

## 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.





## Aqua Themed Homes

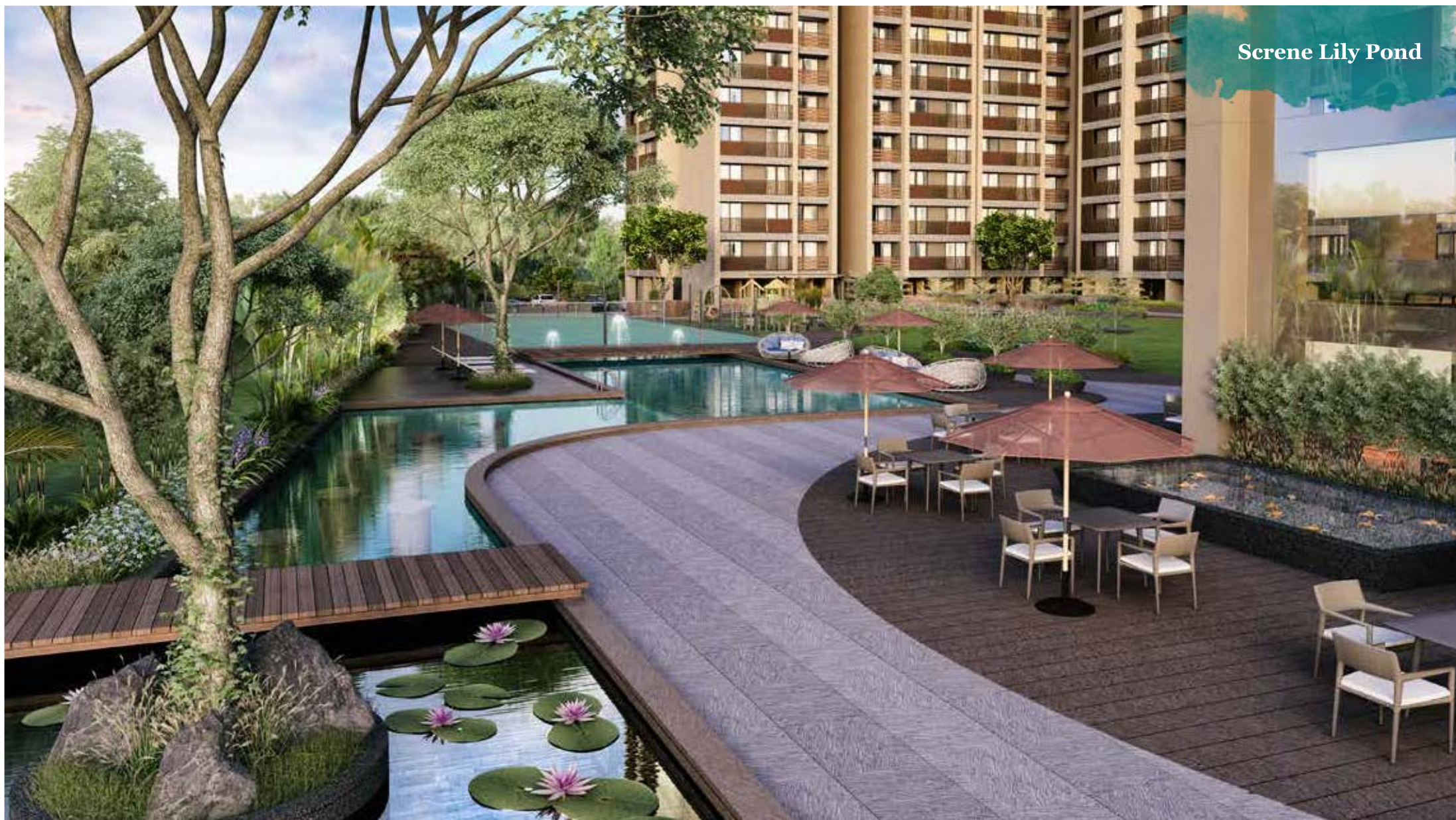




## Multiple Aqua Relaxation Spots







Screne Lily Pond



Koi Fish Pond





Adult and Toddler  
Swimming Pools





Fountain Arena





Aqua Cafe and Gym  
on the terrace











## Master Plan

1. Pathway
2. Central Lawn
3. Cricket Pitch
4. Children's Play Area
5. Multi-purpose court / Tennis court
6. Basketball (Single Pole) Court
7. Swimming pool
8. Toddler's Pool
9. Lily Pool
10. Koi Fish Pond
11. Water Fountain
12. Open sit-out
13. Club House
14. Aqua Café and Gym
15. Jogging Track
16. Block Drop-off area
17. Entry Ramp
18. Exit Ramp





## other unique features

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

## sports and other amenities

### Outdoor

- Multi-purpose court/Tennis court
- Cricket pitch
- Basketball (single pole) court
- Children's play area with sandlot and slides
- Senior citizens' nook

### Fitness

- Jogging track
- Indoor gymnasium
- Massage room
- Steam room

### Indoor

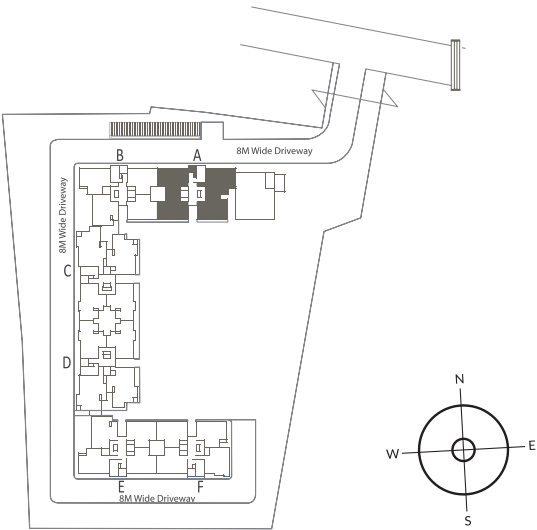
- Badminton court
- Pool table
- Table tennis court
- Library with over 1000 books

### Landscape

- Fish pond
- Lily pond
- Central landscape area
- Water feature / fountain
- Terrace café
- Outdoor deck



ARVIND OASIS - BLOCK A - 2 BHK

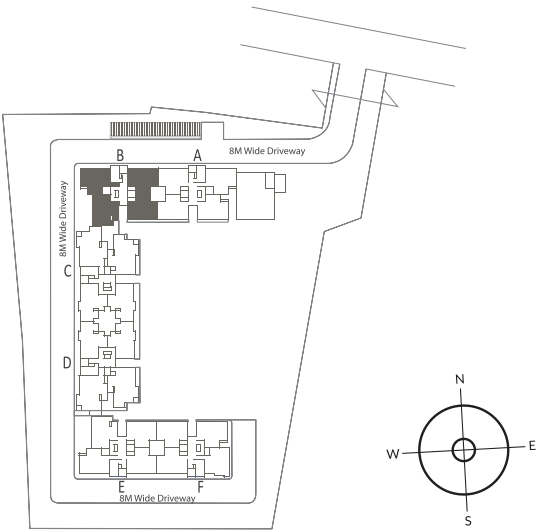


UNIT NO	UNIT TYPE	CARPET AREA (RERA)		ADDITIONAL AREA (BALCONY)		ADDITIONAL AREA (FOYER)	
		Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft
A - 101-1901	2 BHK TYPE 1	70.48	758.64	3.86	41.55	0.00	0.00
A - 102-1902	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
A - 103-1903	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
A - 104-1904	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00

Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.  
Note: The small window shown in master bedroom of unit A- 101 - 1901 and A- 102 - 1902 will be provided from 4th floor to 19 floor



ARVIND OASIS - BLOCK B - 2 BHK

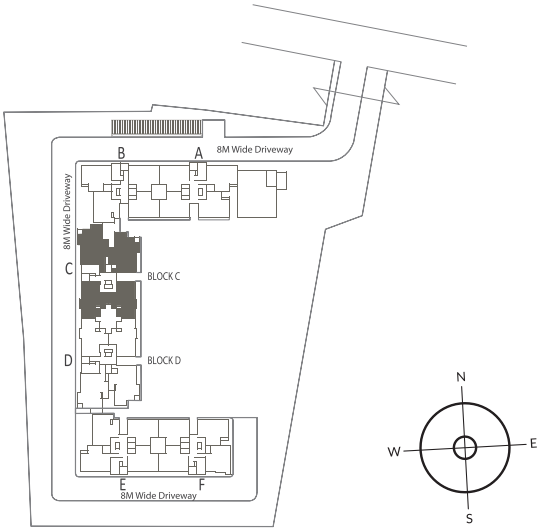


UNIT NO	UNIT TYPE	CARPET AREA (RERA)		ADDITIONAL AREA (BALCONY)		ADDITIONAL AREA (FOYER)	
		Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft
B - 101-1901	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
B - 102-1902	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
B - 103-1903	2 BHK TYPE 3	71.99	774.89	3.99	42.95	0.00	0.00
B - 104-1904	2 BHK TYPE 1	70.48	758.64	3.86	41.55	0.00	0.00

Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.



ARVIND OASIS - BLOCK C - 3 BHK COMPACT & 3 BHK



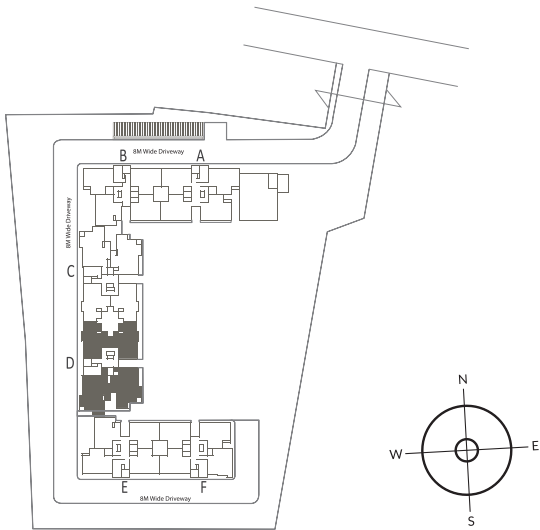
UNIT NO	UNIT TYPE	CARPET AREA (RERA)		ADDITIONAL AREA (BALCONY)		ADDITIONAL AREA (FOYER)	
		Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft
C - 101-1801	3 BHK TYPE 1	97.41	1048.51	4.35	46.82	6.54	70.40
C - 102-1902	3 BHK TYPE 2	95.01	1022.68	4.35	46.82	1.98	21.31
C - 103-1903	3 BHK COMPACT TYPE 1	81.39	876.07	3.86	41.55	0.00	0.00
C - 104-1804	3 BHK COMPACT TYPE 1	81.39	876.07	3.86	41.55	0.00	0.00



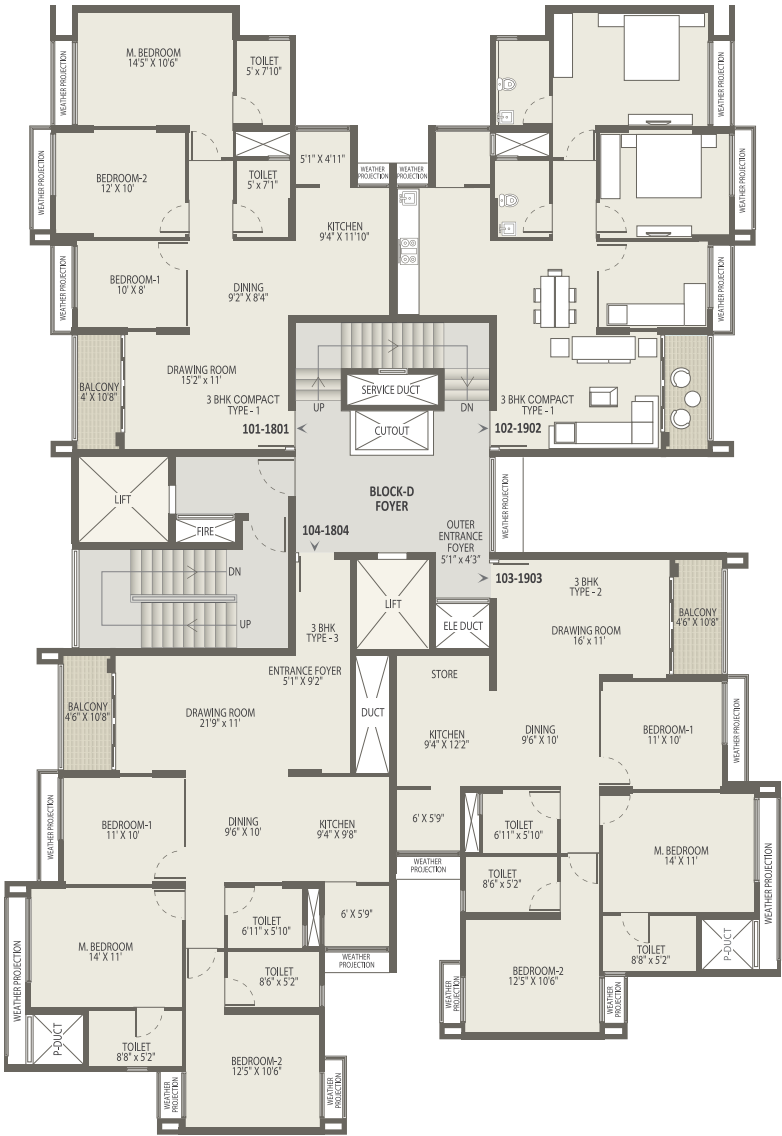
Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.



ARVIND OASIS - BLOCK D - 3 BHK COMPACT & 3 BHK



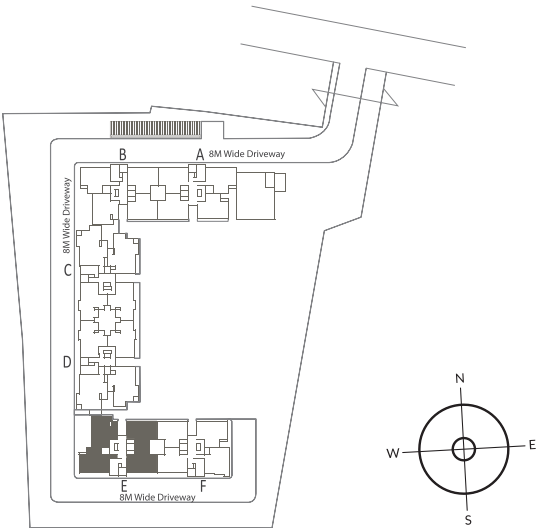
UNIT NO	UNIT TYPE	CARPET AREA (RERA)		ADDITIONAL AREA (BALCONY)		ADDITIONAL AREA (FOYER)	
		Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft
D - 101-1801	3 BHK COMPACT TYPE 1	81.39	876.07	3.86	41.55	0.00	0.00
D - 102-1902	3 BHK COMPACT TYPE 1	81.39	876.07	3.86	41.55	0.00	0.00
D - 103-1903	3 BHK TYPE 2	95.01	1022.68	4.35	46.82	1.98	21.31
D - 104-1804	3 BHK TYPE 3	103.01	1108.79	4.35	46.82	0.00	0.00



Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.



ARVIND OASIS - BLOCK E - 2 BHK

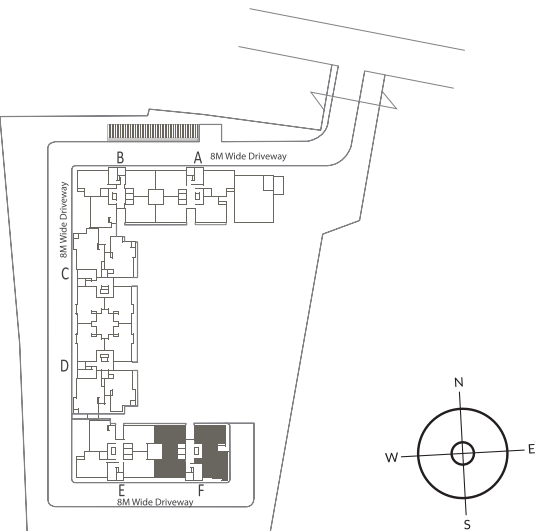


UNIT NO	UNIT TYPE	CARPET AREA (RERA)		ADDITIONAL AREA (BALCONY)		ADDITIONAL AREA (FOYER)	
		Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft
E - 101-1901	2 BHK TYPE 5	68.67	739.16	3.77	40.58	0.00	0.00
E - 102-1902	2 BHK TYPE 3	71.99	774.89	3.99	42.95	0.00	0.00
E - 103-1903	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
E - 104-1904	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00

Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.



ARVIND OASIS - BLOCK F - 2 BHK



UNIT NO	UNIT TYPE	CARPET AREA (RERA)		ADDITIONAL AREA (BALCONY)		ADDITIONAL AREA (FOYER)	
		Sq.M	Sq.Ft	Sq.M	Sq.Ft	Sq.M	Sq.Ft
F - 101-1901	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
F - 102-1902	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
F - 103-1903	2 BHK TYPE 2	67.57	727.32	3.86	41.55	0.00	0.00
F - 104-1904	2 BHK TYPE 4	68.10	733.02	3.86	41.55	0.00	0.00

Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.





# Arvind

Part of USD 2 Billion Lalbhai Group

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

**Arvind SmartSpaces**, part of USD 2 Billion conglomerate, The Lalbhai Group, brings iconic homes to the garden city of Bengaluru. With a legacy of more than nine decades, the Lalbhai Group has emerged as a leader in textiles, brands and retail industry and has become one of the largest denim manufacturers in the world. The Lalbhai Group has been defining and shaping many collections and trendsetting styles across the ramps and retail outlets in the fashion capitals across the world. It touches everyday life to bring in that feel of excellence through the brands we all love so much. Flying Machine, Tommy Hilfiger, US Polo, Arrow, Izod, Gant, Nautica, Calvin Klein, Megamart-Unlimited to name a few.

## THE LALBHAI GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



From designing styles  
to redefining lifestyle.

# Arvind SMARTSPACES

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. 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



Arvind  
**ALCOVE**  
*your plan for second life*



Arvind | Citadel  
An opportunity for more me-time



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



aavishkaar



UPLANDS  
ONE



Arvind  
**MEGAESTATE**



Arvind  
**MEGATRADE**



Arvind  
**MEGAPARK**



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



NEW HAVEN  
COMPACT  
A JV with Tata Housing



TRADE  
SQUARE  
@ Khokhra  
A JV with bSafal Homes

### Bengaluru



Arvind  
**expansia**



Arvind  
**SPORCIA**  
STAY WHERE YOU PLAY



Arvind  
**S-K-Y LANDS**  
LIFE IN CENTRE

### Pune



elan  
— by Arvind



## Team Behind

### 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 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.

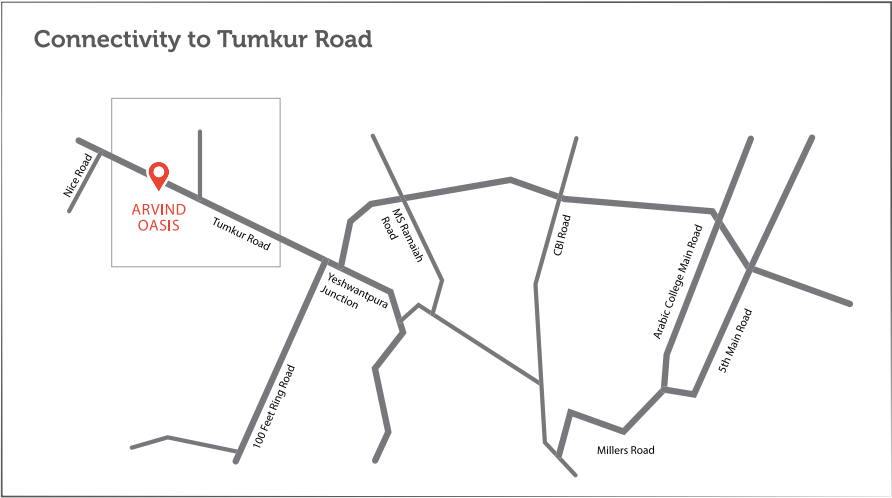
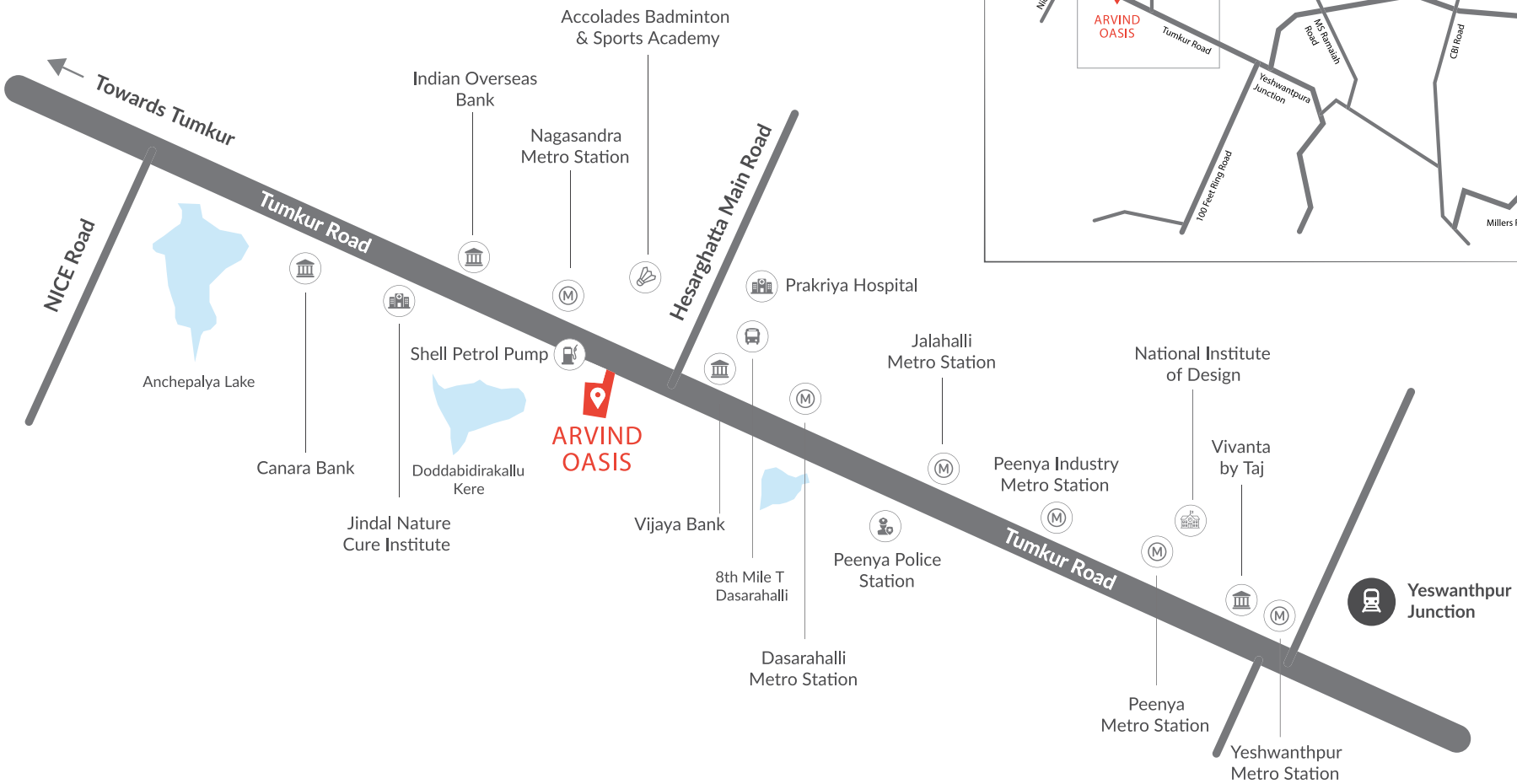
The firm's practice area includes real estate, corporate advisory, litigation & dispute resolution, intellectual property rights, mergers & acquisition, joint venture collaborations, taxation, private equity and venture capital.

### 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.

Location Map & Key Landmarks





**ARVIND SMARTSPACES**  
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www.arvindoasis.com | 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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