



THE ROYAL PATH FOR LUXURIOUS LIVING



LOCATED @ VARTHUR, BENGALURU.

RERA NO.: PRM/KA/RERA/1251/446/PR/091122/005435





THE PERFECT CANVAS TO LIVE IN REGAL SPLENDOUR

Unlock your design imagination of a dream home. Picture a coveted community that offers the perfect canvas to live in regal splendour. Nestled in one of the most beautiful locales of Bengaluru. A mixed use development framed within a scene of verdant canopies of IT hubs, educational institutions, healthcare facilities and retail shopping experiences. Think no further. Come home to where you can enjoy life as it should be lived, welcome to Aarna Rajpath.





A FRIENDLY, ACTIVE LIVING COMMUNITY

Embrace exclusivity the moment you enter your secluded apartment with no-common walls, yet stay social and connected the moment you step out. At Aarna Rajpath you can experience the all-round security of a close-knit community and also avail everything you could want from a friendly, active living set up. From fresh new experiences through camaraderie with like-minded neighbours to celebrating memorable moments and indulging in leisure activities, the integrated community infrastructure makes urban lifestyle stress free and special.





COMMERCIAL CENTER
CONVENIENCE WITH
RESIDENTIAL ELEGANCE

GROUND FLOOR PLAN -
AREA STATEMENT IN SFT

001	002	003	004	005	006	007
1566 SFT	1164 SFT	1164 SFT	1191 SFT	1164 SFT	1164 SFT	1327 SFT
3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK
EAST	NORTH	NORTH	NORTH	NORTH	NORTH	WEST





TYPICAL FLOOR PLAN AREA STATEMENT IN SFT

001	002	003	004	005	006	007
1566 SFT	1164 SFT	1164 SFT	1191 SFT	1164 SFT	1164 SFT	1327 SFT
3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK
EAST	NORTH	NORTH	NORTH	NORTH	NORTH	WEST



RHYTHMIC DESIGN FOR LIFESTYLE NEEDS OF DIVERSE FAMILIES

Behind the breathtakingly beautiful facade is clever space planning that unlocks the potential of comfortable living at Aarna Rajpath. The core focus of floor plan lies in nurturing a pleasant environment while creating an array of independent yet living, breathing apartments. The level of sophistication achieved is evident in the flawless arrangement of units that are well apart for privacy yet just around for being there for one another. In essence, the rhythmic design suits the living needs of a diverse range of families.





3 BHK - 3D VIEW

001
1566 SFT | EAST



2 BHK - 3D VIEW

004
1191 SFT / NORTH



FREE FLOWING HOMES WITH INTERCONNECTED SPACES

The architectural team's focus on optimising space has transformed every apartment of Aarna Rajpath into free flowing homes. Apart from preserving the intimacy of bedrooms and living areas, the care has also been placed on including flexibility in usage through consecutive interconnected spaces. The heart of every home - the kitchen - is designed lineally for maximising the storage capacity in it. In essence, the deft design has stripped away anything non-essential to make room for natural light and fresh air, almost everywhere.

002 / 003 / 005 / 006
1164 SFT / NORTH

2 BHK - 3D VIEW



007

1327 SFT / WEST

3 BHK - 3D VIEW



**STRUCTURE :**
R.C.C Reinforced cement concrete framed structure on withstanding loads

**SUPER STRUCTURE:**
First class table moulded solid cement blocks masonry in cement mortar



**PAINTING:**
Internal & Ceiling Two coats of putty with two coats of wall care finishing

**EXTERNAL WALLS:**
Ace / Apex weather coat with premium quality texture paint

**TOILETS:**
Good quality white sanitary ware with CP premium fittings, all toilets with glazed tiles dado up-to 6 feet height & provision for exhaust fan and geyser point

**LIFT:**
Branded Automatic 6 passengers lift made with V3F technology (Johnson / Kone / Schindler)

**ELECTRICAL WORK:**

- ♦Quality modular switches & concealed copper wiring of polycab / fine cab make in conduits for lights, fan plugs & power points wherever necessary. Power outlets for geysers in a bathroom
- ♦Power plug for chimney, refrigerator, micro wave oven, washing machine etc.
- ♦3 face supply for each unit & individual meter in a panel board
- ♦Miniature circuit breakers (MCB) for each distribution board
- ♦Cable TV provision in hall & master bed room
- ♦Internet cable provision in the hall

**WALLS:**
All external walls 6" & internal walls 4" thick solid cement blocks

**PLASTERING:**

- ♦INTERNAL: Double coat sand faced cement plastering
- ♦EXTERNAL: Two coats plaster for external walls with sponge finishing

**FLOORING:**
Premium vitrified tiles in all flats



HIGH LUXE STANDARDS
AND OPTIONAL PREMIUMS

SPECIFICATIONS



**KITCHEN:**
Granite cooking platform & 2feet height glazed tiles dadoing with STEEL SINK, provision for aqua guard point

EXTRAS: Registration charges, GST, Vat, Service Tax, Labour Cess and any other taxes levied by government are to be beared by the customers

**MAIN DOOR:**
Engineered doors with 40mm thick shutter

**INTERNAL DOORS:**
Engineered doors with 35mm thick shutter.

**WINDOWS:**
UPVC windows with mesh and safety grills

THE FINE LIVING
EXPERIENCE

**TELEPHONE:**
Intercom facility to all flats

**GENERATOR:**
Genset with auto start for common lighting, lift, bore and motor

**PARKING:**
One car parking for each flat



ELEMENTS & CRAFTSMANSHIP
CREATE VISUALLY SUPERIOR
NARRATIVE

The vivacious layering of the best of elements creates the visually superior narrative of the entire Aarna Rajpath enclave. Each material is selected for its durability and beauty with emphasis on appearance to suit the theme of the project. With a view to keep every part of the community appealing and alive, only the best of brands have been selected that truly take things to the next level. Colour is utilised masterfully throughout with a subtly shifting palette. Finally, intricate and exquisite detailing is achieved by craftsmanship that puts class before everything else.



VARIOUS INDULGENCES
ASSURE SOCIAL
CONNECTION AND
PRIVATE IMMERSION

The luxury amenities at Aarna Rajpath are designed exclusively for people of all ages and preferences. As individuals or in groups, large families to empty nesters, the various indulgences assure social connection as well as private immersion to all. What's more, the health enthusiasts and indoor games fanciers will never find a dull moment. And the kids and elderly too can spend time doing what they love in their own dedicated zones. Lastly, the thoughtful lifestyle features ensure a secure and relaxed setting where it's easy to feel right at home.

LUXURY AMENITIES

- + Modern Gymnasium
- + Kids Play Area
- + Multipurpose Hall
- + Landscape Gardens

PROJECT HIGHLIGHTS

- + Prime Residential Area
- + 24hrs Security
- + Well Developed & Designed Parking & Common Areas Like Corridor, Lifts, Car Parking, Plantation and Proper Landcaping.
- + 100% Vasthu Compliant
- + Good Cross Ventilation
- + Rainwater Harvesting





A SHINING SIGHT THAT WILL STIR A FEELING OF PRIDE

Showcasing hints of residential resplendence concealed under a glazing commercial facade, Aarna Rajpath stands tall with a shining personality of its own. With its discernible and distinguished elements, it possesses all the makings of a landmark. Clad in a rich palette of materials and textures, it rises majestically in the sylvan suburban landscape of the Garden City of Bengaluru. So whether it's going away or coming back, the familiar sight of the high rise will never fail to stir a feeling of pride.



BLESSED WITH THE BEST OF BENGALURU

Blessed with a neighbourhood that's brimming with academic institutions and surrounded by IT hubs, Aarna Rajpath is set in placidly peaceful and leafy green streets of Varthur. Just a short stroll/drive from malls, cafés, watering holes, restaurants and entertainment options, you can experience the best of what Bengaluru has to offer in a jiffy.



ENHANCING LIVING STANDARDS AND INSPIRING HARMONIOUS LIFESTYLES

Taking pride in providing homes to be proud of, Aarna Projects is known for applying architectural techniques that enhance living standards and inspire harmonious lifestyles. The team achieves this by adhering to its core values of honesty in transactions, and through integrity in delivering as promised and on time, every time. The company also strives to create communities that are as sustainable as possible. So search no more, choose Aarna Rajpath as your home to be enjoyed...for a lifetime.

OUR MILESTONE PROJECTS



RUCHIRA AARNA HOMES



AARNA SAPTAGIRI TOWERS



RUCHIRA LILIUM



VYS TOWERS

TEAM

ARCHITECT

N V ASSOCIATES

STRUCTURAL ENGINEERS

C G ASSOCIATES

MARKETING PARTNER



EDUCATIONAL INSTITUTIONS



- + GEAR Innovative
- + Vibgyor, Chrysalis
- + TISB, Oakridge
- + Green Wood High
- + DPS
- + Krupanidhi College
- + SGR Dental College
- + New Horizon College of Engg. & Gurukul School

EASY CONNECTIVITY



- + Equidistant from City Centre and International Airport
- + Bellandur Railway Station
- + K.R. Puram Railway Station
- + Outer Ring Road (ORR)
- + Carmelaram Railway Station

CLOSE TO AARNA RAJPATH

CLOSE TO IT HUBS



- + Many Tech Parks in the neighbouring Marathahalli, Bellandur, Whitefield and ITPL
- + Prestige Tech Park - II
- + Embassy Tech Village

HOSPITALS



- + Columbia Asia Hospital
- + Vydehi Institute of Medical Science
- + Yashomati Hospital
- + Sankara Netralaya
- + Sakra World Hospital

ENTERTAINMENT / RETAIL



- + Virgina Mall
- + Forum Value Mall
- + Bangalore Central
- + Hope Farm Circle
- + Phoenix Mall
- + Total Mall
- + Marathahalli Junction
- + Innovative Multiplex
- + Park Square Mall



AARNA PROJECTS
..... Best Choice

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Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make alter the changes in elevation, plan and specifications as deemed fit

