



Connecting Cultures,
Creating Community



AVANEESH
VENTURES



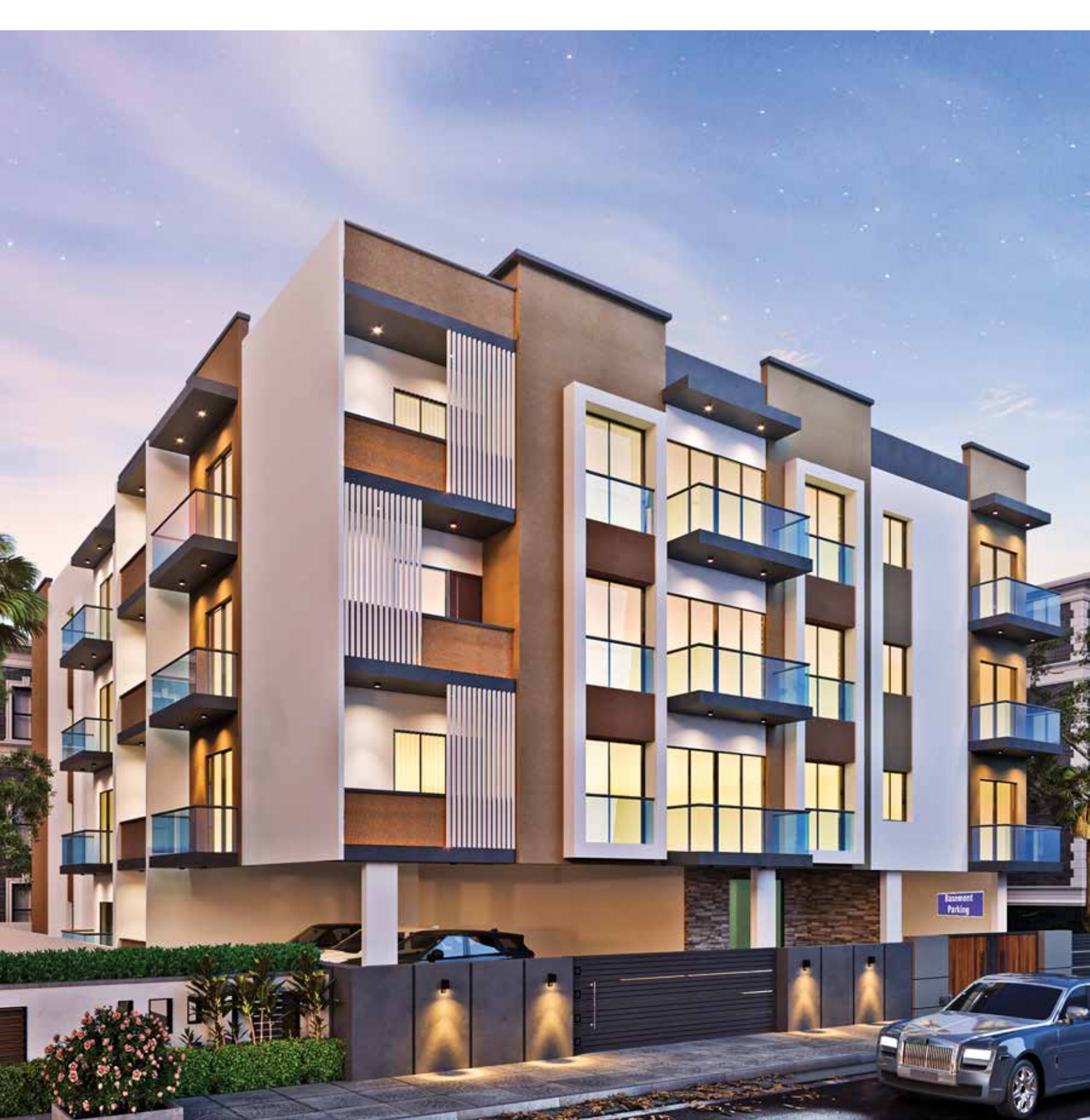
Integrating Comfort & Luxury

'**Aiekya**', located in **J.P Nagar**, South Bangalore's Kanakapura Road, epitomizes luxury living with its blend of residential spaces. Offering a range of meticulously crafted flats, this project boasts modern comforts and amenities for a truly lavish lifestyle. Each unit features non-skid ceramic flooring on the balcony, laminated wooden flooring in bedrooms, and ravishing GVT flooring in living areas, complemented by high-quality fixtures and finishes throughout. Its strategic location ensures easy connectivity to prime areas like **CBD (Central Business District)**, Electronic City and Bannerghatta Road and all parts of Bengaluru along with schools, colleges, and hospitals. Developed by **AVANEESH VENTURES**, this project comprises **18 units**, offering spacious living spaces with only **3 BHK premium flats**.

Building Trust & Excellence

Avaneesh Ventures, a beacon of innovation and excellence in real estate and property development, has proudly thrived for over **two decades**. Our journey has been adorned with remarkable achievements, each project standing as a testament to our unwavering dedication to quality, trust, and visionary design. With every venture we undertake, we ascend the ladder of success, guided by our core values of trust, quality, and impeccable design. Our portfolio is a showcase of success stories that consistently surpass expectations. Specializing in the construction and development of premium real estate ventures in Bangalore, we continue to embrace greater opportunities and explore new horizons. Prestigious projects and proud achievements define our legacy. At Avaneesh Ventures, we are not just building structures; **we are shaping dreams and redefining living experiences** with ambition that truly exceeds excellence.





Typical Floor Plan
North Entry at the entry door



Isometric View
Unit 103 - North Facing, 3 BHK (1674 Sq.ft)

Typical Floor Plan



Isometric View
Unit 105 - East Facing, 3 BHK (1638 sq.ft)

Specifications



STRUCTURE : RCC footings with framed structure with solid concrete block masonry.



PLASTERING : SPONGE finish for external walls for internal walls with smooth finish.



DOORS : All doors are Teak wood frames with BST finished factory made doors with melamine polish, For bathroom OST door with laminate inside.



WINDOWS : MS grill with UPVC windows.



FLOORING : Vitrified tiles in Living, Dining, Bedroom & Kitchen, Anti skid ceramic in toilets, balcony & utility. Granite Flooring in corridors & staircase.



PAINTING : OBD distemper for walls and enamel for wood and steel grills, exterior with ACE/APEX paint. Enamel painting for internal door and window grills.



ELECTRICAL WORK : Provision for AC for all bedrooms. TV & Telephone points in living room, M.bedroom, common bedroom. Modular switches & sockets (CRABTREE or EQUIVALENT).



GENERATOR BACKUP : Sound proof generator with 1 kVA electricity backup for all flats & common area.



KITCHEN : Granite top platform with stainless steel sink and glazed tiles above platform



LIFT FACILITY : Fully Automated 6 passenger capacity lift Johnson / Kone / Otis premium category.



WATER SUPPLY : Adequate water supply through BWSSB and sufficient bore well provision.



TOILETS : Ceramic tile floor and dado upto 8feet height and Jaguar or equivalent make fixtures for all toilets, wall mounting EWC with single lever diverter, shower & Health faucet for all toilets and provision for geyser and exhaust fan.



PARKING : Exclusive covered parking in basement for each flat.



SAFETY SURVEILLANCES : Round the clock security. CCTV Surveillance at common areas.



Electrical Vehicle Charging Point (EV Station) At Parking area for Individual Parking.



RECYCLE & ENERGY SAVING FEATURES : Rainwater Harvesting, Provision for Solar Water Heaters, Energy Saving LED lights for common areas.



J.P Nagar, Kanakapura Road

J.P Nagar, 6th Phase, Kanakapura Road in Bengaluru's south has surged as a top-tier real estate hub in the last decade. Surrounded by established areas like Kumaraswamy Layout and Banashankari, it hosts prestigious projects like Prestige Falcon City and Godrej Eternity. With close proximity of approx 0.3km from Yelachenahalli Metro Station. Connectivity via NICE Ring Road and Outer Ring Road links it to key IT hubs like Electronic City, ORR, and Sarjapur Road. The operational Green Line of Namma Metro and upcoming extensions enhance city-wide accessibility. The area boasts a rich social and retail infrastructure with renowned schools, hospitals, and malls within a 20-minute radius. Proximity to employment hubs like Bidadi Industrial Area and IT parks such as Global Village Tech Park further enrich its appeal.

Well connected with super location advantages



JP Nagar Metro Station



Banashankari Temple



Sagar Hospital



Cura Hospital



Alpine Public School



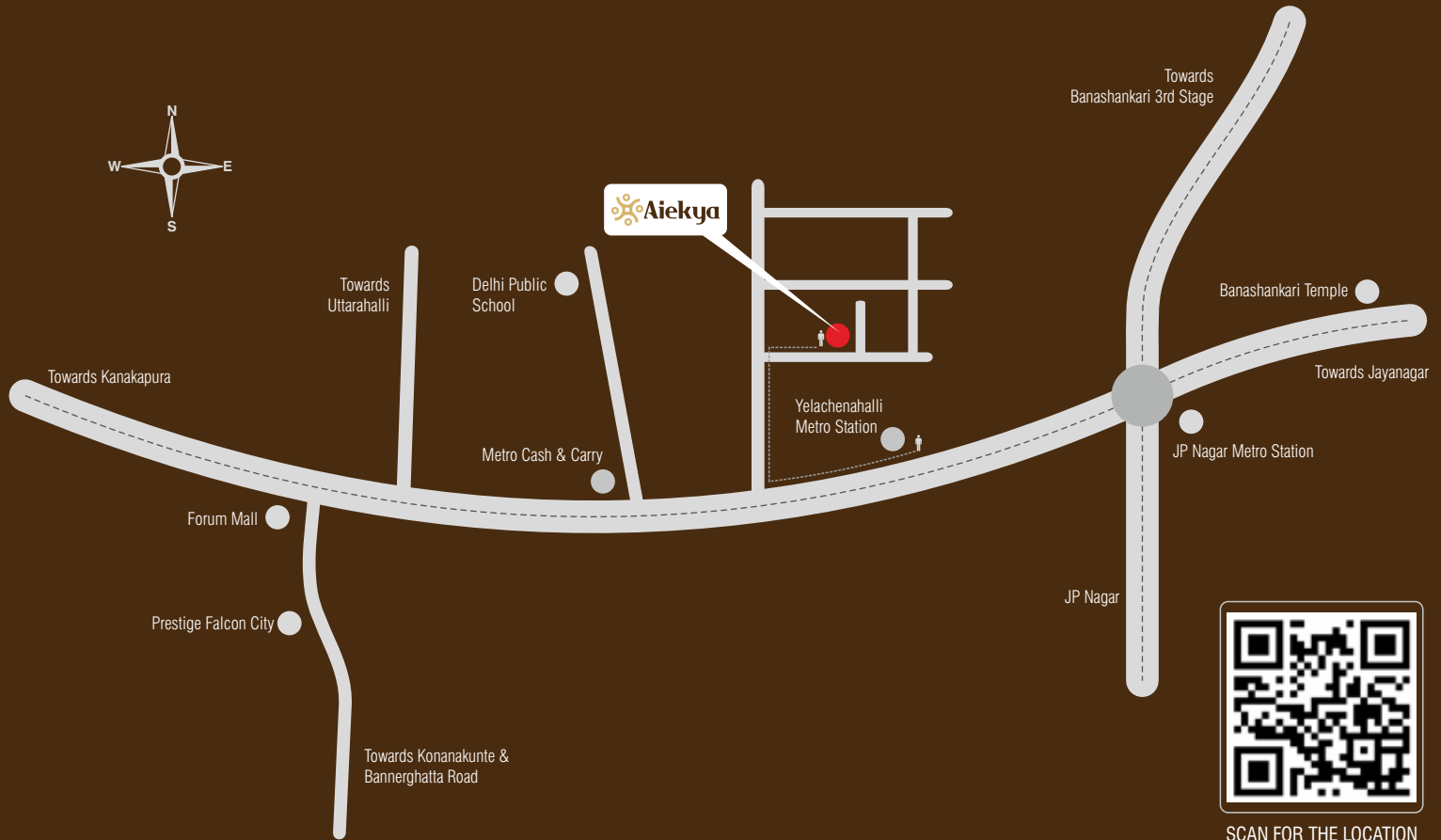
Delhi Public School



Metro Wholesale Supermarket



Forum Mall



SCAN FOR THE LOCATION

This brochure is purely conceptual. It by no means a legal document. The promoters, Developers and the architects reserve the right to add, delete or alter any specifications, elevations or areas mentioned herein if required.



Project Address : No.18, AIEKYA, 1st Cross, Harsha layout, Yelachenahalli, Uttarahalli Hobli, Bengaluru-560078

Office Address : No. 434, Nischaya, Ground Floor, 5th Cross Road, 3rd Phase, JP Nagar, Bangalore - 560078.
E : avaneeshventures0066@gmail.com

For more details please call: