

A PROJECT BY - A K SURANA DEVELOPERS

ARBOR VISTA

The new way of life

2 | 3 RLK SMART & LUXURIOUS HOMES
AT **CENTRAL WAKAD**



IMAGES ARE FOR REPRESENTATION PURPOSE ONLY.

THE
PROFITIOUS WAY
TO LIVE!

ARBOR VISTA

2 | 3 RLK SMART & LUXURIOUS HOMES
AT **CENTRAL WAKAD**

A beautiful canopy of greens above with lots of recreational facilities, is a perfect mix to enable your relaxation and happiness. At Arbor Vista you will enjoy luxury and a scenic view combined together – like no other.

Our elegantly designed 2 | 3 RLK Smart & Luxurious Homes come equipped with the best modern amenities and features for a superior living experience. Sensible space planning, luxurious interiors and premium fittings provides you maximum comfort and convenience that you deserve.

Seamless connectivity, leisure activities, 24x7 security ensures you maximum peace of mind and comfort living at Arbor Vista.

BUILT ON THE
FOUNDATION OF
SUSTAINABILITY.

ARBOR VISTA

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AT **CENTRAL WAKAD**

We understand the importance of sustainability and we have built Arbor Vista on the very same foundations. Our goal is to make green living an achievable goal for everyone, by providing exceptional construction without compromising comfort or convenience.

Our green building ensures minimal environmental impact with a host of sustainable living solutions, from rainwater harvesting, solar lights in common areas, to low-flow plumbing fixtures that help conserve water. The construction material is consciously sourced, reinforcing our commitment to green living, leading to minimum carbon footprint.



ARTISTIC IMPRESSION



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LIVE CLOSE TO LIFE.

At Arbor Vista, you can live peacefully in the relaxed atmosphere of Wakad, close to work, while being connected to every part of the town.

Arbor Vista is conveniently located close to the Mumbai Bangalore Highway, offering exceptional connectivity, so that you spend less time commuting and more time doing what you love. Enjoy an unbeatable level of convenience by having everything just a short walk away, easy access to the best schools, well known colleges, shopping and entertainment venues, everything you need is right here.



KEY DISTANCES

SCHOOLS:

Unicorn Pre School	8 min
Little Millennium	9 min
Rahul International	3 min
Eurokids Preschool	10 min
Kantilal Khinwasara School	3 min
Vibgyor International School	7 min
Challenger Public School	6 min
Indira International School	6 min

COLLEGES:

Indira School Of Business Studies	8 min
Shri Balaji management Institute	7 min
Swami Vivekanand College	7 min
JSPM Tathawade	9 min
Dr. DY Patil Biotechnology Institute	8 min
IIEBM Indus India School	4 min

HOSPITALS:

Golden Care Hospital	8 min
Orbit Wellness Shatay Hospital	4 min
City Care Hospital	3 min
Sanjeevani Multi Specialist Hospital	3 min
Ruby Hall, Clinic Hinjewadi	7 min
LifePoint Multi Specialist Hospital	8 min
Orion Multi Speciality Hospital	10 min
Mulshi Millennium Hospital	3 min
Surya Mother & Child Super Speciality Hospital	10 min

SHOPPING MALLS AND GROCERY POINTS:

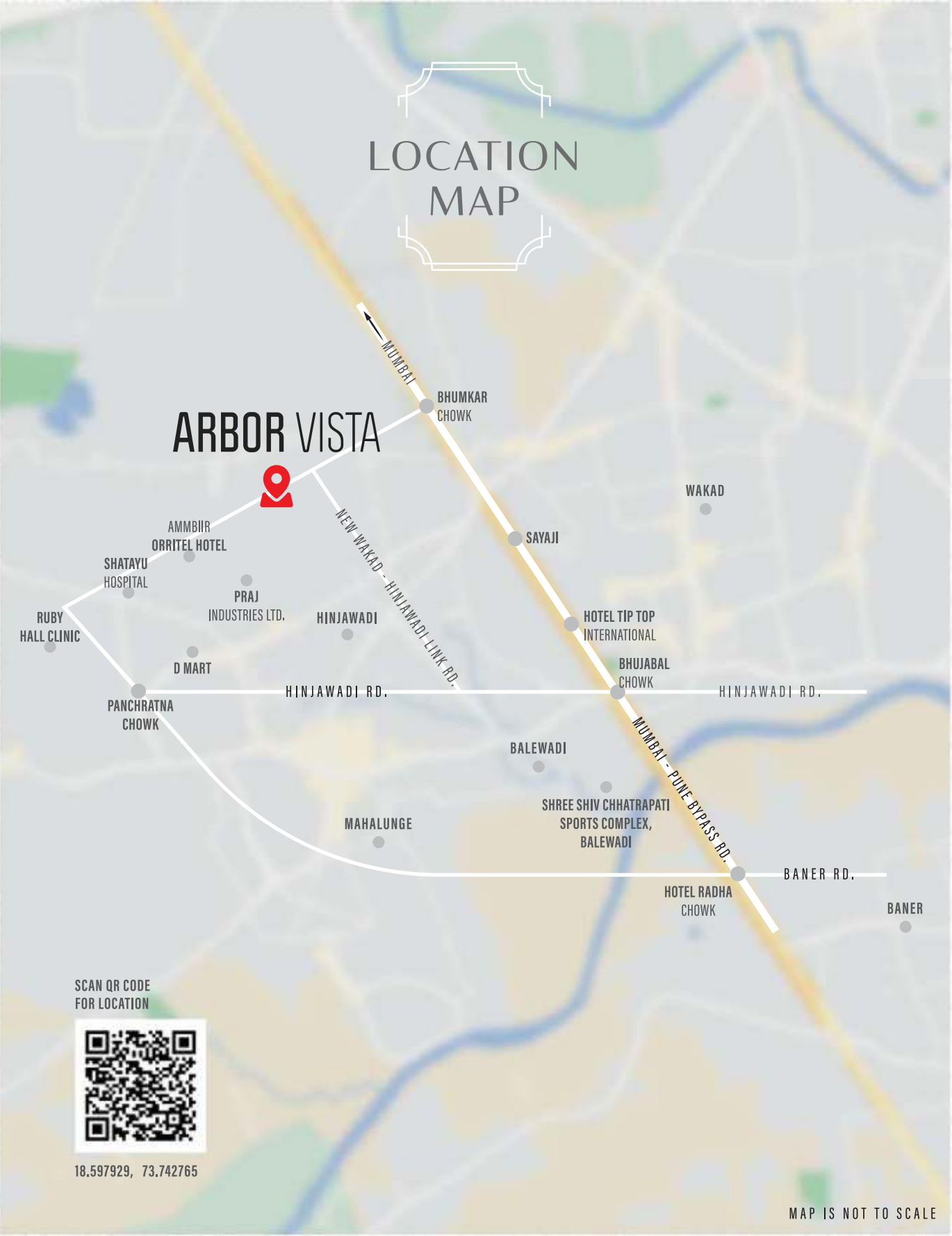
Xion Mall	10 min
D'mart	10 min
Grand Highstreet, Hinjewadi	7 min
Phoenix Market City mall, Wakad	7 min
Prime City Centre	10 min
Vegetable Shop	2 min
Om Supermarket	3 min
Delight Pet Shop & Pet Medical	2 min
Kaka Halwai Sweet	4 min
Haldiram Sweets & Namkin Shop	4 min

METRO STATIONS:

Chhatrapati Shivaji Maharaj Chowk	3 min
Hinjewadi Station	4 min

COMPANIES:

Wipro Technologies	9 min
Accenture	9 min
Infosys	10 min
Capgemini India	18 min
Cognizant	15 min
Synechron Technologies	18 min
Cummins India	15 min
Veritas Technologies	15 min





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THE CREST: A RECREATIONAL HUB

The Crest, a residents only private rooftop recreational space with multiple amenities for you and your family.

Enjoy a game of chess with kids at the sports corner, unwind with the family under the pergola, celebrate your special days in banquet hall, hit the gym with your friends, de-stress in the meditation center or simply sit back and relax amidst the terrace greenery in this resident member area only.



ZEN GARDEN



INDOOR GYMNASIUM



OUTDOOR GYMNASIUM



CHILDREN'S PLAY AREA



BARBEQUE AREA



MULTIPURPOSE HALL



YOGA & MEDITATION AREA



INDOOR GAMES ARENA



Solar Panels



Steam Room



Senior Citizen
Sit-Out Area



Business Lounge



Sauna Room
(Ladies + Gents)



EV Charging Points

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STRUCTURE

- RCC Structure Designed to Resist Seismic Force of Zone III

WALLS

- AAC Block Masonry
- Sand Faced External Plaster
- Internal Wall Plaster With Gypsum Finish

ELECTRICAL

- Concealed Wiring Polycab/ Equivalent
- Modular Switches Schneider/ Equivalent
- Provision for DTH, Broadband (Common Cabling)
- AC Point in Living and Master Bedroom
- Exhaust Fan Point in Kitchen & Bathroom
- Invertor Point Provision

PLUMBING

- Concealed Plumbing CP fitting - Jaguar / Equivalent
- Good quality Sanitary Fixtures
- Brick Bat/ Chemical Double Coat Water Proofing in Bathrooms, Terraces & Dry Balcony

FLOORING

- 600mm X 1200mm Vitrified Tiles Entire Apartment
- 600mm X 600mm Tiles in Terraces
- 1200mm x 600 mm Designer Dado Tiles in Bathrooms.
- 600mm x 600mm Vitrified Tiles in Bathrooms and Dry Balcony
- Granite/ Marble Door Frames for all Bathrooms

WINDOWS & GRILLS

- 3-Track Powder-coated Aluminium Sliding Windows With Mosquito Mesh
- Safety Grill For Window
- Aluminium Window With Exhaust Fan Provision In Bathrooms
- Parapet Wall With MS Pipe For Dry Balcony
- Toughened Glass With SS Pipe Railing For Balcony

DOOR AND DOOR FRAMES

- Designer Laminate Finish Main Door
- Both Side Laminated Flush Door in Bedrooms And Bathrooms
- Premium Accessories And Fixtures For All Doors
- MS Powder Coated French Door With Grill For Balcony
- Laminated Door For Dry Balcony

KITCHEN & DRY BALCONY

- Granite Top Kitchen Platform
- Dado Tiles Upto Lintel Level in Kitchen
- Electrical Point For Fridge, Microwave, Water Purifier
- Washing Machine Point in Dry Balcony
- 2 ft. Dado Tiles in Dry Balcony
- Provision For Exhaust Fan

PAINT

- Internally Acrylic Emulsion / Lustre Paint (Asian Make / Equivalent)
- Externally Weather Shield Acrylic Paint (Asian Make / Equivalent)

LIFT LOBBIES

- Designer Lobby
- Access Control For Lobby

ADDED FEATURES

- Video Door Phone
- Regulated Pipe Gas System (As per Govt. norms)
- Solar lights (Partially) in Common Areas
- Firefighting Systems (As per Government Norms)
- Garbage Chute
- Boom Barrier At Entrance And Exit Gate



THE CREST: A RECREATIONAL HUB



1. PARTY LAWN

2. MULTIPURPOSE HALL

3. INDOOR GAME AREA

4. SAUNA AND SPA

5. INDOOR GYM

6. OUTDOOR GYM

7. YOGA AND MEDITATION DECK

8. SENIOR CITIZEN AREA

9. OUTDOOR PLAY AREA

10. KIDS PLAY AREA

11. CHILDREN'S PLAY AREA

12. CO-WORKING SPACE

13. BUSINESS LOUNGE

14. BARBEQUE AREA



2 RLK

RERA CARPET	BALCONY	DRY BALCONY	TOTAL
688 Sq. Ft.	44 Sq. Ft.	23 Sq. Ft.	755 Sq. Ft.

ARTISTIC IMPRESSION



Flats	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
2 RLK	63.96	688	4.05	44	2.16	23	70.17	755





3 RLK
With Infinity Room

RERA CARPET	BALCONY	DRY BALCONY	TOTAL
1007 Sq. Ft.	85 Sq. Ft.	31 Sq. Ft.	1123 Sq. Ft.



Flats	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
3 RLK With Infinity Room	93.54	1007	7.91	85	2.84	31	104.29	1123

3 RLK
With Infinity Room



3 RLK SMART

RERA CARPET	BALCONY	DRY BALCONY	TOTAL
828 Sqft.	44 Sqft.	27 Sqft.	899 Sqft.



Flats	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
3 RLK-A Smart	76.93	828	4.05	44	2.52	27	83.50	899





3 RLK SMART

RERA CARPET	BALCONY	DRY BALCONY	TOTAL
811 Sqft.	44 Sqft.	27 Sqft.	882 Sqft.

ARTISTIC IMPRESSION



Flats	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
3 RLK-B Smart	75.31	811	4.05	44	2.52	27	81.88	882

3 RLK SMART

TYPICAL FLOOR PLAN



Flat No.	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
303	63.96	688	4.05	44	2.16	23	70.17	755
304	93.54	1007	7.91	85	2.84	31	104.29	1123

Flat No.	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
301	75.31	811	4.05	44	2.52	27	81.88	882
302	76.93	828	4.05	44	2.52	27	83.50	899



Flat No.	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
305	93.54	1007	7.91	85	2.84	31	104.29	1123
306	63.96	688	4.05	44	2.16	23	70.17	755

Flat No.	RERA Carpet		Balcony		Dry Balcony		Total	
	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)	(Sqmt)	(Sqft)
307	76.93	828	4.05	44	2.52	27	83.50	899
308	75.31	811	4.05	44	2.52	27	81.88	882

CONCRETE BONDS FOREVER.



A. K.SURANA DEVELOPERS a leading real estate & construction firm,
founded to offer quality homes at reasonable prices without
compromising the quality of construction. We have successfully
completed nearly 5,00,000 sq.ft residential & commercial projects with a
number of satisfied customers over the years.

Our locations are our USP.

SCAN QR CODE TO VISIT WEBSITE



Principal Architect
V.K: a



Environmental Consultant
V.K: e



RCC Structural Consultant
Mr. Anirudha Vanarase



Legal Advisor
Adv. L.B. Kabra

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*T&C Apply

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