

Stop Dreaming  
Start Living...



Avani  
Residency  
Beyond Luxury

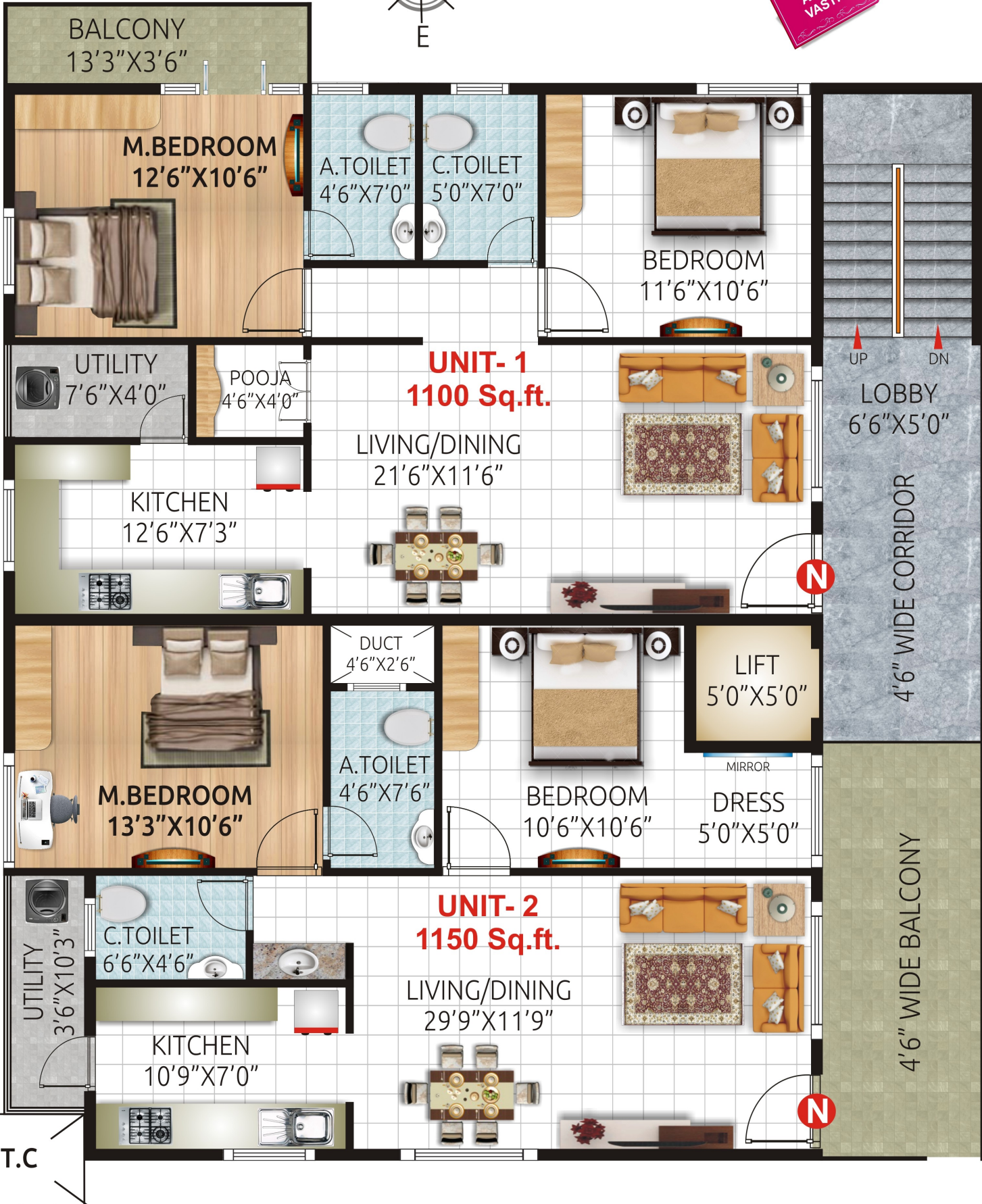
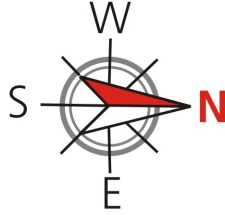
2 BHK Residential Apartment  
at AGS Layout-off Uttarahalli Main Road



Avani  
Residency

Project by:  
Avani  
Builders & Developers

# TYPICAL FLOOR PLAN



# SPECIFICATIONS

## STRUCTURE :

RCC frame with Columns  
solid cement blocks for walls.

## FLOORING :

Vitrified Tiles for Bedroom, Living, Dining, & Kitchen  
Granite Flooring for Common Areas.

## MASONRY :

Solid Blocks for walls,  
external 6" and internal  
4" thick.

## PLASTERING :

Internal cement mortar  
with lime rendering,  
External with sponge Finish.

## PAINTING :

Asian Paints for  
Interior Plastic emulsion paint  
External APEX Enamel Paint  
for MS grill/door

## WATER SUPPLY :

24 Hours Water supply.

## WINDOWS :

3 Track Sliding windows  
with Mosquito Mesh.

## COMMON AREAS :

Granite flooring for lobby  
and staircase with Railings.

## DOORS :

Main door: Teak wood frame & Teak Door  
All others doors Sal wood Frame with  
Flush Shutters OST & BST doors.

## KITCHEN :

Stainless sink on granite platform,  
point provision for Aquaguard  
drinking water purifier, refrigerator,  
cooking range and exhaust fans.

## TOILETS :

Jaguar or equivalent Cold & hot  
water mixed in the all toilets.  
Glazed/Ceramic Tiles  
in toilets upto 7 feet height.  
Hindware Fittings or equivalent  
EWC and wash basin in all toilets.

## ELECTRICAL :

Provision for Ac point in all  
bedrooms, Finolex wires,  
Anchor Roma or GM switches.  
TV and Telephone Point in Living  
and master bedroom.

## Best in Amenities



CCTV



One No Schindler  
Lift or Kone or  
Standards Make



24hrs Power  
Backup



Provision for  
Gas Connection



Car  
Parking



Intercom  
Facility



24/7 Water  
Supply

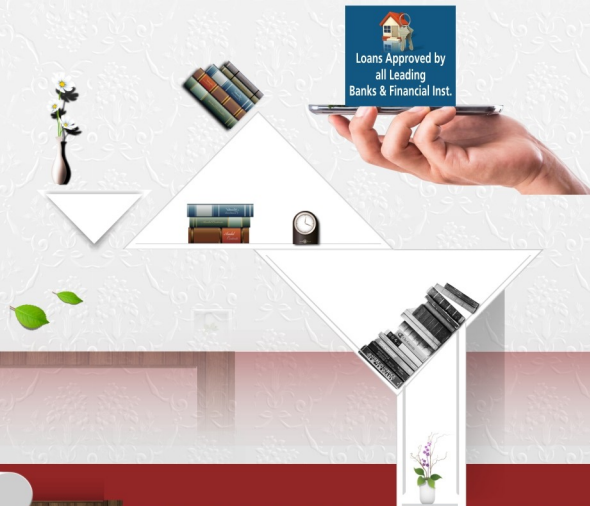


Rainwater  
Harvesting



24/7 Security

**Avani  
Residency**  
Beyond Luxury



Loans Approved by  
all Leading  
Banks & Financial Inst.

# How to reach our project



Close to Everything

## Location Advantage

### Proximity

- 1 Km to Uttarahalli Main Road
- 5.5 Km to Proposed Metro Station opp. to RR. Nagar Arch
- 5.2 Km to Banashankari Metro Station
- 6 Km to Gopalan Mall
- 3 Km to Global Village
- 9 Km to City Market
- 11 Km to Majestic

### Educational Inst. Schools

- Aditya Public School
- Euro kids Pre - School
- Deccan International School
- Mount Carmel School
- National Hill View Public School
- Jnanakshi school • BIP School
- BGS School • Prarthana School
- Baldwin School • RNS School

### Super Markets

- Royal Mart • Gopalan Mall
- Metro Cash & Carry
- BEML Shopping Complex
- Food World • Multiplex
- Star Bazaar • Max

### Engineering College

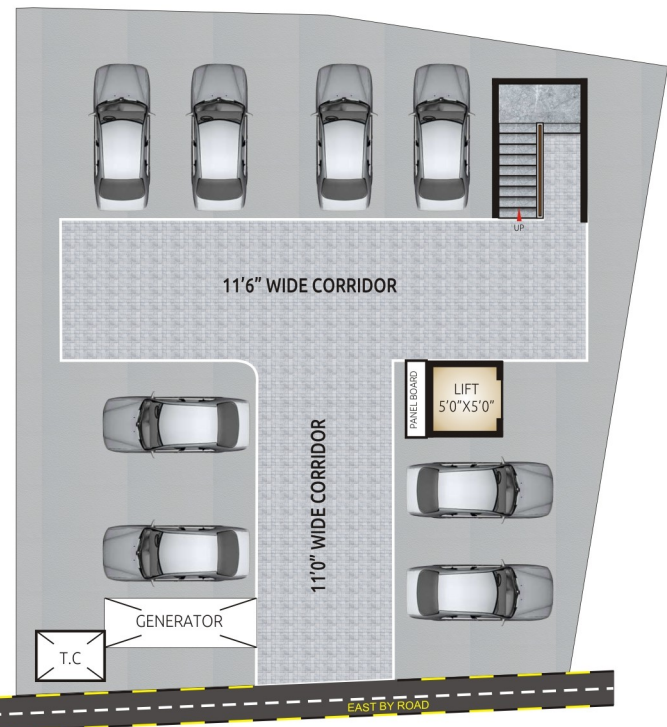
- Sadhana PU College
- Quality College • R.V. College
- Global Engineering College
- RNSIT Institutions • JSS College

### Medical College

- BGS Medical College
- Rajarajeshwari Medical / Dental College

### Hospitals

- BGS Global Hospital
- Maharaja Agrasena
- Kidney Foundation



Office at : # 251/3, Manipal Hospital Main Road, BEML 5th Stage, 1st Phase, Raja Rajeshwari Nagar, Bangalore - 560 098.

Project at : No. 82, 14 Main Road, AGS Layout, Bangalore-560 061.

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