

the**edge**
by **ARVIND**

THE ARVIND EDGE

For a business to succeed it needs to have an edge over its competitors. This edge could be because of a better product, better pricing, better promotion or a better location.

Presenting a once in a lifetime opportunity for your business to gain a competitive edge.

Arvind SmartSpaces presents 'The Edge'- retail and office spaces designed to provide your business an edge that it needs.

Arvind SmartSpaces is a part of the USD 2 billion Lalbhai Group - India's leading fashion house with brands like GAP, Calvin Klein, Tommy Hilfiger, Arrow, US Polo, Flying Machine etc.





THE WINNING EDGE



Ideal office spaces for small, medium, and large enterprises.



Innovative architecture and smart design.



Premium and luxurious office spaces and the finest of retail spaces under one roof.



Office spaces with bespoke dimensions.



Convenient accessibility to metro stations and 6 lane super connectivity.



Corner plot location provides high visibility, natural light, and air.



Surrounded by a significant scale of ready residential infrastructure and industrial hubs.



Ample parking space.

THE LOCATION EDGE

Gain a competitive edge at a destination that is bustling with consumers and businesses. Due to its strategic location at Tumkur Road, The Edge offers its occupants many advantages - great visibility due to its location on the crossroads, 6-lane super connectivity and ease of entry and exit. The Edge is located right next to the metro that will make your commute easier and faster. The project is at a convenient distance from the Airport, Metro Stations, NICE Road, IT Parks, Malls, Hotels, and Educational Institutes. The Edge makes it easy to conduct business, with clients and vendors only minutes away.

A most modern structure, The Edge gives a huge location advantage to the retailers and is set to become a landmark in the near future.





THE CONNECTIVITY EDGE



Nagasandra
Metro Station

05 mins walk



NICE Road

15 mins drive



Bangalore
International Airport

45 mins drive



Yeshwanthpur
Railway Station

17 mins drive



Outer Ring Road

15 mins drive



Jalahalli

20 mins drive



Peenya

15 mins drive



Orion Mall

25 mins drive



Vaishnavi Sapphire
Centre

20 mins drive

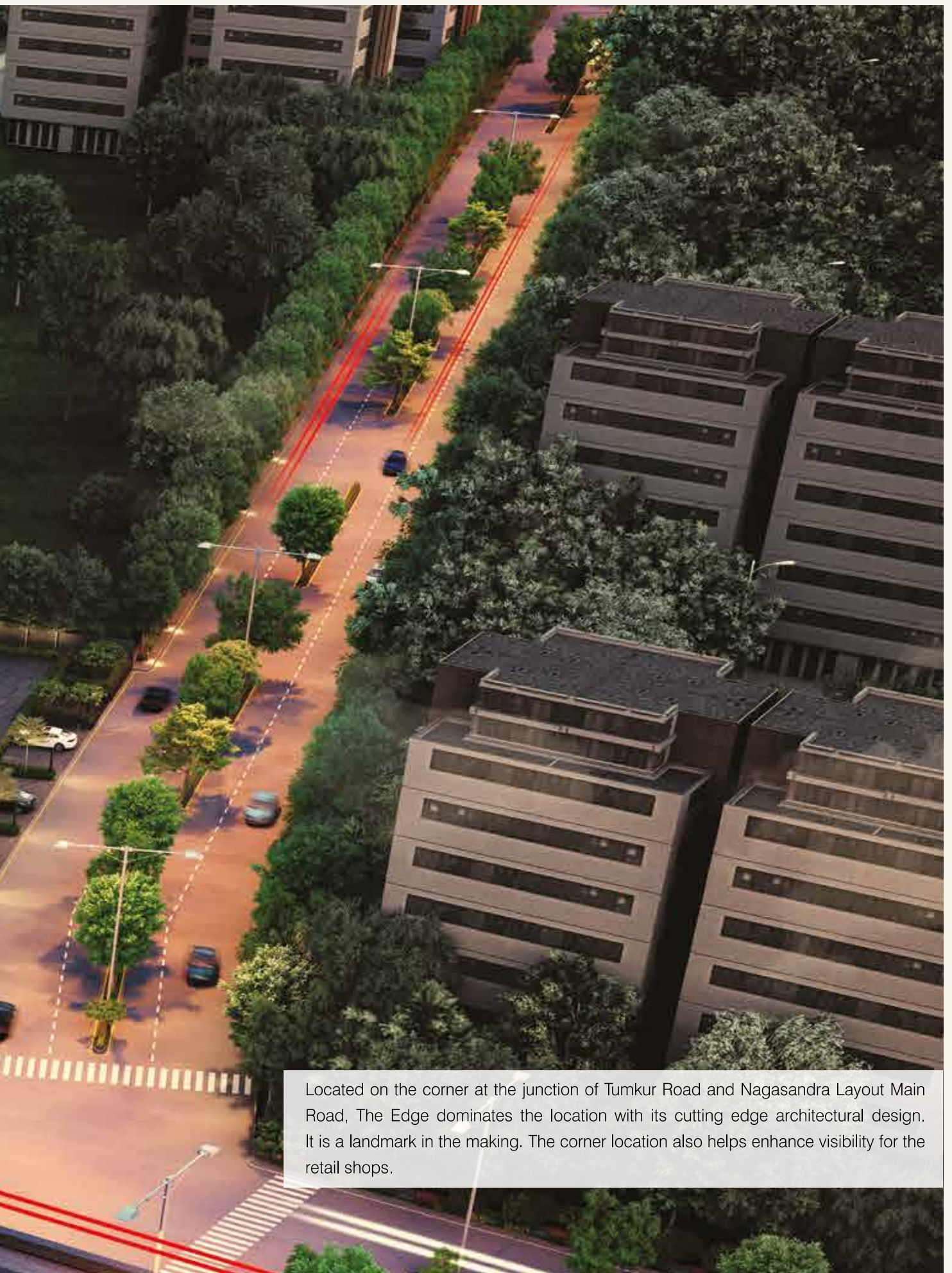


Hotel Taj

23 mins drive



Artistic impression



Located on the corner at the junction of Tumkur Road and Nagasandra Layout Main Road, The Edge dominates the location with its cutting edge architectural design. It is a landmark in the making. The corner location also helps enhance visibility for the retail shops.

THE ARCHITECTURAL EDGE

Let your business destination be the envy of competitors and one that leaves a lasting impression on your clientele.

- Bold and striking architecture executed with smart planning
- Spacious and aesthetically designed double height entrance lobby
- An exquisite façade that steals attention at the first glance
- Thoughtful spaces that include casual seating, and interactive enclaves amidst ample natural light and ventilation
- Fast and silent automatic lifts, high-quality electrical fixtures
- Double height terrace and balcony

After all, the first impression is the last impression.





Artistic impression

THE VISIBILITY EDGE

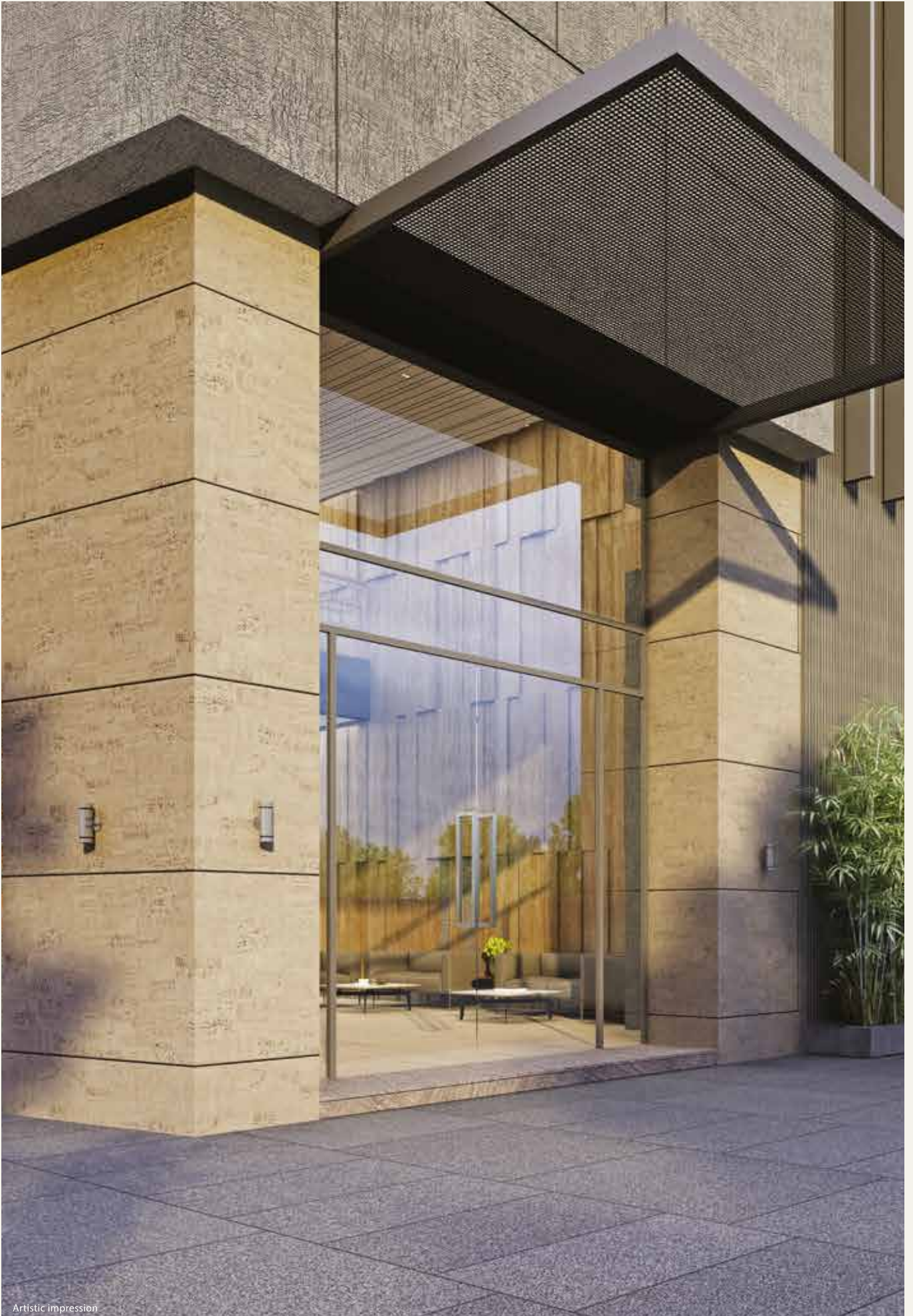
On offer are well-planned retail spaces with a great facade and visibility from the main road. Aesthetically planned signage spaces and unobstructed frontages will do wonders to lure walk-in customers and make shopping a breeze.

The Edge is close to major residential and commercial areas making it a profitable spot for businesses.

THE RETAIL EDGE

- Ground plus two floors of retail space
 - Flexible space options, amidst an ideal, upscale ambience
 - Strategically-located at a highly visible hotspot
 - A large facade offering high visibility, natural light and air
 - Spaces that seize the attention of shoppers
 - Expansive frontage with impressive displays
 - In the most developing area of Bengaluru
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Artistic impression

THE DESIGN EDGE

The offices have been designed to offer the maximum light and visibility to its occupants. Optimum ceiling height and careful structural design have resulted in flexible spaces ranging from 1000* sqft to 13000* sqft.

*Super built-up area

THE OFFICE EDGE

- Spread over 3rd to 13th majestic floors
 - Boutique offices catering to the finest business lifestyle
 - Bespoke space options to choose from
 - Contemporary glass facade presenting exquisite views
 - Provision for restroom
-



Artistic impression



Artistic impression

THE AMENITIES EDGE

Built with care and sensitivity, The Edge scores high when it comes to amenities and utilities.

- Double Height Reception Lobby with Imported Marble and Claddings
- Efficient Flat Slabs in Office Spaces
- Ample Car Parking - Provision for One Car Park for Every 450 Sq. Ft. Carpet Area
- Modern Cafeteria
- Self-Service Kiosks with Soft Drinks and Snacks
- 100% Power Backup
- Provision for VRV Air-Conditioning Systems
- Integrated Rainwater Harvesting
- Sewage Treatment And Recycling
- Wheel Chair Accessible Common Areas
- Landscaped Open Areas with Seating
- Multi-Layered Security Systems with Controlled Access
- Surveillance in Parking and Common Areas
- Aiming for IGBC Rating / Certification - Core and Shell (Tenant-Occupied)
- Common Conference Room*
- Gymnasium*
- Theatre / Auditorium*
- Recreation Room with Gaming Console, Table Tennis, Foosball, Carrom and Other Amenities*
- Dedicated Electric Vehicle Charging Area / Points*

*Usage charges apply

SPECIFICATIONS

STRUCTURE

- Combination of Flat Slab and Frame Structure

TOILET

- Provision for Toilet in Retail & Offices: Plumbing and Drainage Lines upto Ducts (Single Point)

POWER

- Power Connection: Connection at Single Point

ELECTRICAL

- Switches (Common Areas Only): Legrand / Anchor / ABB / Equivalent Brand

FLOORING (Common Area)

- Ground Floor Lobby: Imported Marble / Natural Stone / Wooden-Cladded Walls
- Typical Lift Lobby: Imported Marble / Natural Stone
- Typical Floor Passage: 800x800 Porcelain / Vitrified Tiles (Grifine, AGL, Somany, Nitco / Equivalent Brand) and False Ceilings with Concealed Lighting

PAINTING

- Exterior: Acrylic Emulsion
(Colour as suggested by the architect)
- Lobby: Texture / Paneling / Stone
Cladding / Painting (As suggested by the architect)

DOORS

- Common Areas: Flush Door with Polished Finish / Engineered Door and Frames
- Entrance Lobby: Glass Door
- Hardware: Ozone / Kitch / Doorset / Equivalent Brand

STAIRCASE RAILING

- MS Railing with Hollow Pipe Sections

LIFTS

- Braille-Enabled Control Panels
- Passenger Lifts (2 Nos.): Schindler / KONE / OTIS / Thyssenkrupp / Equivalent
- Fire / Service Lift (1 No.): Schindler / KONE / OTIS / Thyssenkrupp / Equivalent Brand

SECURITY SYSTEM

- Access Control / CCTV / Intercom

MASTER PLAN





the edge
by AECOM

Forever 21

Prive

Zaner

Kering

Muji

Wama

Fendi

Levis

Yatch 21

PARTNERS

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.

STRUCTURAL CONSULTANT ALPHA CONSULTANCY

Alpha Consultancy Services, based out of Ahmedabad, is one of the trusted names in the field of civil engineering & infrastructure. The firm works for residential projects, corporate business parks, hotels and resorts, bungalows, institutional projects, hospital and lab buildings & industrial projects. Their services include DPR service for infrastructure projects, detail engineering for civil & structural works, third-party inspections etc. They provide all these services keeping in mind the clients' needs.

MEP CONSULTANT JHAVERI ASSOCIATES

M/s Harshad B. Jhaveri is one of the most experienced MEP consultants based in Ahmedabad. The firm provides MEP design consultancy for various commercial and development projects like electrical, utility services, air conditioning, telecommunication, water supply, sanitation etc. It has also been involved in MEP design consultancy for the same since 1998.

LEGAL ADVISORS GSLAW

GSLAW is a Bengaluru-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.



ARVIND

Part of USD 2 Billion Lalbhai Group

TEXTILES | BRANDS | RETAIL | REAL ESTATE | TELECOM | ENGINEERING | E-COMMERCE

A legacy that spans over 90 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 2 billion dollar conglomerate with a 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 producers of woven fabrics. Arvind brought to India world's famous fashion brands with the likes of Tommy Hilfiger, US Polo, Ed Hardy, Aeropostale, Arrow, Sephora to name a few. Arvind also has to its name India's largest value retail chains for branded apparels, Unlimited.

After owning the 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.

THE LALBHAI GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



FROM DESIGNING STYLES TO REDEFINING LIFESTYLE.

Arvind SMARTSPACES
Bengaluru | Ahmedabad | Gandhinagar | Pune
Part of USD 2 Billion Lalbhai Group

The mark of true craftsmen is the pride they take in their creation. It is the passion for their craft that drives them to surpass norms of acceptability and explore the very limits of perfection. And the ultimate reward for the craft is the joy it delivers to the end user. 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. You will see this in precision of our processes, simplicity of our transactions, truth in our promises and thoughtfulness in everything we build.

Arvind SmartSpaces – Building Pride. Building Joy.

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 Ahmedabad, Gandhinagar, Bengaluru and Pune.

What sets Arvind SmartSpaces apart is its relentless pursuit to deliver customer value through innovation, thoughtfulness and painstaking detail orientation.

OTHER PROJECTS

Ahmedabad

Arvind
ALCOVE
your plan for second life

Arvind
MEGAESTATE

SHUBH GRIHA
APNA GHAR, APNON KE LIYE
A JV with Tata Housing

Arvind | Citadel
An opportunity for more me-time

Arvind
MEGATRADE

new HAVEN
COMPACT
A JV with Tata Housing

Parishkaar
2 & 3 BHK 700+ Lifestyle Apartments
A JV with bSafal

Arvind
MEGAPARK

TRADE
SQUARE
@ Khokhra
A JV with bSafal Homes

UPLANDS
GOLF • LIVING • LEISURE

aavishkaar

Bengaluru

Arvind
expansia

Arvind
S-K-Y
L-A-N-D-S
LIFE IN CENTRE

Arvind
SPORCIA
STAY WHERE YOU PLAY

Arvind
Oasis
SOOTHING AQUA HOMES

Pune

elan
— by Arvind

AWARDS & ACCOLADES

Arvind SMARTSPACES

Bengaluru | Ahmedabad | Gandhinagar | Pune

Part of USD 2 Billion Lalbhai Group



Golden Brick Awards,
Dubai



India News Gujarat at
Gujarat First Conclave



Realty Plus
Conclave & Excellence Award



The Global Business
Symposium, Dubai



3rd edition of Gujarat
Real Estate Awards



Realty Plus Award



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



9th Realty Plus Conclave &
Excellence Awards



Realty Plus Excellence Awards
(South), Bengaluru

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Disclaimer: All architectural and interior views, images and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and therefore, this does not constitute an offer and/or contract of any type between the promoter (developer) and the recipient / proposed allottee.

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RERA Website: <https://rera.karnataka.gov.in>