THE VISION OF

ARS INFRAA

ZURICH

Phase II

Riva & Ziva

RERA No.

EMBRACE **THE ART OF FINE LIVING**



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ARS Infraa

At ARS Infraa, we believe in transforming landscapes and shaping communities through intelligent design, impeccable craftsmanship, and a forward-thinking vision. With a deep commitment to quality and innovation, we create contemporary living spaces that seamlessly blend elegance, functionality, and sustainability

Driven by a passion for architectural brilliance, ARS Infraa meticulously curates homes that optimize space, enhance natural light, and foster a harmonious lifestyle. Every project is a testament to our unwavering dedication to delivering excellence, ensuring enduring value for homeowners and investors alike.

Our Philosophy

- Excellence in architectural innovation
- Sustainable and eco-conscious development
- Impeccable craftsmanship
- Timeless luxury infused with modern functionality

Join us in our journey as we continue to shape the skyline with visionary living spaces.

Excellence isn't just a goal It's Our legacy



Radio Mirchi Awards
Mid-Segment
Developer of the Year



Economic Times Awards
Premium Housing
Developer of the Year



Times Real Estate Conclave Awards
Visionary Residential
Developer of the Year

First Floor Plan



Note: The private terrace mentioned in the plan is only for 1st floor

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LEGENDS

1. Swimming Pool with Kids Pool
2. Skating Rink
3. Cricket Practice Pitch
4. Pets Park
5. Outdoor Gym
6. Yoga Deck
7. Landscaped Garden
8. Basket Ball Court
9. Children Play Area with Sand Pit
10. Amphitheater
11. Waiting Lounge
12. EV Charging Station
13. Senior Citizen Park
14. Badminton Court
15. Park
16. Gazebo Sitouts
17. Mini Forest
18. Jogging Track
19. STP
20. Transformer Yard

CLUB HOUSE AMENITIES

1. Party Hall
2. Indoor games
3. Indoor Gym
4. Multipurpose Hall
5. SPA

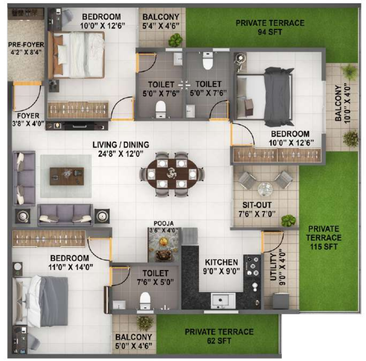
No. of Flats	**256 Flats**
No. of Floors	**8 Floors**
Parking	**Stilt Floor**
Blocks	**2 (A & B)**
Lifts	**6**



Flat No First Floor	1,13
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1165 Sq. Ft
SBA	1565 Sq.Ft
Private Terrace	225 Sq.Ft



Flat No First Floor	2,14
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1212 Sq. Ft
SBA	1640 Sq.Ft
Private Terrace	107 Sq.Ft



Flat No First Floor	3
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1165 Sq. Ft
SBA	1565 Sq.Ft
Private Terrace	275 Sq.Ft



Flat No First Floor	4
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1212 Sq. Ft
SBA	1640 Sq.Ft
Private Terrace	69 Sq.Ft



Flat No First Floor	5
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1165 Sq. Ft
SBA	1565 Sq.Ft
Private Terrace	115 Sq.Ft



Flat No First Floor	6, 10, 11
Block	A & B
Type	2 BHK
Facing	East
Carpet Area	865 Sq. Ft
SBA	1158 Sq.Ft
Private Terrace	125 Sq.Ft



Flat No First Floor	7
Block	A & B
Type	2 BHK
Facing	East
Carpet Area	865 Sq. Ft
SBA	1158 Sq.Ft
Private Terrace	198 Sq.Ft



Flat No First Floor	8
Block	A & B
Type	2 BHK
Facing	East
Carpet Area	865 Sq. Ft
SBA	1158 Sq.Ft
Private Terrace	299 Sq.Ft



Flat No First Floor	9
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1539 Sq. Ft
SBA	2066 Sq.Ft
Private Terrace	1330 Sq.Ft



Flat No First Floor	12
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1165 Sq. Ft
SBA	1565 Sq.Ft
Private Terrace	229 Sq.Ft



Flat No First Floor	15
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1212 Sq. Ft
SBA	1640 Sq.Ft
Private Terrace	156 Sq.Ft



Flat No	16
Block	A & B
Type	3 BHK
Facing	North
Carpet Area	1186 Sq. Ft
SBA	1587 Sq.Ft

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Swimming Pool with Kids Pool

Children Play Area with Sand Pit

Skating Rink

Badminton Court

Cricket Practice Pitch

Basket Ball Court

Amphitheater

Outdoor Gym

Yoga Deck

Jogging Track

Senior Citizen Park

Mini Forest

Outdoor Seatings

Pets Park

Park

Landscaped Garden

Waiting Lounge

EV Charging Station

24x7 Security with CCTV

Rain Water Harvesting

STP

Transformer Yard

24x7 Power Backup

Amenities

At Zurich, luxury extends beyond your home—into a world of thoughtfully curated amenities designed to enhance every aspect of your lifestyle. Whether it's unwinding by the swimming pool, embracing wellness at the yoga deck and outdoor gym or indulging in recreation at the skating rink, cricket pitch and basketball court, there's something for everyone.

The senior citizen park and mini forest offer tranquil retreats, while the EV charging station and modern clubhouse with a party hall, indoor gym and multipurpose hall ensure convenience and entertainment at your doorstep. Here every moment is enriched with comfort, leisure and exclusivity.

Club House Amenities

Party Hall

Indoor Games

Indoor Gym

Multipurpose Hall

SPA

Specifications

Structure R.C.C. framed structure with M-25 grade concrete and Fe 550 grade TMT steel, designed as per relevant BIS codes for Earth Quake Resistance (Seismic Zone-II), structurally efficient systems implemented.

Walls Wall masonry 6" and 4" solid cement blocks for Internal walls

Doors Main entrance door - Engineered wood frames and shutters finished with teak veneer Other doors: Engineered wood frames with laminate doors and SS fittings

Windows UPVC sliding windows with mosquito mesh

Toilets Anti-skid ceramic tiles flooring and glazed ceramic tiles dadoing up to 7'0" Jaquar or equivalent make ISI CP and sanitary fittings

Plumbing CPVC water Supply Lines

Electrification Anchor or equivalent make

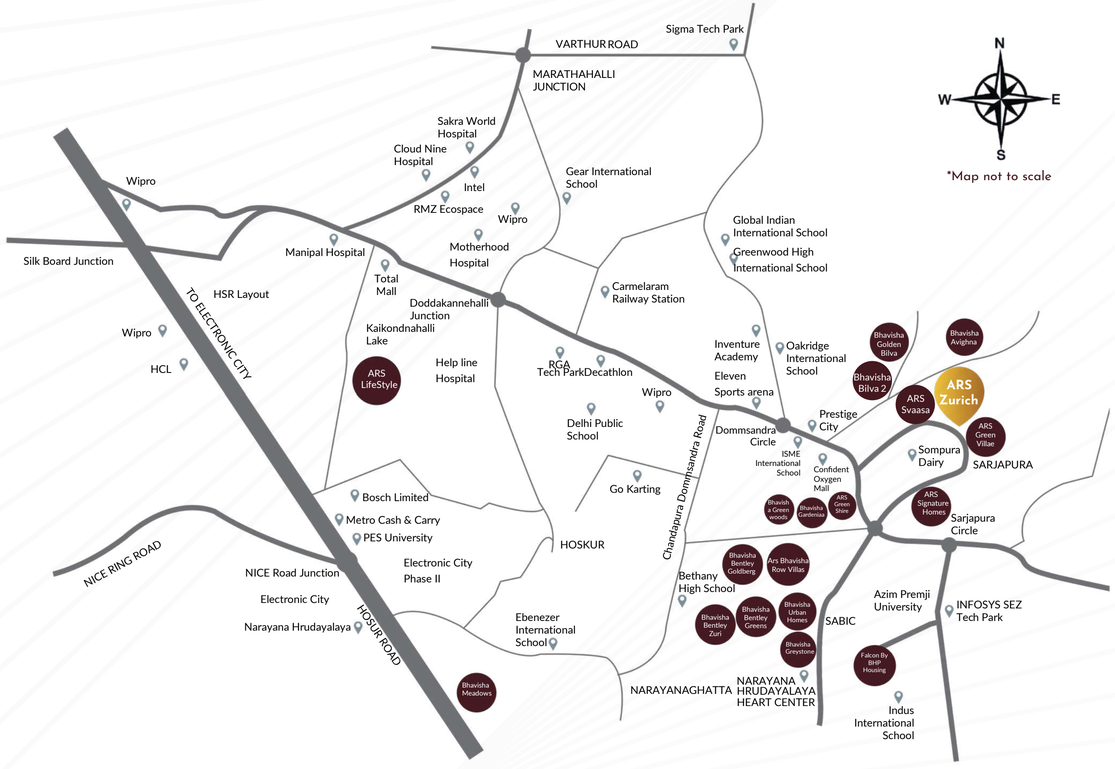
Communication TV points in living room

Generator Power back-up provided with load controller for each flat Additional power back-up for water pump and common area lightings

Plastering All internal walls and ceiling plastered and painted with emulsion. Exterior walls painted with weather proof external paint

Flooring Polished vitrified tiles flooring with 3" skirting in drawing, kitchen, dining and bedrooms Anti-skid ceramic tiles for balconies and utilities

Lift 2 Passenger and 1 Service Lift for each block



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Designed by Maarga Creative