

*Metro to get you to work  
Lily pond to help you forget.*



*Live in the heart of tranquility,  
yet close to the beat of the city.*

Forget traffic, because you're going to get used to the comfort of riding on the metro.

Forget stress and worry, because everything you need to relax is right at home.

Forget planning ahead for weekend shopping – and go by impulses. It's just a ride away.

Forget choosing between working late and dinner with family. You can simply do both.



## *Introducing Arvind Oasis*

Where your home is nestled between soothing water-bodies and serene greenery. And convenience and connectivity is just a walk away. Discover your abode of beauty and tranquillity, just 200 metres away from Nagasandra Metro Station.





*At the heart of connectivity*

### **Tumkur Road**

With the city further expanding, the north-west belt of Bengaluru is becoming a hotspot for residential and industrial projects. Tumkur Road that interlinks the city to the outskirts is one of the highlights of this region. It also enables seamless connectivity to Nelamangala, International Airport and the Outer Ring Road.

### **Nagasandra Metro Station**

No more traffic, pollution or noise. The nearest metro station is as close as a 200-metre walk. The well-connected metro ensures that you get to your destination, even if it's as far as Jayanagar, in less than an hour's time.

### **Peripheral Ring Road**

The upcoming Peripheral Ring Road which would trace the city's border is just a 5-minute drive from Arvind Oasis. The PRR will connect Tumkur Road and Hosur Road and pass through Old Madras Road, Doddabellapur Road, Sarjapur Road and NICE Ring Road.

# Aqua relaxation spots



## **Serene Lily Pond**

Facing the Koi Pond and trailing the swimming pools is a calm and soothing lily pond. Deep pink blooms floating on crystal clear water is a sight you can never get enough of.

## **Koi Fish Pond**

What better way to be welcomed home than by the glistening golden Koi fish? Right after the entry gate is a rectangular pool with Japanese

## **Adult and Toddler Swimming Pools**

The swimming pools are the highlight of the central greenery. A separate pool for adults and toddlers are designed to ensure fun, safety and above all ultimate relaxation.

## **Fountain Arena**

Wake up to the sound of gurgling water every morning. The fountain arena blends into the central green landscape, providing all homes

## **Aqua Café**

On the terrace of Block C is a plush Aqua Café. Where you'd sip your morning coffee by the bubbling waters or have your dessert under a star-studded sky.

## **Waterfront Terrace Gym**

How about adding a little fun to your daily work-out? Beside the Aqua Café, overlooking the water body is an open-air gymnasium,



Lily Pond



*Koi Pond*



*Swimming pool*



*Fountain Arena*





*unique by design*

Good Vaastu.. Good Life ..!!

**Oasis Site Location Vaastu :**

- Oasis land site is very Vaastu auspicious. Site opening is in North - East (Ishanya) quadrant and Ishanya is the most auspicious direction for entrance.
- Oasis site entrance faces North which is considered very auspicious.
- Oasis site is Gaumukhi shape ( narrow from front and wider inside ) which is also very auspicious.
- Oasis has huge open garden / vista towards the east of the development for better plant health and ambience. It gets early building shade in the afternoons which keeps central vista cooler in the evenings.
- Overall development is based on Aqua theme with several water features. Water is naturally soothing and calming.

**Oasis Apartment Unit Vaastu :**

- All units are East / North or West facing and no unit entrance opens facing south .
- Several Units are with Ishanya opening.
- Minimum three important living spaces have direct sunlight / ventilation in most units.



*Aqua cafe and Gym on the terrace*



*Independent Club House for minimal interruption*



*sports features integrated into the central landscape*



*All lobby entrances open to the central garden*



*Multiple water features incorporated into design*

## Our other unique features

- Internal glass partition wall in 3 BHK apartments in the Guest Room
- Granite flooring in circulation area at bedroom entrance.
- Stone sill at window bottoms
- Dedicated spaces for outdoor AC units for all rooms
- Advanced fire-fighting system
- Two staircases in each block with isolated fire stairs and fire service areas
- Sprinklers in common areas and inside apartment units
- 3 layer security with CCTV cameras and intercom facility; Video door phone - optional at extra cost, for added security

# Specifications

## 1. Structure

- Earthquake Resistant RCC Frame Structure
- External and internal partition walls with good quality cement blocks/ clay bricks

## 2. Flooring

- **Living and Master bedroom** - Vitrified / Ceramic / Porcelain / equivalent tiles
- **Kitchen** - Vitrified / Ceramic / Porcelain / equivalent tiles
- **Bathrooms** - Vitrified / Ceramic / Porcelain / equivalent tiles
- **Balcony and Utility** - Anti-Skid Vitrified / Ceramic / Porcelain / equivalent tiles
- **Ground Floor Lobby** - Granite/ Marble / Engineered stone / equivalent stone / High quality ceramic tiles
- **Ground to First Floor Stairs** - Granite/ Marble / Engineered stone / equivalent stone / High quality ceramic tiles
- **First Floor and above Lobbies** - Vitrified / Ceramic / Porcelain / equivalent tiles

## 3. Platform / Counter

- **Kitchen** - Polished granite/equivalent stone



#### **4. Door**

- **Main Door** - Wooden main door frame & flush door shutter with veneer finish or Engineered door & frames with veneer finish
- **Internal Rooms** - Flush doors with both side laminate or polished with wooden frames or Pre-engineered doors & frames
- **Bathrooms** - Flush doors with laminate with wooden/granite frames or Pre-Engineered doors

#### **5. Windows**

- Jindal (1" series)/Equivalent heavy duty aluminium windows/UPVC heavy duty windows

#### **6. Wall Finish**

- **Internal** - Jotun/Asian /ICI Dulux/Nerolac/Berger or equivalent acrylic emulsion paint.
- **External** - Jotun/Asian/ICI Dulux/Nerolac/Berger or equivalent acrylic weather-proof/water-proof paint/Texture.

#### **7. Plumbing**

- **CP fittings and accessories** - High quality Jaquar/Plumber/CERA/Somany/Hindware or equivalent brand of CP fittings

- **Sanitary Ware** - Hindware/CERA/Somany brand or equivalent brand of Sanitary fittings

- **Railing** - Mild Steel hand railing

#### **8. Electrical**

- **Television point** - Living & Master Bedroom
- **Telephone Point** - Living Room
- **AC Point** - 2 BHK / 2.5BHK : Master Bedroom
- **AC Point** - 3 BHK: Master Bedroom and One other Bedroom
- **Power points** - For refrigerator, microwave in kitchen and washing machine in utility
- **Switch Gears** - L & T/Schneider/Havells/Siemens/ABB/Anchor or equivalent make
- **Elevators** - Schindler/Kone/Johnson/Omega or equivalent make
- **Internal wiring** - Finolex/Havells/Anchor/Polycab/Avocab or equivalent make

#### **9. Safety & Security**

- **CCTV**
- **Intercom Facility** in security linked with all apartments

## Sports and other Amenities

### Outdoor

- Multi-Purpose court
- Cricket pitch
- Basketball single pole
- Children's play area with sandlot and slides
- Senior citizens' nook

### Indoor

- Badminton
- Pool table
- Table tennis
- Library with over 1000 books

### Fitness

- Jogging Track
- Indoor Gymnasium
- Massage Room
- Steam Room

### Landscape

- Fish Pond
- Lily Pond
- Central Landscape Area
- Water Feature / Fountain
- Terrace Café Sitting
- Outdoor Deck

## Founded on the legacy of The Lalbhai Group

### ARVIND

A legacy that spans over 80 years. A company that grew with the textile culture of an entire nation. A spirited journey of overcoming diverse challenges with innovative solutions. Since its inception in 1931, Arvind has written many success stories and re-written India's tastes in fashion.

Today, Arvind stands tall as a two-billion-dollar conglomerate with presence marked throughout the apparel value chain – from fibre to retail. The Company rose up to become one of the largest producers of denim in the world and one of India's largest producer of woven fabrics. Arvind brought to India the world's famous fashion brands with the likes of Tommy Hilfiger, US Polo, Gant, Nautica, Arrow to name a few. Arvind also has to its name India's largest value retail chains for branded apparels, Megamart-Unlimited.

After owning a place of pride in almost every Indian's wardrobe, Arvind ventured into designing homes for them. And thus we set out on a new journey with our hearts firmly set on the singular vision of enriching lifestyles.

#### Milestones and Achievements:

- 2015 Launches the first GAP store in India
- 2014 Arvind SmartSpaces gets listed in BSE and NSE
- 2013 Buys 49% stake of Calvin Klein India
- 2010 Sets up joint venture for marketing Tommy Hilfiger
- 2009 Forays into Real Estate
- 2007 Arvind partners international brands like Lee and Wrangler
- 2005 Enters Retail Business
- 1996 Becomes third largest producer of denim worldwide
- 1988 Ventures into denim export
- 1980 Records highest levels of profitability
- 1934 Sales touches 45 Lakhs
- 1931 Arvind Group founded with the aim of producing high quality fabrics

#### The Lalbhai Group Brandscape:



**From designing styles  
to redefining lifestyle.**

**ARVIND SMARTSPACES**

Built on the 80 year old legacy of The Lalbhai Group, Arvind SmartSpaces (formerly Arvind Infrastructure Ltd.), established in the year 2009, is India's leading real estate development company headquartered in Ahmedabad. With approximately 14 million square feet of real estate development across the country, the Company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. In a short span of time, the Company has established its strong presence in Ahmedabad, Gandhinagar, Bangalore and Pune.

What sets Arvind SmartSpaces apart is its relentless pursuit to deliver customer value through innovation, thoughtfulness and painstaking detail orientation. This reflects in the precision of its processes, the simplicity of its transactions and the thoughtfulness in everything it builds.

At Arvind SmartSpaces, the quality of our craft and the joy it brings to your life is a matter of pride for us. That's why we believe in first delivering impeccable quality, and therefore delivering pure joy to our customers. Arvind SmartSpaces Ltd. - Building Pride. Building Joy.

## Projects of Arvind SMARTSPACES

### Ahmedabad



### Bangalore



## Conceptualisers and Designers

### Building Architects

#### **Apurva Amin Architects**

Apurva Amin is a renowned architect team from Ahmedabad with over 21 years of expertise in designing residential projects, bungalows, townships etc. Every space they create is centred on the philosophy of clarity, functionality and simplicity in design with a modernist aesthetic approach.

### Legal Advisors

#### **GSLAW**

gslaw is a Bangalore-based law firm which advises and represents a wide range of clients in sectors such as consulting, education, energy, financial services, healthcare, hospitality, manufacturing, publishing, real estate, social enterprises and technology.

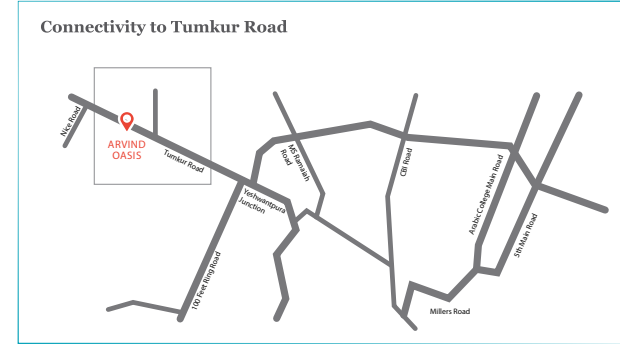
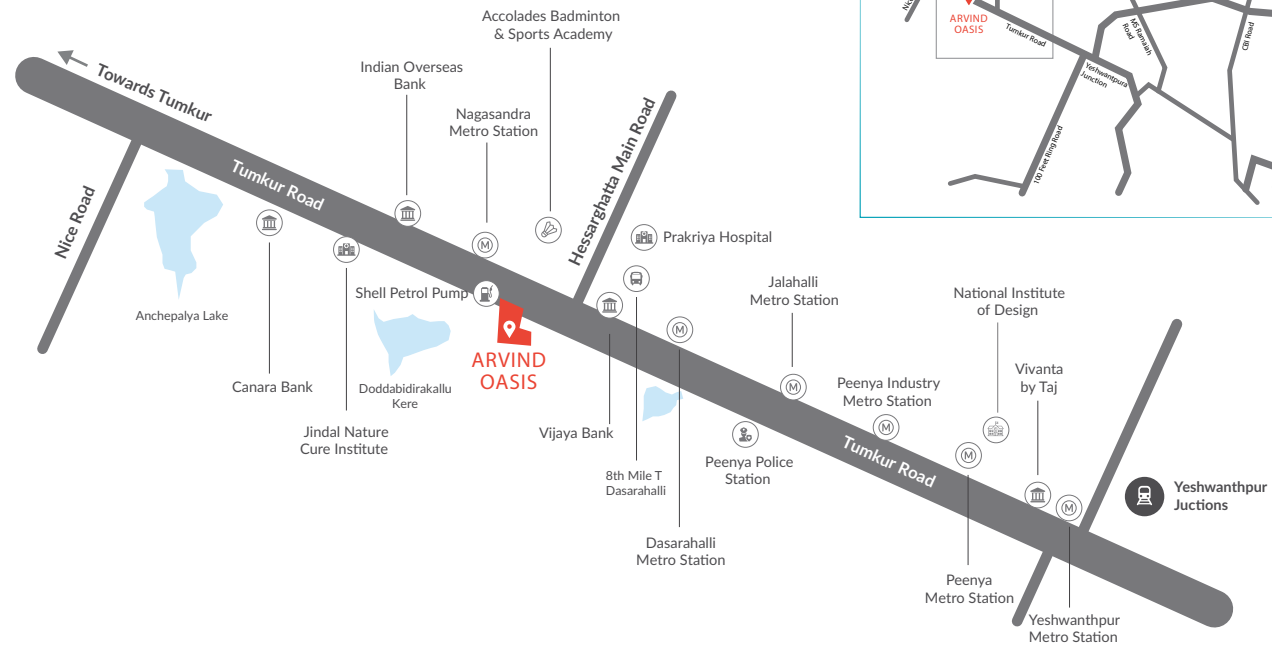
The firm's practice area includes Real estate, Corporate Advisory, Litigation & Dispute Resolution, Intellectual Property Rights, Mergers & Acquisition, Joint Venture Collaborations, Taxation, Private Equity and Venture Capital.

### MEP & Structural Consultants

#### **Ducon Consultants**

DUCON Consultants Pvt. Ltd. is a civil-structural-MEPF design and consulting firm having offices in Ahmedabad and Bengaluru with over 1900+ completed projects across India to their name. They have a diversified portfolio comprising of projects across commercial and residential high-rises, townships, industrial structures, malls, hospitals and hotels.

## Key Landmarks at Tumkur Road & Location Map



## ARVIND SMARTSPACES

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[www.arvindoasis.in](http://www.arvindoasis.in) | [www.arvindsmartspaces.com](http://www.arvindsmartspaces.com)

### Regional Office Address:

Arvind SmartSpaces, 3rd Floor, Raheja Point,  
No.17/2-6, Commissariat Road, Ward No.76,  
Richmond Town, Bengaluru - 560025

### ProjectSite Address:

Arvind Oasis, Survey No 98/2, 100-101,  
8th Mile Bus Stop, Adjoining Shell Petrol Pump,  
Nagasandra, Tumkur Road, Bengaluru - 560073

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