


BIAAPA APPROVAL NO: BIAAPA/TP/CC/191/2022-23
RERA APPROVED

A Luxurious Villas Project By



AR VILLAS

@ North Bangalore Close to KIAL, Next Phase of  **AB Gardenia**



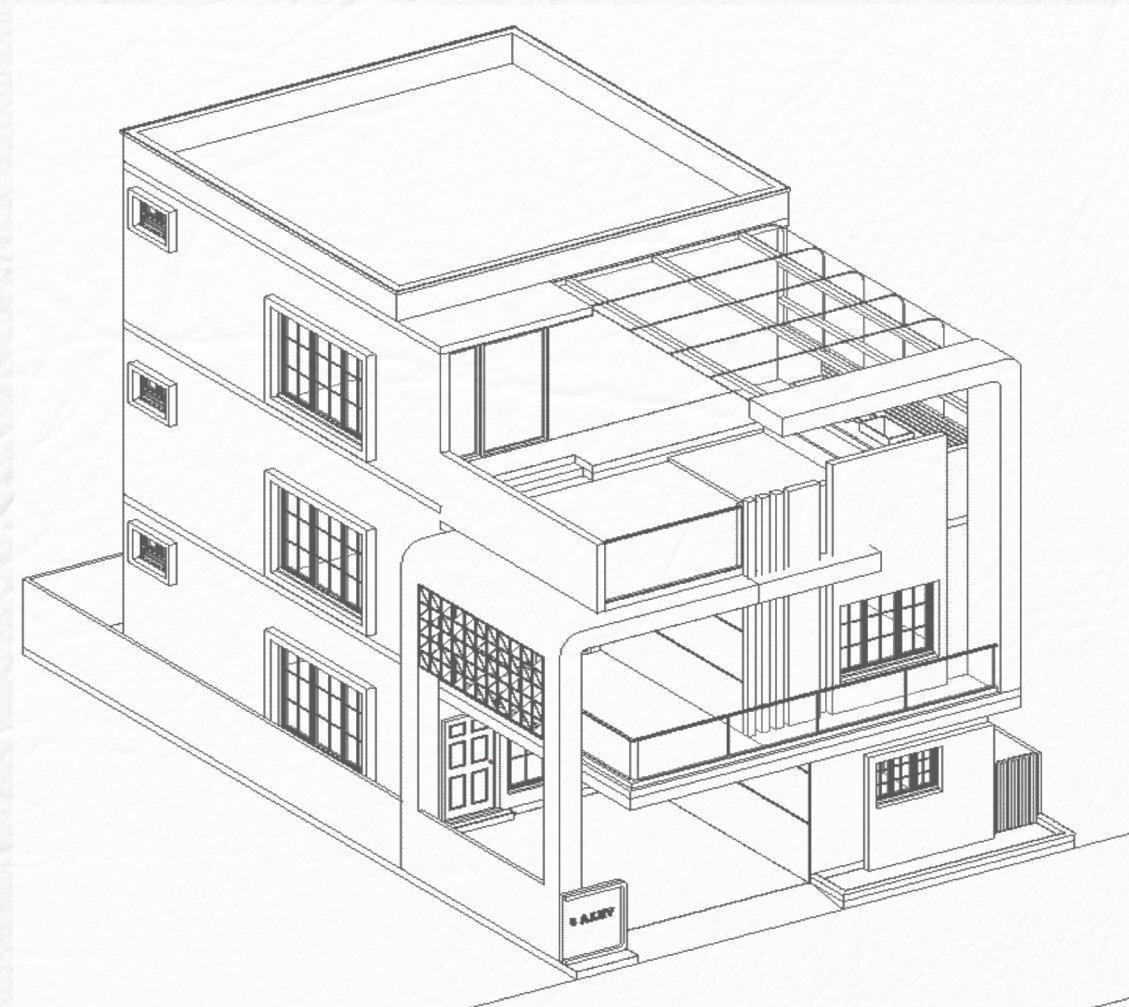
AR VILLAS

Unlock your
Dreams with
the key of

AR



www.sspgroup.org.in



WELCOME TO THE
VILLA LIVING

“LIVE LIFE AT YOUR PIECE OF PARADISE”

AR VILLAS

INSPIRED BY
COMBINATIVE VILLA

"Within the walls of the combinative villa, creativity dances hand in hand with functionality. Every room is a canvas where design and purpose unite, crafting spaces that inspire and embrace. Like the notes of a symphony, each element harmonizes to compose a masterpiece of living. A symposium of architecture and artistry, the combinative villa whispers tales of innovation and dreams realized. Step inside, where imagination knows no bounds and life is an ever-evolving masterpiece."



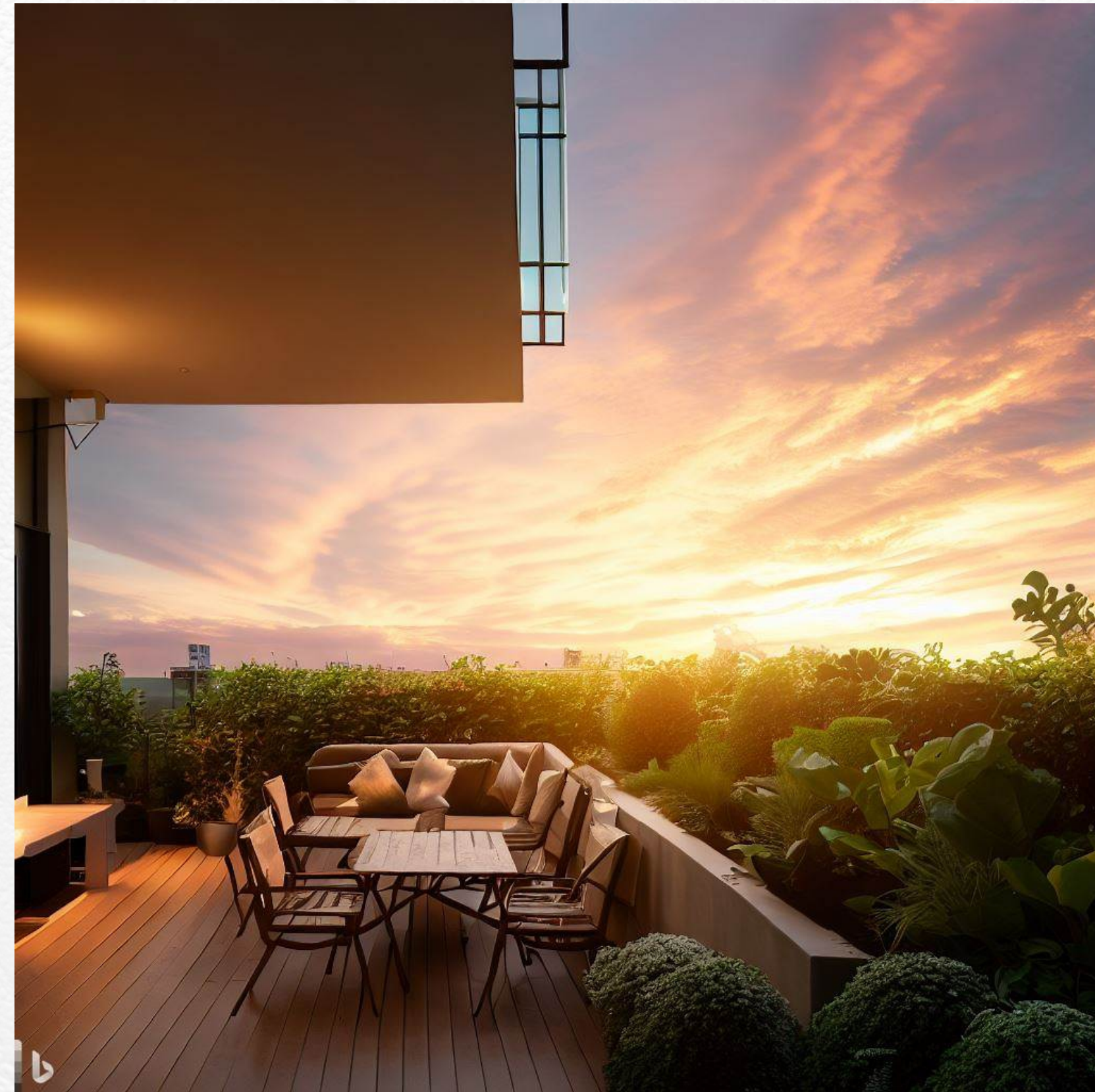
AR is a Phase-II of AB Gardenia

THE FINEST DESIGN,
THE BEST LOCATION
AND THE MOST
LUXURIOUS LIFESTYLE.

These 26 Independent luxury
villas on 2.18 Acres have been
Designed a unique Living
Experience & an atmosphere
of perfect peace and harmony.
Along with 151 Plots on 15 Acre
of AB Gardenia.



LUXURY RESIDENCES
WITH A TOUCH OF
CLASS AND ELEGANCE





LUXURY LIVING
SPACES WILL
LEAVE YOU
AWESTRUCK



LIVE THE LUXURIOUS
LIFE YOU DESERVE!

The bedrooms are well-designed to give you a spacious living.





The villa comes with an elevator for easy access up-to the terrace level.

Enhancing Building Efficiency with Smart Access to Elevators

In our ever-evolving world, technology continues to revolutionize the way we interact with and manage various aspects of our daily lives.

Elevator Partners : [ecoplanate](#)

"STEP INSIDE YOUR DREAM:

Where Elegance Meets Comfort."

Indulge in unparalleled luxury within our interiors. Immerse yourself in opulence, where high-quality materials, rich hues, and intricate details harmonize.

Our spaces are a masterpiece of sophistication, combining modern comfort with timeless elegance. Discover your haven of refined living today.





TYPE A - VILLA
East Facing

Villa No	Size	Plot Area (A)	UDS (B)	Total Land Area (A+B)
15,16,17 18 & 19	30x50	1500 Sqft	677 Sqft	2177 Sqft

SUPER BUILT-UP AREA - 3412 SQFT
Number of Villas - 5

First Floor



TYPE B - VILLA
West Facing

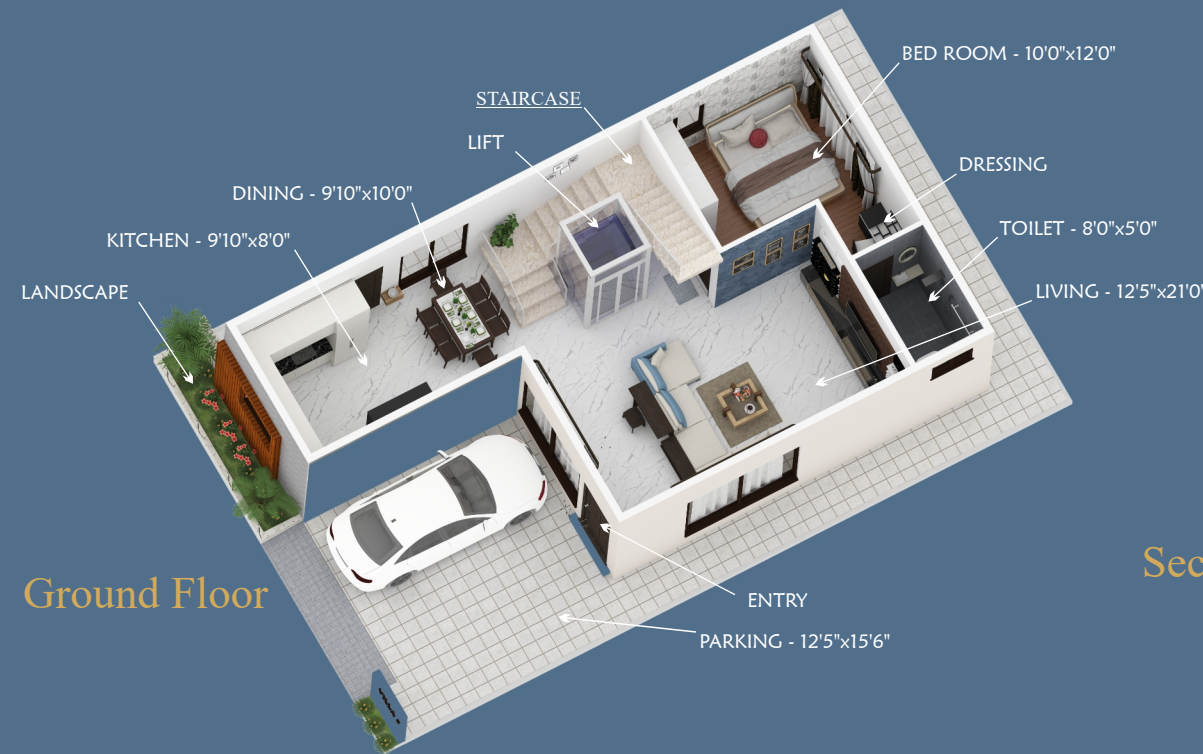
Villa No	Size	Plot Area (A)	UDS (B)	Total Land Area (A+B)
22,23,24 25 & 26	31x50	1550 Sqft	699 Sqft	2249 Sqft

SUPER BUILT-UP AREA - 3435 SQFT
Number OF VILLAS - 5

First Floor
TYPE - B & C VILLAS



Ground Floor



Second Floor



GROUND FLOOR
TYPE - C VILLAS



SECOND FLOOR
TYPE - B & C VILLAS



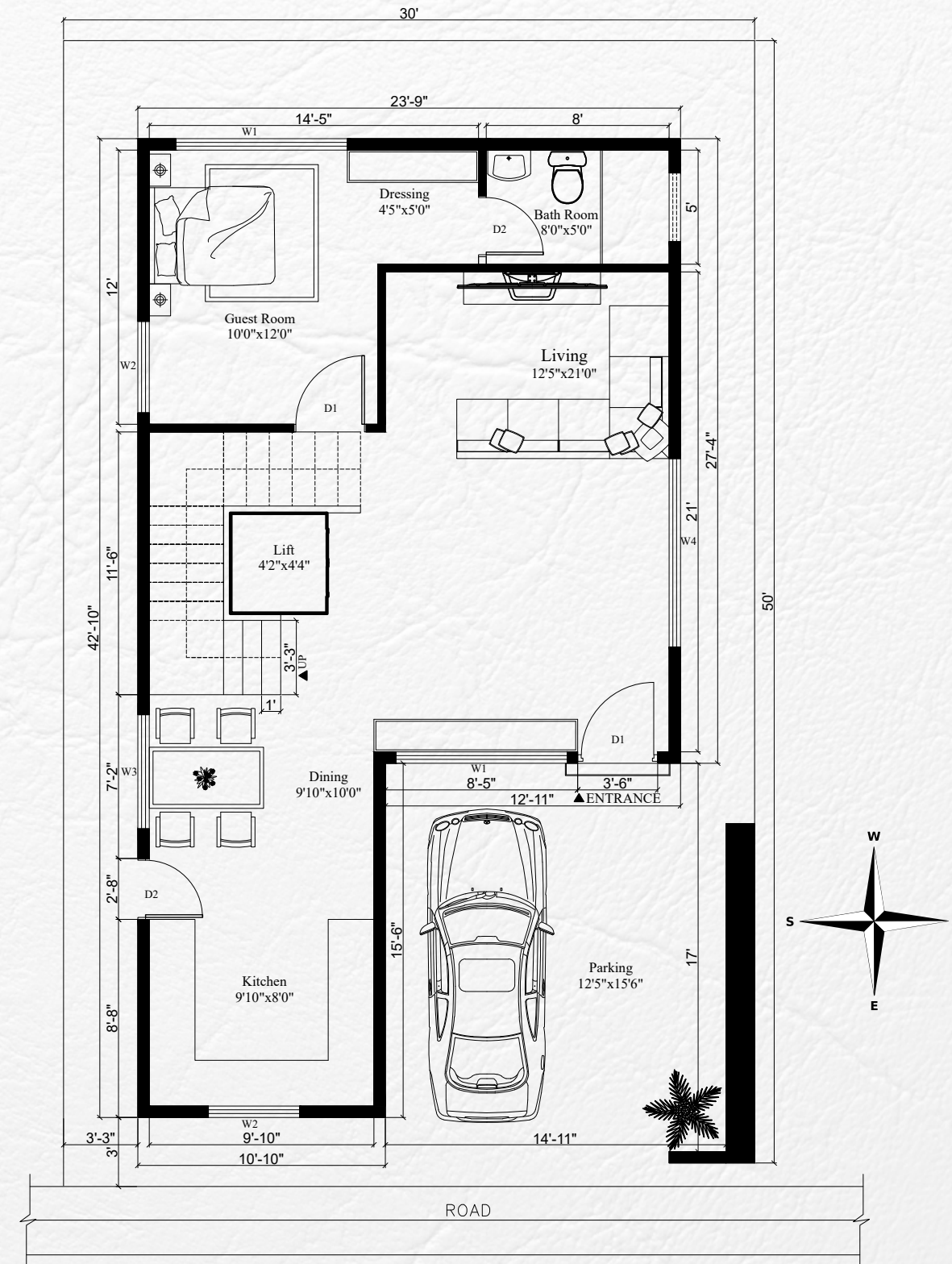


TYPE A - VILLA EAST FACING

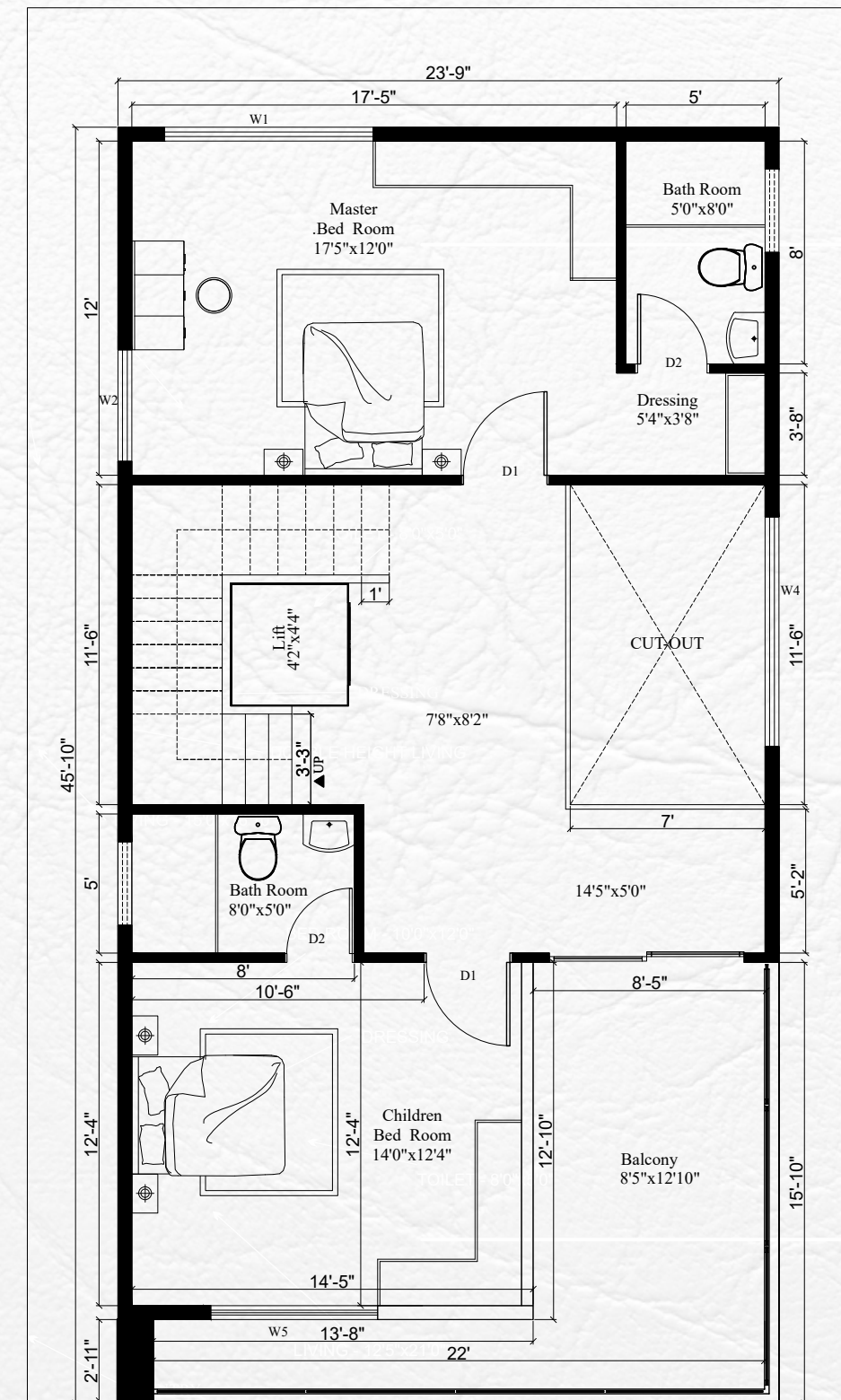
VILLA NO	SIZE	PLOT AREA (A)	UDS (B)	TOTAL LAND AREA (A+B)
15,16,17 18 & 19	30x50	1500 Sqft	677 Sqft	2177 Sqft

Super Built-up Area - 3412 Sqft

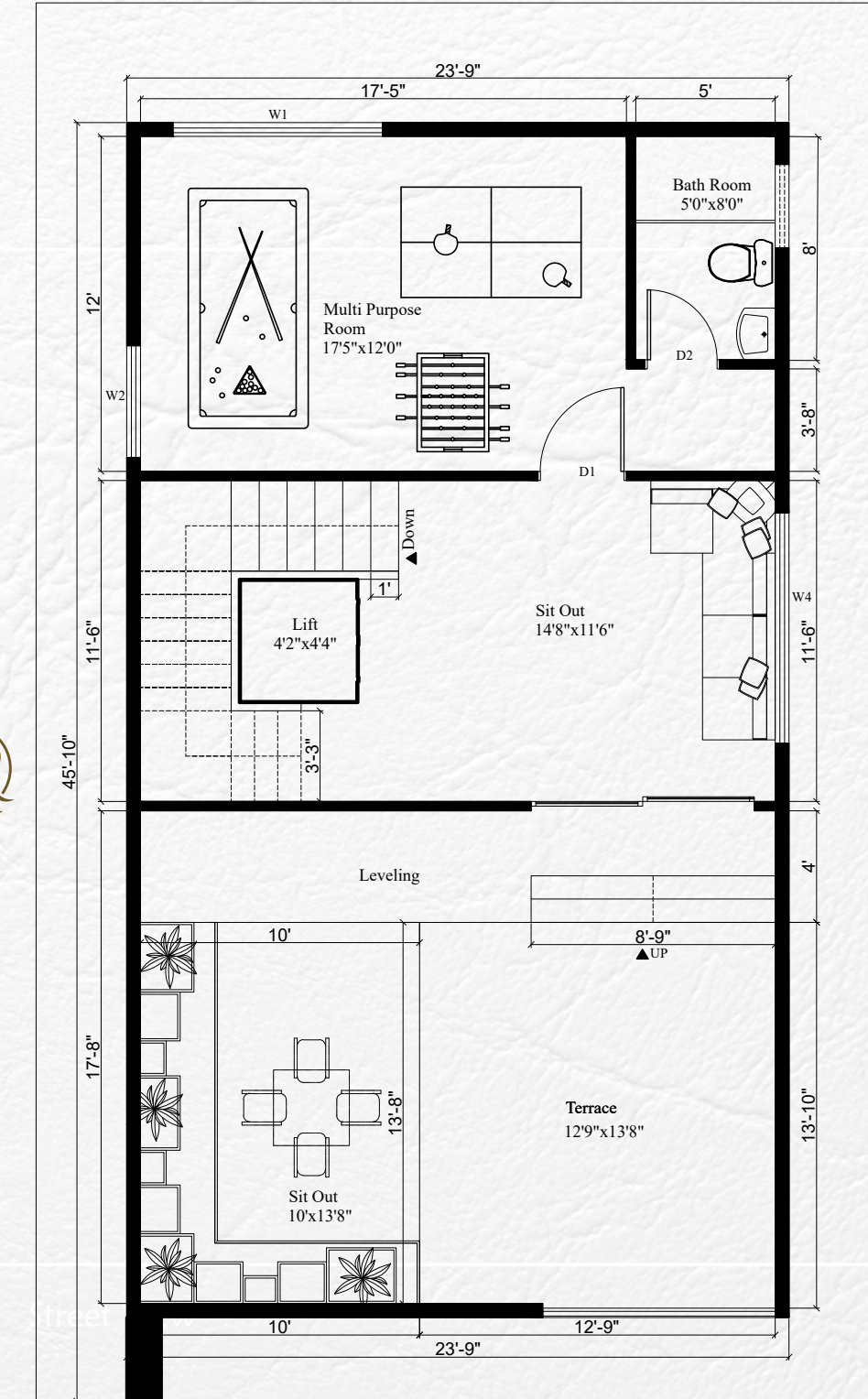
Number of Villas - 5



EAST FACING VILLA
GROUND FLOOR - PLAN



EAST FACING VILLA
FIRST FLOOR - PLAN



EAST FACING VILLA
SECOND FLOOR - PLAN



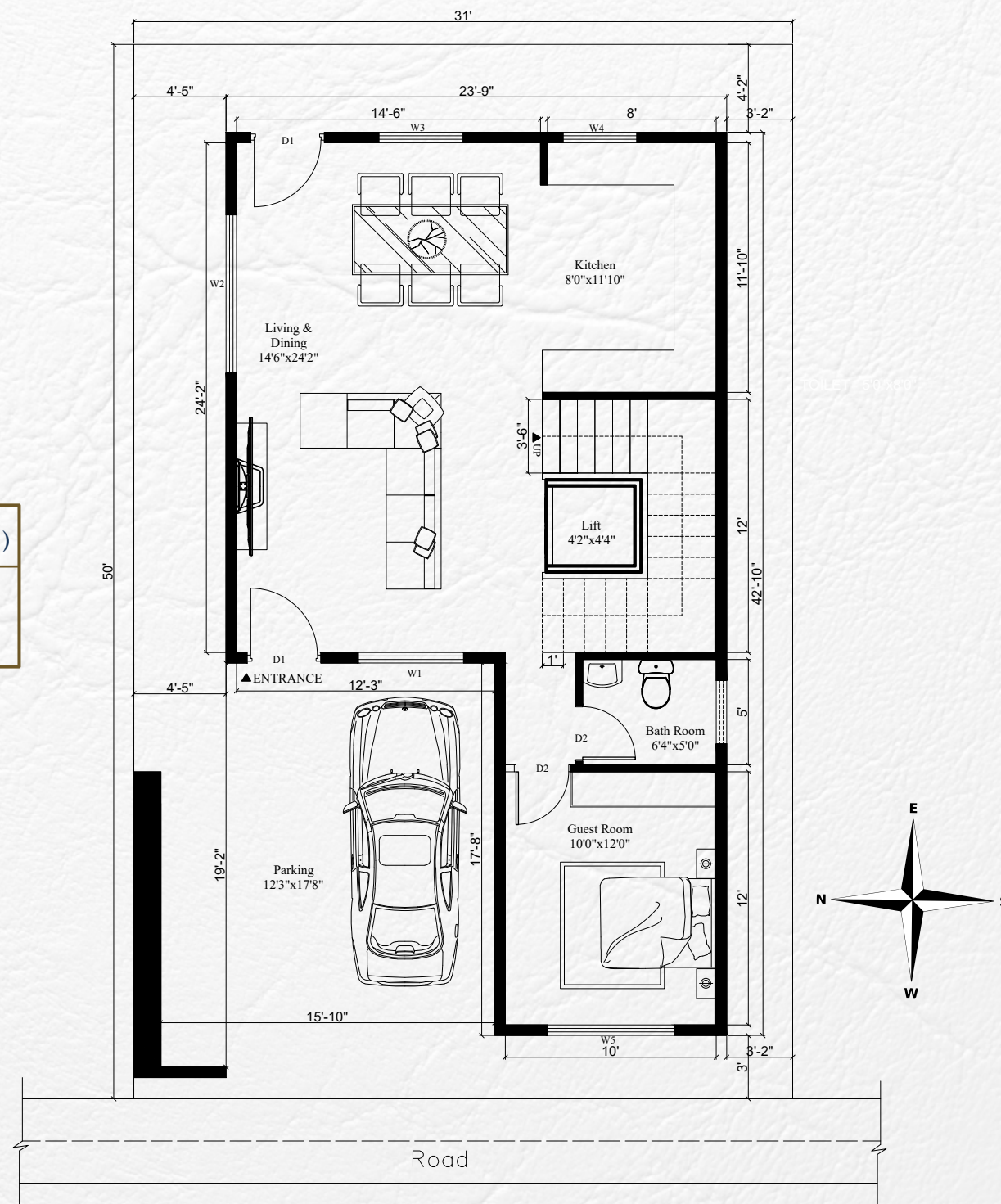
TYPE B - VILLA

West Facing

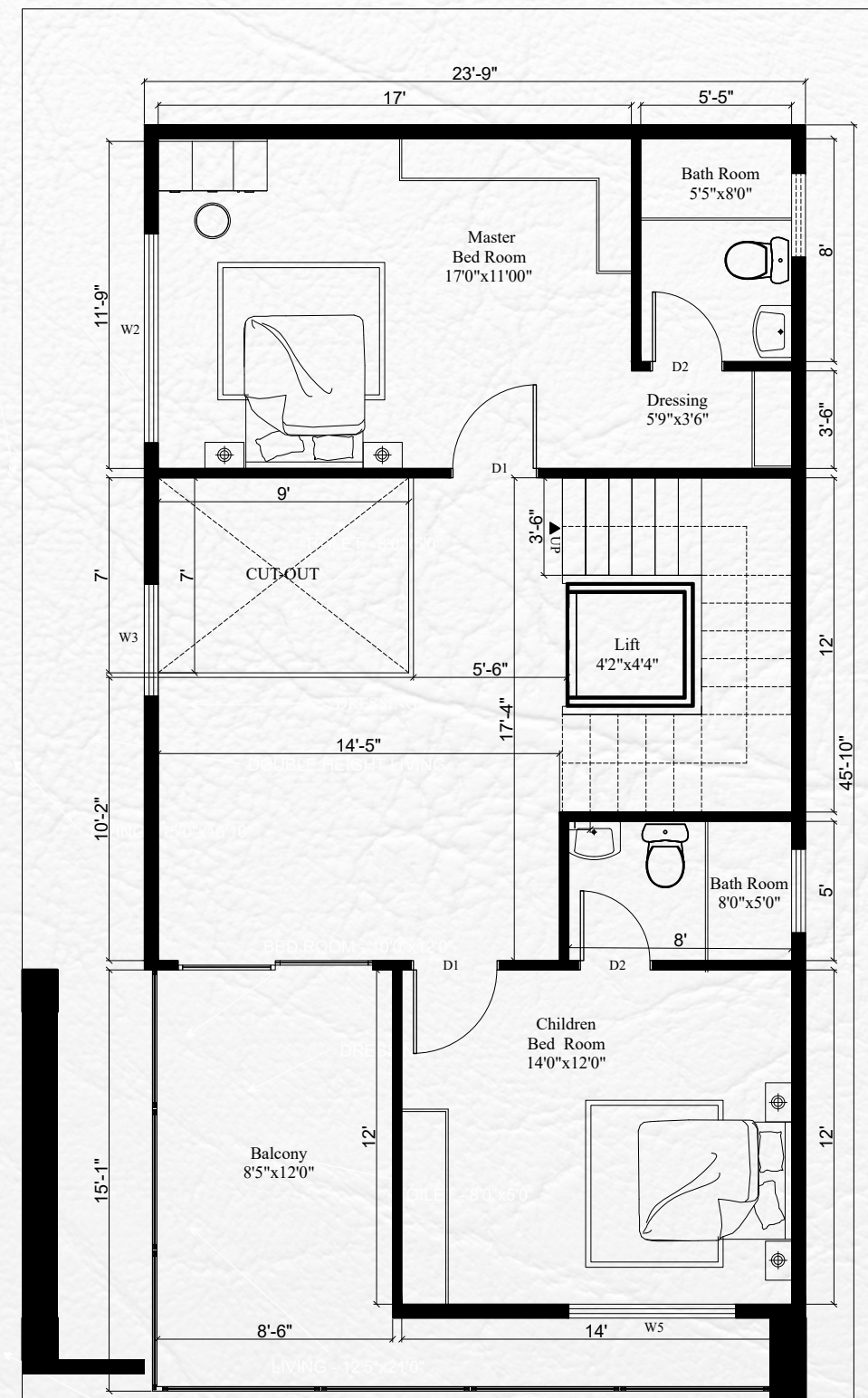
VILLA NO	SIZE	PLOT AREA (A)	UDS (B)	TOTAL LAND AREA (A+B)
22, 23, 24 25 & 26	31x50	1550 Sqft	699 Sqft	2249 Sqft

Super Built-up Area - 3435 Sqft

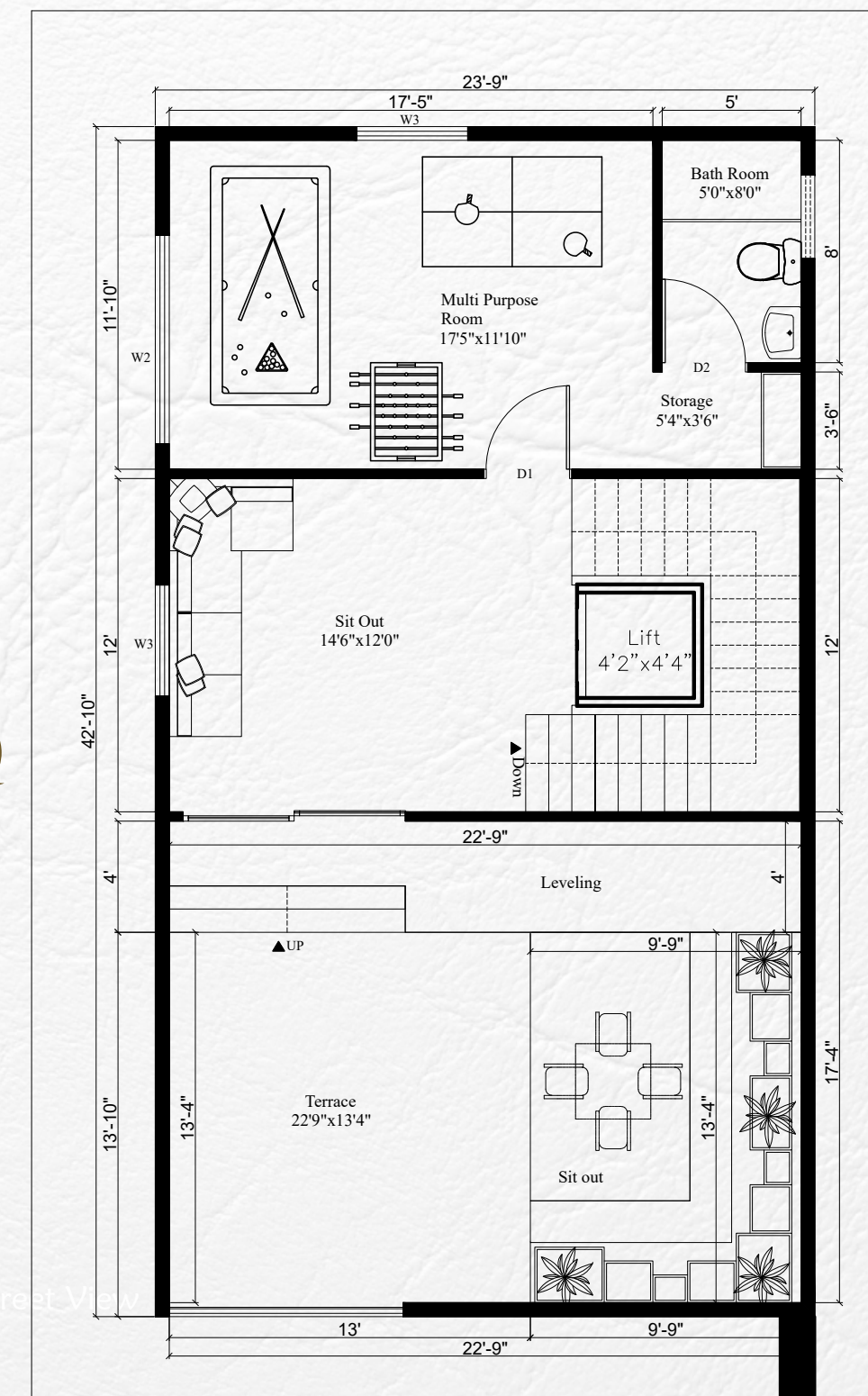
Number of Villas - 5



WEST FACING VILLA
GROUND FLOOR



WEST FACING VILLA
FIRST FLOOR



WEST FACING VILLA
SECOND FLOOR

TYPE C - VILLA
WEST FACING

VILLA NO	SIZE	PLOT AREA (A)	UDS (B)	TOTAL LAND AREA (A+B)
8, 9, 10 11 & 12	31x60	1860 Sqft	839 Sqft	2699 Sqft

Super Built-up Area - 3435 Sqft

Number of Villas - 5



Front View



TYPE D - VILLA
NORTH FACING

VILLA NO	SIZE	PLOT AREA (A)	UDS (B)	TOTAL LAND AREA (A+B)
13 & 14	31x41	1271 Sqft	573 Sqft	1844 Sqft

SUPER BUILT-UP AREA - 2908 SQFT

Number of Villas - 2



RELAX IN YOUR
OWN PRIVATE SPACE..

This villa has a private deck area:-
Enjoy your out door living Experience.





VILLA NO.	SIZE	PLOT AREA (A)	UDS (B)	Total Land Area (A+B)	SBA	FACING
1	ODD	1579	712	2291	3412	East
2	ODD	2193	989	3182	3412	East
3	ODD	2125	958	3083	3412	East
4	ODD	2056	927	2983	3412	East
5	ODD	1989	897	2886	3412	East
6	ODD	2151	971	3122	3412	East
7	ODD	1445	652	2097	2676	West
20	ODD	2072	934	3006	3412	East
21	ODD	1249	563	1812	2676	West

Number of Villas - 9



Street View



PRIVATE LIFT

Each villa comes with an elevator for easy access up-to the terrace level

WELL DESIGNED BEDROOMS

The rooms have been spaciouly planned providing spaces for wardrobe and the study with large windows that provide ample light.

FREE FLOWING LAYOUT

The ground floor is designed in an integrated free flowing style with an open kitchen, dining and living providing seamless connectivity and bringing a sense of togetherness.



SKY LIGHT

The skylight in the terrace floods the space with more nature light making it feel brighter

PRIVATE TERRACE

Private garden on the terrace with a vegetated green pocket to relax and experience the surroundings

BALCONY

Well landscaped private balcony for every villa

COLUMN FREE CAR PARKING

Spacious car parking without columns.

GET A PERFECT COMBINATION OF LUXURIOUS VILLAS AND AMENITIES

CLUB HOUSE

SWIMMING POOL

KIDS PLAY AREA

GYM

MULTIPURPOSE HALL

ROOMS

INDOOR PLAY AREA

VILLA



PRIVATE LIFT



PRIVATE DECK



E CHARGING POINT



PRIVATE BACKYARD



PRIVATE TERRACE



DOUBLE HEIGHT IN LIVING AREA



MASTER PLAN

- TYPE - A
- TYPE - B
- TYPE - C
- TYPE - D
- ODD



SPECIFICATIONS



STRUCTURE

- a. Seismic Zone III Compliant RCC frame Structure
- b. Block Work - Solid Concrete block masonry
- c. Staircase - RCC Stinger beam with Engg Marbel, SS Railings



ELECTRICAL FIXTURES & FITTINGS

- a. Power Supply : 3-phase power supply will be provided
- b. Safety Devices : MCB, ELCB (Earth Leakage Circuit Breaker) & DB of Honeywell / Schneider (or) equivalent
- c. Cables / Wires : Fire Retardant Low Smoke (FRLS)
- d. copper wires - ISO certified brand
- e. Switches & Sockets : Adequate electrical points with quality modular switches Honeywell / Schneider (or) equivalent
- f. Air Conditioner Points : Split AC points will be provided for the Living, Family & all Bedrooms (electrical & core-cutting provision only – does not involve copper piping)
- g. DTH / TV Points : DTH / TV point will be given in the Living, Family & Master Bedroom



JOINERIES

- a. Main Door - 7' high, Engineered frame with designer molded shutter of Sumai Doors (or)equivalent brand with digital door lock
- b. Bedroom Doors - 7' high, Engineered frame with designer molded shutter of Sumai Doors (or)equivalent brand with good quality door hardware
- c. Bathroom Doors - 7' high, Engineered Frame with waterproof shutter
- d. Windows - Anodized UPVC windows with see-through plain glass with Mosquito Mesh & MS safety grill
- e. French Doors - Anodized UPVC doors with Mosquito Mesh
- e Ventilators - Anodized Aluminium / UPVC



SANITARY FITTINGS

- a. EWC - Wall mounted American Standard / Jaquar/ Parryware /equivalent
- b. Wash basin - Wall hung Jaquar/ Parryware /equivalent
- c. Stainless steel sink with drain board - Franke/e



CP FITTINGS

- a. Jaquar continental / equivalent



WALL & CEILING FINISHES

- Internal Walls & Ceilings : 3 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
- Exterior Walls : 1 coat of primer & 2 coats of weatherproof external emulsion paint
- Bathroom : Wall tile up to 7' height; above 7' height -2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
- Grills / Railings : Zinc Chromite non-corrosive primer with enamel paint



KITCHEN/UTILITY

- Electrical Provision : For hob, chimney, water purifier, washing machine & dishwasher
- Plumbing Provision : Water inlet & outlet provision for sink faucets, water purifier, washing machine & dishwasher
- Others : Kitchen countertop, wall dado & sink –not part of standard specifications



FLOORING

- Living / Drawing Room - Marble / equivalent
- Bed Rooms - Wooden Floor
- Bath Rooms - Ceramic tiles up to Lintel and Anti skid Vitrified tile for floor



INFRASTRUCTURE FACILITIES

- Water Supply System - Through underground Sump and Over head Tank of Sufficient Storage Capacity
- Sewerage disposal by individual Villas
- Premium Elevators for Each Villa
- DG Power Back up for common areas
- Land Scaping
- Conduit Provision for Internet, Telephone and DTH for each Villa
- CCTV in premises

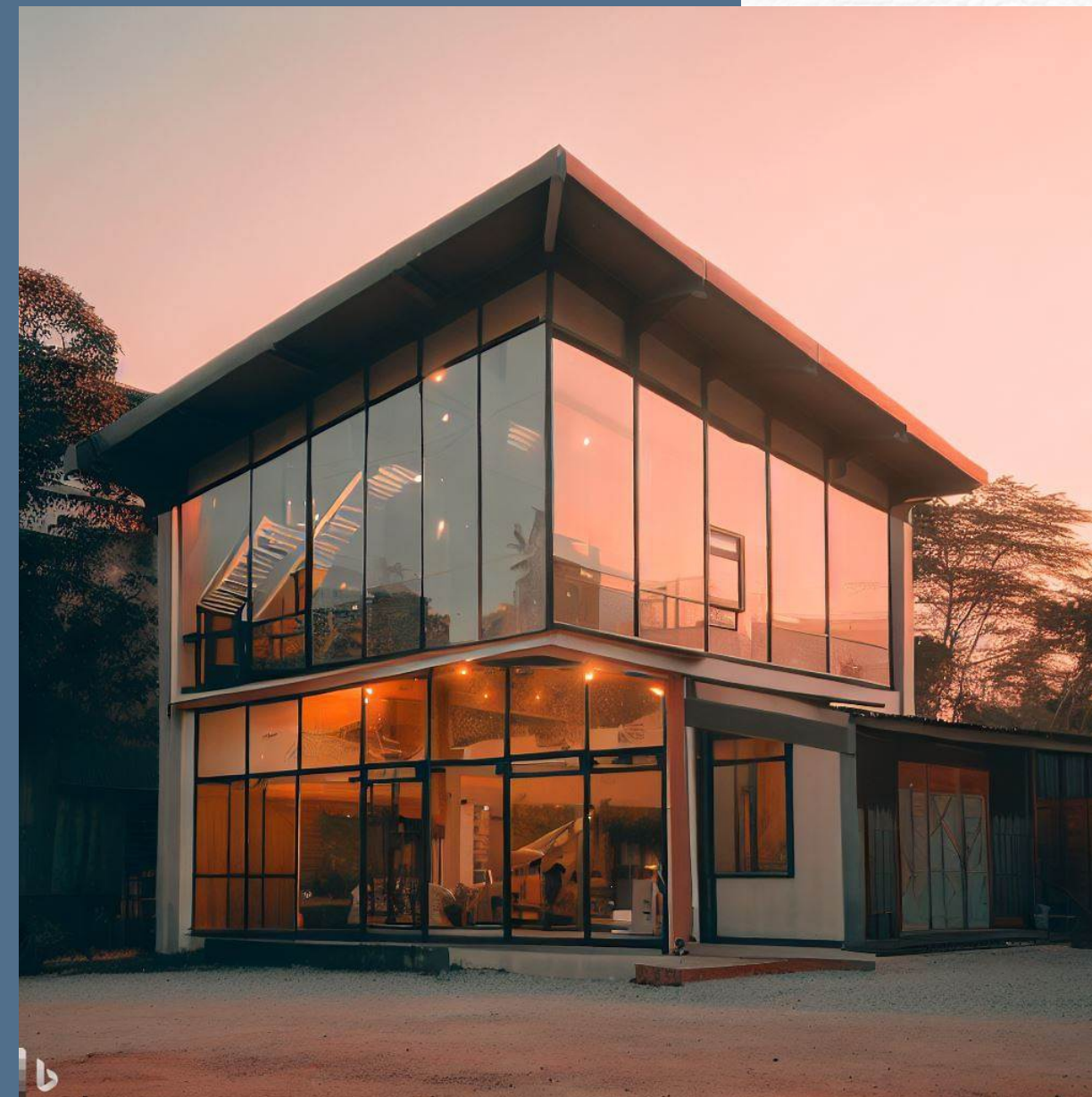


ADDITIONAL FEATURES

- Intercom Point : Provision will be given in the Living & Master Bedroom
- External Gas Bunk : External gas bunk provision with concealed pipeline into the Kitchen
- Solar Water Heater : Solar water heater for all villas
- Jogging Track Children Play Area Senoir Citizens Park, Medical plant Hubs



LUXURY CLUB HOUSE



The Clubhouse is more than just a building; it's the heart of a vibrant community, a space where individuals come together to connect, unwind, and engage in various recreational and social activities. With a wide range of facilities designed to cater to diverse interests, the Clubhouse offers something for everyone, fostering a sense of belonging and camaraderie among its members.

Fitness Center: The state-of-the-art fitness center provides a space for members to prioritize their health and wellness. Equipped with modern exercise machines, free weights, and professional trainers, the fitness center helps members achieve their fitness goals in a motivating environment.

Swimming Pool: A relaxing oasis for swimmers and sunbathers alike, the swimming pool is a popular spot during warmer months. Whether you're seeking a vigorous swim or a leisurely dip, the pool offers a refreshing respite.

Dining and Socializing Areas: The Clubhouse boasts a range of dining options, from casual cafes to elegant dining rooms. Members can savor delectable dishes prepared by skilled chefs while enjoying the company of friends and family.

Event Spaces: Versatile event spaces within the Clubhouse accommodate gatherings of various sizes, from intimate meetings to grand celebrations. Equipped with modern technology and amenities, these spaces are perfect for weddings, corporate events, and community get-togethers.

Sports Facilities: Tennis courts, Bill Board courts cater to sports enthusiasts of all skill levels. These facilities encourage friendly competition and active engagement, fostering a sense of teamwork and sportsmanship.



HOTTEST EMERGING DESTINATION



HEALTH CARE

Mother Theresa Hospital	10 min
Shri shirdi hospital	10min
Ramaiah Leena Hospital	15 min
Cytecare Hospital	15min
Manipal Hospital Hebbal	22min
Aster CMI Hospital	25min

EDUCATIONAL INSTITUTES

MS Engineering College	5min
MVIT college	10min
REVA Univercity Yelahanka	15 min
Vidyaship Academy	15 min
GKVK campus	20min

SCHOOLS:

School of ancient wisdom	10min
Stonehill International School	12min
Canadian International School	20min
Sterling school Devanahalli	15min
Ryan international school	20min
NPS School	05min

ENTERTAINMENT & LEISURE

Club Cubana	01min
Clark Exotica	05min
Jade Garden	02min
Devanahalli Fort	15min
Taj Bangalore, KIAL	12min
Element Mall	30min
RMZ Galleria Mall	25min
Phoenix asia mall	22min
Forem 13 degree north	05 min

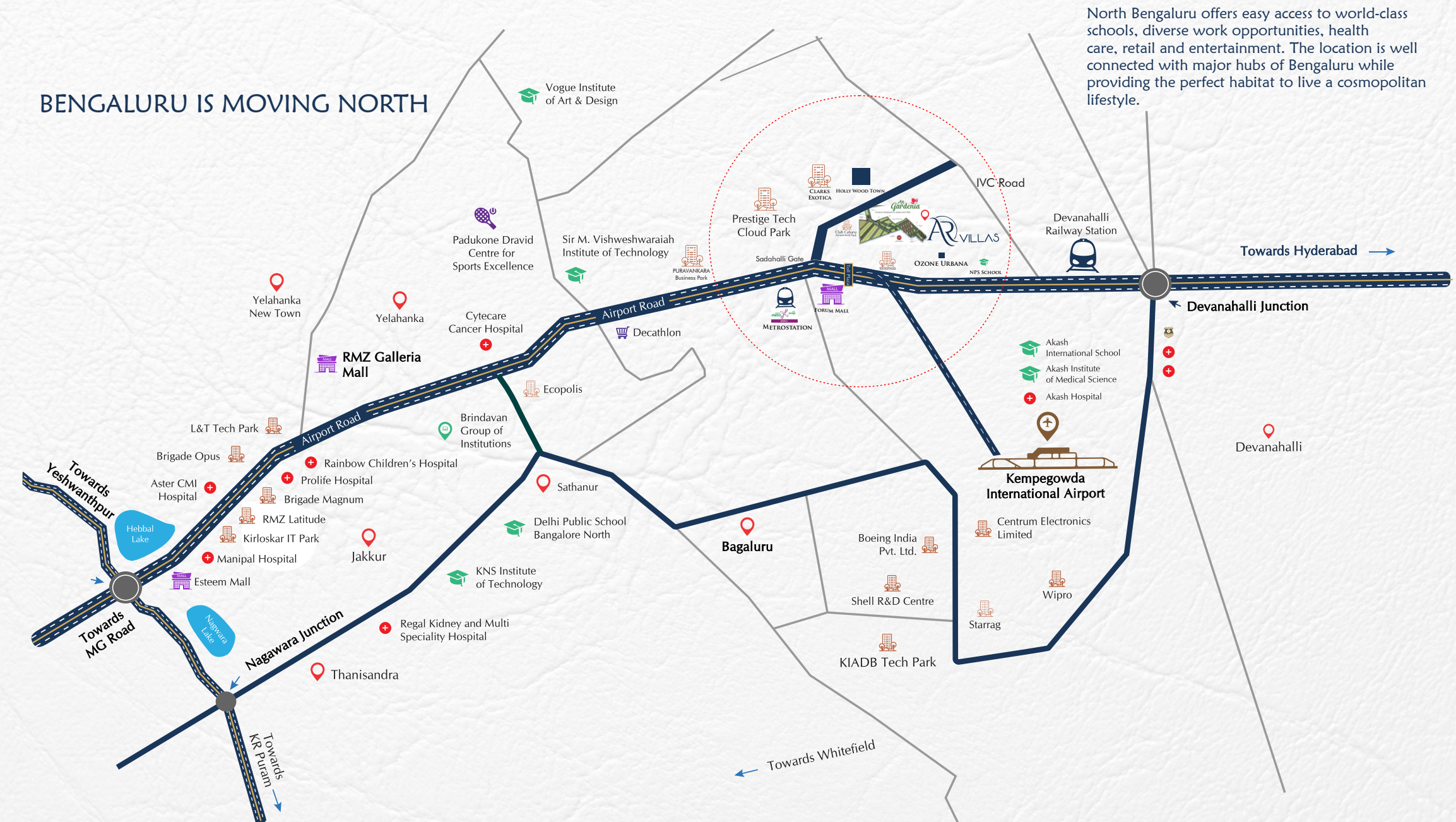
WORK LOCATIONS

Aarnav business Park .	03min
Prestige tech cloud	05min
Puruvankara business park	10min
IFCI Financial city	20min
Devanahalli Business Park.	21min
KIADB Aerospace SEZ.	23min
Manyata Tech Park	26min
Northgate Office Park	17min
Ecopolis Shell TechnologyCenter.	23 min

EASY CONNECTIVITY

Located on NH	04min
Airport Flyover	05mins
Kempegowda International Airport	10mins
Hebbal Flyover	20mins
MG Road	40mins
NammaMetro (Upcoming)	02mins

BENGALURU IS MOVING NORTH



AR Villas are in close proximity to all the things your heart desires.
Be it the work spaces at Major Tech Parks, or the entertainment hubs of Bangalore, or even the other necessities like International Airports, Metro Rail, Academic institutions and shopping Malls, everything is a hop, Spring and Bounce away, It is right before the Toll.



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Regd. Office :

#886, SR Towers, 6th Cross, 4th Block, HBR Layout,
Outer Ring Road, Bangalore - 560 043.
E-Mail: info@sspgroup.org.in

Site Office :

Sy # 127/4, AB Gardenia, Sadahalli, Bangalore Rural - 562110

Contact: +91 9019223355,

Web: sspgroup.org.in

SCAN FOR LOCATION



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