



ABHEE
Aaria

Near Gunjur Lake

Floor Plan Booklet

Building timeless homes with a vision for the future.



Transforming Bengaluru Since 2009



2500+
Happy Families



16 Projects
Completed



6 Ongoing
Projects



3 Mega Projects
Launching Shortly

PRESIDENTIAL TOWER

32 Storeys
126 Apartments
3 BHK + Home Office
4 BHK + Home Office

TOWER 2

32 Storeys
254 Apartments
2 & 3 BHK

COMFORT TOWER

20 Storeys
121 Apartments
1 & 2.5 BHK

TOWER 3

33 Storeys
262 Apartments
2 & 3 BHK

TOWER 1

32 Storeys
254 Apartments
2 & 3 BHK

A Breath of Vision



Explore a world of possibilities with modern amenities.

Outdoor Amenities

1. Mist oasis at roundabout
2. Feature pavilion
3. Seasonal stream with bubblers for kids
4. Yoga area
5. Lush planting
6. Toddlers' play area
7. Muga court with stepping seating
8. Feature waterbody
9. Crossover bridge
10. Lotus pond
11. Hammock garden
12. Mini golf
13. Vintage garden
14. Boxing bay
15. Cycle parking zone
16. Outdoor gym
17. Basket tree
18. Butterfly / aroma garden
19. Cricket practice net
20. Pet park pavilion
21. Floor game
22. Event lawn
23. Deck with stone seats
24. Seating niche
25. Miniature fort
26. Lawn maze
27. Skating track
28. Pickle ball
29. Walking / jogging track
30. Bus bay

Leisure Clubhouse

1. Reception & waiting lounge
2. Break-out space
3. Multi-purpose hall with
4. green rooms & pantry
5. Creche
6. Supermarket
7. Heated pool with deck
8. Changing room / lockers
9. Spa / saloon
10. Mini theatre
11. Business center
12. Outdoor seating
13. Library
14. Guest rooms - 8 nos.
15. Cafeteria

Sports Clubhouse

1. Reception & waiting lounge
2. Coffee bar lounge
3. Video / board games room
4. Squash court
5. Supermarket / convenience store
6. Clinic
7. Pharmacy
8. ATM
9. Badminton Court
10. Lockers / changing rooms
11. with toilets
12. Gym
13. Yoga / meditation area
14. Indoor games room
15. Terrace pool with deck
16. Changing rooms / lockers
17. Infinity swimming pool



A Breath of Space

Experience living spaces conceived as canvases for natural light and endless air. The unit and floor plans are designed to be as expansive as they are intimate—a celebration of openness that echoes the rhythm of a peaceful breath.



Artistic Impression

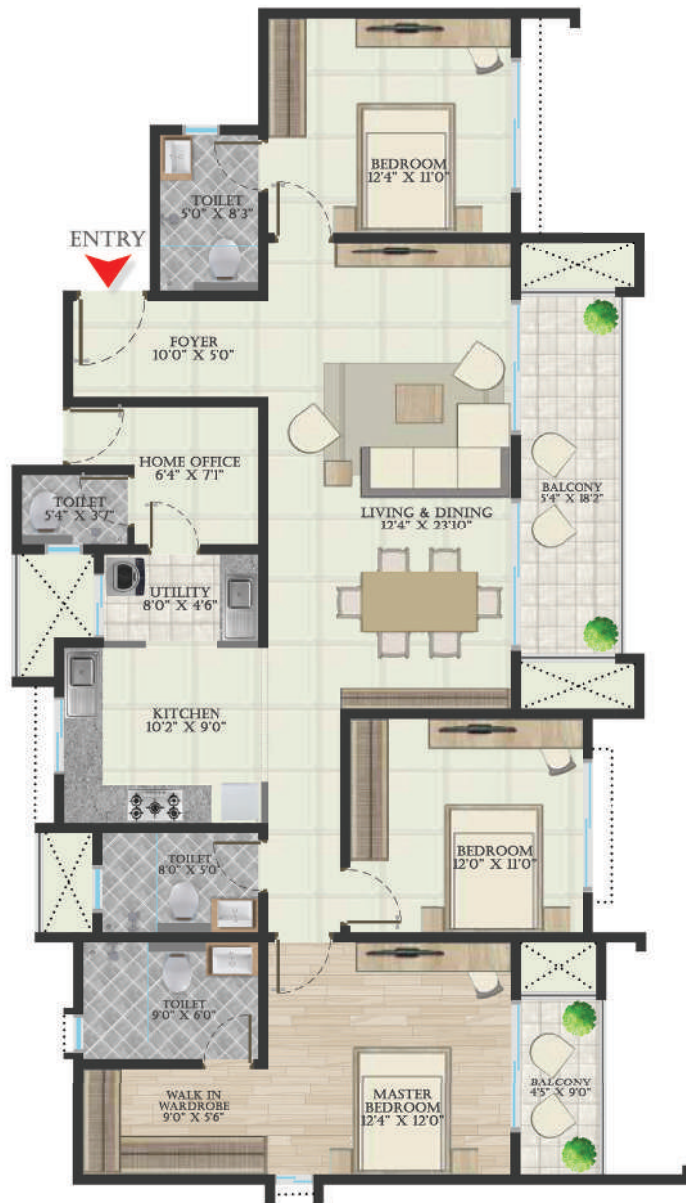
Presidential Tower - 1



ROYALE SUITE

3 BHK + Home Office (Presidential Tower)

North Facing, 2030 sq.ft



Series - 1	Area Statement (sq.ft)
SBA	2030
RERA Carpet Area	1278
Carpet Area + Balcony Area	1425



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PRESIDENTIAL SUITE

4 BHK + Home Office (Presidential Tower)

East Facing, 2500 sq.ft



Series - 2	Area Statement (sq.ft)
SBA	2500
RERA Carpet Area	1630
Carpet Area + Balcony Area	1771



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PRESIDENTIAL SUITE

4 BHK + Home Office (Presidential Tower)

East Facing, 2500 sq.ft



Series - 3	Area Statement (sq.ft)
SBA	2500
RERA Carpet Area	1623
Carpet Area + Balcony Area	1760



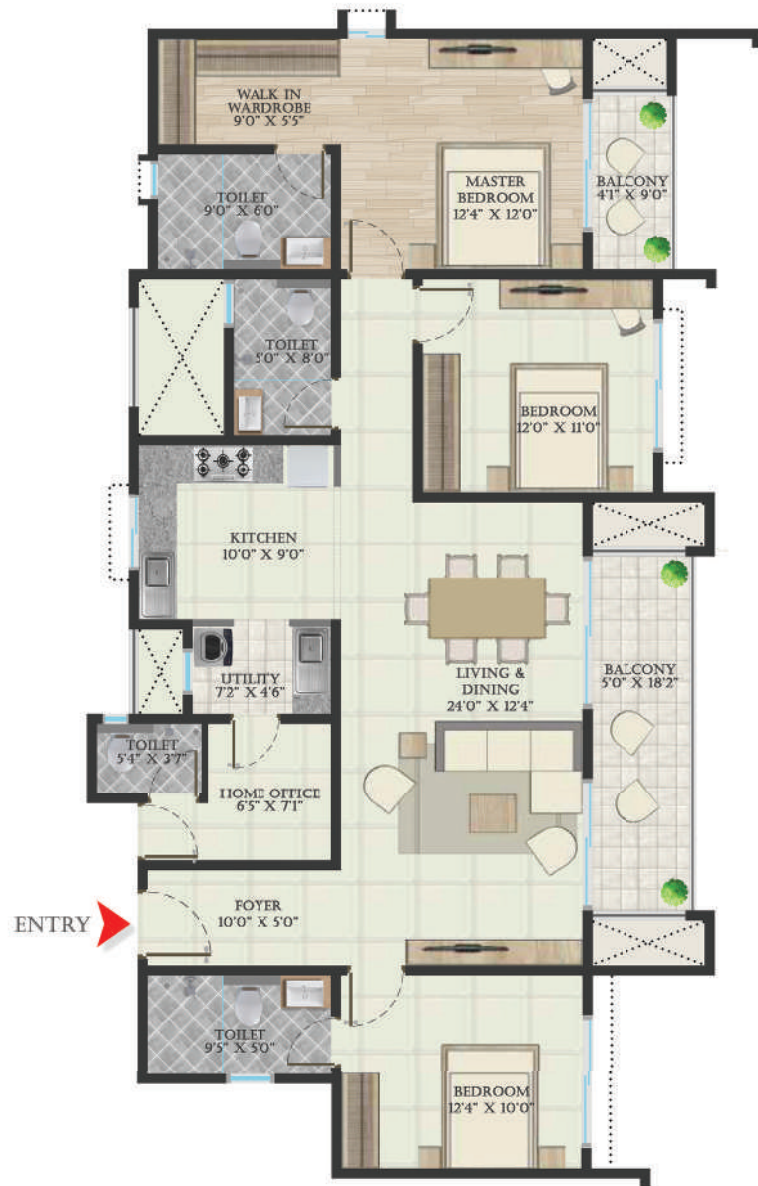
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ROYALE SUITE

3 BHK + Home Office (Presidential Tower)

West Facing, 2020 sq.ft



Series - 4	Area Statement (sq.ft)
SBA	2020
RERA Carpet Area	1267
Carpet Area + Balcony Area	1405



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3 BHK 3T LUXURY

(Tower 1 & 2)

East Facing, 1765 sq.ft



Series -	1 (Tower 1) 5 (Tower 2)	Area Statement (sq.ft)
SBA		1765
RERA Carpet Area		1168
Carpet Area + Balcony Area		1246



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3 BHK 3T LUXURY

(Tower 1 & 2)

West Facing, 1695 sq.ft



Series -	2 (Tower 1) 6 (Tower 2)	Area Statement (sq.ft)
SBA		1695
RERA Carpet Area		1112
Carpet Area + Balcony Area		1190



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3 BHK 3T LUXURY

(Tower 1 & 2)

West Facing, 1770 sq.ft



Series -	3 (Tower 1) 7 (Tower 2)	Area Statement (sq.ft)
SBA		1770
RERA Carpet Area		1168
Carpet Area + Balcony Area		1248



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3 BHK 2T LUXURY PREMIUM

(Tower 1 & 2)

West Facing, 1430 sq.ft



Series -	4 (Tower 1) 8 (Tower 2)	Area Statement (sq.ft)
SBA		1430
RERA Carpet Area		941
Carpet Area + Balcony Area		1013



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3 BHK 3T LUXURY

(Tower 1 & 2)

West Facing, 1765 sq.ft



Series -	5 (Tower 1) 1 (Tower 2)	Area Statement (sq.ft)
SBA		1765
RERA Carpet Area		1168
Carpet Area + Balcony Area		1248



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3 BHK 3T LUXURY

(Tower 1 & 2)

East Facing, 1675 sq.ft



Series -	6 (Tower 1) 2 (Tower 2)	Area Statement (sq.ft)
SBA		1675
RERA Carpet Area		1101
Carpet Area + Balcony Area		1168



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3 BHK 3T LUXURY

(Tower 1 & 2)

East Facing, 1670 sq.ft



Series -	7 (Tower 1) 3 (Tower 2)	Area Statement (sq.ft)
SBA		1670
RERA Carpet Area		1102
Carpet Area + Balcony Area		1170

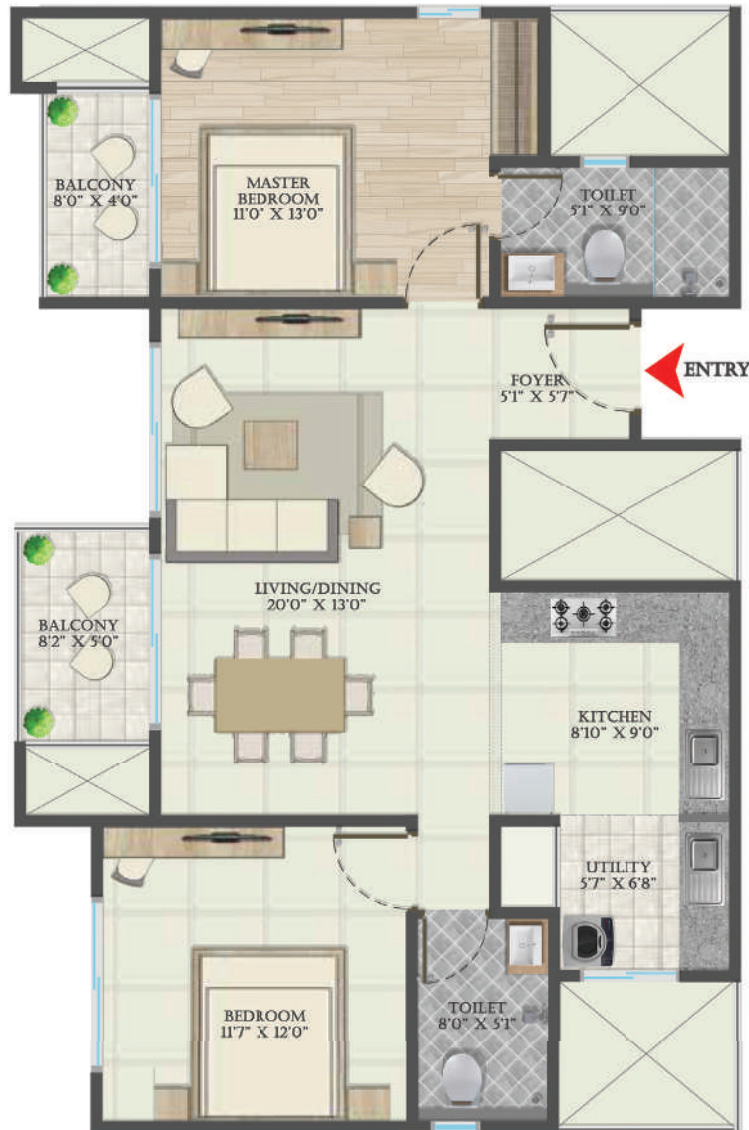


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2 BHK 2T PREMIUM

(Tower 1 & 2)

East Facing, 1330 sq.ft



Series -	8 (Tower 1) 4 (Tower 2)	Area Statement (sq.ft)
SBA		1330
RERA Carpet Area		843
Carpet Area + Balcony Area		916



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3 BHK 3T LUXURY

(Tower 3)

North Facing, 1760 sq.ft



Series - 1	Area Statement (sq.ft)
SBA	1760
RERA Carpet Area	1167
Carpet Area + Balcony Area	1244



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3 BHK 3T LUXURY

(Tower 3)

East Facing, 1715 sq.ft



Series - 2	Area Statement (sq.ft)
SBA	1715
RERA Carpet Area	1133
Carpet Area + Balcony Area	1201



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3 BHK 3T LUXURY

(Tower 3)

East Facing, 1780 sq.ft



Series - 3	Area Statement (sq.ft)
SBA	1780
RERA Carpet Area	1161
Carpet Area + Balcony Area	1240



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2 BHK 2T PREMIUM

(Tower 3)

West Facing, 1320 sq.ft



Series - 4	Area Statement (sq.ft)
SBA	1320
RERA Carpet Area	839
Carpet Area + Balcony Area	912



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3 BHK 3T LUXURY

(Tower 3)

West Facing, 1765 sq.ft



Series - 5	Area Statement (sq.ft)
SBA	1765
RERA Carpet Area	1161
Carpet Area + Balcony Area	1238



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3 BHK 3T LUXURY

(Tower 3)

North Facing, 1700 sq.ft



Series - 6	Area Statement (sq.ft)
SBA	1700
RERA Carpet Area	1113
Carpet Area + Balcony Area	1190



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3 BHK 3T LUXURY

(Tower 3)

North Facing, 1690 sq.ft



Series - 7	Area Statement (sq.ft)
SBA	1690
RERA Carpet Area	1113
Carpet Area + Balcony Area	1185



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3 BHK 2T LUXURY

(Tower 3)

NorthFacing, 1440 sq.ft



Series - 8	Area Statement (sq.ft)
SBA	1440
RERA Carpet Area	942
Carpet Area + Balcony Area	1014



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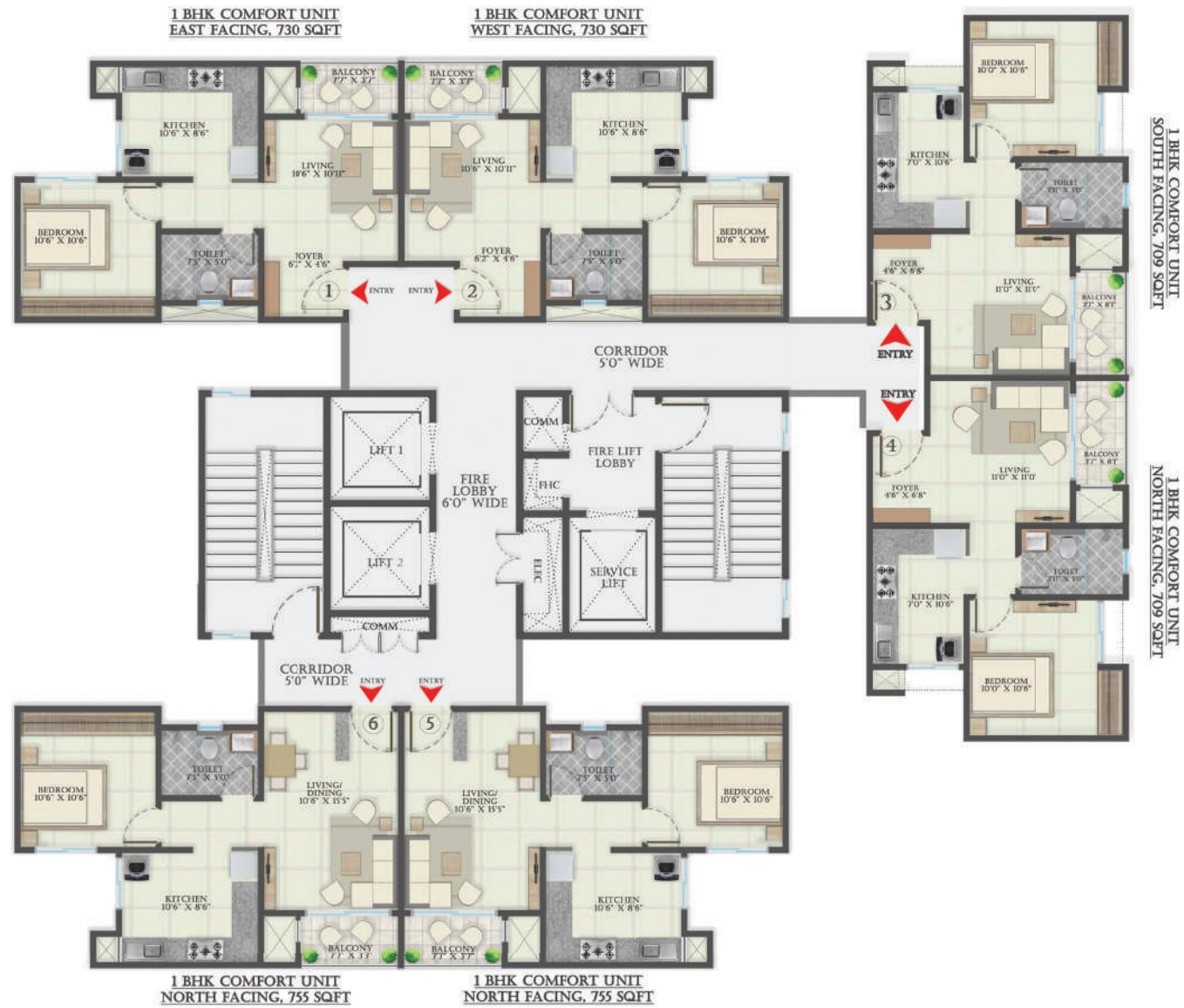
Comfort Tower 2.5 BHK

Total 20 Floors



Comfort Tower 1 BHK

Total 20 Floors
(Convertible to 2.5 BHK)



1 BHK COMFORT

East Facing, 730 sq.ft



Series - 1	Area Statement (sq.ft)
SBA	730
RERA Carpet Area	430
Carpet Area + Balcony Area	457



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1 BHK COMFORT

West Facing, 730 sq.ft



Series - 2	Area Statement (sq.ft)
SBA	730
RERA Carpet Area	430
Carpet Area + Balcony Area	457



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1 BHK COMFORT

South Facing, 709 sq.ft



Series - 3	Area Statement (sq.ft)
SBA	709
RERA Carpet Area	421
Carpet Area + Balcony Area	449



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1 BHK COMFORT

North Facing, 709 sq.ft



Series - 4	Area Statement (sq.ft)
SBA	709
RERA Carpet Area	421
Carpet Area + Balcony Area	449



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1 BHK COMFORT

North Facing, 755 sq.ft



Series - 5	Area Statement (sq.ft)
SBA	755
RERA Carpet Area	450
Carpet Area + Balcony Area	477



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1 BHK COMFORT

North Facing, 755 sq.ft



Series - 6	Area Statement (sq.ft)
SBA	755
RERA Carpet Area	450
Carpet Area + Balcony Area	477



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Specifications

SUPER STRUCTURE

- RCC shear wall-framed structure.

WALLS

- EXTERNAL WALLS: Aluminum formwork and shear wall technology.
- INTERNAL WALLS: Aluminum formwork and shear wall technology.

CEILING FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHENS AND BALCONY: Smoothly finished with putty and premium emulsion paint.
- BATHROOMS: Grid Ceiling to cover all service lines.

WALLS FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHENS AND BALCONY: Smoothly finished with putty and premium emulsion paint.
- BATHROOMS: Tiles cladding up to 7 feet height to be provided.

FLOORING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHENS: 800 X 800 mm size vitrified tiles of reputed brands with spacer joint.
- BALCONY / BATHROOMS / UTILITY: Anti-skid tiles reputed brands.
- CORRIDORS: Vitrified tiles of reputed brands with spacer joint.

WINDOWS / GRILLS

- All windows are of UPVC glazed sliding shutters and mosquito mesh shutter provision with necessary hardware.

JOINARY WORKS / DOORS

- MAIN DOOR: African teak wood frame, finished with golden teak veneer solid flush door shutter and necessary reputed hardware.
- BEDROOM DOORS: Beachwood frame, solid flush doors finished with beach veneer and necessary reputed hardware.
- BATHROOM DOORS: Beachwood frame, solid flush doors finished with beach veneer on front side and white laminate on back side with necessary reputed hardware.
- BALCONY DOORS: UPVC glazed French sliding door with mosquito mesh provision.

ALL BATHROOMS

- Counter-top type washbasin with single lever basin mixer.
- Wall-mount EWC with concealed flush tank.
- Thermostatic diverter (temperature control) with single level bath and shower mixer for all master bedroom bathroom only.
- Normal diverter with single lever bath and shower mixer (other bathrooms).
- Provision for geysers in all bathrooms.
- All sanitary and CP fittings: Kohler or equivalent.

KITCHEN

- Provision for water purifier.
- Provision for washing machine and dishwasher in utility.



Specifications

ELECTRICAL

- Concealed copper wiring of reputed make (Anchor / Havells).
- Power outlet for air-conditioners in all bedrooms and living.
- Power outlets for geysers in all bathrooms and utility.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, exhaust, dishwasher in kitchen.
- Washing machine point in utility area.
- Single phase supply for each unit and individual meters.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make (Anchor / Havells).

TV / TELEPHONE / INTERNET

- Provision for fiber to the home.
- Telephone / Internet: Drawing room and master bedroom.
- Television points: Living and master bedroom.

WATER-PROOFING

- Waterproofing shall be provided for all bathrooms, balconies, utility area and terrace.

SECURITY

- Round-the-clock security at entry and exit gates.
- Comprehensive security system with cameras in appropriate locations.

FIRE SAFETY

- Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.

POWER BACK-UP

- 100% DG power backup for each Flat for all lighting circuits. Additional 100% power back-up for amenities, lifts, water pump and common area lightings.

LIFTS AND LIFT LOBBIES

- High speed lifts of reputed make (Kone or equivalent).

WTP & STP

- Treated water will be made available through water softening for domestic purpose.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.

CAR PARK

- Exclusive covered and open parking system, will be designed to suit the number of car parks required.
- Parking signages and equipment at required places will be provided to improve driving comfort.
- Dedicated space for EV car charging will be provided.





Sy No.: 58/1, 58/2, 58/3, 58/4, 58/5, 58/6, 58/7,
58/9, 58/12, 58/13, 302/2, 302/302/3A1
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