

AVALON PARK

— @ —

THE PRESTIGE CITY

SARJAPUR

Location Map

Avalon Park is a community of elegant high rise homes located in Sarjapur, a rapidly developing region in East Bengaluru. It is a part of the upcoming “The Prestige City” Township, which comprises villa plots, apartments, villas and a proposed Forum retail mall.

Avalon Park’s location on Sarjapur Road puts it right in the centre of everything. It offers excellent connectivity to Hosur Road, Whitefield, Koramangala and HSR Layout. Work hubs, schools, quality health care facilities, malls and hotels are all within close reach.

Your home at Avalon Park is intelligently planned to provide maximum natural light and ventilation, and promote convenient living. You have a choice of three-bed and four-bed homes to perfectly suit your needs.

You will also enjoy all the benefits of living in a high quality, planned community - which is plenty of great socializing, a hassle-free daily life with all systems going like clockwork, and complete safety and security.

Avalon Park fosters an active and healthy lifestyle by providing you an array of facilities to engage in physical activities of your choice. These include a kids’ play area, a seniors corner, a walking & jogging path, a fitness station/outdoor gym, an event lawn with amphitheatre, urban farming, and a swimming pool & kids’ pool. Further, the Avalon Park clubhouse offers a range of indoor leisure and recreational amenities as well.

Read on discover just how Avalon Park makes the perfect home offering a premium quality of life.

- BUSINESS & WORKPLACES**

 1. Wipro SEZ
 2. RGA Techpark
 3. Upcoming Prestige Tech Park
 4. Upcoming Prestige Tech Park
 5. Sigma Tech Park
 6. Prestige Ferns Galaxy
 7. Embassy TechVillage
 8. RMZ Ecospace
 9. RMZ Eco World
 10. Cessna Business Park
 11. Prestige Tech Park
 12. Brigade Tech Gardens
 13. Prestige Technostar
 14. ITPL
 15. GR Tech Park
 16. Bagmane Tech Park
 17. Wipro Corporate Office
 18. Sabic Technology Center
 19. Upcoming Infosys Campus
 20. Exide
 21. Velankani Tech Park
 22. Infosys
- EDUCATIONAL INSTITUTIONS**

 1. Oakridge School
 2. The International School Bangalore
 3. Greenwood High School
 4. Global Indian International School
 5. Deens Academy
 6. Chrysalis High School
 7. Silver Oaks International School
 8. Inventure Academy
 9. Sri Sri Ravishankar Vidya Mandir school
 10. St.Patrick's Academy
 11. Delhi Public School East
 12. Harvest International School
 13. Primus Public School
 14. Bethany High
 15. Azim Premji University
 16. Indus International School
 17. Harvest International Innovation Campus
 18. Orchids The International School
 19. VIBGYOR High School
 20. Royal Concorde International School
- HOSPITALS**

 1. Swastik Hospital
 2. Narayana Multispeciality Clinic
 3. Motherhood
 4. Columbia Asia Hospital
 5. Sakra World Hospital
 6. Vimalalaya Hospital
 7. Narayana Institute of Cardiac Sciences
 8. Columbia Asia Hospital
- SHOPPING & RETAIL DESTINATIONS**

 1. D Mart
 2. Mhyna Square
 3. Forum Neighbourhood Mall
 4. Virginia Mall
 5. Brookfield Mall
 6. Westside
 7. Brand Factory
 8. Total Mall
 9. Decathlon
 10. Bangalore CENTRAL
 11. Park Square Mall
 12. VR Bengaluru
 13. Phoenix Marketcity
- PRESTIGE PROPERTIES**

 1. Prestige Lakeside Habitat
 2. Prestige White Meadows
 3. Prestige Shantiniketan
 4. Prestige Ferns Residency
 5. Prestige Sunrise Park
 6. Prestige Song of the South
 7. Prestige Tranquility
- LOCAL LANDMARKS**

 1. Sarjapur Police Station
 2. Byg Brewski Brewing Company
 3. Sarjapur Social
 4. Clover Greens Golf Course
 5. Bannerghatta National Park
 6. Ramee Guestline Hotel
 7. Carmelaram Railway Station

METRO PURPLE LINE

— MYSORE ROAD - BAIYAPPANAHALLI

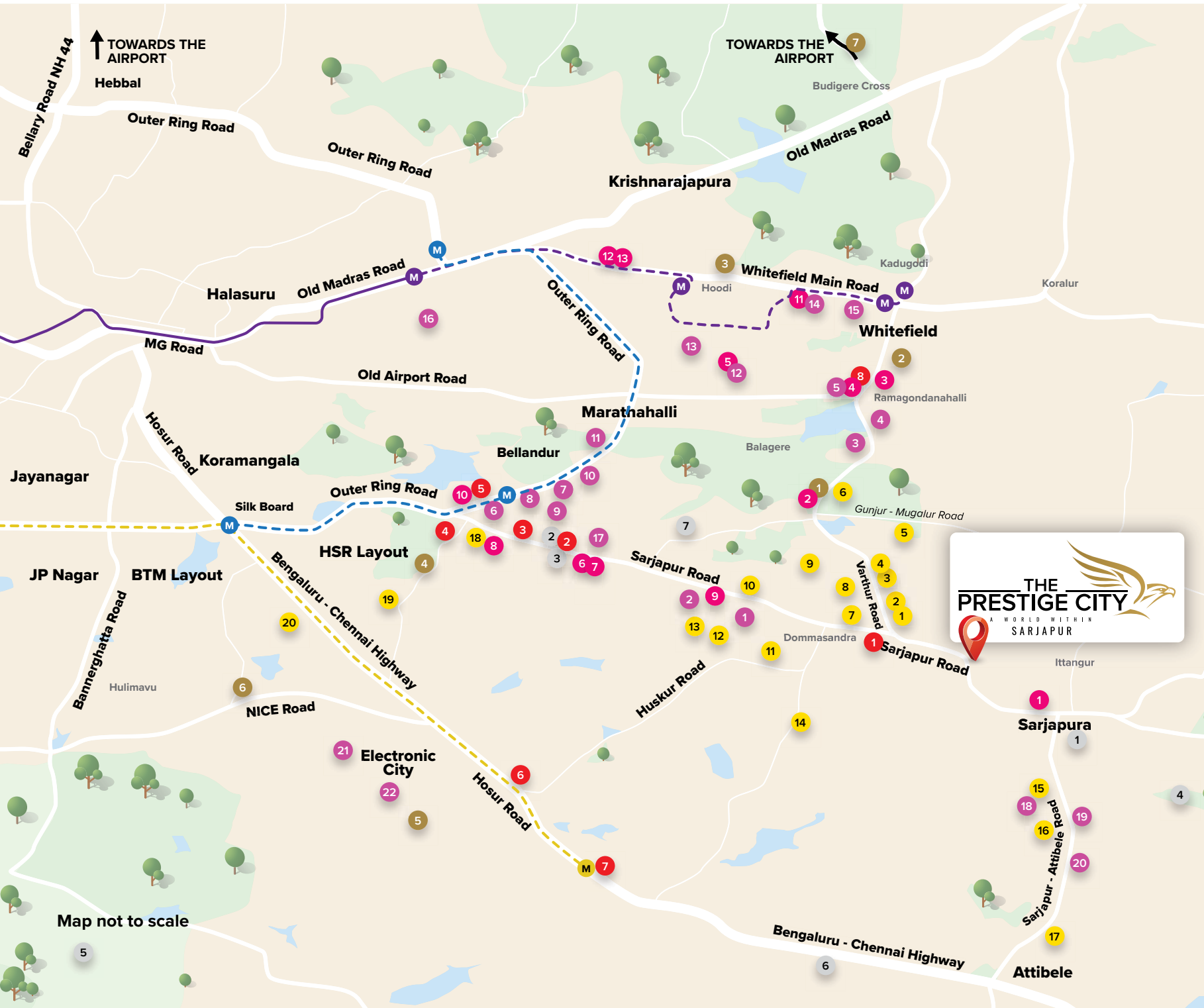
- - - PROPOSED/UNDER CONSTRUCTION (BAIYAPPANAHALLI - WHITEFIELD)

METRO BLUE LINE

- - - PROPOSED/UNDER CONSTRUCTION (K R PURAM - SILK BOARD)

METRO YELLOW LINE

- - - PROPOSED/UNDER CONSTRUCTION (R V ROAD - BOMMASANDRA)

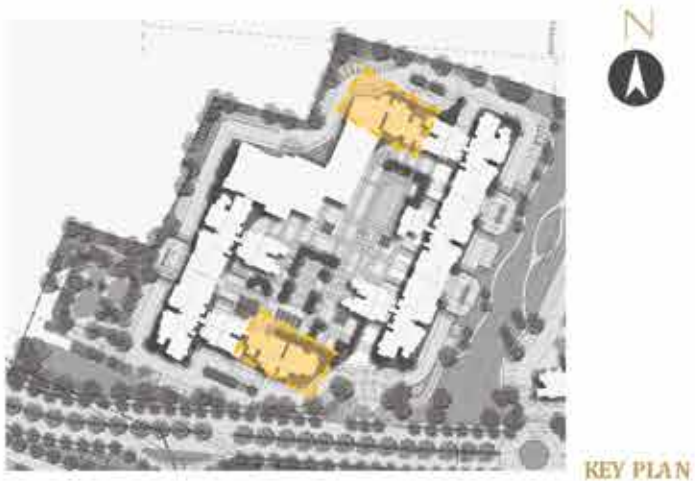
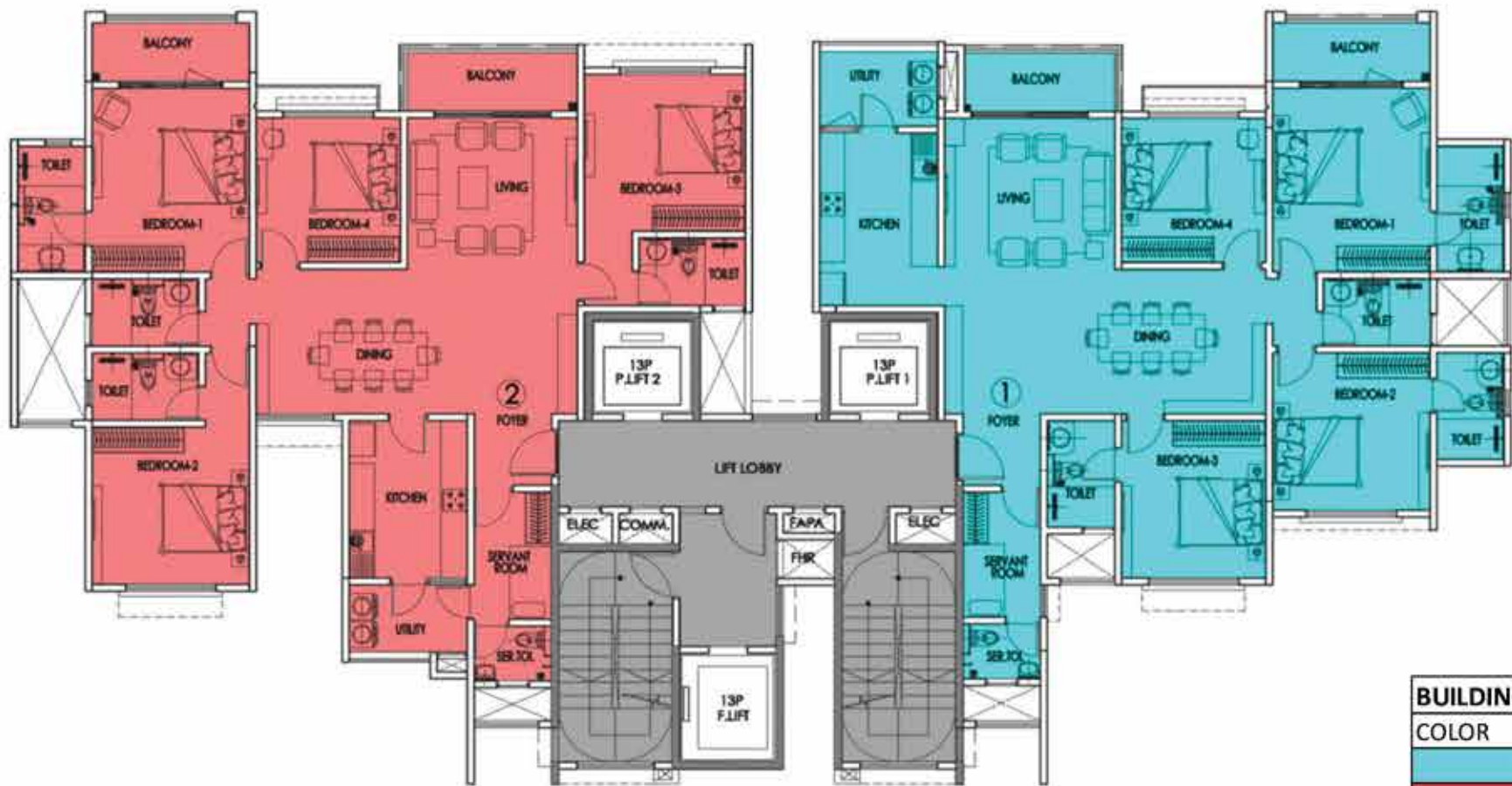


Numbering Plan



Typical Floor Plan

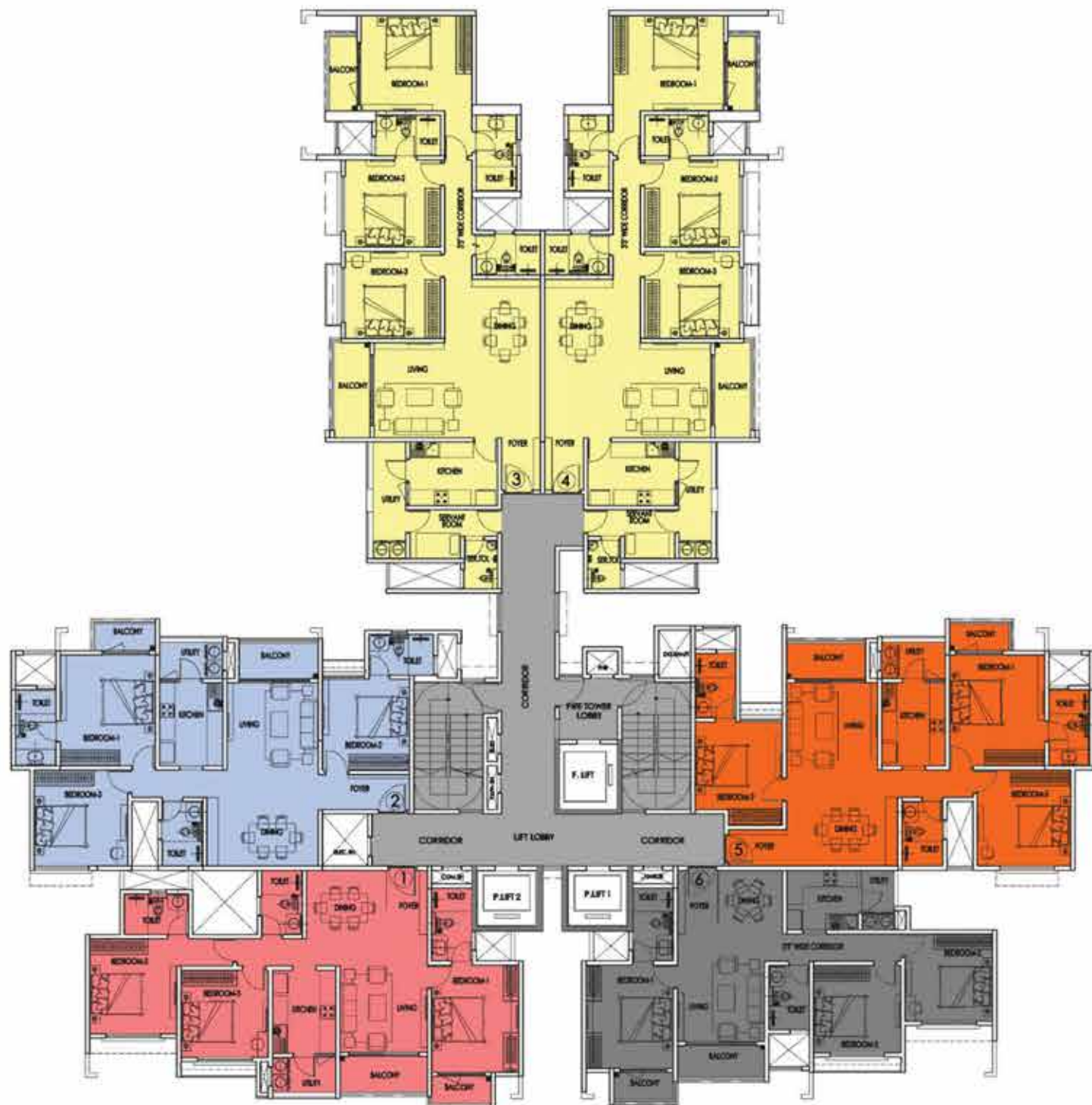
BUILDING - 1 TOWER - 1 & 4
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



BUILDING-01 - TOWER 1 & 4				
COLOR	TYPE	UNIT NOS	NO OF BED	AREA/ SQ.FT
	G1	1	4 BED	2204.00
	G2	2	4 BED	2290.00

Typical Floor Plan

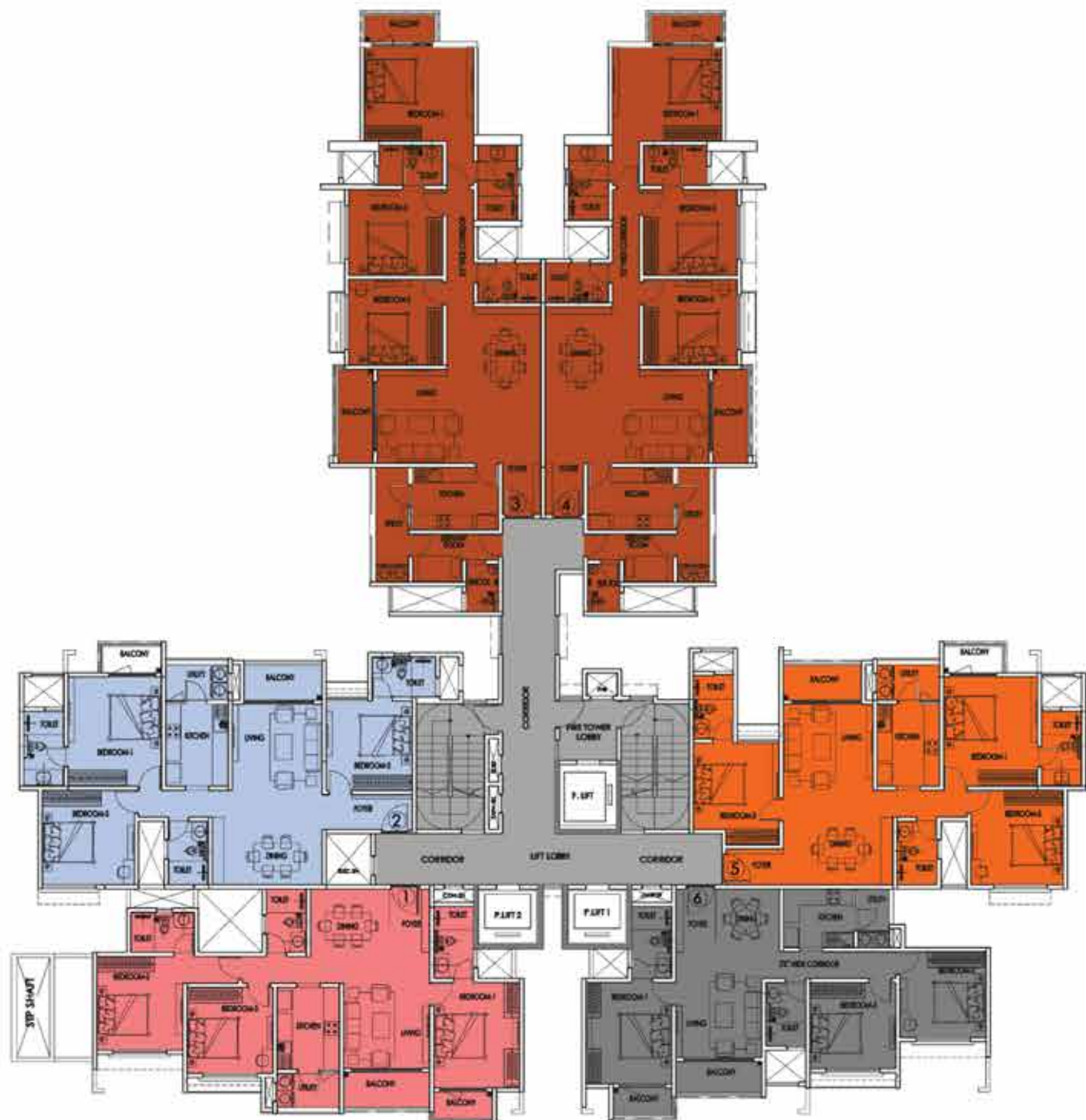
BUILDING - 1 TOWER - 2
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



BUILDING-01 - TOWER 2				
COLOR	TYPE	UNIT NOS	NO OF BED	AREA/ SQ.FT
	E1	1	3BED (medium)	1536.00
	E3	2	3BED (medium)	1620.00
	F3	3	3BED (large)	1898.00
	F3	4	3BED (large)	1898.00
	E2	5	3BED (medium)	1599.00
	D1	6	3BED (compact)	1361.00

Typical Floor Plan

BUILDING - 1 TOWER - 3
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



BUILDING-01 - TOWER 3				
COLOR	TYPE	UNIT NOS	NO OF BED	AREA/ SQ.FT
	E1	1	3BED (medium)	1536.00
	E3	2	3BED (medium)	1620.00
	F4	3	3BED (large)	1898.00
	F4	4	3BED (large)	1898.00
	E2	5	3BED (medium)	1599.00
	D1	6	3BED (compact)	1361.00

Typical Floor Plan

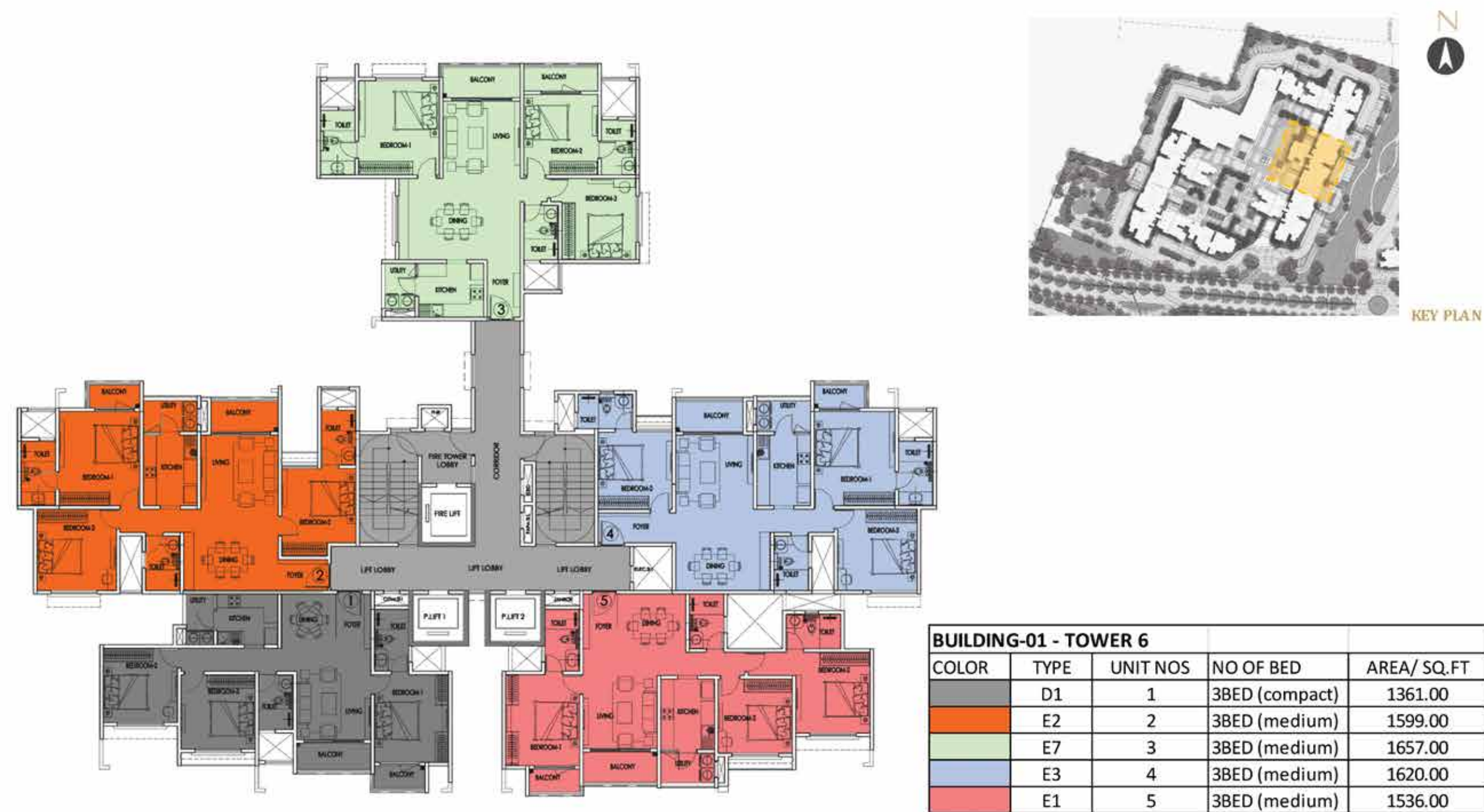
BUILDING - 1 TOWER - 5
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



BUILDING-01 - TOWER 5				
COLOR	TYPE	UNIT NOS	NO OF BED	AREA/ SQ.FT
	D1	1	3BED (compact)	1361.00
	E2	2	3BED (medium)	1599.00
	F3	3	3BED (large)	1898.00
	F3	4	3BED (large)	1898.00
	E3	5	3BED (medium)	1620.00
	E1	6	3BED (medium)	1536.00

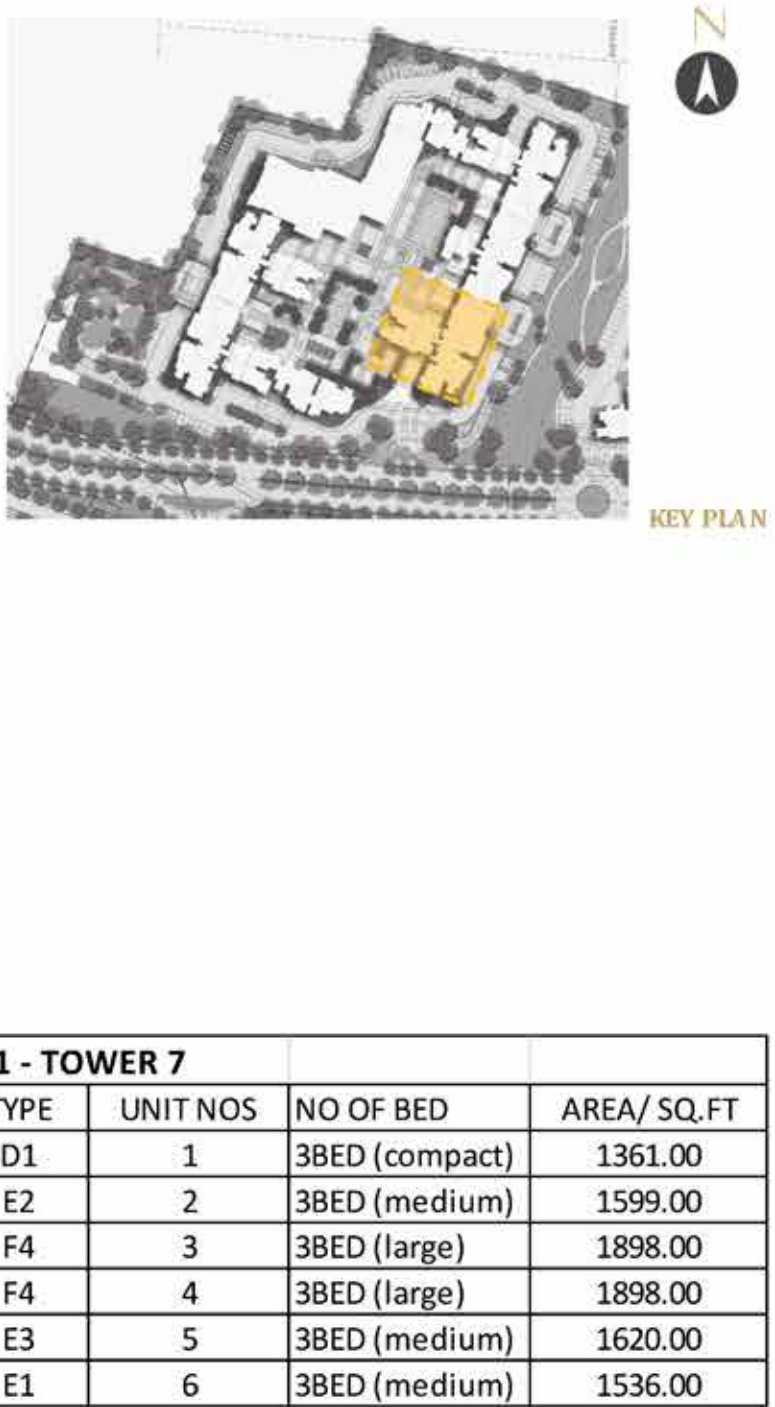
Typical Floor Plan

BUILDING - 1 TOWER - 6
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



Typical Floor Plan

BUILDING - 1 TOWER - 07
(2nd - 18th Floor & 20th - 27th Floor & 29th Floor)



3 Bed Compact

BUILDING - 1 TOWER - 2, 3, 5, 6 & 7

Type D1 (3 Bed Compact)
SBA- 1361 Sq.ft/ 126.42 Sq.m
Carpet Area – 904 Sq.ft / 83.95 Sq.m

- 1. FOYER
 - 2. DINING
 - 3. LIVING
 - 4. KITCHEN
 - 5. BEDROOM - 1
 - 6. BEDROOM - 2
 - 7. BEDROOM - 3
 - 8. TOILET - 1
 - 9. TOILET - 2
 - 10. UTILITY
 - 11. BALCONY
 - 12. BALCONY
- 13'3" X 11'6"
11'0" X 10'2"
9'0" X 7'6"
11'0" X 13'0"
11'0" X 11'0"
11'0" X 11'0"
5'2" X 9'2"
5'2" X 8'2"
4'0" X 7'6"
4'0" WIDE
4' 7" WIDE



T-5, 6 & 7 Unit No – 1 (2nd – 29th Floor)
T-3 Unit No – 6 (2nd – 29th Floor)
T-2 Unit No – 6 (1st – 29th Floor)

3 Bed Medium

BUILDING - 1 TOWER - 2, 3, 5, 6 & 7

Type E1 (3 Bed Medium)
SBA – 1536 Sq.ft/142.71 Sq.m
Carpet Area – 1029 Sq.ft/95.57 Sq.m

- 1. FOYER
 - 2. DINING
 - 3. LIVING
 - 4. KITCHEN
 - 5. BED ROOM - 1
 - 6. BED ROOM - 2
 - 7. BED ROOM - 3
 - 8. TOILET - 1
 - 9. TOILET - 2
 - 10. TOILET - 3
 - 11. UTILITY
 - 12. BALCONY
 - 13. BALCONY
- 5'0" X 8'0"
10'4" X 12'0"
11'0" X 11'0"
8'0" X 10'6"
11'0" X 13'6"
11'0" X 12'0"
11'0" X 11'0"
5'2" X 9'2"
8'2" X 5'2"
5'2" X 8'2"
8'0" X 4'5"
5'0" WIDE
4'0" WIDE



T-2 & 3 Unit No – 1 (2nd – 29th Floor)
T-5 & 07 Unit No – 6 (2nd – 29th Floor)
T-6 Unit No – 5 (2nd – 29th Floor)

3 Bed Medium

BUILDING - 1 TOWER - 2, 3, 5, 6 & 7

Type E2 (3 Bed Medium)
SBA – 1599 Sq.ft/148.57 Sq.m
Carpet Area – 1077 Sq.ft/100.05 Sq.m

- | | | |
|-----|--------------|---------------|
| 1. | FOYER | 7'4" X 4'6" |
| 2. | DINING | 14'0" X 12'0" |
| 3. | LIVING | 11'6" X 11'0" |
| 4. | KITCHEN | 8'0" X 10'6" |
| 5. | BED ROOM - 1 | 12'0" X 14'0" |
| 6. | BED ROOM - 2 | 11'0" X 11'0" |
| 7. | BED ROOM - 3 | 12'0" X 12'0" |
| 8. | TOILET - 1 | 5'2" X 9'7" |
| 9. | TOILET - 2 | 5'2" X 8'2" |
| 10. | TOILET - 3 | 5'2" X 8'2" |
| 11. | UTILITY | 8'0" X 4'7" |
| 12. | BALCONY | 4'0" WIDE |
| 13. | BALCONY | 5'0" WIDE |



CLUSTER PLAN



KEY PLAN

T-2 Unit No – 5 (1st – 18th Floor, 20th - 27th & 29th Floor)
T-3 Unit No – 5 (2nd -18th Floor, 20th – 27th & 29th Floor)
T-5 & 6 Unit No – 2 (2nd – 18th Floor 20th – 27th & 29th Floor)
T- 7 Unit No – 2 (1st – 18th Floor ,20th – 27th & 29th Floor)



3 Bed Medium

BUILDING - 1 TOWER - 2, 3, 5, 6 & 7

Type E3 (3 Bed Medium)
SBA – 1620 Sq.ft/150.51 Sq.m
Carpet Area – 1088 Sq.ft/101.04 Sq.m

- | | | |
|-----|--------------|----------------|
| 1. | FOYER | 11'6" X 4'5" |
| 2. | DINING | 14'0" X 12'0" |
| 3. | LIVING | 11'6" X 11'0" |
| 4. | KITCHEN | 8'0" X 10'6" |
| 5. | BED ROOM - 1 | 12'0" X 14'0" |
| 6. | BED ROOM - 2 | 11'0" X 11'6" |
| 7. | BED ROOM - 3 | 11'10" X 12'0" |
| 8. | TOILET - 1 | 5'2" X 9'7" |
| 9. | TOILET - 2 | 8'2" X 5'2" |
| 10. | TOILET - 3 | 5'2" X 8'2" |
| 11. | UTILITY | 8'0" X 4'7" |
| 12. | BALCONY | 4'0" WIDE |
| 13. | BALCONY | 5'0" WIDE |



CLUSTER PLAN



KEY PLAN

T-2 Unit No – 2 (2nd – 29th Floor)
T-3 Unit No – 2 (1st – 29th Floor)
T-5 Unit No – 5 (Ground Floor – 29th Floor)
T-7 Unit No – 5 (2nd – 29th Floor)
T-6 Unit No – 4 (2nd – 29th Floor)



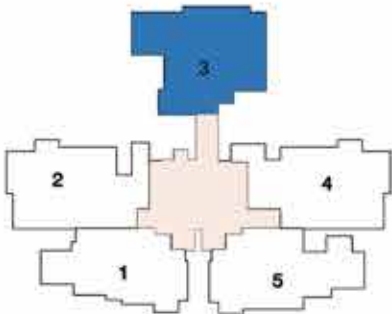
3 Bed Medium

BUILDING - 1 TOWER - 6

Type E7 (3 Bed Medium)
SBA – 1657 Sq.ft/153.91 Sq.m
Carpet Area – 1112 Sq.ft/103.32 Sq.m



- | | | |
|-----|--------------|---------------|
| 1. | FOYER | 5'0" X 8'6" |
| 2. | LIVING | 11'6" X 11'6" |
| 3. | DINING | 18'0" X 12'0" |
| 4. | KITCHEN | 9'8" X 8'0" |
| 5. | BED ROOM - 1 | 12'0" X 14'0" |
| 6. | BED ROOM - 2 | 11'0" X 12'0" |
| 7. | BED ROOM - 3 | 11'0" X 12'0" |
| 8. | TOILET - 1 | 5'2" X 9'7" |
| 9. | TOILET - 2 | 5'2" X 8'2" |
| 10. | TOILET - 3 | 5'2" X 8'2" |
| 11. | UTILITY | 4'5" X 6'8" |
| 12. | BALCONY | 5'0" WIDE |
| 13. | BALCONY | 4'0" WIDE |



TOWER - 6
CLUSTER PLAN



KEY PLAN

Unit No – 3 (2nd -29th Floor)

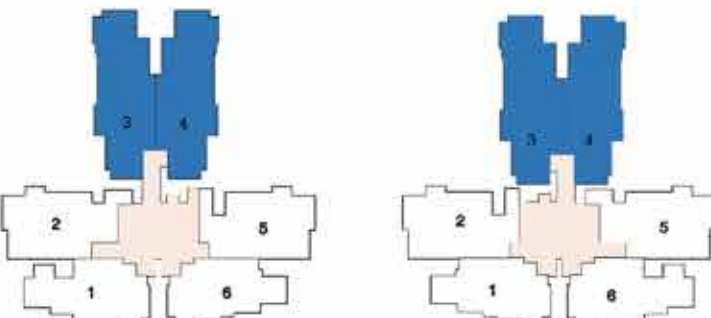
3 Bed Large

BUILDING - 1 TOWER - 2 & 5

Type F3 (3 Bed Large)
SBA – 1898 Sq.ft/176.31 Sq.m
Carpet Area – 1252 Sq.ft/116.34 Sq.m



- | | | |
|-----|--------------|---------------|
| 1. | FOYER | 5'0" X 6'6" |
| 2. | DINING | 12'0" X 20'0" |
| 3. | LIVING | 9'0" X 12'0" |
| 4. | KITCHEN | 11'0" X 8'0" |
| 5. | BED ROOM - 1 | 14'0" X 12'0" |
| 6. | BED ROOM - 2 | 12'0" X 11'0" |
| 7. | BED ROOM - 3 | 12'0" X 11'0" |
| 8. | TOILET - 1 | 5'2" X 9'7" |
| 9. | TOILET - 2 | 8'2" X 5'2" |
| 10. | TOILET - 3 | 8'2" X 5'2" |
| 11. | BALCONY | 4'0" WIDE |
| 12. | BALCONY | 5'0" WIDE |
| 13. | UTILITY | 4'2" X 14'8" |
| 14. | MAIDS ROOM | 6'4" X 6'2" |
| 15. | MAIDS TOILET | 4'2" X 6'0" |



TOWER - 2
TOWER - 5
CLUSTER PLAN



KEY PLAN

Unit No – 3 & 4 (2nd- 29th Floor)

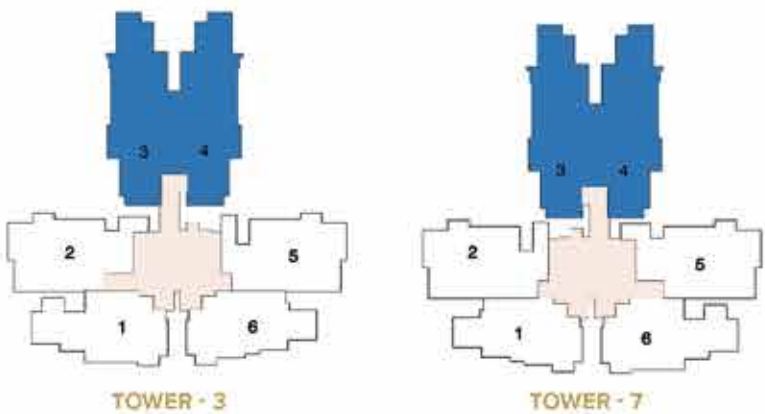
3 Bed Large

BUILDING - 1 TOWER - 3 & 7



Type F4 (3 Bed Large)
SBA - 1898 Sq.ft/176.31 Sq.m
Carpet Area - 1252 Sq.ft/116.34 Sq.m

- | | | |
|-----|--------------|---------------|
| 1. | FOYER | 5'0" X 6'6" |
| 2. | DINING | 12'0" X 20'0" |
| 3. | LIVING | 9'0" X 12'0" |
| 4. | KITCHEN | 11'0" X 8'0" |
| 5. | BED ROOM - 1 | 14'0" X 12'0" |
| 6. | BED ROOM - 2 | 12'0" X 11'0" |
| 7. | BED ROOM - 3 | 12'0" X 11'0" |
| 8. | TOILET - 1 | 5'2" X 9'7" |
| 9. | TOILET - 2 | 8'2" X 5'2" |
| 10. | TOILET - 3 | 8'2" X 5'2" |
| 11. | BALCONY | 4'0" WIDE |
| 12. | BALCONY | 5'0" WIDE |
| 13. | UTILITY | 4'2" X 14'8" |
| 14. | MAIDS ROOM | 6'4" X 6'2" |
| 15. | MAIDS TOILET | 4'2" X 6'0" |



CLUSTER PLAN

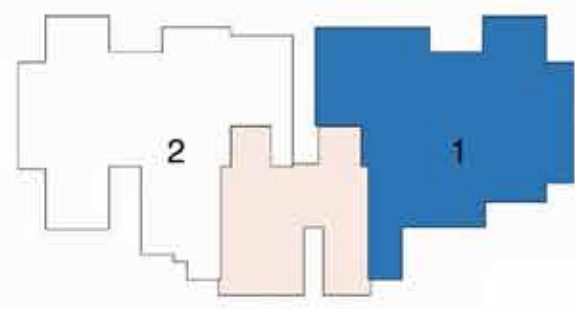


KEY PLAN

Unit No – 3 & 4 (2nd – 29th Floor)

4 Bed

BUILDING - 1 TOWER - 1 & 4



TOWER - 1 & 4
CLUSTER PLAN



KEY PLAN

T-1 Unit No – 1 (Ground Floor - 29th Floor)
T-4 Unit No – 1 (3rd - 29th Floor)



Type G1 (4 Bed)
SBA – 2204 Sq.ft/204.74 Sq.m
Carpet Area – 1490 Sq.ft/138.46 Sq.m

- | | | |
|-----|--------------|----------------|
| 1. | FOYER | 6'0" X 5'5" |
| 2. | DINING | 24'6" X 11'0" |
| 3. | LIVING | 13'0" X 11'6" |
| 4. | BED ROOM - 1 | 12'0" X 14' 0" |
| 5. | BED ROOM - 2 | 12'0" X 12'0" |
| 6. | BED ROOM - 3 | 11'0" X 12'0" |
| 7. | BED ROOM - 4 | 11'0" X 11'0" |
| 8. | KITCHEN | 9'0" X 13'2" |
| 9. | UTILITY | 9'0" X 5'8" |
| 10. | TOILET - 1 | 5'2" X 9'7" |
| 11. | TOILET - 2 | 5'2" X 8'2" |
| 12. | TOILET - 3 | 5'2" X 8'2" |
| 13. | TOILET - 4 | 8'2" X 5'2" |
| 14. | MAIDS ROOM | 6'0" X 9'7" |
| 15. | MAIDS TOILET | 6'0" X 4'2" |
| 16. | BALCONY | 5'0" WIDE |
| 17. | BALCONY | 5'0" WIDE |

4 Bed

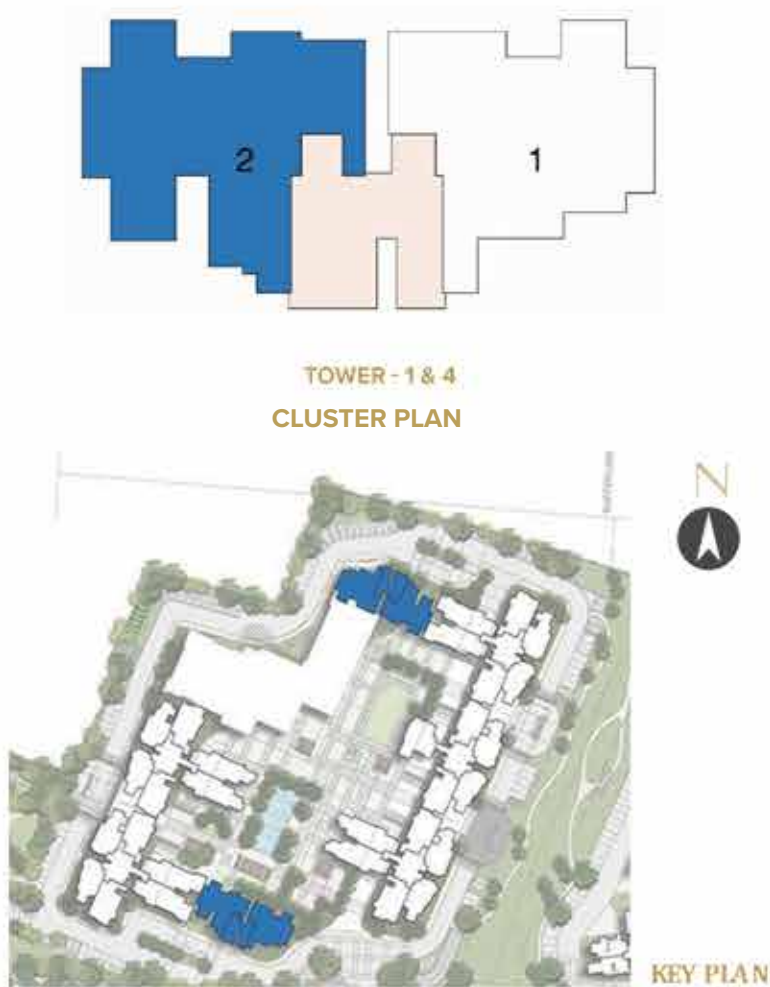
BUILDING - 1 TOWER - 1 & 4

Specifications

Type G2 (4 Bed)
SBA - 2290 Sq.ft/212.78 Sq.m
Carpet Area - 1538 Sq.ft/142.85 Sq.m



- | | | |
|-----|--------------|---------------|
| 1. | FOYER | 6'0" X 5'5" |
| 2. | DINING | 24'6" X 11'0" |
| 3. | LIVING | 13'0" X 11'6" |
| 4. | BED ROOM - 1 | 12'0" X 14'0" |
| 5. | BED ROOM - 2 | 12'0" X 12'0" |
| 6. | BED ROOM - 3 | 12'4" X 12'0" |
| 7. | BED ROOM - 4 | 11'0" X 11'0" |
| 8. | KITCHEN | 9'0" X 12'0" |
| 9. | UTILITY | 9'0" X 5'2" |
| 10. | TOILET - 1 | 5'2" X 9'7" |
| 11. | TOILET - 2 | 8'2" X 5'2" |
| 12. | TOILET - 3 | 8'2" X 5'2" |
| 13. | TOILET - 4 | 8'2" X 5'2" |
| 14. | MAIDS ROOM | 6'0" X 9'7" |
| 15. | MAIDS TOILET | 6'0" X 4'2" |
| 16. | BALCONY | 5'0" WIDE |
| 17. | BALCONY | 5'0" WIDE |



T-1 & 4 Unit No - 2 (2nd - 29th Floor)

STRUCTURE

- RCC Structure

LOBBY

- Elegant lobby flooring in ground floor
- Basement and upper floor lobby flooring in vitrified tiles
- Lift cladding in marble / granite as per architect's design
- Service staircase and service lobby in KOTA Stone / cement tiles on the treads
- All lobby walls will be finished with texture paint and ceilings in distemper

LIFTS

- Lifts of suitable size and capacity will be provided in all towers

APARTMENT FLOORING

- Vitrified tiles in the foyer, living, dining, corridors, all bedrooms, kitchen & utility
- Ceramic tiles in the balcony

KITCHEN

- Ceramic tile dado provided along the designated counter length from the floor till 1.5m height
- Provision for exhaust fan

TOILETS

- Ceramic tiles for flooring, with ceramic tiles on walls up to the false ceiling
- All toilets with counter top wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets, instant geyser in the maids toilet
- All toilets of the last two floors will have water from solar panels with provision of geyser in the master toilet
- Suspended pipeline in all toilets concealed within a false ceiling
- Provision for exhaust fan

INTERNAL DOORS

- Main door frame in timber and laminated flush shutter
- Internal doors – wooden frames and laminated flush shutters

EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminum frames and sliding shutters for all external doors, or a combination of both wherever required
- UPVC/ Aluminum framed windows with clear glass.

PAINTING

- Premium external emulsion on exterior walls
- Internal walls and ceilings in OBD
- All railings in enamel paint

ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided for
- TV points provided in the living and all bedrooms
- Telephone points provided in the living and kitchen only
- ELCB and individual meters will be provided for all apartments

SECURITY SYSTEM

- Security cabins at all entrances and exits having CCTV coverage

DG POWER

- Generator will be provided for all common areas

AT ADDITIONAL COST

- DG POWER – 100% backup for all apartments at additional cost.

LEADERS IN REAL ESTATE

RESIDENTIAL



COMMERCIAL



RETAIL



HOSPITALITY



- Bengaluru • Chennai • Goa • Hyderabad • Kochi • Mangaluru • Delhi-NCR • Mumbai • Ahmedabad • Dubai Sales Office

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The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All Apartment interior views do not depict the standard wall, color & ceiling finishes and are not part of the offering.

Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas.