



— Quality Homes, Timeless Values —

A Grand Abode of
CULTURE & LUXURY



Arya's
Avadana
— *A Testament to Timeless Living* —



2 & 3 BHK LUXURY APARTMENTS
LOCATED AT HOSKOTE, BENGALURU.

PRM/KA/RERA/1250/304/PR/160126/008407



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Avadana
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*Where Heritage
Flourishes,*
LUXURY THRIVES

Nestled in tradition and crafted with elegance, Arya's Avadana is a perfect blend of cultural richness and modern luxury. Every space reflects timeless architectural grandeur while offering the finest comforts of contemporary living. Experience a home where heritage is celebrated, and luxury becomes a way of life.



UNVEILING EXCELLENCE
The Essence of Arya's Avadana

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PROJECT HIGHLIGHTS

2&3 BHK LUXURY APARTMENT

100% VASTHU COMPLIANT

EXCELLENT CONNECTIVITY

SOLAR FENCING

RAINWATER HARVESTING

WIDE PARKING AND DRIVE WAYS

POWER BACKUP UP-TO 0.5KVA

STP

INTERCOM FACILITY

24/7 SECURITY

CCTV SURVEILLANCE

BRANDED LIFTS

TYPICAL
FLOOR PLAN
AREA STATEMENT IN SFT

F. No.	SBA	TYPE	FACING
01	1170	2 BHK	NORTH
02	1160	2 BHK	NORTH
03	1100	2 BHK	NORTH
04	1140	2 BHK	EAST
05	1140	2 BHK	EAST
06	1140	2 BHK	NORTH
07	1135	2 BHK	NORTH
08	1155	2 BHK	EAST
09	1595	3 BHK	EAST
10	1685	3 BHK	EAST
11	1250	2 BHK	EAST
12	1245	2 BHK	EAST
13	1190	2 BHK	NORTH
14	1145	2 BHK	EAST
15	1190	2 BHK	EAST
16	1160	2 BHK	EAST



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ROAD

SECURITY
ROOM

SWIMMING
POOL

KIDS PLAY
AREA

PARK

MODERN AMENITIES



CHILDREN'S
PLAY AREA



MODERN
GYMNASIUM



SWIMMING
POOL



PARTY
HALL



WALKING &
JOGGING TRACK



POOL
DECK



EV CHARGING
POINT

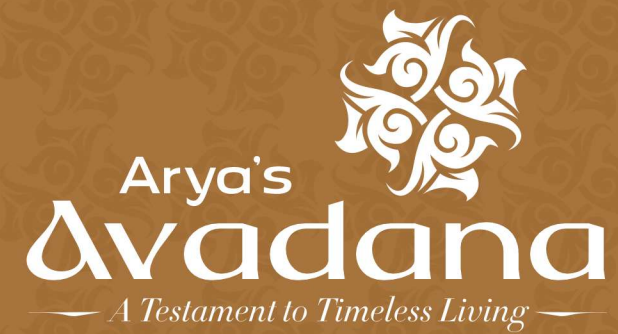


Taking Your Outdoor Life
TO THE NEXT LEVEL

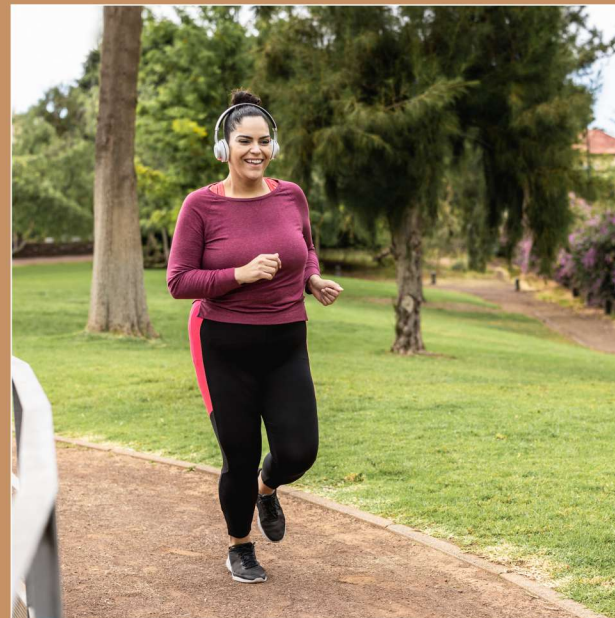
Dive into serenity and luxury with our exquisite swimming pool, designed for relaxation and recreation. Whether you prefer a refreshing morning swim or a leisurely evening by the water, this tranquil oasis offers the perfect escape. Surrounded by lush landscapes and modern comforts, it's more than just a pool—it's an experience of ultimate leisure and indulgence.



A Refreshing Escape Awaits
Dive into Luxury, Relax in Serenity

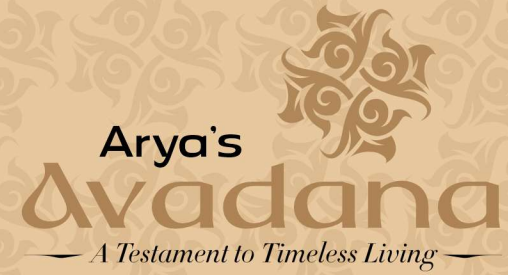


EXPERIENCE A WORLD WHERE EVERY
DETAIL IS DESIGNED FOR YOUR COMFORT
AND WELL-BEING. FROM SERENE
LANDSCAPED GARDENS TO STATE-OF-
THE-ART RECREATIONAL SPACES, ARYA'S
AVADANA OFFERS AMENITIES THAT BLEND
TRADITION WITH MODERN LUXURY.
WHETHER IT'S A PEACEFUL EVENING BY
THE CLUBHOUSE OR AN ACTIVE
LIFESTYLE WITH PREMIUM FITNESS
FACILITIES, EVERY INDULGENCE HERE
ELEVATES YOUR EVERYDAY LIVING.



INDULGENCES
CRAFTED FOR A
GRAND LIFE
@ Arya's Avadana

Grand Comfort, Luxurious Living
Blending Luxury with Ultimate Comfort



OUR PROJECT USP'S

TAILORED ELEGANCE

Each residence is a masterpiece of contemporary design, combining aesthetic appeal with functional brilliance to create a space that reflects your lifestyle.

SMART LIVING SOLUTIONS

Embraces the future with cutting-edge smart home technology, providing a seamless and efficient way to control your living environment.

VERSATILE FLOOR PLANS

From chic studios to spacious penthouses, our versatile floor plans cater to various lifestyles, ensuring there's a perfect home for everyone.

COMMUNITY CONNECTION

It's a community to belong to. Common areas, events and shared spaces foster a sense of connection among residents.

LUXURY REDEFINED

Unparalleled elegance and unmatched comfort are not just promises; they are the cornerstone of Arya's Avadana Residences, offering a lifestyle where luxury becomes an integral part of your everyday living.

Defining Excellence, Elevating Living

At Arya's Avadana, every detail is crafted to offer an unparalleled living experience. From timeless architecture to thoughtfully designed spaces, our project blends heritage with modern sophistication. With premium amenities, superior craftsmanship, and a commitment to quality, we redefine excellence to elevate your lifestyle to new heights.

Designed to harmonize tradition with contemporary comforts, Arya's Avadana offers a living environment that is both elegant and functional. Our commitment to superior construction, strategic location, and a wealth of world-class amenities ensures a life of convenience and grandeur.



Uncompromised Quality in Every Corner

Designed for Durability, Built for Elegance

QUALITY SPECIFICATIONS



STRUCTURE:

RCC framed structure compliant with the seismic zone as per IS code.

WALLS:

Superstructure: Solid Block masonry.
External Wall 6” Solid Concrete Block.
Internal Wall 4” Solid Concrete Block.

RAILINGS:

M.S railing for Balconies and Staircases;

TOILETS:

White coloured (Parryware/Hindware) make sanitary ware in all toilets. Hot and cold mixer unit of Jaguar/Essess make wash basin in bedroom toilets and dining Shower in toilets.
Large-sized toilet ventilators made of powder-coated aluminium with glass.

DOORS AND WINDOWS:

Teak wood door frames for the main door with BST shutters with HDF olefine wrapped (Japanese engineered veneer) on both sides. All Bedroom doors will be red sal wood frames and flush shutters with olefine veneer/enamel.
Toilet Doors will be hardwood frames and water-resistant paint on the wet face.
Dining balcony with UPVC/Aluminium French Doors with Sliding Shutters with Transparent Float glass.
All windows are fitted with MS Safety grill, UPVC/Aluminium Windows, Mosquito mesh, and opaque glass.

STAIRCASE AND CORRIDORS:

Granite flooring.

FLOORING AND WALLS:

Corridor & Staircase: Granite Flooring. All Living, Dining, Bedrooms & Kitchen: double-charged vitrified Tiles.
All Bathrooms have Ceramic wall tiles up to the lintel level.
All Balconies/Utilities & Toilets Flooring Anti-skid ceramic tiles.
Silt Cement Concrete power trowelled with a smooth finish.

SECURITY:

Round the Clock Security System. Surveillance cameras at the main security and entrance of each block.
Intercom facilities for flat to flat and for all flats to Security.

POWER/BACKUP GENERATOR:

BESCOM Power. Stand by Generator for Lights in the common area, lifts and pumps.
DG Back up for each flat up to 0.5 KVA.

ELECTRICAL WORK:

Concealed copper wiring Finolex/Anchor or equivalent.
Modular Switches of Anchor/Roma or equivalent.
Power outlets for Air conditioners in master bedrooms.
Power outlets for geyser and exhaust fans in all bathrooms.
Power Outlet for Refrigerator. One miniature Circuit Breaker (MCB) based main distribution box in each flat.
TV Point in living hall and Master bedroom;

LIFT:

Total 2 Nos. 6 Passengers Fully Automatic Lift KONE/SCHINDLER/JOHNSON or Equivalent.
*External Lift Walls with Granite wall Cladding;

WATER SUPPLY:

Adequately borewell water supply.

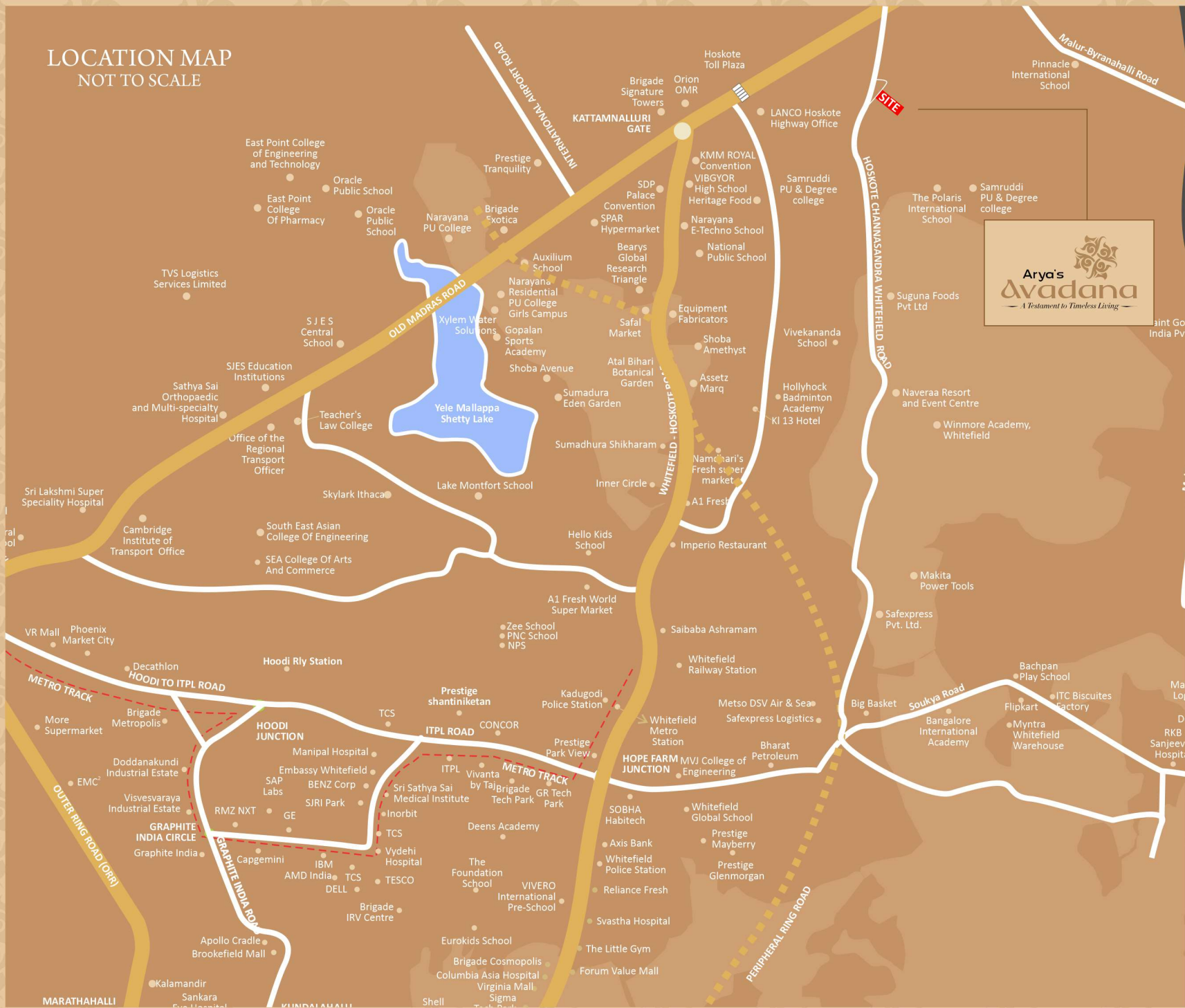
PAINTING:

External: Textured/Smooth finish with 2 coats of exterior emulsion paint from Apex or equivalent.
Internal: Smooth putty finish with one primer coat and 2 coats of Apex emulsion paint or equivalent.

KITCHEN PLATFORM:

Granite Kitchen platform with stainless steel sink.
Provision for R.O. Water point.
Provision for the electric chimney.
2 feet wall dado with ceramic tiles above kitchen platform.
Provision for Washing machine in utility area.

LOCATION MAP
NOT TO SCALE



LOCATION
ADVANTAGES

TECH PARKS

- + Titanium Tech Park
- + ITPL
- + Beary's Global Research Triangle (BCRT)
- + Brigade Tech Garden
- + Bagmane Business Park
- + RMZ Infinity
- + Prestige Tech Park, Marathahalli
- + Cessna Business Park

EDUCATION INSTITUTES

- + Bangalore International Academy
- + MVJ College of Engineering
- + Whitefield Global School
- + Delhi Public School, Whitefield
- + National Public School, Whitefield
- + Jain Heritage School
- + Vibgyor High School
- + Narayana Olympiad School
- + Cambridge School

HEALTH CARE

- + Soukya Holistic Health Care Center
- + Sri Sathya Sai Super Speciality Hospital.
- + Svastha Hospital
- + Miracle Hospital
- + Cloud 9
- + Manipal Hospital. Whitefield
- + Vydehi Hospital
- + Motherhood Clinic
- + Narayana Multispeciality Hospital

MALLS

- + Nexus Shantiniketan
- + Nexus Mall, Whitefield
- + Phoenix Market City
- + Brookefield Mall
- + Orion Uptown Mall

Office Address :

Aryavaridhi Projects
Veda Enclave, 2nd Cross, 1st Main
Gangamagudi road V V Extension
Hoskote - 562 114

Site Address :

ARYA'S AVADANA
Sy no. 210/6 NH - 207 Next to,
VR Shobha Meadows Apartment,
Kammavari Nagar, V V Extension,
Hoskote, Bengaluru, Karnataka - 562 114.



SCAN FOR LOCATION



 projects.aryavaridhi@gmail.com