

www.arge-helios.com



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ABOUT ARGE REALTY

Arge Realty introduces to Bangalore's real estate development market a transparent model that has eluded most other major property developers. The brainchild of Rajat Goenka, Arge Realty is primarily focused on residential projects, and aims to be the most preferred real estate brand in Bangalore.

The core strength of Arge Realty is derived from its promoter's uncompromising business ethics and transparency in all spheres of business conduct. The success of Texport Overseas Pvt. Ltd. is a testament to these values.

From inception of a vision through to the reality of completion, Arge Realty's commitment to deliver consistently is reflected in our customer focus and dedication to deliver. Our unique blend of experience, skills, drive and relationships ensure we meet the unique needs of every client and project, regardless of size. At the same time, a corporate governance framework defined by Texport Overseas sets standards for ethics and financial performance, health safety and rehabilitation, and community and environmental standards.

OUR BACKGROUND

A quality garment export company with an annual turnover of 100 million US dollars, Texport Overseas Pvt. Ltd. is known for on time delivery and quality consistency. With an efficient R&D department that analyzes each style and plans the special machinery requirements in advance, its 10 production factories have the capability to manufacture 800,000 high-quality garment pieces every month.

Texport's focus has always been on the production and export of high quality fashion garments over the last decade. Its promoters and 14,000 employees work tirelessly to meet the stringent European and American quality standards of its primary export markets.

The venture into the real estate market is enabled by Rajat Goenka's remarkable ability to integrate proven capabilities in terms of quality and aesthetics into other industries. Arge Realty aims to replicate the phenomenal growth of Texport Overseas by implementing a transparent and customer-centric business model backed by uncompromising work ethics.



HELIOS

— Good Investment. Great Living. —

DRIVEWAY

A serene hundred meter long driveway in the midst of waterfalls leads up to building, away from the bustle of the city. Arge Helios is strategically located away from the main road to provide the calm and quiet of the countryside, while remaining in the heart of Bangalore.



ZRIK'S

GOOD INVESTMENT.
GREAT LIVING.

Arge Helios is an exquisite residential tower, located on Hennur Main Road, Bangalore. Spread over two acres, Arge Helios promises a unique lifestyle which is a combination of luxurious living, state-of-the-art architectural technology, recreational facilities and excellent infrastructure. Arge Helios is designed with painstakingly meticulous attention to the smallest of details.

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COURTYARD

The courtyard lounge at Arge Helios allows you to enjoy the vast landscaped lawns under the shade of trees and to connect with nature. The reflective pools on the first floor podium give that unique touch of tranquility and the king size chess court add an essence of class.



RELAX AND REJUVENATE

Located in the midst of the city, Arge Helios comprises of 2, 2.5 and 3 BHK units where international luxury is redefined and at your very doorstep. These plush apartments ensure that every individual should experience peace, tranquility and still be ever so connected to the city.

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TOUCH THE SKY

The Arge Helios Sky Terrace offers you the best in class amenities, including the infinity sky pool, a tree court with seaters and sky lawns, making it the perfect place for leisure and relaxation. It also features a state-of-the-art gymnasium, a pergola deck with lounge seaters, a yoga/meditation area, a kids pool and a jacuzzi.

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HEAVEN IS A PLAYGROUND

At Arge Helios, the Active Zone is a revolution in playing to build team work, interact and compete. The variety of superior quality equipment ensures that you can get the right amount of exercise for a healthy lifestyle. The Active Zone is completely digital and developed as a fully interactive playground, and translates a child's need to play into beautiful, innovative forms.

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SERENITY THROUGH SECURITY

Real peace of mind emanates from a sense of safety, which is why every apartment is equipped with video door phones. The state-of-the-art security systems include round the clock CCTV surveillance to keep you safe and sound.

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LIVING ROOM

Whether you are entertaining guests, or simply spending a quiet evening with the family, you will come to relish the spacious and well ventilated living and dining rooms. The attached balconies are thoughtfully placed to enable you to step out and enjoy the refreshing Bangalore climate.



MASTER BEDROOM

The best feeling in the world is to wake up each morning realizing that you have found happiness. Carefully designed for more than just a good night's rest, the master bedrooms are finished with superior quality wooden flooring to add a touch of class.



KIDS BEDROOM

There is no better gift you can give to your child than a happy childhood. They are your future, and deserve the best. Here they will grow up in colorful space filled with cheer, and blossom into all that you thought they could be.



KITCHEN

As the hub of the home, the kitchen is the room with all the action. No matter how different our lifestyles may be, a lot of activity revolves around the kitchen.

PLANS TO LIVE BY

The extensive amenities and recreation areas are spread across 2 acres spanning the landscape on two levels and Sky terrace. Browse through the site plans to visualize the great living facilitated by your good investment.

AMENITIES

- Club: Banquet hall, billiards room, squash court, library, eat-in gallery, game zone, private screening room, business centre on ground level
- Fun Zone with sand pit for toddlers
- Basket Ball court
- Active Zone: superior quality equipment to facilitate a healthy lifestyle
- Convenience store
- Sky Terrace: Temperature controlled infinity sky pool, Tree court with seaters, sky lawns, state-of-the-art Gymnasium, Yoga/meditation Area, pergola deck with lounge seaters, jacuzzi and kids pool
- First floor Podium: King size chess court, courtyard lounge, still water reflective pools

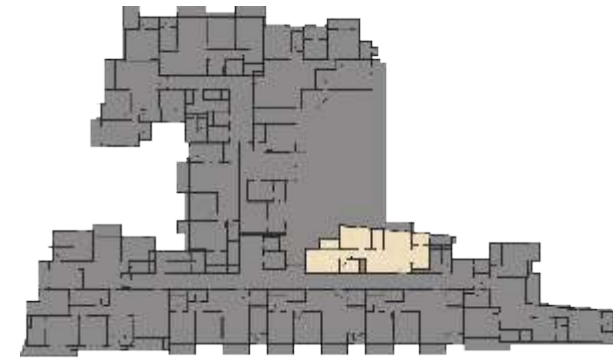


First Floor Plan

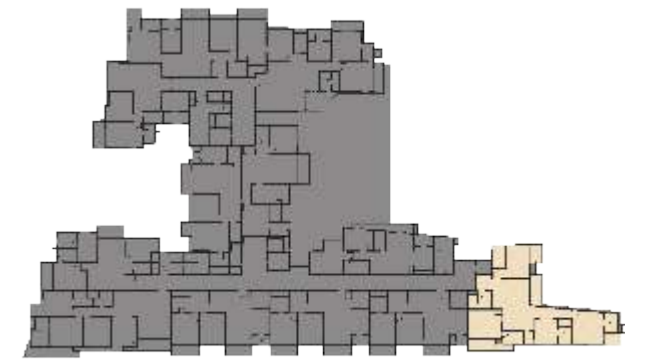
Terrace Plan

MASTER PLAN

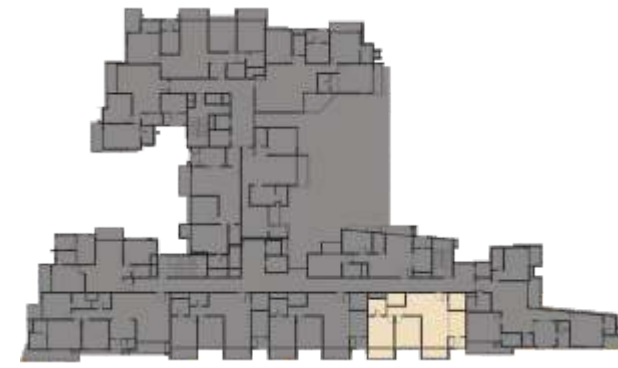
Type: A-201
2BHK - 1308sft



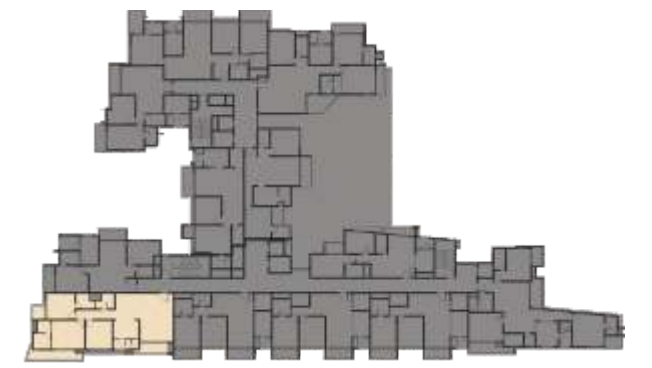
Type: A-202
3BHK - 2357sft



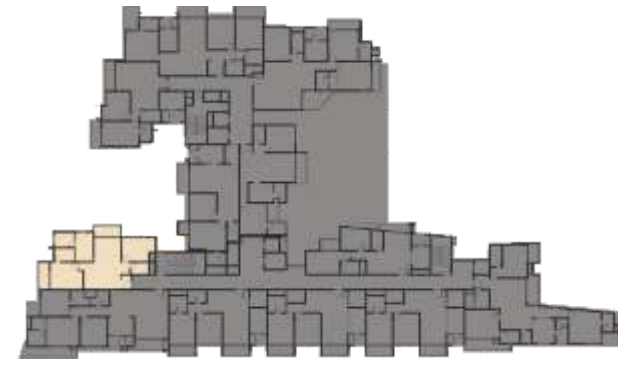
Type: A-203
2.5BHK - 1495sft



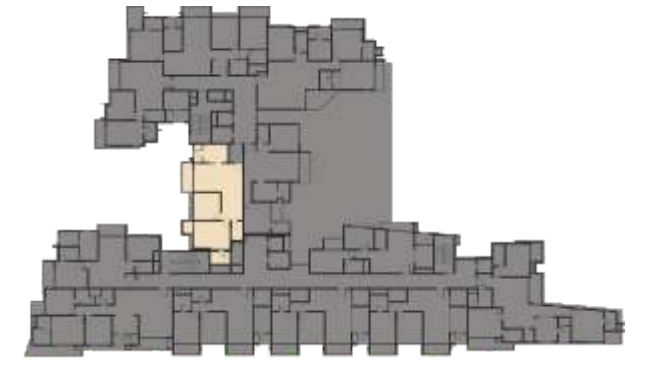
Type: A-206
3BHK - 2120sft



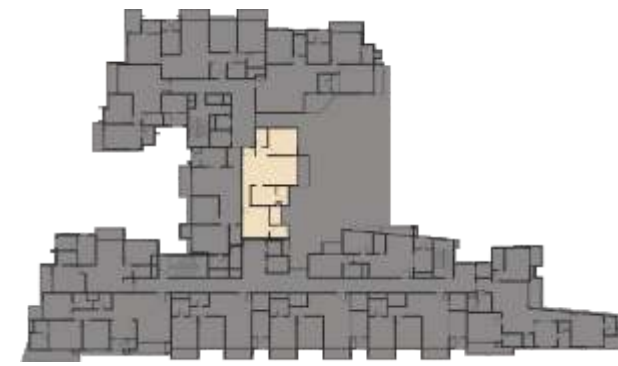
Type: A-207
2BHK - 1469sft



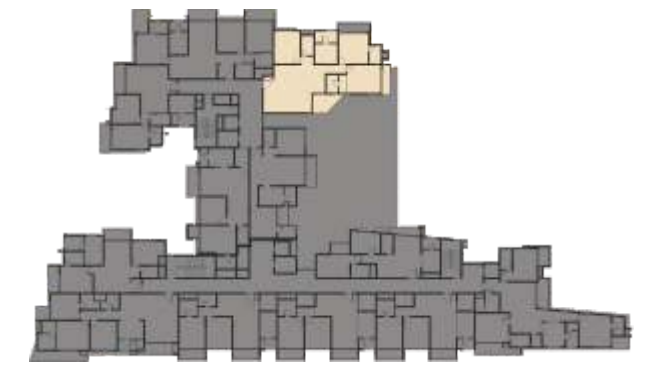
Type: B-201
2BHK - 1408sft



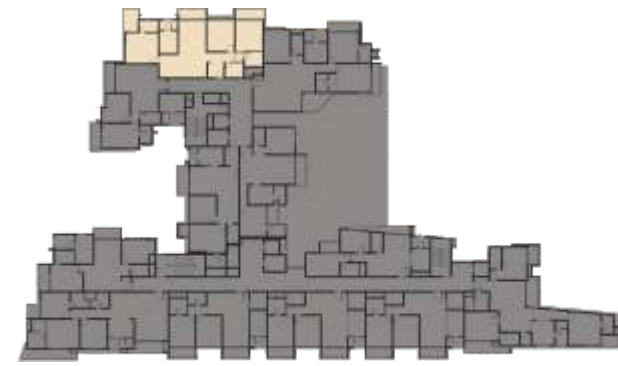
Type: B-202
2BHK - 1416sft



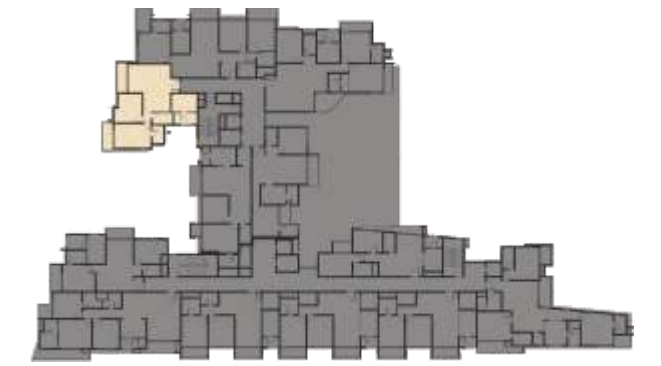
Type: C-201
3BHK - 2202sft



Type: C-202
3BHK - 2068sft



Type: C-203
2BHK - 1466sft



HIGHLIGHTS & SPECIFICATIONS

The specifications for Arge Helios detail out the flawless quality and sophistication that is reflected in the premium finishes and lavish amenities that come with it.

GENERAL SPECIFICATIONS

- Seismic Zone II compliant 2 Basements, Ground + 13 storeyed RCC framed structure with concrete masonry walls
- Covered car park in basements
- Visitors car parking
- IGBC Member
- Reticulated piped gas system for kitchen
- Sewage treatment plant
- Rain water harvesting
- Garbage chute
- Indoor and outdoor Wi-fi connectivity
- Car washing area
- Driver and servant toilets

PLASTERING AND PAINTING

- Internal walls and ceiling with POP punning
- Plastic emulsion paint for internal walls and ceiling
- External walls: Weather shield external paint

FLOORING AND CLADDING

Apartment

- Superior quality 2' x 2' vitrified tile flooring and wall flushed skirting for living, dining and bedrooms
- Superior quality wooden flooring with skirting for master bedroom
- Premium quality 2' x 2' matte finish vitrified tile flooring for kitchen
- Ceramic wall tiling upto 7' level in the kitchen
- Ceramic tile of 1' x 1' flooring and wall flushed skirting for servant's room
- Superior quality anti-skid matte-finish ceramic flooring and skirting for utility and balconies

Common Areas:

- Imported marble for main lobby at ground floor
- Granite flooring for lift lobbies and corridors on all floors

DOORS & WINDOWS

- Superior quality Beech Frame with front & back architraves with imported PU polish and CNC lock slotting and with Door seal/rubber and BS veneered Shutter for Main Door.
- Superior quality Beech Frame with front & back architraves with imported PU polish and CNC lock slotting and BS veneered Shutter for Bed Room Doors.
- Superior quality Beech Frame with front & back architraves with imported PU polish and CNC lock slotting and OS veneered shutter for Toilets.
- Superior quality Beech Frame with front & back architraves with imported PU polish on one side and CNC lock slotting with OS veneered flush door for MBR Toilet.

ALL EXTERNAL DOORS

- Anodized aluminium sliding doors/shutters

BALCONIES/SITOUTS/UTILITY

- Hand railing with toughened glass

KITCHEN

- Provision for a dishwasher
- Stainless steel single bowl sink with drain board and a granite counter in the utility
- Provision for washing machine in the utility

ELECTRICAL

- Modular switches of reputed brand
- Premium quality concealed fire resistant copper wiring
- Sufficient power outlets
- Split AC provision in living and all bedrooms
- BESCOM power supply: for 2 BHK - 6 KW and for 3 BHK - 7 KW
- DG power back up for each apartment
- 100% power back up for common area facilities
- Television, telephone, internet and intercom points in living room and all bedrooms

BATHROOM FITTINGS AND ACCESSORIES

- Sanitary fixtures of reputed make in all toilets
- CP fittings of reputed make in all toilets
- Single lever diverters for shower area

SECURITY SYSTEM

- Video door phone
- Surveillance cameras for common areas

LIFTS

- 5 lifts of reputed make: 3 passenger and 2 service Lifts (stretcher enabled)

VASTU RATING

- All flats have been designed conforming to Vastu requirements and have A+ rating

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Gymnasium
Squash Court
Billiards Room
Fun Zone



Basketball Court
Private Screening Room
Yoga/Meditation area
Kids Pool



CLUB

The Arge Helios Club features some of the best facilities available. The spacious banquet hall is an ideal location for events, family functions and parties. The other features include a library, a squash court, and the game zone with table-tennis, billiards and more. Conveniently located at the ground level, the Club is where you can spend quality time enjoying the benefits of a superior lifestyle.

SKY TERRACE

The Arge Helios Sky Terrace offers you the best in class amenities, including the infinity sky pool, a tree court with seaters and sky lawns, making it the perfect place for leisure and relaxation. It also features a state-of-the-art gymnasium, a pergola deck with lounge seaters, a yoga/meditation area, a kids pool and a jacuzzi.

COURTYARD

The courtyard lounge at Arge Helios allows you to enjoy the vast landscaped lawns under the shade of trees and to connect with nature. Reflective pools on the first floor podium give that unique touch of serenity and the king size chess court add an essence of class.

ACTIVE ZONE

At Arge Helios, you can channel your energy to good use at the Active Zone. The variety of superior quality equipment ensures that you can get the right amount of exercise for a healthy lifestyle. Arge Helios also features a basketball court for residents to enjoy, and a Funzone with the latest in playground equipment for children.

PRIVATE SCREENING ROOM

At Arge Helios, the private screening room offers an exclusive and intimate environment in which to enjoy the highest quality sound and vision on the big screen. This is where you and your family can enjoy your favorite films, TV shows, sports events and much more with stunning Dolby 3D audio.

BUSINESS CENTRE

The Business Centre at Arge Helios redefines the concept of working from home, and is the perfect space to conduct business related activities. Meetings, presentations and tele-conferences are facilitated with accommodation for audio/visual equipment, as well as broadband internet and Wi-Fi connectivity.



VASTU COMPLIANT

Vastu is an ancient Indian science of construction and architecture which helps in making a congenial setting or a place to live and work in a most scientific way taking advantage of the benefits bestowed by nature and its five elements i.e. sky, water, air, fire and earth providing energy fields for enhanced wealth, health, prosperity and happiness of the occupants underneath.

Arge Helios Overall Rating: A+

According to Vastu Expert: - The periphery of Arge Helios invites maximum luxuries of life and contributes to the family bonding and pleasures of the occupants.

SPECIFICATION	DIRECTION	BENEFITS	RATING
Entrance Facing	E	Ensures maximum Happiness	A+
Roads Joining	N-S	Brings Prestige/position	A
Open Area/Garden	N-E	Ensures maximum Happiness	A+
Balconies/Windows	N/E/W/S	Overall gain	A
Kitchen	SE/NW	Ensures maximum Happiness	A+
Generator/Transformer	SE/NW	Overall gain	A+
Main Door	N/E/W/S	Overall gain	A
Master Bed	SW	Overall gain	A



ECO FRIENDLY LIVING

CREATING SUSTAINABILITY

Arge Helios incorporates Vastu compliant design and the best practices in the industry to enable eco friendly and healthy living. The green initiatives are aimed at creating harmony with the environment and cost effective sustainability. Vast landscaped greenery with trees, pools and lawns let you enjoy the serenity of the countryside and give you a break from the city. Arge Helios utilizes the intelligence of nature to create great living.

ZERO DISCHARGE

By treating and reusing on-site waste water for landscaping and other purposes, there will be reduced consumption of potable water.

RAIN WATER HARVESTING

The rain water collected is used to recharge the ground water, ensuring sustainability and adding value to your investment.

SOLAR HEATING

Solar energy systems are installed to utilize renewable solar energy. This eco friendly practice helps cut down on energy usage and costs, as well as reduces the overall carbon footprint.



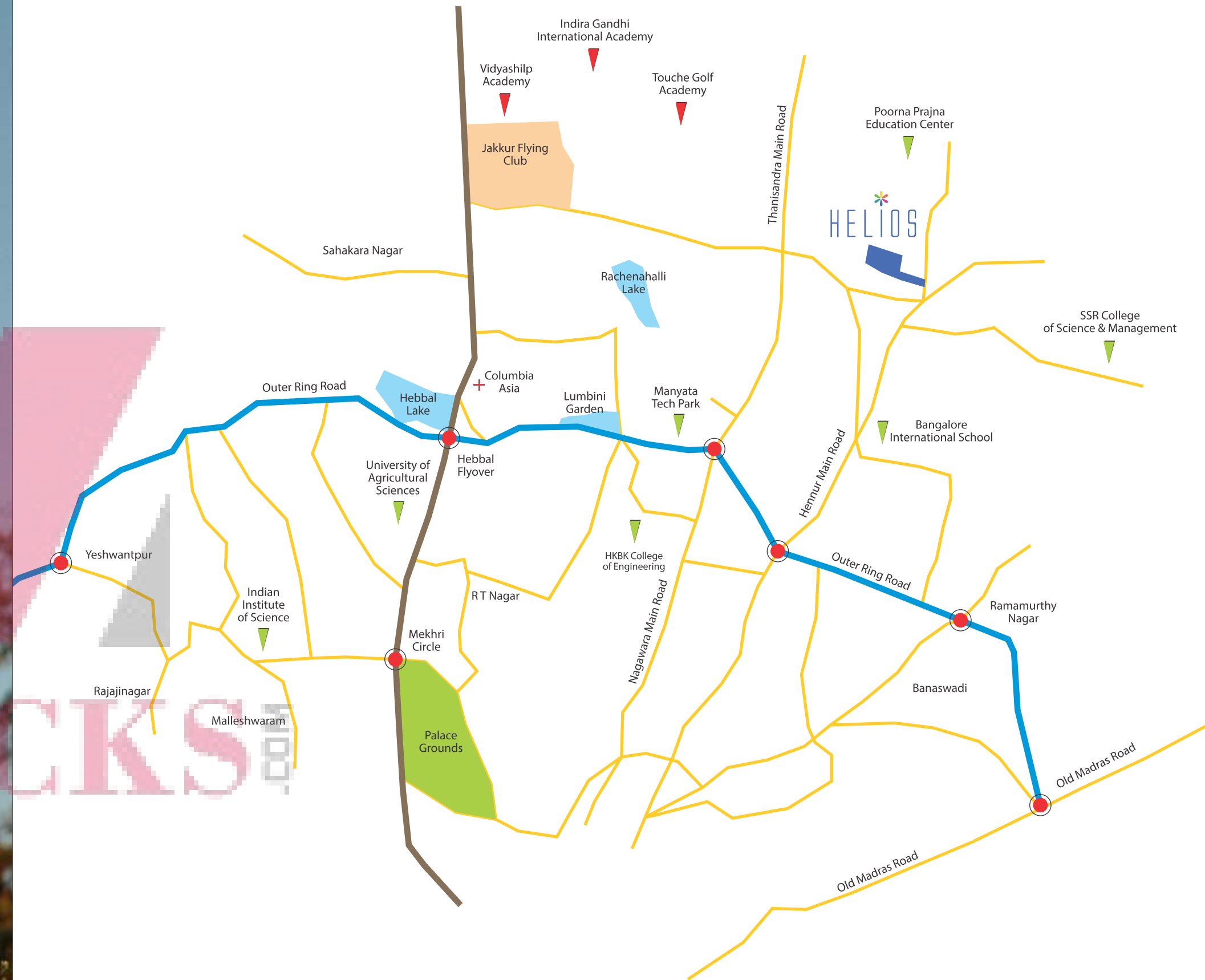
GREEN BUILDING DEFINED

"A green building is one which uses less water, optimises energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building."





LOCATION MAP



Arge Helios is located in the quickly developing Hennur Road region of North Bangalore. This residential development is surrounded by schools and hospitals, and is a stone's throw away from city landmarks. It's only 6 km to Manyata Tech Park, 9 km to the Hebbal flyover and Columbia Asia Hospital, and 20 km to UB City Mall.

