



ARATT  
ALCHEMY  
ELIXIR

ELECTRONIC CITY PHASE 1

House of Aratt introduces  
its luxury residences in the form of  
the Alchemy series.

Witness the true sense of concierge living  
with our high-end luxury residences,  
boasting of high-quality design and  
construction, exquisite interiors,  
state-of-the-art amenities weaving together  
seamlessly to bring contemporary living  
spaces to life.



BUILDING  
DREAMS  
CREATING  
COMMUNITIES

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ARATT  
ALCHEMY  
ELIXIR



# LIVE THE HIGH LIFE

A World  
Of Luxury  
Unfolds  
Across  
4 Breathtaking  
Acres

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# ALCHEMY ELIXIR

## BY HOUSE OF ARATT

At House of Aratt, our brand philosophy is deeply rooted in translating the aspirations of individuals and families into tangible, well-designed living spaces. With Alchemy Elixir, we take this commitment to the next level, creating an enclave where the art of living is elevated to unparalleled heights.

Comprising of 349 units of luxurious 2 & 3 BHK apartments, every facet is geared towards facilitating a transformative journey for those who call it home. Welcome to a masterpiece where your dreams find their place.



# LUXURY LIVING REDEFINED

Secure Your Piece Of Opulence Today

**2 & 3 BHK Luxury Homes**

349 Units | 2 Towers | 4 Acres of Crafted Luxury





# DISCOVERING THE PERFECT ADDRESS

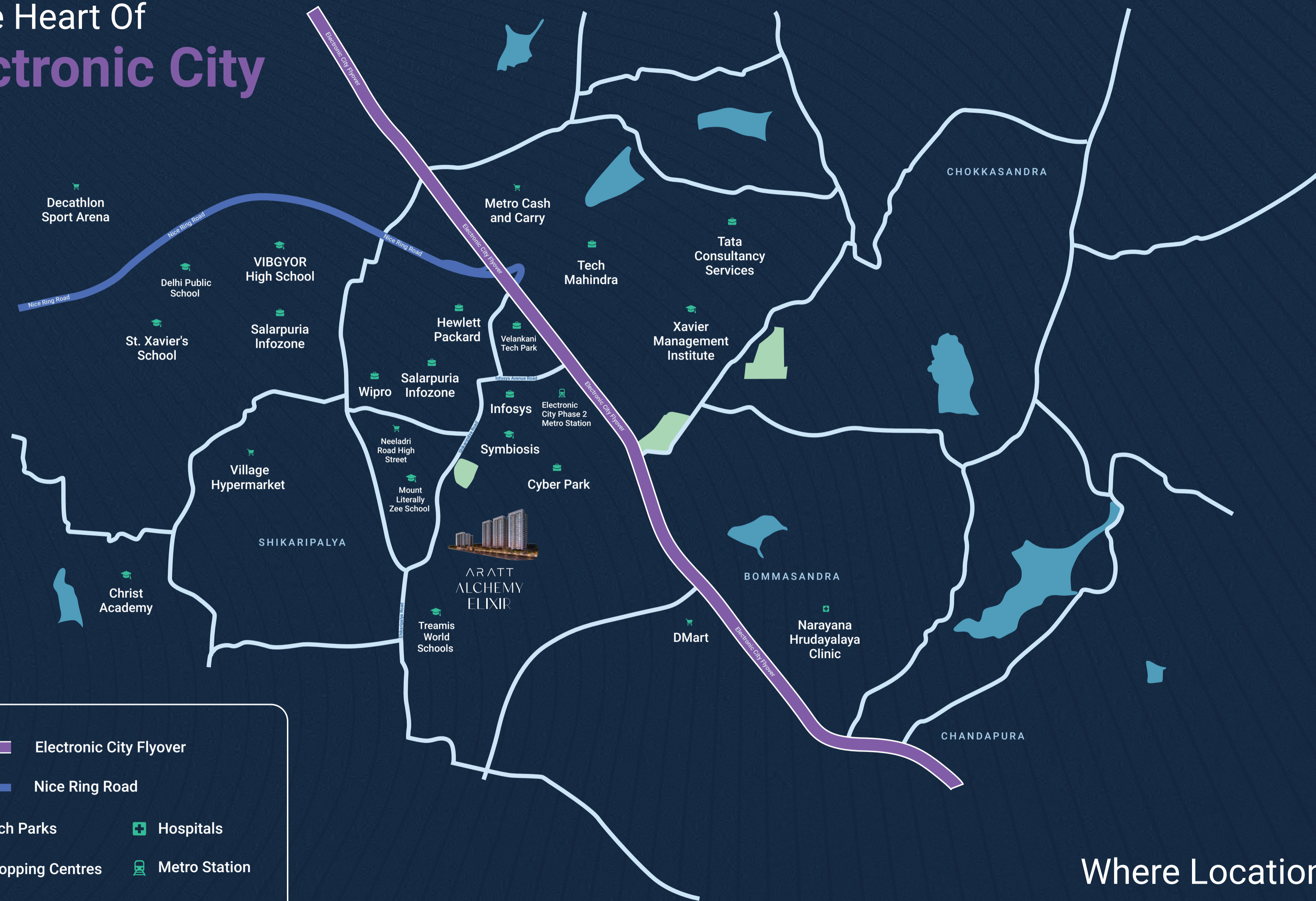
Embark on a journey to discover the luxurious essence of living with the enchanting Alchemy series from the House of Aratt. Nestled within the heart of Bengaluru's coveted locales, these homes epitomize a seamless blend of contemporary elegance, luxurious living, and sustainable design. Unveil the artistry of modern living, where each residence is meticulously sculpted to weave luxury and eco-consciousness into the fabric of your everyday life. Your dream home awaits.

Electronic City Phase 1, Where Modern Living Meets Timeless Charm.

Choosing Electronic City Phase 1 as your home address is more than just a decision; it's an investment in a lifestyle defined by strategic advantages and a unique blend of old-world charm and contemporary convenience.

Strategic Location: Electronic City's strategic position places you within arm's reach of Bangalore's central business districts and tech hubs. This is a priceless asset for professionals navigating the bustling IT parks, corporate offices, and industrial zones that define the area.

# In The Heart Of Electronic City



- Electronic City Flyover
- Nice Ring Road
- Tech Parks
- Hospitals
- Shopping Centres
- Metro Station
- Schools & Colleges

Where Location is  
**Your Greatest Luxury**

# HOME IS NEVER FAR FROM YOU

**5 MINS**  
Neeladri Road

**5 MINS**  
Electronic City Phase 2  
Metro Station

**10 MINS**  
NICE Ring Road

**10 MINS**  
Electronic City Phase 2

## EFFORTLESS CONNECTIVITY TO CITY LIFE

### COLLEGES

- Symbiosis - 2.5 Kms
- IIFM Business School - 3 Kms
- Xavier Management Institute - 4.5 Kms

### SCHOOLS

- Christ Academy - 5 Kms
- Delhi Public School - 4.5 Kms
- VIBGYOR - 5 Kms
- Mount Litera Zee School - 1 Km
- St. Xavier's School - 3 Kms
- Treamis World School - 1 Km
- Euro School - 1 Km
- SFS Academy - 6 Kms
- Redbridge International Academy - 4 Kms
- Candor International School - 5 Kms

### TECH PARKS

- Infosys - 2.8 Kms
- Wipro - 900 Mts
- Hewlett Packard - 3.8 Kms
- Salarpuria Infozone - 3 Kms
- Velankani Tech Park - 2.7 Kms
- Cyber Park - 5.5 Kms
- Tech Mahindra - 5.3 Kms
- Tata Consultancy Services - 5.3 Kms
- HCL Technologies - 5 Kms

### SHOPPING CENTERS

- DMart - 3.5 Kms
- Metro Cash and Carry - 5.5 Kms
- Village Hypermarket - 3 Kms
- Neeladri Road High Street - 2.5 Kms
- Decathlon Sport Arena - 6.3 Kms

### HOSPITALS

- Narayana Hrudayalaya Clinic - 2.5 Kms
- Motherhood Hospital - 2.5kms
- Cloudnine Hospital - 2.5kms
- Kauvery Hospital - 3.5 Kms

# ELEVATING EVERYDAY LIVING

We redefine the art of everyday living by crafting an environment where luxury and comfort seamlessly blend with the rhythm of daily life.

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A modern living room with a white sofa, a large blue pouf, and a large window. The room is lit with warm, golden light, possibly from the sun setting or rising. The sofa is positioned against a white wall with two framed pictures. A large window on the left side of the room provides a view of the outdoors. A large blue pouf is in the foreground, and a white cup is on top of it. A potted plant is on a small table next to the sofa.

# EXPERIENCE THE OPULENCE OF COMFORT

A World Within Your Home

Experience spacious apartments  
ranging from **1131 to 1342 sqft**,  
offering unmatched comfort.

A modern building entrance with a glass facade and a concrete structure. The scene is set at dusk or dawn, with warm lighting from the building's interior and exterior. Several people are visible: a man in a green shirt and brown pants stands in the center, a woman in a white top and dark pants stands to his right, and a man in a dark suit sits on a concrete bench to the right. In the background, other people are seated on a bench. The building has a mix of materials, including concrete, glass, and brick. The overall atmosphere is sophisticated and contemporary.

# EXPERIENCE THE OPULENCE OF CONVENIENCE

A Life Of Unparalleled  
Indulgence

Embrace a fulfilling lifestyle with our world-class amenities, including a Tennis Court, Outdoor Yoga Space, Jogging Track, and Swimming Pool.



# EXPERIENCE THE OPULENCE OF CONNECTIVITY

In The Heart Of The IT Hub  
Electronic City Phase 1

With the metro only **5 mins away**,  
making daily commuting and  
navigating the city a breeze.

# EXPERIENCE THE OPULENCE OF COMMUNITY

Amenities That Foster Bonds

Spread over **4 acres**, our thoughtfully designed amenities, such as the Lily & KOI Pond, Party Lawn, and Barbeque area, foster meaningful connections.



# INDULGE IN LUXURY

At Alchemy Elixir, we've left no stone unturned in crafting a lifestyle of absolute indulgence. Our meticulously designed amenities cater to your wellness and pleasure, allowing you to enjoy our exquisite pool, lush gardens, and elegant communal spaces with loved ones.



# CENTRAL PARK

1.5 Acres Of Nature & Wellness

- Tree House: A treetop hideaway for kids
- Lily & Koi Pond: A sanctuary for the soul
- Multi Play Court: The ultimate playground for everyone

# A SANCTUARY OF ACTIVITY & LEISURE



Sand Pit For  
Kids



Outdoor Yoga  
Space



Lily & Koi  
Pond



Party Hall



Foosball Room



Board Games



Clubhouse



Kids Play Area



Tree House



Tennis Court



Activity Lounge



Gym



Aqua Gym



Party Lawn



Creche



Swimming Pool



Barbeque Area



Skating Rink



Hangout Area



Jogging Track



Co-working Space



Outdoor  
Badminton Court



Kids Pool



Half  
Basketball Court



Multipurpose  
Court



# LILY & KOI POND

Bringing Tranquility To Your Doorstep.



## CO-WORKING SPACES

Redefining Work-life Balance



# SWIMMING POOL

Dive Into Tranquility & Rejuvenate By The Poolside  
Where Your Perfect Oasis Awaits.

# JOGGING TRACK

Your Path To Wellness



# KIDS PLAY AREA

A Playground Of Limitless Imagination



# LUSH GARDENS

Where Everyday Living Embraces Serenity

# MASTER & FLOOR PLANS



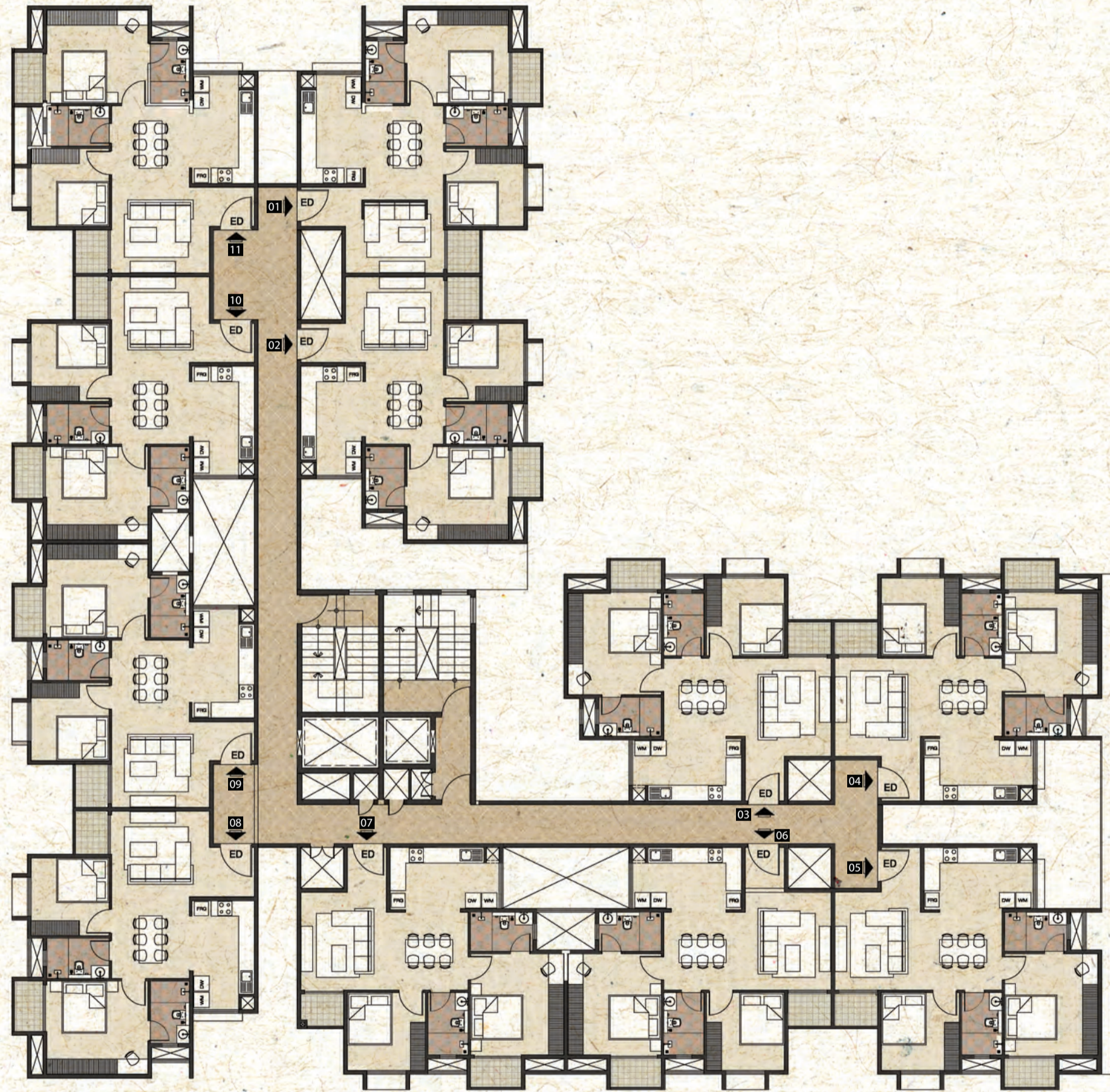
# MASTER FLOOR PLAN



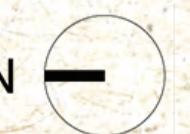
- |                                  |                    |                      |                     |                     |
|----------------------------------|--------------------|----------------------|---------------------|---------------------|
| 1. ENTRY / EXIT                  | 6. OUTDOOR GYM     | 11. LILY & KOI POND  | 16. SWIMMING POOL   | 21. WALKWAY         |
| 2. SECURITY CABIN & ENTRY PORTAL | 7. PAVILION        | 12. MULTI PLAY COURT | 17. FLOATING LOUNGE | 22. SURFACE PARKING |
| 3. SIGNAGE WALL                  | 8. KID'S PLAY AREA | 13. OAT & STAGE      | 18. POOL DECK       | 23. UTILITIES       |
| 4. COVERED WAITING LOUNGE        | 9. TREE HOUSE      | 14. JOGGING TRACK    | 19. KID'S POOL      | 24. SKATING RINK    |
| 5. ACTIVITY LAWN                 | 10. PARTY LAWN     | 15. AOUA GYM         | 20. TRELIS          |                     |



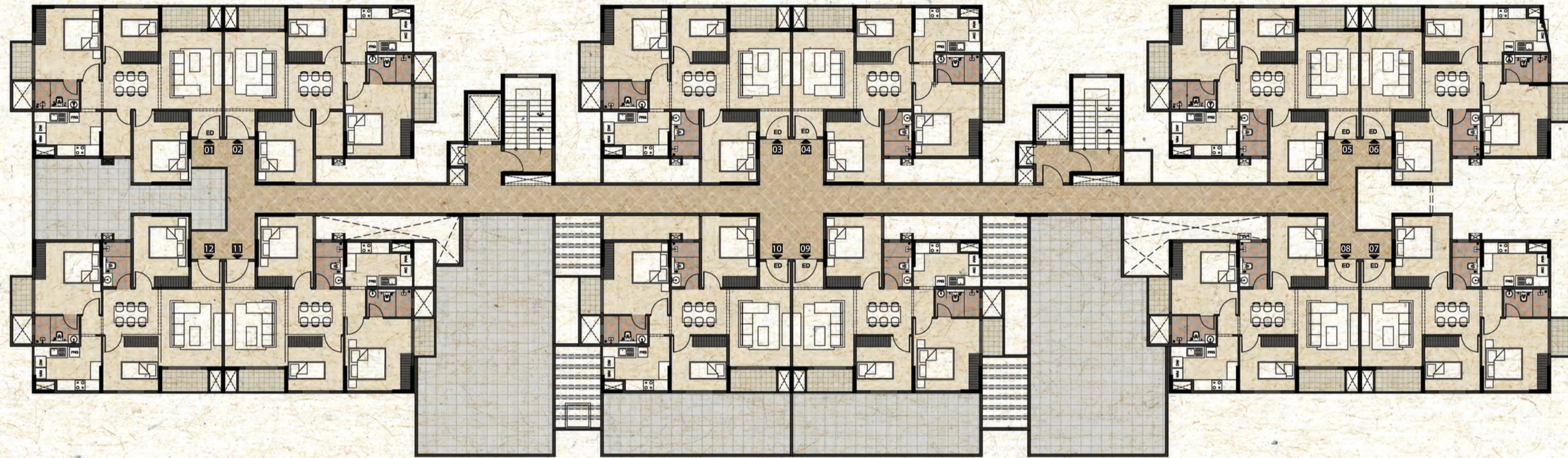
# 2BHK FLOOR AND UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1131 SQ. FT.	744.07 SQ. FT.	47.47 SQ. FT.



# 3BHK FLOOR AND UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1342 SQ. FT.	881 SQ. FT.	58.45 SQ. FT.



# SPECIFICATIONS RELATED TO CONSTRUCTION

## Civil

In RCC frame structure and block masonry

## Doors

### All Doors

Engineered wooden door with solid/tubular core

Door viewer and equivalent hardware for all wooden door with hinges

Rubber gasket for all doors

### Main Door

8 feet height (Engineered Wood) in olefine wrapped frame with rubber gasket on all three sides & HMR HDF / WPC Olefine wrapped telescopic architrave

### Internal & Toilet Doors

Engineered wooden door & HMR HDF / WPC Olefine wrapped telescopic architrave

## Window & Sliding Door

2/3 track UPVC / Aluminium sliding doors and windows with mosquito net provision

## Balcony Railings

RCC parapet with MS top rail / MS railing with an enamel paint finish & 10mm thick toughened glass

## Flooring & Wall Cladding

### Living, Dining and Kitchen

Vitrified tiles

### Master Bedroom

Laminated wooden flooring

### Bathroom Floor

Slip-resistant vitrified tiles

### Other Bedroom

Vitrified flooring

### Bathroom Walls

Vitrified tiles

### Balcony

Vitrified tiles

## Paint

### Internal Wall

Acrylic emulsion

### External Wall

Exterior grade acrylic emulsion

### Ceiling

Oil bound distemper

## False Ceiling

### Toilets

Grid false ceiling with PVC coated tiles

## Electrical Fittings

### Switches

Havells Athena / Stovekraft Skava / Indo Asian Shynora / Or Equivalent

### Wires

Finolex / Havells / Polycab / V Guard / RR Kabel

### Distribution Boards & MCBs

Havells / Indo Asian / ABB / V Guard / Orient

## Grid Power and Backup Power

### EB Power

Apartments - 4KW Single Phase

### DG Power

Common Area - 100% Back up

Apartments - 3KW Single Phase, Limited by 30A(EB) / 10A(DG) ACCL

### Services

Provision for piped natural gas (PNG)

Waste treatment plant

Sewage treatment plant

Organic waste converter

### Elevators

2 lifts for each block

### Safety & Security

Common area surveillance in designated areas

## Plumbing, Electrical & Services

### CP, Sanitary Fittings and Fixtures

Jaquar or equivalent waters efficient CP & sanitary fixtures

## HOUSE OF ARATT | OUR LEGACY

For two decades now, House of Aratt has been a beacon of excellence in the real estate industry. With an unwavering commitment to "Crafting Dreams" and "Building Trust," we have transformed countless aspirations into reality while cultivating enduring trust among our valued customers.

Our expertise lies in the art of crafting exceptional living spaces, catering to a wide array of lifestyles, from affordable housing options to luxurious homes. Through innovative architectural solutions and an unwavering dedication to quality, we strive to create homes that truly resonate with the essence of contemporary living.





EXPERIENCE THE  
PINNACLE OF LUXURY