



ZRICKS

YOUR^{OWN}
SANCTUARY.

INVEST IN THE FASTEST GROWING STRETCH OF NCR

Arcus Villas is a part of the self-contained 165.53 acres mega city - Aranya City in sector 11, South of Gurgaon, Sohna Road, part of Lord Shiva's City.



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LUXURY OF CHOICEST NEIGHBORHOOD

- Part of an ambitious Sohna Master Plan 2031, this 6110 acres hotspot is India's city of future and houses some of Gurgaon's most admired infrastructures
- About 2600 Acres of reserved Green and Open Spaces at the foothills of Aravalli Ranges with Damdama Lake in close vicinity
- About 5000 Acres of Affluent Residential and Commercial Developments
- Proposed 1483 km long Delhi Mumbai Industrial Corridor
- Proposed Metro Connectivity from IFFCO Chowk to Sohna Road
- Multiple IT SEZs in vicinity
- 3 large educational universities
- Surrounded by reputed schools, hospitals, posh residential, commercial and entertainment destinations

LUXURY OF ACCESSIBILITY

- 4 mins from Kundli-Manesar-Palwal Highway
- 30 mins from MG Road, Gurgaon
- 20 mins from Golf Course Extension Road
- 15 mins from Southern Peripheral Road
- 45 mins from IGI Airport



WE CALL IT **SHEER** MAGNIFICENCE.
YOU CALL IT **HOME!**

Homes where windows and doors open to let the sounds of nature float in. Where incredible meals are prepared and enjoyed with incredible views.



FINEST FACILITIES

- ♦ 3 BHK Expandable Villas ♦ Plots interconnected by 12m/24m/60m wide roads ♦ Eco-conscious Design
- ♦ Power Backup ♦ 24-Hours Water Supply ♦ Designer Lights
- ♦ Contemporary Architecture ♦ Spacious Construction Design
- ♦ Exquisitely Designed Interiors ♦ Modular Fittings and Fixtures ♦ Vaastu Compliant ♦ Part of Large Township
- ♦ Infrastructure by L&T ♦ Shopping Arcade and Local SCO

OPEN UP TO THE **TRUE** DEFINITION
OF **EXPANDABLE**
LUXURY LIVING

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EXPANDABLE RESIDENCES

- ♦ One and a half floors built over plot
- ♦ Provision to build another one & a half floors
- ♦ Provision to turn into three independent units
- ♦ Expandable upto 8 BHK unit

A PRIVATE OASIS FOR LEISURE, NATURAL BEAUTY, AND CULTURE

Let the reverberating sounds of nature light your mood and make sway with its musical notes. Living closely with nature ensures a calmer environment and exactly why we've chosen this design.

In one single day, you can revel at the premium club house, dine with friends and family, refresh at the gymnasium, walk around the tranquil landscaped backdrops and then come home to embrace those happy memories. At Arcus Villas, you will find every single amenity has been built the way you live today. It's where the journey to happiness begins...

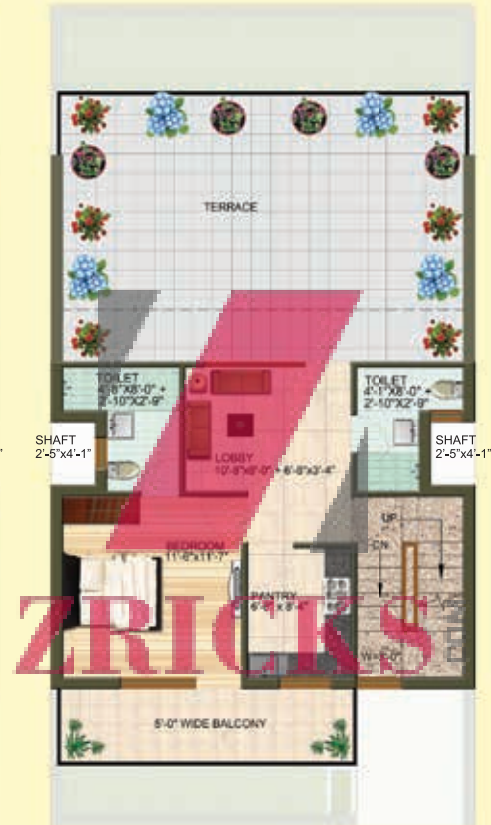
CHOICEST AMENITIES:

- Premium Club House • Fully-equipped Gymnasium
- Swimming Pool • Landscaped Greens designed by experts • Trees and Foliage • Kid's Play Area • Jogging Track • Multi-purpose Hall • Yoga and Meditation
- Indoor and Outdoor Games • Shopping Centre
- Cafeteria • Rain-water Harvesting • Day Care Centre

• Disclaimer : Amenities proposed are on the basis of amenities planned and to be provided by the principal developer of township.



FLOOR PLANS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND/TERRACE FLOOR PLAN

PLOT SIZE	= 155.34	SQ. YARDS (129.88 SQ. MTRS.)
SUPER AREA	= 1672.11	SQ. FT.
LAWN AREA	= 483.05	SQ. FT.
TERRACE AREA	= 1105.32	SQ. FT.

1 sq.mtr. = 10.764 sq.ft.

Disclaimer : Plans are tentative and may vary during execution.

PROPOSED SPECIFICATIONS

AREA	LOCATION	SPECIFICATIONS
Living / Dining	Flooring Wall Ceiling Lights	High quality designer vitrified tiles Plastic Emulsion Paint Plastic Emulsion Paint with false ceiling (False ceiling will be based on architectural feature) Designer / LED lights
Bedrooms	Flooring Wall Ceiling	Laminated Wooden Flooring Plastic Emulsion Paint Plastic Emulsion Paint
Kitchen	Flooring Fittings Wall Ceiling Cabinets	High quality vitrified tiles Premium CP fittings, Exhaust fan, Geyser Tiles upto 2 ft. above the counter & rest Plastic Emulsion Paint Plastic Emulsion Paint Modular Kitchen without Chimney & Hob
Toilets	Flooring Wall CP Fittings & Sanitary Ware Ceiling	Anti-skid ceramic tiles High quality designer ceramic tiles Jaguar or equivalent False ceiling / Plastic Emulsion Paint
Balcony	Flooring Wall Balcony Railing	High quality anti-skid ceramic tiles Weather Proof External Texture Paint SS / MS Railing as per Elevation
Staircase	Flooring Railing	Marble / Granite Flooring SS / Glass / MS Railing with Wooden / SS Handrail
Others	Main Door Internal Doors External Doors and Windows High Quality Modular Switches	Hardwood Door Frames, Veneered Shutter (Both sides) Hardwood Door Frames, Moulded panel/ Flush door Shutters UPVC Door Windows, 5mm Toughened Glass Superior quality brand switches
Terrace	Lawn area Flooring	Superior quality landscape in lawn area Anti-skid ceramic tiles with planters

Note : Specifications are tentative and may vary during execution.



A REPUTATION YOU CAN RELY ON

AKIVNTA DEVELOPERS PVT. LTD.

A real estate development organization, Akivnta is a team of experienced and qualified professionals fully engrossed to ensure that the company maintains its high standards in quality construction, customer satisfaction and timely delivery. A company guided by team of dynamic professionals, with an experience of over 2 decades, its promoters have been involved in execution and delivery of approx. more than 20 million sq.ft. across various organizations.

Committed to all around development with feet firmly on the ground & eyes on the future, Akivnta aspires to work across diverse verticals delivering luxury lifestyle at the best locations. The company has acquired several projects across NCR focusing on mid-size and mid-segment projects in periphery of major towns.

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N S ARCUS GROUP

One of the largest market leaders of concrete in NCR, N S Group is a name synonymous to providing superior solutions to construction industry since 1972. The group aims to foster long term client relationships by providing reliable, timely delivery, high quality services. Development and innovation is embedded in the group's core strategy and operations keeping up high standards of delivering the best.

For almost 4 decades now, N S Group has been pushing the boundaries to meet the changing demands of the Indian market. Now, the Group plans to push the envelope even further with venturing into real estate sector and ushering into the New Age India.





Site Office: Arcus Villas, Aranya City, Sector 11, Sohna, South of Gurgaon, Haryana
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