



THE AVENUE

LUXURY LIVING

WHITEFIELD-BANGALORE-INDIA

25

YEARS EXPERIENCE

Ezzy Group is a world-class infrastructure and property management company, with leading positions across the urban markets in India. Our underlying philosophy of building long term relationships with our customers is firmly based on our values of professional delivery, high quality service and operational excellence.

Strongly positioned as an international luxury real estate brand, our landmark projects are defined by superior quality, detail and perfection.

The leadership team at Ezzy Group has over 25 years of experience in construction and development in India and the Gulf countries, and is committed to applying its expertise to delivering exceptional luxury lifestyle projects. We take pride in ourselves, our work and our core values. We strongly believe, with each new project, Ezzy Group will continue to raise the bar in world class luxury living.



Long-term Opportunities

GROWTH & RETURN



INTRODUCING THE AVENUE, A BOUTIQUE DEVELOPMENT OF THIRTY-SIX 3 AND 4 BEDROOM LUXURY RESIDENCES IN BANGALORE'S BURGEONING WHITEFIELD DISTRICT. THE AVENUE PROVIDES THE OPULENT INTERIORS AND FIVE STAR RESIDENTS' SERVICES DEMANDED BY DISCERNING PROFESSIONALS, AND OFFERS A GOLDEN OPPORTUNITY FOR INVESTORS LOOKING FOR GROWTH AND RETURN.



36

*A stunning collection of
36 boutique residences,
individually designed to provide
a unique lifestyle with
elite services.*

THE AVENUE

Welcome to The Avenue, Ezzy Group's flagship development in the heart of Whitefield, Bangalore. This splendid private residence has all the attributes of a luxurious boutique hotel, from its international-style reception area to the range of services available for the sole use of its residents.

All is elegance, grace and polish. In the double height entrance lobby, you will be charmed and impressed by the magnificent water cascades, glass walls and ebony panelling. You will be intrigued by views of the pool and gym through the lobby's glass walls, and the 25 foot feature wall which acts as the backdrop. The private cinema, with top quality Dolby surround sound, is yet another feature that helps create an incomparable lifestyle at The Avenue.



INSPIRED

Stepping into the sumptuous entrance lobby at The Avenue, you might be entering one of the world's finest hotels; but, you are simply coming home.

The apartments within The Avenue are extremely spacious and ideal for family living and entertaining. We are offering a choice of 3 and 4 bedroom configurations, each with a beautifully appointed open plan kitchen/living/dining room with Italian marble flooring, and a separate chef's kitchen.

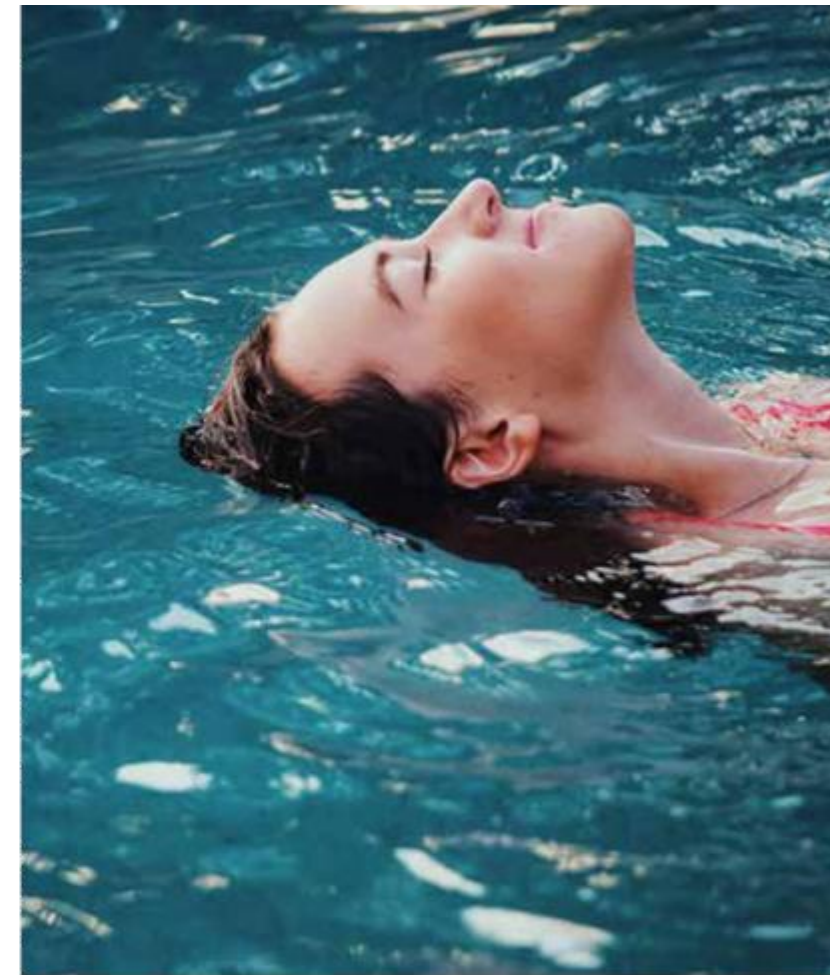
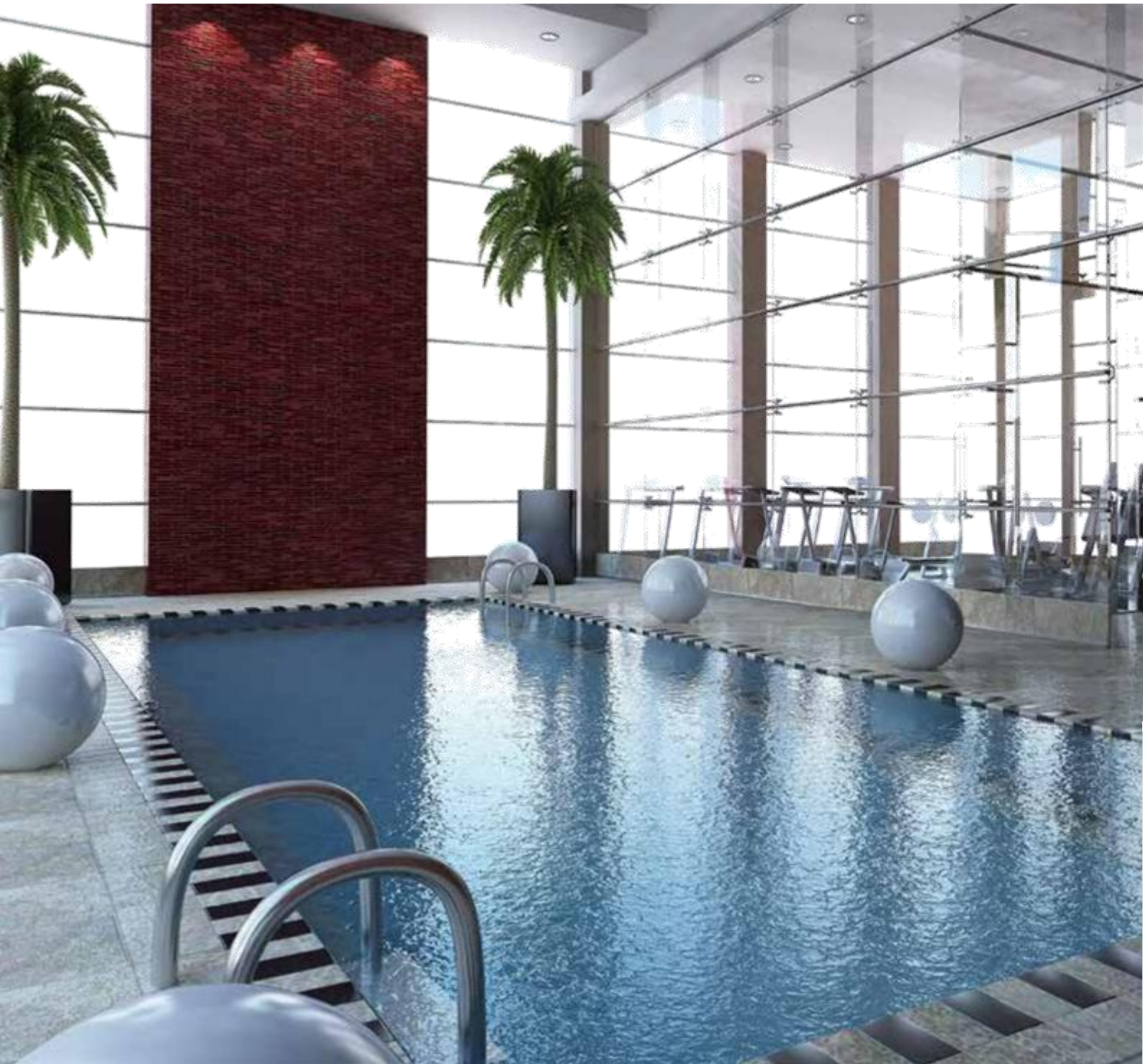
The beautifully designed bedrooms are havens of peace and privacy, with attached bathrooms and built-in closets. The master bedrooms also offer a bright and spacious balcony.

A separate service area, consisting of a maid's room with its own bathroom, ensures full privacy to residents.



3

*At your service!
Three parking spaces per apartment, valet parking, business lounge and a 24 hour concierge.*

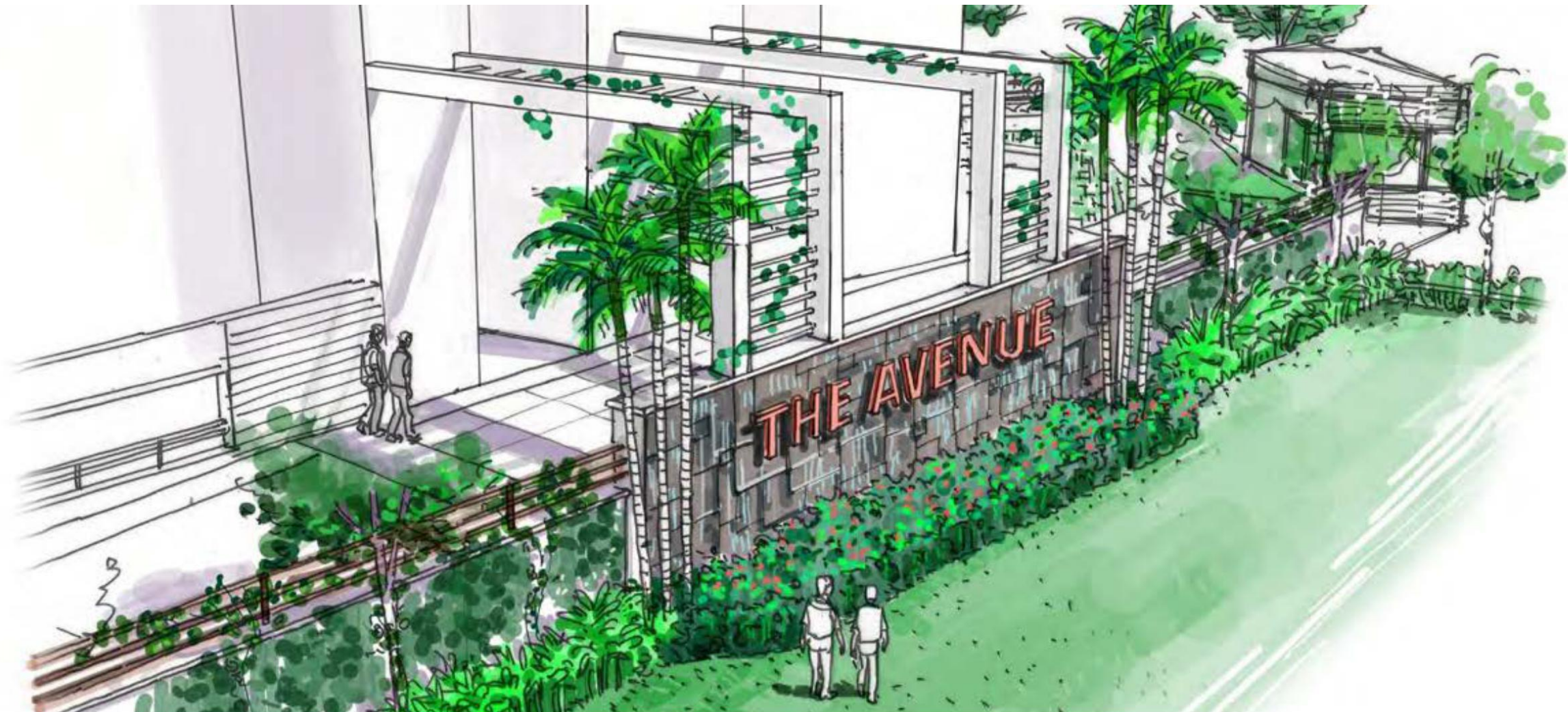


Escape the heat of the city in The Avenue's incredible private club house. Slip into the temperature controlled indoor pool, relax in the sauna or steam room, let daily cares evaporate.

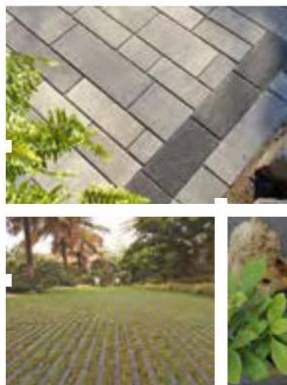
JOY



LANDSCAPE



Swimming Pool feature wall, Backlit overlapping Metal sheets or Wooden discs.



Jogging Track. Pathway and Driveway. Basant Betons Pavers, Great Fisteen Grass Pavers. Artline Basani Belons Eleganz Pavers by Basant Betons.



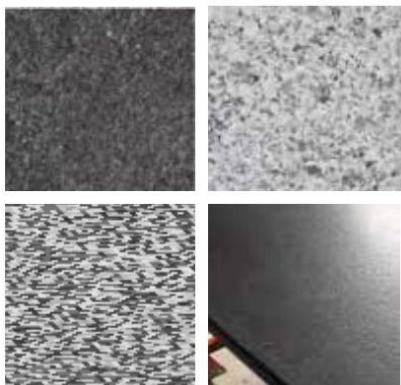
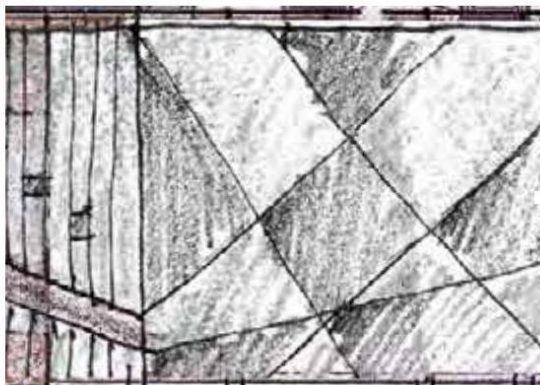
Pebble finish.



Trickling Wall. Serrated Granite finish, different size Granite thickness creates an undulating effect.



Ornate cast covers on all visible drains.



Silver Grey Granite Leather Fish Lepotra, flame and Black Granite. antique finish.

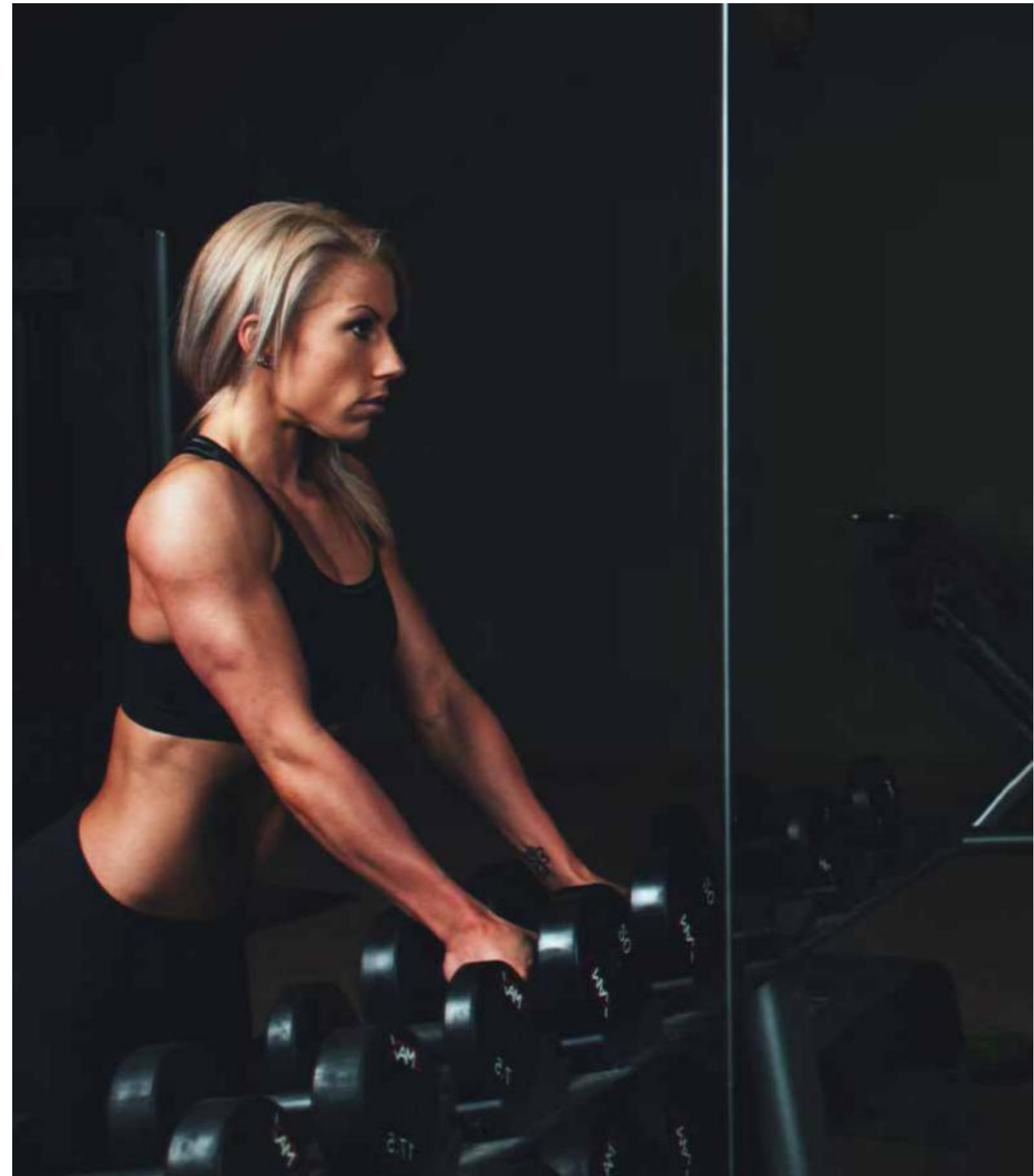
UNIT TYPE - A

3-BEDROOM & HALL & KITCHEN

3596 Sqft



01	Master Bedroom	12'0" x 14'6"	03	Bathroom 03	5'0" x 9'3"
02	Bedroom	11'0" x 14'6"	04	Powder Room	5'0" x 5'6"
03	Bathroom 02	5'0" x 9'6"	05	Bedroom 03	15'0" x 11' 0"
04	Dining Area	25'0" x 14'6"	06	Bathroom 05	4'0" x 6'0"
05	Master Bathroom	11'9" x 9'6"	07	Chef's Kitchen	8'0" x 13'0"
06	Kitchen	17'3" x 6'9"	08	Entry Foyer	6'3" x 14'6"
07	Living Area	22'0" x 17'0"	09	Maid's	10'0" x 6'0"



UNIT TYPE - B

4-BEDROOM & HALL & KITCHEN

4595 Sqft



01	Master Bathroom	20'6" x 7'6"	1	Master Bedroom	19'3" x 15'0"
02	Maid's	7'6" x 8'6"	1	Office	11'3" x 11'6"
03	Chef's Kitchen	8'9" x 8'6"	1	Bathroom 02	6'0" x 10'0"
04	Kitchen	12'0" x 11'6"	1	Bedroom 02	13'9" x 11'6"
05	Dining Area	18'3" x 11'6"	1	Living Area	33'0" x 15'6"
06	Entry Foyer	8'6" x 10'0"	1	Bedroom 03	4'9" x 11'6"
07	Powder Room	8'0" x 5'6"	1	Bathroom 03	6'0" x 11'0"
08	Bathroom 04	8'6" x 7'6"	1	Bedroom 04	14'9" x 14'6"
09	Bathroom 05	7'6" x 4'0"			



UNIT TYPE - C
3-BEDROOM & HALL & KITCHEN
4010 Sqft



01	Bedroom 02	13'6" x 12'6"	06	Kitchen	8'6" x 16'6"
02	Bathroom 02	8'0" x 7'0"	07	Living Area	30'6" x 20'0"
03	Bathroom 04	6'0" x 4'0"	10	Master Bathroom	9'6" x 12'3"
04	Chef's Kitchen	12'3" x 9'0"	11	Powder Room	6'0" x 6'3"
05	Entry Foyer	15'6" x 6'6"	12	Bedroom 03	12'6" x 11'6"
06	Maid's	5'9" x 7'3"	13	Dining Area	17'0" x 14'0"
07	Master Bedroom	13'0" x 16'6"	14	Bathroom 03	6'6" x 9'0"





COMFORT & THRILLS

PRIVATE VIEW

The Avenue offers an unsurpassed experience with its own personal cinema, exclusively for residents, with gold class seats and incredible Dolby surround sound.

SWEET DREAMS

Each apartment has 3 or 4 beautifully appointed bedrooms, with the luxury of an attached bathroom and built in closets, plus an airy balcony to the master suite.

SHOP & DINE

Whitefield's modern malls combine retail therapy with delicious dining, sports and entertainment, in smart, air-conditioned surroundings.

SILICON CITY

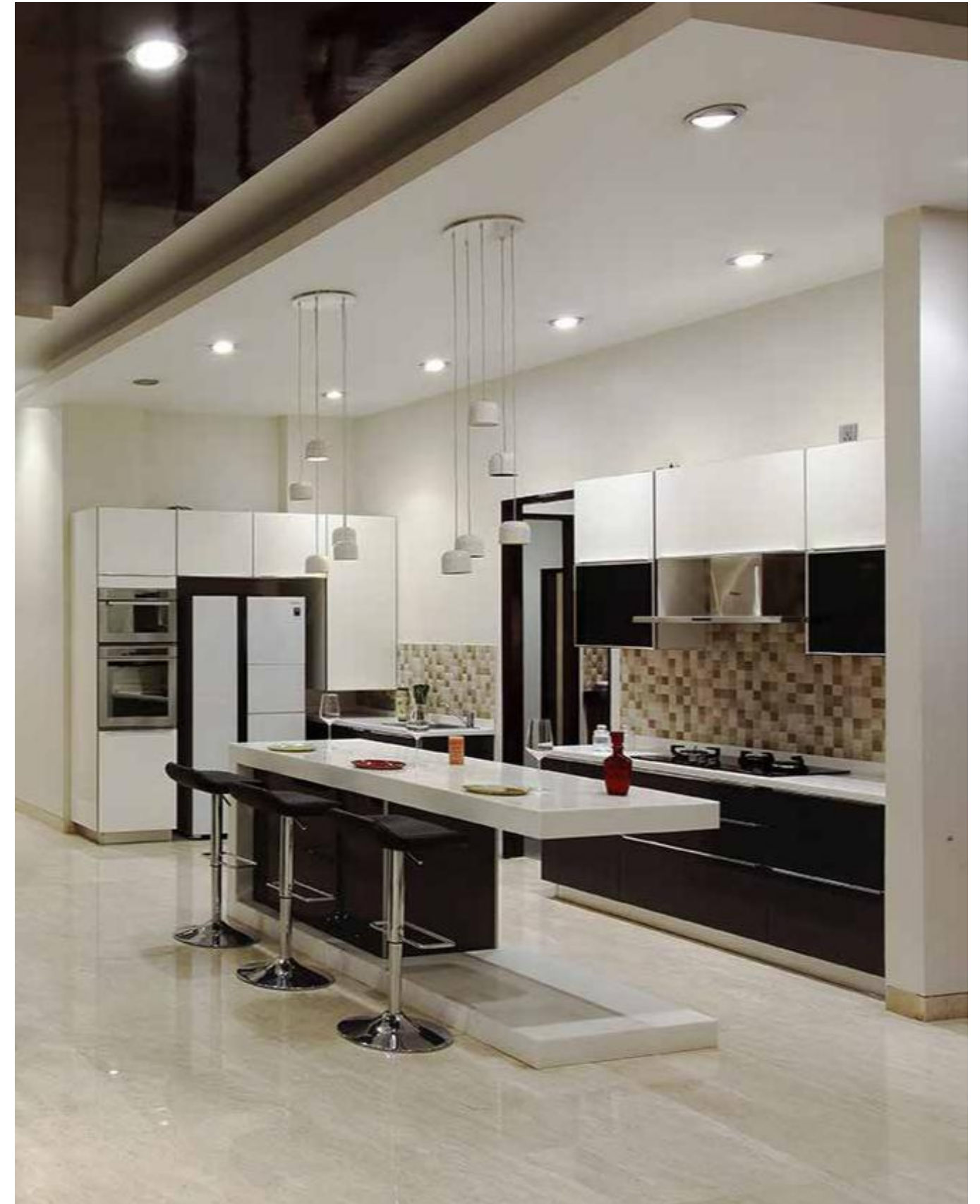
Bangalore is the nation's leading information technology exporter.



The Avenue living space - Based on actual dimensions.

Enjoy the huge open living area complete with dining room and two spacious kitchens.

OPEN



The Avenue dining spaces. Based on actual dimensions



The Avenue master bedroom. Based on actual dimensions

SPECIFICATIONS

Building

- ▲ Location : 330/331, Whitefield Main Road. Whitefield, Bangalore 560 066. INDIA.
- ▲ Principal Architect : Tony Ashai - Ashai Design Corporation, California USA.

Structure

- ▲ RCC framed structure with RCC Sheer Walls/ Cement Block for all walls.
- ▲ Piling & Shoring for Sub Structure.

Lobby & Elevators

- ▲ All Lobby Flooring & Lift Wall Cladding in Granite/ Marble/ Engineered Stone (Italian Marble).
- ▲ 2 Luxury Access-Controlled Passenger Elevators.
- ▲ Dedicated Service Elevators for all the Floors.
- ▲ State-of-the-Art Feature Wall.

Flooring

BEDROOMS

- ▲ Imported Marble in the Foyer, Living, Family & Dining.
- ▲ Decks of the Living & Master Bedroom in Designer Exterior Tiles.
- ▲ Designer Anti-Skid Flooring in all the Balconies & Decks.
- ▲ Engineered Wooden Flooring in the Master Bedrooms.
- ▲ All Toilets have Marble/Granite/Ceramic Tiles on the Floor & Walls till the False Ceiling.

KITCHEN

- ▲ 2" Dado above the Granite Counters - Ceramic Tiles.

BASEMENT

- ▲ VDF - Vacuum Dewatered Flooring with Hardness.

Kitchen

- ▲ Double Bowl Sink with Single Lever Spout and Drain.

Utility/Service Area

- ▲ Double Bowl Sink in Utility.
- ▲ Ceramic Tile Flooring & Dado.

Bathrooms

- ▲ Designer Ceramic Tiles for Flooring & Walls till False Ceiling.
- ▲ Granite/Imported Marble Counters in all Bathrooms.
- ▲ Counter Mounted Wash Basins, Master bath is provided with his and her wash basins
- ▲ Superior Quality Branded Fittings and Sanitary Ware (Hansgrohe / Toto or equivalent).
- ▲ Shower Cubicles in all Master Bathrooms.
- ▲ King-Size Bath Tub in the Master Bathroom.
- ▲ False Ceiling.

... your new home combines attention to detail, exceptional luxury living and a professional purchasing experience ...

Finishes - Doors & Windows

- ▲ 8" Entrance Door with Teak Architraves.
- ▲ Internal Doors - High Quality Flush Shutters with Architraves.
 - ▲ External Doors/Windows – Powder Coated Aluminium/UPVC Frames & Shutters with Clear Glass.
- ▲ Frameless Floor to Ceiling Glass of 8" High.
- ▲ All Railings in Stainless Steel & Glass.
- ▲ All Doors have Superior Quality Hardware.



Electrical

- ▲ Concealed Wiring with PVC Insulated Copper Wires and Modular Switches.
- ▲ Sufficient Power Outlets & Light Points across the residences.
- ▲ Power – 10 KVA Per Unit.
- ▲ Uninterrupted Power Backup.

Residential Services

- ▲ Full Time Concierge.
- ▲ Private Driveway and Grand Lobby.
- ▲ On-Site Visitor Parking.
- ▲ Housekeeping Services.

Resident Facilities

- ▲ Large Indoor Pool.
- ▲ Multi-purpose Party Hall.
- ▲ Lounge.
- ▲ Screening Room - Private Gold Class Cinema with Dolby Digital Sound.
- ▲ Sauna and Steam Rooms.
- ▲ Billiard Room and Library.
- ▲ Conference Room.
- ▲ Separate Staff and Delivery Entrance.
- ▲ Chauffer Waiting Room.
- ▲ Executive Front Office.
- ▲ Column Free Layouts.

The map illustrates the location of Whitefield, Bangalore, within the city's urban layout. It highlights the proximity of Whitefield to the city center, with distances marked in kilometers. Key landmarks and infrastructure are labeled, including Phoenix Market City, Nakkundi Lake, Gopalan National School, Zuri, Whitefield Lake, Ginger, Kundalahalli Lake, Brookefield, Thubarahalli Lake, Hot City, Sheelavanthakere Lake, Sai Baba Hospital, Nallurahalli Lake, ITPL, Taj, KIADB Export Promotion Area, EPIP Zone, Delhi Public School, Narayana Hrudayalay Dental Clinic, Forum Value M, and Maple Bear. The map also shows major roads like Outer Ring Road, Inner Ring Road, and various local roads. A scale bar at the bottom indicates distances from 0 to 5.5 km. A compass rose is located in the bottom right corner.

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 2

RAIL

5.0 km

Ra ilwa y s iv ic s

School

Hospital

Hotel / Restaurant / Club

Lakes

Shopping Mall

Traffic Signal

Green Space



Ezzy Infratech Private Limited
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Bangalore 560 005
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Tony Ashai - Principal Architect for Ezzy Group in India, is the President of Ashai Design Corporation, based in California.

In the United States, the name, Tony Ashai, is a benchmark for excellence in luxury residential design and today the same exceedingly high standards are being applied to gated communities, resorts, five-star hotels and tower developments worldwide.

