

THE VISION OF
ARS INFRAA



ZURICH

Phase 1

Svaasa

A Premium Residential Offering

2.10 Acres. 104 Residences. 1 Great Address

WHO ARE WE?

ARS Infraa: Pioneering Excellence in Real Estate

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.

ACCOLADES & RECOGNITIONS



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





A STATUS ADDRESS IN THE
HEART OF
**SARJAPURA'S THRIVING
LIFESTYLE HUB**

PRESENTING

SVAASA
S

*Life, Nature, Breath—
A Living Experience Like No Other*

Where Nature Meets Modernity,
and Life Finds Its Harmony

Welcome to SVAASA by ARS INFRAA—a sophisticated residential haven designed to elevate your lifestyle.

Nestled in the serene heart of Sarjapura, this distinguished development offers 104 meticulously designed apartments within a single elegant tower.

SVAASA is more than just a home—it's an experience. Enveloped by lush greenery and complemented by world-class amenities, it offers an oasis of peace and exclusivity for those who seek the perfect balance between nature and urban sophistication.

--- A Project by

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AT THE CENTER OF IT ALL

Nestled in Sarjapura, SVAASA strikes the perfect balance between tranquility and convenience.

Enjoy seamless access to:



Top Schools: TISB, Oakridge International, and more.



IT Hubs: Wipro Corporate Office, RMZ Ecospace.



Shopping Destinations: Market Square, Forum Mall, Total Mall.



Healthcare Facilities: Columbia Asia Hospital, Narayana Multispeciality Hospital.



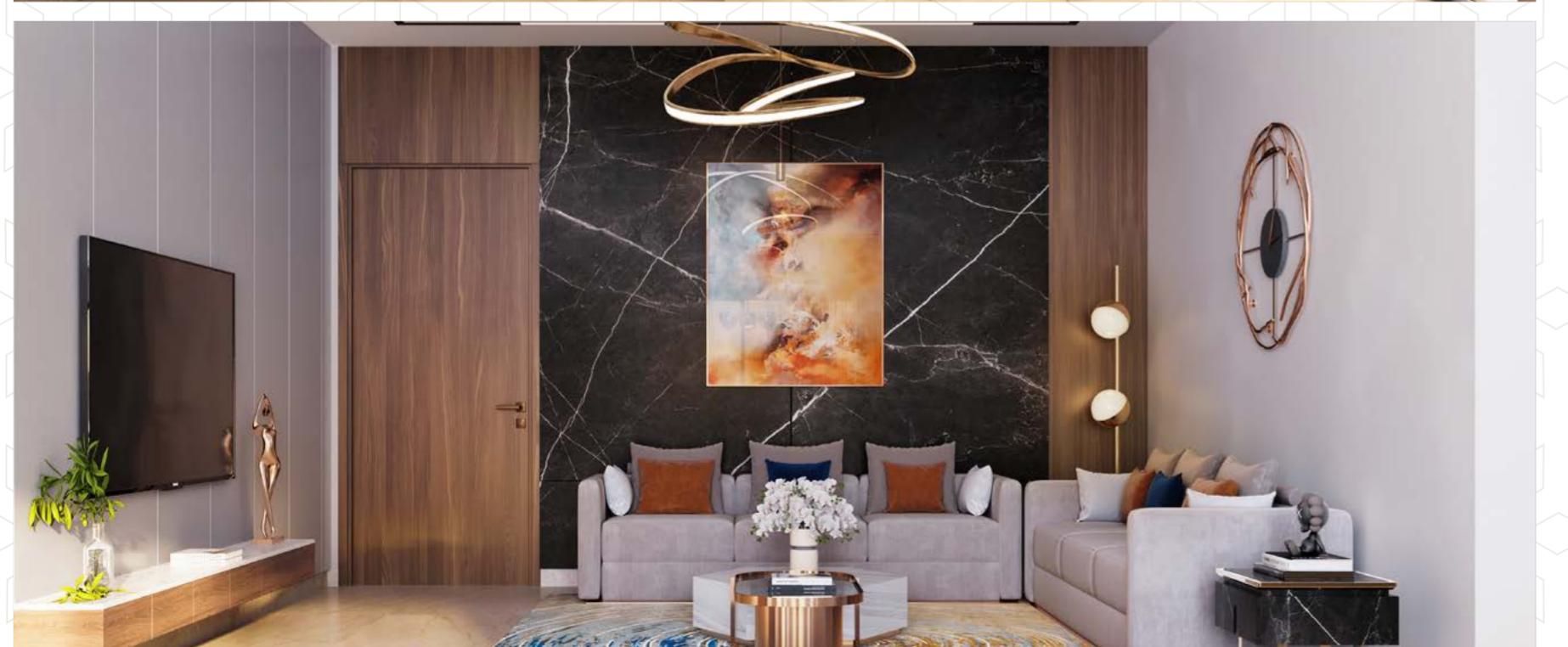
Abodes That Embody LUXURY AND COMFORT

Spacious 3-BHK Apartments at SVAASA

Amenities That Elevate Your Lifestyle

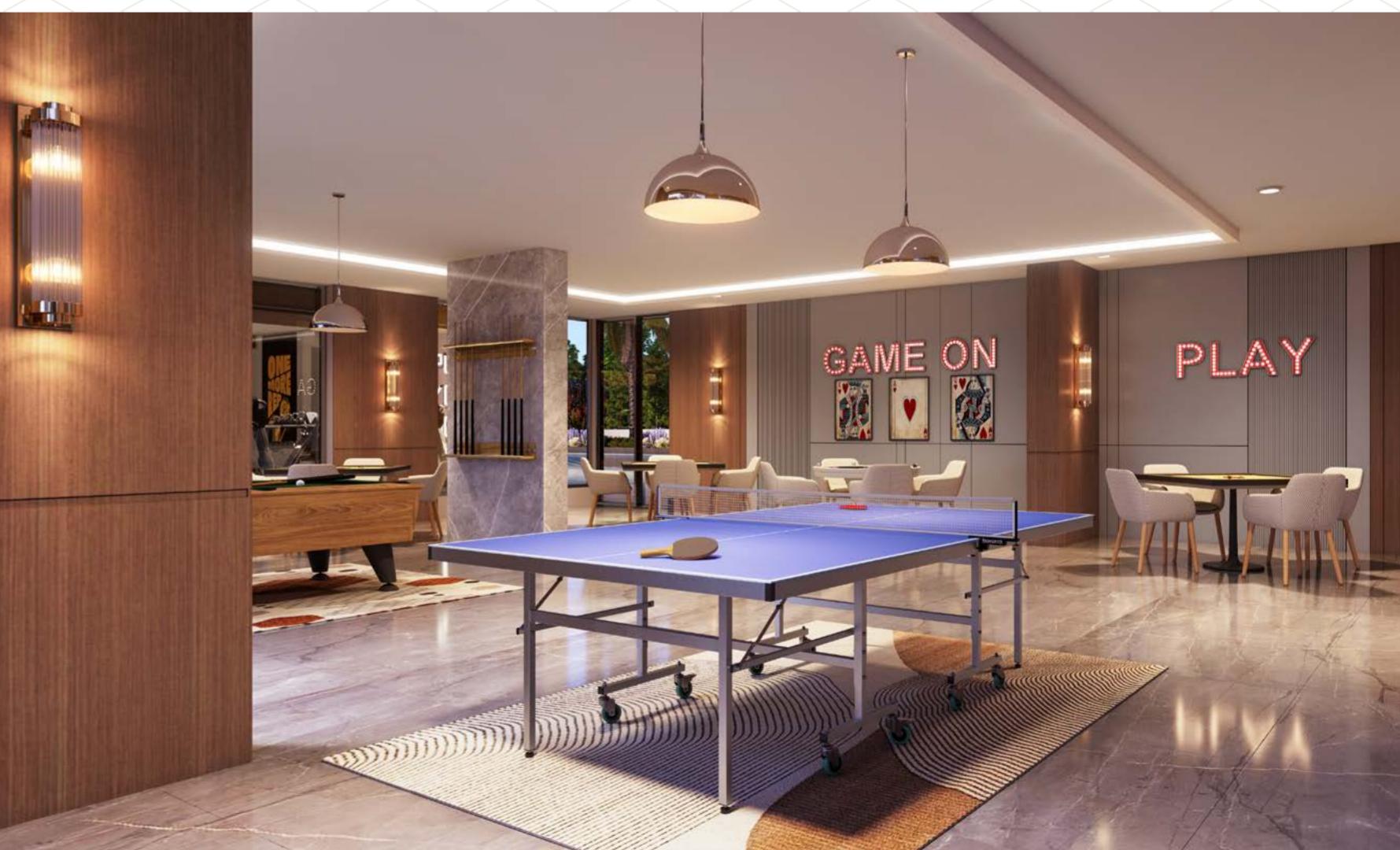
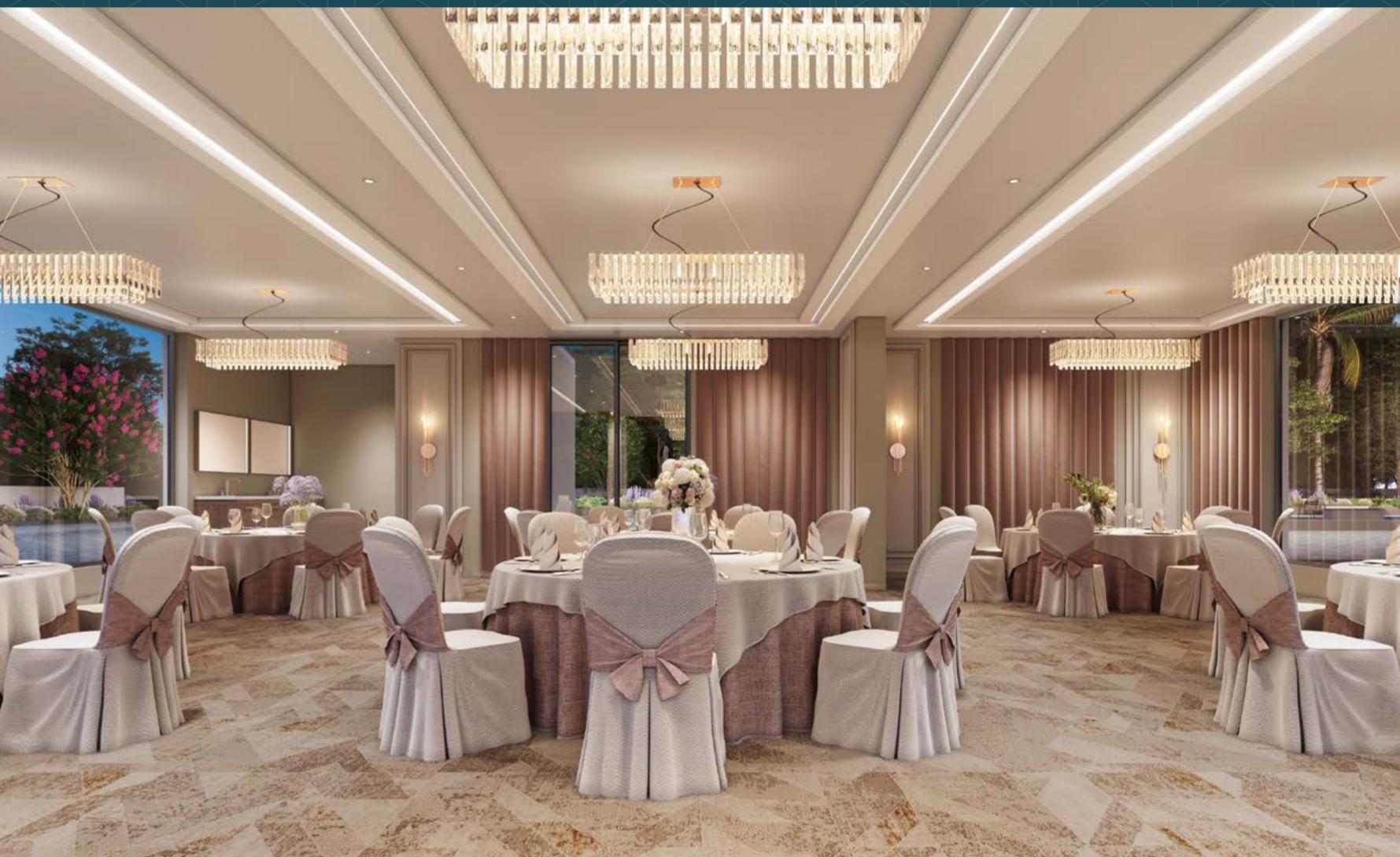
Experience an unparalleled living experience with world-class amenities at SVAASA:

- Club House
- Half Basketball Court
- Park & Gardens
- Garden Sit-outs
- Skating Rink
- Senior Citizen Park
- Outdoor Party Lawn
- Swimming Pool with Toddlers' Pool
- Badminton Court
- Children's Play Area
- Mini Forest
- Yoga Deck
- Outdoor Gym
- Amphitheatre
- Cricket Practice Net
- Party Hall
- Service Lift
- EV Charging Units
- Indoor Games Room
- Indoor Gym
- Power Backup
- CCTV Surveillance
- 24x7 Security
- Transformer Yard
- Sewage Treatment Plant (STP)
- Rainwater Harvesting System



THE SVAASA CLUB THE CAPITAL OF YOUR SOCIAL LIFE

Playing host to fitness regimes, wellness rituals, joyful celebrations, community gatherings, and meaningful connections, the SVAASA Club is the heart of the community's vibrant social life. With its thoughtfully designed spaces, you and your family are sure to discover a new experience every time you walk through its doors.



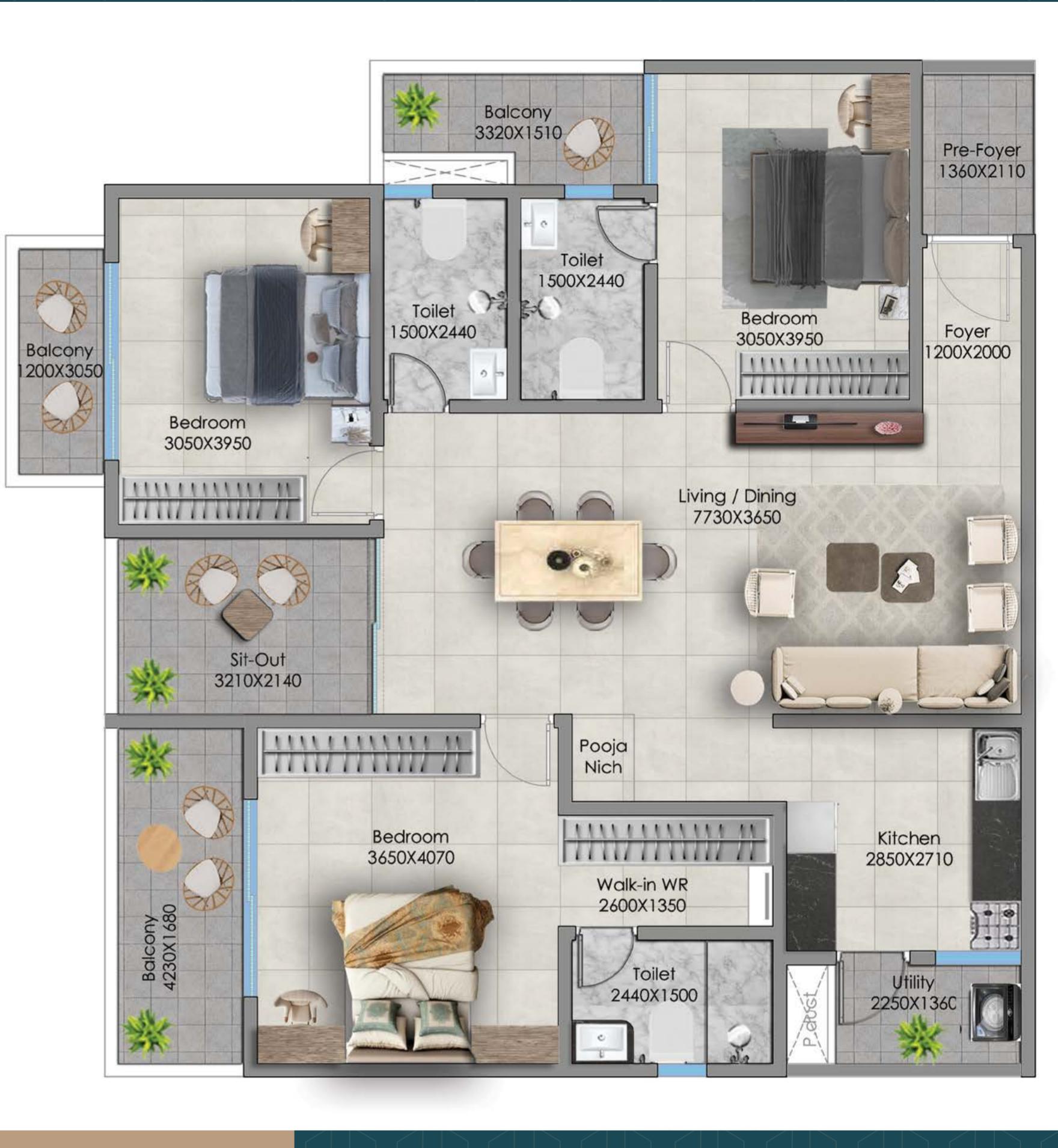
A VISIONARY DESIGN PHILOSOPHY

SVAASA is a masterpiece of modern architecture, where every detail is meticulously curated to create an eco-conscious and luxurious living environment. Smart space planning, eco-friendly elements, and ample natural light ensure a refined and sustainable lifestyle.

3 BHK UNIT - 01



3 BHK UNIT - 02



Flat No	Unit Type	Facing	Carpet Area (Sq. Ft.)	Total Area (Sq. Ft.)
2	3 BHK	North	1342	1834

Flat No	Unit Type	Facing	Carpet Area (Sq. Ft.)	Total Area (Sq. Ft.)
1	3 BHK	East	1535	2084

3 BHK UNIT - 03



3 BHK UNIT - 04



Flat No	Unit Type	Facing	Carpet Area (Sq. Ft.)	Total Area (Sq. Ft.)
4	3 BHK	North	1342	1834

Flat No	Unit Type	Facing	Carpet Area (Sq. Ft.)	Total Area (Sq. Ft.)
3	3 BHK	North	1342	1834



A BLUEPRINT FOR ELEVATED LIVING

At SVAASA, every inch of the master plan is designed with intention and purpose. From lush green spaces to thoughtfully placed amenities, it's a community that prioritizes your comfort, convenience, and lifestyle.

SVAASA isn't just a residence—it's a harmonious ecosystem where every element works together to create a fulfilling life.

SPECIFICATIONS

Structure

R.C.C framed structure (Aluminum form work concrete walls) with M-45 grade concrete and FE 550 D Grade TMT steel. Designed as per relevant BIS Code for earthquake resistance (Seismic Zone-II), ensuring structurally efficient systems are implemented.

Doors

Main entrance door and bedroom doors: Engineered wood frames with finished shutters Other doors are WPVC doors

Windows

UPVC sliding windows fitted with mosquito mesh

Flooring

Polished vitrified tile flooring with 4" skirting in drawing room, kitchen, dining, and bedrooms
Anti-skid ceramic tiles for balconies with RAK, Kajaria, Hindware, or equivalent brand

Generator

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

Toilets

Anti-skid ceramic tile flooring
Glazed ceramic tile dadoing up to 8'0"
ISI CP and sanitary fittings of Jaquar, Totto, or equivalent make

Plumbing

CPVC water supply lines

Electrification

Anchor or equivalent make

Communication

TV points provided in the living room

Lift

Elevator with a capacity of 8 passengers (Schindler make)

A project by

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ARS INFRAA

Building Trust, Creating Homes

Our HEADQUARTERS

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Disclaimer

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