



## A Space Where You Feel Right At Home

Welcome to ARR INFRACON'S latest residential marvel, Avenia. Spread over 1.93 acres, the compact and premium gated community located in Bachupally's fastest developing locale is a place where your life blossoms. Experience modern living that has all the comforts and where your family grows in health and happiness right here.



### LOCATION MAP (Not to Scale)



#### NEARBY LOCATION:

- Miyapur Metro Station - 25 mins
- Miyapur X Roads - 20 mins
- Rajiv Gandhi International Airport - 70 mins
- ORR Exit No. 4 - 27 mins
- Kennedy High The Global School - 9 Mins
- Mamata Academy of Medical Sciences Hospital – 9 mins
- Silver Oaks International School, Bachupally - 7 mins

SCAN FOR LOCATION



#### ARR INFRACON

Survey No: 496/A/1 & 496/B/1, ASR Brundhavan Colony, Bollaram Industrial Area, Hyderabad, Telangana - 500 090.  
e-mail: [Info@arrinfracon.com](mailto:Info@arrinfracon.com)

#### SITE ADDRESS:

Survey No: 496/A/1 & 496/B/1, ASR Brundhavan Colony, Bollaram Industrial Area, Hyderabad, Telangana - 500 090.

[www.arrinfracon.com](http://www.arrinfracon.com)

For Bookings Contact

99630 49888•

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NOTE: This folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Flat may differ. The promoters reserve the right to make changes in the elevation, plans & specifications as deemed fit.

A Project By **ARR INFRACON**



EXPLORE SMART LIVING  
@BACHUPALLY

1.93 ACRES GATED COMMUNITY | 3 BLOCKS | 140 FLATS | 5 FLOORS

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OUTDOOR GYM



CCTV SURVEILLANCE



OUTDOOR YOGA SPACE



PERGOLA WITH SEATING



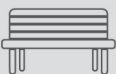
AMPHITHEATRE



SWIMMING POOL WITH DECK



CHILDREN'S PLAY AREA



MULTIPLE SEATING AREAS

## AMENITIES

Amphitheatre | Kid's Play Area | CCTV Surveillance | Swimming Pool | Outdoor Gym  
Outdoor Yoga Space | Rainwater harvesting points | Multiple Seating Areas  
Playground with seating | Pergola with seating | Intercom for every flat | Solar Fencing  
Individual Water Meters for each flat | STP Plant

## SPECIFICATIONS:

### STRUCTURE

RCC-framed with earthquake-resistant loads.

### SUPERSTRUCTURE

8" External walls & 4" Internal walls with cement bricks.

### WATERPROOFING

For all toilets and wash areas.

### DOORS AND WINDOWS

Teak wood frame with teak veneer shutter for main door, all frames of teakwood in bedroom. Internal door molded flush doors. UPVC windows wherever possible. UPVC sliding door in the balcony.

### PLUMBING & SANITARY

EWC of reputed make. Wash basins in dining area and master toilet of reputed make. Single lever fixtures with wall mixer cum shower CPVC pipes for plumbing of premium make.

### FLOORING AND DADO

Granite flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining glazed ceramic tile dado upto 6'height in all bathrooms of reputed brand.

### PAINTING

Premium emulsion with putty finish for interior walls and ceiling of premium brand. Premium emulsion or emulsion with luppam of textured finish for exteriors, as per architectural specifications. Polish for main door and enamel paint for all other doors.

### WSP & STP FOR WATER RECYCLING

Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.

### KITCHEN

Granite platform with stainless steel sink with provision for both municipal and bore.

water connection. With provision for fixing water purifier. Ceramic tile dado up to 2" height above kitchen granite platform. Provision for fixing exhaust fan or chimney.

### CABLE TV

Provision for cable connection in master bedroom and living room.

### INTERNET

Provision for Internet cable connection in hall.

### ELECTRICAL

PVC insulated wires of premium make. Power outlets for geyser in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens and Mixer/ grinders in kitchen. Plug points for refrigerator and TU wherever necessary. 3 phase supply for each flat and individual meter boards, AC point in all bedrooms.

### LIFT

Automated lift of reputed make.

### SOLAR POWER FENCING

Solar power fencing all around the compound.

### TELECOM

Telephone point in living area.

### POWER BACK-UP

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.

### NOTE

Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.



## Where Daily Living Is As Easy As It Gets

Your home at Avencia comes with an exceptional range of amenities that have been designed to nurture your loved ones in every way. From a feature-packed clubhouse to outdoor activity spaces, your home here at Avencia is always an exciting and active space.



## CLUBHOUSE

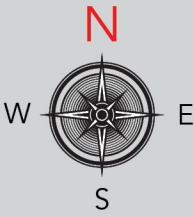
Banquet Hall | Pharmacy | Indoor Games | Work Space | Library  
Gym | Guest Bedrooms | Open Yoga Center







# MASTER PLAN



## LEGEND

- A. Clubhouse

B. Kid's Pool

C. Main Pool

D. Fountain

E. Deck

F. Green Rooms

G. Rain Dance

H. Boundary Plantation

I. Screen Wall

J. Mound With Group Plantation

K. Seatings

L. Party Lawn/ Meditation Lawn
- M. Stone Band

N. Deck With Pargola

O. Stage

P. Flower Bed With Artifacts/Sculptures

Q. Seating Plaza

R. Kid's Play Area

S. Outdoor Gym

T. Seating With Plantation

U. Pathway

V. Stone Signage

## PROJECT OVERVIEW

|                   |             |
|-------------------|-------------|
| Project Extent    | 1.93 Acres  |
| Clubhouse         | 5750 Sq. Ft |
| Towers            | 3           |
| Total No of Units | 140         |
| 2 BHK             | 1235 Sq. Ft |
| 3 BHK             | 1550 Sq. Ft |



2 BHK EAST 1235 Sq. Ft.



3 BHK EAST 1550 Sq. Ft.



3 BHK WEST 1550 Sq. Ft.



2 BHK WEST 1235 Sq. Ft.

