

MEMBER
CREDAI

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GROUP

बड़े अच्छे लगते हैं
एवलोन के घर



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DHARUHERA



With more than 28 years of experience in construction field and real estate, Avalon Group is regarded as one of the leading real estate developers. The core team of Avalon Group comprises of highly qualified and experienced professionals who have been the driving force in taking Avalon Group to new heights of success and expertise.

With the launch of the new project, the focus of the Group is on timely completion of its projects and adhering to delivery schedules, thus offering customers the best value for their money.

The Group is the Sole Distributors for Proctor & Gamble and Gillette in Punjab, and has marketing network with a workforce of over 700 employees with branches in all major towns of Punjab. The annual turnover of the Group is in excess of Rs. 300 crores.

With over 2.5 million sq ft area under construction in various Projects, another 2.5 million sq.ft. is in advanced stage of planning and to be launched shortly.

Existing Projects



POSSESSION OFFERED



- 2 & 3 Bedroom Air-Conditioned Premium Apartments with unique concept of Studio Apartments
- Approx. 500 Apartments with Club & Swimming Pool • Commercial Plaza within complex.



- 1 & 2 Bedroom Affordable Apartments • Approx. 900 Apartments
- Gated Community, Landscaped Greens, etc • Construction in full swing & Possession by 2012



After successful delivery of Avalon Gardens & launch of Avalon Residency (Phase-I & Phase-II), Avalon Homes, Avalon Rangoli at Bhiwadi & Avalon Shree Ji Dham at Vrindavan, the Group is launching its new project : **Avalon Rangoli at Dharuhera.**

"Avalon Rangoli" is located on the intersection of 75-metre wide and 45-metre wide roads in Sector -24, Dharuhera.

FEATURES :

2 & 3 BHK Apartments • Stilt + Twelve Storeyed with Lift

- Spacious and well ventilated apartments • Fast developing area with high appreciation value
- Grand entrance plaza with water bodies • Ultra modern club and swimming pool
- Ample covered car parking in basement and stilt



- 2 & 3 Bedroom Affordable Apartments • 400 Apartments in Phase-I and
- 360 apartments in Phase-II • Construction in advanced stage & Possession of Phase-I very soon



- 2 & 3 Bedroom Apartments • Ground+9 Storied Towers, Ground+14 Storied Towers
- Grand Entrance Gate with Splendid Fountains • More than 80% open area • Beautiful Landscaped Gardens

All Our Projects Are Approved By : AXIS BANK, HDFC BANK, LIC HOUSING, PNB HOUSING, SBI, HFFC, GIC HOUSING, ICICI BANK & DHFL FOR HOME LOANS.

Dharuhera - A Flourishing Destination

Salient Features

Dharuhera is only 25 minutes drive from Gurgaon and 40 minutes from Delhi International Airport. Due to its proximity with Gurgaon and New Delhi, it has all the makings of the next big satellite city in the region.

Dharuhera with its flourishing industrial base and rapid infrastructural development has become one of the fastest growing cities of India. Surrounded by well developed industrial hubs : Manesar, Bawal, Bhiwadi, Khushkhera, Chopanki, Neemrana, Rewari etc., it is the preferred residential destination of white & blue collared workforce of various MNCs and industrial houses of the surrounding areas.

Extensive Development is going around in the area, including widening of NH-8 (6 lanes) which is nearing completion. Kundli-Manesar-Palwal (KMP) Express Highway construction and development work is already in full swing, and the construction and development work of 75 metre wide peripheral road connecting NH-8 (Delhi-Jaipur Highway) to Sohna Road has already been developed.

Existing Projects



- 1 & 2 Bedroom Apartments • Covered Parking
- Basement • Ground • First • Second Floor with Lift



Part of Avalon Residency, located on 200 ft. mega highway (Main Alwar Bypass Road) • All shops front facing • Glass elevators with escalators.



- Part of Avalon Gardens, located on 200 ft. mega highway (Main Alwar Bypass Road)
- All shops front facing • Glass elevators with escalators.
 - Construction in full swing



Strategic Location

The project site is strategically located in NCR region very close to Delhi-Jaipur National Highway (NH-8) with easy connectivity by Road, Rail & Air Transport facilities.

- Delhi-Mumbai Industrial Corridor (DMIC) alongwith DFC is a mega infra-structure project of USD 90 billion with the financial & technical aids from Japan, covering an overall length of 1483 Kms. between the political capital and the business capital of India, i.e., Delhi and Mumbai and will pass through Dharuhera, making it a much more sought after destination.
- The highly reputed Educational institutes like DPS Rewari, Starex International School, Modern Public School, Bal Bharti School are in close proximity to the project.
- Government of Rajasthan is planning to take Metro train from Manesar to Bhiwadi.
- Two 5 Star hotels are under construction within 4 Km. from the Project along NH-8.
- Similar to Delhi Metro, NCR Planning Board has plans to develop Dedicated Railway track to connect Delhi NCR to Rewari, Panipat, Alwar and Meerut.
- Work on Rewari Dharuhera-Bhiwadi-Nuh-Palwal- Khurja railway track has already been started and the oldest Railway Station Rewari Junction is also very close to the project.



The Project

Designed by a highly skilled team of architects and engineers, the focus has been on functionality and services that match with hectic lifestyle of modern urban dwellers. Showcasing regular design and symmetry, the apartments are well ventilated, with large spacious balconies and windows which brighten up the interior with natural light.

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Features

- Fully approved project
- More than 80% open area
- Escalation free prices
- Security & fire safety systems
- Earthquake resistant RCC framed structure
- Beautifully landscaped central park
- State-of-art Gym
- Golf putting zone
- Swimming pool with splash pool
- Snooker and Table tennis rooms
- Basketball & Badminton courts
- Jogging tracks etc.
- Well planned rooms
- Large balconies
- Spacious lift lobby
- 24 hrs. water supply
- 24 hrs. power back-up
- Ample covered parking





Club & Greens

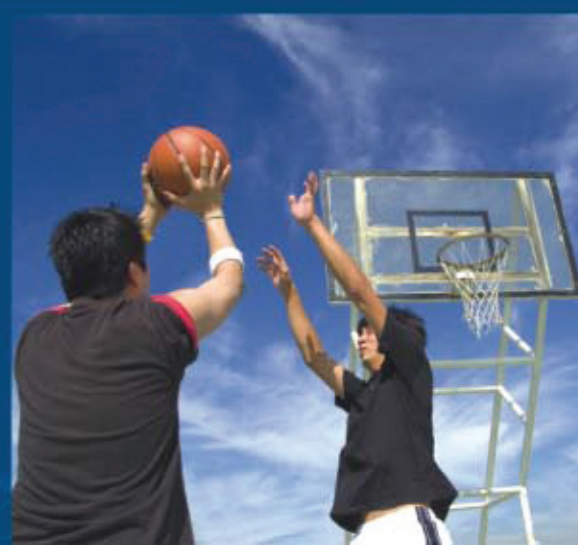
A club house with community hall has been planned inside the complex. With a fully equipped gymnasium and sitting lounge, the club offers ideal setting to unwind and mingle with other residents. Separate play area for kids and sitting areas for elderly have been designed in the landscaping. Manicured lawns and well maintained gardens will enthrall the residents.

The Interior

A harmonic blend of aesthetics and functionality, the apartments are meticulously designed. Privacy, space and comfort have been the top priority in creation of the alluring apartments.

Thought has been put to comfort and simplicity in living rooms and solitude and privacy in bedrooms. They have been fashioned according to Vaastu norms to guarantee an ideal steadiness of constructive energies.

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Safety & Amenities

The advantages of living in a prime location cannot be overstressed. Shopping centers, educational institutes, medical facilities, business centers are all easily accessible from the location. The location offers peaceful and serene environment.

The gated community offers a calm and serene residential environment with well planned round-the-clock security and safety.



- Shopping center within complex for everyday needs
- International standard speciality hospitals within reach
- Schools and Nursing Homes in close proximity
- Entire complex enclosed within high fenced security wall
- Single gated entry
- 24 x 7 security at entry and exit gate
- Intercom facility from guard room to individual flat.

Site Layout Plan

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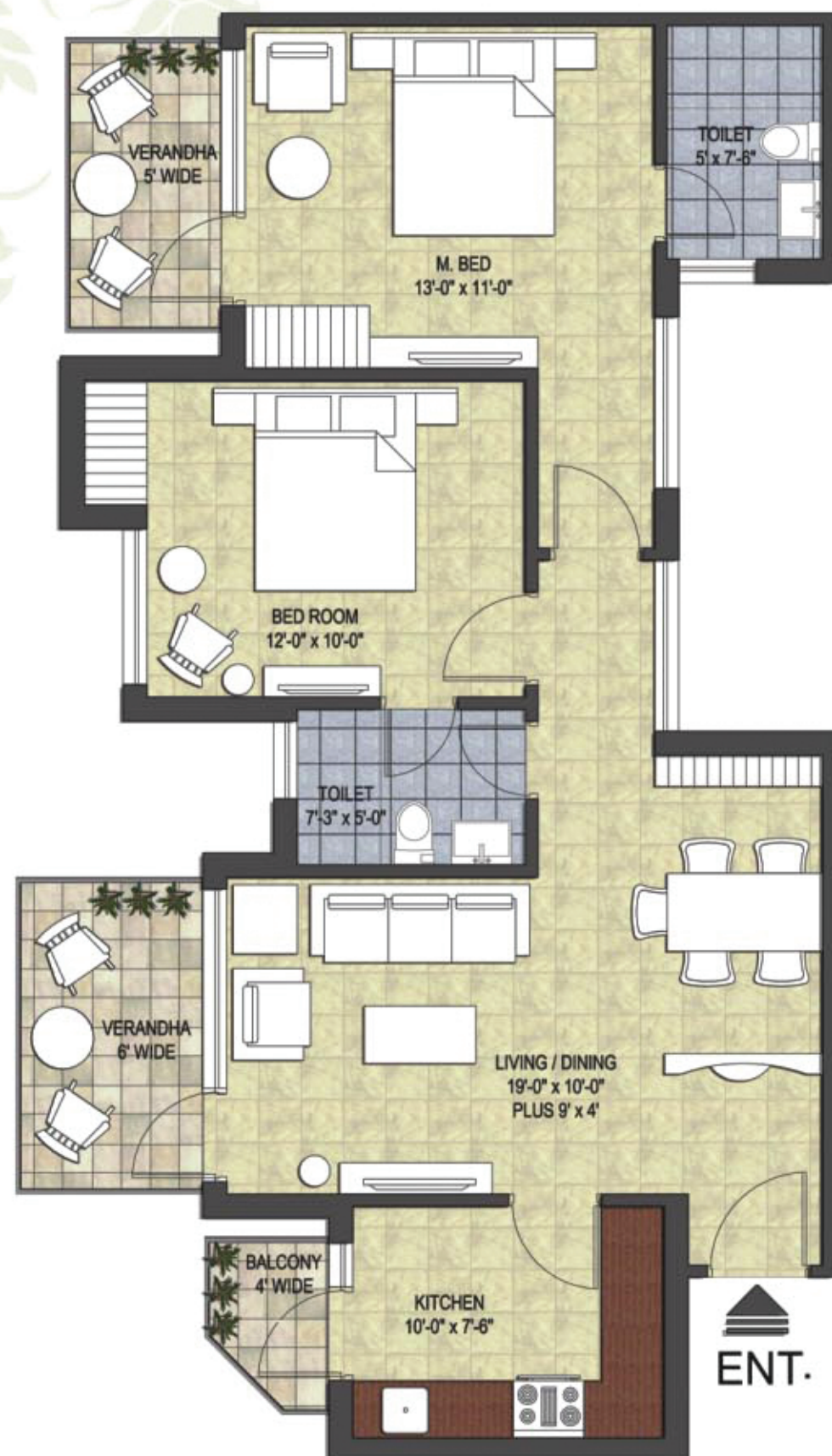
- Type A - 2BHK - Stilt +12
- Type B - 3BHK - Stilt +11

2
BHK

TYPE - A

Super Area : 1300.00 Sqft.

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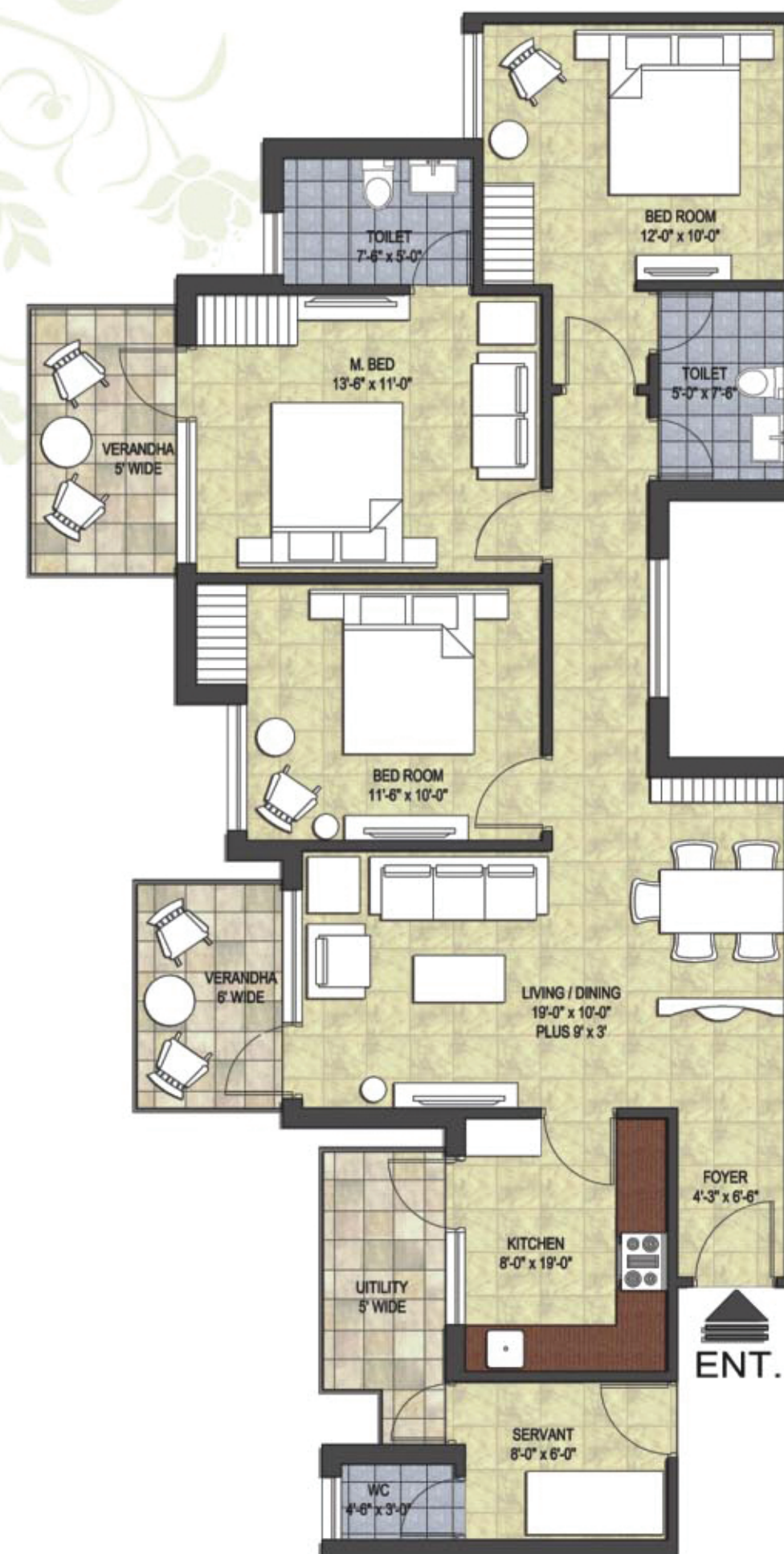


3
BHK

TYPE - B

Super Area : 1680.00 Sqft.

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Specifications



STRUCTURE

Earthquake resistant R.C.C. and non load bearing brick walls.

FLOORING

LIVING, DINING, BEDROOMS & LOBBIES :
Designer quality vitrified coloured tiles.

KITCHEN, TOILETS & BALCONIES:
Anti-skid ceramics tiles.

STAIRS & CORRIDORS

Udaipur green marble



KITCHEN

Designer modular woodwork with granite counter.

Stainless steel sink with hot & cold CP fittings.

Glazed wall tiles upto 2 feet height above granite counter.

24-hour water supply.



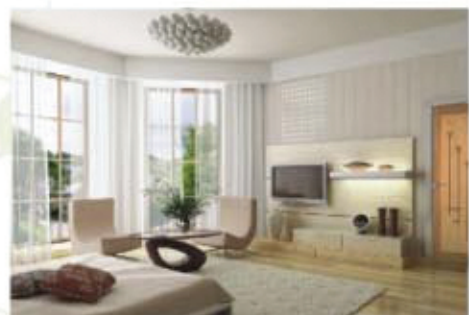
TOILETS

Branded sanitary fittings and CP fittings.

Chinaware matching tiles upto 7 feet height in all the toilets.

Wash basin with granite counter and CP fittings

24-hour water supply.



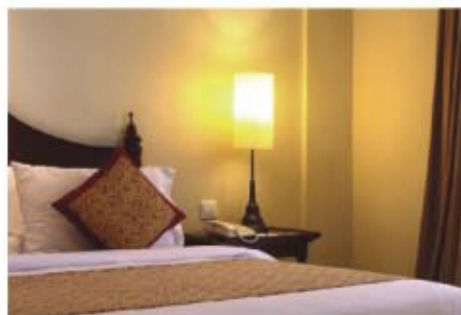
FINISHING

DOORS :
Wooden frame with skin doors, stainless steel hardware.

OUTSIDE DOORS/WINDOWS :
Aluminium frames & glass shutters, anodised hardware.

INTERNAL WALLS / CEILING :
Oil bound distemper in pleasing colour shades with POP cornices.

EXTERNAL :
Texture



ELECTRICAL

All rooms including living, dining & kitchen in concealed PVC conduits with copper wiring and with branded modular switches.

Sufficient light and power points.

Cable and telephone points in living room & bedrooms.



COMMUNICATION & SECURITY SYSTEM

INTERCOM :
Intercom facility in all the flats connected with guard room.

SECURITY :
Guard room at main entrance for efficient manual vigilance.



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License No. 01 Dt. 12/01/12 on land measuring 10.34 acres, Dharuhera for setting up a group housing colony.

Note : Visual representations shown in this brochure are purely conceptual. Builder reserves the right to change Building Plans, Specifications, Layout Plans etc.