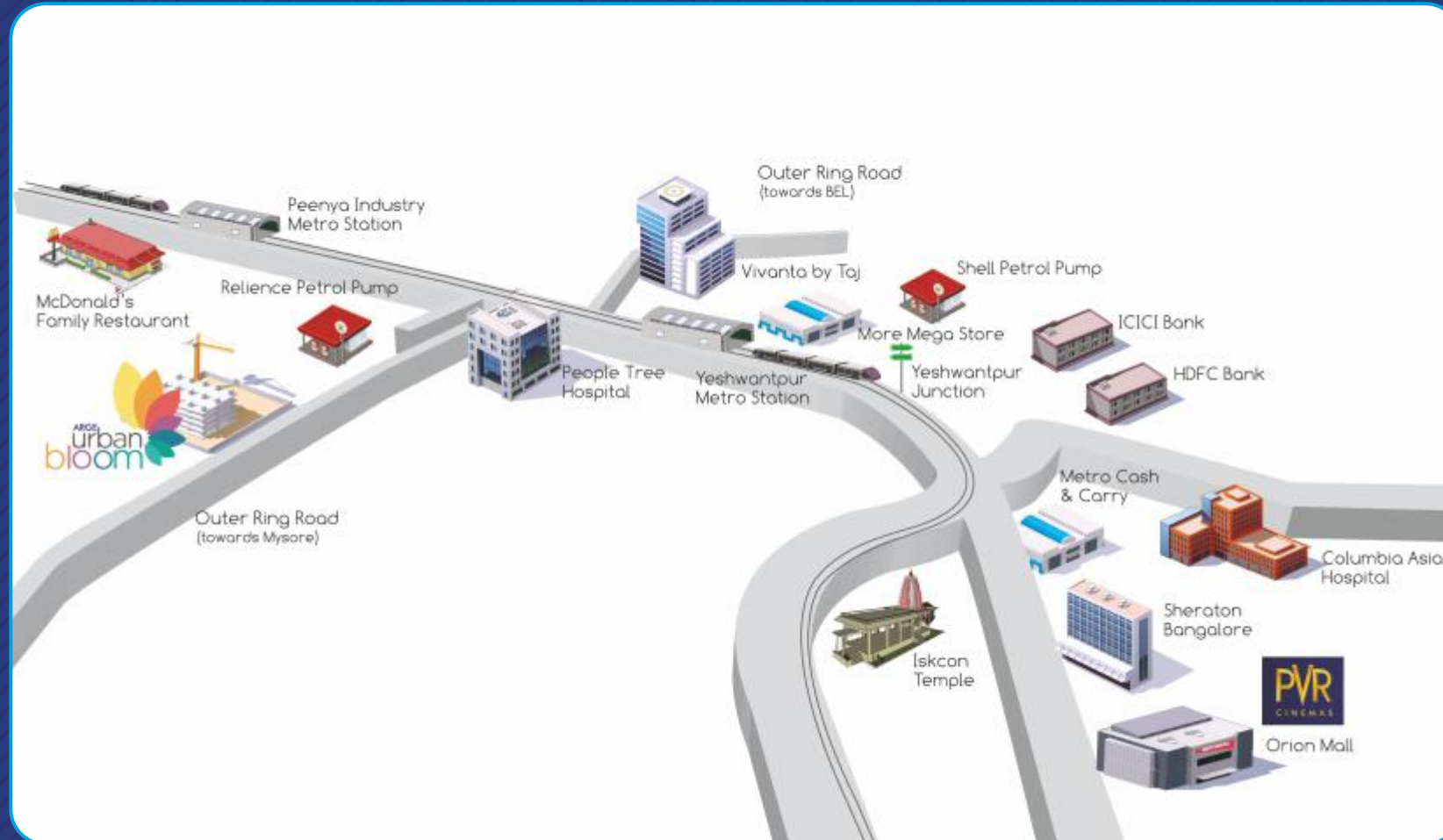
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You are required to verify all the details, including area, amenities, services, terms of sales and payments and the other relevant terms independently with the company / sales team prior to concluding any decision for buying any unit / units in the said project.

You may seek opinion of your own legal or Tax Advisor or real estate expert while effort is made to provide correct information, however the same shall not be treated as a service or assistance of any nature, any brochures, plans, elevations, images, projections, details, descriptions, contents pertaining to the projects from any third party sources including, but limited to, channel partners, agents, middle man, etc may be availed entirely at own risk as no costs or liability shall arise to the company for the same.



THE WORLD IS CLOSE TO YOUR HOME



IT/BUSINESS PARKS

World trade Center - 3.5 kms (5 Min)
 Kirloskar IT Park - 8 kms (15 Min)
 Manyata Tech Park - 13 kms (25 Min)
 Apple Inc (Wistron Bangalore) - 2 kms
 Software Limited - (2 kms)
 WinStrata Software Solutions Pvt. Ltd - (3 kms)
 Kiran Infotech - (3 kms)
 Corisona Software India Private Limited - (4 kms)
 Data Collection Infotech (India) Private Limited - (3 kms)
 Agni - (3 kms)
 Sevenion Soft Systems Private Limited - (3 kms)
 Searock Infotech - (4 kms)



SCHOOLS WITHIN 5 MIN DRIVE

Apex Hi Tech Institute - (260 Mtrs)
 Presidency School - (1.3 kms)
 Parikrma Centre for Learning - (850 Mtrs)
 SG International School - (1.8 kms)
 Achala Vidyanikethan - (550 Mtrs)
 Oxford English School - (1.3 kms)
 Shiksha Nikethan Primary School - (1 km)
 Orchids The International School - (2.6 kms)
 National Public School - (2.3 kms)



COLLEGES

KLE Institute of Dental Sciences (500 Mtrs)
 National Institute of Design (1 kms)
 MS Ramaiah Institute of Technology (5 kms)
 Indian Institute of Science (5.3 kms)



MALLS

Vaishnavi sapphire mall - (1.8 kms)
 Orion Mall - (3.5 kms)



HOSPITALS

ESI Hospital - (350 Mtrs)
 Raksha Multi speciality Hospital - (1.1 kms)
 People Tree Hospital - (1.1 kms)
 Sparsh Hospital - (1.5 kms)
 Narayana Nethralaya - (2.6 kms)
 Columbia Asia Hospital - (3 kms)



RETAILS

More Mega Store (1.8 kms)
 Metro Cash and Carry (3 kms)



METRO & RAILWAY STATION

Yeshwanthpur Metro Station (1.3 kms)
 Peenya Metro Station (700 Mtrs)
 Yeshwanthpur railway station - (3.5 kms)



PETROL PUMPS

Indian oil (1 km)
 HP (1.5 kms)
 Shell (2 kms)
 Reliance Petrol Pump (500 Mtrs)



KEY DISTANCES

Outer Ring Road - (500 Mtrs)
 Tumkur Highway - (600 Mtrs)
 Peenya - (1 km)
 Malleshwaram - (5 kms)
 Rajajinagar (6 kms)
 Chikpet (12 kms)
 MG Road - (12 kms)
 Hebbal (11 kms)
 Bangalore Airport - (32.9 kms)

MASTER PLAN



AMENITIES

- | | |
|-------------------------------|-----------------------------|
| 1. Club Front Plaza | 9. Theme Park |
| 2. Swimming Pool & Kids' Pool | 10. Temple Avenue |
| 3. Reception | 11. Elders' Boulevard |
| 4. Gymnasium | 12. Children's Play Area |
| 5. Table Tennis Room | 13. Skating Rink |
| 6. Indoor Games | 14. Half Basket Ball Court |
| 7. Party Hall | 15. Badminton Court |
| 8. Banquet Lawn | 16. Jogging / Walking Track |



TYPICAL FLOOR PLAN



4.0 BHK – Type A(1692 sq.ft.)
 4.0 BHK – Type B(1713 sq.ft.)
 4.0 BHK – Type C(1693 sq.ft.)
 4.0 BHK – Type D(1725 sq.ft.)
 4.0 BHK – Type E(1760 sq.ft.)
 4.0 BHK – Type F(1713 sq.ft.)
 4.0 BHK – Type G(1743 sq.ft.)

3.0 BHK – Type A(1332 sq.ft.)
 3.0 BHK – Type B(1322 sq.ft.)
 3.0 BHK – Type C(1427 sq.ft.)
 3.0 BHK – Type D(1479 sq.ft.)
 3.0 BHK – Type E(1513 sq.ft.)
 3.0 BHK – Type F(1455 sq.ft.)

4 BHK - TYPE A



Type A SBA : 1692 Sq.Ft.
 Carpet Area : 1162 Sq.Ft.



4 BHK - TYPE B



Type B SBA : 1713 Sq.Ft.
Carpet Area : 1164 Sq.Ft.



4 BHK - TYPE C



Type C SBA : 1693 Sq.Ft.
Carpet Area : 1163 Sq.Ft.



4 BHK - TYPE D



Type D SBA : 1725 Sq.Ft.
Carpet Area : 1175 Sq.Ft.



4 BHK - TYPE E



Type E SBA : 1760 Sq.Ft.
Carpet Area : 1181 Sq.Ft.



4 BHK - TYPE F

Type F SBA : 1713 Sq.Ft.
Carpet Area : 1164 Sq.Ft.



4 BHK - TYPE G

Type G SBA : 1743 Sq.Ft.
Carpet Area : 1176 Sq.Ft.



4 BHK

4 BHK



Type C SBA : 1713 Sq.Ft
 Carpet Area : 1164 Sq.Ft
 Private Deck : 305 Sq.Ft



Type A SBA : 1692 Sq.Ft
 Carpet Area : 1162 Sq.Ft
 Private Garden : 675 Sq.Ft
 Private Deck : 105 Sq.Ft



KEY PLAN



4 BHK



Type A SBA : 1693 Sq.Ft
 Carpet Area : 1163 Sq.Ft
 Private Deck : 290 Sq.Ft



KEY PLAN

3 BHK - TYPE B



Type B SBA : 1322 Sq.Ft
 Carpet Area : 898 Sq.Ft



KEY PLAN



3 BHK - TYPE C

Type C SBA : 1427 Sq.Ft.
Carpet Area : 991 Sq.Ft.



3 BHK - TYPE D

Type D SBA : 1479 Sq.Ft.
Carpet Area : 1003 Sq.Ft.



3 BHK - TYPE E



Type E SBA : 1513 Sq.Ft.
 Carpet Area : 1009 Sq.Ft.



3 BHK - TYPE F



Type F SBA : 1455 Sq.Ft.
 Carpet Area : 1000 Sq.Ft.



GENERAL SPECIFICATIONS

- Seismic Zone II complaint 1 Basement + Stilt + 12 storied RCC frame structure with concrete and block masonry walls.
- Car parking in Basement and stilt floor.
- Visitor car parking.
- Driver and servant toilets.

PLASTERING & PAINTING

- Internal wall : Gypsum wall punning directly on masonry wall with Emulsion paint for walls & ceiling.
- External Walls : Weather shield External Paint.

FLOORING AND CLADDING

- Superior Quality Vitrified tile flooring and wall flushed skirting in living, dining and bedrooms.
- Superior Quality Wooden flooring in Master Bedroom.
- Anti-Skid tile flooring with dado up to 7' height in all toilets.
- Superior Quality Anti-skid Matte finishes ceramic flooring and skirting for utilities and balconies.

COMMON AREAS

- Granite for main lobby at ground floor.
- Granite flooring for lift lobbies and corridors on all floors.

DOORS

- Superior Quality, Frame, with front & back architraves for main door, bedroom doors and waterproof toilet doors.

ALL EXTERNAL DOORS & WINDOWS

- Unplasticized Polyvinyl Chloride (UPVC).

BALCONIES/SITOUTS/UTILITIES

- MS Grill Hand Railing with Toughened glass and Masonry wall with MS Railings.

KITCHEN/UTILITY

- 2' wall dado above the granite counter.
- Provision for a Dishwasher.
- Stainless steel single bowl sink with drain board in kitchen and single bowl sink in the utility
- Provision for Washing Machine in the utility.

GENERAL SPECIFICATIONS

ELECTRICAL

- Modular switches of reputed brand.
- Premium quality concealed fire resistant copper wiring.
- Sufficient power outlets.
- Split AC provision in Living and all bedrooms.
- BESCOM Power supply : For 3 BHK – 5 KW and for 4 BHK – 6 KW
- 50% DG power back-up for each apartment and 100% for common areas.
- Television, Telephone & Internet points in Living room and all bedrooms.

BATHROOM FITTINGS AND ACCESSORIES

- Sanitary fixtures of reputed make in all toilets.
- CP fittings of reputed make in all toilets.
- Single lever diverters for shower area.

SECURITY SYSTEM

- Surveillance Cameras for External driveway area.

LIFTS

- 6 Nos. Lifts of reputed make : 3 No's of 15 Passenger & 3 No's of 10 Passenger capacity (Stretcher enabled).

GENERAL AMENITIES

- Sewage Treatment plant.
- Rain water Harvesting.
- Organic Waste Converter.

ABOUT ARGE REALTY

Backed by the Goenka family legacy, Arge Realty was founded with a clear vision to transform the Indian real estate market. By consistently delivering world-class living spaces for modern home buyers, Arge Realty's customer-centric approach enables buyers to find their dream homes without having to look twice. From inception of a vision through to the reality of completion, Arge Realty's commitment to deliver consistently is reflected in our customer focus and dedication to deliver. The brainchild of Rajat Goenka, the core strength of Arge Realty is derived from its uncompromising business ethics and transparency in all spheres of business conduct. The success of Texport Overseas Pvt. Ltd. is a testament to these values.



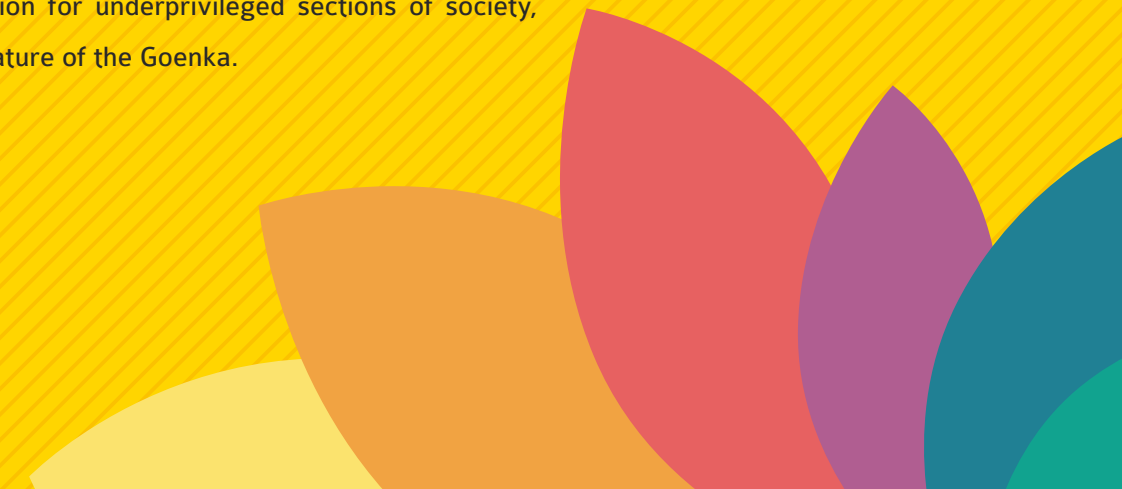
ABOUT TEXPORT OVERSEAS PVT. LTD.

A quality garment export company with an annual turnover of US\$ 120 million. Texport Overseas Pvt. Ltd. is known for one-time delivery and quality consistency. With 10 production factories with the capability to manufacture 800,000 high-quality garment pieces every month, Texport's focus has always been on the production and export of high quality fashion garments. Its promoters and 14,000 employees work tirelessly to meet the stringent European and American quality standards of its primary export markets.

Having dominated markets for over a decade, the Goenka family have now brought the same dedication and commitment to the real estate industry, tirelessly striving to deliver world-class homes to modern Indians.

Deviprasad Goenka Management College of Media Studies (DGMC)

The Goenka family is renowned for their charitable spirit and for their support of a variety of causes and initiatives, especially education. An initiative of Smt. Shiv Deviprasad Goenka foundation, DGMC is named after the late Deviprasad Goenka, grandfather of Arge Realty's Managing Director Mr. Rajat Goenka. The trust has been contributing significantly in areas of health and education for underprivileged sections of society, and DGMC is a treatment to this altruistic nature of the Goenka.



COMPLETED PROJECT – HENNUR MAIN ROAD



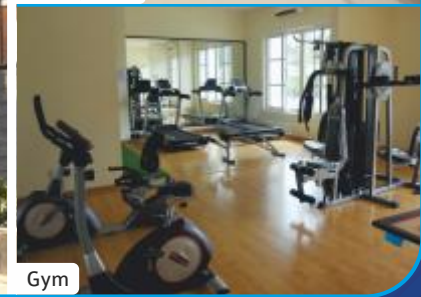
Digital Play Ground



AV Room



Infinity Pool



Gym



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