



ALCHEMY

ONE

— by ARATT —



The Home
Of Tomorrow





Beautiful Spaces make for a beautiful life

At Alchemy One, we design comfortable living spaces for individuals who have a taste for sophistication and Luxury. With a keen eye for detail, design and architecture we ensure an ambience that is classy, elegant and modular.

Our best in class, high quality construction, pristine finish and attention to detail is what makes us an elegant home which is sure to supersede your expectations and make living luxurious.

Our 23 storey residential tower is designed to be the epitome of luxury and will elevate aspirations and expectations for the prospective homeowner.

About “Alchemy One” - From the Architects

Alchemy one is envisioned as an urban oasis addressing the need for lush green private neighbourhoods in the dense city. The project aims to provide residents with the best of both worlds, a central location and a living space that is closely connected to nature. The residential tower is equipped with apartments designed to bring maximum natural light and ventilation into the interiors, with clean minimal spaces drawing views out to the ever growing skyline of Bangalore.

The site is located at an up and coming location on Old Madras Road, abundant with trees across the site. The masterplan is designed to preserve these trees and amenities are located around them to provide shaded areas at the street level for residents. The outdoor seamlessly blends into the club designed at the lower levels of the tower, forming a triple height communal space with carefully crafted landscape encouraging the residents to spend time in nature. The driveway around the building is strategized in a way that primary vehicular circulation does not interrupt the kid friendly amenities planned around the site boundary. The swimming pool, courts and play areas spill out onto the driveway integrating the activities with the club.

A grand triple height volume welcomes the residents into the tower through a plush lobby with open seating and a library. The lobby spills out onto a shaded outdoor area celebrating the salubrious climate of Bangalore – equipped with satellite workstations and ample seating forming the focal point of the building and the heart of the Club.

The first level of the Club hosts a Gym overlooking the communal spaces on the ground level. The attached healthcare facilities like the spa , steam rooms and the yoga deck overlook the glorious Ashoka trees at site. The landscape designed around the trees connect the driveway to the lower ground level where parking is allocated for the apartments. The periphery of the parking is designed to retain the trees at site with inserts of green walls, forming a vibrant backdrop to the otherwise bare shell of the parking area.

Each floor has 8 apartments – Four 2BHKs and Four 3BHKs connected via a single lobby through a single light filled corridor. The apartments are designed with open floor plans with living rooms spilling out onto balconies maximizing views towards the city.



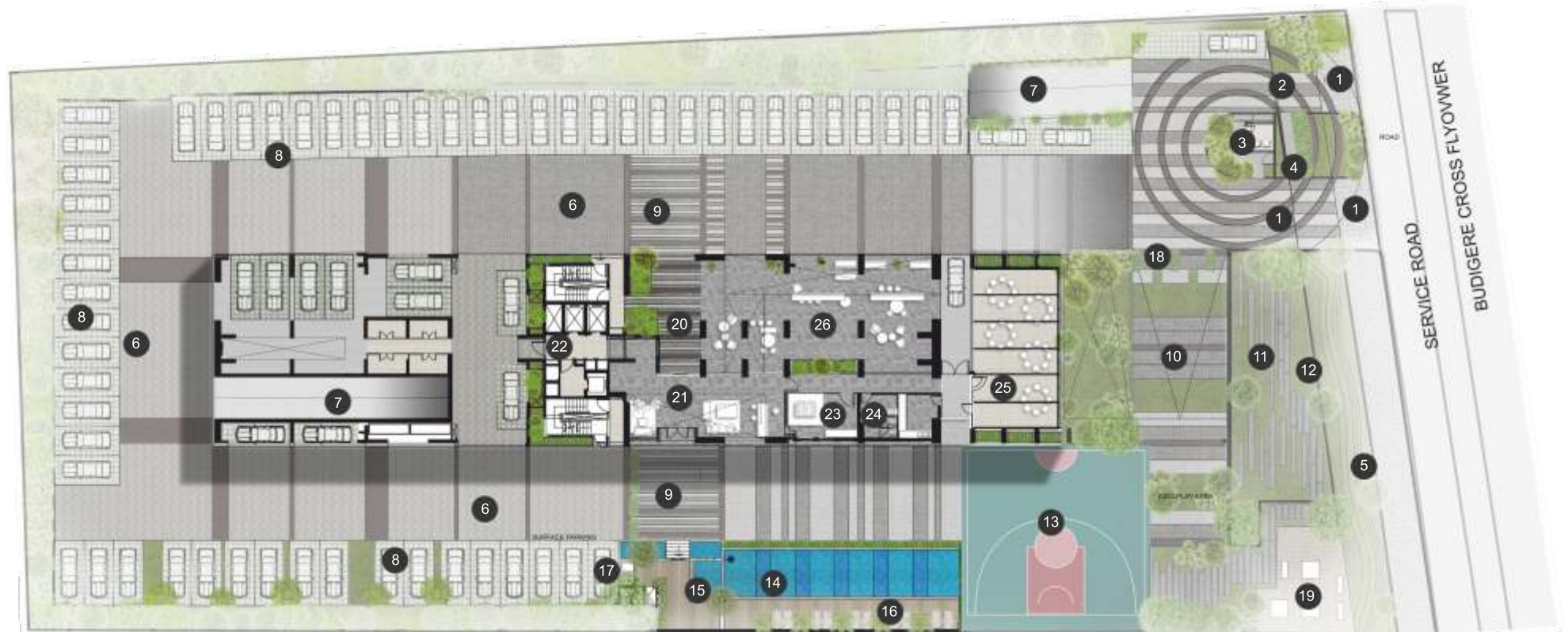




About the location

Located at Budigere Cross on Old Madras Road, these homes are in close proximity to Indiranagar, Whitefield and the Airport. This makes Alchemy one a Strategically located abode, giving the residents the convenience of being in the vicinity of everywhere they would want to be.

LANDSCAPE FACILITY PLAN



- | | | |
|--------------------------------------|--------------------------------|----------------------|
| 1. Main Entry / Exit | 10. Spill Over Activity Zone | 19. Transformer Yard |
| 2. Gate | 11. Stepped Lawn Seating | 20. Entry to Lobby |
| 3. Security Cabin | 12. Stage | 21. Lobby |
| 4. Pedestrian Entry | 13. Half Basket Ball Play Area | 22. Club Entry |
| 5. External Lawn Mount With Planting | 14. Lap Pool | 23. Games Room |
| 6. Driveway | 15. Toddler Pool | 24. Toilet |
| 7. Ramp To Basement | 16. Pool Deck | 25. Party Hall |
| 8. Surface Parking | 17. Outdoor Showers | 26. Outdoor Seating |
| 9. Accent Paving | 18. Movable Green Screen | |

FIRST FLOOR PLAN



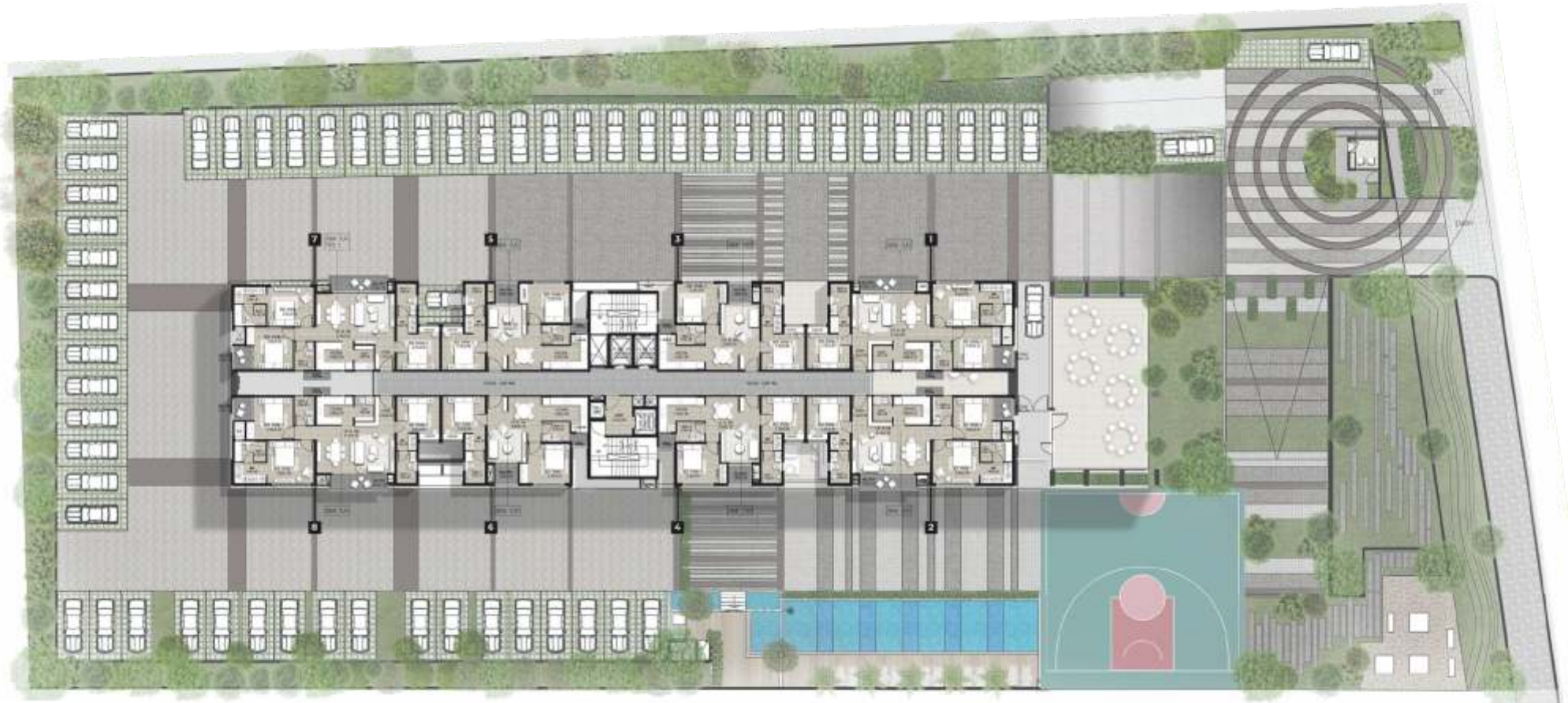
1. Gym

2. Toilet

3. Indoor Games

4. Yoga/Meditation

TYPICAL FLOOR PLAN



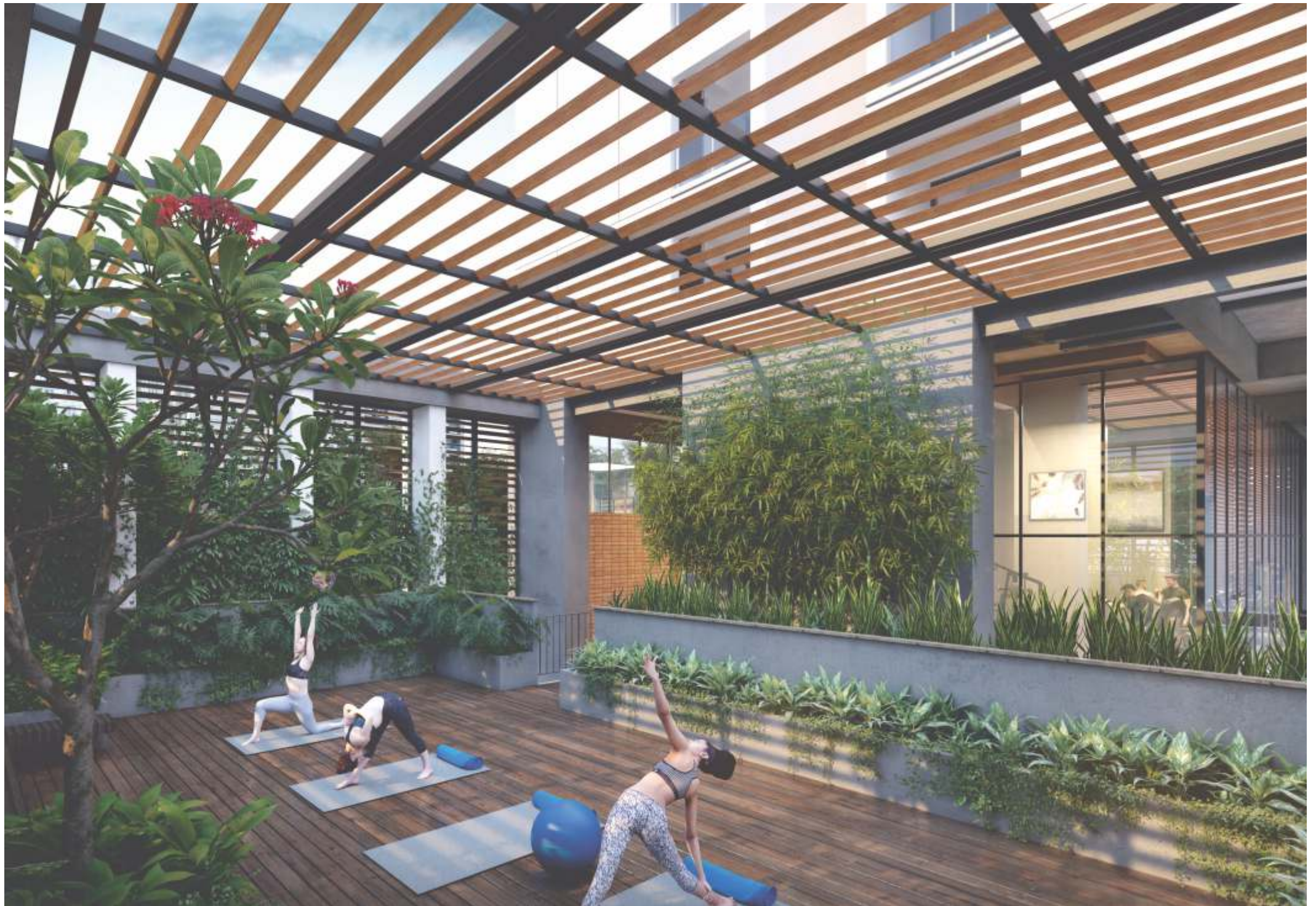
With our state of the art design capabilities, we ensure that you get nothing but the best when it comes to creating a masterpiece of style.



















Amenities



Indoor Games



Kids Play Area



Half Basketball Court



Gym



Yoga Deck



Stepped Lawn
Seating with Stage



Lap Pool/
Toddler Pool



Pool Deck



Lobby



Outdoor Showers

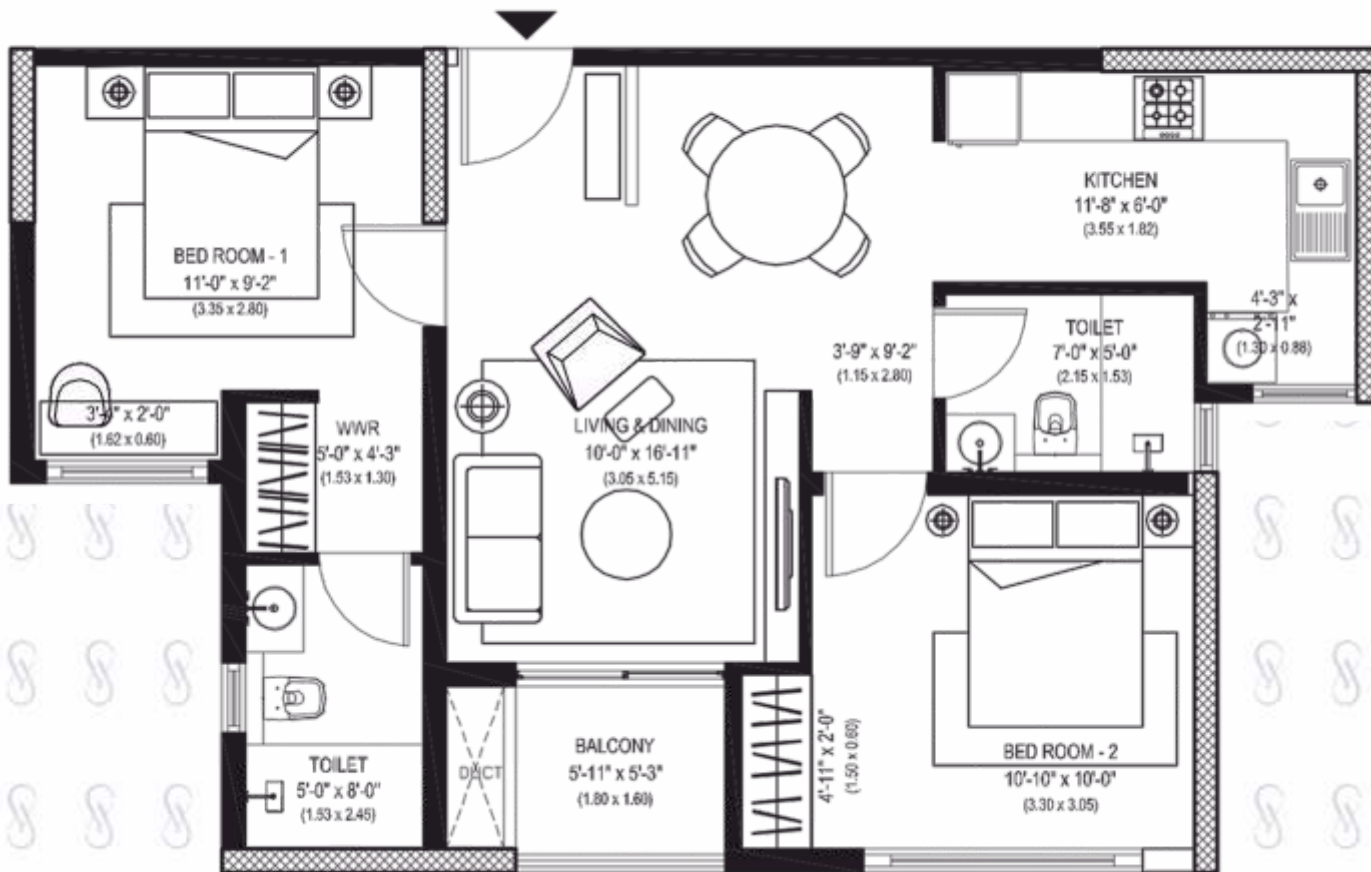


Party Hall

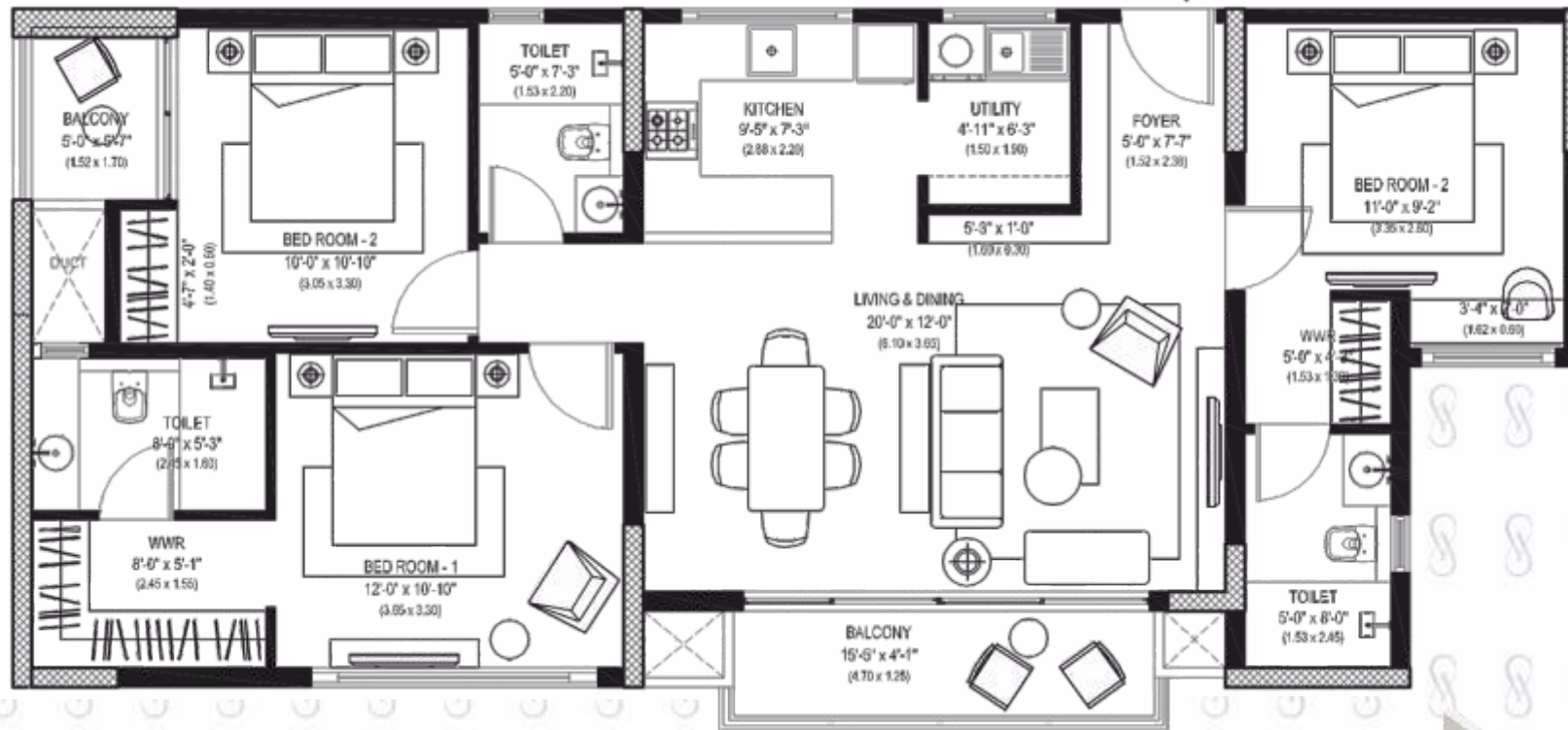


Informal Seating/
Co-Work Space

2BHK 951 sq.ft.



3BHK 1460 / 1482 sq.ft.



A Product With Superior Quality

- A remarkable highrise development project in KR Puram
- Premium Architecture & Finesse
- World Class amenities that include a co-working space
- Efficient space planning
- Vaastu compliant homes
- Apartments that will change the way you live
- Concierge living





ALCHEMY ONE





Key Aspects

- The residential tower stands tall with its unique slender form, over the capacious spaces occupied by the lobby and the projects amenities.
- Kids & senior citizen friendly community designed with ramps & handrails
- Meticulously planned flow of circulation with basement parking and driveway plazas that have bicycle & pedestrian tracks all around the site
- Building orientation that ensures maximum wind flow and minimum heat gain for every apartment

SPECIFICATIONS RELATING TO CONSTRUCTION

Civil

In RCC frame structure and block masonry.



Doors

All Doors

Engineered wooden doors with tubular core

Dorset or equivalent hardware for all wooden doors with hinges

Acoustic EPDM gasket (for noise reduction) for all doors

Main door

8 feet height engineered wooden doors with architrave in laminate finish

Internal & Toilet doors

Engineered wooden doors with architrave in laminate finish



Windows & Sliding Doors

3 track UPVC/Aluminum sliding doors and windows with mosquito net.



Balcony Railings

Balcony

RCC parapet with MS top rail / MS railings with an enamel paint finish.



Flooring & Wall Cladding

Living, Dining and Kitchen

Vitrified tiles

Master Bedroom

Laminated wooden flooring

Other Bedrooms

Vitrified flooring

Bathroom Floor

Slip-resistant ceramic tiles

Bathroom Walls

Ceramic Tiles

Balcony

Wooden finish ceramic tiles

Utility

Ceramic tiles

SPECIFICATIONS RELATING TO CONSTRUCTION



Paint

Internal Walls

Acrylic emulsion

External Walls

Exterior grade acrylic emulsion

Ceiling

Oil bound distemper



False Ceiling

Toilets

Grid false ceiling with PVC coated tiles.



Electrical Fittings

Schneider switches or equivalent

Data and telephone through FTTH

Schneider or equivalent make distribution boards



Grid Power and Backup Power

EB Power

2 BHK – 4KW

3 BHK – 4KW

DG Power Backup Units

50% of EB load for lighting circuits inside the apartments & 100% backup for lighting circuits, lifts and utilities.

Services

Provision for piped natural gas (PNG)

Water treatment plant

Sewage treatment plant

Organic waste convertor

Elevators

Two lifts

Safety & Security

Common area surveillance in designated areas.

Plumbing, Electrical & Services



CP, Sanitary Fittings and Fixtures

Jaquar, Cera or equivalent water efficient CP & sanitary fixtures.

Location Advantages



HOSPITALS (3-10 KM)

Sri Sathya Sai Hospital
Narayana Multi Specialty Hospital
Vydehi Institute Of Medical Sciences
Columbia Asia Hospital
Manipal Hospital



GROCERIES & MARTS (1-8 KM)

Food World
World Market
Safal Market
Big Bazaar

AUTOMOBILE & MANUFACTURING HUBS

(1-8 KM)

OFFICES & IT BUSINESS DISTRICT, SEZ'S

(1 KM)



SCHOOLS & EDUCATIONAL INSTITUTIONS (4-10 KM)

Vibgyor International
New Baldwin
Brigade School
DPS Whitefield
Deen's Academy
Gopalan International School
MVJ College



MALLS (1-10 KM)

Brigade Uptown Mall
Orion Mall
Gopalan Mall
Phoenix Market City
Inorbit Mall
Forum Value Mall
VR Bengaluru Mall
Ascendas Park Square Mall

PLACES OF WORSHIP

(2-8 KM)

CENTRAL BUSINESS DISTRICT & MG ROAD

(17 KM)

LOCATION MAP



This brochure is conceptual in nature and is by no means a legal offering. The Promoters reserve the right to change, delete or add any specifications, plans mentioned herein.

32 + COMPLETED DEVELOPMENTS

- ▶ Divya Jyothi
- ▶ Divya Jyothi Valley View
- ▶ Divya Jyothi Brook Fields
- ▶ Divya Jyothi Classic
- ▶ Divya Jyothi Royal County
- ▶ Divya Jyothi Earth
- ▶ Divya Jyothi Coconut Grove
- ▶ Divya Jyothi Emerald
- ▶ Divya Jyothi Royal Heights
- ▶ Aratt Lake Point Tower
- ▶ Aratt Lake View County
- ▶ Aratt Lake Bay
- ▶ Aratt Royal Castle
- ▶ Aratt William's Manor
- ▶ Aratt Royal Manor
- ▶ Aratt Royal Citadel
- ▶ Aratt Atlantis
- ▶ Aratt Felicita
- ▶ Aratt Adora
- ▶ Aratt Aeris
- ▶ Aratt Firenza
- ▶ Aratt Premier
- ▶ Aratt Requizza
- ▶ Aratt Grand Town
- ▶ Aratt Rolling Whites
- ▶ Aratt Amora
- ▶ Aratt Milano
- ▶ Aratt Breeze
- ▶ Aratt Amora Park View
- ▶ Aratt Vivera
- ▶ Plus Hotel
- ▶ Ayatana, Coorg
- ▶ Ayatana, Ooty
- ▶ Azora by Ayatana, Kochi



FIRENZA
The City of Flowers

Electronic City



ARATT
VIVERA
A LIFESTYLE BEYOND

BTM Extn, Begur Road



ARATT
Requizza
Spanish Homes

Electronic City



ARATT milano

Off Sarjapur Road



the AeRis residences

LIFESTYLE LUXURY APARTMENTS

Indiranagar



ARATT PREMIER

ITPL, Whitefield



Amora

Live in Love

Jigani Anekal Road



ARATT ROLLING WHITES

Chandapura Anekal Road



Amora PARKVIEW

Near to APC Circle, Jigani Close to Electronic City





THE OLD COURTHOUSE

azora



azora

BY ĀYATANA

— A WelcomHeritage Hotel —


ALCHEMY
ONE
— by ARATT —

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