



AR BELLE VIE

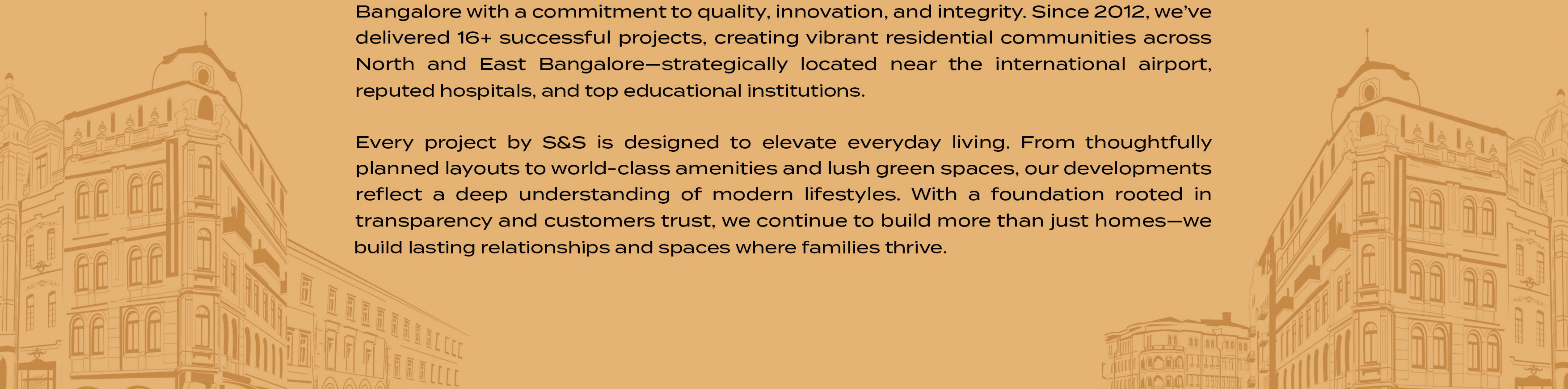
French *Countryside* Inspired Architecture
Amidst Nature's Calm



Building Communities. Enriching Lives.

For over a decade, S&S Properties has been shaping the future of real estate in Bangalore with a commitment to quality, innovation, and integrity. Since 2012, we've delivered 16+ successful projects, creating vibrant residential communities across North and East Bangalore—strategically located near the international airport, reputed hospitals, and top educational institutions.

Every project by S&S is designed to elevate everyday living. From thoughtfully planned layouts to world-class amenities and lush green spaces, our developments reflect a deep understanding of modern lifestyles. With a foundation rooted in transparency and customers trust, we continue to build more than just homes—we build lasting relationships and spaces where families thrive.



AR Belle Vie — A Beautiful Life Awaits

Strategically located in Devanagondi Hosahalli, just 14 km from Whitefield's Hope Farm Junction and 300 meters before the upcoming STRR corridor, this luxurious development offers a rare blend of charm, serenity, and connectivity. With only 221 meticulously designed residences, including 4 & 5 BHK villas and select 2 & 3 BHK luxury apartments, AR Belle Vie is a low-density enclave that redefines what it means to live beautifully.

Crafted by a trusted brand, backed by a strong legacy of timely delivery and design excellence, AR Belle Vie isn't just a project. It's a promise — of style, comfort, community, and long-term value.

Timeless *French Elegance*, Thoughtfully
Reimagined for Bengaluru

At AR Belle Vie, architecture is not just about design — it's about storytelling.

The project's core theme draws from the timeless charm of the French countryside, blending classic European elegance with the modern lifestyle needs of today's urban families.

Each of the four French-themed villa styles is designed to be distinct yet cohesive — with curated textures, romantic facades, and airy interiors that reflect the refined simplicity of rural France. These aren't just houses; they are artful living spaces where design, light, and landscape exist in perfect harmony.

More than a visual aesthetic, the French theme is woven into every element of the community — from the verdant archway and bougainvillea bench bays to the serene dome park and stone-paved walkways. The result is a lifestyle that is elegant, relaxed, and effortlessly beautiful.



A COMMUNITY INSPIRED BY NATURE AND CULTURE

Step into a thoughtfully planned world where elegant villas, vibrant gardens, and serene open spaces come together to create a lifestyle that's as beautiful as it is balanced.





Clubhouse

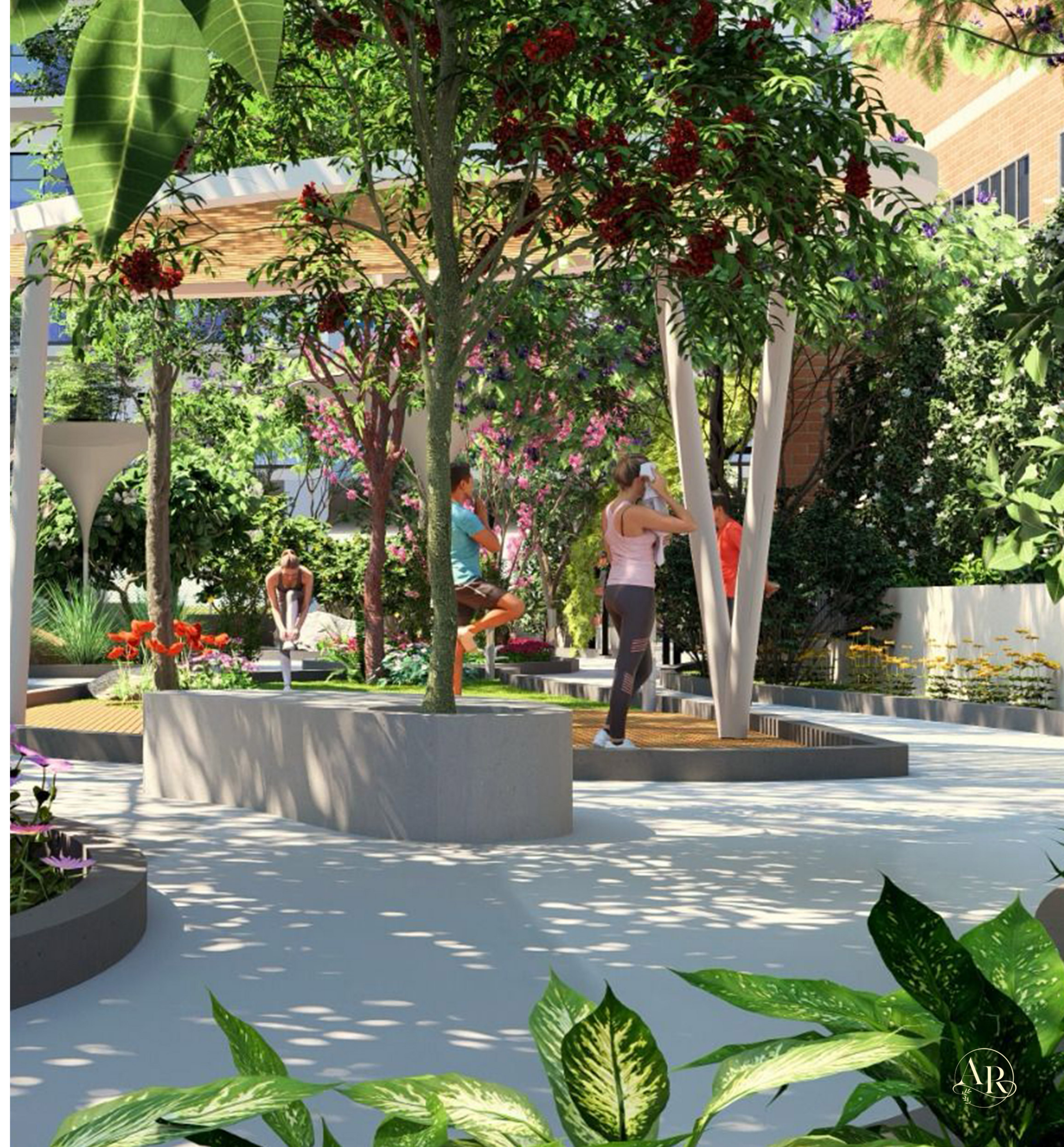
Club Belle Vie
The Heart of Community Living

Step into Club Belle Vie, 40000 Sq.ft massive club house. An exclusive retreat where leisure, wellness, and recreation come together under one roof. Designed as the social heart of the community, the clubhouse offers over 20 premium amenities — from a state-of-the-art fitness center and indoor games to serene lounges, celebration halls, and a sparkling pool. Whether it's unwinding after a long day, connecting with neighbors, or creating memorable family moments, Club Belle Vie is where everyday living feels like a holiday.

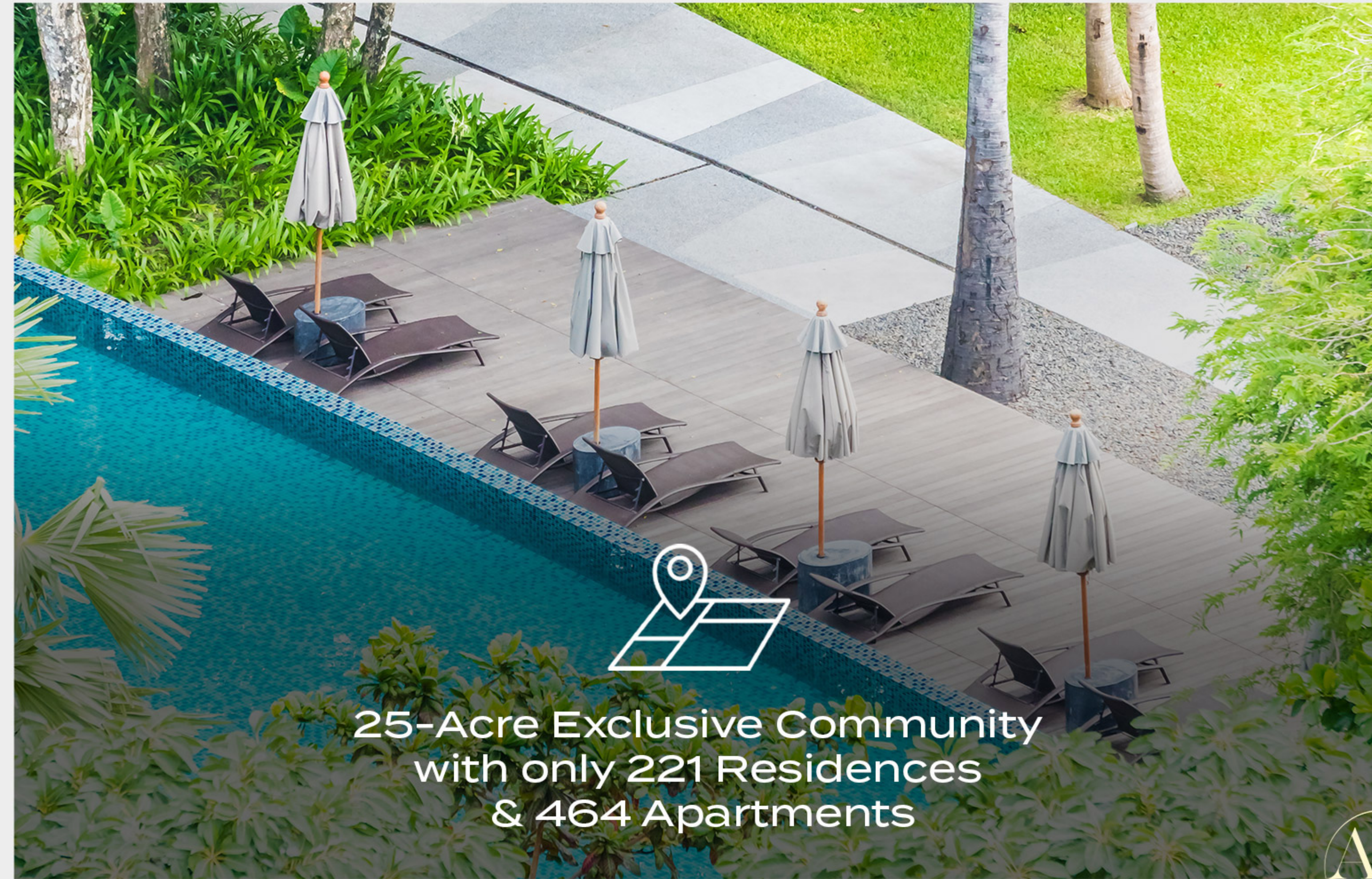
Cultural Area

A Space to Celebrate Culture & Community

At AR Belle Vie, life is enriched not just by beautiful homes but by shared experiences. The dedicated cultural area provides a vibrant stage for festivals, gatherings, and artistic performances — a space where traditions are honored, and communities come together. From festive celebrations to intimate cultural evenings, this thoughtfully designed arena fosters connection, joy, and a sense of belonging among residents.



Crafted for the Few Who Value the *Extraordinary*





Blue hues, vibrant greens
and *urban* dreams



Villas Amenities

01 Entrance Gate	02 Entrance Lawn	03 Club House	04 Swimming Pool	05 Commercial Shops	06 Visitors Parking	07 MultiSport Court-1
08 Kids Play Area-1	09 Cricket Practice Net-1	10 Tennis Court	11 Pickle Ball Court	12 Bougainvillea Bench Bay	13 Rainbow Flower Lawn	14 Indoor Badminton Court
15 Gazebo	16 Cricket Practice Net-2	17 Roundabout Lawn	18 Central Parks-1	19 Private Backyards	20 French Water Fountain	21 Central Parks-2
22 Rainwater Canal	23 Jogging Walking Track	24 Sewage Treatment Plant	25 MultiSport Court-2	26 Mini Golf Lawn	27 Rock Garden 1	28 Reflexology Path
29 Walkable Bridge	30 Sarene Park Entrance	31 Kids Play Green Lawn	32 Kids Play Sandpit	33 Canal View Seating	34 French Pergola	35 Outdoor Yoga Lawn
36 Flex Zone	37 Lawns with Seating	38 Pet Park	39 Multi Purpose Lawn	40 Organic Converter Area		

Apartment Amenities

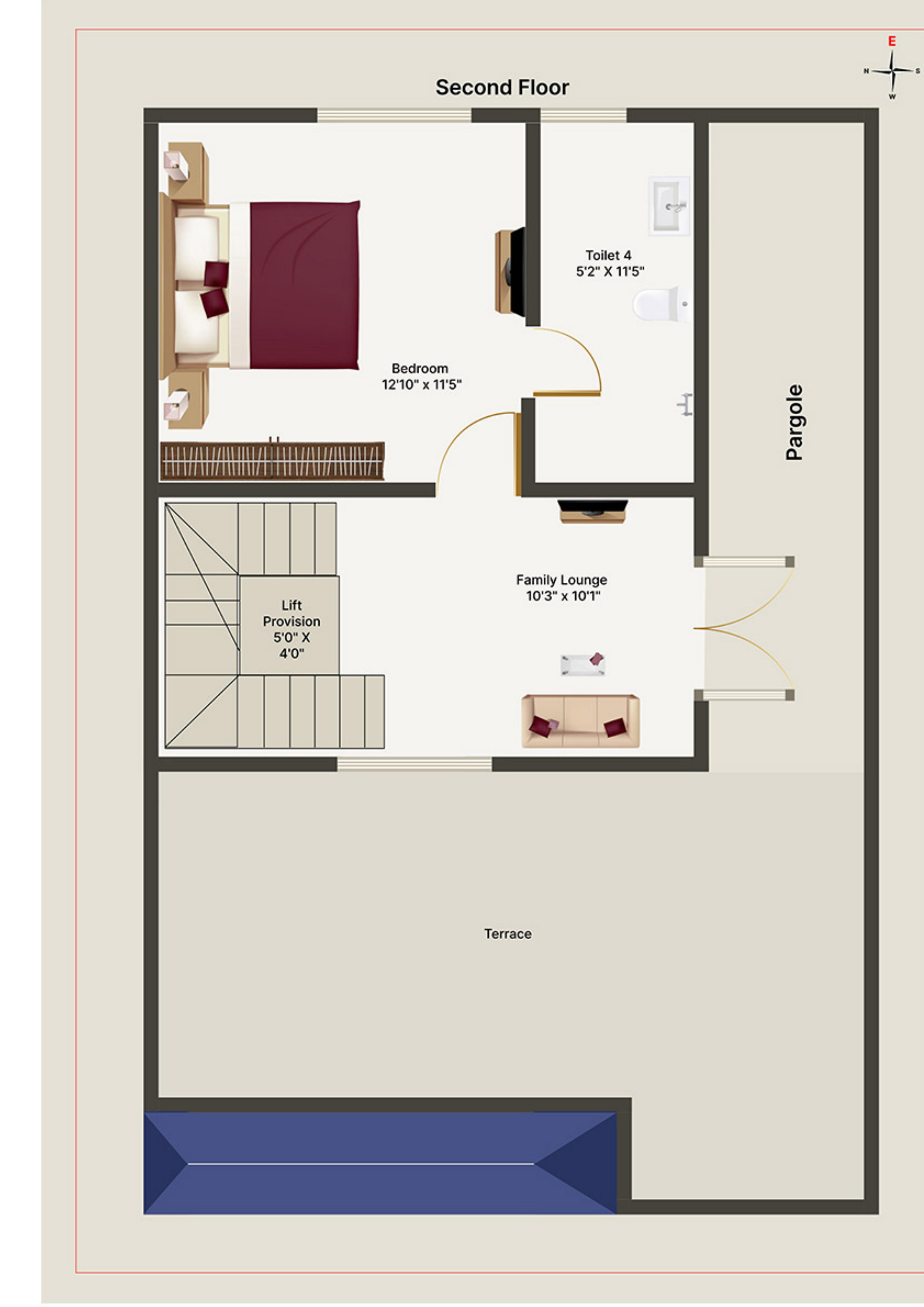
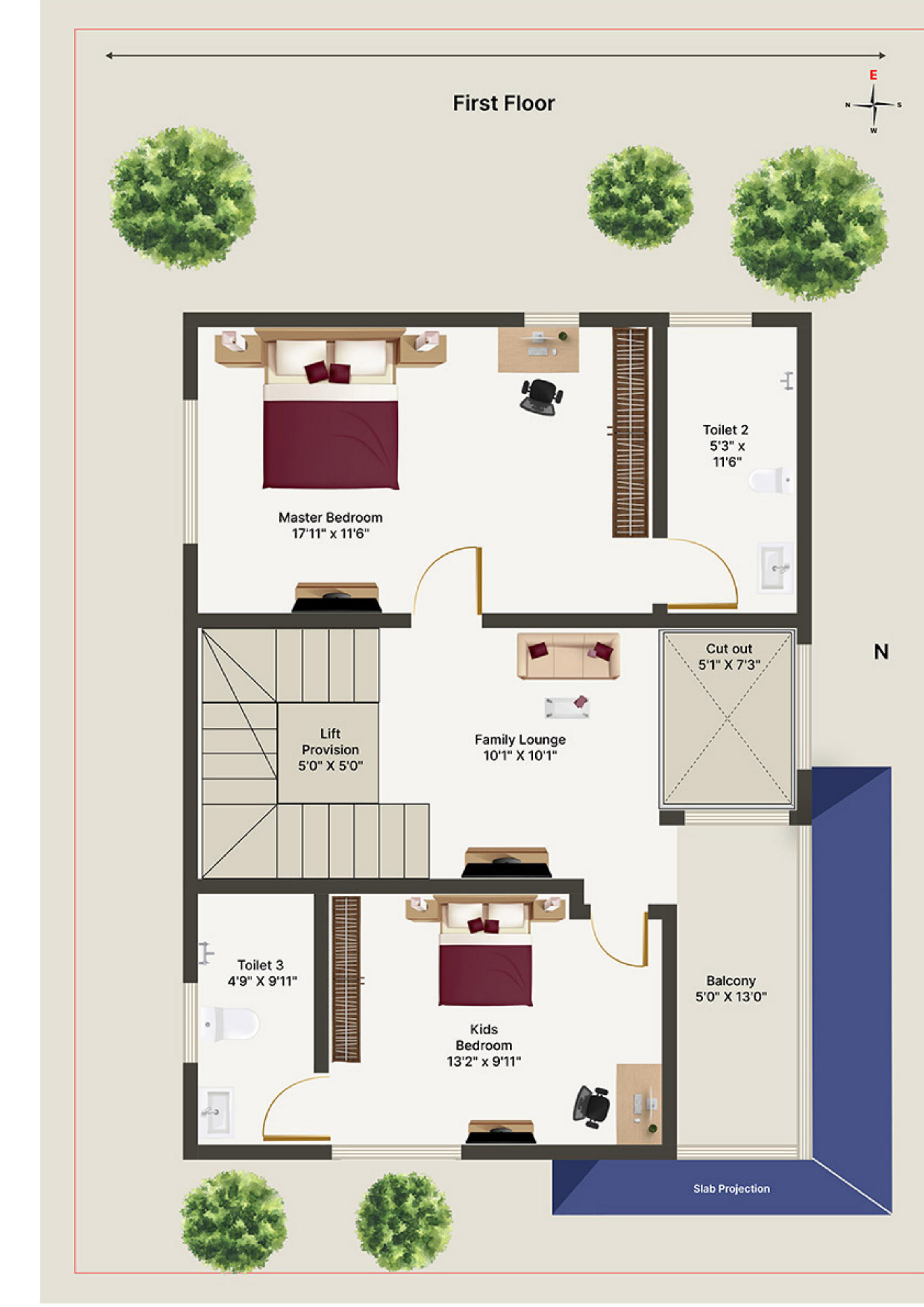
01 Entrance Gate	02 Entrance Lawn	03 French Park with Seating	04 Kids Park	05 Gazebo Lawn	06 MultiSport Court-1 & 2	07 Tennis Court
08 Skating Rink	09 Half Basketball Court	10 Flower Park	11 Parking	12 Club House	13 Swimming Pool	14 Commercial Shops
15 Biophilic Park	16 Outdoor Yoga Deck	17 Kids Green Lawn	18 Open Amphitheater	19 Green Lawns	20 Pet Park	21 Indoor Badminton Court
22 Flower Garden	23 Cricket Pitch-1	24 Walking Park	25 Cricket Pitch-2	26 Roof Top Multi Purpose Hall	27 Jogging Track	28 Walking Track
29 Water Fountain	30 Sewage Treatment Plant					



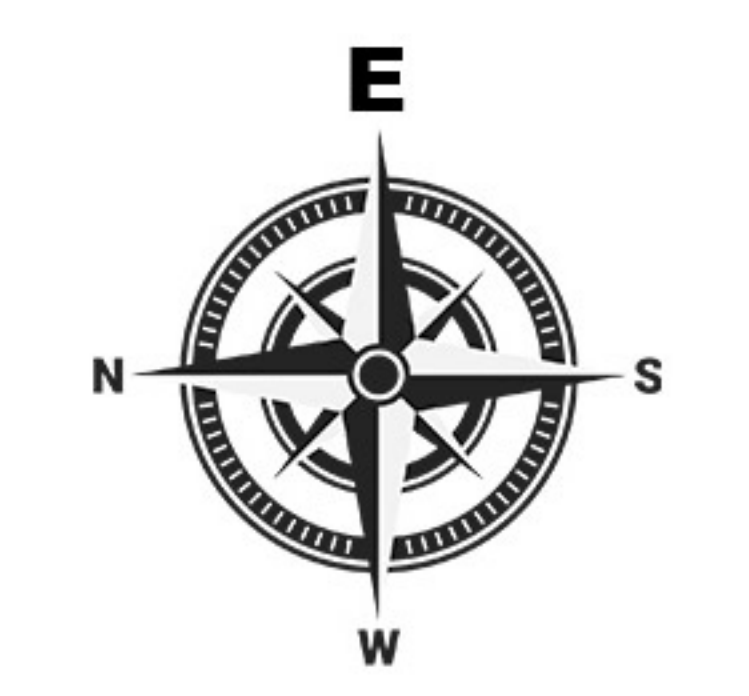


Type 1 Villa

(East Facing)

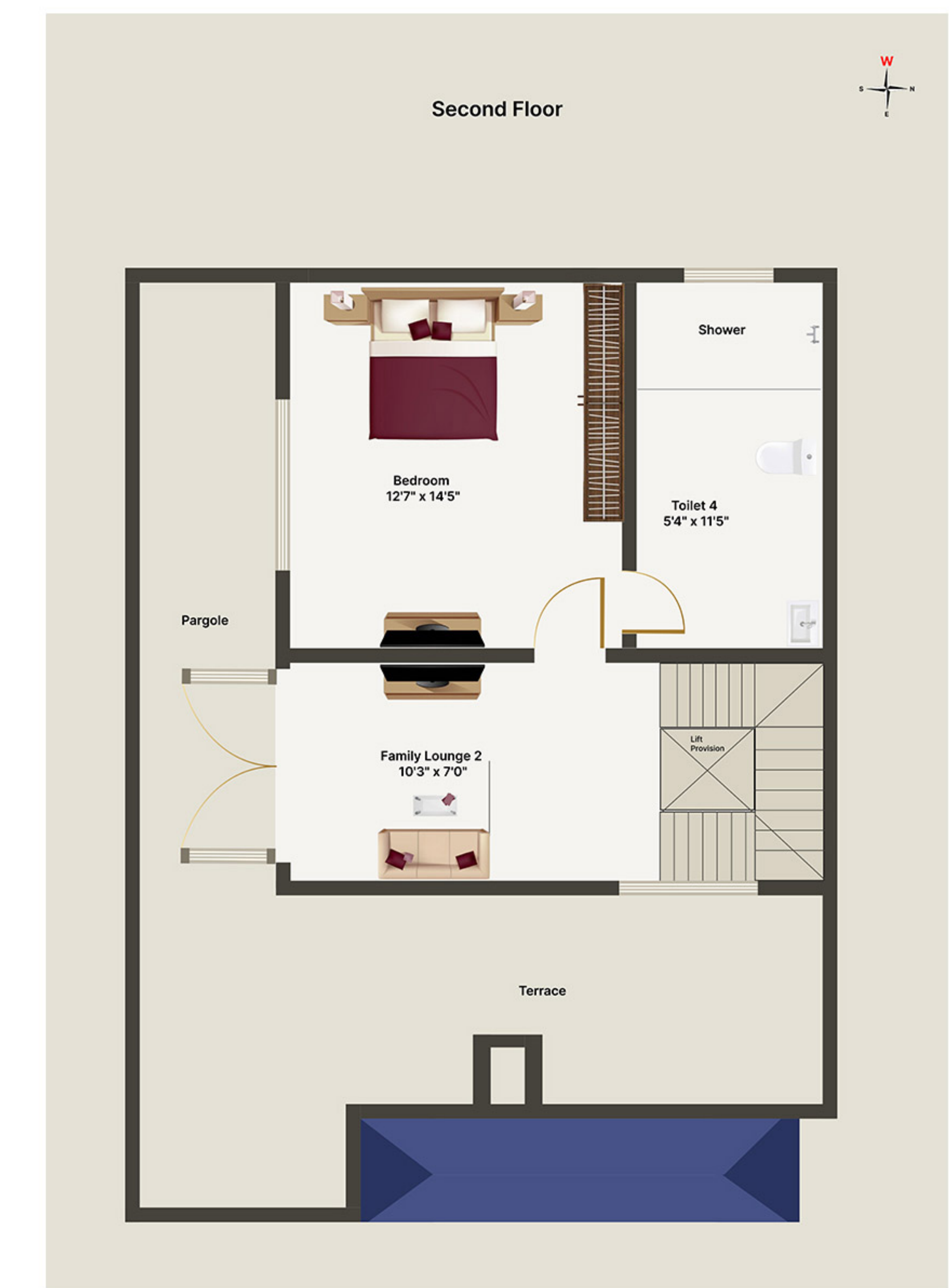
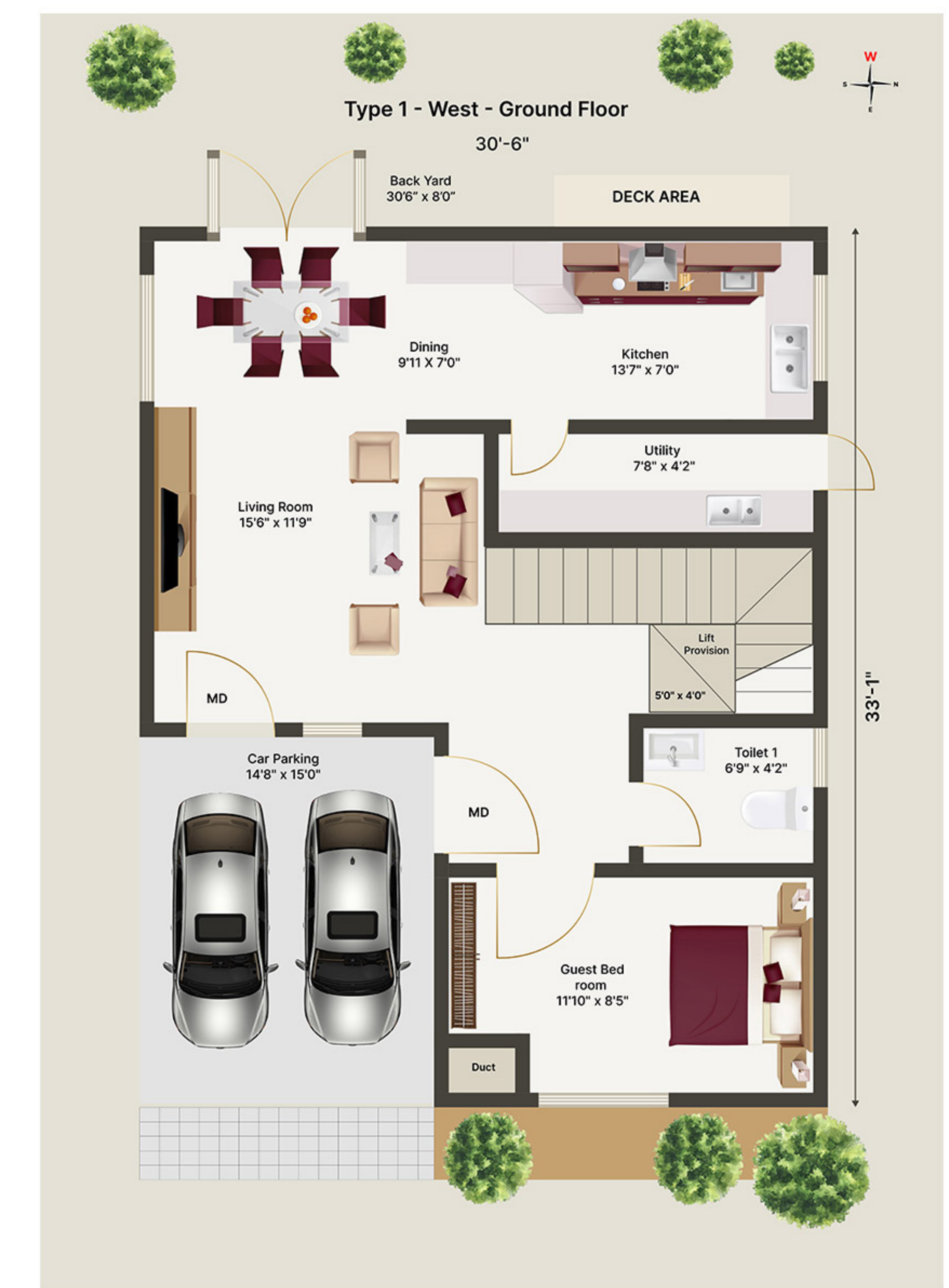


SBA 2650 sqft

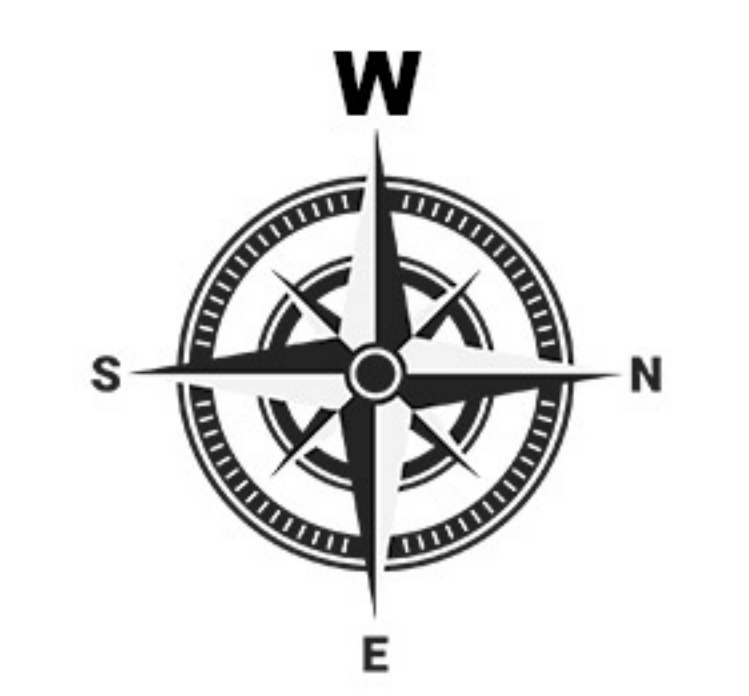


Type 1 Villa

(West Facing)

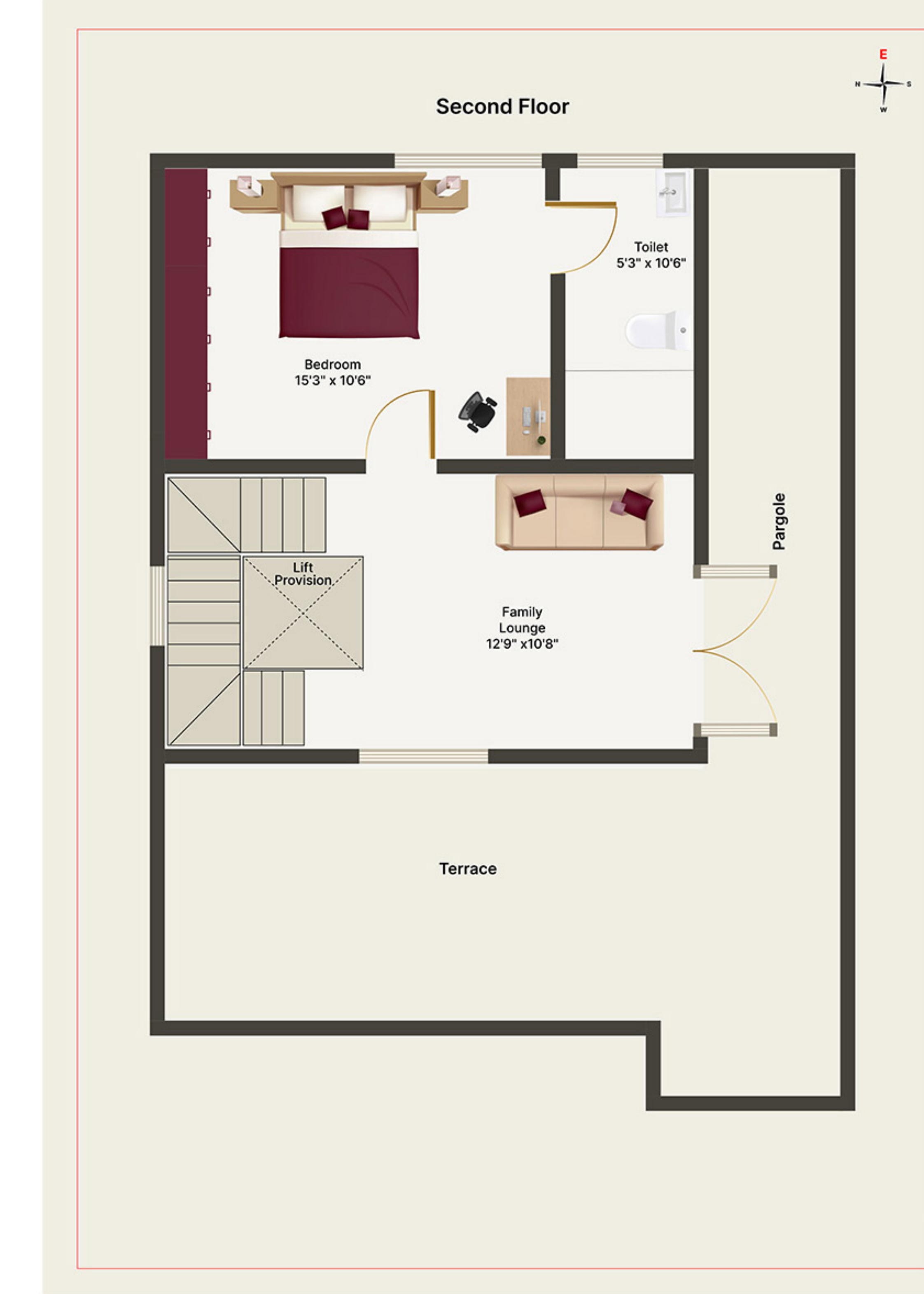
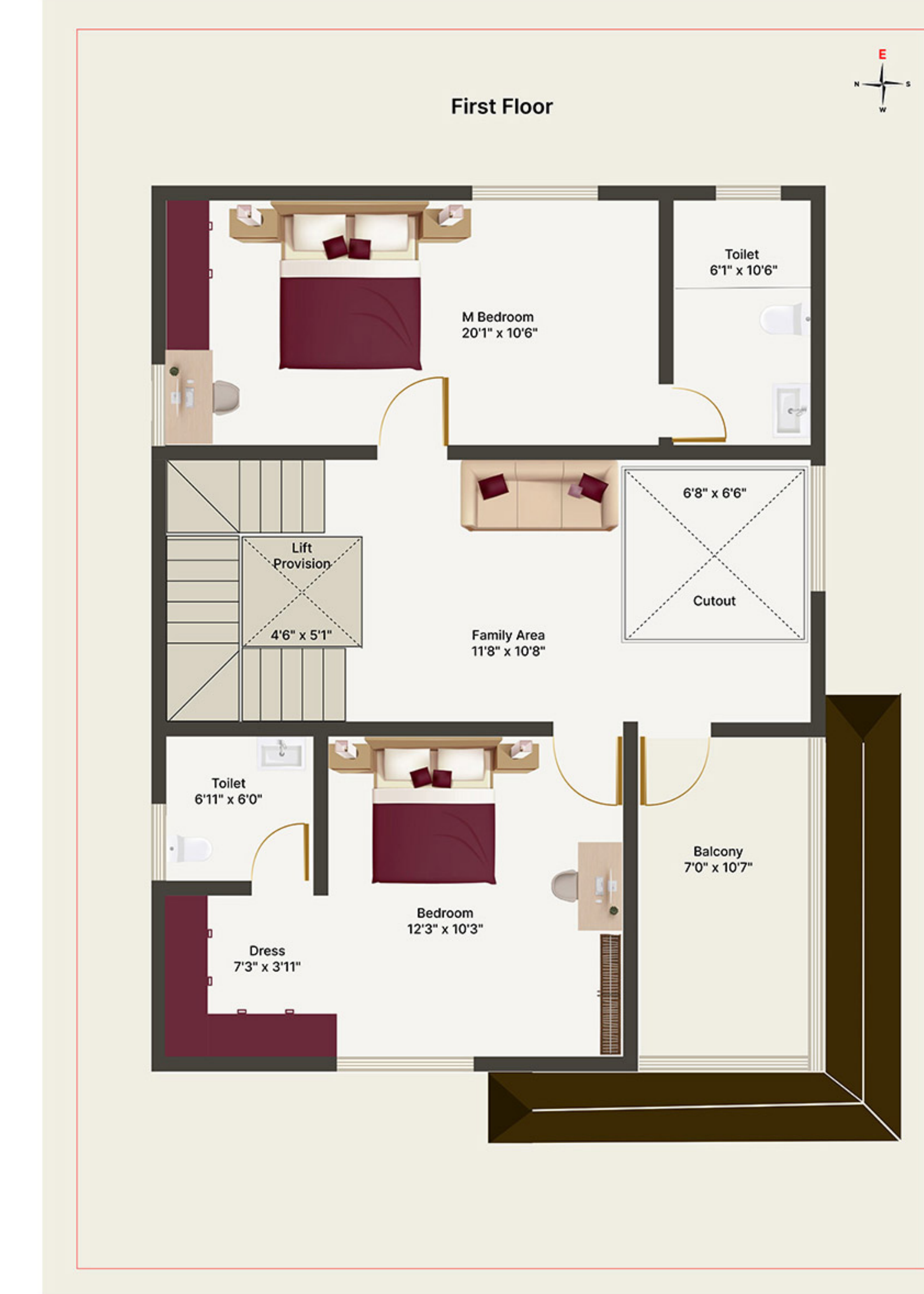
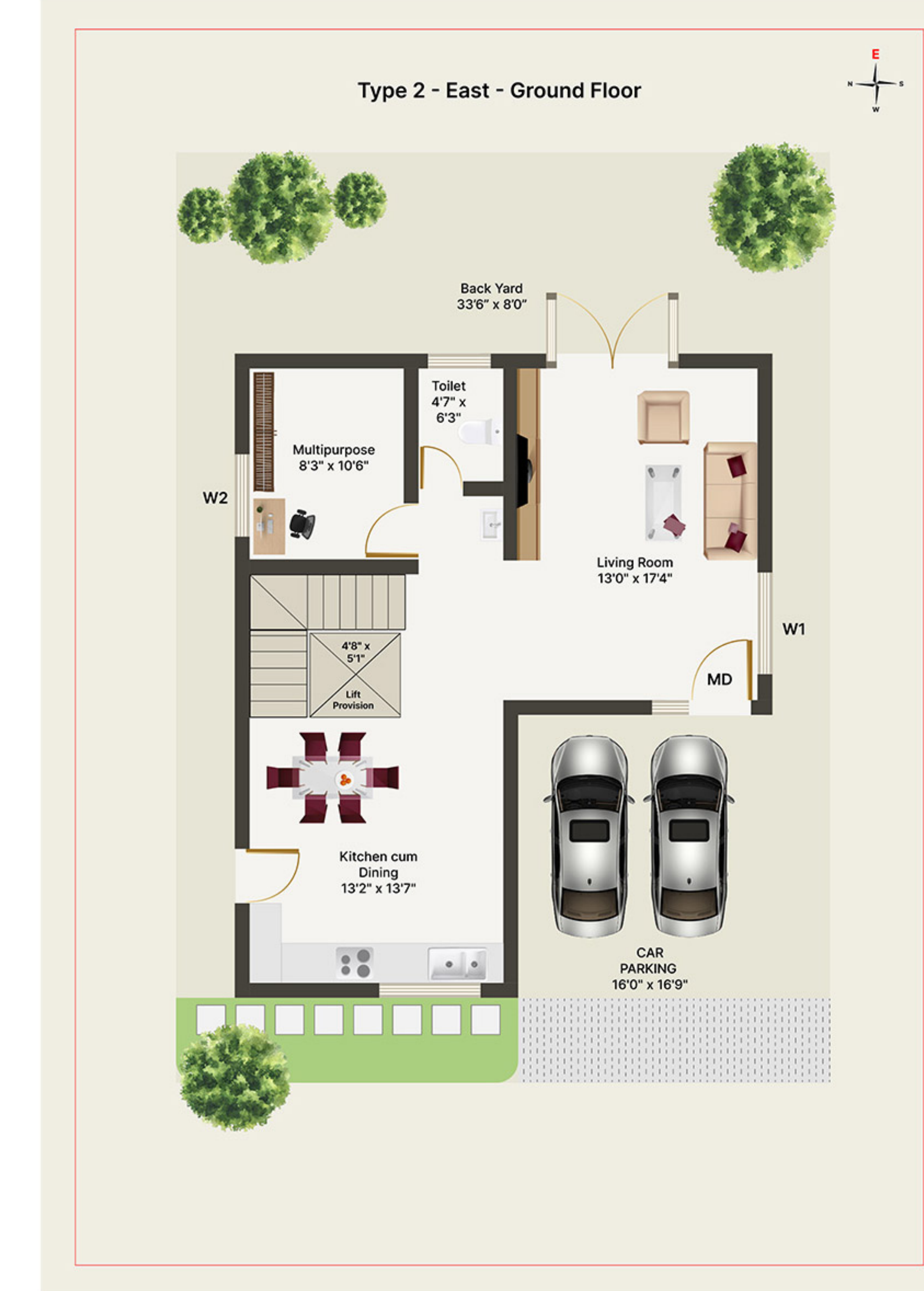


SBA 2650 sqft

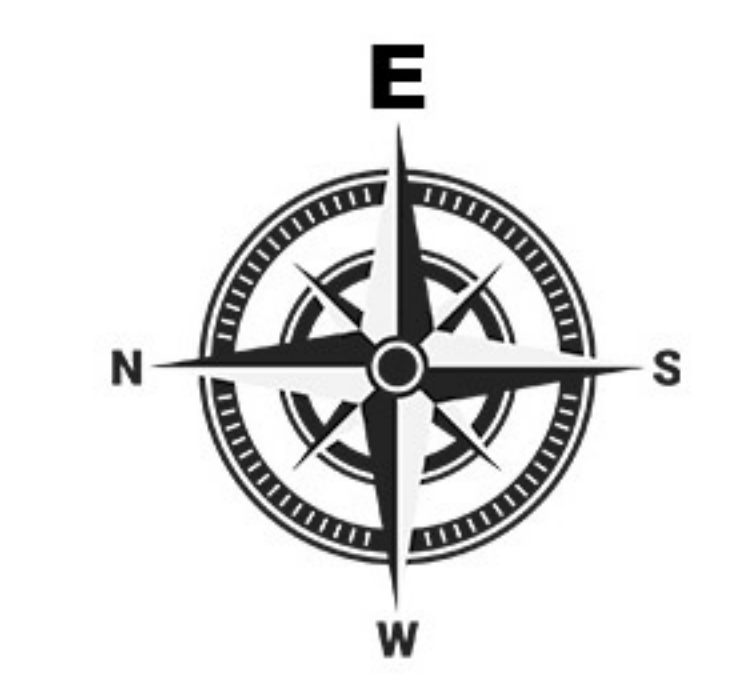


Type 2 Villa

(East Facing)

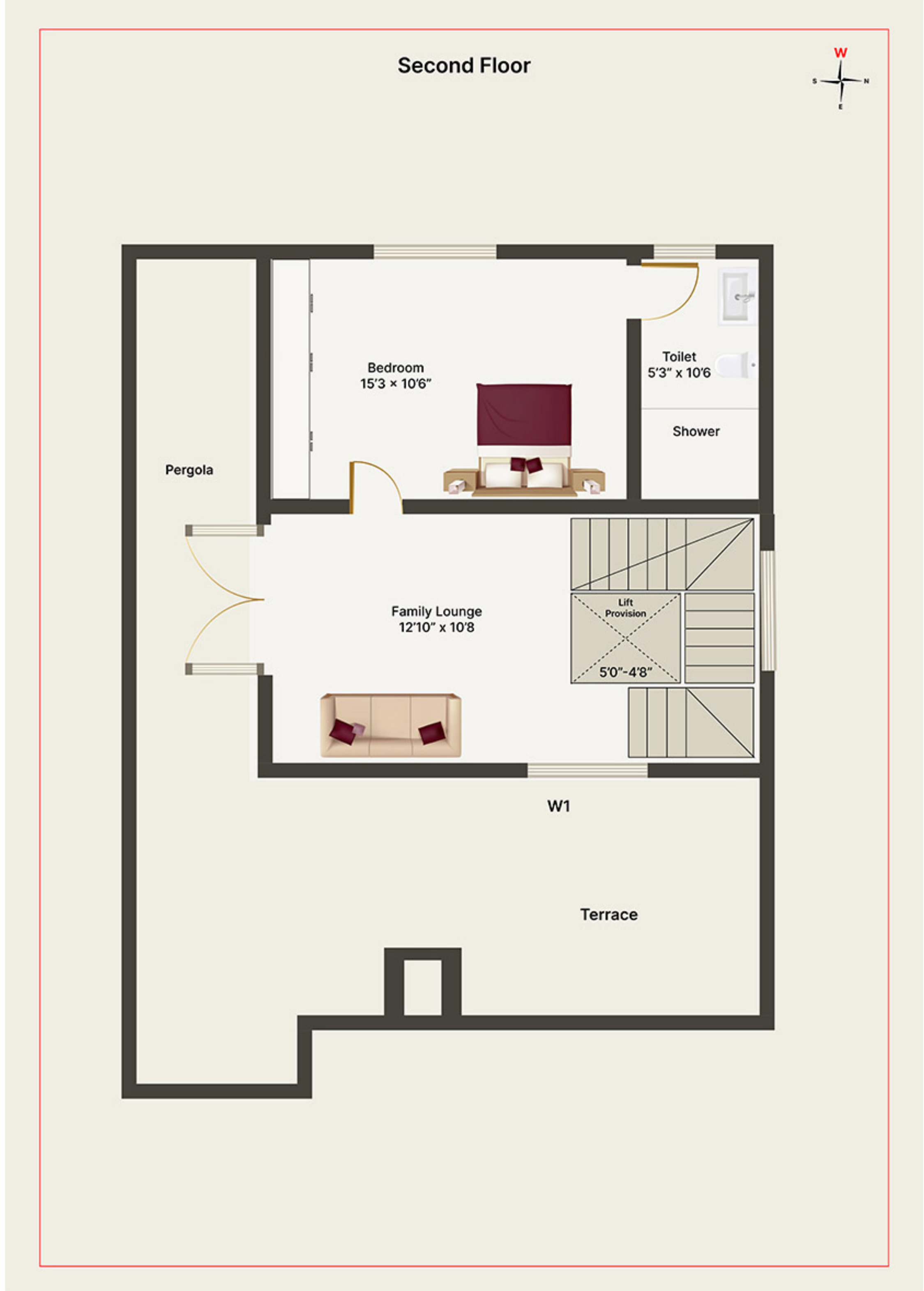
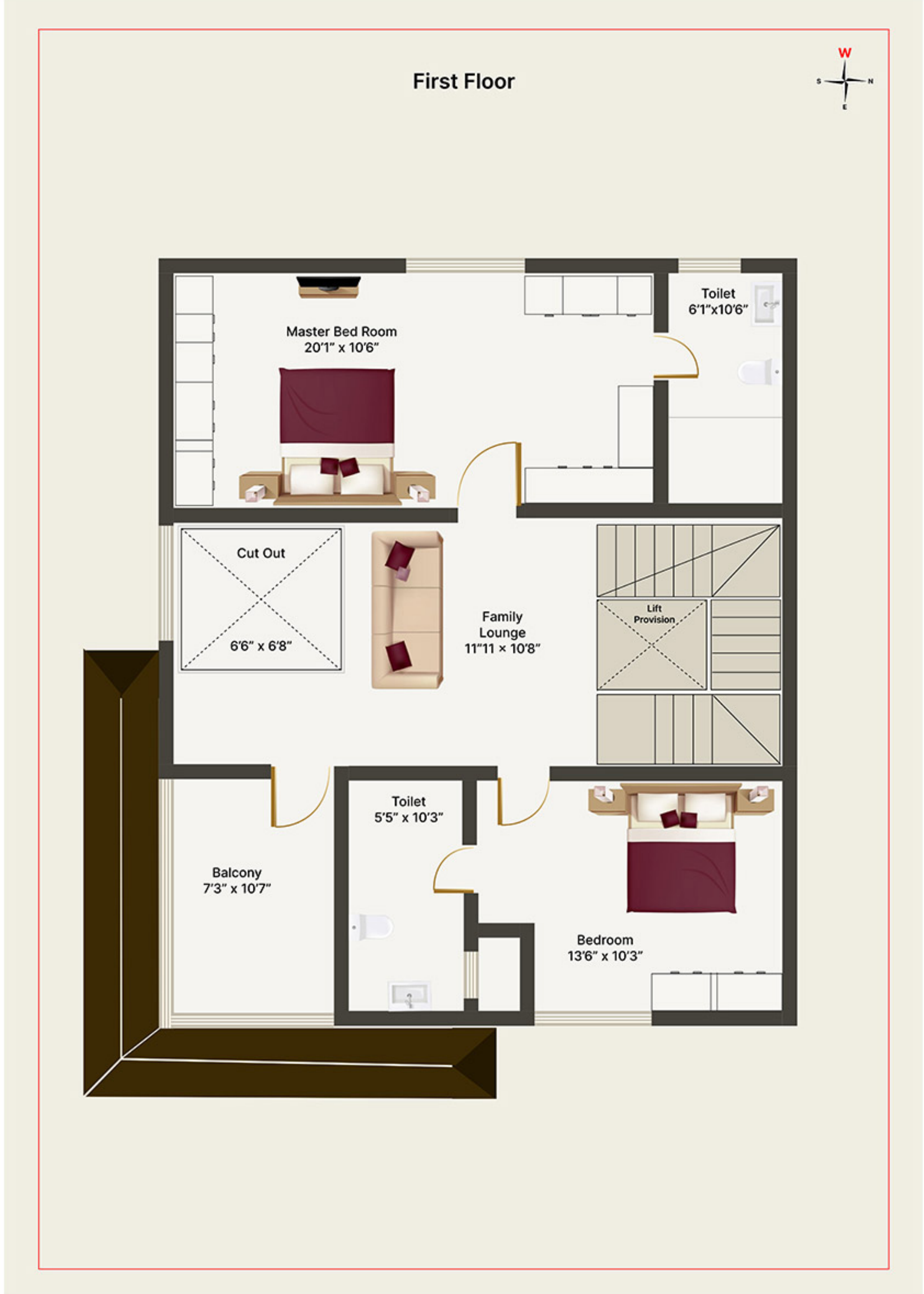
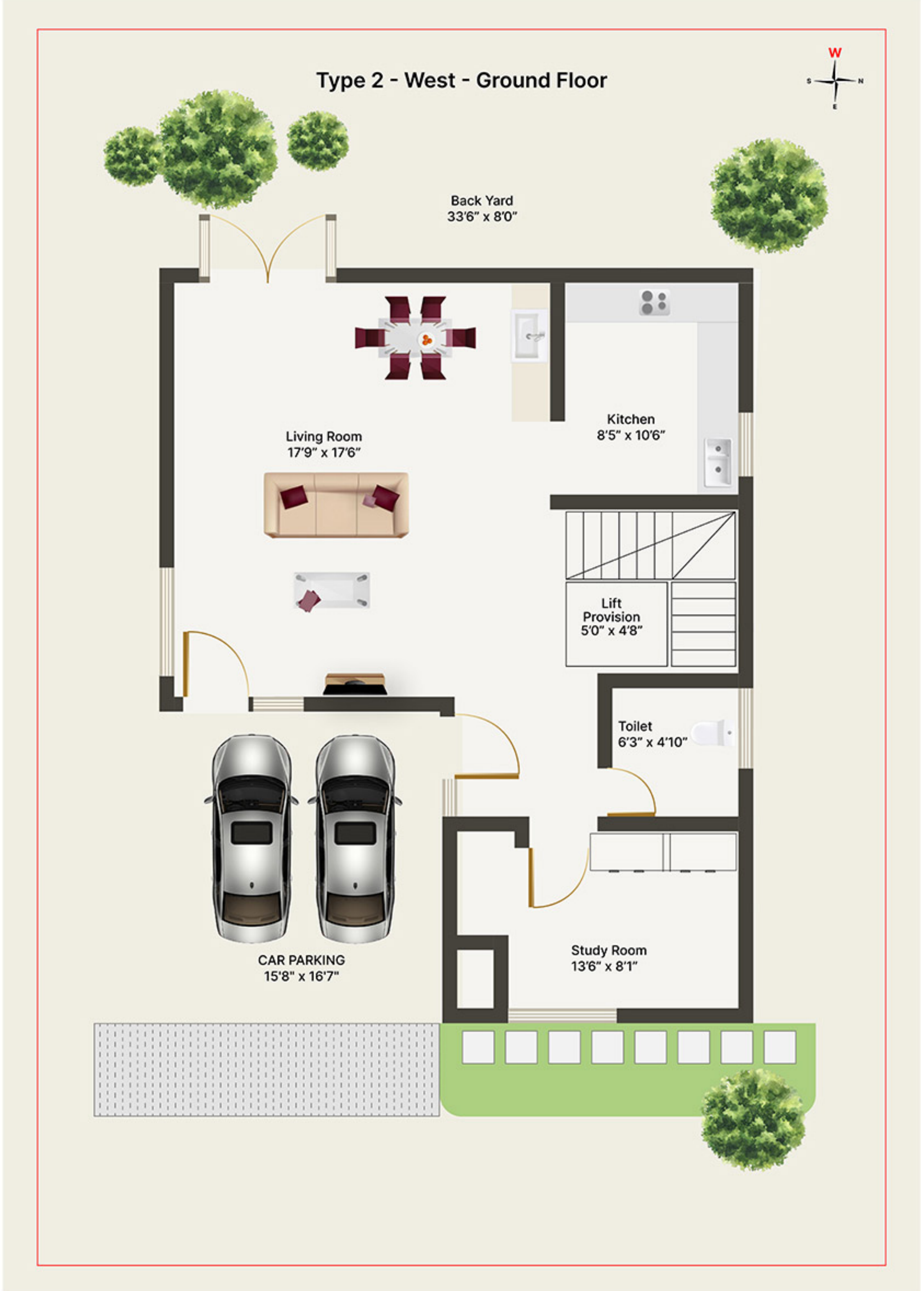


SBA 3000 sqft

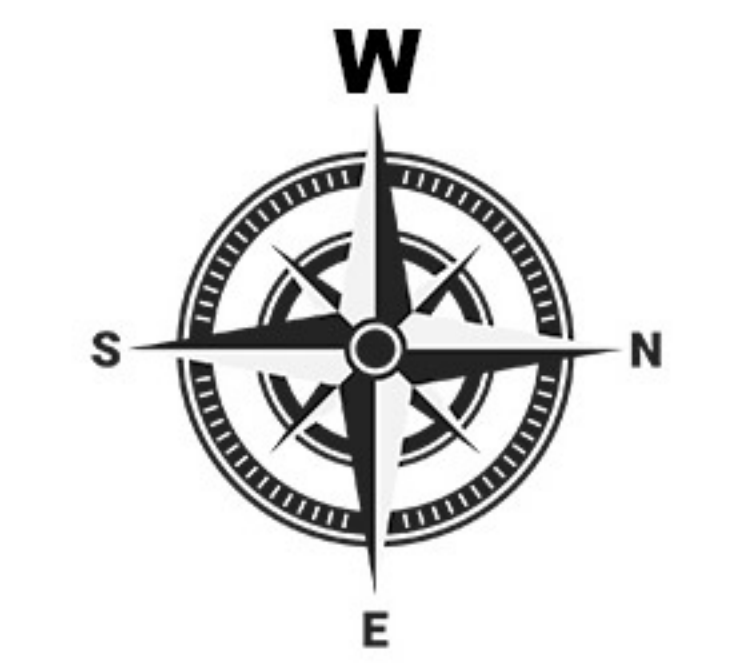


Type 2 Villa

(West Facing)

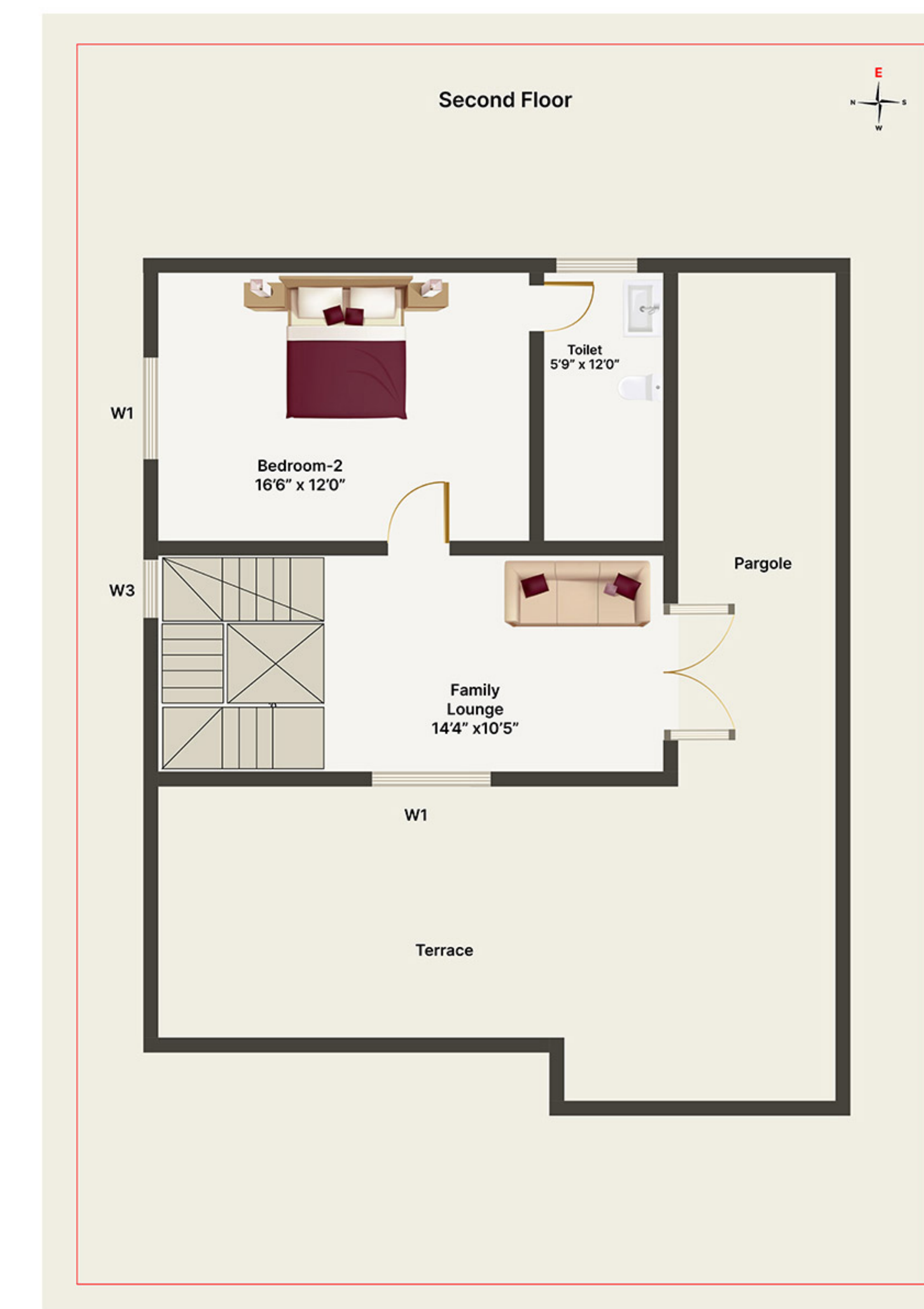
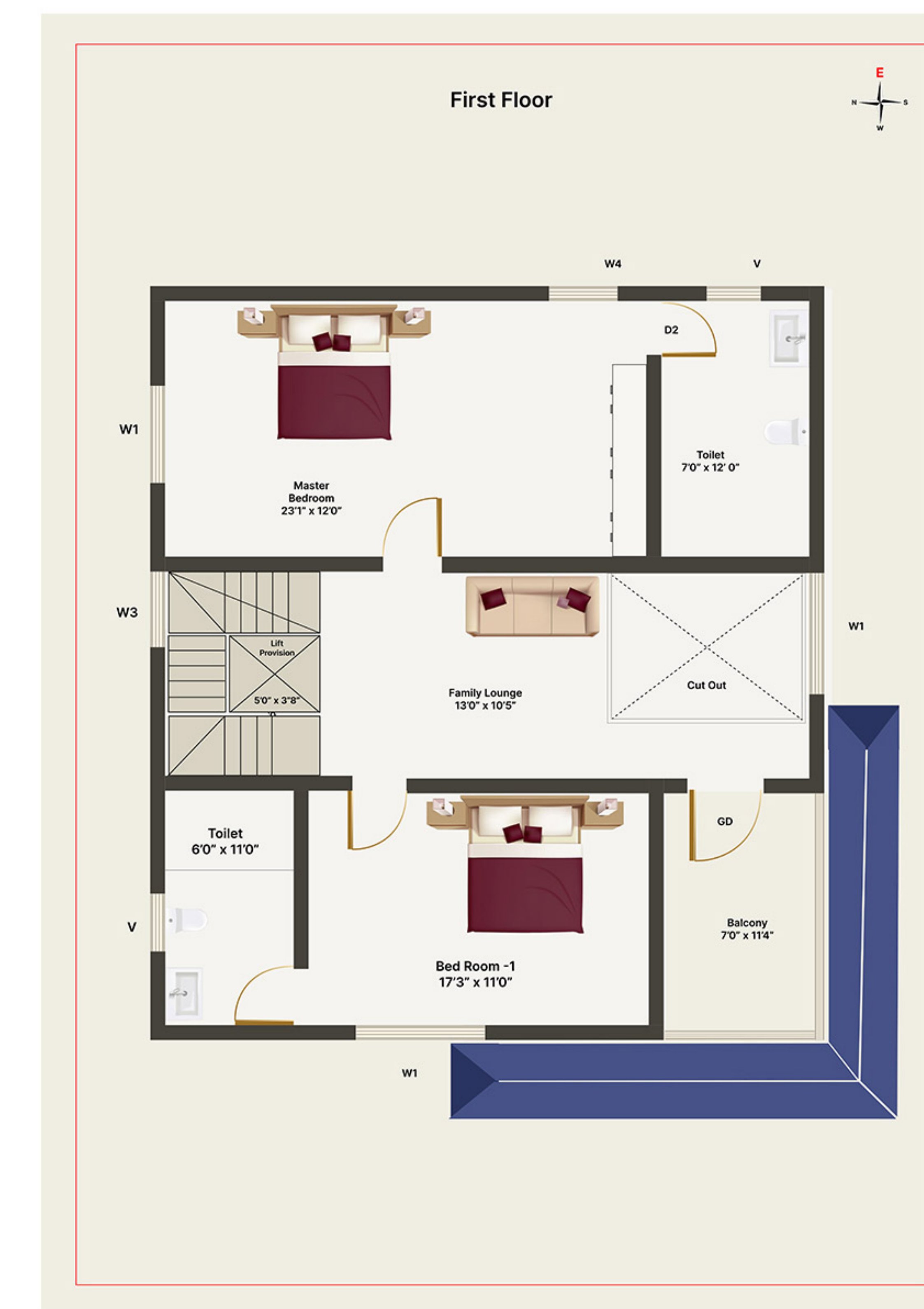
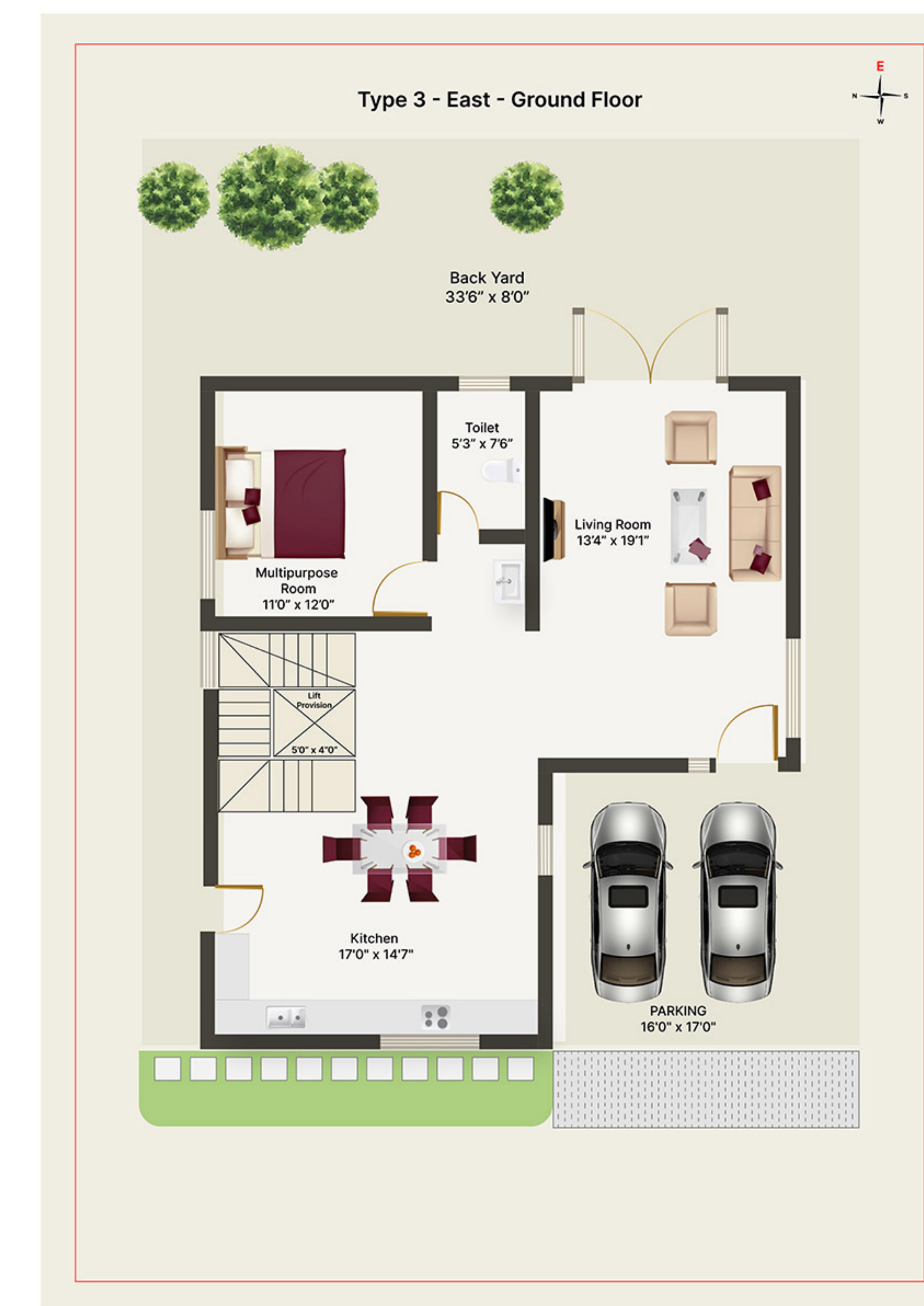


SBA 3000 sqft

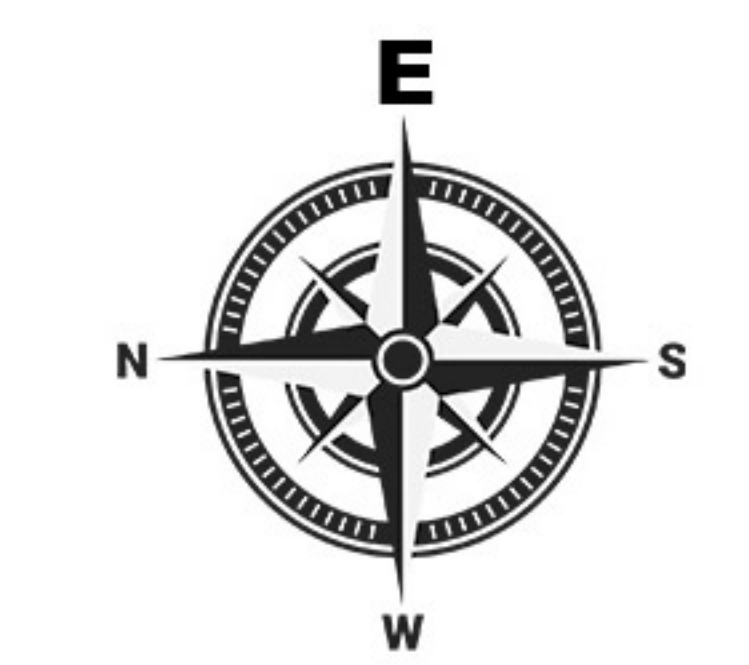


Type 3 Villa

(East Facing)

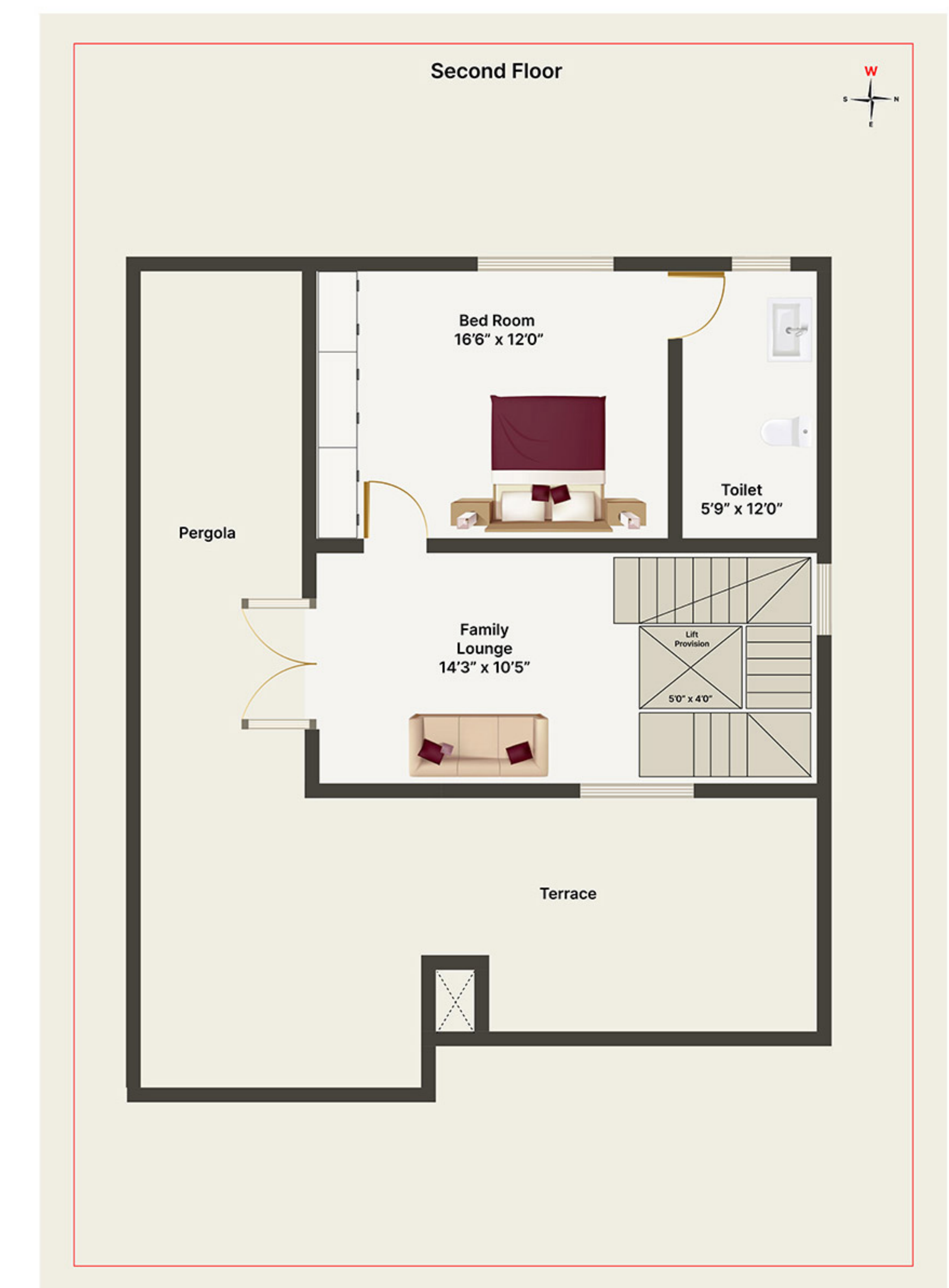
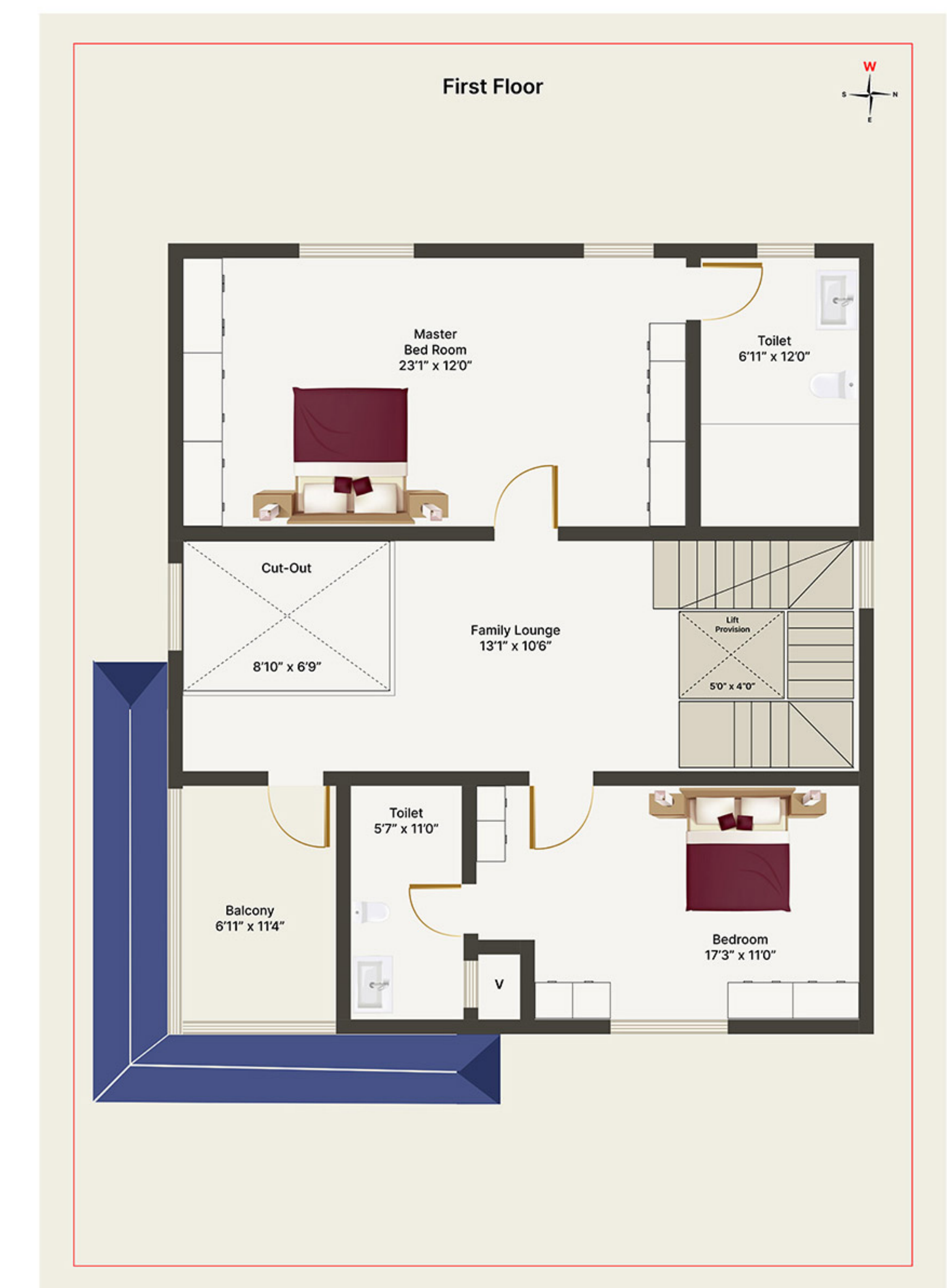
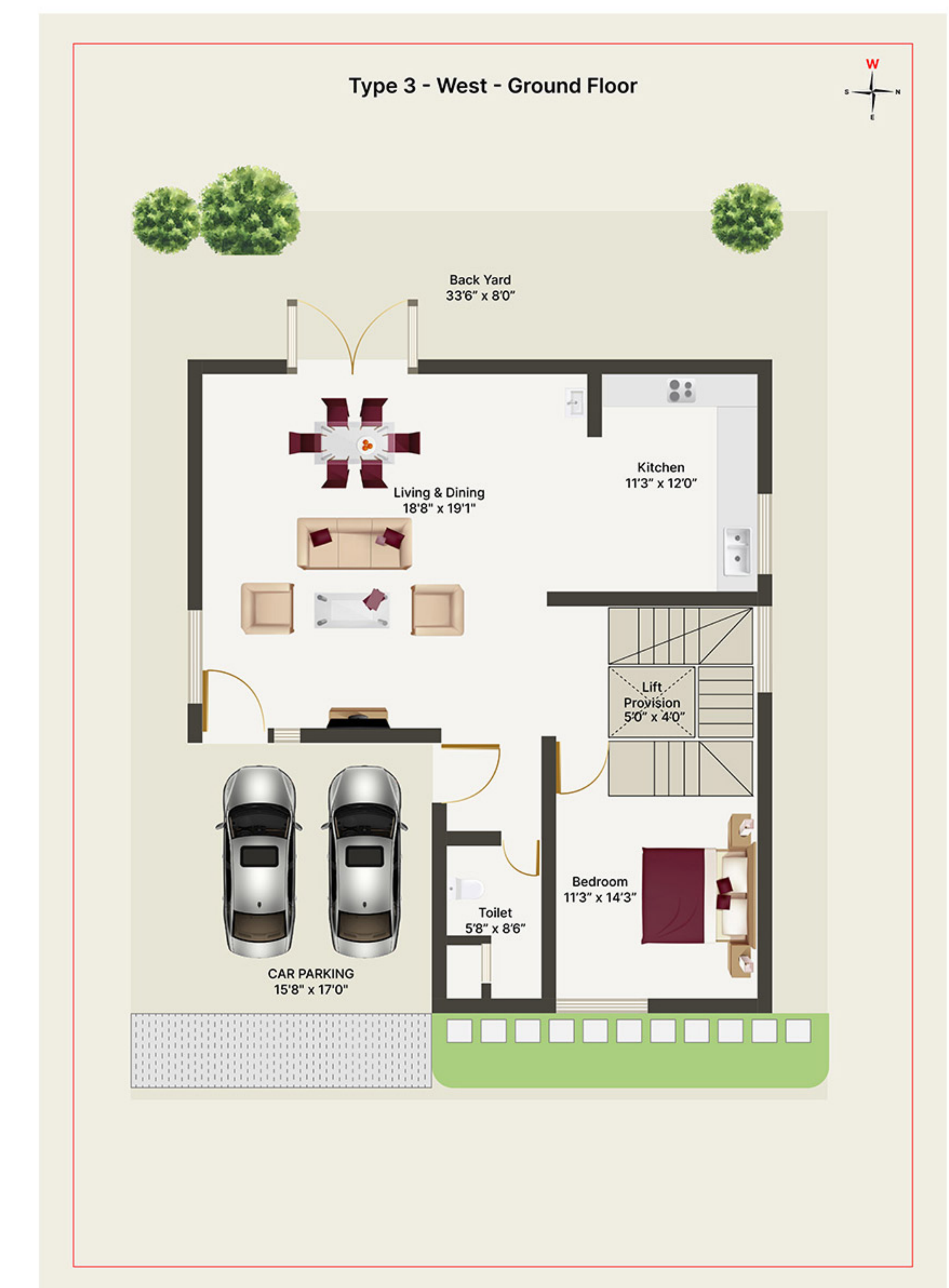


SBA 3650 sqft

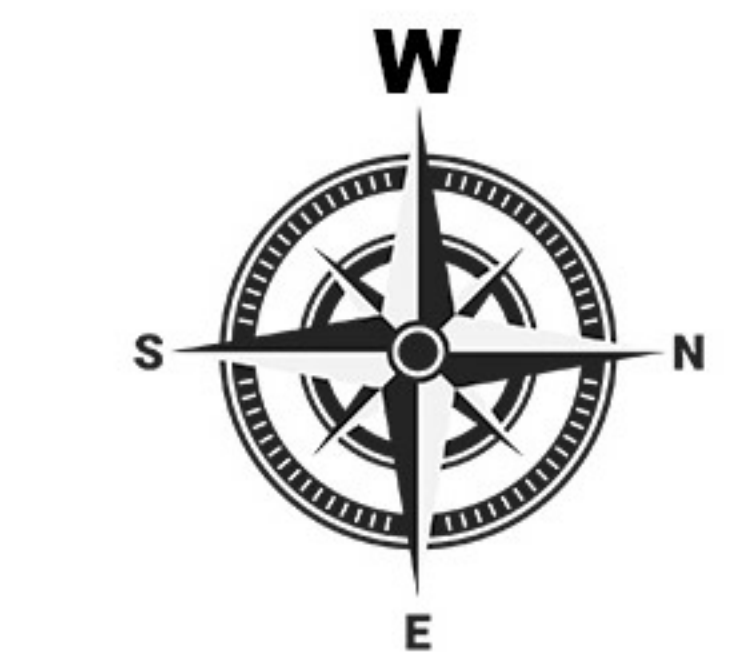


Type 3 Villa

(West Facing)

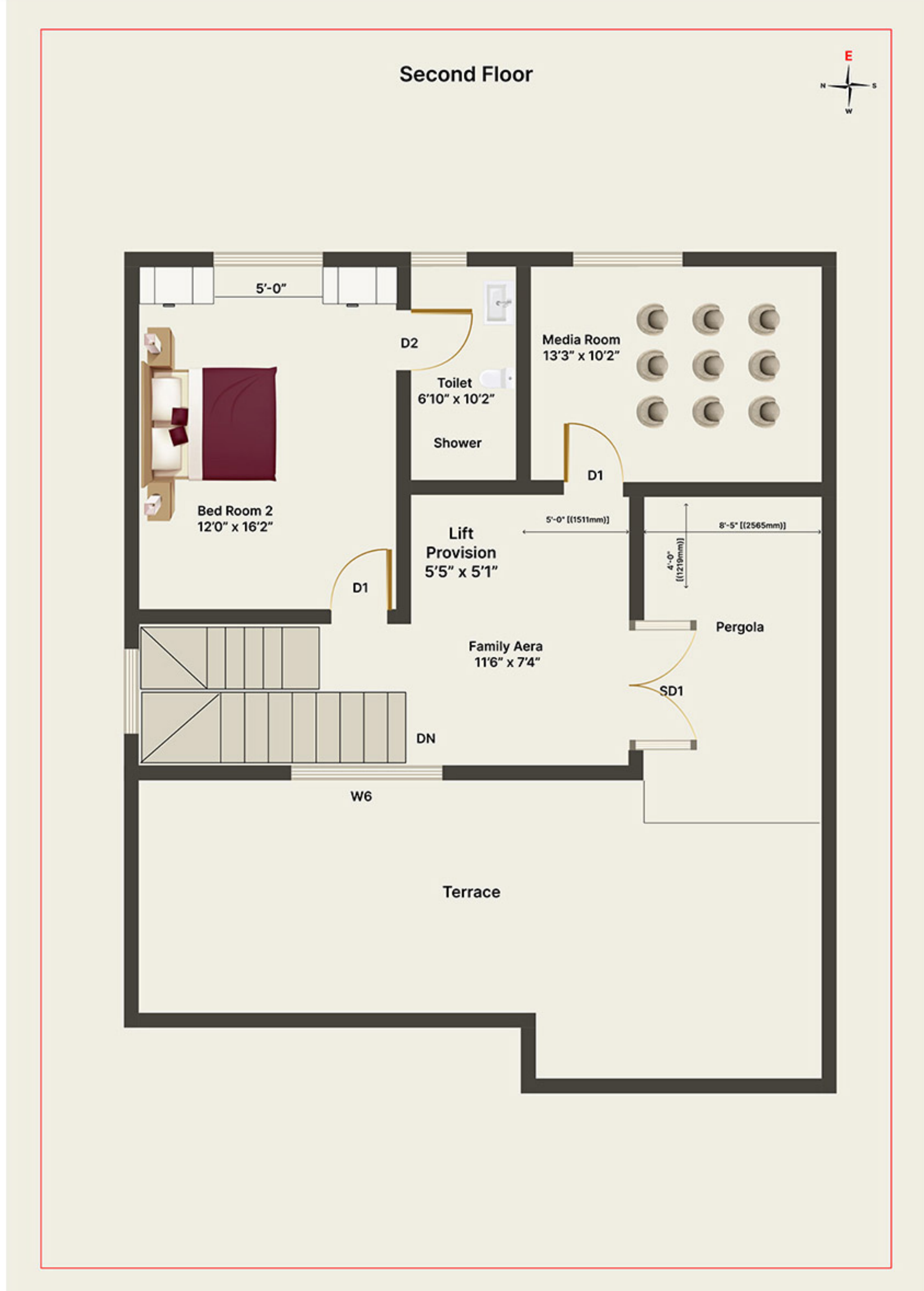
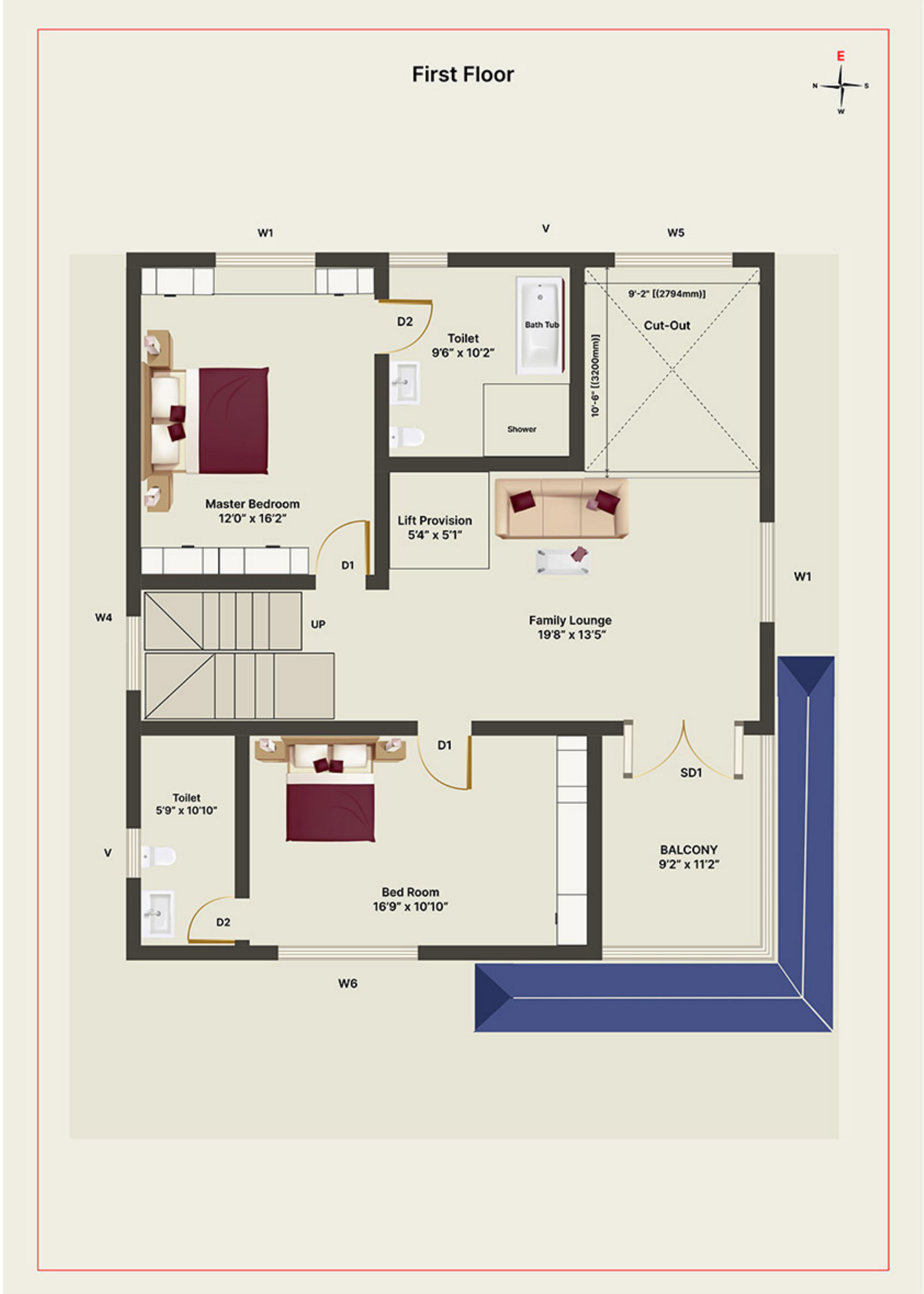
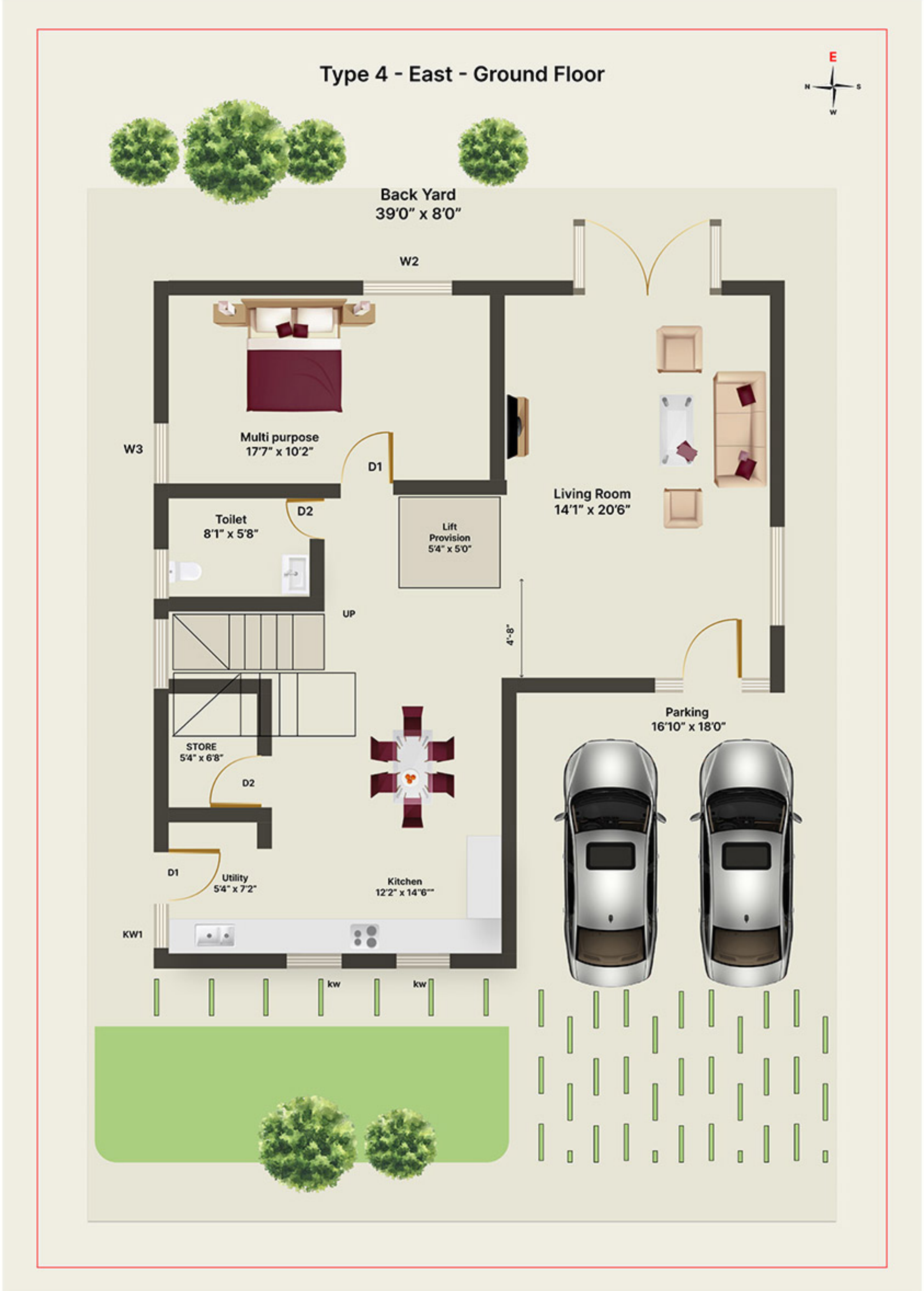


SBA 3650 sqft

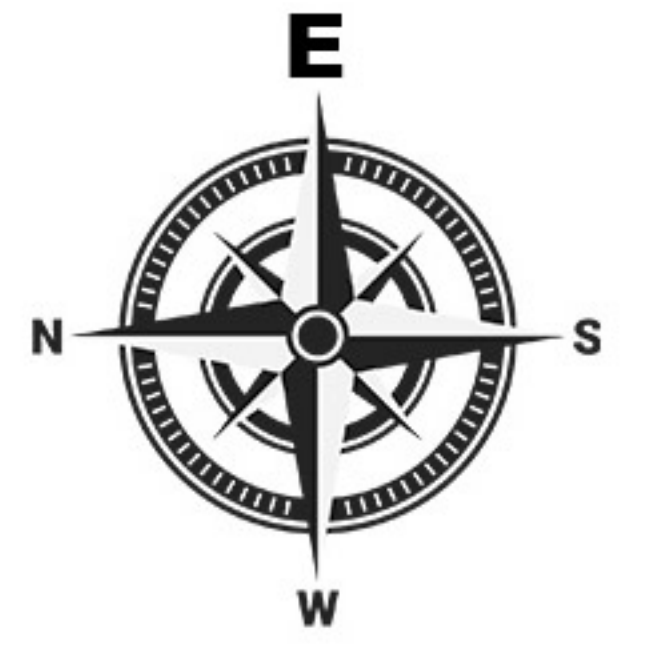


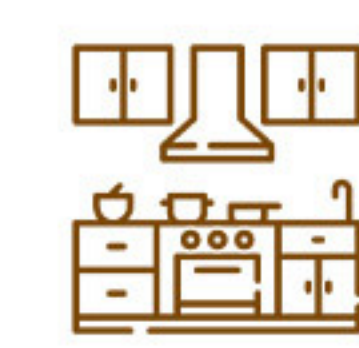
Type 4 Villa

(East Facing)



SBA 4000 sqft





ELECTRICAL FIXTURES & FITTINGS

- Power Supply :3- Phase power supply will be provided
- Safety Devices: MCB, ELCB (Earth leakage circuit breaker) & DB of Legrand / Schneider or Equivalent
- Cables / Wires: FRLS / FRLHS
- Copper Wires: ISO certified brand
- Switches & Sockets: Adequate electrical points with quality modular switches Legrand / Schneider or equivalent
- Air conditioning points: Split AC points will be provided for the living, family & all bedrooms (Electrical & core cutting provision only- does not involve copper piping)
- DTH / TV points: DTH / TV point will be given in living, family & master bedroom



STRUCTURES

- Aluminum form work
- Mivan constructions (Concrete Pouring)



SANITARY FITTINGS

- EWC- Wall mounted American Standard / Jaquar / Parryware / Equivalent
- Wash Basin- Counter Top / Wall hung. (Jaquar / Parryware / Equivalent)



CP FITTINGS

- Jaquar continental / Equivalent





WALL & CEILING FINISHES

- Internal Walls & Ceilings: 3 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint. Royal Luxury emulsion
- Exterior Walls : 1 coat Texture paint, 1 coat Damp proof, 2 coat Asian Ultima Protek
- Bathroom: Wall tile up to 7 Ft. height
- Living Hall: Double height ceiling
- Grills / Railings: Zinc chromate non-corrosive primer with enamel paint



KITCHEN/UTILITY

- Electrical Provision: For hob, chimney, water purifier, washing machine & dishwasher
- Plumbing Provision: Water inlet & outlet provision for sink faucets, water purifier, washing machine & dishwasher
- Others: Kitchen countertop, wall dado & sink -not part of standard specifications
- Hot and cold water for all wash basins - All types & sink as well in kitchen



FLOORING

- Living / Drawing Room - Premium tiles
- Bed Rooms - Wooden floor and premium tiles
- Bath Rooms - Ceramic tiles up to Lintel and Anti skid Vitrified tile for floor
- Staircase - Marble



JOINERIES

- Main Doors – 8 Ft. high, Engineered frames with designer molded shutter of Sumai doors or equivalent brand with digital door lock
- Bedroom Doors- 7 Ft. high, Engineered frame with designer molded shutter of Sumai doors or equivalent brand with good quality door hardware
- Bathroom Doors – 7 Ft. high, WPC Frame & Shutters
- Windows- Schueco / Tostem / Equivalent Brands
- French Doors – Schueco / Tostem / Equivalent Brands
- Ventilators- Schueco / Tostem / Equivalent Brands



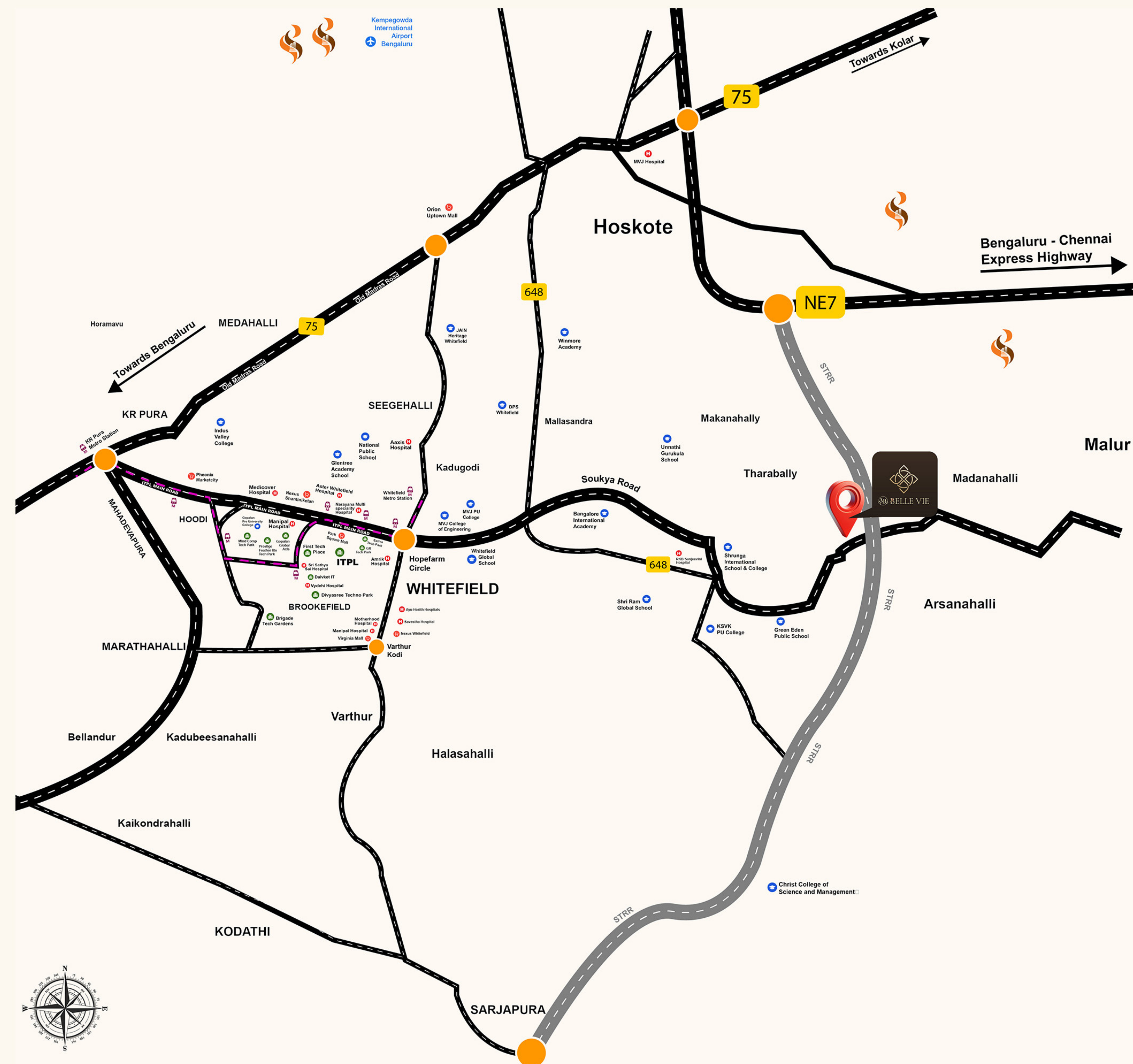
INFRASTRUCTURES

- Water supply system using hydropneumatic system
- Sewerage disposal by individual villas
- Lights for common areas
- Landscaping
- Provision for internet
- CCTV in premises



ADDITIONAL FEATURES

- Provision for Solar water heater for all the villas
- Pergola sitting with toughen glass
- Treated water for villas and normal water for backyard



LANDMARKS	TIME
IT PARKS	
International Tech Park Bangalore	29 Min
Brigade Tech Gardens	40 Min
Sattva Tech Park	30 Min
DivyaSree Technopark	37 Min
Dalvkot IT	39 Min
First Technology Place	36 Min
GR Tech Park	30 Min
Mind Comp Tech Park	40 Min
Prestige Feather lite Tech Park	40 Min
Gopalan Global Axis	35 Min
SCHOOLS	
Green Eden Public School	5 Min
Shrunga International School	5 Min
Unnathi Gurukula School	15 Min
DPS Whitefield	25 Min
Winmore Academy	25 Min
JAIN Heritage Whitefield	35 Min
Whitefield Global School	25 Min
Glentree Academy School	35 Min
National Public School	30 Min
Bangalore International Academy	15 Min
Shri Ram Global School	25 Min
KSVK School	25 Min
COLLEGES	
Christ College of Science and Management	11 Min
MVJ College of Engineering	22 Min
MVJ PU College	22 Min
Indus Valley College	45 Min
Gopalan Pre University College	42 Min
KSVK PU College	15 Min
HOSPITALS	
MVJ hospital	15 Min
RKB Sanjeevini Hospital	10 Min
Manipal Hospital Whitefield	35 Min
Motherhood Hospital	30 Min
Aaxis Hospital	32 Min
Medicover Hospital	35 Min
Aster Whitefield Hospital	32 Min
Narayana Multi Speciality Hospital	32 Min
Ayu Health Hospitals	32 Min
Amrik Hospital	30 Min
Savastha Hospital	32 Min
Sr Sathya Sai Hospital	35 Min
Vydehi Hospital	37 Min
Manipal Hospital Varthur	35 Min
SHOPPING	
Nexus Whitefield	35 Min
Pheonix Marketcity	45 Min
Park Square Mall	32 Min
Nexus Shantiniketan	35 Min
Virginia Mall	35 Min





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