

ONE

ONE



Arvind  
**BELAR**



## LIVE UNLIMITED

*"Life is a field of unlimited possibilities"*

*Imagine waking up to the sound of a sparrow chirping, as the warmth of first rays of sun enliven you and fill your being with a renewed zeal to pursue your dreams. When you are always surrounded by the right energy, every day is a new beginning that brings with it a new zenith and unlimited opportunities. Our walls that have been designed to enliven you and your family with unlimited flow of goodness. Homes that are not only futuristic with their eco-conscious features but also rooted in the tradition of vastu, filling your life with prosperity and happiness. Your address to the unlimited lifestyle.*

**IN A WORLD FULL  
OF POSSIBILITIES,  
WHERE CAN I FIND  
THE KEY TO  
HAPPINESS?**





Experience

# UNLIMITED HAPPINESS

Only at Be|Air

"Happiness is enjoying the little things in life"

Thoughtfully designed 2, 2.5 & 3 BHK apartments with views to die for. Apart from the spacious living spaces and pleasing architecture, Be|Air has a unique mix of amenities that are designed keeping in mind the requirements of the millennial families. No awkward corners, no hard to reach places. Spaces and places that keep you fit mentally and physically.

Be|Air offers a varied range of world class landscape & sports amenities such as:

Fountain Plaza | Garden | Party Lawn | Amphitheatre | Multi-Purpose Court | Jogging Track | Kid's Playground | Swimming Pool & Deck | Small Futsal Court | Basketball Pole | Single Pole | Net Cricket | Emergency Power Backup | CCTV Camera Surveillance

**IN THIS BUSTLING  
CITY, CAN I FIND  
A RETREAT  
TO UNPLUG  
AND **VIEW**  
TIME GO BY?**





Gaze peacefully at

# UNLIMITED VIEWS

Only at Bq Air

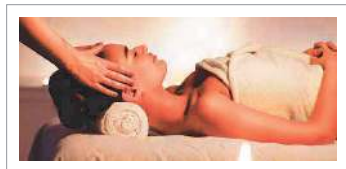
*"The poetry of nature is never dead"*

Experience the finer joys of life while immersing yourself in the beautiful landscape built around you. Spend some time in nature's company at the garden seating or unwind by the soothing fountain plaza. What's more? You can even enjoy a breathtaking 360° city view from the comfort of your terrace equipped with amenities such as Barbecue Deck & Star Gazing/ Astro Deck.

**IS IT POSSIBLE TO  
BE AT PEACE  
WITH THE MODERN  
STATE-OF-ART  
LIFESTYLE?**







Be it active or relaxed, experience

# UNLIMITED LIFESTYLE

Only at Bel Air

"The sky is not the limit. It is just the view"

The most enthralling features of Bel Air are the cantilevered club and the lounge - literally in the sky. Open views on three sides and nothing below. A place for the residents to socialize and enjoy life to its fullest. Go ahead, call friends over and give them a taste of what it's like to live in the sky. The sky club is a state of the art cantilevered club on the 14th-15th floors that commands a spectacular panoramic view of the city skyline, and projects out of the building.

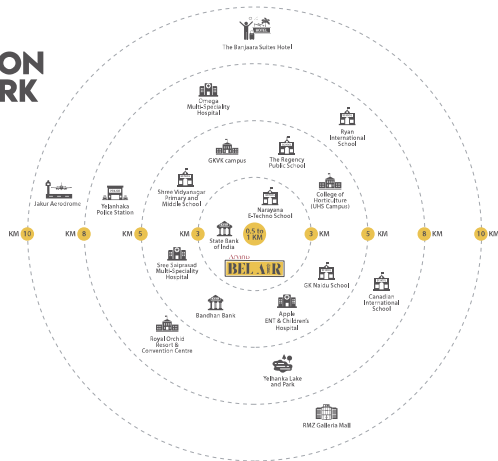
## CLUB & LOUNGE AMENITIES

Double-height lounge with seating | Restaurant and cafe with counter seating | Multipurpose room | Indoor games such as carrom, billiards, chess, and table tennis | Indoor gym | Spa room for steam, massage & sauna | Library

**IS IT POSSIBLE  
TO HAVE  
CONNECTIVITY  
TO THE CITY  
AND TO NATURE?**



# THE LOCATION NETWORK



## Enjoy UNLIMITED CONNECTIVITY

To the city and to nature, only at Bel Air

"Because everything connects to everything else"

At a time where garden cities are transforming into concrete jungles, there are oases of green that hold out. By design or by accident, they become the lungs, the sanctuary of other denizens of nature. Places of serenity and calm that are precious since they are rare.

Located at new town road, next to the Forest Research Center – 25 hectares of natural green forest. In the midst of the rapidly developing locality of Yebhanka, Bel Air is not only in close proximity to schools, temples, shopping centers, places of work, but also surrounded by various government offices such as CBPF Campus (2 km), Kallu Coach Factory (4 km), airport and lies in the IT investment region. But most of all it is in close proximity to nature. Homes that are built to keep you in touch with all the goodness that life has to offer.

IS THERE A PLACE  
THAT IS FILLED  
WITH **SYNERGY**  
BETWEEN THE  
TRADITIONAL  
AND THE  
CONTEMPORARY?





Experience

## UNLIMITED SYNERGY

With the modern and the traditional, only at **Bel Air**

*"Small steps in the right direction can turn out to be the biggest step of your life."*

When you are always surrounded by the right energy, the possibilities in life become unlimited. Homes at Bel Air have no south-facing entry, the focus has been on creating east, west and north-facing entries. Not only that, every corner has been designed keeping Vastu in mind.

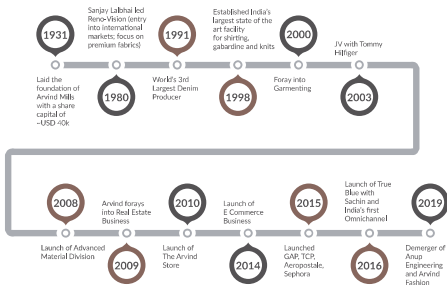
**IN THESE  
TIMES,  
CAN I TAKE A  
LEAP OF TRUST?**



ARVIND has stood for  
**UNLIMITED TRUST**  
Since almost a century

"Trust is earned when actions meet words"

Arvind SmartSpaces is a part of USD 2 billion conglomerate the Lalbhai Group. With a legacy of more than 9 decades, the Lalbhai Group has emerged as a leader in textiles, brands and retail industry and is one of the largest denim manufacturers in the world. The Lalbhai Group has been defining and shaping many collections and trending styles across the ramps and in retail outlets in the fashion capitals across the world. It touches everyday life to bring in that feel of excellence through the iconic brands such as Flying Machine, Tommy Hilgier, US Polo Arrow, Calvin Klein, & Unlimited to name a few. Arvind SmartSpaces, India's leading real estate development company is bringing its 4th iconic project to the garden city of Bengaluru in the last 5 years. The precision of their processes, simplicity of their transactions, truth in their promises and thoughtfulness in everything they build, is what sets Arvind apart. With approximately 14 million sq ft of real estate across the country, a million hopes and dreams flourish on the foundation of Arvind's trust.



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**UNLIMITED DELIGHT**



We had been looking to buy our first home for last 3-4 years. While we shopped many, but couldn't proceed for some reason. After visiting Arvind Oasis property, our decision to buy was taken in just 2 days. We would personally like to thank Arvind staff especially Ms. Kesar Motaram. I would surely recommend Arvind Infra to any of my friends who would want to take a property in Bangalore.

- Shweta Keekar & Shiva Prasad, Arvind Oasis



"Everyone thought I was taking a big risk" by buying an under construction property from a relatively unknown builder in Southern India. However, I was impressed with the initial promotions and booked a flat. I visited my flat only once it was ready for possession.

Arvind has created tremendous customer credibility. They have a fantastic team that would go beyond their responsibilities for customers in an otherwise precarious scenario. Happy to be a part of this wonderful and go-getters family of Arvind!!"

- Chandrashekhar Jain, Arvind Sportia



I'm glad to have bought a flat in Arvind Sportia as all the process were so transparent and hassle free. Thank you for taking ownership in every matter that was brought to your notice and ensuring it was properly addressed. Appreciate your availability and timely response. Overall, it was a great experience.

- Vinod Krishna EM, Arvind Sportia

TESTIMONIALS

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# SPECIFICATIONS

<b>STRUCTURE</b>	Earthquake Resistant RCC Frame Structure External and internal partition walls with good quality cement blocks/ clay bricks
<b>FLOORING</b>	Living, Dining, Bedroom and Kitchen Verified / Ceramic / Porcelain / equivalent tiles Master Bedroom Wooden/laminate flooring / equivalent flooring Other M. Bedroom (2.5 & 3 BHK) Verified / Ceramic / Porcelain / equivalent tiles Bathrooms Verified / Ceramic / Porcelain / equivalent tiles Balcony Verified / Ceramic / Porcelain / equivalent tiles Utility Verified / Ceramic / Porcelain / equivalent tiles Ground Floor Lobby Granite / Marble / Engineered Stone / High Quality Porcelain / Ceramic Tiles / equivalent Stone Ground to First Floor Stairs Verified / Ceramic / Porcelain / equivalent tiles First Floor and above- Lobbies
<b>PLATFORM / COUNTER</b>	Kitchen Polished granite/equivalent stone Basin Counters Polished granite/equivalent stone
<b>DOOR</b>	Main Door Wooden main door frame & flush door shutter with veneer finish / Engineered door & frames Internal Rooms Wooden frame & flush doors with laminate / Engineered door and frames / equivalent Bathrooms Flush doors with laminate and Wooden / Granite frames / Engineered door and frames
<b>WINDOWS</b>	Aluminium Windows Jindal11' Series / Equivalent Heavy Duty Aluminium / UPVC Heavy Duty Windows / equivalent
<b>WALL FINISH</b>	Internal Berger / Asian / ICI Dulux / Nerolac / Surfacoats or Equivalent Acrylic Emulsion paint External Berger / Asian / ICI Dulux / Nerolac / Surfacoats or Equivalent Acrylic Water proof or Weather Coat Paint / Texture
<b>MS WORK</b>	Railing Mild steel hand railing
<b>PLUMBING</b>	CP Fittings and Accessories Jaquar / Esico / Plumber / Cera or Equivalent make Sanitary Ware Wall / Floor mounted Sanitary Ware of Jaquar / Cera / Hindware / Parryware or Equivalent make
<b>ELECTRICAL</b>	Living & master bedroom Living room Master bedroom Master bedroom For Refrigerator & Microwave in Kitchen and Washing Machine and RO in Utility. Geysers point in Toilet L & T / Schneider / Haveli / ABB / Anchor or Equivalent make Elevators Schindler / Kone / Johnson / Omega / Equivalent make Firebox / Haveli / Anchor / Polycab / Aurocab or Equivalent make Internal wiring

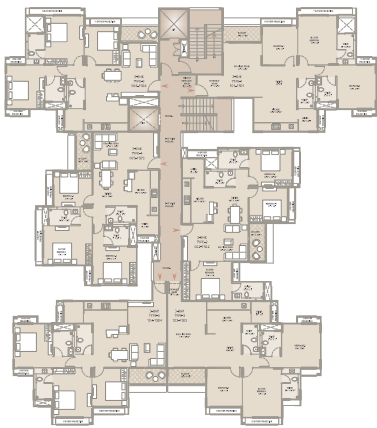
# MASTER PLAN





# FLOOR PLAN

## BLOCK-A (3BHK)

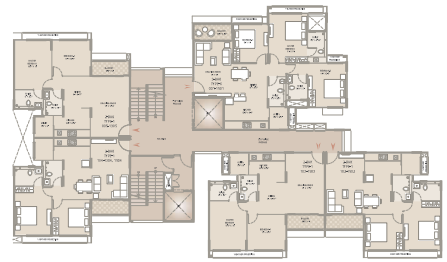


Unit No.	Carpet Area (Approx. SQM/Sq.ft)	Additional Carpet Area (Sq.ft)	Total built up
A-101 to 1011	1082.21	0.00	1082.21
A-1012 to 1015	1072.51	0.00	1072.51
A-1016 to 1019	1062.81	0.00	1062.81
A-1020 to 1023	1053.11	0.00	1053.11
A-1024 to 1027	1043.41	0.00	1043.41

**Notes:**  
 1. All areas are approximate and subject to change without notice.  
 2. All areas are subject to the final approved layout plan.  
 3. All areas are subject to the final approved layout plan and may vary slightly from the above.  
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## BLOCK-B (3BHK & 2BHK)

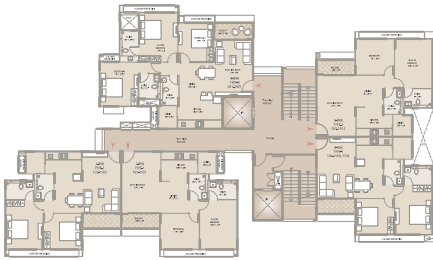


Unit No.	Carpet Area (Approx. SQM/Sq.ft)	Additional Carpet Area (Sq.ft)	Total built up
B-101 to 1011	1082.21	0.00	1082.21
B-1012 to 1015	1072.51	0.00	1072.51
B-1016 to 1019	1062.81	0.00	1062.81
B-1020 to 1023	1053.11	0.00	1053.11
B-1024 to 1027	1043.41	0.00	1043.41

**Notes:**  
 1. All areas are approximate and subject to change without notice.  
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### BLOCK-C (3BHK & 2BHK)



SPEF NO	Carpet Area Approx. (Sq.ft)	Additional Carpet Area (Sq.ft)	Total (Sq.ft)
C-101-102	102.00	10.00	112.00
C-103-104	102.00	10.00	112.00
C-105-106	102.00	10.00	112.00
C-107-108	102.00	10.00	112.00

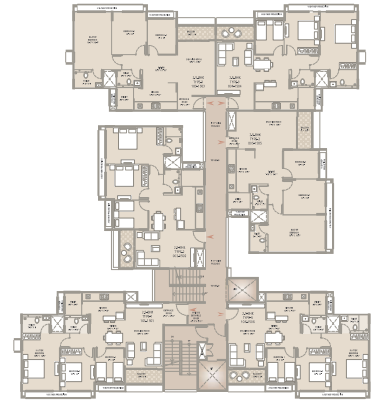
**Notes:**  
 1. All dimensions are approximate and subject to change without notice.  
 2. All dimensions are given in feet and inches.  
 3. All dimensions are given in meters and centimeters.  
 4. All dimensions are given in feet and inches.



### BLOCK-D (2.5 BHK)

SPEF NO	Carpet Area Approx. (Sq.ft)	Additional Carpet Area (Sq.ft)	Total (Sq.ft)
D-101-102	82.00	10.00	92.00
D-103-104	82.00	10.00	92.00
D-105-106	82.00	10.00	92.00
D-107-108	82.00	10.00	92.00

**Notes:**  
 1. All dimensions are approximate and subject to change without notice.  
 2. All dimensions are given in feet and inches.  
 3. All dimensions are given in meters and centimeters.  
 4. All dimensions are given in feet and inches.



## LOCATION MAP



## ABOUT

**ARVIND SMARTSPACES**  
 Bengaluru | Ahmedabad | Gandhinagar | Pune  
 Part of USD 2 Billion Lakhnai Group

Established in the year 2009, Arvind SmartSpaces (formerly Arvind Infrastructure Ltd.), 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 Bengaluru, Ahmedabad, Gandhinagar and Pune. 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.

### OTHER PROJECTS OF ARVIND SMARTSPACES





Golden Peak Awards, Dubai



India News Group of Gujarat First Conclave



Reddy HIA Conclave & Excellence Award



the Global Business Opportunities India



3rd edition of Gujarat Real Estate Awards



Reddy HIA Award



National Awards for Marketing Excellence in Real Estate and Infrastructure, Mumbai



01 Reddy HIA Conclave & Excellence Awards



Reddy HIA Excellence Awards (South, Bengaluru)

Arvind SMARTSPACES

## PARTNERS AND ASSOCIATES

Ductor Consultants Private Limited: Structure, MEP, Fire Consultants

DUCON Consultants Pvt. Ltd. is a civil/structured-MEPF design and consulting firm having offices in Ahmedabad and Bengaluru with over 1500+ completed projects across India to their name. They have a diversified portfolio comprising of projects across commercial and residential high-rise, townships, industrial structures, malls, hospitals, and hotels.

Apurva Amin Architects: Landscape Consultants, Building Architects

Apurva Amin Architects is a renowned architecture firm from Ahmedabad with over 21 years of expertise in master planning, architecture, interior design, and landscape design. Their scope of work includes projects of varying functions and scales ranging from the institution, healthcare, educational, hospitality, real estate, private villas, residential, commercial and corporate buildings. The firm's architecture is centered on the philosophy of clarity, functionality, and simplicity in design with a modernist approach. Under the aegis of Ar. Apurva Amin, the firm has quickly carved a niche for itself with the reputation of delivering bespoke architectural benchmarks.

## AWARDS & ACCOLADES