



Luxury villas in a gated community at Sompura Gate, off Sarjapur road close to upcoming SEZ/IT corridor.

greenavenues
Luxury Villas by Yashasvi Group



Green Avenues is located just 1km from Sompura Gate on Sarjapur Road. It is surrounded by a sea of green and a natural lake which is housed in over 20 acres.

Green Avenues is surrounded by many international schools like DPS, Greenwood High, Harvest, Inventure etc. Gear Innovation School is within walking distance from the layout.

Many renowned healthcare facilities like Columbia Asia, Narayana Hrudayalaya and world-class shopping destinations are in close proximity.



| |
|---------------------------------------|
| WIPRO CORP OFFICE - 20 min, 11 km |
| SCHOOLS - 15 to 20 min, 1 to 10 km |
| BUS STAND - 3 min, 1 km |
| INFOSYS SEZ - 5 min, 2 km |
| ELECTRONIC CITY - 20 min, 14 km |
| HOSPITALS - 20 to 30 min, 12 to 20 km |
| WIPRO SEZ - 10 min, 7 km |
| Whitefield - 20 min, 14 km |
| AIRPORT - 1 hr 45 min, 65 km |
| TECH PARK - 20 min, 7 km |

4 TYPES OF VILLAS TO CHOOSE FROM

PLOT SIZE - 30x50

MIN BUILT AREA - 2300 SqFt

3BHK + STUDY

JUST 11 KM FROM WIPRO

CLOSE TO THE BEST SCHOOLS

CLOSE TO HOSPITALS & MALLS

BEST IN CLASS AMENITIES



Green Avenues is named so, because of its surroundings. At Green Avenues, you have the choice of selecting from four different kinds of villas.

The Villas are built according to vastu and designed to get natural sunlight. The sanitary lines use HDP (High Density Pipes) to guard against health hazards and are highly durable and come without connectivity issues.



VILLA TYPE GA 1

| | |
|---------------|------|
| Plot Area | 1453 |
| Built-up Area | 2468 |
| Floors | 3 |
| Bedrooms | 3 |
| Study | No |
| Facing | E |
| Pooja | No |
| Home Theater | Yes |

All areas in Sqft

TERRACE FLOOR PLAN

BUILT-UP AREA 328.00 SFT

| | |
|--------------|---------------|
| HOME THEATRE | 16'0" X 12'0" |
| SITTING AREA | 10'8" X 15'3" |

FIRST FLOOR PLAN

BUILT-UP AREA 1131.50 SFT

| | |
|--------------------|---------------|
| FAMILY LIVING AREA | 15'8" X 15'3" |
| DRY GARDEN | 11'2" X 9'7" |
| BALCONY | 3'0" X 7'7" |
| MASTER BED ROOM | 18'0" X 12'0" |
| DRESS AREA | 8'0" X 3'0" |
| TOILET | 8'0" X 5'0" |
| BED ROOM | 15'0" X 12'0" |
| DRESS AREA | 7'2" X 6'8" |
| TOILET | 8'0" X 5'0" |

GROUND FLOOR PLAN

BUILT-UP AREA 1008.85 SFT

| | |
|----------------|---------------|
| CAR PORCH | 18'0" X 9'7" |
| LOBBY | 7'4" X 5'2" |
| LIVING AREA | 17'9" X 12'0" |
| DINING AREA | 12'0" X 12'6" |
| HAND WASH | 5'6" X 3'9" |
| COMMON TOILET | 5'0" X 8'0" |
| GUEST BED ROOM | 14'0" X 12'0" |
| KITCHEN | 11'0" X 9'7" |
| UTILITY | 4'0" X 5'5" |





VILLA TYPE GA 2

| | |
|---------------|------|
| Plot Area | 1453 |
| Built-up Area | 2537 |
| Floors | 3 |
| Bedrooms | 3 |
| Study | Yes |
| Facing | N |
| Pooja | No |
| Home Theater | Yes |

All areas in Sqft

TERRACE FLOOR PLAN

BUILT-UP AREA 386.60 SFT

| | |
|--------------|---------------|
| HOME THEATRE | 14'0" X 15'4" |
| SITTING AREA | 5'0" X 15'4" |

FIRST FLOOR PLAN

BUILT-UP AREA 1099.3 SFT

| | |
|--------------------|---------------|
| FAMILY LIVING AREA | 10'0" X 16'2" |
| MASTER BED ROOM | 13'0" X 15'4" |
| DRESS AREA | 5'0" X 6'4" |
| TOILET | 7'0" X 5'4" |
| BALCONY | 7'5" X 9'8" |
| STUDY ROOM | 11'0" X 9'2" |
| BED ROOM | 13'0" X 15'2" |
| BALCONY | 13'5" X 4'0" |
| DRESS AREA | 4'7" X 5'4" |
| TOILET | 8'0" X 5'0" |

GROUND FLOOR PLAN

BUILT-UP AREA 1051.50 SFT

| | |
|--------------------|---------------|
| LIVING/DINING AREA | 23'6" X 13'0" |
| GUEST BED ROOM | 13'6" X 15'4" |
| COMMON TOILET | 5'0" X 7'8" |
| KITCHEN | 9'0" X 11'0" |
| CAR PORCH | 17'0" X 11'2" |
| LOBBY | 4'6" X 11'6" |
| UTILITY | 4'0" X 11'0" |





VILLA TYPE GA 3

| | |
|---------------|------|
| Plot Area | 1453 |
| Built-up Area | 2300 |
| Floors | 3 |
| Bedrooms | 3 |
| Study | No |
| Facing | E |
| Pooja | Yes |
| Home Theater | Yes |

All areas in Sqft

TERRACE FLOOR PLAN

BUILT-UP AREA 353.10 SFT

HOME THEATRE 16'0" X 12'



FIRST FLOOR PLAN

BUILT-UP AREA 933.4 SFT

MASTER BED ROOM 14'4" X 12'0" + 10'2" X 5'8"

LIVING AREA 14'0" X 14'5"

BALCONY 4'2" X 14'5"

DRY GARDEN 10'0" X 8'8"

DRESS AREA 3'0" X 6'4"

TOILET 7'0" X 6'0"

BED ROOM 13'4" X 12'0"

DRESS AREA 7'0" X 5'0"

TOILET 7'0" X 6'0"



GROUND FLOOR PLAN

BUILT-UP AREA 1014.00 SFT

CAR PORCH 17'0" X 10'0"

LIVING AREA 18'2" X 14'5"

DINING AREA 13'4" X 12'0"

HAND WASH AREA 7'0" X 5'0"

COMMON TOILET 7'0" X 5'0"

GUEST BED ROOM 12'0" X 12'0"

KITCHEN 8'0" X 11'0"

POOJA 4'6" X 3'8"

UTILITY 4'0" X 7'7"





VILLA TYPE GA 4

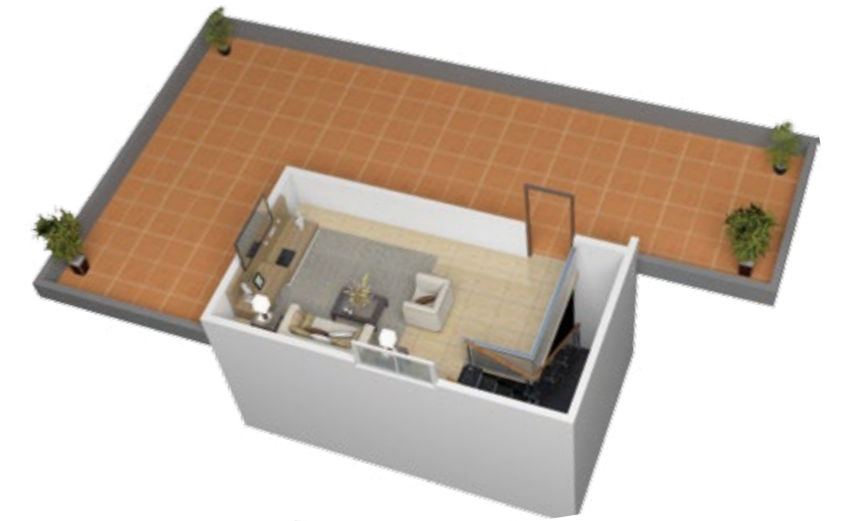
| | |
|---------------|--------|
| Plot Area | 1453 |
| Built-up Area | 2396.7 |
| Floors | 3 |
| Bedrooms | 3 |
| Study | Yes |
| Facing | N |
| Pooja | Yes |
| Home Theater | Yes |

All areas in Sqft

TERRACE FLOOR PLAN

BUILT-UP AREA 290.60 SFT

HOME THEATRE 19'0" X 11'6"



FIRST FLOOR PLAN

BUILT-UP AREA 1046.55 SFT

FAMILY LIVING AREA 19'0" X 11'6" + 8'5" X 6'8"

MASTER BED ROOM 12'0" X 15'4"

BALCONY 4'6" X 9'2"

DRESS AREA 7'6" X 3'0"

TOILET 7'6" X 6'0"

BED ROOM 13'8" X 12'8"

TOILET 8'5" X 5'0"

STUDY ROOM 8'0" X 11'8"

DRY GARDEN 8'6" X 12'10"



GROUND FLOOR PLAN

BUILT-UP AREA 1059.55 SFT

CAR PORCH 17'6" X 9'2"

LOBBY 4'9" X 4'10"

LIVING AREA 19'0" X 15'4"

DINING AREA 11'0" X 11'8"

HAND WASH AREA 7'5" X 3'0"

COMMON TOILET 7'0" X 5'6"

GUEST BEDROOM 12'0" X 15'4"

KITCHEN 8'0" X 11'0"

POOJA ROOM 4'6" X 5'0"

UTILITY AREA 4'6" X 6'0"



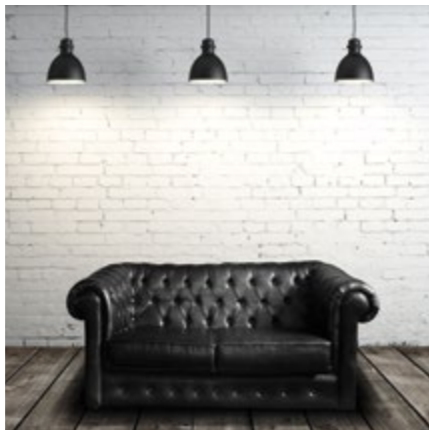
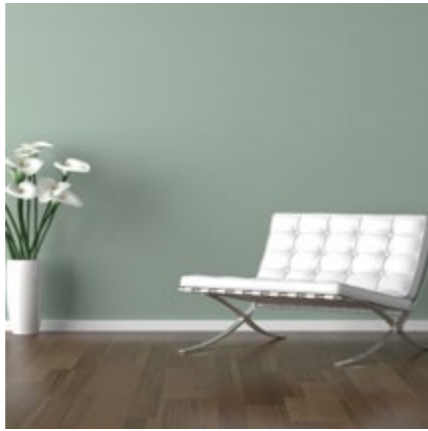


Amenities

Club House
 Party Hall
 Multi Gym
 Meditation Room
 Reading Room
 Table Tennis
 Card Room
 Chess / Carom Room
 Guest Room

Children's Play Area
 Adults / Toddles Pool
 Jogging Track
 45% Open Space
 Tennis Court
 Basketball (Half Court)
 Rain Water Harvesting
 Under Ground Cabling
 Over Head Tank

Water Connection
 24 * 7 Security
 100% Vastu Complaint
 Solar Water Heater



Specifications

STRUCTURE

RCC Framed structure (Earth-quake Resistant) with solid block masonry walls

FLOORING

Staircase - Marble / Granite
Living 800 x 800 Vitrified Tiles /
Dining / Kitchen - 600 x 600 anti-skid tiles
Bedrooms - Wooden flooring
Balcony / Utility / Toilet - 300 x 300 ceramic tiles
Car Porch - Anti-skid tiles

DADOING

Kitchen - 2' ceramic tiles above kitchen platform
Toilet - Glazed ceramic tiles up to 7'

PAINTING

Main Door Frames & Shutters - Melamine polish with matt finish
Internal walls - Emulsion paint (Asian / Equivalent)
External walls - Apex / Ace Paint (Asian / Equivalent)
All Door Frames & Grills - Enamel paint (Asian / Equivalent)

JOINERY WORKS

Main Doors - Teak wood frame & teak wood panelled shutters
Internal Doors - Sal wood frame with polished flush doors
Toilet Doors - Sal wood frame & solid core shutters with laminated panel on both sides
Windows / Ventilators - UPVC windows with MS grills

KITCHEN

2' wide black Granite top with polished edges
SS Sink with drain board

PLUMBING, SANITARY & CP FITTINGS

PVC / CPVC Pipes - Ashirvad / Equivalent / ISI Brands
Sanitary Fittings - Cera / Equivalent / ISI Brands
CP Fittings - Jaguar / Equivalent / ISI Brands

ELECTRICAL FITTINGS

Wiring - V-guard / Anchor / Equivalent
Switches - Anchor Roma / Equivalent
Telephone - Two point
TV Cable - Three point
15 Amps Plug - Provided for AC, geyser & grinder
Connection - 3 phase with router switch



The entire compound wall will be raised above normal standards and the availability of security round the clock will negate any security fears.

With concrete roads, avenue trees, underground electricity, LED street lights, over-head water tank and beautiful gardens with childrens play area, basketball court and a club house of over 10000 SqFt, it is going to be a place to live forever or expect high return on investment in the near future.

Layout Plan

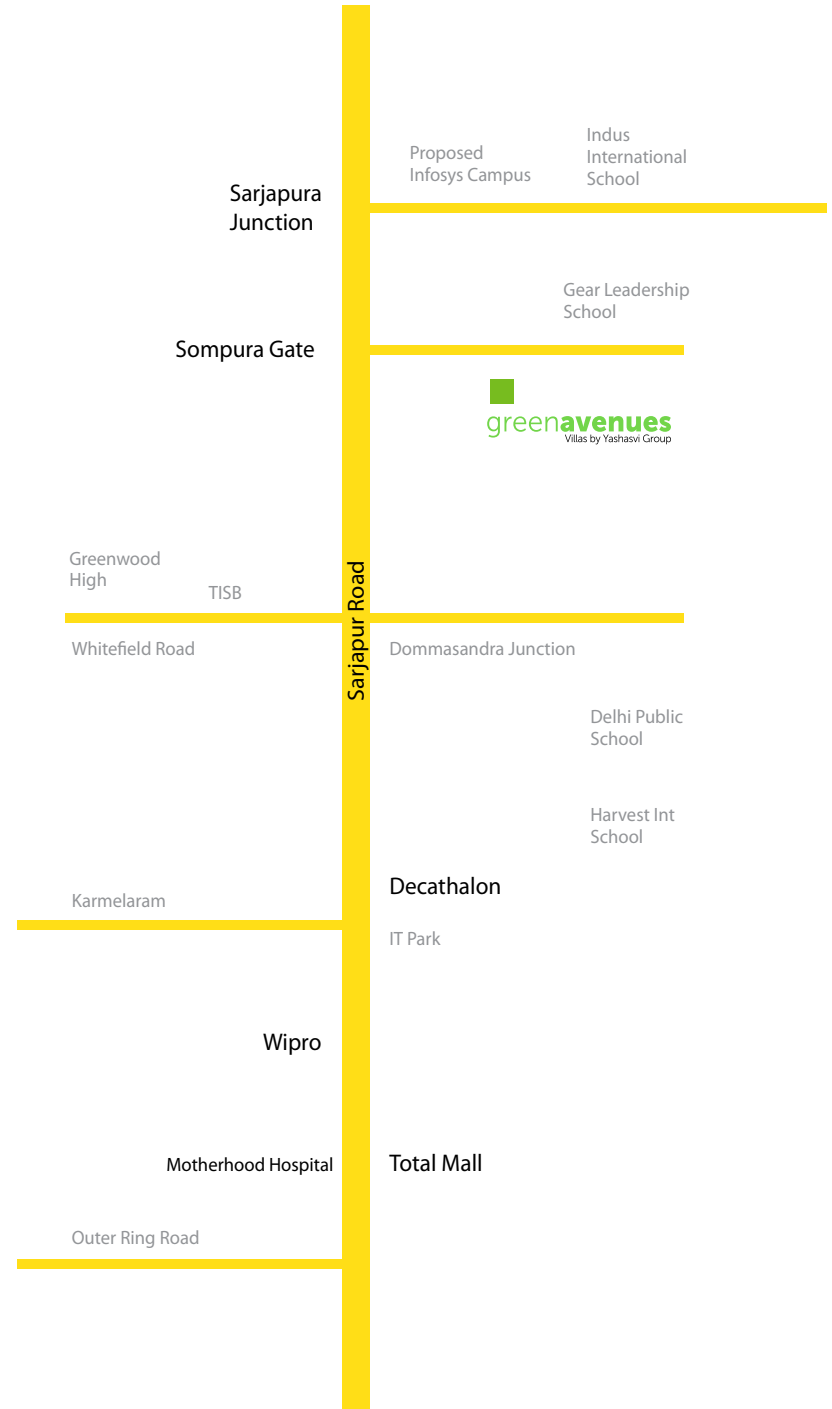


- 1 Club House & Swimming Pool
- 2 Tennis Court
- 3 Basketball (Half Court)
- 4 Children's Play Area

Yashasvi has a large land-bank on Sarjapur road surrounded by international schools like DPS, Greenwood High, Harvest International, Inventure Academy and many more. In close vicinity also lies many renowned healthcare facilities and shopping destinations. Most of its up-coming projects are built on its own land. Where the land belongs to the third party Yashasvi makes sure that the land has zero legal complications. To maintain quality, the group also has developed its own production plants of cement bricks, ready mix etc. The group aims to build a city in itself which is self-sufficient and aims to start a college, international school and a free school to enable education for its workers kids. With a mall close to Sarjapur road, the group will very soon tighten the links of education and hospitality.

A WORD FROM THE PROMOTERS

The promoters of Yashasvi Group have over 15 years of collective experience in the field of construction and real estate. We aim to make our residential properties built for you a good experience at an affordable range with world class amenities and clear titles. We will be available right in your midst to answer your queries and solve issues if any. Please feel free to disturb us and we can discuss things over a cup of hot coffee.



Sy No 110 B Hosa Halli Road
Sompura Gate Sarjapura
Bangalore 562 125

+91 76761 00300

sales@yashasvigroup.in
www.yashasvigroup.in