

THE VISION OF
ARS INFRAA

ZURICH
Phase II

Riva & Ziva



EMBRACE THE ART OF FINE LIVING

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ARS Infraa

At ARS Infraa, we believe in transforming landscapes and shaping communities through intelligent design, impeccable craftsmanship, and a forward-thinking vision. With a deep commitment to quality and innovation, we create contemporary living spaces that seamlessly blend elegance, functionality, and sustainability.

Driven by a passion for architectural brilliance, ARS Infraa meticulously curates homes that optimize space, enhance natural light, and foster a harmonious lifestyle. Every project is a testament to our unwavering dedication to delivering excellence, ensuring enduring value for homeowners and investors alike.

Our Philosophy

- Excellence in architectural innovation
- Sustainable and eco-conscious development
- Impeccable craftsmanship
- Timeless luxury infused with modern functionality

Join us in our journey as we continue to shape the skyline with visionary living spaces.



Radio Mirchi Awards
Mid-Segment
Developer of the Year

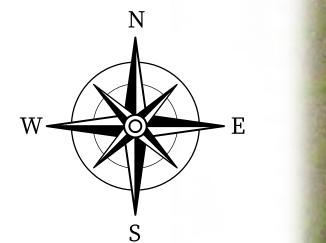


Economic Times Awards
Premium Housing
Developer of the Year



**Times Real Estate
Conclave Awards**
Visionary Residential
Developer of the Year

First Floor Plan



LEGENDS

1. Swimming Pool with Kids Pool
2. Skating Rink
3. Cricket Practice Pitch
4. Pets Park
5. Outdoor Gym
6. Yoga Deck
7. Landscaped Garden
8. Basket Ball Court
9. Children Play Area with Sand Pit
10. Amphitheater
11. Waiting Lounge
12. EV Charging Station
13. Senior Citizen Park
14. Badminton Court
15. Park
16. Gazebo Shelters
17. Mini Forest
18. Jogging Track
19. STP
20. Transformer Yard
21. Temple

CLUB HOUSE AMENITIES

1. Party Hall
2. Indoor games
3. Indoor Gym
4. Multipurpose Hall
5. SPA

No. of Flats	256 Flats
No. of Floors	8 Floors
Parking	Stilt Floor
Blocks	2 (A&B)
Lifts	6

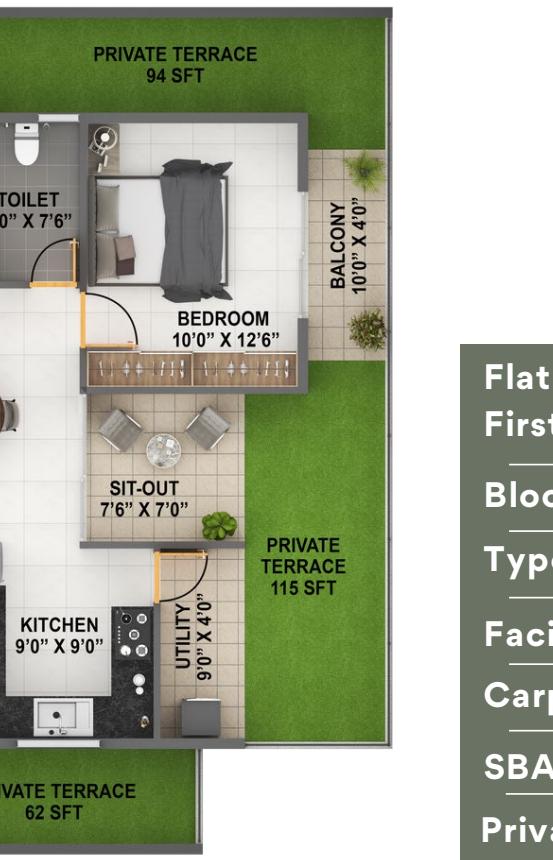
Note: The private terrace mentioned in the plan is only for 1st floor



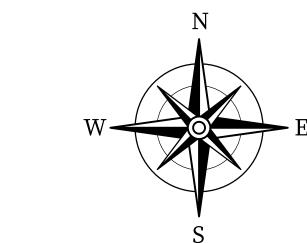
Flat No 1,13
First Floor
Block A & B
Type 3 BHK
Facing North
Carpet Area 1165 Sq. Ft
SBA 1565 Sq.Ft
Private Terrace 225 Sq.Ft



Flat No 2,14
First Floor
Block A & B
Type 3 BHK
Facing North
Carpet Area 1212 Sq. Ft
SBA 1640 Sq.Ft
Private Terrace 107 Sq.Ft



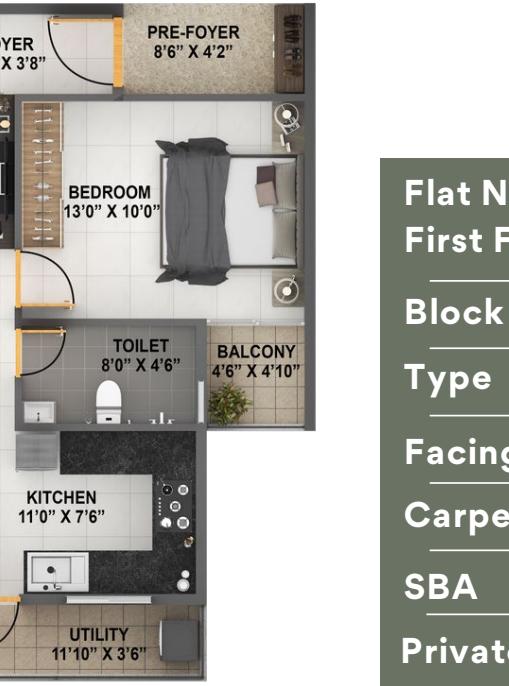
Flat No 3
First Floor
Block A & B
Type 3 BHK
Facing North
Carpet Area 1165 Sq. Ft
SBA 1565 Sq.Ft
Private Terrace 275 Sq.Ft



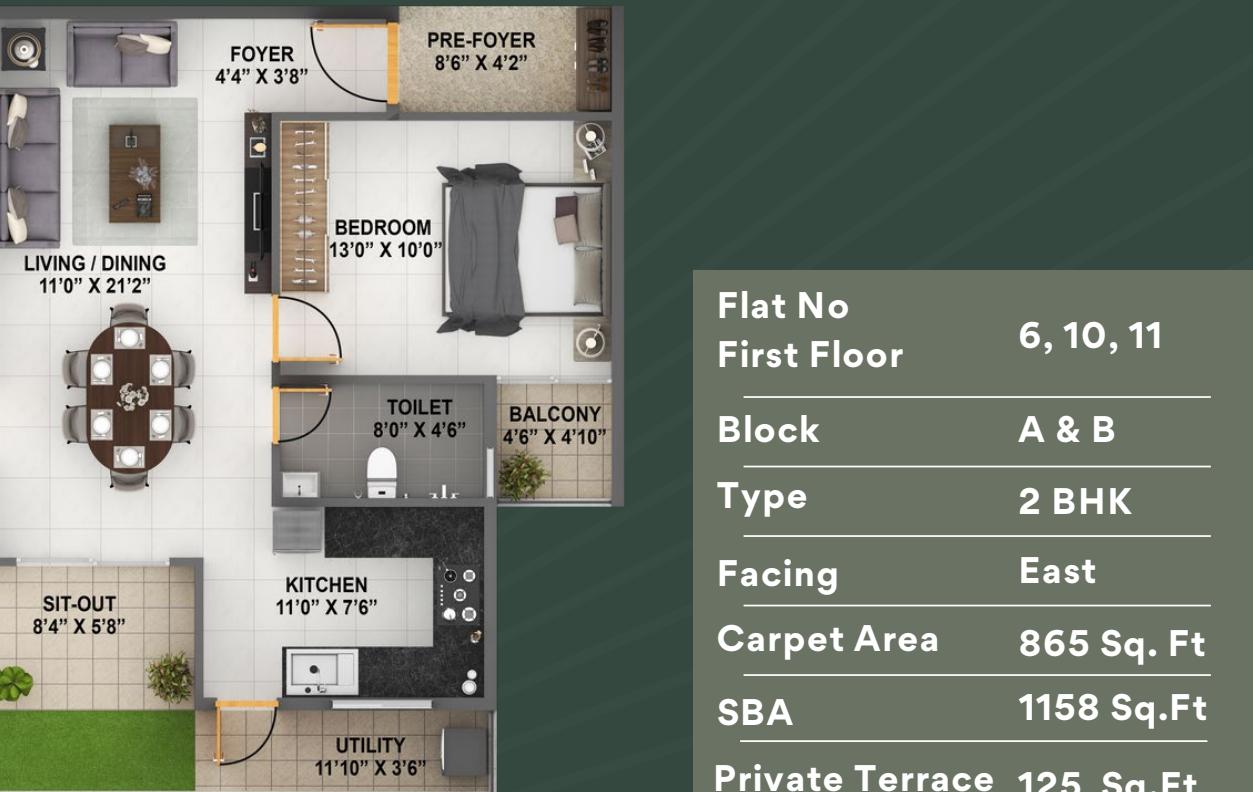
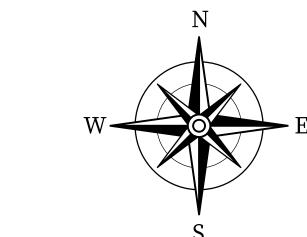
Flat No 4
First Floor
Block A & B
Type 3 BHK
Facing North
Carpet Area 1212 Sq.Ft
SBA 1640 Sq.Ft
Private Terrace 69 Sq.Ft



Flat No	5
First Floor	
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1165 Sq. Ft
SBA	1565 Sq.Ft
Private Terrace	152 Sq.Ft



Flat No	7
First Floor	
Block	A & B
Type	2 BHK
Facing	East
Carpet Area	865 Sq. Ft
SBA	1158 Sq.Ft
Private Terrace	198 Sq.Ft



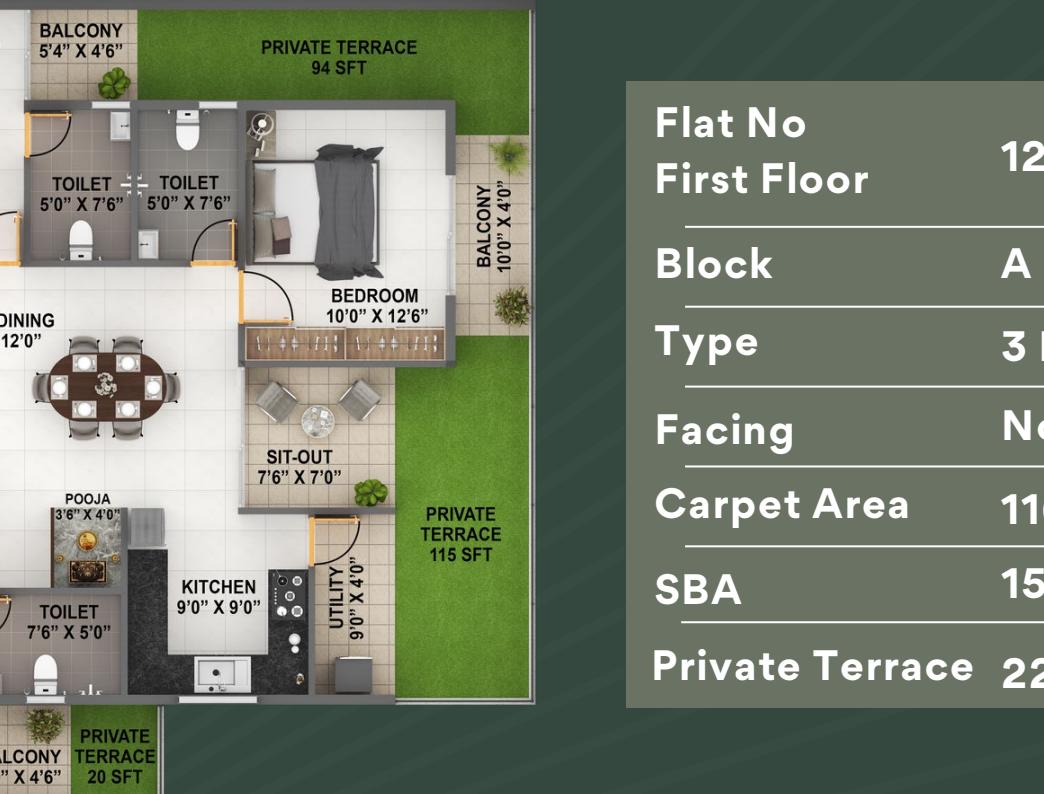
Flat No	6, 10, 11
First Floor	
Block	A & B
Type	2 BHK
Facing	East
Carpet Area	865 Sq. Ft
SBA	1158 Sq.Ft
Private Terrace	125 Sq.Ft



Flat No	8
First Floor	
Block	A& B
Type	2BHK
Facing	East
Carpet Area	865 Sq.Ft
SBA	1158 Sq.Ft
Private Terrace	299 Sq.Ft



Flat No	9
First Floor	
Block	A & B
Type	3 BHK
Facing	East
Carpet Area	1539 Sq. Ft
SBA	2066 Sq.Ft
Private Terrace 1330 Sq.Ft	



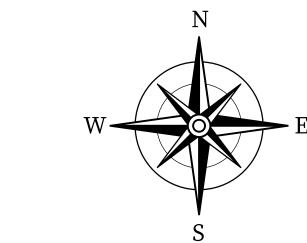
Flat No	12
First Floor	
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1165 Sq. Ft
SBA	1565 Sq.Ft
Private Terrace 229 Sq.Ft	



Flat No	15
First Floor	
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1212 Sq. Ft
SBA	1640 Sq.Ft
Private Terrace 156 Sq.Ft	

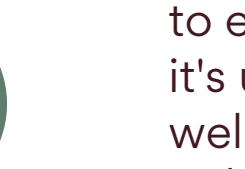
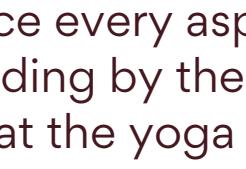
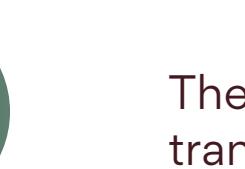
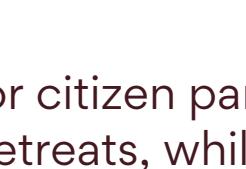
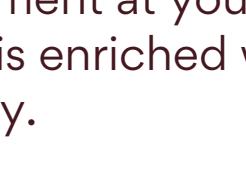
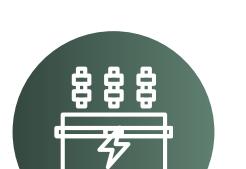


Flat No	16
First Floor	
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1186 Sq.Ft
SBA	1587 Sq.Ft



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 Swimming Pool with Kids Pool	 Children Play Area with Sand Pit	 Skating Rink	 Badminton Court	 Cricket Practice Pitch
 Basket Ball Court	 Amphitheater	 Outdoor Gym	 Yoga Deck	 Jogging Track
 Senior Citizen Park	 Mini Forest	 Outdoor Seatings	 Pets Park	 Park
 Landscaped Garden	 Waiting Lounge	 EV Charging Station	 24x7 Security with CCTV	 Rain Water Harvesting
 STP	 Transformer Yard	 24x7 Power Backup	 Ganesha Temple	
 Club House Amenities	 Party Hall	 Indoor Games	 Indoor Gym	 Multipurpose Hall
	 SPA			

Amenities

At Zurich, luxury extends beyond your home—into a world of thoughtfully curated amenities designed to enhance every aspect of your lifestyle. Whether it's unwinding by the swimming pool, embracing wellness at the yoga deck and outdoor gym, indulging in recreation at the skating rink, cricket pitch and basketball court, there's something for everyone.

The senior citizen park and mini forest offer tranquil retreats, while the EV charging station and modern clubhouse with a party hall, indoor gym and multipurpose hall ensure convenience and entertainment at your doorstep. Here every moment is enriched with comfort, leisure and exclusivity.

Specifications

Structure R.C.C. framed structure with M-25 grade concrete and Fe 550 grade TMT steel, designed as per relevant BIS codes for Earth Quake Resistance (Seismic Zone-II), structurally efficient systems implemented.

Walls Wall masonry 6" and 4" solid cement blocks for Internal walls

Doors Main entrance door - Engineered wood frames and shutters finished with teak veneer Other doors: Engineered wood frames with laminate doors and SS fittings

Windows UPVC sliding windows with mosquito mesh

Toilets Anti-skid ceramic tiles flooring and glazed ceramic tiles dadoing up to 7'0" Jaquar or equivalent make ISI CP and sanitary fittings

Plumbing CPVC water Supply Lines

Electrification Anchor or equivalent make

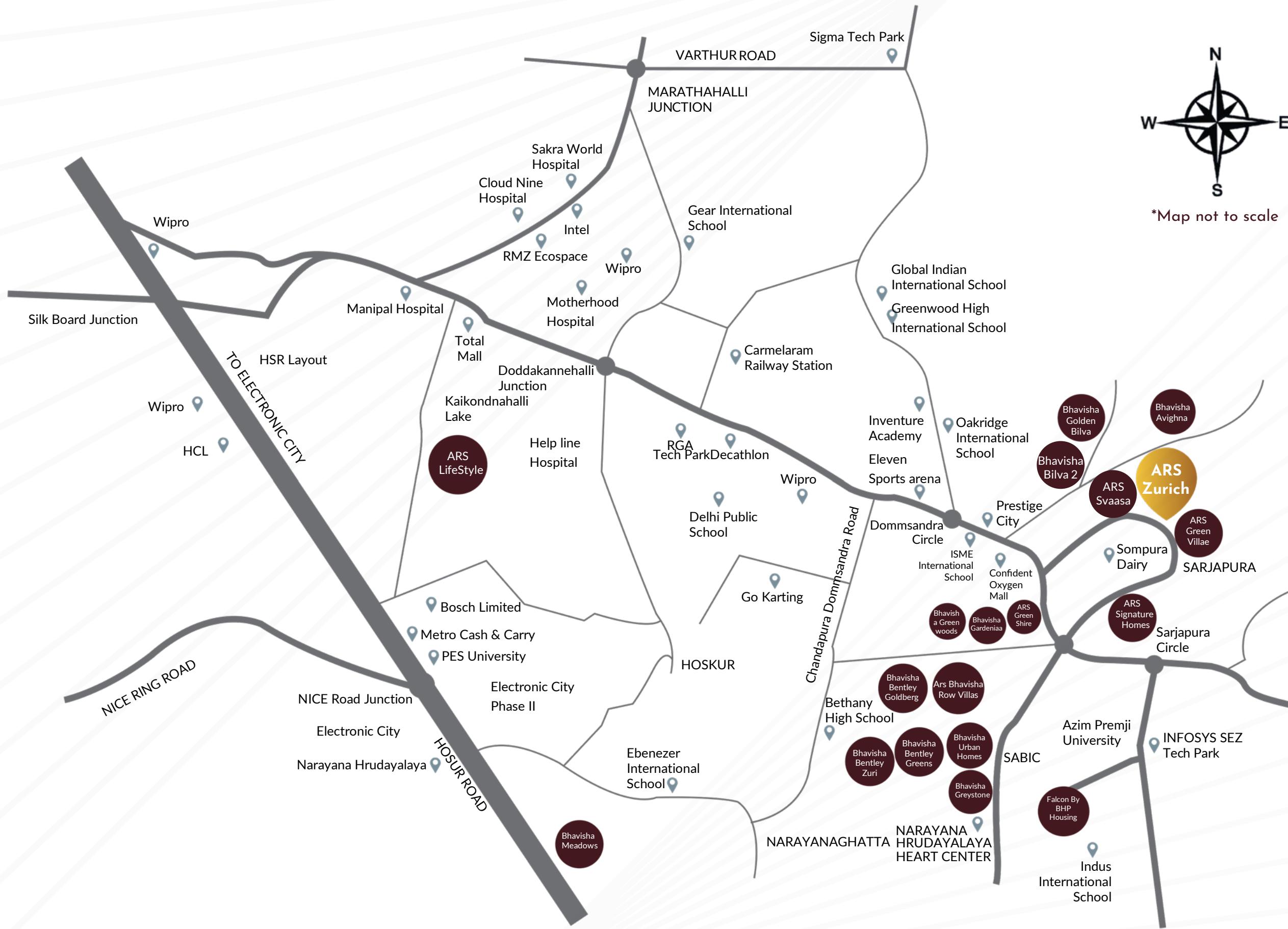
Communication TV points in living room

Generator Power back-up provided with load controller for each flat Additional power back-up for water pump and common area lightings

Plastering All internal walls and ceiling plastered and painted with emulsion. Exterior walls painted with weather proof external paint

Flooring Polished vitrified tiles flooring with 3" skirting in drawing, kitchen, dining and bedrooms Anti-skid ceramic tiles for balconies and utilities

Lift 2 Passenger and 1 Service Lift for each block



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