GODREJ AVENUES

YELAHANKA, BANGALORE

Godrej | PROPERTIES

RERA Registration No: PRM/KA/RERA/1251/309/PR/170905/000229 available at website: http://rera.karnataka.gov.in

After a successful launch of Phase-1 at Godrej Avenues, Godrej Properties is back to recreate magic in North Bangalore

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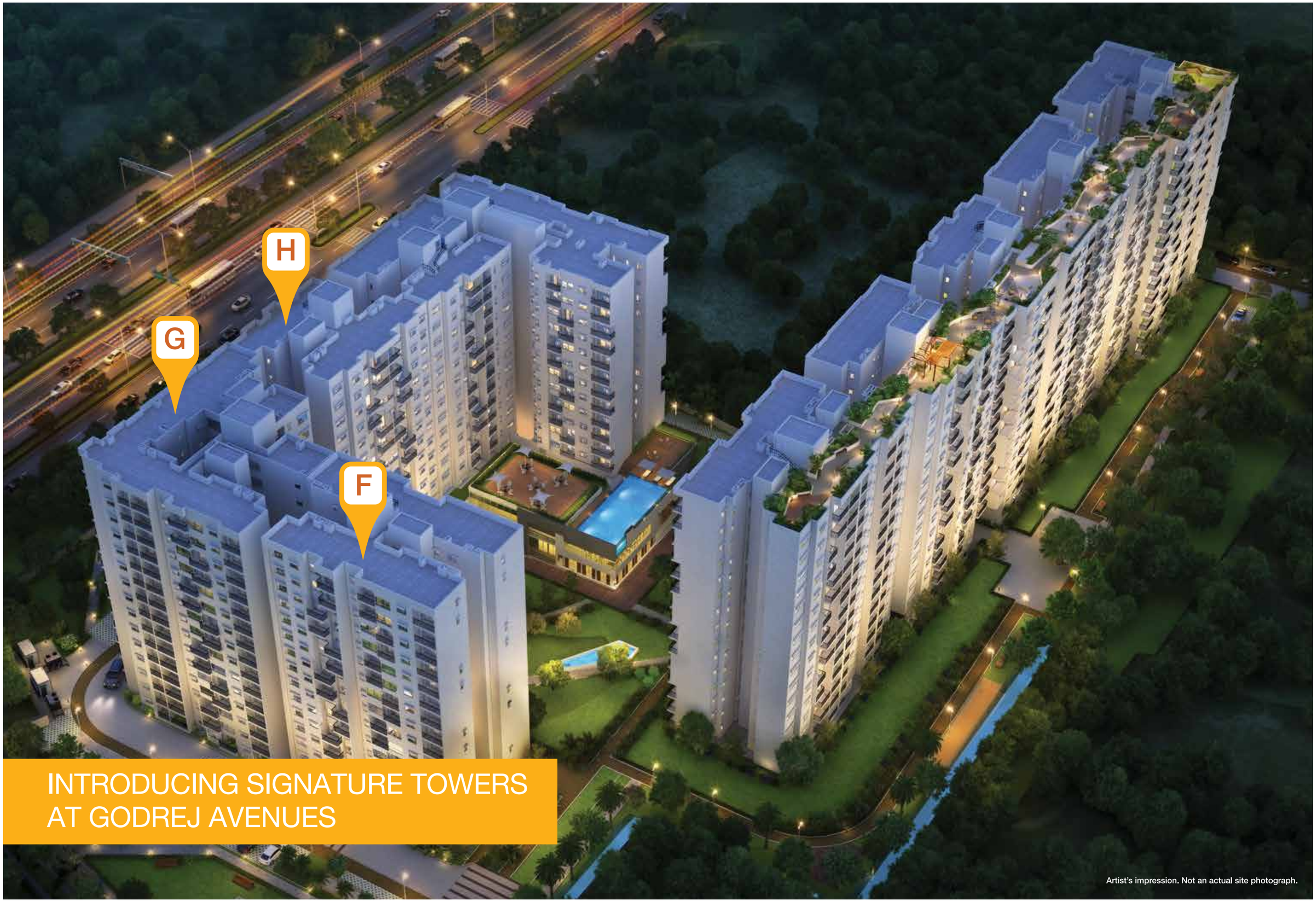

INTRODUCING SIGNATURE TOWERS AT GODREJ AVENUES

Artist's impression. Not an actual site photograph.

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A PROMISING LOCATION IN NORTH BANGALORE

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STAY CONNECTED TO HAPPINESS

Godrej Avenues offers you excellent connectivity to every important hub in Bengaluru.

ROAD

Enjoy easy access to Outer Ring Road, Yelahanka-Doddaballapur Highway and the International Airport Road

AIR

The International Airport Road from Yelahanka takes you straight to the International Airport in 35 min*

RAIL

Yelahanka Railway Station - 15 min*

Hebbal Railway Station - 25 min*

SOCIAL INFRASTRUCTURE

SCHOOLS

National Public School | Mallya Aditi International School

Canadian International School | EuroKids

COLLEGES & TECHNICAL INSTITUTIONS

BMS Institute of Technology | Sir M. Visvesvaraya Institute of Technology

Presidency College | Srishti School of Art, Design and Technology

HOSPITALS

Aster CMI Hospital | Baptist Hospital

Columbia Asia Hospital | Malavya Hospital

MALLS & RESORTS

Esteem Mall, Hebbal | Chairman's Club Resort

Elements Mall, Thanisandra

BUSINESS PARKS & OFFICES

RMZ Galleria | NCC Urban | Manyata Tech Park

Kirloskar Tech Park | World Trade Centre

*Approximate travel time as per Google Maps, subject to change as per traffic conditions.

Source: Google Maps | Map Not to Scale | #https://www.deccanherald.com/content/592456/itir-likely-fetch-20-billion.html#main-content

HOSPITAL | MALL / MARKET | AIRPORT | COMMERCIAL / RESIDENTIAL COMPLEX | LANDMARK | SCHOOL / COLLEGE | RAILWAY STATION | HOTEL | RESORT | JUNCTION | ROADWAY | CRPF | FLYOVER

YELAHANKA, A SMART INVESTMENT DESTINATION

Yelahanka delivers everything that is essential for a quality lifestyle - civic amenities, infrastructure and a serene environment.

- New flyover connecting International Airport Road to Yelahanka
- Shopping mall opening shortly near Yelahanka Traffic Police Station
- 4-lane site access road
- Flyover connecting Rajanakunte to Airport Road

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AN ADDRESS WHERE WORK & LIFE ARE PERFECTLY BALANCED

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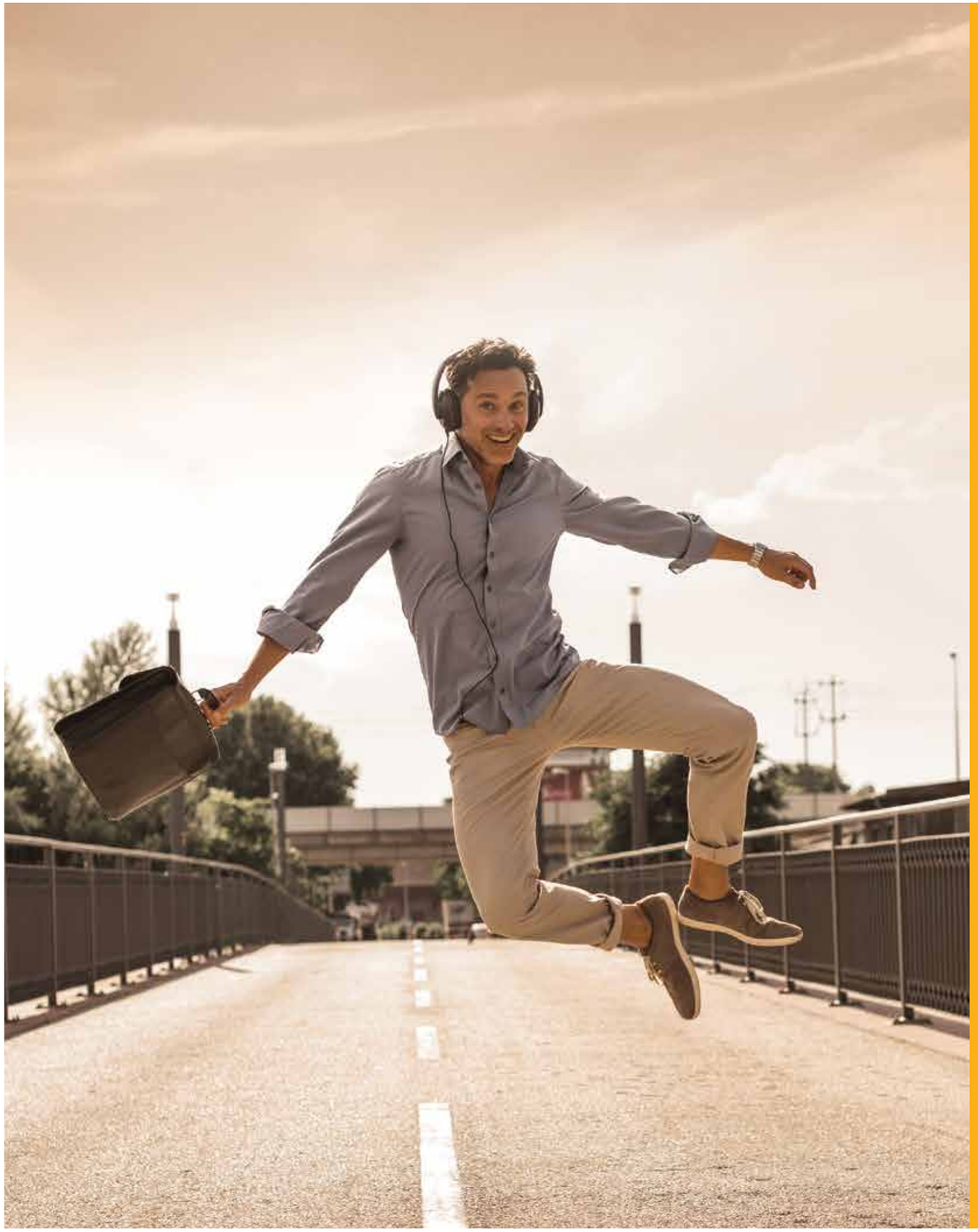

ENJOY THE BEST OF BOTH WORLDS

WORK

Video Conferencing Facility

Hi-tech Workplace Amenities

Hi-speed Wi-fi

LIFE

Sky Lounge at 46 m (150 ft.)

24x7 Security Features

1858-sq.m. (20,000 sq.ft.) Club Avenues

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THOUGHTFULLY-DESIGNED LIVING SPACES

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GREEN LANDSCAPES AMIDST THE BUSTLING CITY

Artist's impression. Not an actual site photograph.

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A RELAXING WORKSPACE

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OPEN GREEN SPACES

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MASTER LAYOUT PLAN

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Master Plan

The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.

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WORLD-CLASS AMENITIES AT YOUR DOORSTEP

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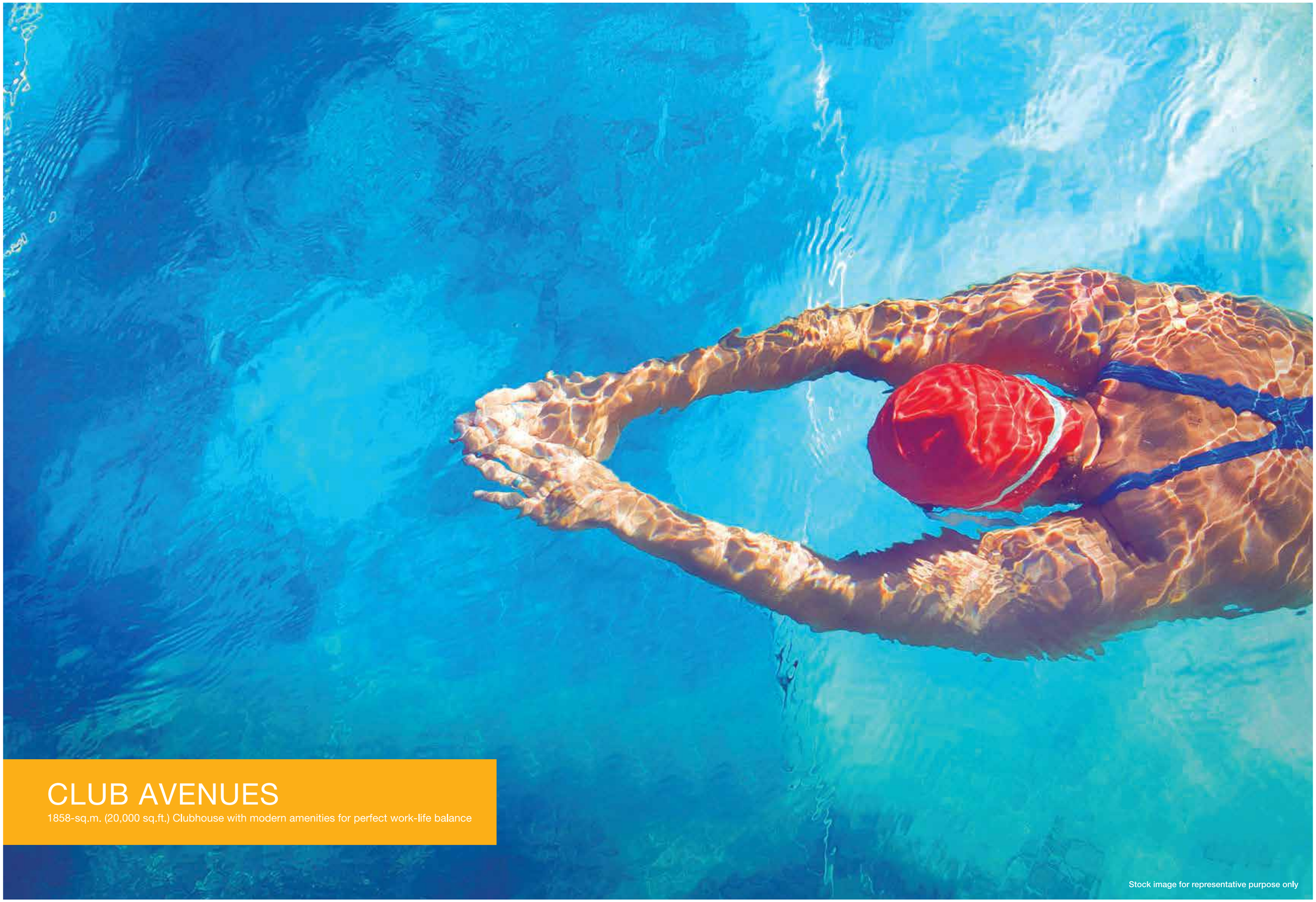

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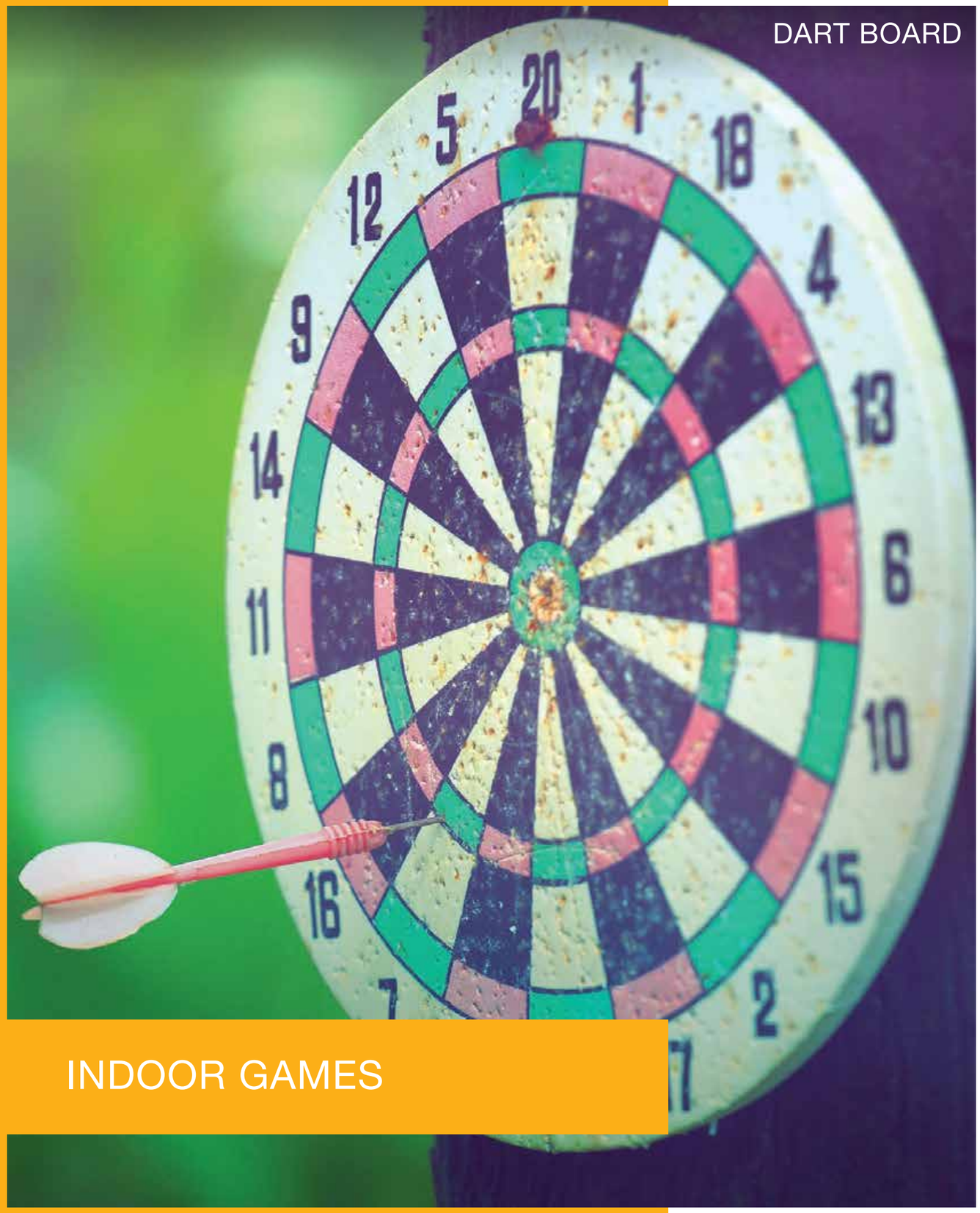

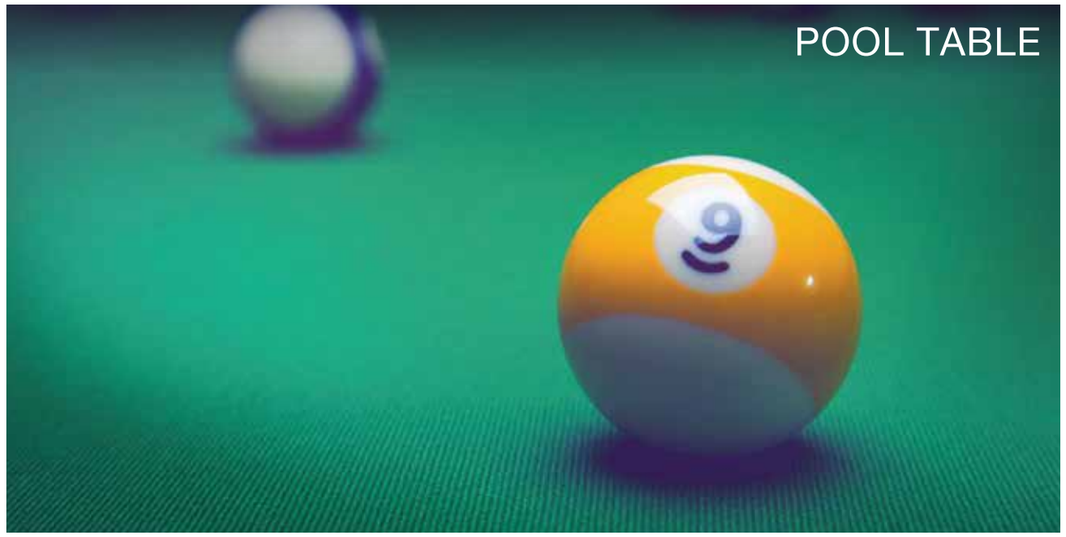

INDOOR GAMES

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INDOOR AMENITIES

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SKY LOUNGE AT 46 METERS (150 FEET)

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EXCLUSIVE LIFESTYLE TIE-UPS

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EAR DRUMS MUSIC HUB

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NILGIRI'S SUPERMARKET

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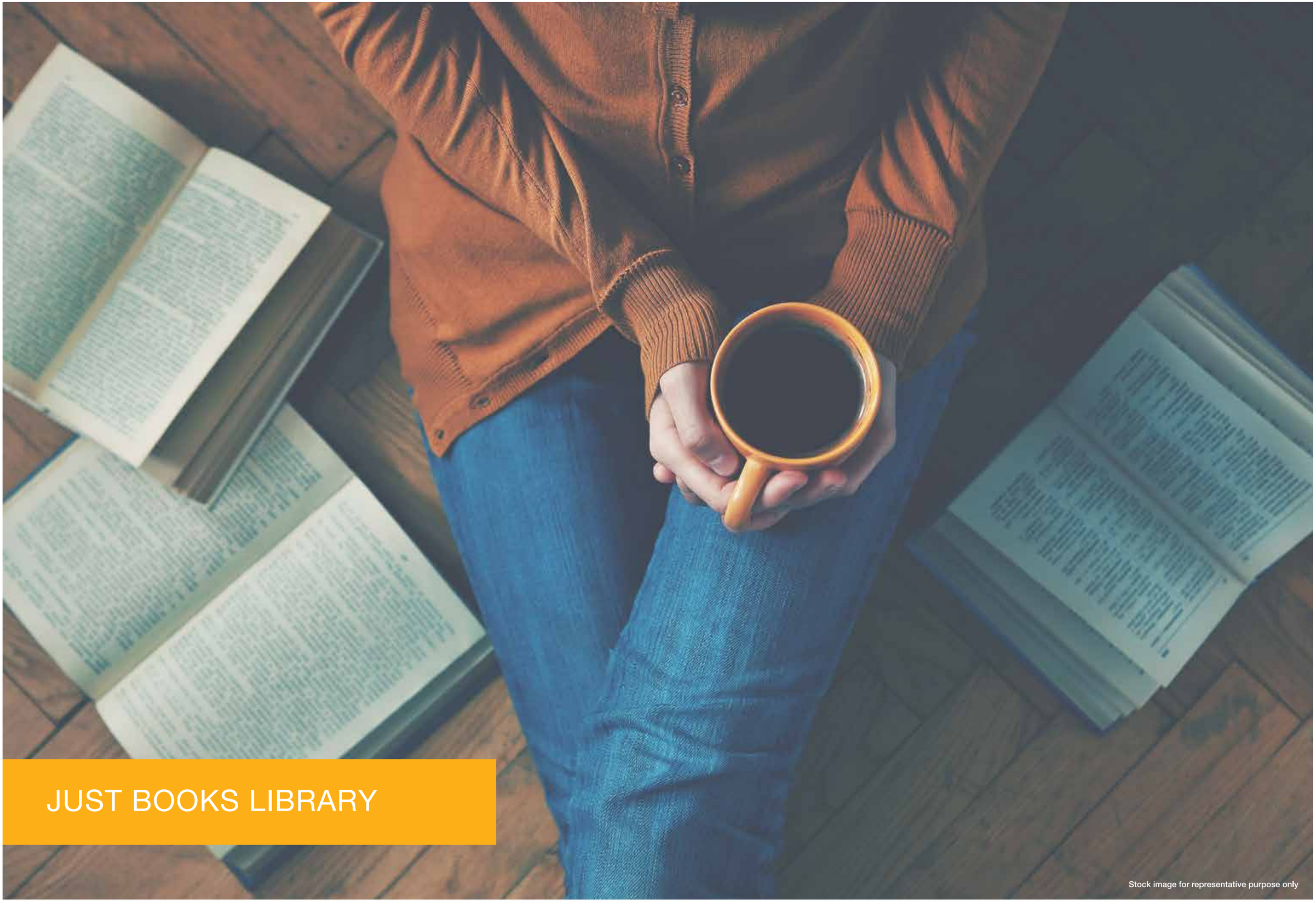

Stock image for representative purpose only

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SPECIFICATIONS

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Structure	Type of Structure	Mivan	Your home is built with the help of a Mivan structure system, a technology which uses aluminium framework and reinforced concrete. This ensures high durability, minimal leakages and low maintenance cost.
Flooring	Living/Dining	Vitrified tiles	Carefully handpicked flooring tiles add aesthetic beauty to your living space. Vitrified tiles are chosen for the living and dining room as they are easy to maintain, durable and better performing compared to other flooring material.
	Other Bedrooms		
	Master Bedroom	Wooden laminate	The master bedroom is elegantly crafted with wooden laminate flooring, a relatively new invention that is popular in the world of flooring surface because of its aesthetic value, durability and ease in maintenance.
	Toilets	Anti-skid ceramic tiles	Areas prone to wet surface are paved with anti-skid ceramic tiles to prevent injuries caused by slips, trips and falls.
	Balconies		
	Utility		
	Kitchen	Ceramic tiles	Relish every minute of your time cooking for your loved ones. Environment-friendly ceramic tiles are used in the kitchen to ensure easy and quick cleaning. These tiles are anti-static in nature.
Doors	Main Door	Teak frame with hardwood flush shutter with teak veneer two side polish	The main door is made of teak, understanding that it is known to last almost a lifetime across climates. High oil and rubber content gives it weather-proof qualities.Teak requires no preservatives or paint. Above all, it is renewable and an eco-friendly resource.
	Internal Doors	Wooden door frame with flush door shutter	Every internal door is made of wood, a natural insulator of heat.Unlike metal doors, wood requires less maintenance and is rust-proof.
Windows	Aluminium	Aluminium windows with track for mesh	Aluminium windows and doors contribute to thermal and sound insulation which meets current building regulations. Unlike many other windows and doors,they will not swell, crack, split or warp over time.
Wall & Ceiling	Paint	Oil-bound distemper	The matte finish oil-based distemper paint is an environment-friendly paint which does not have any hazardous elements in its composition.
Kitchen & Utility	Kitchen Counter & Sink Provision	Granite counter with SS sink	The kitchen is adorned with a natural product to give it a timeless aura and appeal. Granite is a heat resistant material which makes an apt cook-top.
Toilet	CP Sanitary Brand/ Selection	Hindware/Jaquar or equivalent	Beautiful designs that inspire are chosen for your bathing suites which compliment your lifestyle.
Power	Power allotted to Flat	1 BHK-2.5 kW, 2 BHK-3 kW, 3 BHK-4 kW	Adequate power is supplied as per standard requirement.
Balcony Railings	Railing	MS railing	A time-tested material used for ages in construction and an easy to maintain material that is just as aesthetically appealing, all railings are made of durable and strong mild steel.
Car Parking Type	Open/Covered	Covered car park	Every apartment is alloted a covered car park positioned in the basement.
Power Backup	DG backup to Flat	1 BHK-0.75 kW 2, 2.5, 3 BHK-1 kW	Enjoy uninterrupted power supply at any point of time. Adequate power backup is supplied which is rich enough power to light up your house.
Reticulated Piped	Piped Gas	Reticulated piped gas system	A convenient and cost-effective value-adding feature for uninterrupted supply of cooking gas direct to the hot plates.

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FLOOR PLANS & UNIT PLANS

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TYPOLOGY	CARPET AREA	SALEABLE AREA
1 BHK	42-47 sq.m. (452-502 sq.ft.)	58-66 sq.m. (629-706 sq.ft.)
2 BHK	64-75 sq.m. (686-803 sq.ft.)	95-117 sq.m. (1023-1260 sq.ft.)
2.5 BHK	85-88 sq.m. (915-949 sq.ft.)	129-134 sq.m. (1390-1446 sq.ft.)
3 BHK	88-100 sq.m. (949-1076 sq.ft.)	134-160 sq.m. (1446-1721 sq.ft.)

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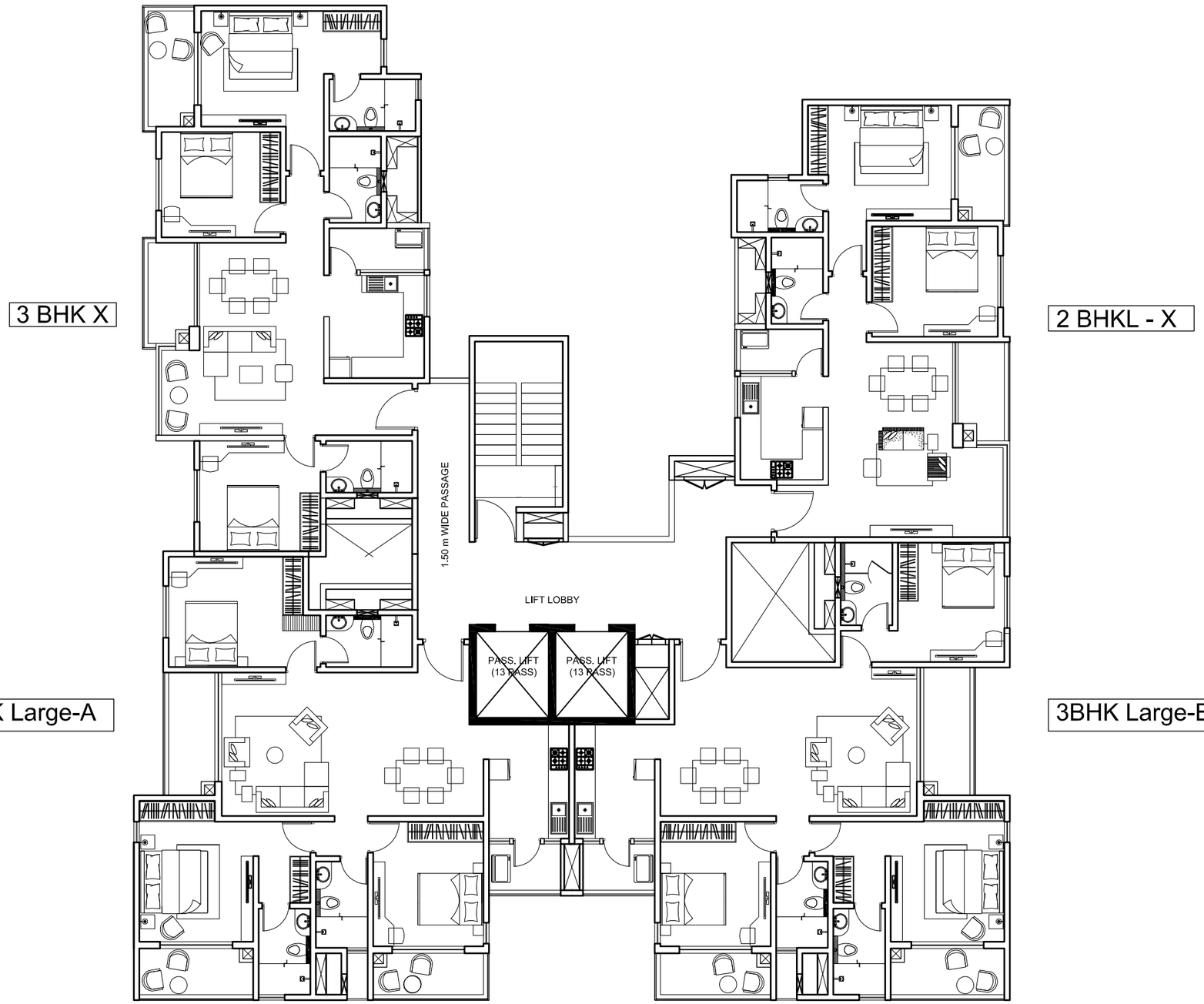
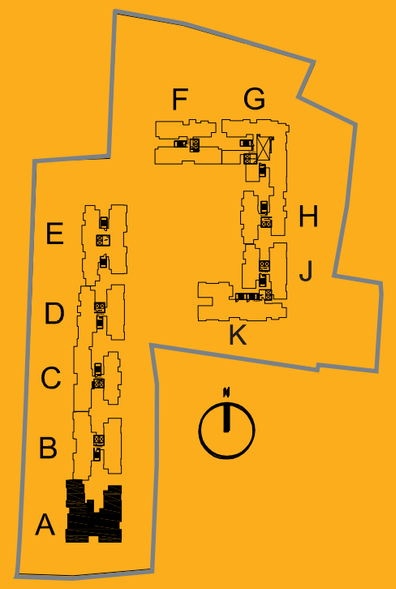


GODREJ AVENUES

YELAHANKA, BANGALORE

Core - A



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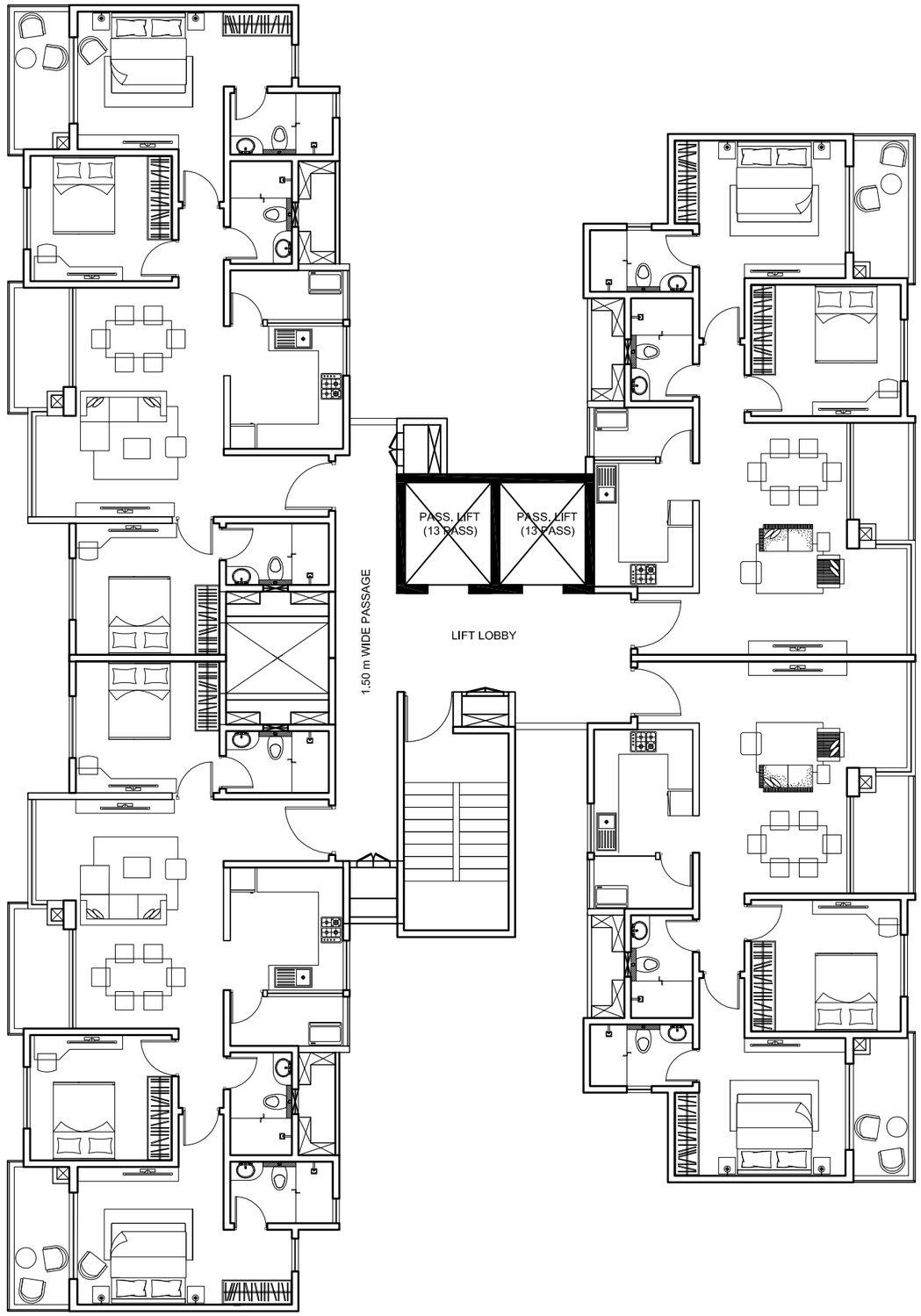
3 BHK



3 BHK

2 BHK L

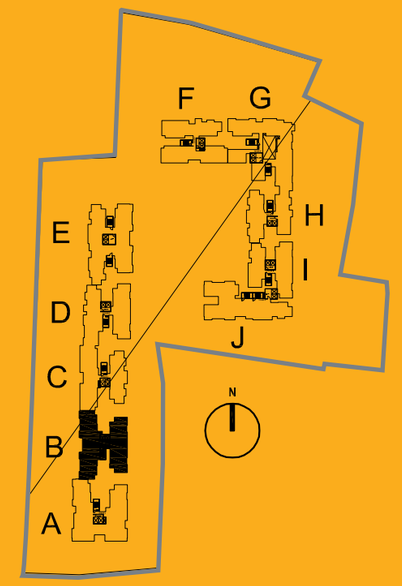
2 BHK L

N

GODREJ AVENUES

YELAHANKA, BANGALORE

Core - B



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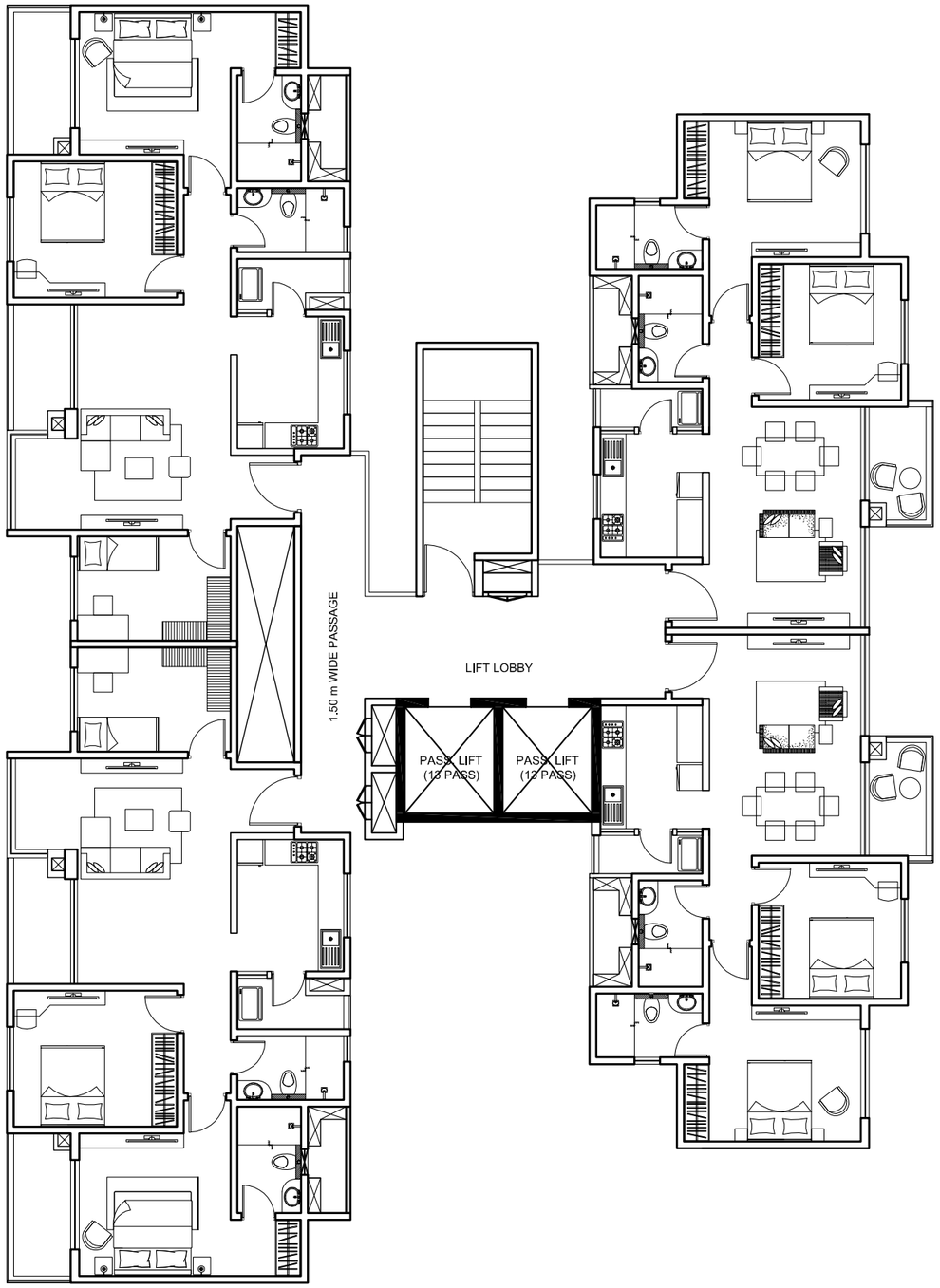
GODREJ AVENUES

YELAHANKA, BANGALORE

Core - C

2.5 BHK

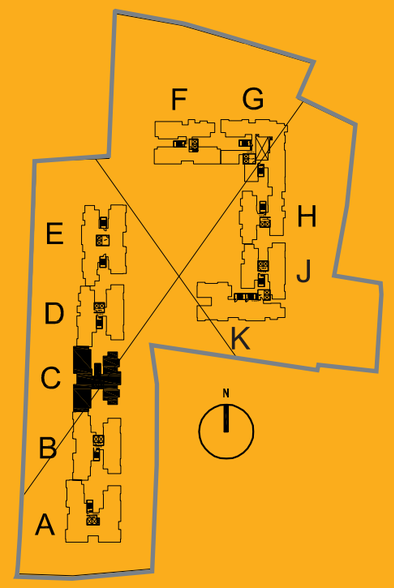
2 BHK



2.5 BHK

2 BHK

N



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GODREJ AVENUES

YELAHANKA, BANGALORE

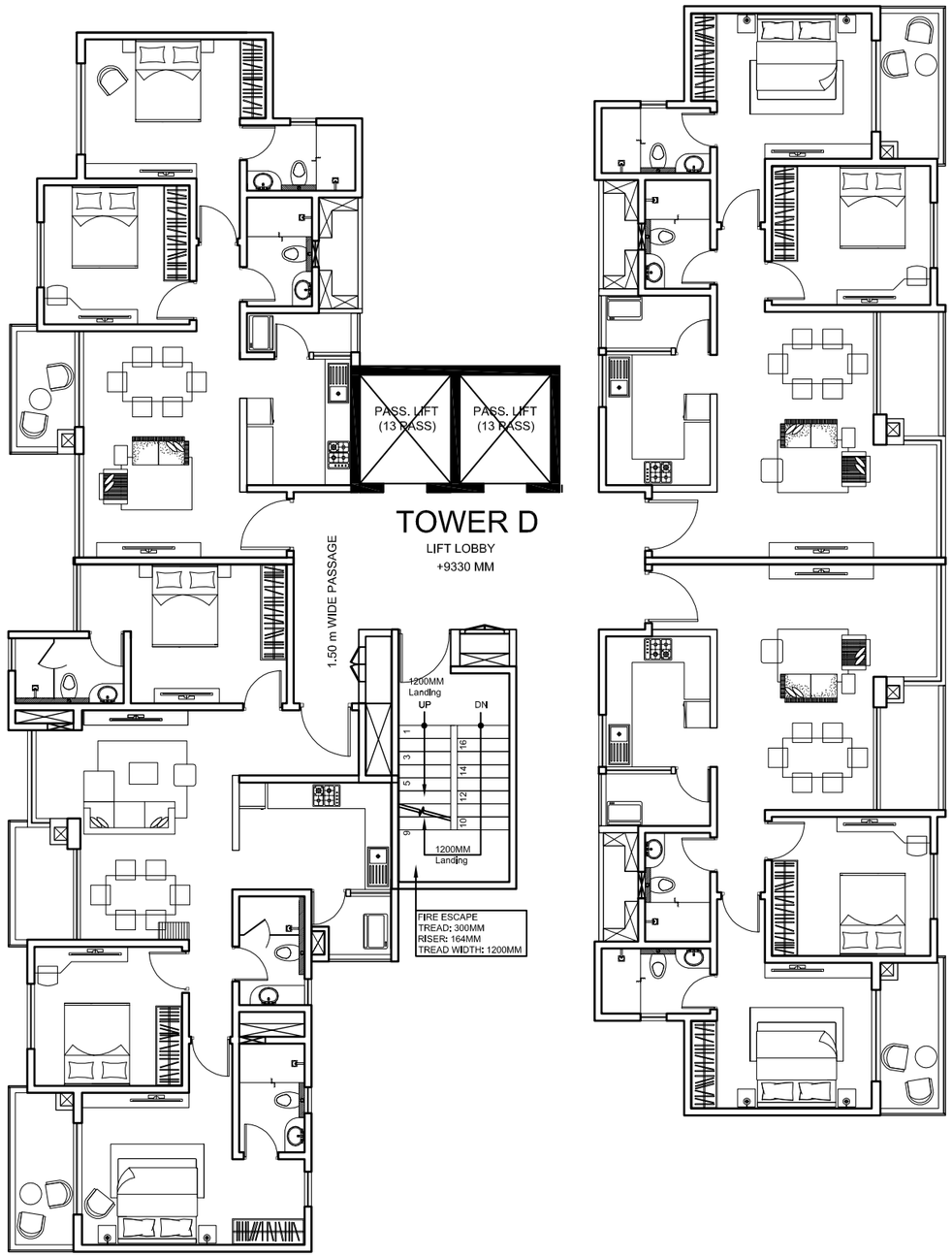
Core - D

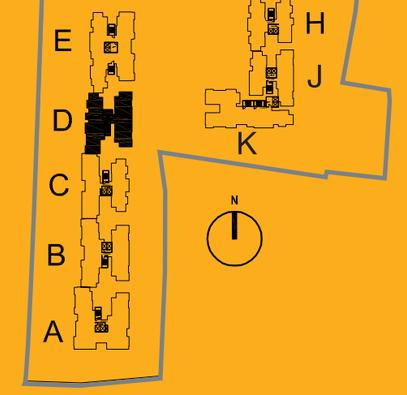
2 BHK

3 BHK - A

2 BHK L

2 BHK L





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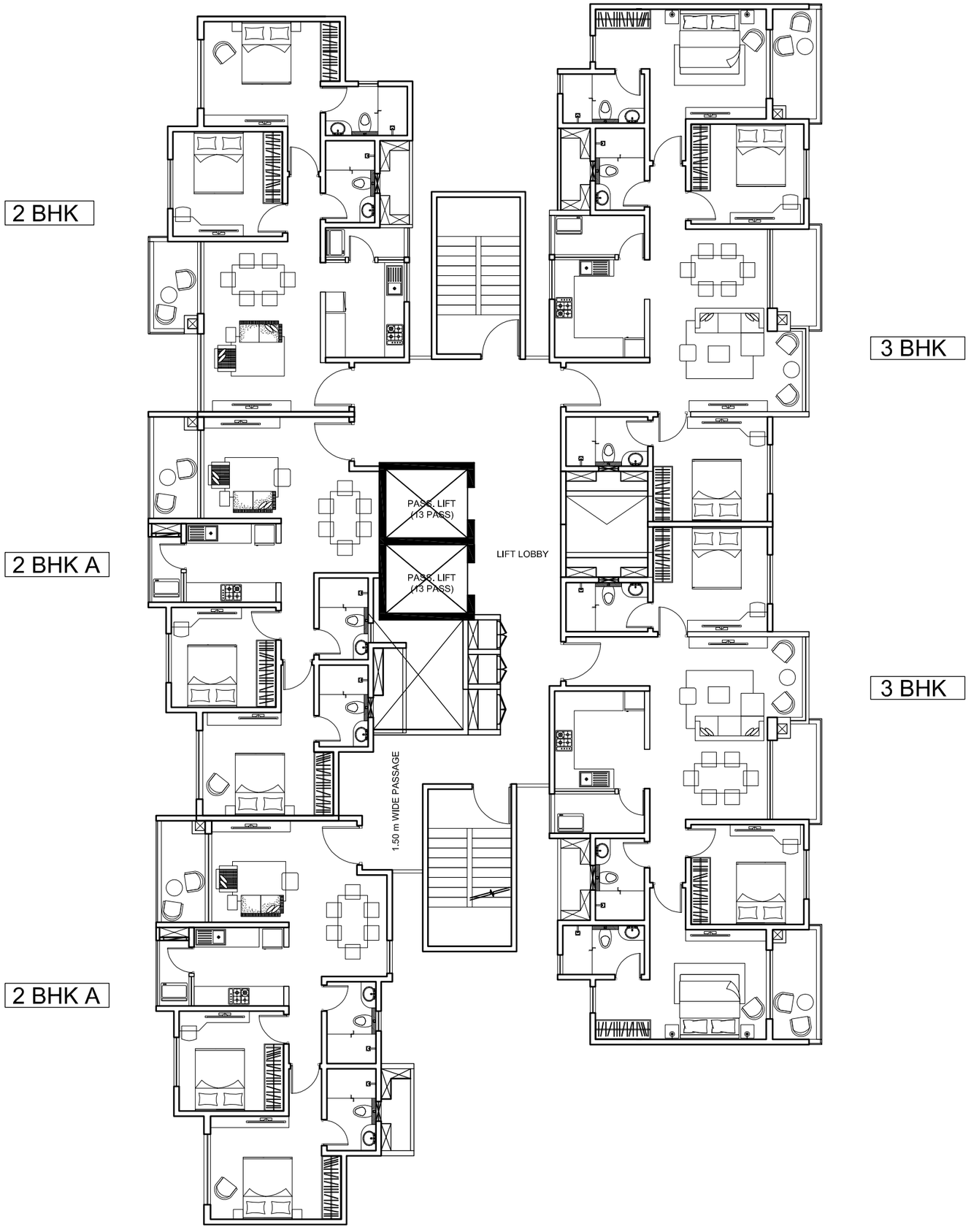
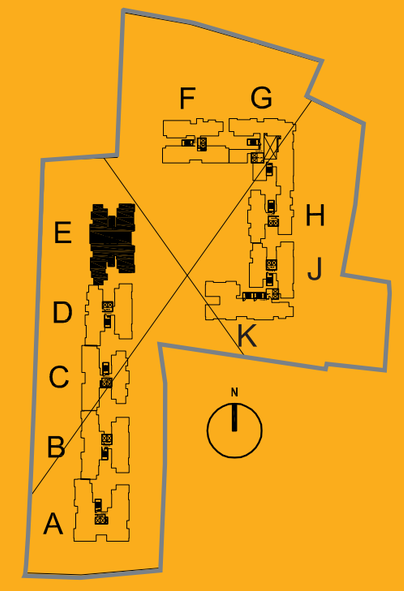


GODREJ AVENUES

YELAHANKA, BANGALORE

Core - E



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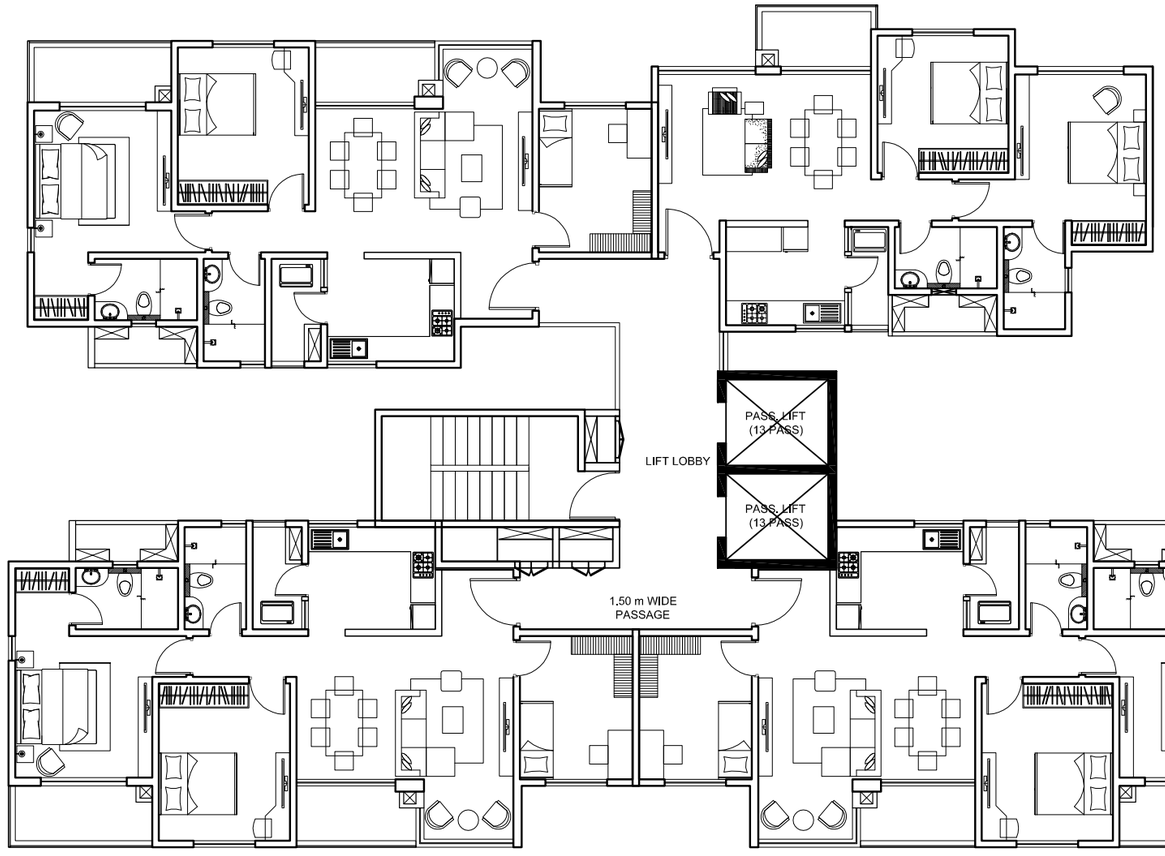
GODREJ AVENUES

YELAHANKA, BANGALORE

Core - F

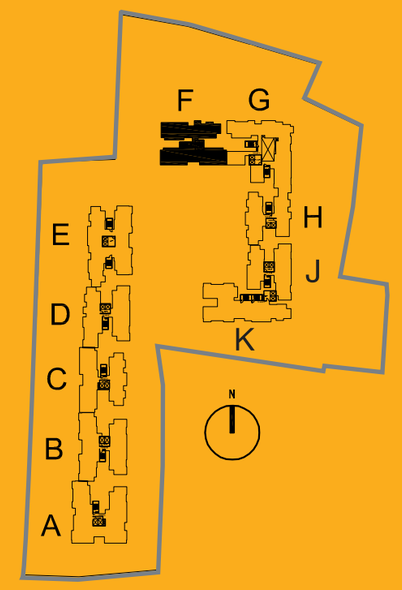
2.5 BHK

2 BHK



2.5 BHK

2.5 BHK



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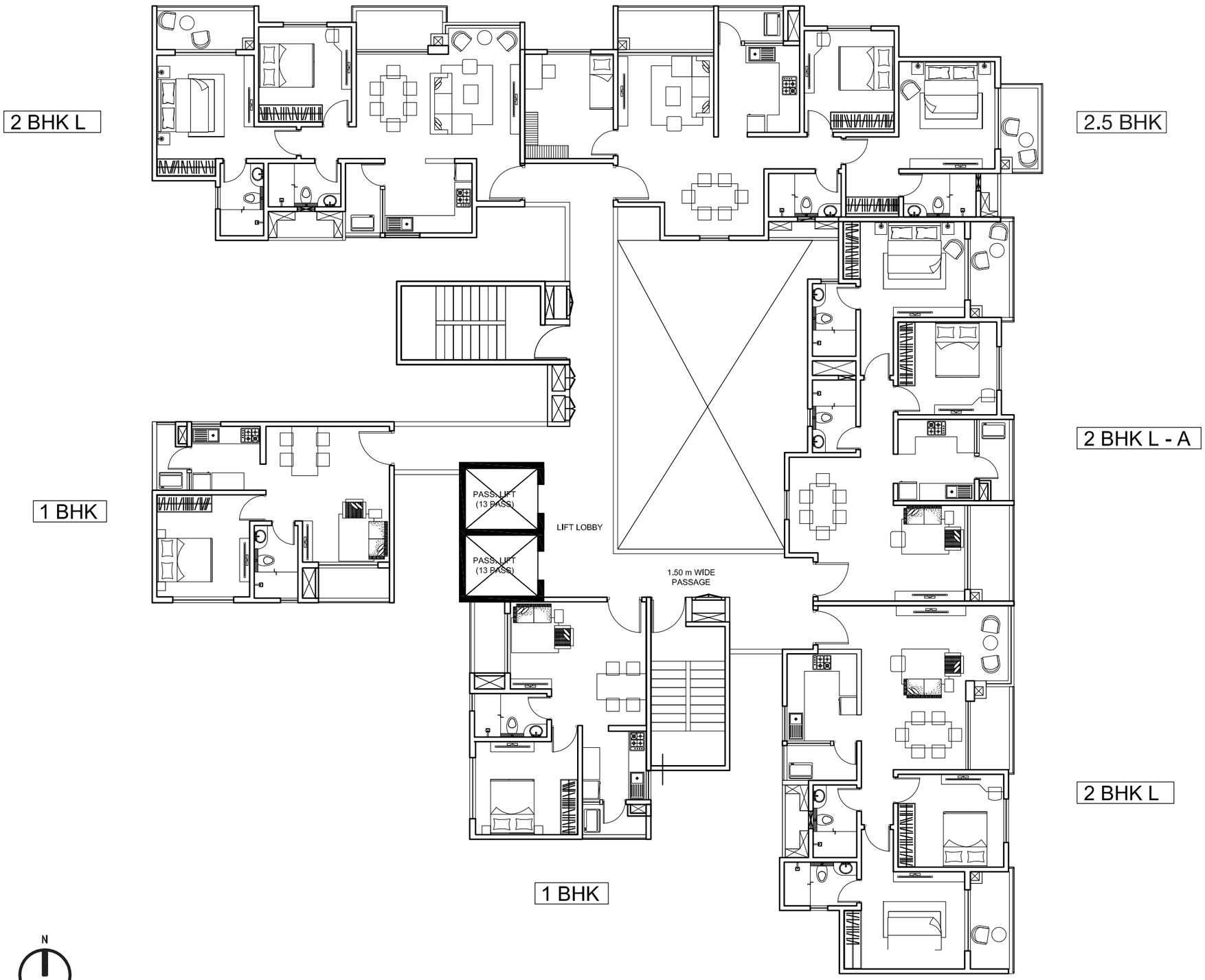
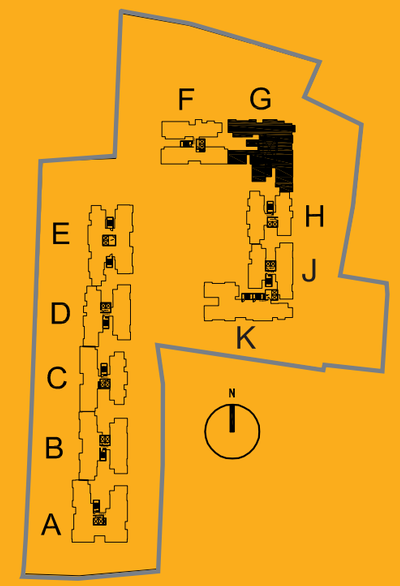
GODREJ AVENUES

YELAHANKA, BANGALORE

Core - G





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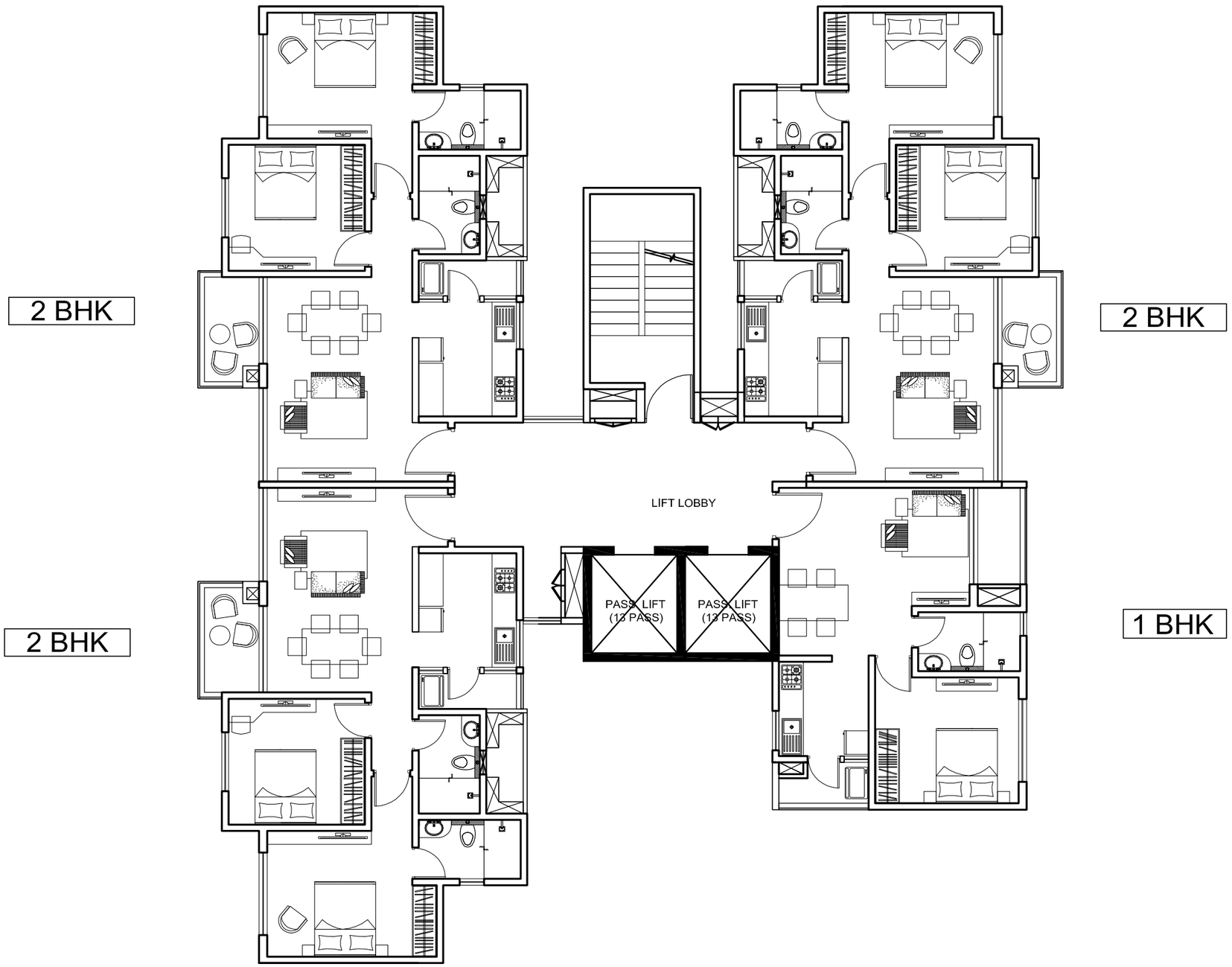
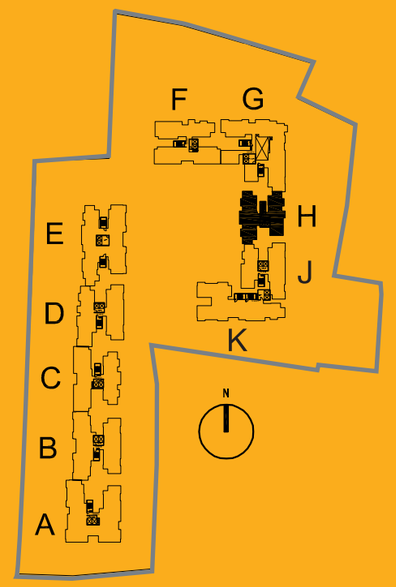
GODREJ AVENUES

YELAHANKA, BANGALORE

Core - H





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GODREJ AVENUES

YELAHANKA, BANGALORE

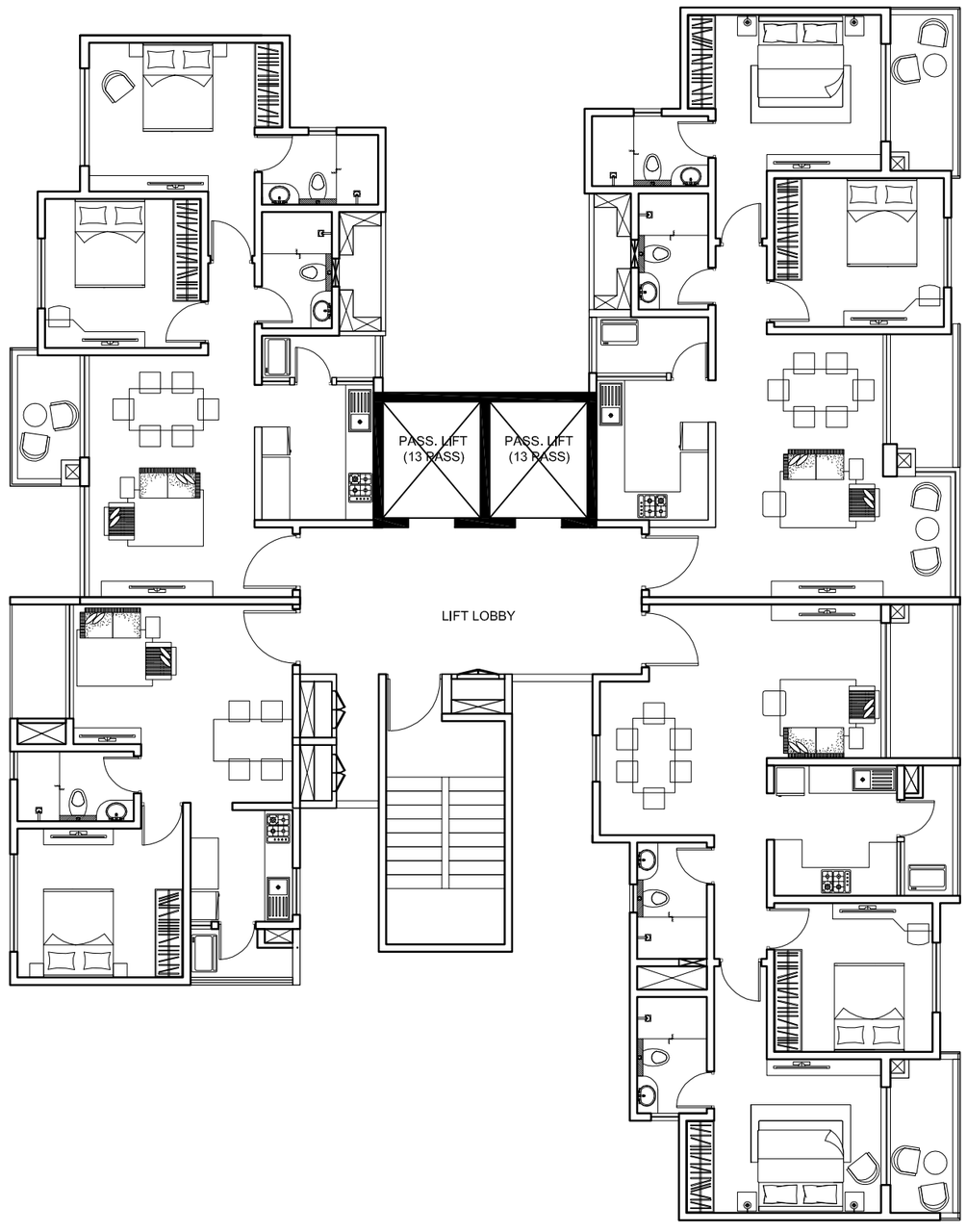
Core - J

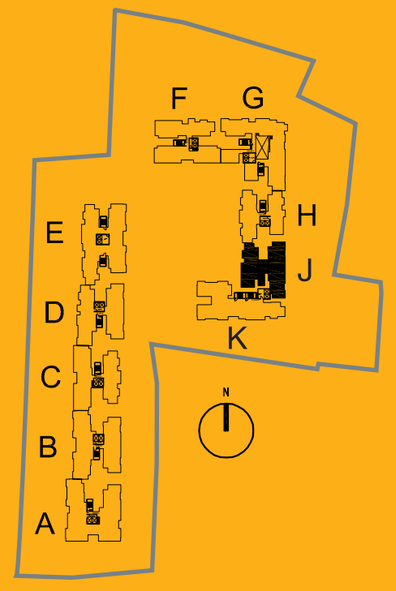
2 BHK

1 BHK

2 BHK L

2 BHK L - A





N

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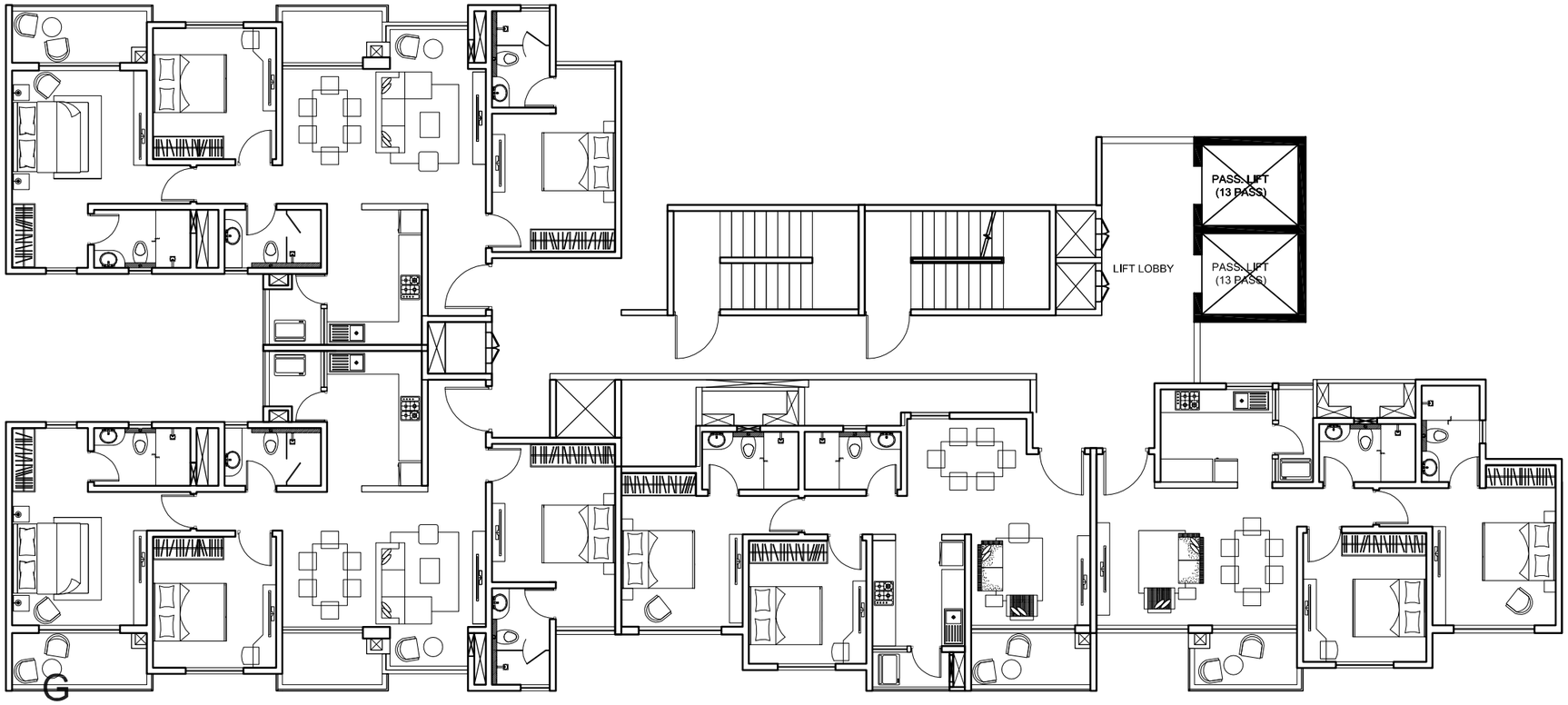
3 BHK - A



3 BHK - A

2 BHK A

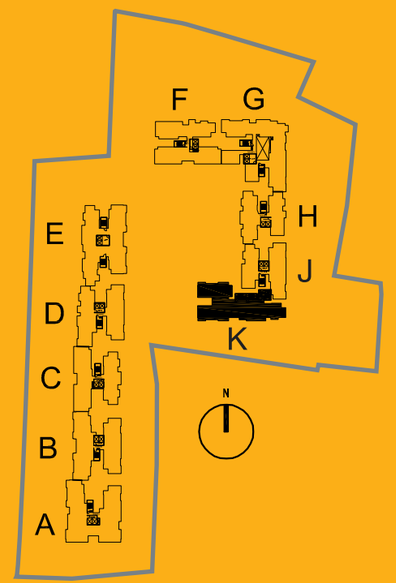
2 BHK

N

GODREJ AVENUES

YELAHANKA, BANGALORE

Core - K



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