

## S A M S A R A —AVASA —

# DESIGNED FOR THE ONES WHO SETTLE FOR NOTHING BUT THE BEST



# EXCLUSIVELY YOURS

Welcome to a home that is a true expression of yourself. A haven curated to surround you with all the good things in life. A world that delights your senses and celebrates your fine taste.

**SAMSARA AVASA** is an address that flourishes in its close-knit community and much sought-after privacy.

The low-rise architecture with independent 4 BHK residences creates an environment that is high on exclusivity, yet cocoons you with a warm feeling of togetherness.

### A COMMUNITY THAT HAS IT ALL

Rejoice in the convenience and comfort of living in an integrated community thoughtfully planned to pamper you with all modern amenities.

Everything you require, from your daily needs to all the luxuries you love, it's at your disposal at **SAMSARA AVASA**.





Your search for the extraordinary ends here.

**SAMSARA AVASA** is an embodiment of elegance and flair inspired by British architecture.

The beautiful effect is visible in the tile pattern, pillars, edges, and arches that shape the structure. The high-end visual language flows seamlessly in every element, right from the colours to the texture, angles to walls, creating a visual delight that you can proudly call home.

SAMSARA —AVASA —

# CONTEMPORARY MEETS CLASSIC

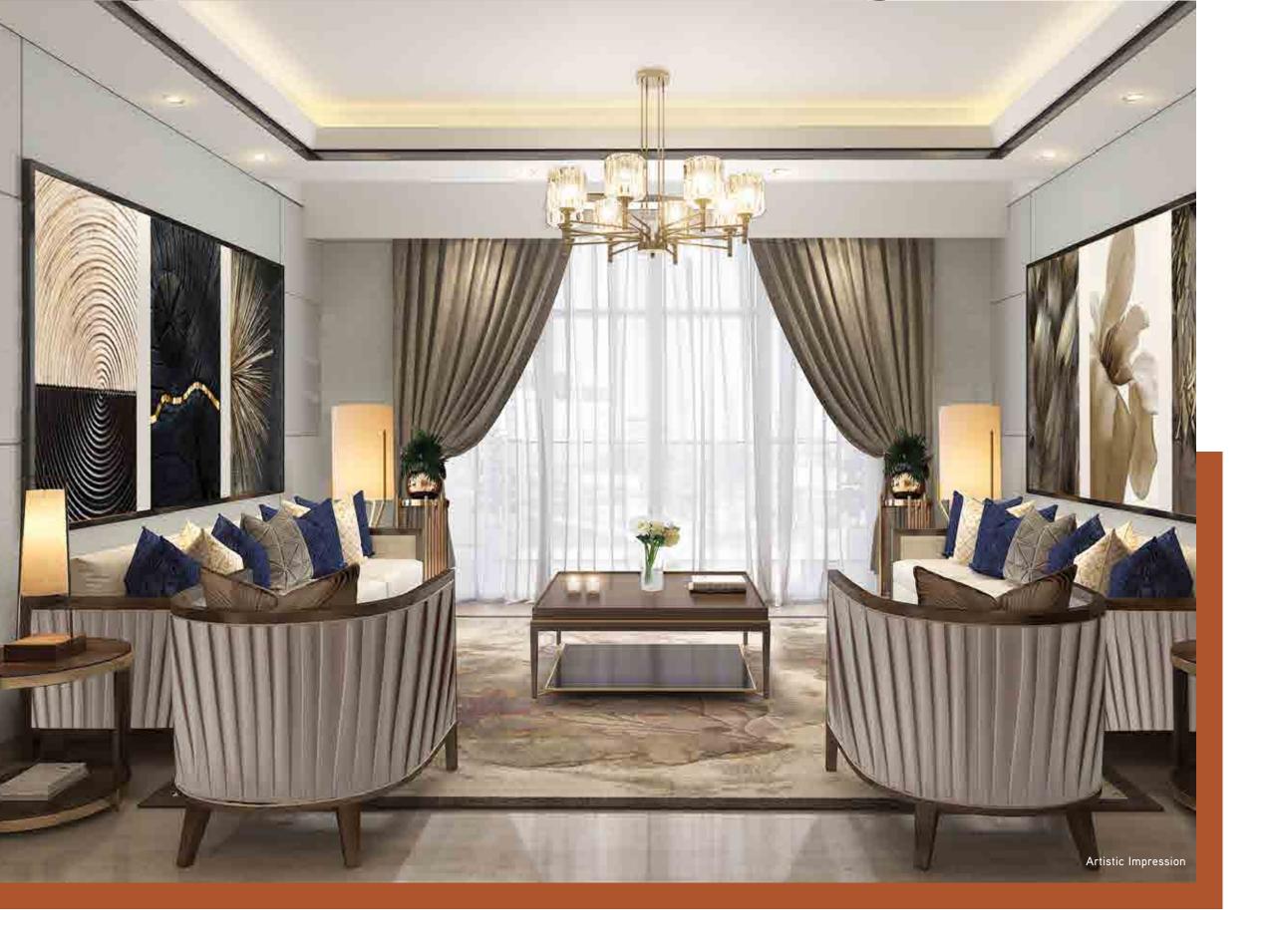
**SAMSARA AVASA** is an address that not only caters to your desire for the best, but is also an abode that exceeds your expectations.

The lavish residences spread across 4 storeys are designed with stilt parking, as well as luxe private terraces.

This gated community comes with 24/7 security, CCTV surveillance for a well-guarded and secure living.

Add to that the goodness of a close-knit community and the perks of low-density occupancy.

All this comes together to create a lifestyle that is unparalleled and one-of-its-kind.





### INTERIORS THAT INSPIRE

Beauty is carved into the intricacies of all the elements that make this space your home. A perfect amalgam of elegance, style and comfort,

SAMSARA AVASA is truly a connoisseur's dream come true.

Ample sunlight, spacious layouts, optimum space utilization, intelligent design, airy rooms, you name it and your home has it. SAMSARA AVASA by virtue of its very design makes sure that you are engulfed by excellence at all times.







With proximity to healthcare, education and entertainment; **SAMSARA AVASA** is the ultimate space that offers modern living. From basic amenities to luxirious indulgences, everything in one glorious compound awaits you.

•	5	MINS AWAY  GOLF COURSE ROAD/ RAPID METRO
•	10	MINS AWAY SOHNA ROAD
•	15	MINS AWAY  HUDA CITY CENTRE
•	20	MINS AWAY MG ROAD
•	25	MINS AWAY  AMBIENCE MALL
•	40	MINS AWAY  INTERNATIONAL AIRPORT



### EDUCATIONAL INSTITUTES

1. HERITAGE EXPERIENTIAL LEARNING SCHOOL



- 11. LEMON TREE
- 12. DOUBLE TREE BY HILTON
- 13. HILTON GARDEN INN
- 14. RADISSON HOTEL
- 15. IBIS HOTEL
- 16. GRAND HYATT



### **HEALTHCARE**

- 6. W PRATIKSHA HOSPITAL
- 7. ARTEMIS HOSPITAL

2. LOTUS VALLEY SCHOOL

4. DPS INTERNATIONAL

5. PRESIDIUM SCHOOL

3. ST. XAVIER'S HIGH SCHOOL

- 8. PARK HOSPITAL
- 9. MEDANTA HOSPITAL
- 10. FORTIS HOSPITAL



### **RETAIL ZONES**

17. WORLD MARK

18. HONGKONG BAZAAR

19. SHOPPER'S STOP 20. ARDEE MALL

21. AMBIENCE MALL

Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. Further, the driving time indicated is tentative and actual time may vary.

——AVASA ——



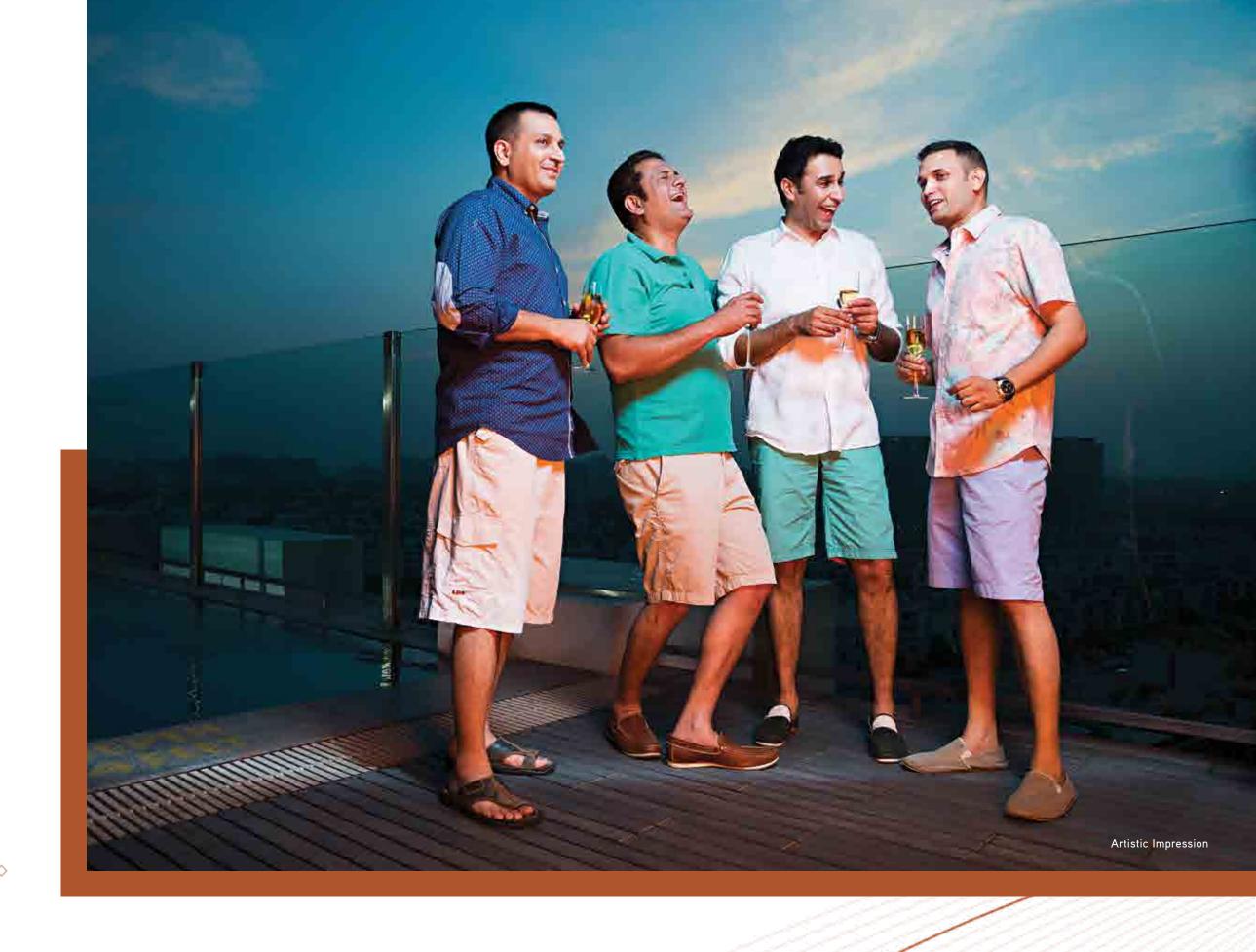






# ENJOY LIFE WITH THE LIKE-MINDED

Nothing makes life more beautiful than the comfort of being surrounded by like-minded people. Enjoy the perks of living in a close-knit community that gives you much-needed togetherness, blended with the bliss of privacy.





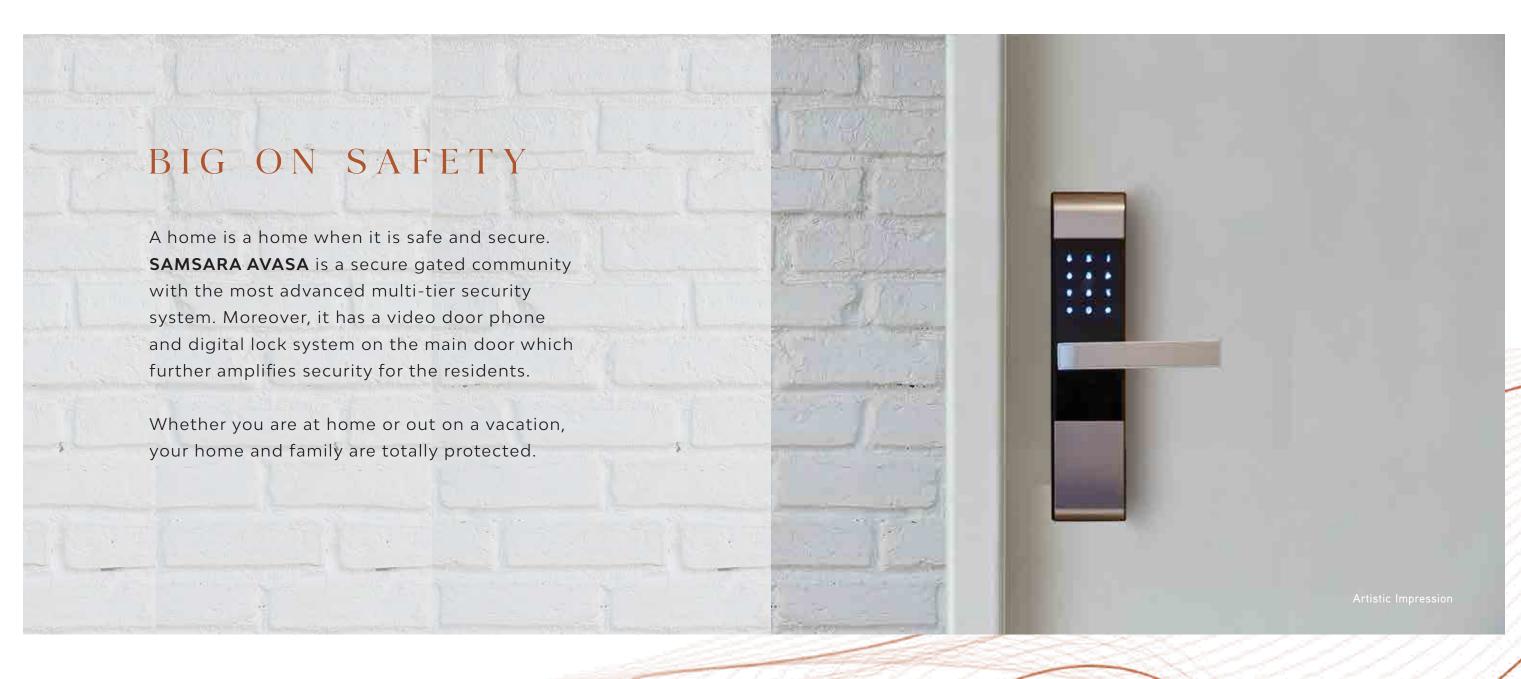
# LIVE LIFE WITHOUT A WORRY

A home at **SAMSARA AVASA** takes worries out of your life. It is a close-knit community where you feel nurtured and protected. Your kids get to play around in a space that is safe with 24/7 security and surveillance in place. All amenities follow an eco-friendly approach that puts nature first.













### SPECIFICATIONS

LIVING / DINING	
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FLOORS	Imported Marble
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
	Main Entrance Door - Polished Veneer / Laminated Flush Door with Frame, Digital Lock Integrated with VDP
WINDOW	Aluminium Windows

### **BEDROOMS**

Laminated Wooden Flooring in all Bedrooms
Acrylic Emulsion Paint
Acrylic Emulsion Paint
Flush Door with Laminate on Both Sides
Aluminium Windows (Mosquito Mesh for Sliding Door/ Window)

KITCHEN	
FLOORS	Vitrified Tiles
WALLS	2' High Ceramic / Vitrified Tiles Above Counter / Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOOR / WINDOW	External Aluminium Doors & Windows
KITCHEN COUNTER TO	Granite / Stone
FITTINGS / FIXTURES	Modular Kitchen (Above & Below Counter) with Hob & Chimney, Double Bowl Sink, Instant Geyser, Provision for Piped Gas Supply, Microwave, Dishwasher, Refrigerator of Reputed Make

### BALCONY / TERRACES

FLOORS	Matt Ceramic Tiles
WALLS	Weather-Proof Paint
CEILING	Weather-Proof Paint
TERRACE GARDEN	Potted Plants, Electrical Point
OTHERS	Water Point in Utility Balcony & Terrace

### **BATHROOMS**

FLOORS	Vitrified / Ceramic Tiles
WALLS	Vitrified / Ceramic Tiles till False Ceiling Height
CEILING	Acrylic Emulsion Paint
DOORS	Flush Door with Laminate on Both Sides
WINDOW	Aluminium Window
OTHERS	Marble / Granite Counter-Top, Geyser, Health Faucet, Exhaust Fan, Toilet Paper Holder & Towel Rail, Looking-Mirrors
CP FITTINGS <i>I</i> SANITARYWARE	Kohler / Jaquar / American Standard or Equivalent

#### **UTILITY ROOM & TOILET**

FLOORS	Ceramic Tiles
WALLS	Oil Bound Distemper Paint in Room & Till 7'Height in Toilet Ceramic Tiles
CEILING	Oil Bound Distemper Paint
DOORS	Flush Door with Laminate on Both Sides
WINDOW	Aluminium Windows, Exhaust Fan
OTHERS	WC & Spout
CP FITTINGS / SANITARYWARE	Cera / Parryware or Equivalent

### **GROUND FLOOR ENTRANCE LOBBY**

FLOORS	Stone Flooring
WALLS	Stone / Vitrified Tile Cladding / Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Panelled Glazed Door
WINDOW	Fixed Glass Windows

### LIFT LOBBY & STAIRCASE

FLOORS	Stone Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint

### **ELECTRICAL**

SECURITY	FTTH Integrated Fibre Based Communication, Electronic Surveillance System at Main Gate, Video Door Phone in all Units
GENERAL / OTHERS	VRV / VRF Air Conditioning with Heating and Cooling in Living / Dining and all Bedrooms
ELECTRICAL	Modular Switches & Sockets, Energy Saving LED Light Fixtures in Common Areas, Electric Vehicle Charging Points (Sockets)

### POWER BACK-UP FOR EACH FLOOR THROUGH DG SET

4 BHK APARTMENTS	POWER BACK-UP
1st - 3rd Floor	8 KVA
4th Floor with terrace	10 KVA

# TYPICAL FLOOR PLAN

### TYPE 1 (L-1 & L-2) 4BHK+UTILITY





### **Plot Area**

301 Sq. Yd. (251.58 Sq. Mtr)

#### Carpet Area

1361 Sq. Ft. (126.44 Sq. Mtr)

### **Balcony Area**

303 Sq. Ft. (28.15 Sq. Mtr)

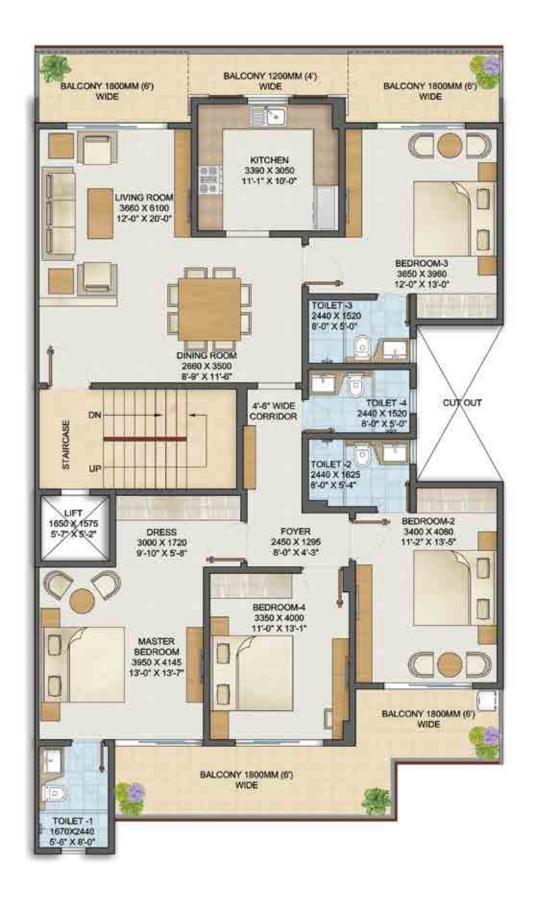
### **Usable Area**

1664 Sq. Ft. (154.59 Sq. Mtr)

### Right To Use

Utility with attached toilet in stilt Common Terrace Private Terrace with 4th Floor

### TYPE 2 (L-8) 4BHK+UTILITY





### **Plot Area** 325 Sq. Yd. (271.80 Sq. Mtr)

### **Carpet Area** 1484 Sq. Ft. (137.87 Sq. Mtr)

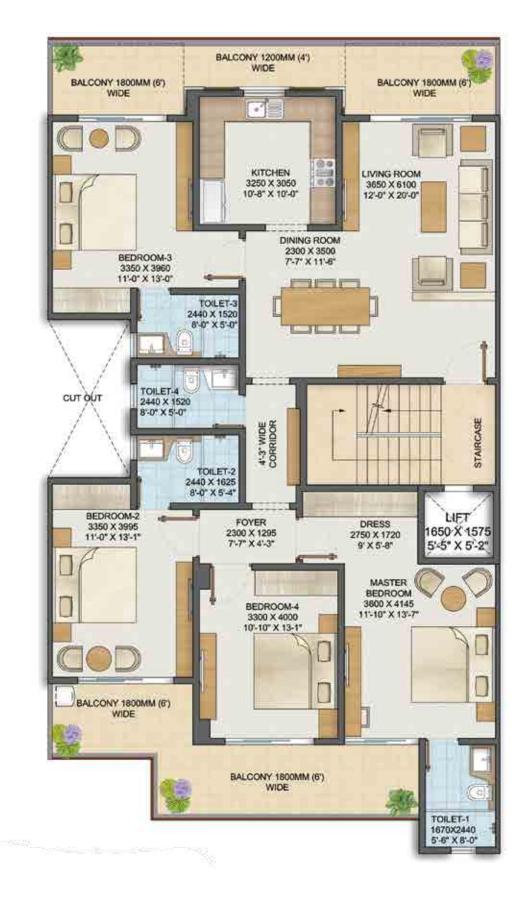
**Balcony Area** 330 Sq. Ft. (30.66 Sq. Mtr)

### **Usable Area** 1814 Sq. Ft. (168.53 Sq. Mtr)

#### Right To Use

Utility with attached toilet in stilt Common Terrace Private Terrace with 4th Floor

### TYPE 3 (L-9 to L-11) 4BHK+UTILITY





### **Plot Area** 311 Sq. Yd. (259.72 Sq. Mtr)

### **Carpet Area** 1421 Sq. Ft. (132.02 Sq. Mtr)

### Balcony Area 313 Sq. Ft. (29.08 Sq. Mtr)

### **Usable Area** 1734 Sq. Ft. (161.09 Sq. Mtr)

### **Right To Use**

Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

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### TYPE 4 (L-12) 4BHK+UTILITY





### Plot Area

334 Sq. Yd. (279.29 Sq. Mtr)

### Carpet Area

1519 Sq. Ft. (141.12 Sq. Mtr)

### Balcony Area

499 Sq. Ft. (46.36 Sq. Mtr)

#### **Usable Area**

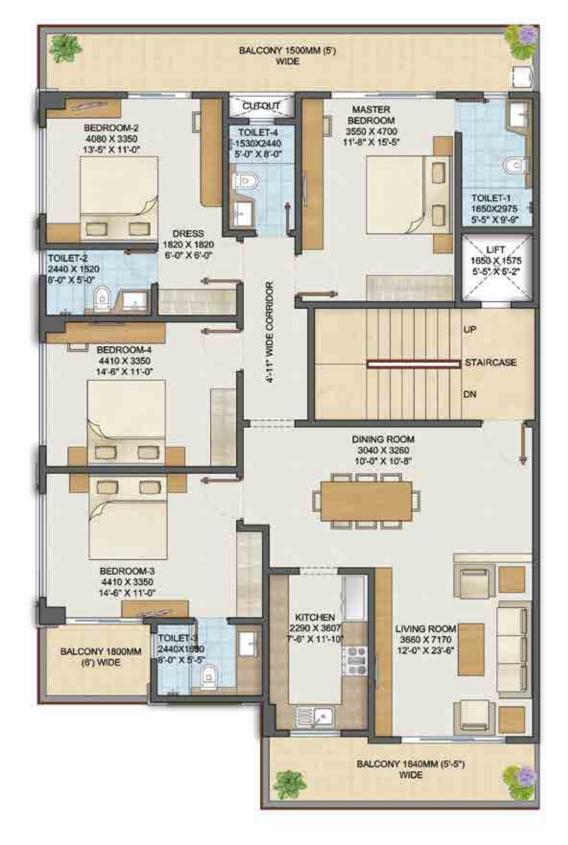
2018 Sq. Ft. (187.48 Sq. Mtr)

### Right To Use

Utility with attached toilet in stilt Common Terrace

Private Terrace with 4th Floor

### TYPE 5 (L-13) 4BHK+UTILITY





#### Plot Area

296 Sq. Yd. (247.56 Sq. Mtr)

### Carpet Area

1476 Sq. Ft. (137.12 Sq. Mtr)

### Balcony Area

344 Sq. Ft. (31.96 Sq. Mtr)

### **Usable Area**

1820 Sq. Ft. (169.08 Sq. Mtr)

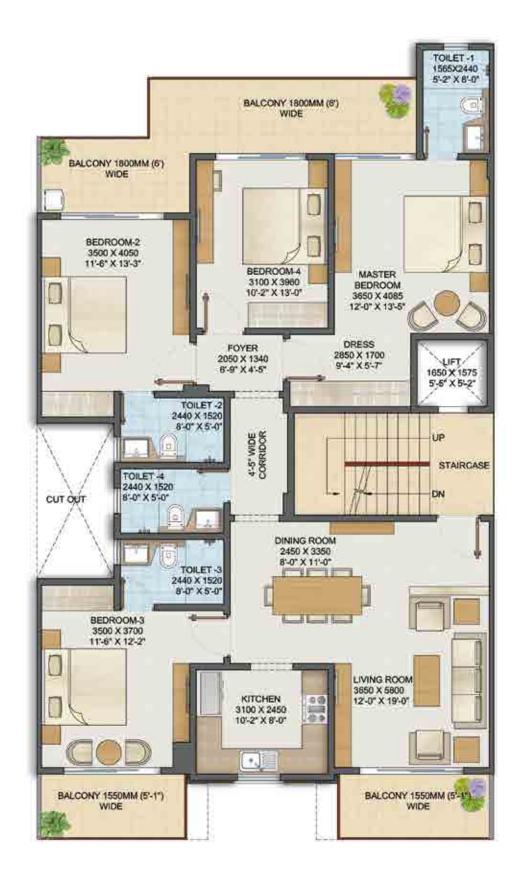
### **Right To Use**

Utility with attached toilet in stilt Common Terrace

Private Terrace with 4th Floor

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### TYPE 6 (L-14 to L-20) 4BHK+UTILITY





**Plot Area** 300 Sq. Yd. (251.01 Sq. Mtr)

**Carpet Area** 1367 Sq. Ft. (126.99 Sq. Mtr)

**Balcony Area** 309 Sq. Ft. (28.71 Sq. Mtr)

**Usable Area** 1676 Sq. Ft. (155.71 Sq. Mtr)

### Right To Use

Utility with attached toilet in stilt Common Terrace Private Terrace with 4th Floor

### TYPE 7 (L-21) 4BHK+UTILITY





**Plot Area** 464.41 Sq. Yd. (388.31 Sq. Mtr)

**Carpet Area** 2089 Sq. Ft. (194.08 Sq. Mtr)

**Balcony Area** 531 Sq. Ft. (49.33 Sq. Mtr)

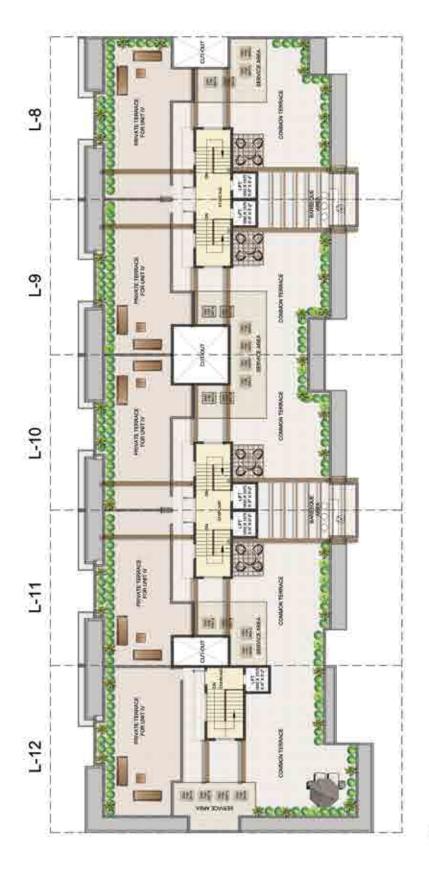
**Usable Area** 2620 Sq. Ft. (243.41 Sq. Mtr)

### **Right To Use**

Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

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### TERRACE PLAN (L-8 to L-12)



TERRACE PLAN
(L-13 to L-21)





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### THE SYNERGY THAT IS CREATING A NEW BENCHMARK



### URBAN AESTHETICS. REVOLUTIONARY METHODS.



### THE STORY OF SUCCESS. THE VALUE OF TRUST.

Adani Realty is the real estate arm of one of India's leading infrastructure and development entities - Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge construction technology. The company till now has developed real estate space that includes Residential, Commercial, and Social Club projects across Ahmedabad, Mumbai, Pune & Gurugram.

- 12+ Years Young 15Mn. Sq. Ft. Area Developed
- 18.8Mn. Sq. Ft. Area Under Development
- 40+ Awards Won 7000+ Happy Families



Brahma is an asset management company that concentrates on the Indian Real Estate Sector. Headquartered in New York, the company is committed to undertake investments towards the development of India's changing urban landscape. It brings an international management mindset to projects, ensuring state-of-the-art design, stringent quality management, and a focus on time bound deliverables. The company follows an opportunistic, research-based investment process with its affiliate office in Gurugram along with asset management & development teams which offer extensive ground-level experience. The current investments include Residential, Retail and Commercial real estate projects within India.



### RESERVE WHAT YOU DESERVE



We invite you to explore a lifestyle set amidst a coveted neighbourhood, and revel in the company of like-minded people.



#### A ADANI BRAHMA SYNERGY PVT LTD

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