

Project by:



ARYAN
1
Celeste

2,3 & 4 BHK Luxury Apartments



ARYAN 1 Celeste

2,3 & 4 BHK Luxury Apartments

1.08
Acres

130
Unites

100%
Vastu

2 B+G+14
Floors

2 BHK
1290 - 1320

3 BHK
1455 - 1695

4 BHK
2600 - 3390

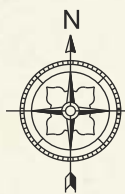
The home you always needed.
The Celeste you always wanted.

Aryan 1 Celeste brings the best of both worlds. Right from making your routine hassle-free to providing anything and everything to enjoy life to its fullest, nothing has remained untouched. Be it in terms of the elegance in design, spatial planning, interiors or amenities, you will find that it's absolutely 'your world'.

MASTER PLAN

LEGENDS:

- 1) ENTRY / EXIT GATE
- 2) SECURITY POST
- 3) 6'0" WIDE PEDESTRIAN GATE
- 4) ENTRANCE WATER FEATURE
- 5) LAWN
- 6) 6'0" WIDE JOGGING TRACK
- 7) 26'0" WIDE FIRE DRIVEWAY
- 8) PAVILIONS LEISURE
- 9) REFLEXOLOGY GARDEN
- 10) BIRDS PARK
- 11) SPICE GARDEN
- 12) ELDERS PARK
- 13) SEATING NICHE
- 14) BASKET BALL
- 15) GIANT LUDO
- 16) FLORAL GARDEN WITH SEATING
- 17) YOUTHS PARK
- 18) INTERACTIVE ZONE
- 19) PLAY LAWN
- 20) STEPPED SEATERS WITH PERGOLA
- 21) SAND PLAY
- 22) CHILDRENS PLAY AREA
- 23) S.T.P
- 24) T.C Yard & Generator
- 25) SWIMMING POOL
- 26) TODDLERS POOL



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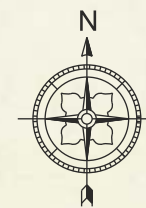


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TYPICAL FLOOR PLAN

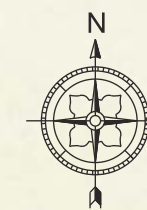


Flat No.	1	2	3	4	5	6	7	8	9	10
Type	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	North	North	North	North	East	East	East	West	East
S.B.A.	1550	1695	1630	1630	1300	1695	1290	1320	1455	1490
Carpet Area	993	1094	1058	1055	843	1049	794	859	982	995
Utility/Balcony	150	150	135	135	110	201	152	116	90	104



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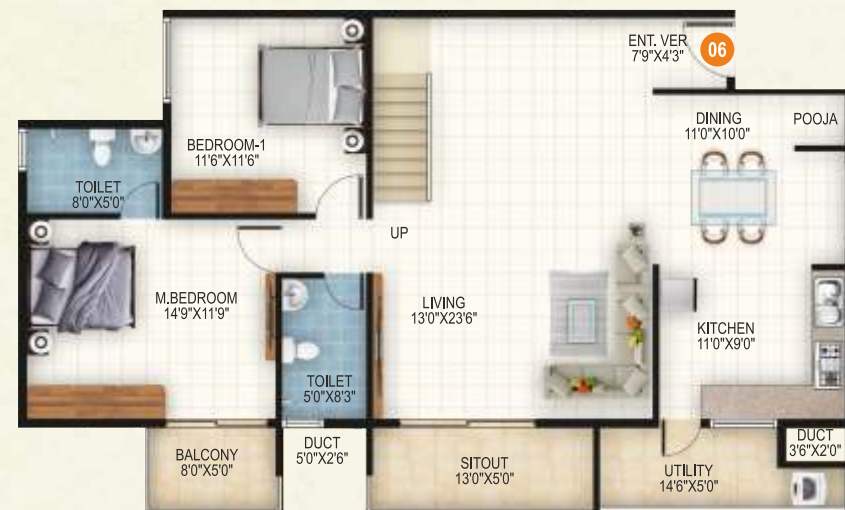
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13TH FLOOR PLAN

13TH FLOOR PLAN

Duplex Lower Floor



Carpet Area: 2,510 Sq.ft.
Builtup Area: 2,564 Sq.ft.
Saleable Area: 3,390 Sq.ft.



Carpet Area: 1,886 Sq.ft.
Builtup Area: 1,975 Sq.ft.
Saleable Area: 2,600 Sq.ft.



Carpet Area: 2,374 Sq.ft.
Builtup Area: 2,463 Sq.ft.
Saleable Area: 3,260 Sq.ft.



Carpet Area: 2,374 Sq.ft.
Builtup Area: 2,463 Sq.ft.
Saleable Area: 3,260 Sq.ft.



Carpet Area: 2,480 Sq.ft.
Builtup Area: 2,465 Sq.ft.
Saleable Area: 3,390 Sq.ft.



14TH FLOOR PLAN

Duplex upper floor

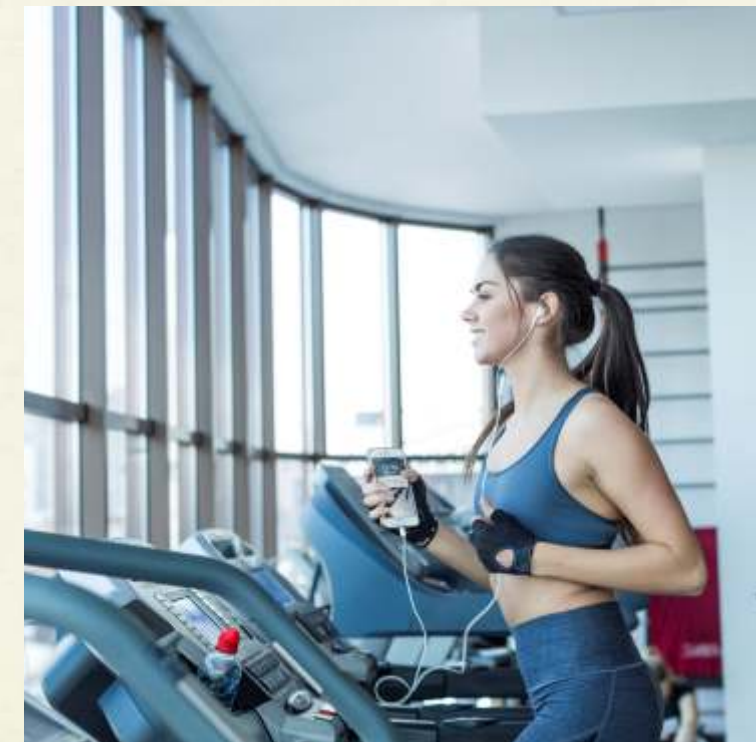


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AMENITIES

Swimming Pool	Cricket Practice Pitch
Children's Play Area	Indoor Games
Gym	Table Tennis
Ludo	Carrom
Basketball Area	Snooker
Party Hall	Chess
Service Rooms	







SPECIFICATIONS



STRUCTURE: Seismic II Zone/IS-1893 compliant RCC Structure, walls with Column-Beam Structure and Cement Block Construction.



PAINTING:
Interior Walls - Ceiling - Tractor Emulsion Paint.
Enamel Painting for MS Works.
External Walls - External Grade Paint as per Architect's Scheme. Paints from Asian/Berger or Equivalent.



FLOORING:
Double Charged Vitrified Tiles in the Living, Kitchen, Dining & Bedrooms.
Anti-skid ceramic tiles in Toilets & Internal Steps.
Vitrified/Ceramic tiles from AGL/Simpolo Kazaria/Ultra or equivalent make.



DOORS:
Main Door - Timber/Engineered Door Frames with teak veneered flush doors with Polish.
All other Doors - Timber/Engineered WPC Door Frames with flush/WPC door with enamel paint.
Stainless steel Hardware for all doors.



WINDOWS:
Aluminium/UPVC frame with sliding shutters fitted with clear glass and mosquito mesh.
Aluminium/UPVC Ventilators (with exhaust fan provision) with Translucent Glass.



KITCHEN:
Granite platform counter fixed.
Glazed ceramic tile dado for 2 feet over a granite counter.
Stainless steel double bowl sink with table/wall mount tap in utility area.
Provision for washing machine, dishwasher and gas cylinders in the utility area.
Stainless steel sink of make carysil, Frankie, Nirali or equivalent make.



TOILETS:
Wall dado tiles - Glazed ceramic tiles up to 7ft height.
Fittings and Accessories - White colour wall hung/floor mounted EWC commode.
Wall Hung white color washbasins (wherever applicable).
Chrome plated hot & Cold wall mixer with OH Shower, Pillar cock, health faucet, etc., Dual plumbed: one for fresh water and one for recycled water.
Sanitary ware & CP Fittings from Cera/Kohler/Hindware/Jaguar or equivalent make.
Plumbing material from Astral/Supreme/Ashirvad/Price or equivalent make.



ELECTRICAL & COMMUNICATION:
Power supply of 4 KVA for 3 BHK and 3KVA for 2 BHK
Concealed conduits with good quality fire-resistant copper wires.
ELCB, ACCL and individual meters for every Flat.
TV Points in living and master bedroom.
Telephone point in Living.
Split AC provision in all bedrooms.
Sufficient light, fan and power outlets points will be provided.
Fiber to The Home (FTTH).
Common Provision for electric car charging in carpark.
Wire - LAPP/Finolex/Anchor or Equivalent make.
Modular switches & sockets - Anchor/Legrand/Crabtree or Equivalent make.
Total 4 No. of Lifts in apartment Complex of Kone/Johnson or equivalent make.



SAFETY & SECURITY:
Compound wall around the apartment complex.
24/7/365 Manned Security at entry/exit & Other vantage points.
CCTV Camera at entry/exit, children play area & other vantage points.



POWER BACKUP:
100% stand/by generator for lights in common areas, STP and the water pumps.
500W (all lights, fans & living TV point) power back-up, with fully automatic change over switch and ACCL switch.

LOCATIONS



CONNECTIVITY:

Yelahanka Metro Station - 3 Kms.
Yelahanka Railway Station - 3 Kms.
D Mart - 1 Km
M.G. Road - 20 Kms.
Hebbal - 12 Kms.
International Airport - 20 Kms.

HOSPITALS:

Navchethana Hospitals
Baptist Hospitals
Apollo Hospitals
Sparsh Hospitals

SCHOOLS

Kendriya vidyalaya
Sheshadripuram School
Presidency University
Nagarjuna School & College
Little liliy kids school



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COMPLETED PROJECTS



ARYAN OPULENCE

@ Uttarahalli Main Road, Bangalore.

ONGOING PROJECT



ARYAN 1 CELESTE

@ Yelahanka New Town, Bangalore.

Scan for



Location

Scan for



Video

RERA No.: PRM/KA/RERA/1251/472/PR/120824/006968

Project by:



ARYAN LANDMARKS

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Yelahanka 1st Stage, Bengaluru - 560 064.

Architect by:

YUKTI

Architecture Engineering Interiors.

Mobile: 98458 11887