



ARATT
ALCHEMY
ONE

OLD MADRAS ROAD

The 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, bringing contemporary living spaces to life.



Location Map





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. Calling all discerning homeowners in search of the perfect address! 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.

Old Madras Road, Where Modern Living Meets Timeless Charm.

Choosing Old Madras Road 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: Old Madras Road'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.



Road Connectivity

KR Puram

5.5 Kms

Whitefield

10 Kms

Indiranagar

14 Kms

Varthur

14.6 Kms

Marathalli

17 Kms

Bellandur

22.2 Kms

Bengaluru
International
Airport

27 Kms



Educational Institutions

Vibgyor School

2.3 Kms

Baldwin International School

4 Kms

MVJ Engineering College

9.8 Kms

Delhi Public School

12 Kms

Seamless Connectivity to an array of day-to-day needs



Malls

Orion Mall

2.3 Kms

Park Square Mall

6 Kms

Phoenix Market City

9.8 Kms

VR Bengaluru Mall

10 Kms

Forum Value Mall

10 Kms



Hospitals

Sri Sathya Sai Hospital

6 Kms

Manipal Hospital

9.8 Kms

Vydehi Institute
Of Medical Sciences

10 Kms

Altor Hospital

6.7 Kms



Corporates

Bearys Global Research
Triangle

5.7 Kms

GR Tech Park

9.8 Kms

ITPL

10.8 Kms

KIADB Aerospace SEZ

10.8 Kms

RMZ Infinity

11 Kms

Rediscover **THE MAGIC OF LIFE**

In the hustle and bustle of our daily lives, we often find ourselves caught up in the mundane routine, forgetting the enchantment that life has to offer. But what if we told you that there's a place where magic is not only real but an everyday occurrence?

Welcome to Alchemy One, luxury residences by Aratt, where the ordinary transforms into the extraordinary, and every day is a chance to rediscover the magic of life.

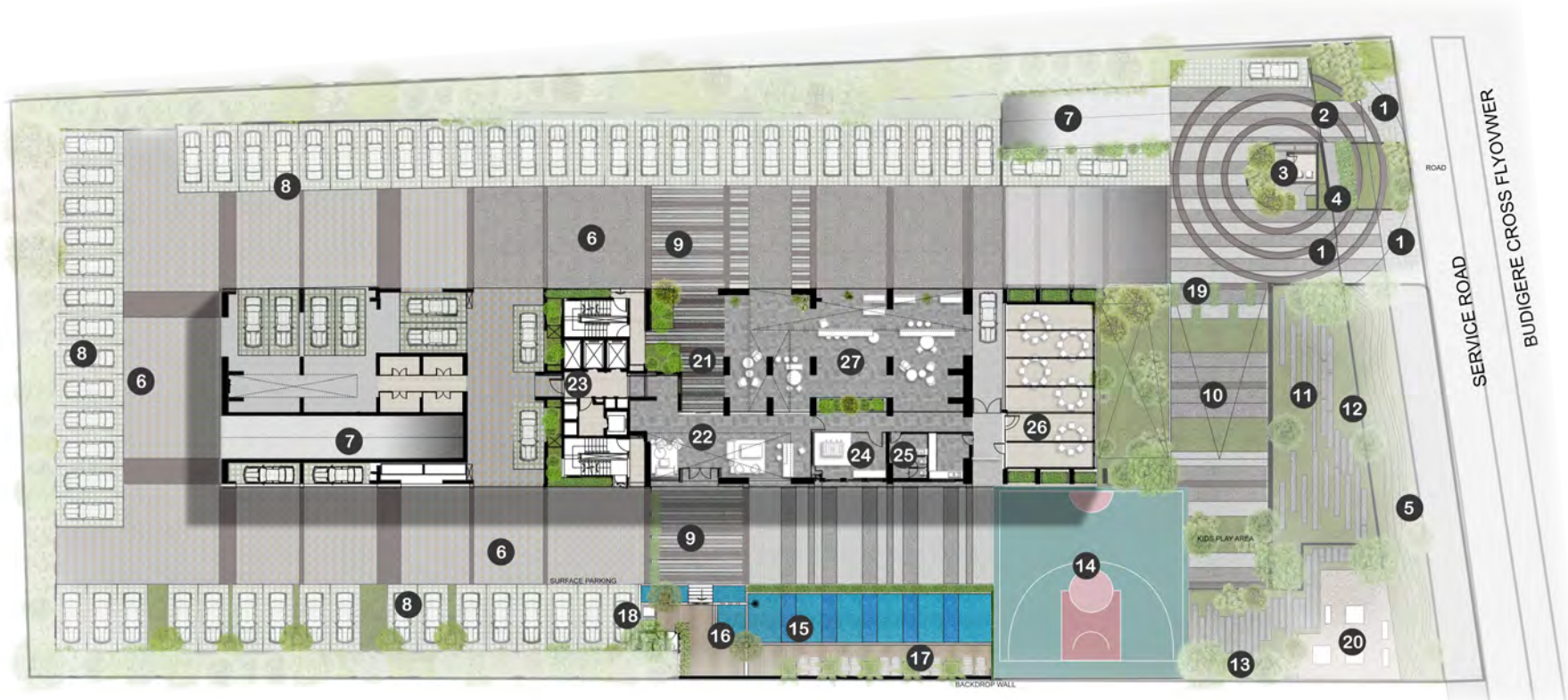
Alchemy One is not just a residential haven; it's a portal to a world where dreams come true. This offering in our luxury category of residences is designed to be more than just four walls; they are your canvas for crafting the life you've always dreamed of spacious and thoughtfully designed homes.

A masterpiece awaiting your personal touch, whether it's waking up to breathtaking sunrises or unwinding with panoramic sunset views from your balcony, every moment here is a reminder of life's beauty.

Alchemy One by Aratt is not just a place to live; it's a place to thrive. It's where you'll rediscover the wonder of starry nights and the joy of a morning bird's song. It's where laughter echoes through the community, and friendships are forged that last a lifetime. It's where you'll create stories worth sharing and moments worth cherishing.

Don't let life's enchantment slip away. Rediscover the magic of life at Alchemy One by Aratt. Your extraordinary journey begins here.

Landscape Plan



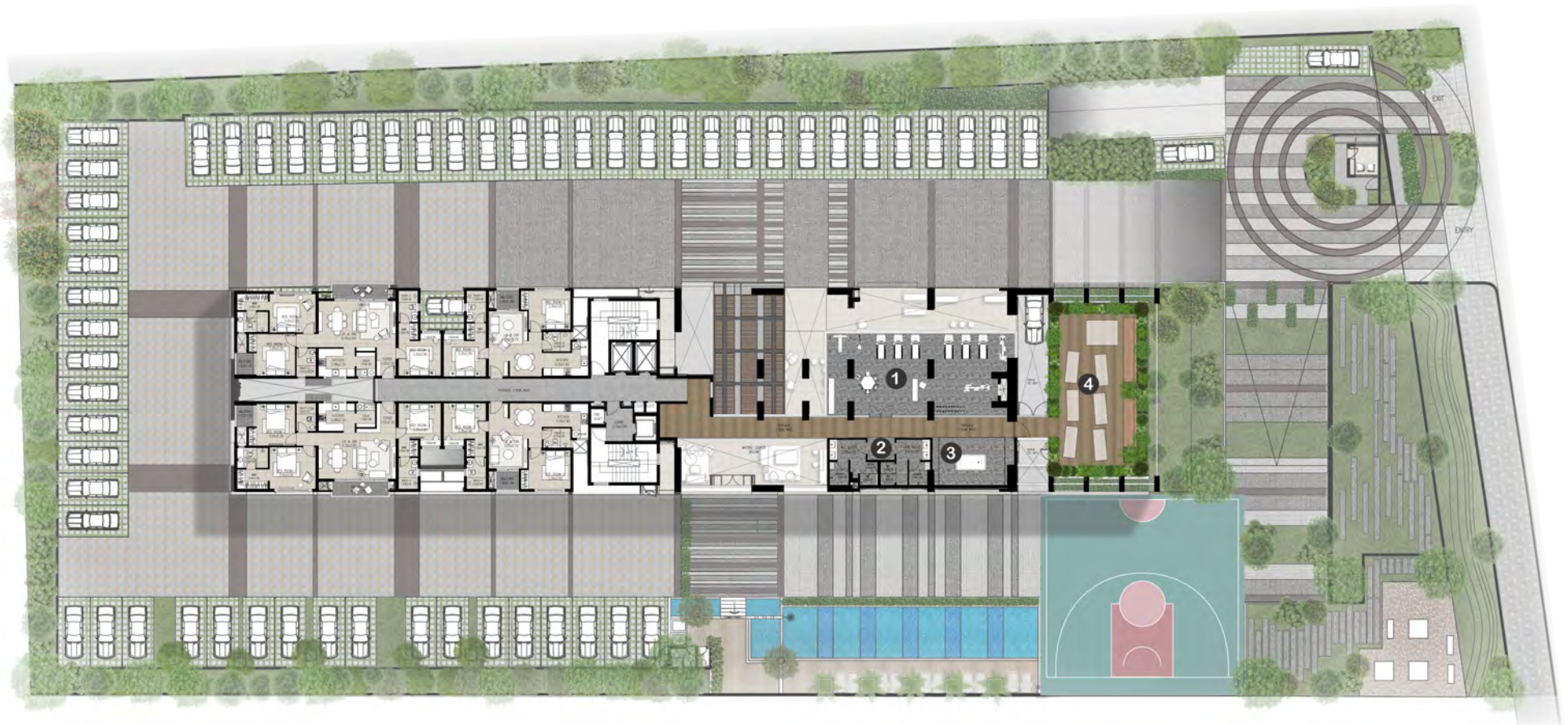
1. Main Entry / Exit
2. Gate
3. Security Cabin
4. Pedestrian Entry
5. External Lawn Mount With Planting
6. Driveway
7. Ramp To Basement
8. Surface Parking

9. Accent Paving
10. Spill Over Activity Zone
11. Stepped Lawn Seating
12. Stage
13. Half Basket Ball Play Area
14. Lap Pool
15. Toddler Pool
16. Pool Deck
17. Outdoor Showers

18. Movable Green Screen
19. Transformer Yard
20. Entry to Lobby
21. Lobby
22. Club Entry
23. Games Room
24. Toilet
25. Party Hall
26. Outdoor Seating



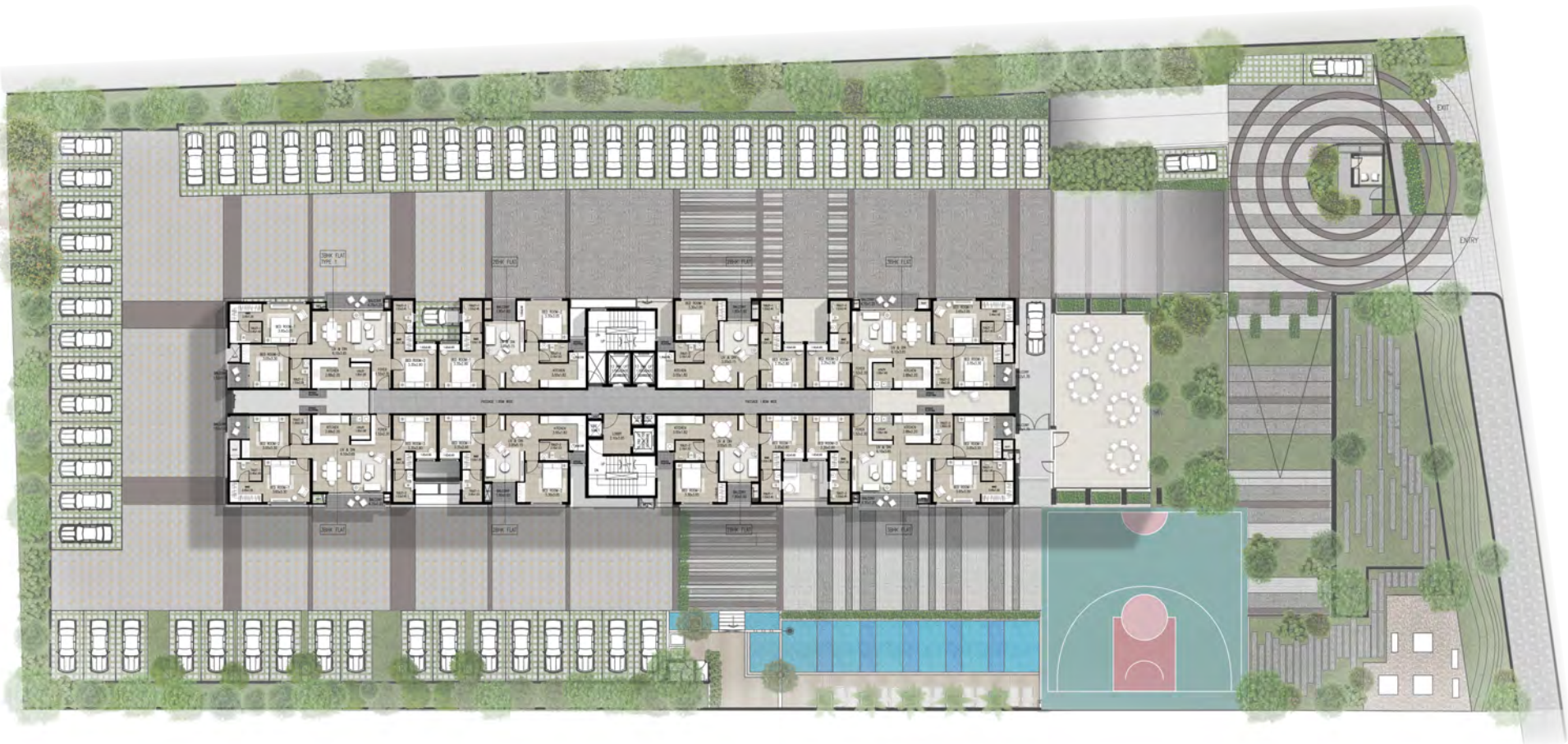
First Floor Plan

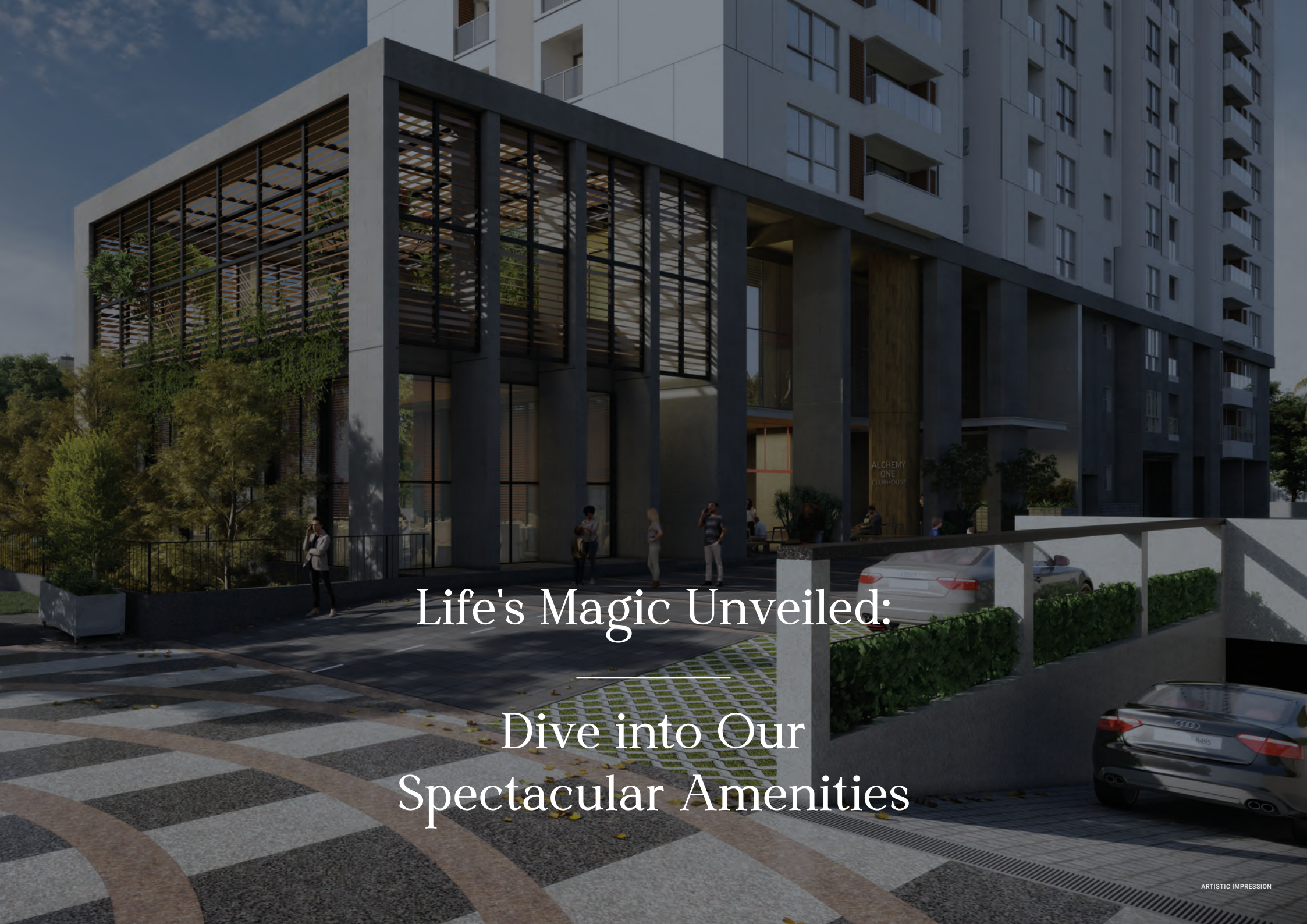


- 1. Gym
- 2. Restrooms
- 3. Indoor Games
- 4. Yoga / Meditation



Typical Floor Plan





Life's Magic Unveiled:

Dive into Our
Spectacular Amenities

Amenities



Club House



Kids Play Area



Co-Working Space / Business Bay



External Lawn Mount with Planting



Multipurpose Play Court



Pool Billiards



Reading Lounge / Library



Tot-lot on Lawn



Sand Pit Tot-lot



Spill Over Activity Zone



Stepped Lawn Seating



Yoga Deck



Half Basket Ball Play Area



Lap Pool



Toddler Pool



Pool Deck



Outdoor Showers



Table Tennis



Games Room



Gym



Party Hall



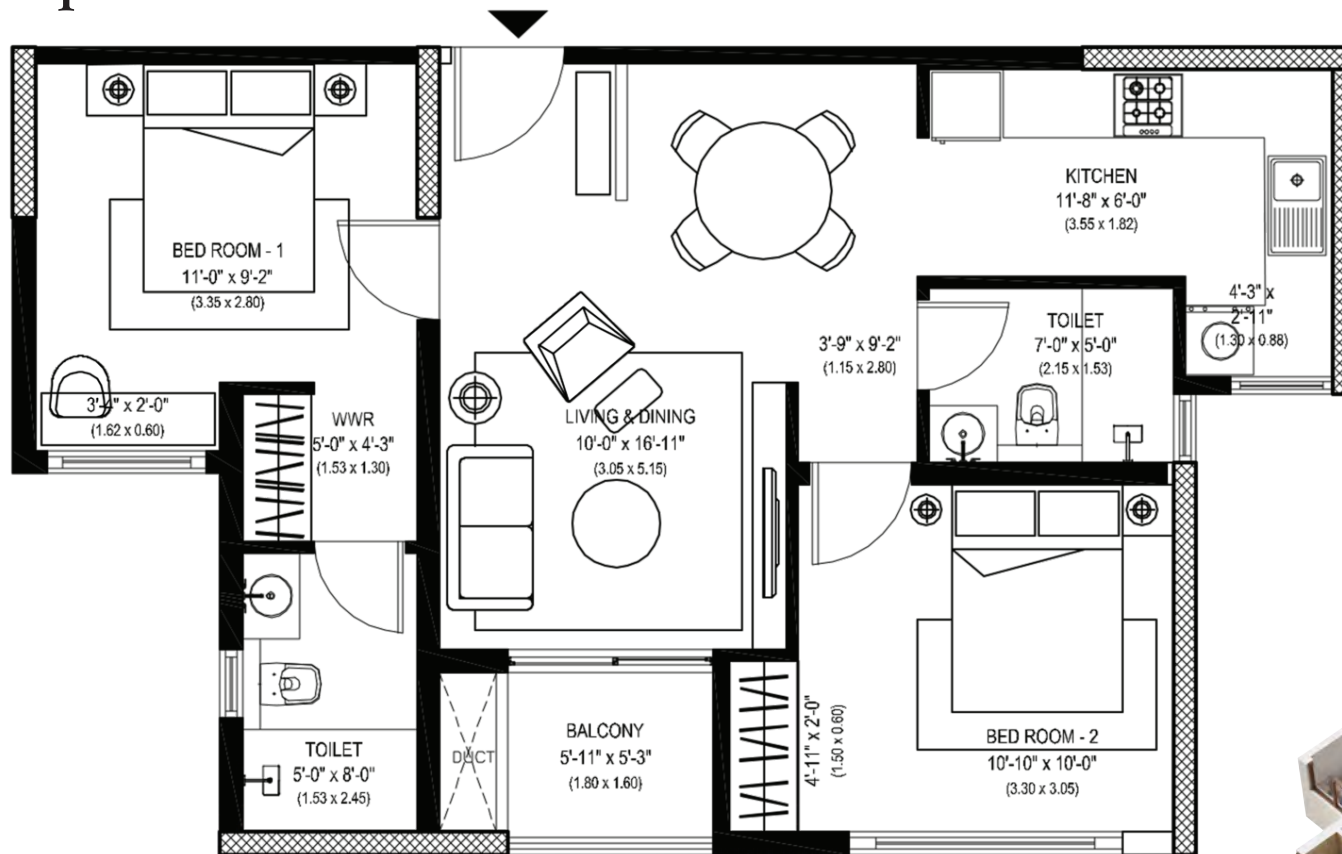
Outdoor Seating





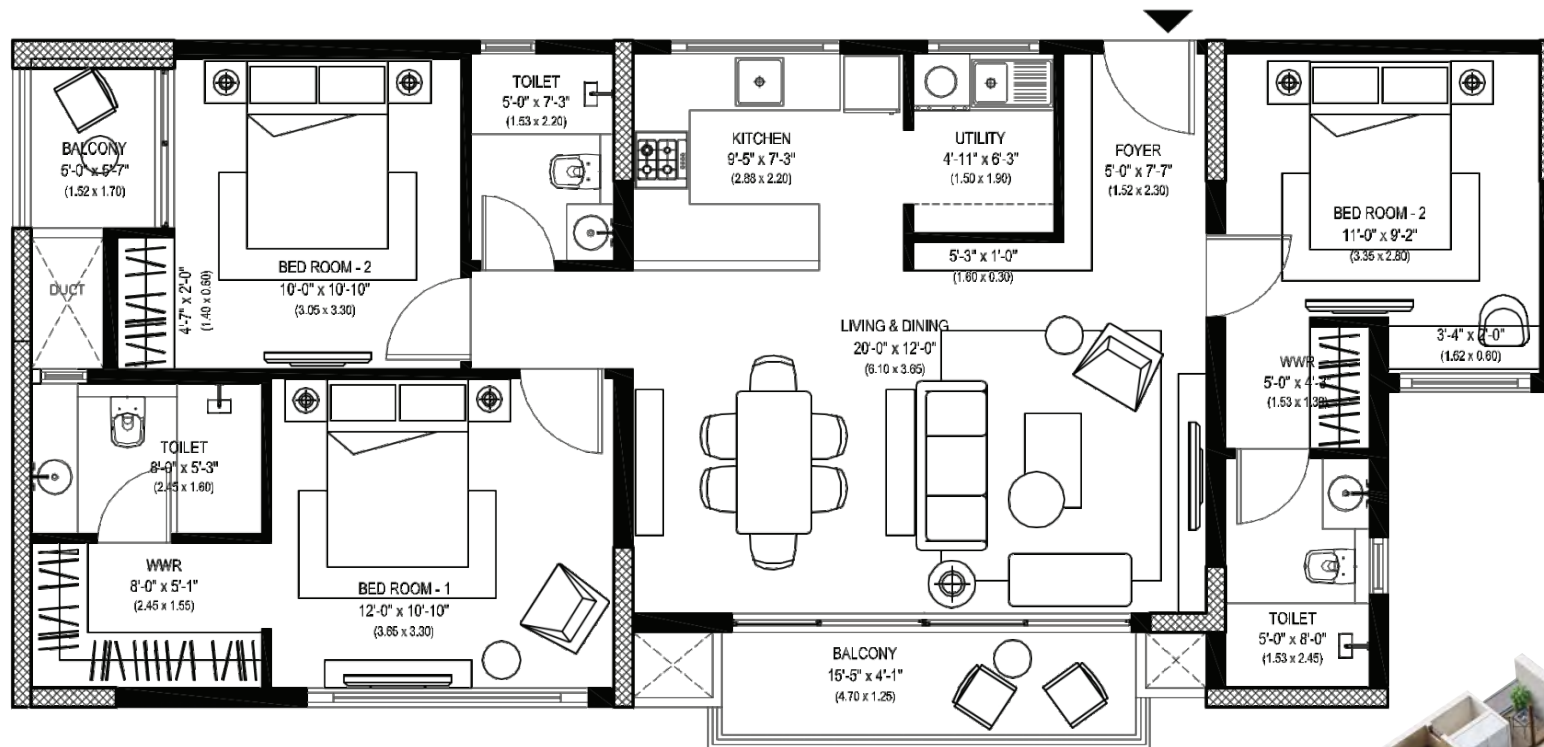


2 BHK 951 Sq.Ft.



3 BHK

1460 / 1482 Sq.Ft.



PROJECT HIGHLIGHTS



G+ 23 FLOORS



25 + STATE-OF-THE-ART AMENITIES



EPITOME OF CONCIERGE LIVING



VASTU-COMPLIANT DESIGN



EFFICIENT SPACE PLANNING

ARTISTIC IMPRESSION



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



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



KEY ASPECTS

G+23 floors of architectural marvel, with a single elegantly designed block, creating a distinctive presence in the landscape.

A total of 174 thoughtfully crafted units that blend seamlessly with the urban lifestyle.

An Array of Luxury Amenities Tailored to Enrich Your Lifestyle.

Experience the epitome of concierge living, where your comfort and needs are paramount.

Vastu-Compliant Design to Enhance Positive Energy and Well-Being.

WHY TO BUY

ARATT



CORPORATE OFFICE : HOUSE OF ARATT, #39, ULSOOR ROAD, BANGALORE, KARNATAKA - 560042

SITE OFFICE : SY NO: 36/1, OLD MADRAS ROAD, BENGALURU, KARNATAKA - 560049

PRM/KA/RERA/1251/446/PR/130122/004638

080 37017975 | www.aratt.in