



DNR ARISTA

BELLANDUR, BENGALURU

Vibrant Living. Connected.

DNR



Art of Building Spaces

Welcome to DNR Arista, a contemporary residential enclave situated at the crossroads of comfort, connectivity, and innovation.



A Perfect Mix of Life Elements

*Discover a lifestyle that is unparalleled in luxury
and comfort with our range of 2, 3, and 4 BHK
luxury apartments.*



With 8 apartment blocks, each soaring to 13 floors, we offer spaces for all. Whether you seek the coziness of a 2 BHK, the space of a 3 BHK, or the grandeur of a 4 BHK, DNR Arista has the perfect home for you.



Project Profile

Total Extent of Land - 4.5 acres

Number of Floors - 2B + S + 13 Floors

Number of Blocks - 8 Blocks

Clubhouse + Amenities - 30,000 sqft

Number of Flats - 417 flats

Types of Flats

2 BHK - 1260 sqft

3 BHK - 1665 to 1685 sqft

4 BHK - 2025 and 2385 sqft



Project Specifications

STRUCTURE

- RCC framed structure (Seismic Zone II)

DOORS

- Main Door - Polished Teakwood frame with BST, Veneer finish shutter.
- Other Internal Doors - Hardwood frame with both sides flat skin flush door shutter.
- Toilet Doors - Hardwood frame with one side flat skin and one side laminate flush door shutter.

EXTERNAL DOORS AND WINDOWS

- UPVC- 2.5 track with mosquito mesh.
- UPVC Sliding Windows - 2.5 Track with mosquito mesh

FLOORING

- Main and Staircase Lobby at Ground Floor - Combination of polished granite / marble in slab and vitrified tiles.
- Living, Dining & all Bedrooms - Vitrified tiles
- Kitchen - Vitrified tiles
- Balconies, Utilities & Toilets - Matte finish tiles
- Common Lobbies & Corridors - Vitrified tiles / granite
- Common Staircases - Kota Stone / Sadarahalli Granite / Concrete Tiles.

DADO

- Toilet - Vitrified tiles

SKIRTING

- Main and Staircase Lobby at Ground floor - Polished granite / Vitrified tiles
- Living, Dining, Common lobbies & Corridors - Polished granite / Vitrified tiles
- All Bedrooms & Kitchen - 100 mm height tiles
- Staircases 100 mm height - Kota stone / Sadarhalli Granite

KITCHEN / UTILITY

- Stainless steel sink Single bowl and single drain board off reputed make in the Utility
- Provision for (Electrical & Plumbing) for water purifier.
- Provision for (Electrical & plumbing) for Washing machine in Utility area.
- CP fitting of reputed make.

TOILETS

- Chromium plated fittings of reputed make.
- Granite counter with wash basin in MBR toilet.
- All toilets wash basin with Mixer (Hot & Cold) Wash basins and EWC's of reputed make.
- MBR toilet to have overhead Shower
- PVC lines for rain water, soil & waste disposal.
- CPVC lines for water supply

PAINTING

- Internal Walls & Ceilings - Emulsion paint
- External finish - Texture Paint
- Basement - Distemper for ceiling, for vertical members ACE paint.

ELECTRICAL

- 2 BHK flat - 4KW power supply and 1.5 KW DG back up.
- 3 BHK flat - 6KW power supply and 2 KW DG back up.
- 4 BHK flat - 8KW power supply and 2 KW DG back up.
- 100% DG back up for lifts, pumps & common area lighting.
- Concealed PVC Conduits with copper wiring.
- Modular switches of reputed make.
- TV points - Conduits with wiring, socket and control switch for living and master Bedroom only.
- AC points - Conduits with wiring sockets and control switch for living and all bedrooms.
- Telephone & Internet points - Telephone-Living; Internet – Living and MBR
- Exhaust Fan points- Complete with wiring and outlet in all toilet and kitchen
- All other necessary light & other points provided with complete wiring & outlets.

SECURITY

- 24 hr round the clock security personnel.
- CCTV at strategic locations for security & monitoring.

LIFTS

- 2 automatic lifts per Block

STP, UG, SUMP, OHT(FIRE + DOMESTIC)

- Will be provided as per the statutory approval.

RAIN WATER HARVESTING SYSTEM

- Will be provided as per the statutory approval.

FIRE FIGHTING

- Will be provided as per the statutory approval.

LANDSCAPING

- Soft and hard landscaping on podium levels, natural ground levels, around entrance area and main driveway.

SWIMMING POOL

- As per the design.

AMENITIES

- As per the design.

TOWER ENTRANCE LOBBIES

- As per the design.

ROADS

- Paver Block roads as per design.



DNR Arista: Convenience Redefined

Strategically located on Bellandur's Outer Ring Road, in the heart of Bangalore, with seamless access to tech parks, educational institutions, shopping centers, and many more.

In The Vicinity

HOSPITALS

Motherhood Hospital - 1.2 km

Sakra World Hospital - 2.2 km

Manipal Hospital - 2.4 km

Parkmed Hospital - 2.9 km

INSTITUTIONS

Orchids School - 1.8 km

Asia Pacific World School - 2.0 km

New Horizon College of Engineering - 2.4 km

National Public School - 4.5 km

TECH PARKS

RMZ Ecospace - 1.8 km

RMZ Ecoworld - 2.5 km

Embassy TechVillage - 4.3 km

Hustlehub Tech Park - 5.6 km

Bagmane Tech Park - 8.6 km

RESTAURANTS

Roxie - 2.6 km

Byg Brewski - 2.7 km

Nasi & Mee - 3.1 km

Big Pitcher - 3.3 km

Sarjapur Social - 3.3 km

HOTELS

Ibis Hotel Outer Ring Road - 1.5 km

Novotel Outer Ring Road - 1.5 km

Courtyard by Marriott - 1.9 km

DoubleTree Suites by Hilton Hotel - 2.4 km

Aloft Outer Ring Road - 3.4 km

Radisson Blu - 4.5 km

Twenty Four Hotel - 4.7 km

SHOPPING MALLS

Market Square Mall - 1.6 km

Soul Space Spirit Centro Mall - 2.5 km

Mango Hypermarket - 3.6 km

Phoenix Marketcity- 11.2 km



*Live the Dream at DNR Arista -
Amenities that Redefine Superior Living.*

Unwind, Relax, and Celebrate Life



Amenities

1. *Badminton Court*
2. *Squash Court*
3. *Library / Smart Classroom*
4. *Fitness Center / Gym*
5. *Meditation Center*
6. *Entertainment Hall*
7. *Billiards*
8. *Table Tennis*
9. *Basketball Practice Court*
10. *Terrace Lounge*
11. *Amphitheatre*
12. *Reflexology Path*
13. *Chess*
14. *Banquet Hall*
15. *Toddlers' Activity Area*
16. *Swimming Pool*
17. *Children's Play Area*
18. *Jogging Track*
19. *Cricket Pitch*
20. *Elder's Park*
21. *Pet Park*



A man with short brown hair and a light beard is shown in profile, looking towards the right. He is wearing a grey tank top and a black watch on his left wrist. He appears to be on a treadmill in a gym, with other exercise equipment visible in the blurred background. The lighting is warm and dramatic, highlighting his muscles.

Club Arista: Your Sanctuary of Leisure

The gym is equipped with the latest technology, the pool is an oasis of relaxation, and the community spaces are thoughtfully designed to encourage social interactions.



A Greener Tomorrow

By achieving a Gold Pre-certification from IGBC, we have placed sustainability at the core of our design, we've created a thriving ecosystem that offers our residents a premium and eco-friendly lifestyle.



*Discover the Timeless Design of
DNR Arista*

Layout for Inspired Living

*Explore the intricacies of DNR
Arista's master plan and envision the
harmonious blend of comfort, style, and
modernity.*



DNR Arista Typical Floorplan

Each layout is a testament to intelligent design, offering a seamless flow between spaces. At DNR Arista, every room tells a story of modern elegance.

- 2 BHK - 1260 sqft
- 3 BHK - 1665 sqft
- 3 BHK - 1685 sqft



Apartment 2 BHK

Tower F (5 Series)

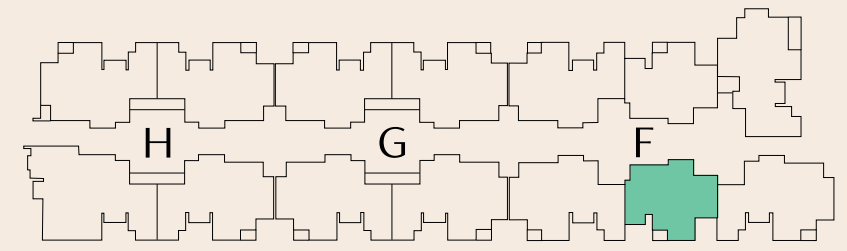
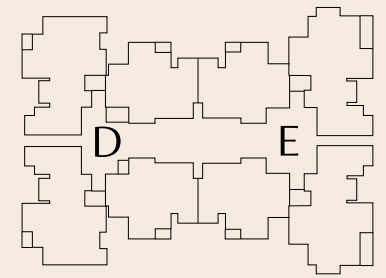
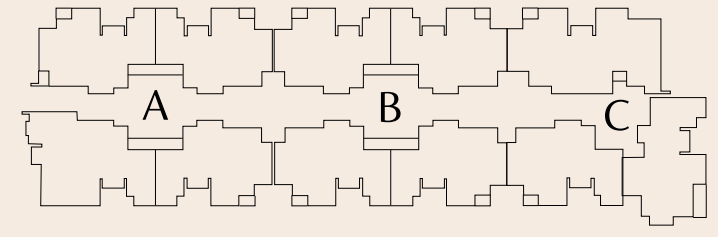
For 1st Floor

Super Built- Up Area - 1331 sqft

RERA Carpet Area - 865.98 sqft

Balcony Area - 67.98 sqft

Terrace Area - 142.09 sqft



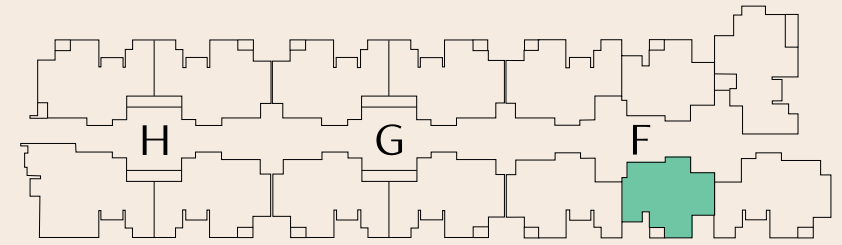
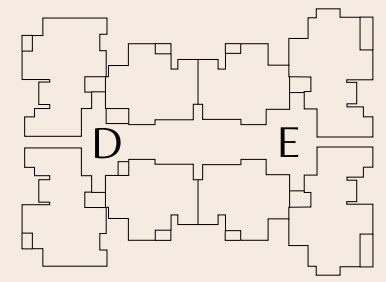
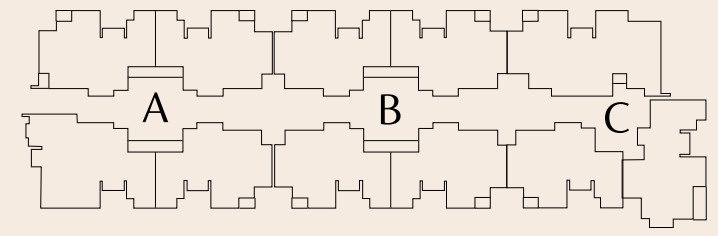
Apartment 2 BHK

Tower F (5 Series)

Super Built- Up Area - 1260 sqft

RERA Carpet Area - 865.98 sqft

Balcony Area - 67.98 sqft



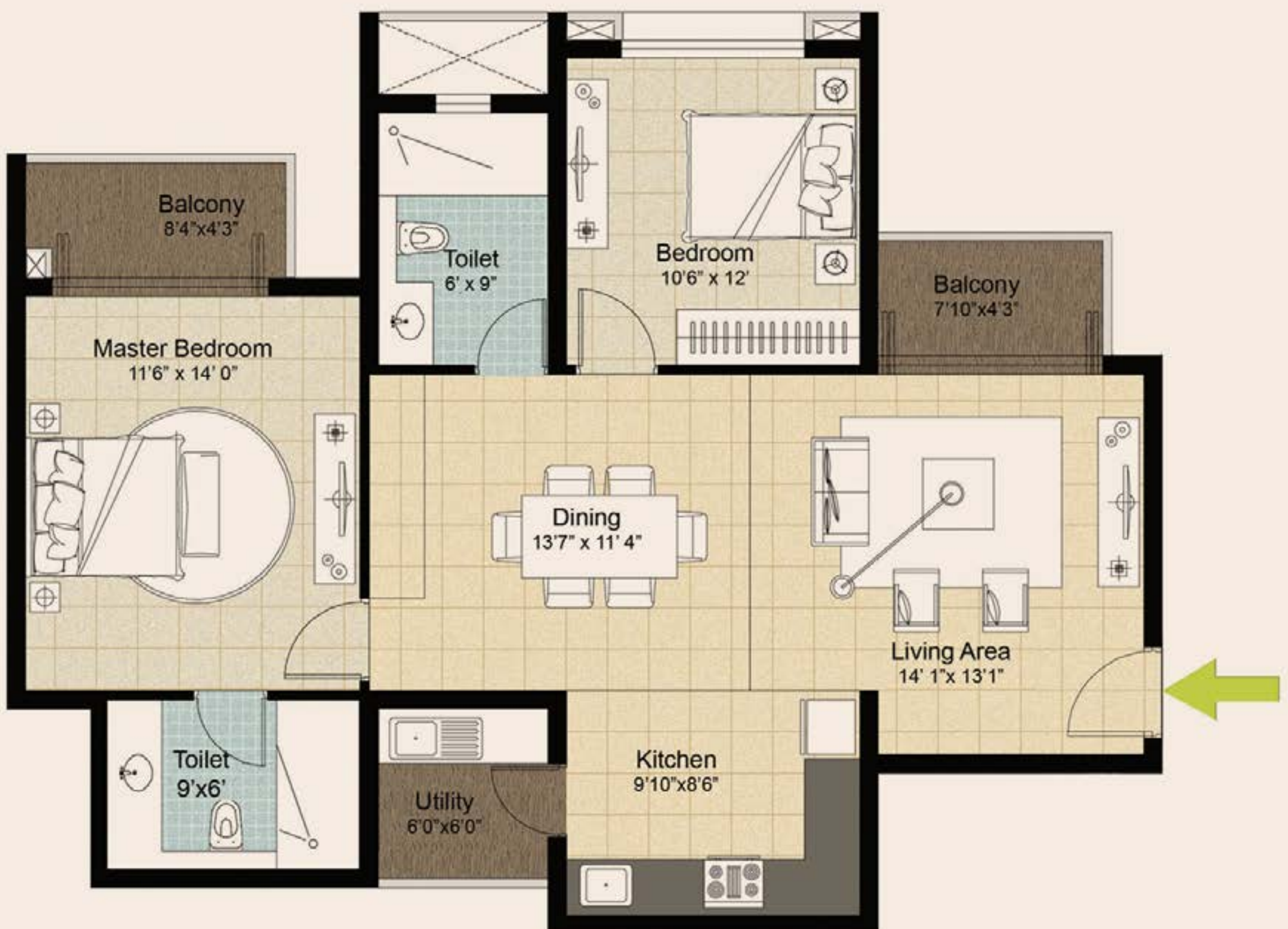
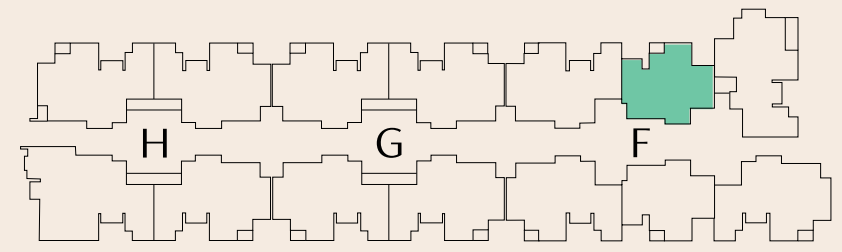
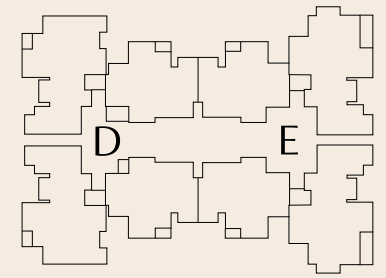
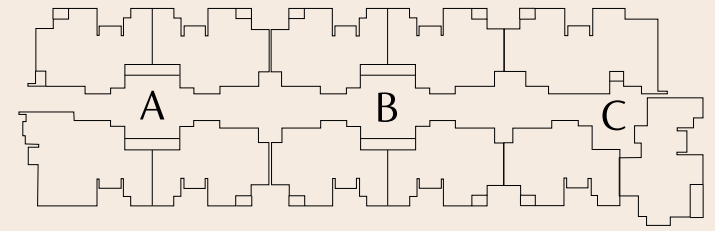
Apartment 2 BHK

Tower F (2 Series)

Super Built- Up Area - 1260 sqft

RERA Carpet Area - 865.98 sqft

Balcony Area - 67.98 sqft



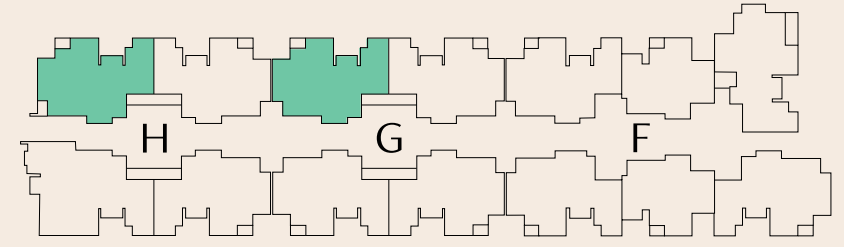
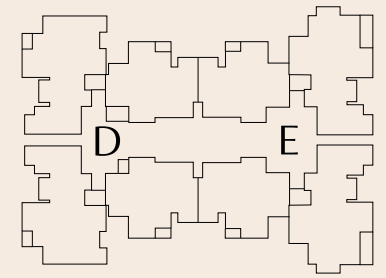
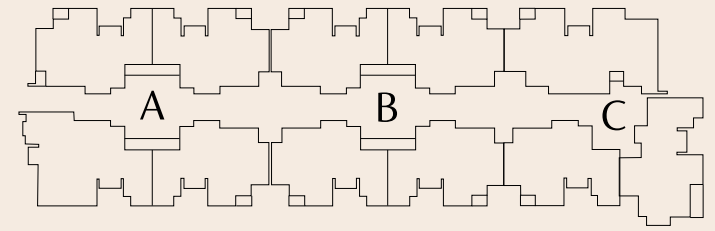
Apartment 3 BHK

Tower G & H (1 Series)

Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft



Apartment 3 BHK

Tower G & H (2 Series)

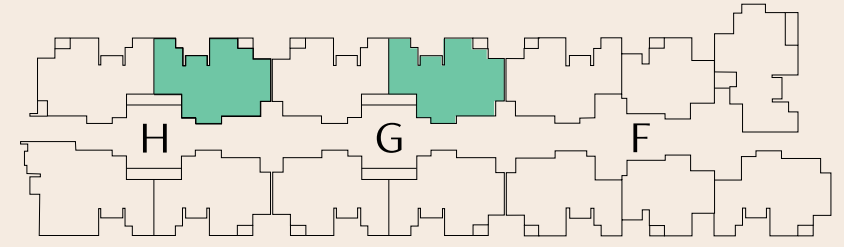
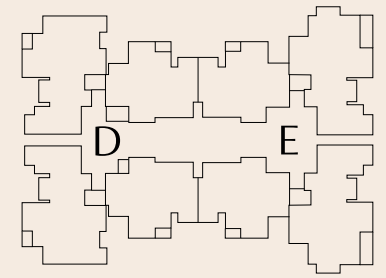
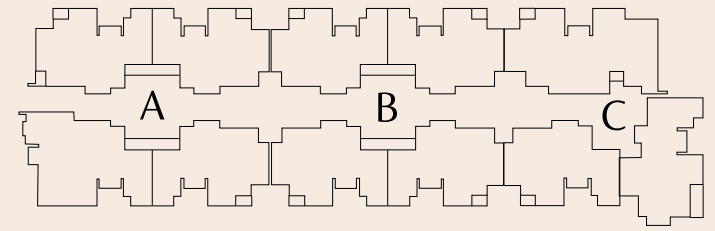
For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft

Terrace Area- 150.7 sqft



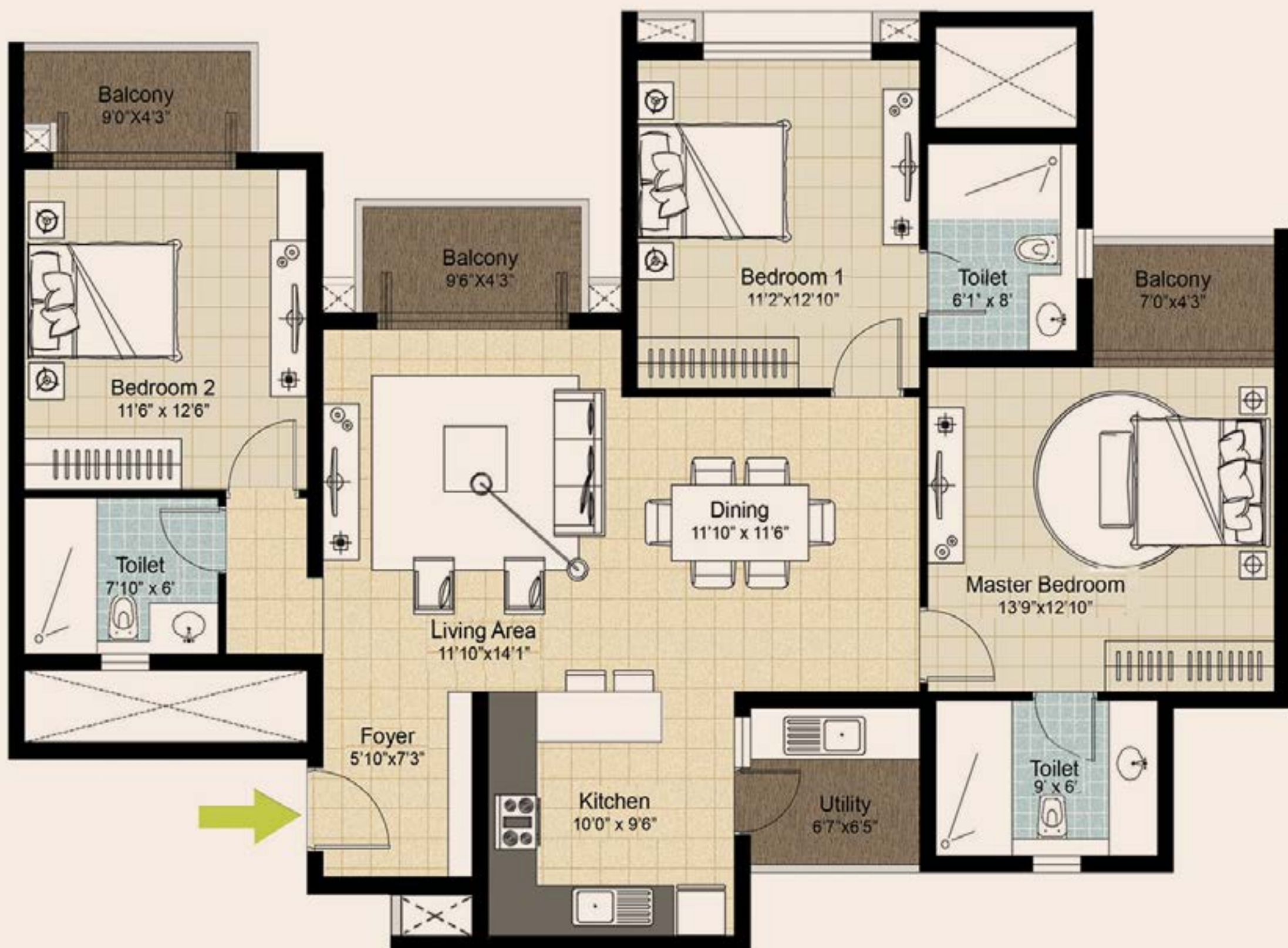
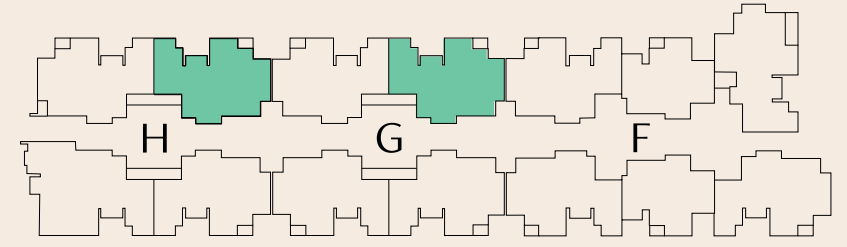
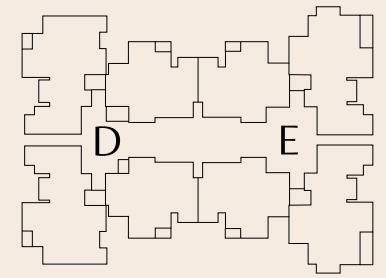
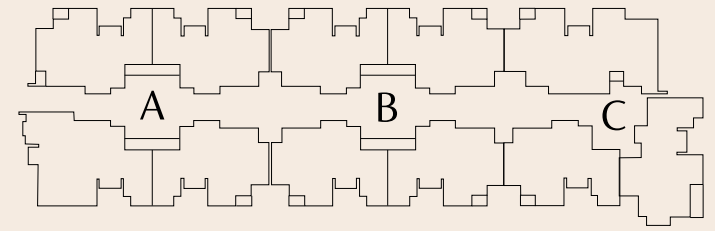
Apartment 3 BHK

Tower G & H (2 Series)

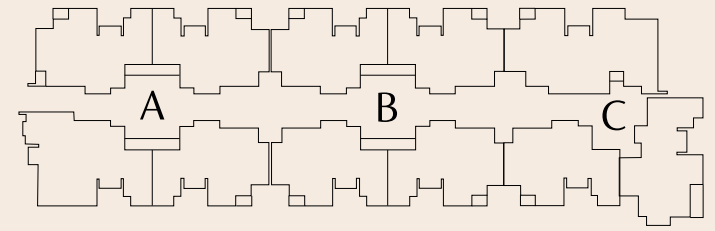
Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

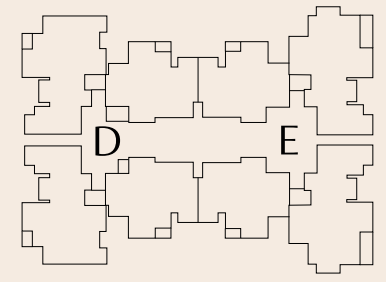
Balcony Area - 110.6 sqft



Apartment 3 BHK



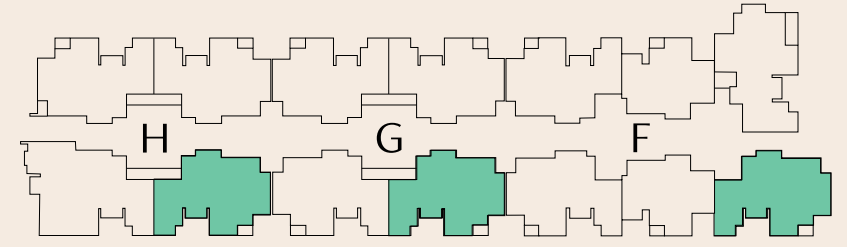
Tower G & H (3 Series) & Tower F (4 Series)



For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft



Balcony Area - 110.6 sqft

Terrace Area - 150. sqft



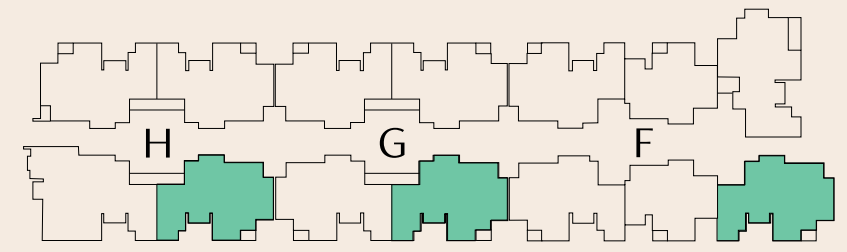
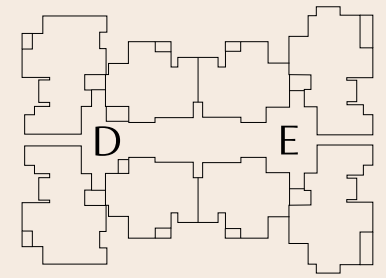
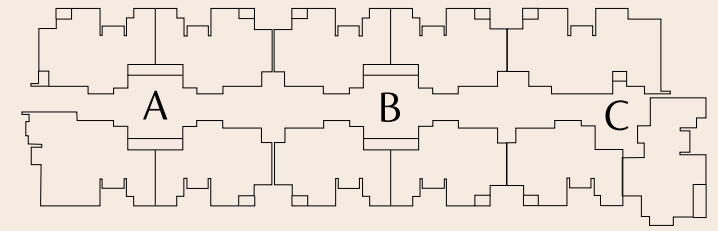
Apartment 3 BHK

Tower G & H (3 Series) & Tower F (4 Series)

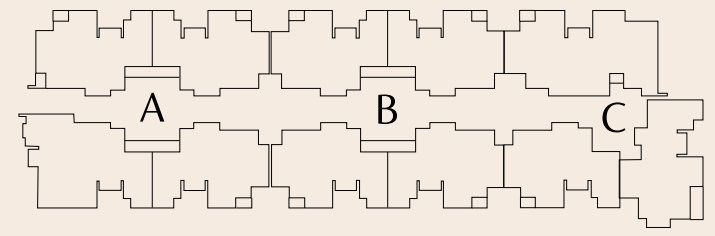
Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

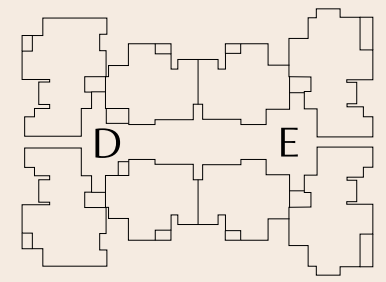
Balcony Area - 110.6 sqft



Apartment 3 BHK



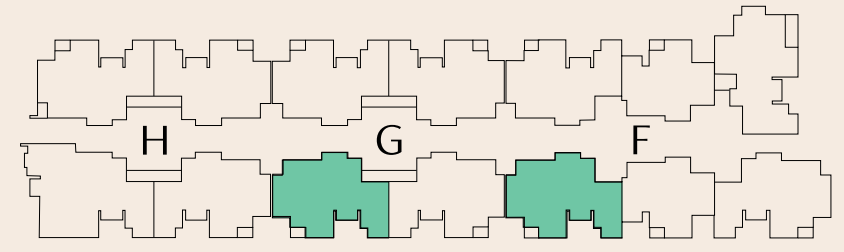
Tower G (4 Series) and Tower F (6 Series)



For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft



Balcony Area - 110.6 sqft

Terrace Area - 150.7 sqft



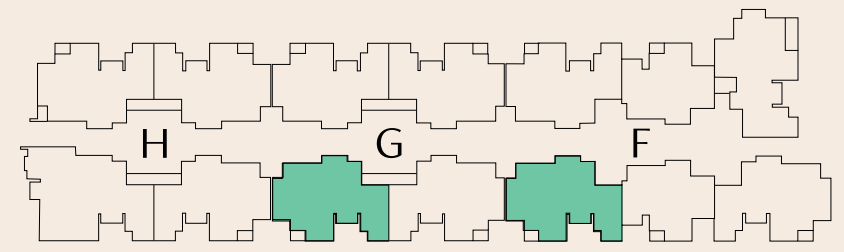
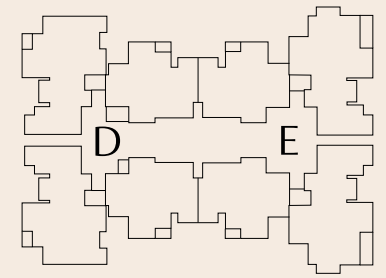
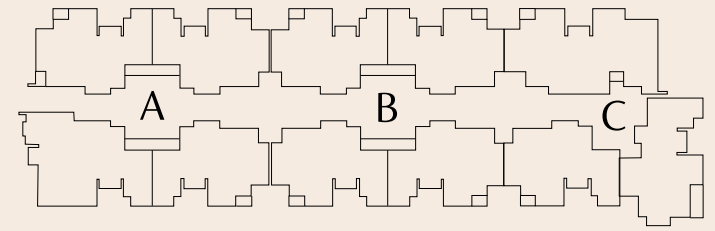
Apartment 3 BHK

Tower G (4 Series) and Tower F (6 Series)

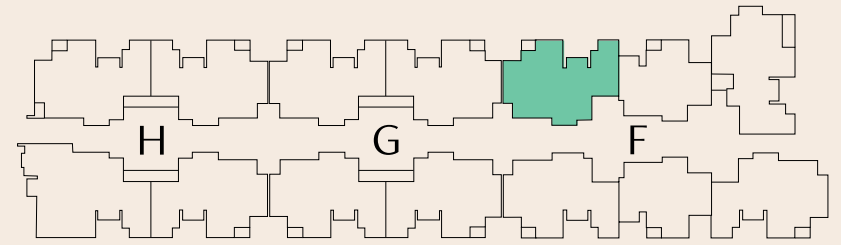
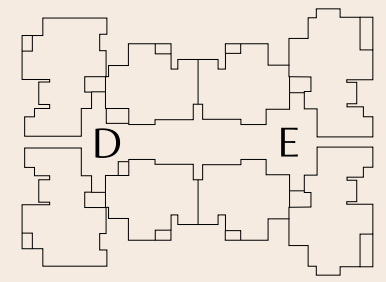
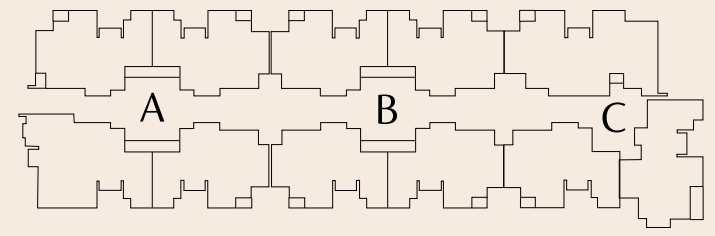
Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft



Apartment 3 BHK



Tower F (1 Series)

For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.66 sqft

Terrace Area - 150.7 sqft

Servants Area - 64.58 sqft



Apartment 3 BHK

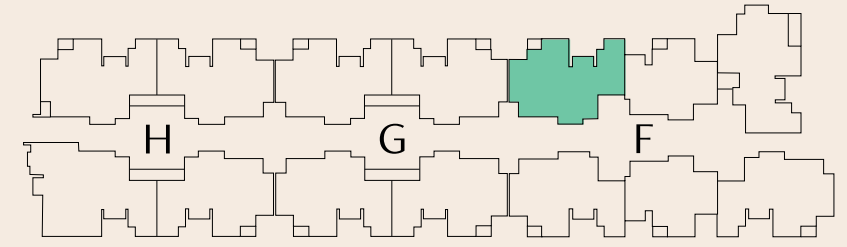
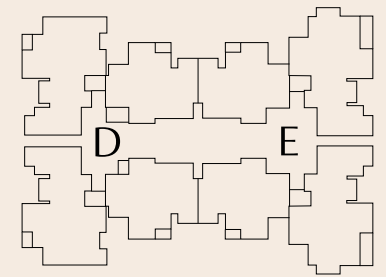
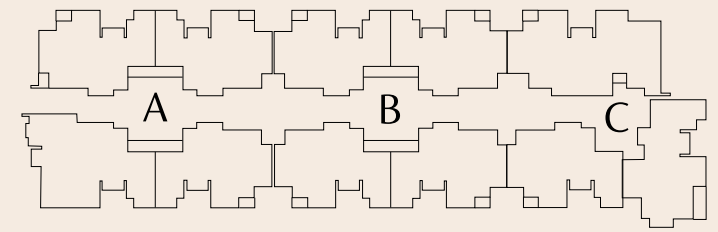
Tower F (1 Series)

Super Built- Up Area - 1685 sqft

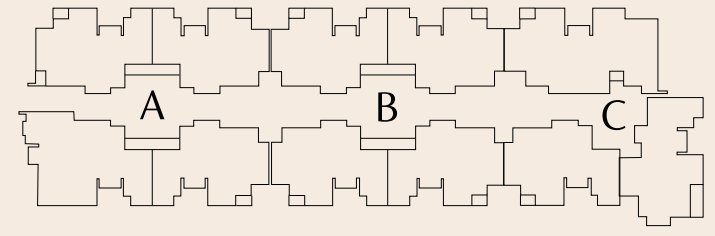
RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.66 sqft

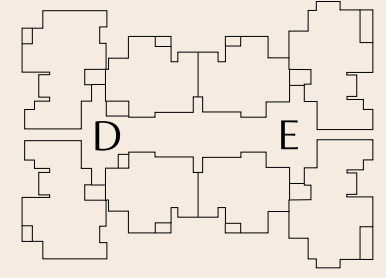
Servants Area - 64.58 sqft



Apartment 3 BHK



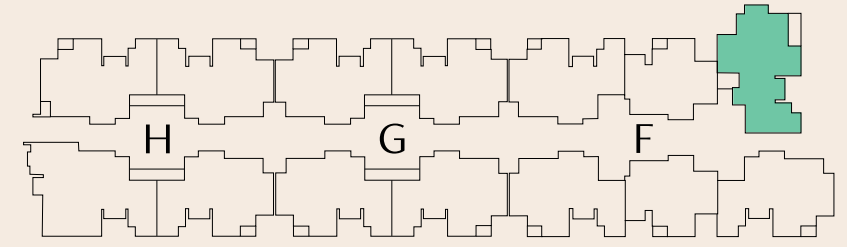
Tower F (3 Series)



For 1st Floor

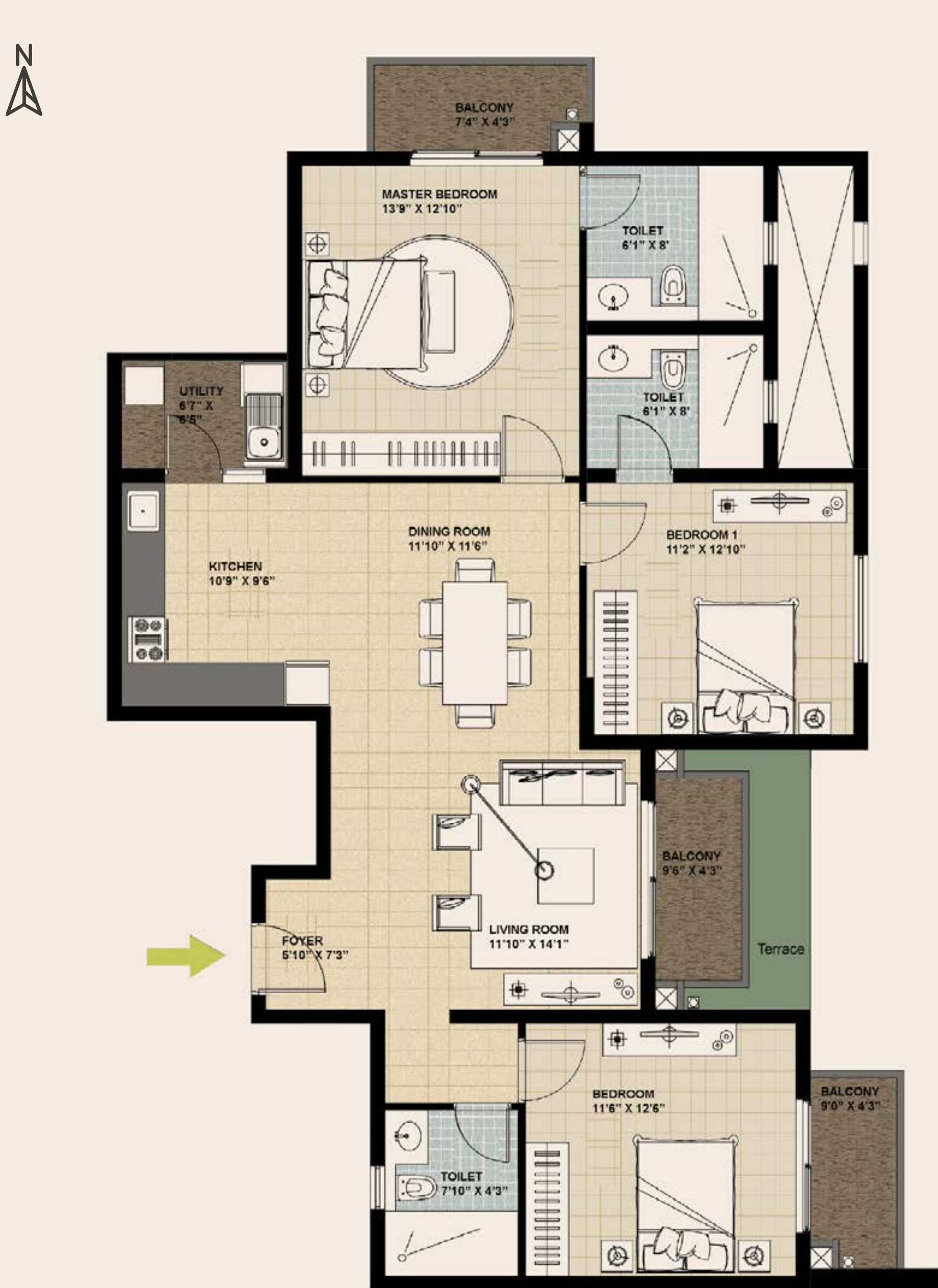
Super Built- Up Area - 1684 sqft

RERA Carpet Area - 1118.98 sqft

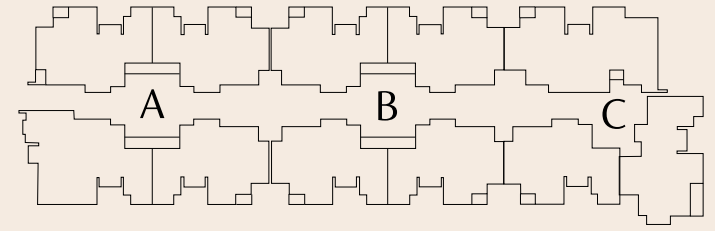


Balcony Area - 116.89 sqft

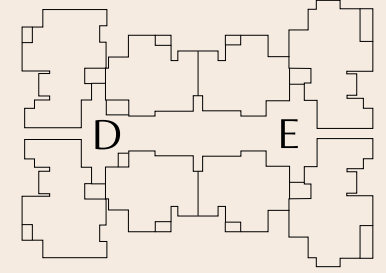
Terrace Area - 38.75 sqft



Apartment 3 BHK

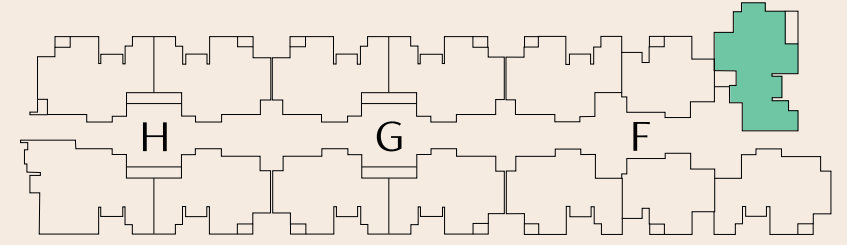


Tower F (3 Series)



Super Built- Up Area - 1665 sqft

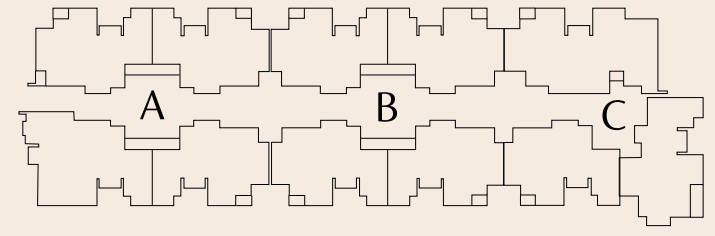
RERA Carpet Area - 1118.98 sqft



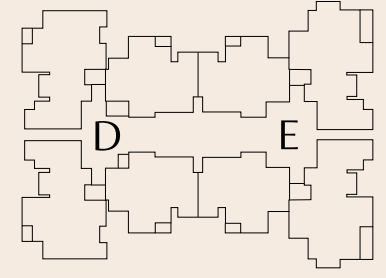
Balcony Area - 116.89 sqft



Apartment 3 BHK



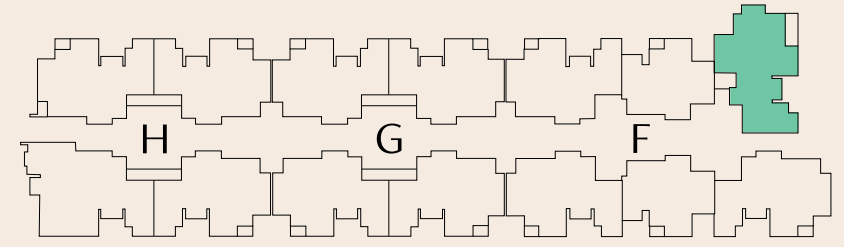
Tower F (3 Series)



For Floors 4, 5, 9, and 10

Super Built- Up Area - 1731 sqft

RERA Carpet Area - 1118.98 sqft



Balcony Area - 116.89 sqft

Terrace Area - 132 sqft



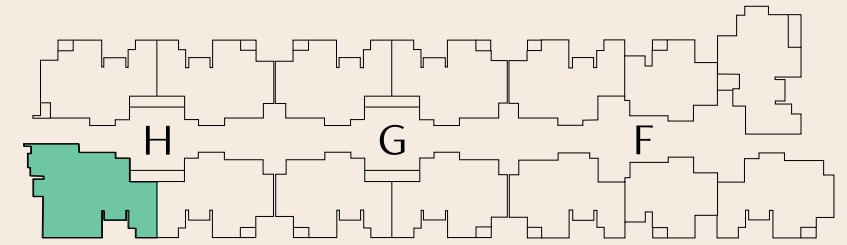
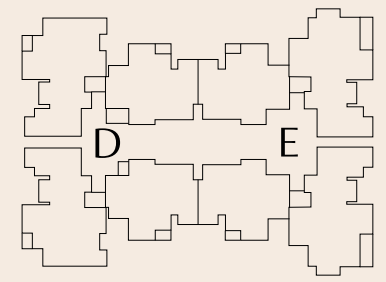
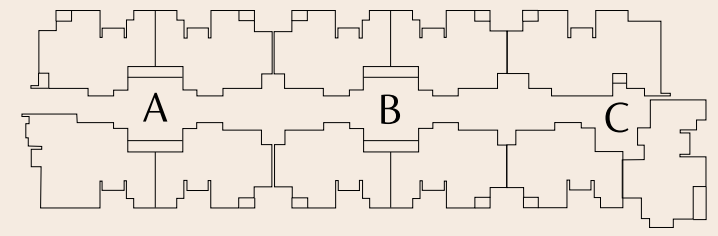
Apartment 4 BHK

Tower H (4 Series)

Super Built- Up Area - 2025 sqft

RERA Carpet Area - 1398.9 sqft

Balcony Area - 110.6 sqft





Live the Dream at DNR Arista

Celebrating Elevated Living



Development Management

Corporate Office:

DNR Corporation Pvt. Ltd.

304, 'A' Wing, Queen's Corner

3, Queens Rd, Bengaluru 560001

Phone : +91 80 222 68786

Phone : +91 80 222 65647

Email : info@dnrgroup.in

www.dnrgroup.in



DNR ARISTA

Site Address

DNR Arista

Bellandur Main Road

Marathahalli - Sarjapur Outer Ring Rd

Bengaluru, Karnataka 560103

For sales enquiries

Phone : +91 91647 33111 | +91 72599 04444

Email : sales@dnrgroup.in

PRM/KA/RERA/1251/446/PR/240306/006662



PROMOTERS

Inesa Ventures LLP and B.N. Venugopal

18/2B, GGR Towers, Bellandur Gate, Sarjapur

Main Road, Bengaluru - 560103 India

Disclaimer: The Company does not guarantee or represent the information contained in this document, which is to be used for general information only. The Company does not guarantee or represent that the information contained within this document is correct. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedule, terms of sale, etc. independently with the Company prior to concluding any decision for buying in the project. The user of the brochure confirms that he/she has not relied on this information alone when making any booking/purchase in any project of the Company. The information, visuals, renders and creative depictions contained herein are artistic impressions, indicative in nature and are for general information purposes only. The actual design/colour/finish/construction/landscape could undergo changes based on changes in design, layouts, materials, site conditions, etc. Any furniture, paintings, or any items of personalised nature not specifically mentioned in the contract and shown in the images are only for the purpose of illustration and does not form part of the offering. Further, the renders/ visuals of the area beyond the project site are artistic in nature and may not depict the actual visuals. While every reasonable care has been taken in providing the information, under no circumstances the Company or its employees, managers or representatives shall be held liable for any loss or damage, special or consequential or otherwise, arising from the use of or reliance on information provided in the brochure without verifying the same independently with the Company. The contents provided herein are with all faults and on an "as is" and "as available" basis. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws.