

**AVIK** by



**BIRLA**  
**NAVYA**  
GURUGRAM

**INDULGE IN LIVING**

# A LIFE DESIGNED FOR INDULGENCE. DESIGNED AROUND LIFE. DESIGNED FOR LIFE.

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**LIFEDESIGNED®** is our guiding philosophy - We derive inspiration from life around us and use that to influence the lives we touch. This is an endless journey of pushing ourselves to curate an unmatched lifestyle of indulgence, and spaces for a lifetime.

From the moment you walk in, to every moment till forever, **LIFEDESIGNED®** resonates in every single facet of our journey, and every experience complements your lifestyle.



## **BIRLA NAVYA – A SUCCESS STORY.**

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The Premium Floor Residences here have paved the way for more than 450 families to call Birla Navya their home. And having reached a whopping 1000+ crore in booking value is testament to our success story.

Artist Impression. Image for reference use only.



# INDULGE IN LIVING AT AVIK BY BIRLA NAVYA.

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Introducing Premium Floor Residences at Avik by Birla Navya. Right in the bustling hub of the city, having an entire floor to yourself makes for a great hangout spot with friends, while giving you the due privacy.

These homes offer more than enough space for you to indulge in living the life of your dreams. With all the room for your imagination to run free, even abundance no longer feels like a luxury.



## **AMENITIES LIFEDESIGNED® FOR INDULGENCE.**

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The thoughtfully designed residences here come with equally indulgent amenities. Right from the start, the nature forest trail, rock-climbing, and wellness garden indulge you in the comforting embrace of nature.

Be it enjoying a classic at the sunset movie screening or witnessing your child's first performance at the amphitheatre, every amenity here is designed for an indulging living experience.

A quick match at the mini-soccer court offers an intense workout while making up for your daily dose of adrenaline. And the skating rink, badminton court, and cricket pitch make for exhilarating sporting avenues for you and your kids.





**IT TAKES A LOT TO CURATE  
AN INDULGENT LIFESTYLE.  
30+ LIFEDESIGNED®  
AMENITIES TO START WITH.**





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BAMBOO  
GARDEN



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LILY  
POND



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LAWN  
BOWLING



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KIDS' PLAY  
AREA



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FOREST  
GARDEN



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YOGA ZONE



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PET  
PARK



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AMPHITHEATRE



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BASKETBALL  
COURT



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CRICKET  
PRACTICE



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STARGAZING  
PLAZA



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BADMINTON  
COURT



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SKATING  
RINK



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MINI  
SOCCER



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FITNESS  
STATION



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ROCK  
CLIMBING

# GURUGRAM – THE NEW HOME OF INDULGENCE.

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Gurugram is known for its skyscrapers, rapid urbanisation, and economic prosperity and has now, over the recent years, grown into a vibrant real estate hotspot. The demand for spacious homes has buoyed property markets in the city, larger office and storage spaces.

With the advent of remote or hybrid work culture, first-time buyers and homeowners are increasingly looking towards more spacious homes that cater to modern amenities. As a result, the realty market in Gurugram is on a growth trajectory despite the pandemic, and development in the region has resumed in full force.

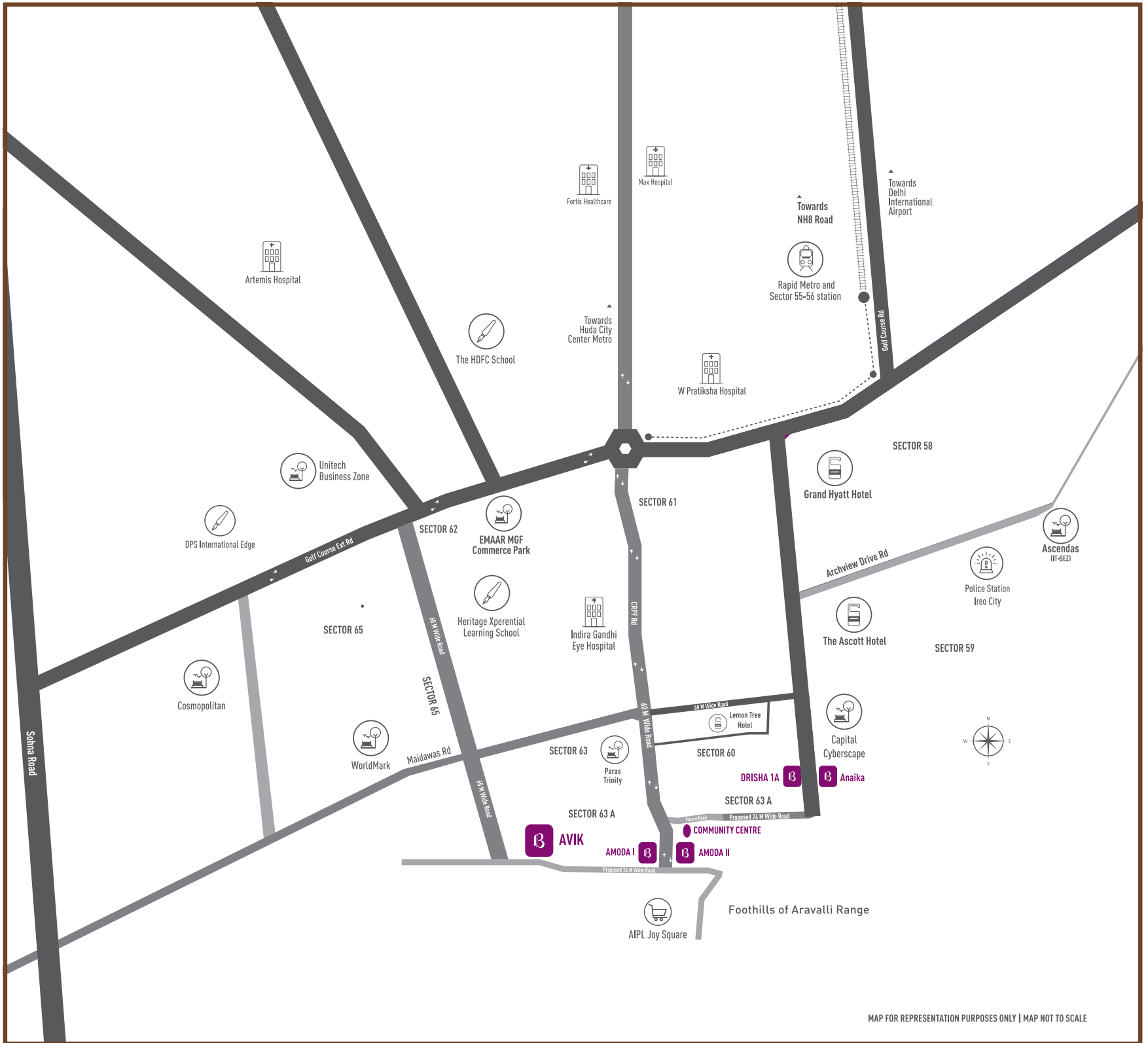
- Times of India

The improved infrastructural developments like the broadening of NH-8, opening of Sohna Elevated Road, Golf Course Road, Dwarka Expressway, and operational rapid metro have paved the way for Gurugram to grow into a commercial-residential hub. That has proven to be a dream destination for those looking to invest in a home close to their workplace. Furthermore, once the 19 km Dwarka Expressway is operational, expectedly by this year, it would reduce the travel time to Delhi International Airport and other parts of Delhi NCR.

- Business Standard | Times of India

Image for reference use only.





MAP FOR REPRESENTATION PURPOSES ONLY | MAP NOT TO SCALE



## PRESENCE OF NUMEROUS CORPORATE PARKS

AIPL Joy Central – 5.9 km. | EMAAR MGF Commerce Park – 4.3 km.  
M3M Urbana Business Park – 4.5 km. | Unitech Business Zone – 5.5 km.

## SCHOOLS & COLLEGES

DPS International Edge – 6 km. | Heritage Xperential Learning School – 2.4 km.  
DAV Public School – 7.7 km. | Pathways Early Years – 7.1 km.  
Shalom Presidency – 2.9 km. | The HDFC School – 5.3 km.

## HOSPITALS

Artemis – 6.9 km. | W Pratiksha – 2.6 km.  
Park Hospital – 8 km.

## MALLS

M3M Cosmopolitan – 5.7 km. | WorldMark – 3.6 km.  
Omaxe Mall – 8.4 km. | MGF Megacity Mall – 11.5 km.  
DLF Mega Mall – 9.7 km.



[birlaestates.com](http://birlaestates.com)



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**BIRLA ESTATES**



A JOINT VENTURE BETWEEN BIRLA ESTATES & ANANT RAJ LIMITED.

**Corporate Address:** Birla Aurora, Level 8, Dr. Annie Besant Rd., Worli, Mumbai – 400030.

**Site Address:** Sector 63A, Gurugram, Haryana – 122102.

The Project "Birla Navya (Avik Phase 1)" ("Project") is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/673/405/2023/17 dated 23.01.2023 and can be viewed at : [www.haryanarera.gov.in](http://www.haryanarera.gov.in). The Project is being developed on the plots acquired by the Developer in a residential colony forming part of License No. 119 of 2011, License No. 71 of 2014 and 104 of 2019 granted in favour of Anant Raj Limited. The Project is being developed by Avarna Projects LLP ("Developer"). Birla Estates Private Limited and Anant Raj Limited are partners in the Developer LLP. The images and other details herein are only indicative and subject to the approval of the concerned authorities. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. The Developer reserves the right to change any or all of these in the interest of the development without prior notice or obligation. Club shall be developed in phases. First phase of the club shall be developed alongwith first phase of the project (Birla Navya Amoda I and II and Birla Navya Drisha 1 A) and second phase shall be delivered with the final completion of the project including Birla Navya Drisha 1 B, Birla Navya (Anaika), Birla Navya (Avik Phase 1) and future developments. This electronic/ printed material does not constitute an offer and/or contract of any type between the Developer and the recipient/reader/viewer. The images of furniture, fixtures, fittings, specifications shown herein are artist's impressions/stock images and only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specification/amenities/services to be provided by in the Project. The official website of the Project is [www.birlaestates.com](http://www.birlaestates.com).

Please do not rely on any other source of information.