

RERA - PRM/KA/RERA/1251/446/PR/050824/006959



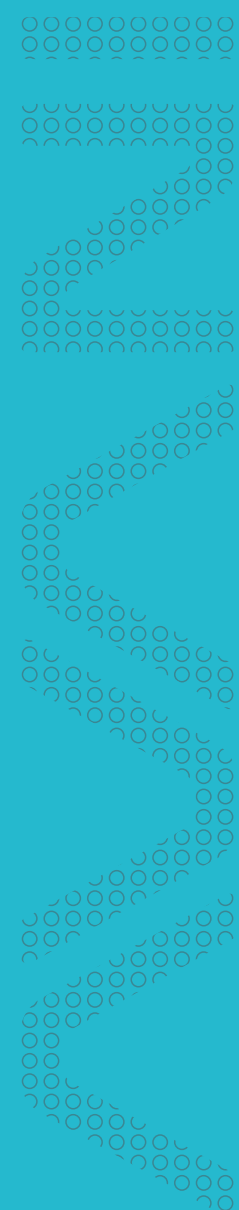
Kammasandra, Bengaluru

Phase 1

15.6 acres	138	< 9	G+2, 4 BHK	3,509	3,282	≈ 40,000	61.17 %
Total Area	No. of Villas	Villas / Acre	Luxury East, West & North facing	Sq.ft. SBUA onwards	Sq.ft. UDS onwards	Sq.ft. Clubhouse	Open space with amenities



When a moment in time,
is blessed by nature,
life is created.



We were born out
of nature, to be a
part of nature, no
different from it.
Celebrating it,
living it in each
breath, as nature
alone has the
capacity to touch
us with its
elements and
make us come
alive,
wholesomely.

touch
it
to life

Be touched by the elements
that keep you alive

expansiveness of **aakash**
freedom of **vayu**
passion of **agni**
serenity of **neer**
solidity of **ilaya**



"In Bengaluru's serene setting, Avani offers an upscale, low-density villa community designed for soulful living and lasting happiness. Enjoy this exclusively curated fine living, where nature rejoices in touching your zest for life".



touch
life



Feel the life force. Fill the life force.





Open up, inside-out.





Design a life around nature here.

discover

the life force

"Whether it's an individual human body or a vast cosmic body, both are fundamentally composed of the five elements. *THE PANCHA BHOOTAS*"



Phase - 2

Phase - 1

1			<i>aakash</i>
2		6%	<i>vayu</i>
3		4%	<i>agni</i>
4		72%	<i>neer</i>
5		12%	<i>ilaya</i>

The human body has the infinite coverage of aakash around it and a part within. The other constituents being, vayu, agni, neer and ilaya.



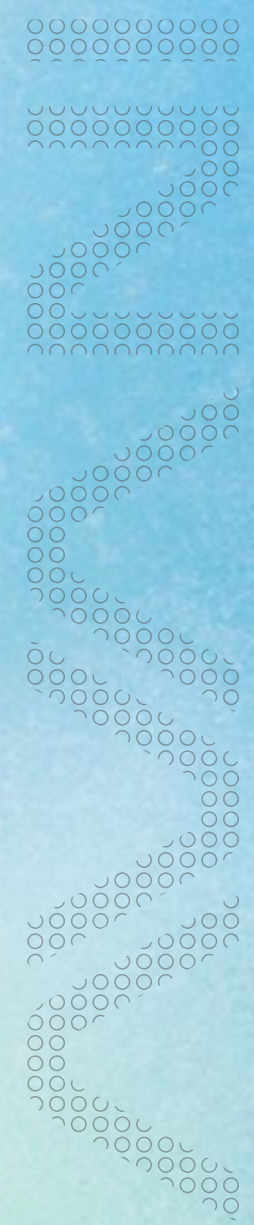
BE more!

imagination <> unlimited

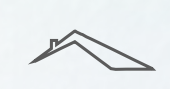
Stretch yourself as much as you can, and then a little more. It is the little more which is most important to go beyond.

1 ^{aakash} stretch

Inspired by the boundless sky, Avani offers freedom with its lavish living room, rooftop garden, and lush green spaces, creating a soulful and spiritual environment.



Natural light is maximised through optimal orientation, strategic window placement, and light colours



Beautiful rooftop terraces allow for interactions with the sky



*Shared between
the villas,
is a doorway
to Nature.*

Avani villas are optimally oriented to maximize natural light and breeze, allowing you to fully experience the energy of the universe.



e x p a n d
life



BE free!

When you breathe, the air is not bound by your boundary. It is consistently in and out. This is not just air, it is a life giver, the element to make you rise.

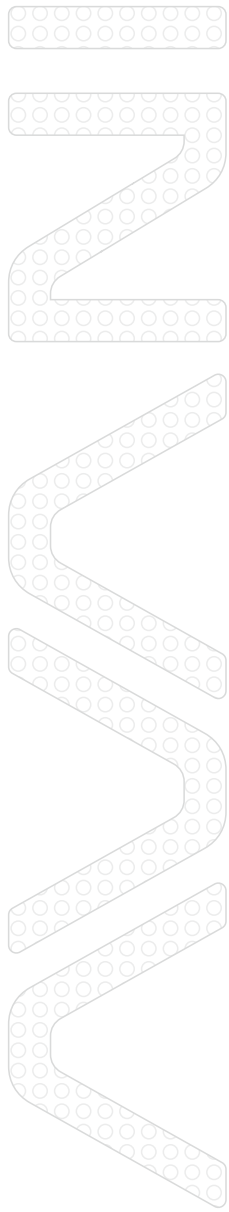
22

vayu

rise



Avani's aspirational homes are aligned with the life-giving force of vayu, celebrating the freshness and circulation of air all around us.



Rejoice the natural breeze through expansive windows, open balconies and airy courtyards, all designed to enhance natural ventilation



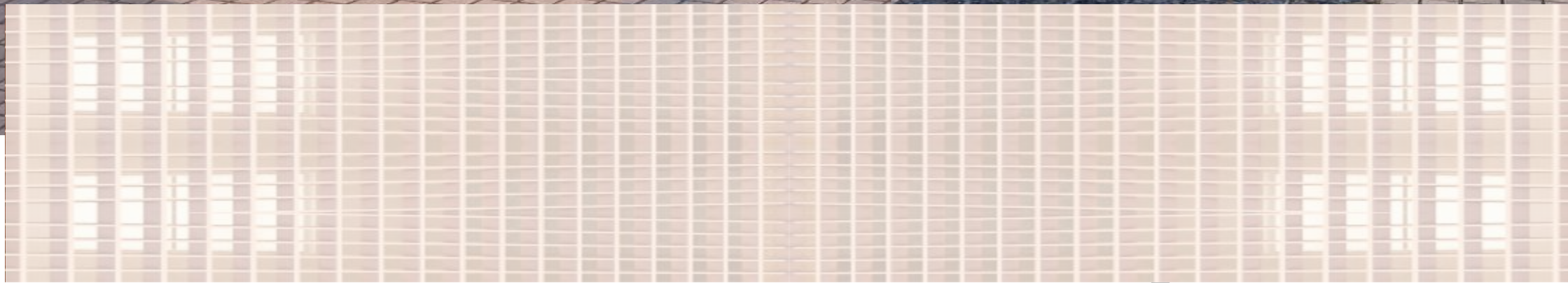
Enjoy oxygen-rich air with carefully curated trees in a low AQI area, fostering deep breathing, peaceful meditation and overall well-being

*Double
the height,
double
the breath.*





breathe



Crafted
screens
for visual privacy
and airy flow.

nature comes home

BE alive!

Agni symbolises passion, vitality and power. It's the fire that fuels the energy to infuse passion into our life.

3

agni
fuel



Designed for all ages, the vibrant spaces encourage self-expression and celebrate the life-giving force of energy, through multiple zones of interaction.



As per Vaastu, all kitchens and fire elements are oriented towards south-east



Efficient power saving by better insulation, through high performance windows and promoting star-rated appliances for lower energy consumption.

3





*A community
that radiates
energy.*



Harnessing the sun

At Avani, we generate our own power through the solar panels in common car parking areas which is used for common amenities.

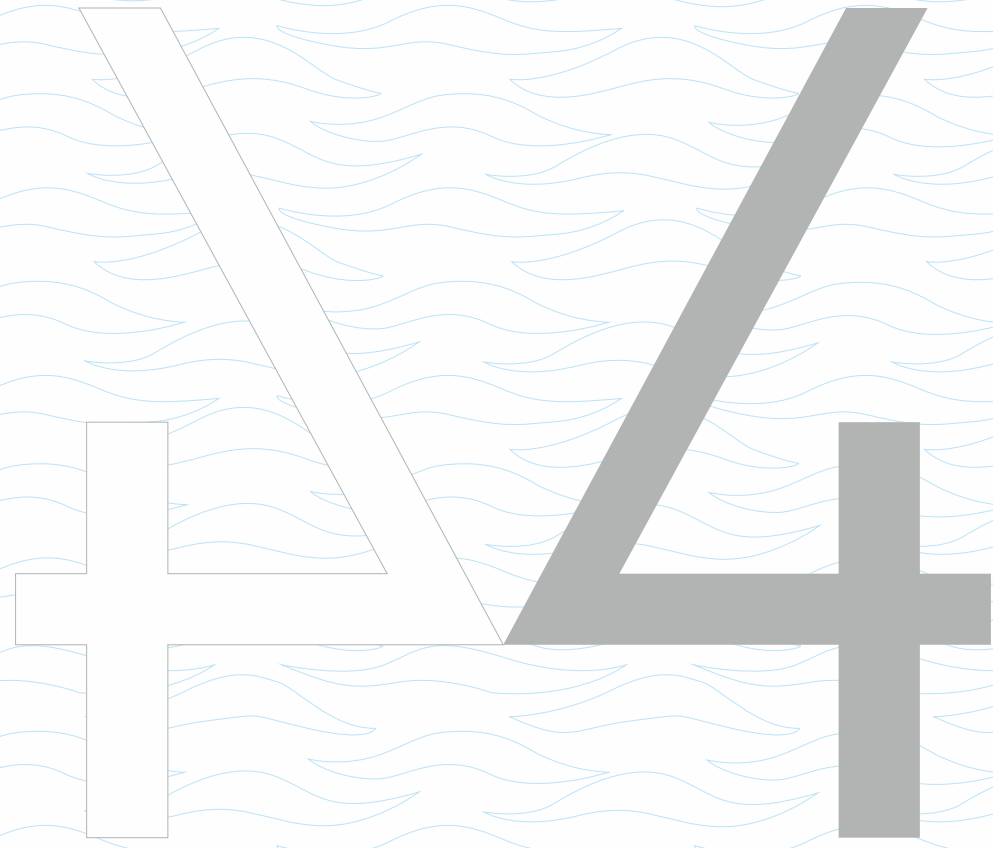




a playful world within

Energy unwinding is "universe".

BE fluid!



neer

f1ow

nourish flourish

Where there's water, there's life. Neer is the element that nourishes the body and binds us with the cosmic forces.

10-lakh litre pond



We integrated water harvesting and conservation systems into our design. The large water body in the community serves as a vital reservoir, elevating our moods, feelings and overall wellness.



Site topography redirects surface runoff to recharge wells and ponds



Permeable materials for walkways facilitate rainwater infiltration



EVERY DROP that falls in Avani, stays in Avani



Robust rainwater
harvesting systems



Numerous recharge wells to
replenish groundwater efficiently



Drip irrigation
practices
wherever possible
to maximise water
efficiency



Plant species that
thrive in local
climatic conditions
with minimal water
consumption



Water-efficient
fixtures such as
faucets, showerheads
& toilets



Sumps in common
areas can store
rain water for reuse



Spreading mulch
across our landscapes
to reduce water
evaporation
from the soil

Rain water harvesting pits

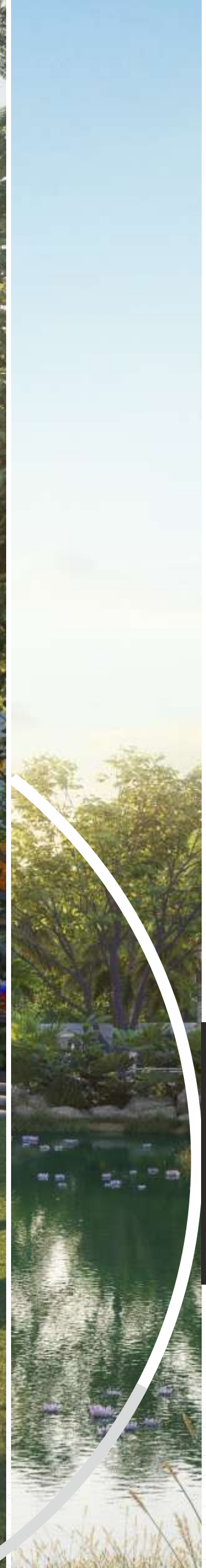


Internal water body





a reservoir of celebrations



Flow seamlessly as one

BE rooted!

higher  deeper

When we eat, we take in a part of the earth. What we grow, nurture and consume, shape who we become.

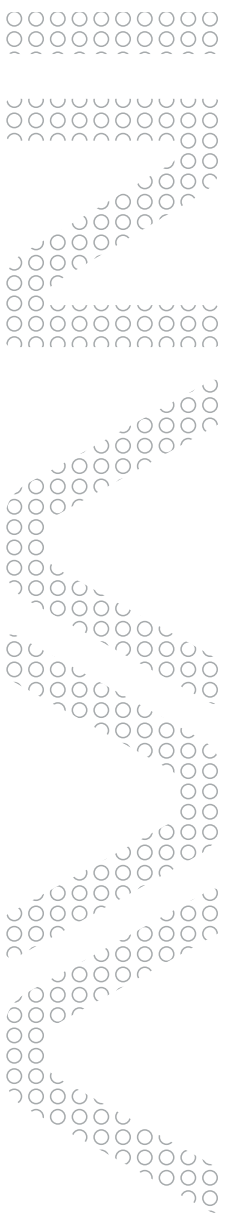
59

ilaya

MONDRIAN



At Avani, we embrace a sustainable lifestyle, building life around nature, gardens, fruit trees and vegetables by nurturing and incorporating them in designated areas.



Setbacks around each villa offer space for gardening



Fruit orchards provide a serene environment while teaching kids gardening and sustainability.



Permaculture principles to rejuvenate the soil and support a self-replenishing ecosystem



Organic waste converters to reduce landfill waste and promote soil composting



Avani features ancient and auspicious plants, offering kids a chance to learn their significance and uses



Fruit plants at AVANI

- Amla
- Avocado
- Banana
- Guava
- Custard Apple
- Laxmanphalam
- Musambi
- Jack Fruit
- Jamun
- Kokum
- Lemon
- Litchi
- Mango
- Pomegranate
- Rose Apple
- Star Fruit
- Pomelo
- Ber Fruit

Cover me green



Mandala Vatika

We're excited to introduce Mandala Vatika for the first time in 2000 years at Avani, reviving ancient Vedic traditions. Curated and designed by the world renowned landscape architect, Dr. Prabhakar Rao. These gardens features different plants, each with unique frequencies, embodying Sacred Geometry.

It blends sound vibrations, geometric patterns, and plant frequencies, offering a unique exploration of consciousness and cultural knowledge for all.

*The vedic route
to harmonious living*



*Choose
the class,
style or
an alternative
statement*

"While we primarily construct RCC structures, we also offer load bearing structures with mud blocks, which present an advanced approach to sustainable architecture."


**Sustain-
ability**

Choose
load-bearing
construction
with
mud blocks

at additional cost



Your alternative way to build

- Bricks made with locally sourced materials
- Natural insulation
- Reduced AC reliance, lower energy usage
- 80% reduction of carbon footprint
- 72% reduction of toxins
- Limited number of villas



unfold unwind

club

AVANI

*A million
reasons why
Club Avani
is the
place to be*



Club AVANI





Fitness Fun Pleasure

Ground Floor

Party Hall
Kids' Pool
Sandpit
Supermarket
Doctors' Room
Swimming Pool
Cafeteria
Pharmacy
Creche

First Floor

Party Hall
Spa
Salon
Boutique
Jacuzzi
Gym
Steam Room
Maintenance Office

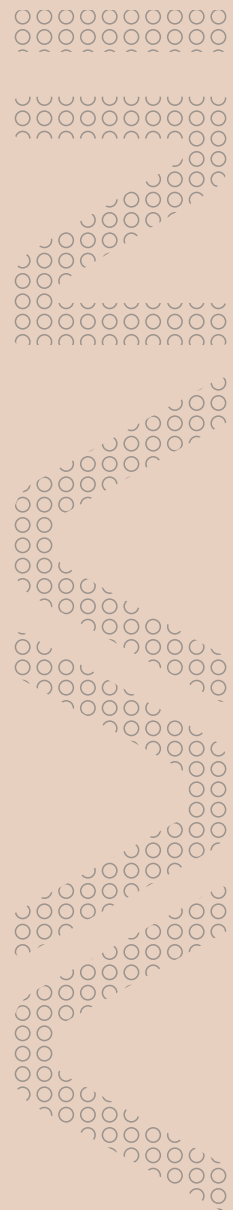
Second Floor

Badminton Court
Indoor Games
Library
Conference Room
Table Tennis
Co-Working Space
Squash Court
Yoga Room

Third Floor

Mini Theatre
Family Lounge





Gym
Badminton Court
Swimming Pool
Squash Court
Table Tennis
Yoga Room



Sweat now,
shine later

workout

Party Hall
Cafe
Family Lounge
8 ball Pool
Carrom



Escape the ordinary,
hang out in style

hangout

Pool Deck
Terrace Garden
Library
Co-Working Space



Breathe in peace,
breathe out stress

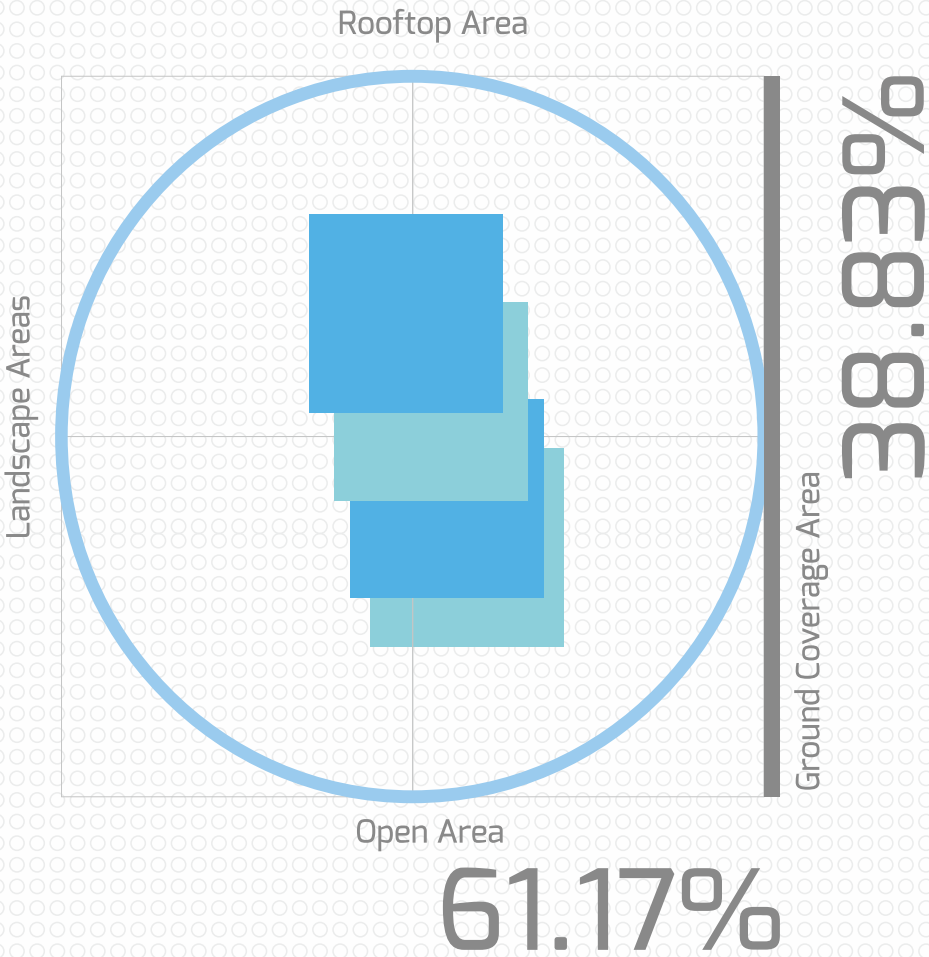
chillout



a zone of life

Wholesome.

The recipe for a wholesome life is a harmonious blend of nature with the five elements. No matter what your age, personality and dreams are, Avani promises a fulfilling experience for every moment of this life.





bazaar **zone**

shop



ball zone

play



fitness zone

energise



A kitchen inspired by the
essence of the elements



Elemental features
to keep you refreshed



Your sanctuary, balanced
by nature's essence

Embrace serenity
in your living room



express

personal zone

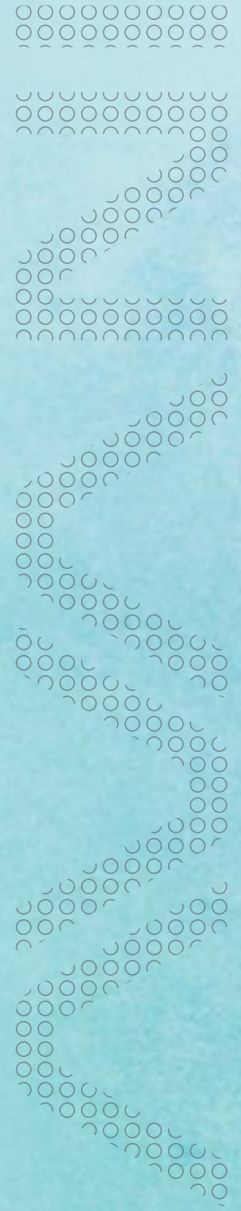
love
laugh
live



touch
time



here



Proximity



KADAGRAHARA ROAD

KADAGRAHARA ROAD



Phase - 2

Phase - 1



Great connectivity, a sound social infrastructure, the whole gamut of academic and entertainment facilities topped by upcoming business hubs makes the location futuristic. With the city pushing its boundaries, settling down here in a universe of your own is totally worth it.

Proximity

HOSPITALS

East Point Medical College & Hospital	3.5 kms
Koshys Hospital	8.0 kms
Hospital of Bharatiya City	9.0 kms
Motherhood HRBR	10.0 kms
Hosmat Hospital	10.0 kms
Specialist Hospital	11.0 kms
Manipal Hospital, Whitefield	15.0 kms

SHOPPING MALLS

Decathlon	7.0 kms
Bharatiya Mall	9.0 kms
Orion Uptown Mall	9.0 kms
D-Mart	11.0 kms
Elements Mall	12.0 kms
Gopalan Signature	13.0 kms
Phoenix Market City Mall	16.0 kms
Phoenix Mall of Asia	16.0 kms

IT BUSINESS PARKS

Bharatiya City or Information Tech	8.7 kms
Manyata Tech Park	12.0 kms
RMZ Infinity	13.0 kms
ITPL	15.0 kms
Budigare Cross (Whitefield Extension)	6.0 kms
Hardware Tech Park	9.0 kms
Kirloskar Business Park	17.0 kms

TRANSPORT

KR Puram Metro	14.2 kms
Kempegowda International Airport (BIAL)	21.3 kms
Bengaluru City Railway Station (Majestic)	23.4 kms
Kempegowda Bus Terminal (Majestic)	23.4 kms
Hebbal Junction Bus Stand	18.8 kms

SCHOOLS

Paramount Public School	2.5 kms
East Point Engg & Medical	3.5 kms
Sri Chaitanya Techno School	3.6 kms
The Landmark School	5.5 kms
Prestige International	6.7 kms
Birla Open Minds	7.0 kms
Legacy School	7.5 kms
New Horizon International School & NPS	8.0 kms
Kidzee	8.0 kms
Orchids International School	9.0 kms

UPCOMING DEVELOPMENTS

PRR	2.0 kms
Jain University	2.0 kms
Center of Educational & Social Studies	2.0 kms
Bhuvanagiri Mahasamsthanam	3.0 kms
Subramanya Matam	3.0 kms
Embassy Tech Park in 150+ acres	3.0 kms
Railway & Metro Stations KR Puram	10.0 kms
Aero SEZ in 3000+ acres (Airport)	18.0 kms
Foxconn	18.0 kms
Games Village	20.0 kms



MINS TO HOSPITALS

10 15 30 40

MINS TO SCHOOLS

MINS TO TECH PARKS

MINS TO HI STREETS & AIRPORT



*Not to scale





LEGEND

1. MANDALA VATIKA
2. OWC
3. FUTSAL COURT
4. FRUIT ORCHARD
5. BAZAAR
6. SAND VOLLEYBALL
7. PARK ENTRANCE
8. REFLEXOLOGY PATHWAY
9. DENSE PLANTATION
10. SEATING ZONE
11. SEASONAL WATER BODY
12. TEMPLE
13. OUTDOOR MUSIC GARDEN
14. SWING PARK
15. HAMMOCK GARDEN
16. PALM COURT
17. AFFORESTATION ZONE
18. OUTDOOR GYM
19. TOT-LOT (4-6 YEARS)
20. CHILDRENS' PLAY AREA (6-12 YEARS)
21. PET PARK
22. SANDPIT
23. STP

SITE LAYOUT

Phase - 1



Specifications

1

- **Structure**
RCC framed structure

2

- **Blockwork**
Solid concrete block masonry 8" for External Walls & 4" for Internal walls

3

- **Plastering**
All Internal & External walls are smoothly cement plastered

4

- **Doors**
 - **Main door** - Teakwood door frame with teak veneer shutter finish or Equivalent with hardware of reputed make
 - **Other room doors** - NCL or Equivalent make
 - Internal doors with reputed hardware
 - Living room will be provided with UPVC sliding doors with mosquito mesh /casement door with clear glass. Make Aparna/ Wintech/NCL or equivalent
- **Windows**
 - All windows will be provided with UPVC sliding / casement windows with clear glass and mosquito mesh provision. Make Aparna/ Wintech/ NCL or equivalent

5

- **Flooring**
 - Imported Marble flooring in Ground Floor Living and Dining area
 - Vitrified tiles flooring for Kitchen and Family Lounge areas
 - Master bedroom - Laminated Wooden Flooring
 - Other Bedrooms - Vitrified tiles flooring or Equivalent
 - Balcony, Utility & Open Terrace - Anti-skid ceramic flooring
 - Toilets - GVT for flooring and dadoing upto 8 feet height
 - Staircase - Imported Marble with Wooden Glass Railing

6

- **Bathroom**
 - All water supply lines of CPVC or equivalent
 - Plumbing piping provision for solar water in all toilets
 - PVC sewer lines
 - All Sanitary wares will be from reputed make
 - All toilets - Single lever concealed divertor with overhead shower & spout
 - Wash basin with Single lever basin mixer with Granite counter
 - Wall Mounted W/B with concealed cistern
 - Plumbing & electrical Provision for geysers in toilets

7

- **Electrical**
 - One TV point in the living room and in all bedrooms
 - Fire resistant electrical wires of Polycab/Anchor or KEI make
 - Branded modular switches like Schneider or equivalent
 - Miniature circuit Breaker(MCB) for each room provided at the main distribution box within each villa
 - For safety, one Earth Leakage Circuit Breaker (ELCB) for the villas
 - Internet - Provision for internet points in all bedrooms, living room and family room
 - Intercom point in living room
 - Provision for split AC in all rooms
 - 100% power back up for all the lighting circuits

8

- **Painting**
 - **Interior:** Superior quality interior premium emulsion paint
 - **Exterior:** Weather proof exterior emulsion

9

- **Kitchen / Utility**
 - Provision for water purifier & dishwasher
 - Provision for sink in utility

10

- **Lift**
 - Provision for lift

11

- **Common Area**
 - 100% Power Back-up for Common Areas
 - Grand main entrance with security room and compound wall
 - Combined cobble-stone, paver block & RCC driveways with green cover on either side of the driveways
 - Street Lights with adequate common area lighting
 - Underground Electrical, Plumbing and Drainage lines for Common Areas and Villas
 - Sewage Treatment Plant (STP), Rain Water Harvesting and WTP

12

- **Car Parking**
 - 2 Covered car parking

Promoters



ALLURE
VENTURES

ALLURE
ONE
Completed Project



Principal
Architects



ASLAM ARCHITECTS

landscape
Consultants



Landscape
Advisors



PMC
Consultants



Water
Management



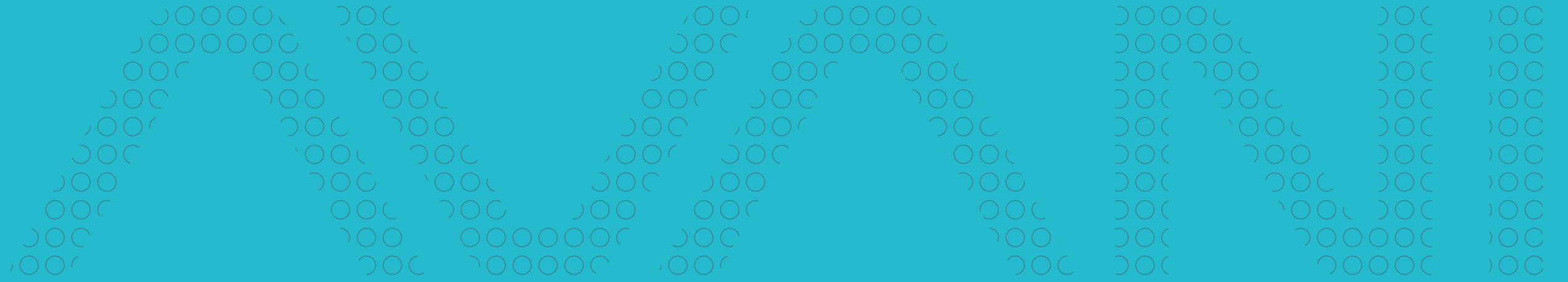
Plumbing
Consultants



Branding
Partner



Avani Team



ALLURE

SY.NO.77 &78,
Zamindars Seenappa Circle,
Kammasandra Village,
Bidarahalli Hobli, Bangalore-560049

www.allureavani.in

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Kammasandra, Bengaluru

Floor Plans



EAST FACING VILLA

A6

UDS : 4283.2

BUILT-UP AREA

4645

SFT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING VILLA
D6, E6, G6, H6 & I6

UDS : 3736.53

BUILT-UP AREA

4052 SFT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





EAST FACING VILLA
015 TO 24

UDS : 3285.19

BUILT-UP AREA

3563
SFT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





WEST FACING VILLA D2, E2, G2, H2 & I2

UDS : 3618.72

BUILT-UP AREA

3924

SFT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





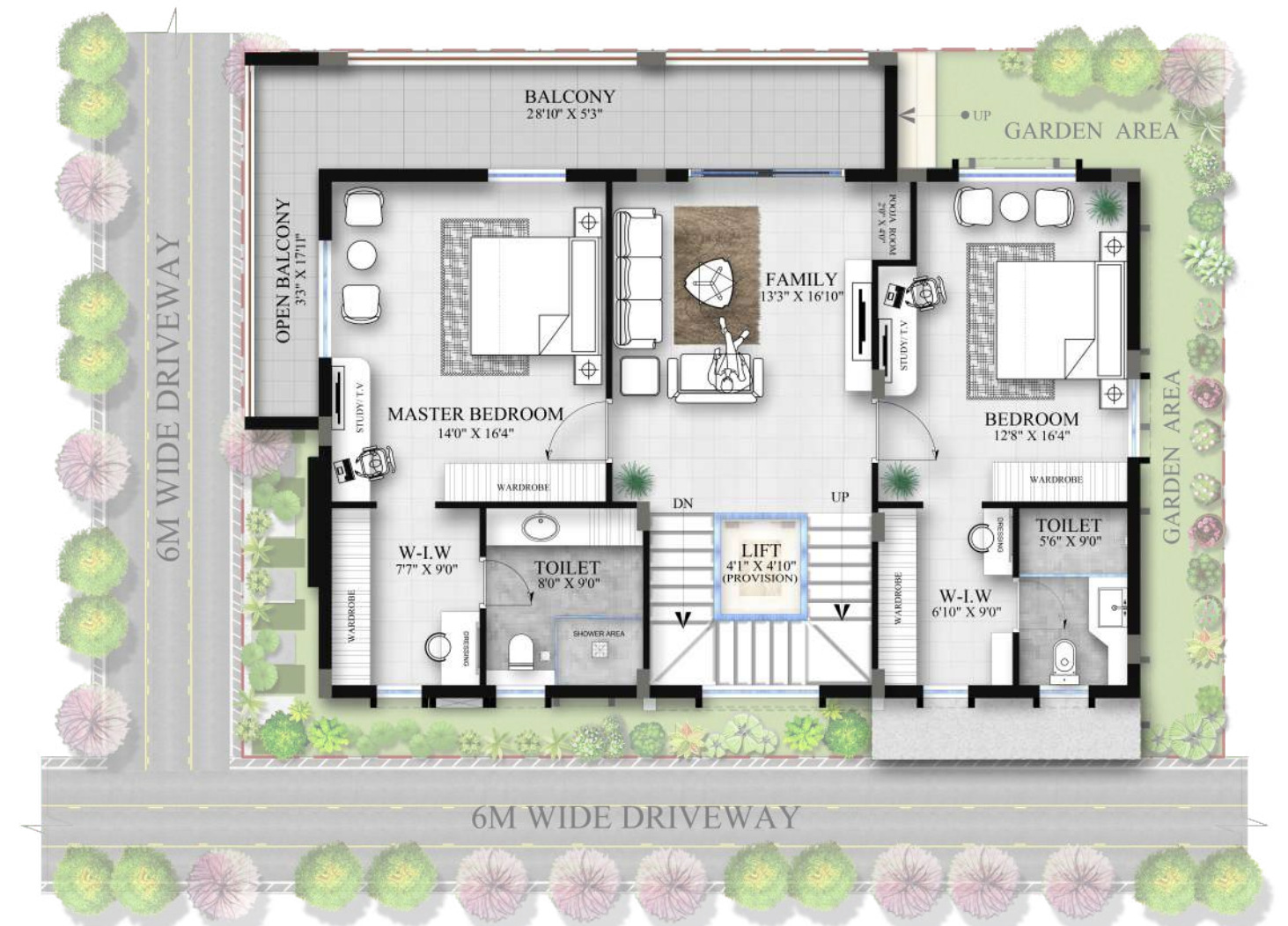
WEST FACING VILLA 01

UDS : 3281.86

BUILT-UP AREA

3559 SFT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





NORTH FACING VILLA

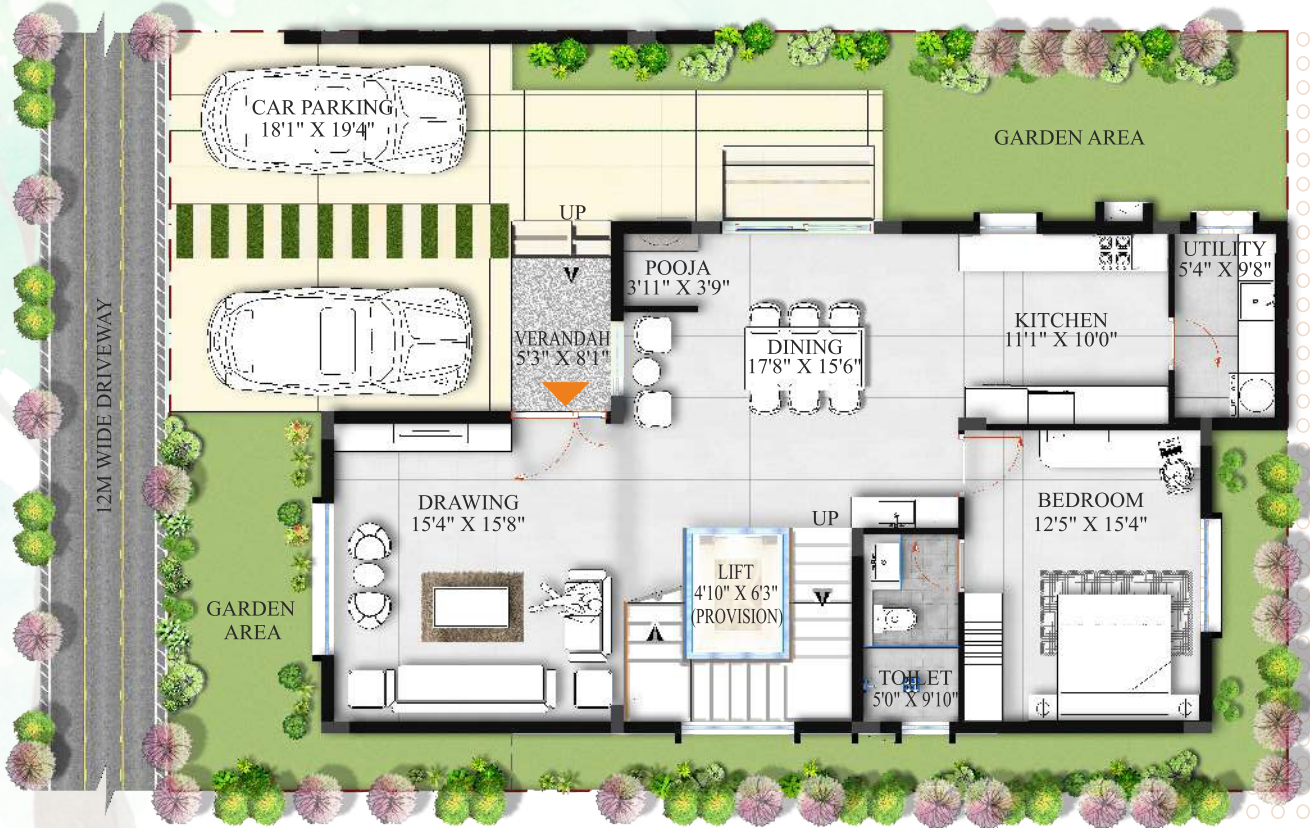
A4

UDS : 4114.7

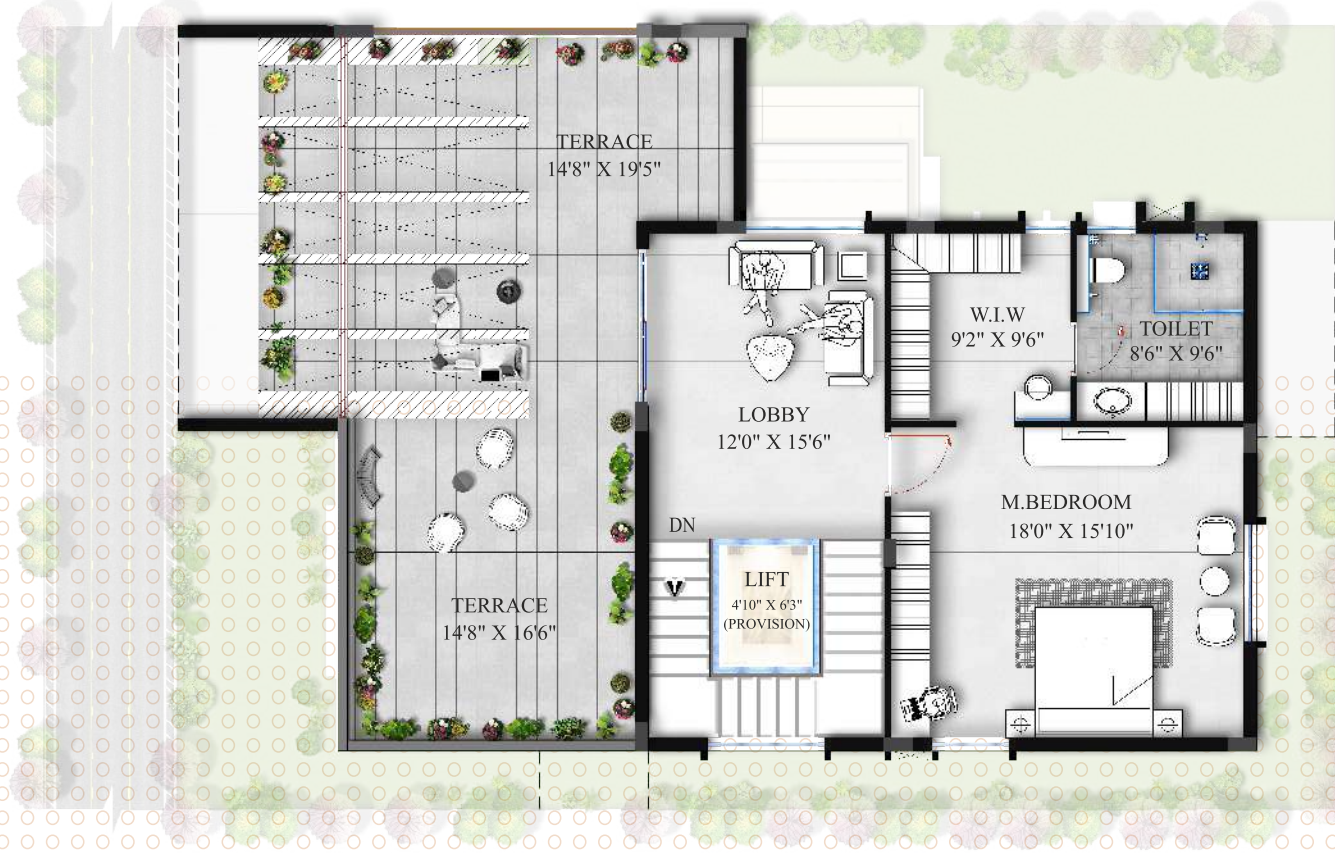
BUILT-UP AREA

4462 SFT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





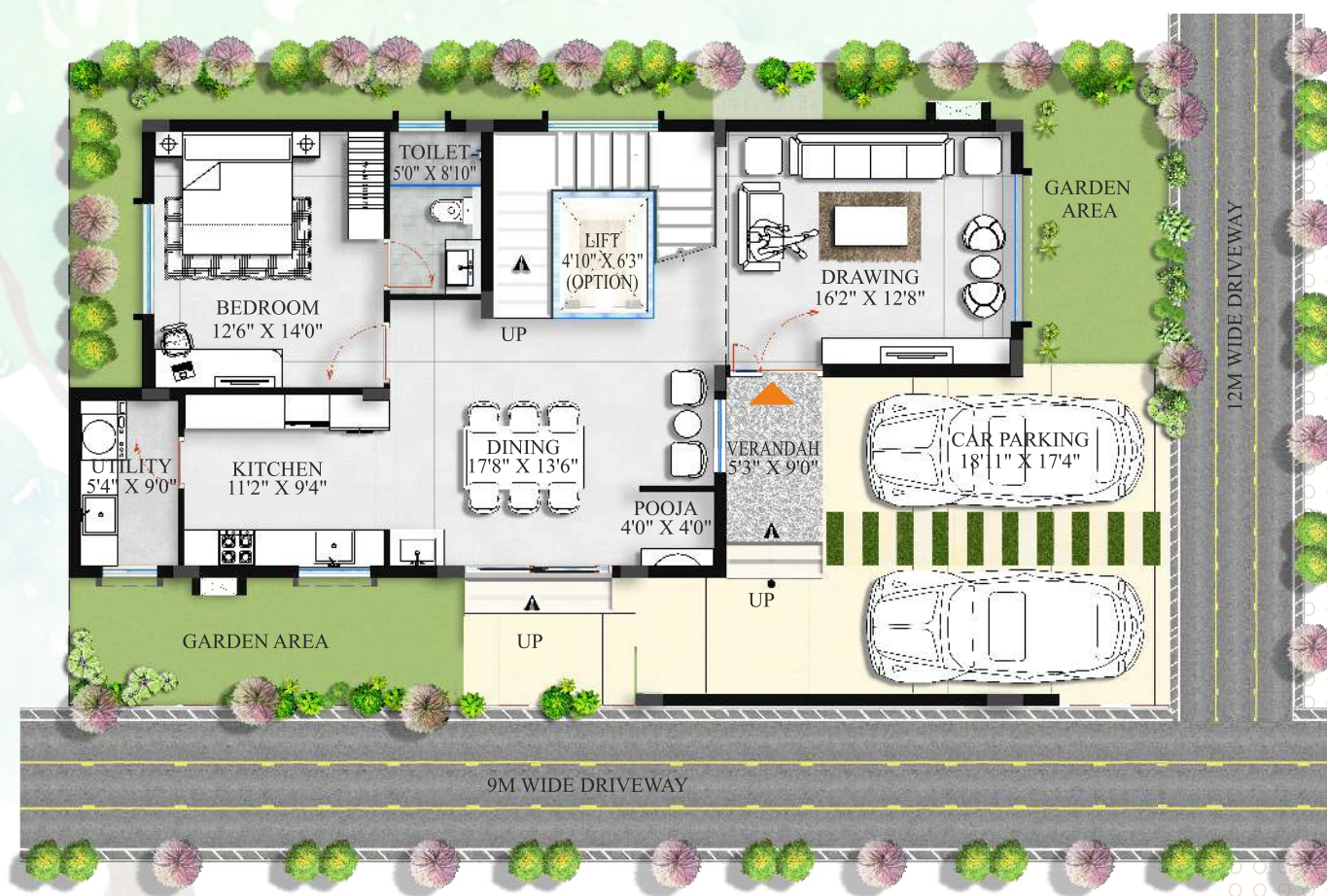
NORTH FACING VILLA
D5, E5, G5, H5 & I5

UDS : 3779.91

BUILT-UP AREA

4099
SFT

GROUND FLOOR

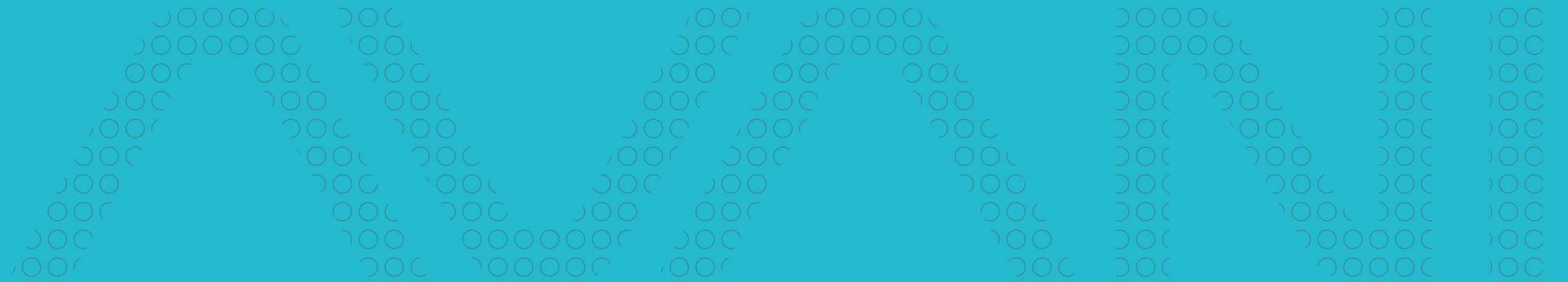


FIRST FLOOR



SECOND FLOOR





ALLURE

SY.NO.77 &78,
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