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Note: Visual representations shown in this brochure are purely conceptual. Builder reserves the right to change building plan, specifications, layout plans etc.



**avalon**  
**ROSEWOOD**  
**BHIWADI**

*Fragrance of quality living*



# Avalon

## Building Dreams in Bhiwadi

Karisma Kapoor



### The Project

Behind the swaying evergreens and lush glades, there is a world that can be called truly Regal with beautifully landscaped gardens, broad pathways, flowers basking in the rays of the sun, gentle breeze brushing against your senses and the ambience playing magic in your mind. Yes, this is Avalon Rosewood your very own Regal Lifestyle.

Avalon Rosewood, located on the 4-lane Mega Highway (200 ft. wide Alwar bypass Road) is a treat to life made affordable by Avalon. Spread over 17 acres of prime land, it is a dream project that has been designed to define the beauty of royal living. The impeccable interiors and the larger than life exteriors give the dwellers lot of reasons to celebrate all the seasons. The serene surroundings and the splendid aura give life a reason to smile and live in the tranquility of mind.

Avalon Rosewood, represents Avalon's three decades of valuable experience in providing affordable/luxury quality housing.

### Avalon Group

The word Avalon refers to mythical island which means island of the blessed or Paradise. As the name suggests, we endeavor to provide an island of excellence that we call Paradise on Earth, yet affordable. The Group incorporates new age techniques and process to enhance modern housing framework with technology savvy amenities, modern gadgets and other premium lifestyle requirements. Avalon Group has a vast experience of almost three decades in the real estate industry and very ably utilizes this storehouse of knowledge to provide an ultra-modern lifestyle at affordable prices.

The promoters of Avalon Group have successfully completed various Commercial and Residential projects in Bhiwadi and Gurgaon. Possession of Avalon Gardens where more than 350 families are living and Avalon Residency where approx 300 families are living (Phase I and II) has been given. Avalon's Commercial project Avalon Plaza, which is a part of Avalon Gardens, has also been handed over and has already become operational. Avalon Galleria is another commercial project, where possession has been offered. Residential projects like Avalon Homes & Rangoli Bhiwadi have also offered their possession. We are also planning to offer possession soon of Avalon Rangoli at Dharuhera & Shree ji Dham at Vrindavan. In addition to the above, construction at Avalon Regal Court, Avalon Rosewood at Bhiwadi, Avalon Ridgeview at Neemrana & Royal Park are in full swing. Commercial projects like Avalon Rangoli Plaza & Avalon Royal Plaza at Bhiwadi have been successfully launched & construction is in full swing for these projects.

Besides the above, Avalon Group is coming up with a township & low-rise apartments projects in Bhiwadi. Around 10 million sq. ft. area is already under construction in various projects, another 6 million sq. ft. is in advanced stages of planning, and will be launched shortly in Bhiwadi.

#### OUR VISION

To establish an everlasting relationship with all our customers and partners based on trust, integrity and transparency. We will continue reinforcing them by delivering above-expectation realty solutions. We know it is more important to be admired and respected rather than being the largest.

#### OUR STRENGTHS

- Fair & Transparent work ethics
- Timely Construction and Completion of the projects
- Eco friendly construction practices
- Realty and infrastructure activities are the core expertise of the group
- Highly experienced team of professionals





## Bhiwadi Map



## The Location

Bhiwadi is the land of promises; land of the new sunshine. The industrial town of Rajasthan is the sub-continent's third largest industrial hub. Growing at the speed of thoughts, Bhiwadi is fast becoming one of the most prominent locales in the NCR region. With the implementation of neo-modernized townships, residential complexes, organized retail and corporate houses, Bhiwadi is developing at a very fast pace.

Honda Siel Cars, Hero Honda, Honda Scooters, Saint Gobain, Pepsi, Jaquar, Bausch & Lomb, Gillette India, LS Cable, Blue Star, Orient Craft, Kajaria, Motherson Group, Balkrishna Tyres, Shri Ram Piston, Shree Cements, Parryware, Nahar Spinning, Amtek Auto etc. and countless other blue chip companies are already present in and around Bhiwadi.

The excellent infrastructure in place is also attracting new players to Bhiwadi. Jay Auto Components Ltd., Oswal Casting Pvt. Ltd., FCC RICO, BK Gears, Yachiyo, Stride Autoparts Ltd., Water Forgings Pvt. Ltd. etc. are setting up their state-of-the-art facilities in Bhiwadi & the vicinity.

Located just 40 kms from Gurgaon, 25 kms from Manesar, 60 kms from IGI Airport, 70 kms from Delhi and 80 kms from Alwar, Bhiwadi is surely the next big thing as far as developing areas of NCR are concerned.

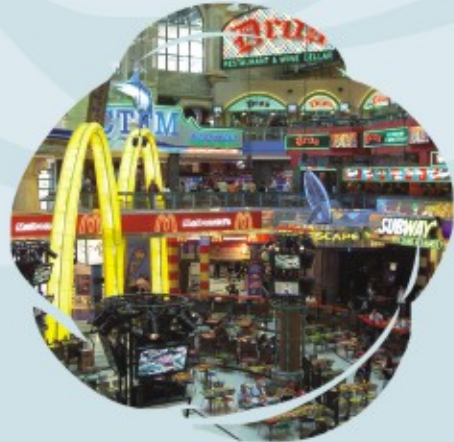
Bhiwadi not only offers thousands of employment opportunities but it also offers state-of-the-art facilities which include premier national & international educational institutes, well established hospitals and nursing homes for round-the-clock medical assistance, access to shopping malls & hypermarts like Easy Day, multiplexes, 4 star Hotels, eating joints like Haldiram's, McDonald's & Bikanervala and other exciting places to visit.

Delhi-Mumbai Industrial Corridor (DMIC) along with Dedicated Freight Corridor (DFC) is a mega-infrastructure project of USD 90 Billion with the financial and 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. The Bhiwadi Airport will be around 80 kms from Delhi Indira Gandhi Airport and will be developed by Delhi Mumbai Industrial Corridor, Bhiwadi becomes a much more sought after destination.

With the introduction of rapid rail transit system between Delhi and Alwar via Bhiwadi in the near future, residential projects in Bhiwadi are going to be much more in demand. The rapid rail transit system would increase connectivity tremendously between Delhi and this part of the NCR region.



Haldiram's Outlet in Bhiwadi



Multiplex in Bhiwadi



Honda Plant, Bhiwadi





Artistic View

# avation ROSEWOOD

## Features

- Landscaped Entrance
- Escalation Free Prices
- Fully Approved Project
- Earthquake Resistant RCC Framed Structure
- 2 BHK & 3 BHK Apts.
- Well Planned Rooms
- Large Balconies
- Spacious Lift Lobbies
- Beautifully Landscaped Gardens
- Jogging Tracks
- State-of-the-Art Club
- Swimming Pool
- Tennis & Badminton Courts
- Round-the-Clock Security
- 24 Hrs. Water Supply
- 24 Hrs. Power Backup



Bird Eye View

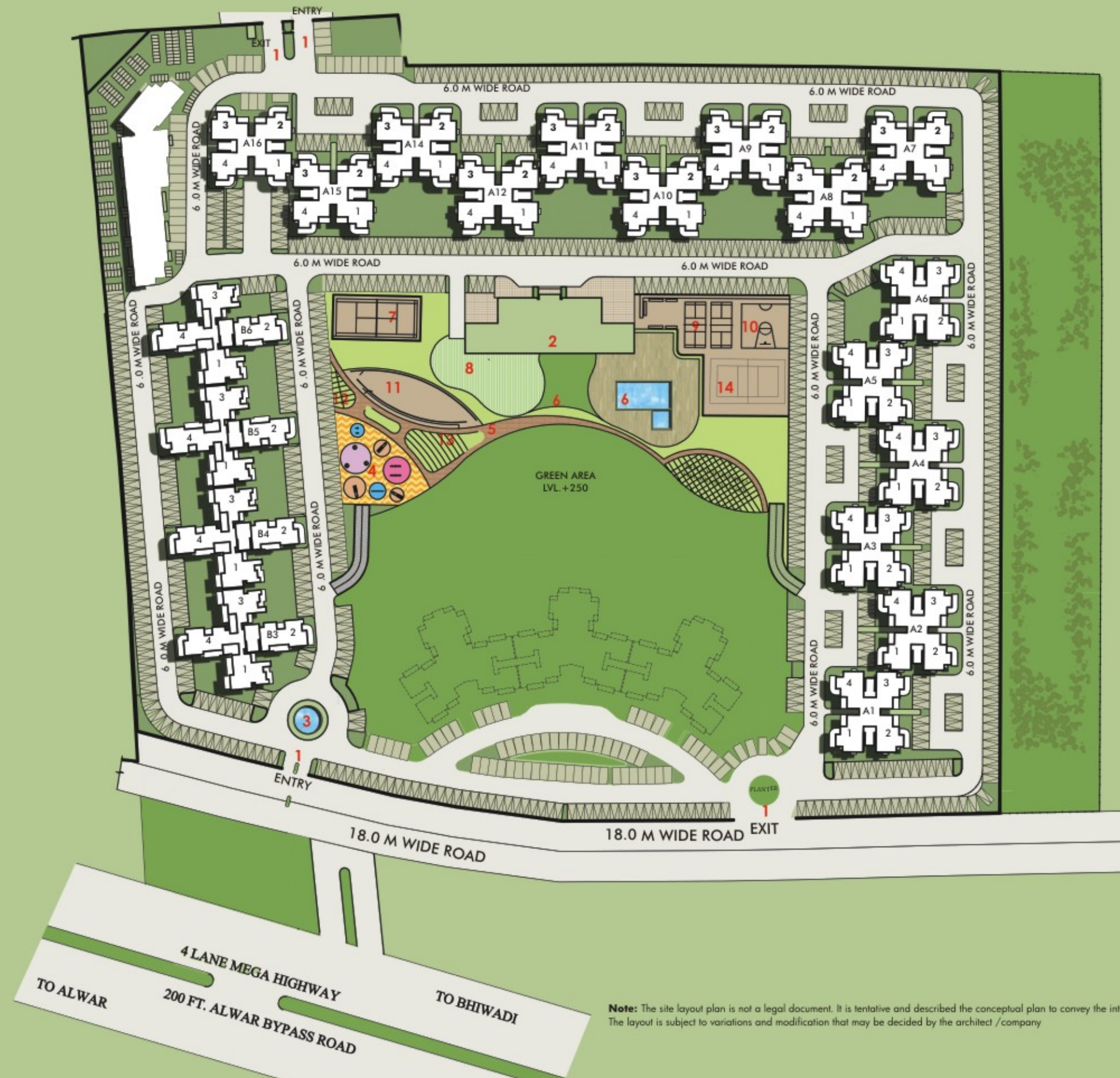
**Note:** The site layout plan is not a legal document. It is tentative and described the conceptual plan to convey the intend and purpose of Avalon Rosewood. The layout is subject to variations and modification that may be decided by the architect /company



Artistic Impression



**Site Layout**



**LEGENDS**

- 1. ENTRY / EXIT
- 2. CLUB
- 3. WATER BODY
- 4. PLAYGROUND
- 5. JOGGING TRACK
- 6. SWIMMING POOL
- 7. TENNIS COURT
- 8. PARTY LAWN
- 9. BADMINTON COURT
- 10. BASKET BALL COURT
- 11. SKATING RING
- 12. SEATING COURT
- 13. MEDITATION YOGA
- 14. VOLLEY BALL COURT

**Type A - 2 BHK (1250 SQ.FT)**  
**Type B - 3 BHK (1650 SQ.FT)**



Not to Scale

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**Type - A (2BHK) 1250 Sq. Ft.**

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**Type 1-B (3BHK) 1650 Sq. Ft.**

**Note:** It is tentative and described the conceptual plan to convey the intend and purpose of Avalon Rosewood. The layout is subject to variations and modification that may be decided by the architect /company



**What is in & around Bhiwadi**



**Type 2-B (3BHK) 1650 Sq. Ft.**

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HOTELS		HOSPITALS	
● Raddison	● OPTUS Hometel	● Om Hospital	● Rajkee Samadhik Govt. Hospital
● Country INN & Suites	● Pawan Putra Hotel	● Garg Hospital	● Sri Vinayak
● Golden Tulip	● Grand Metro Hotel	● Gandhi Hospital	● Hari Ram Hospital
● Treehouse	● AJU Japanese Hotel	● Navjeevan	● Singhania Hospital
		● Raahat	● Govt. Hospital, Tapukara
<b>avalon GROUP</b>			
COMPANIES & INDUSTRIES		SCHOOLS, COLLEGES & BANKS	
● Parryware	● Lafarge	● Bal Bharti Public School	● HDFC
● P&G - Gillette	● Kingfisher	● Modern Public School	● ICICI
● Kajaria	● Jaquar	● St. Xavier's	● SBI
● Motherson Sumi	● Saint Gobain	● G.D. Goenka Public School	● PNB
● Honda Siel Car	● Kahrani (Indl. area)	● Euro International School	● Axis Bank
● Shree Cement	● Pathredi (Indl. area)	● Delhi Public School	
● Honda Scooter & Motorcycle	● SIPCA India	● Suraj School	
● Micromax			



## 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 ceramic tiles.

STAIRS & CORRIDORS

Udaipur green marble



### FINISHING

DOORS:

Wooden frame with skin doors, stainless steel hardware.

OUTSIDE DOORS/ WINDOWS:

Aluminum/ UPVC frames & glass shutters, anodized hardware.

INTERNAL WALLS/CEILING:

Oil bound distemper in pleasing colour shades.

EXTERNAL

Texture



### 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

\*Piped Gas Facility



### ELECTRICAL

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

Sufficient light and power points.

Cable and telephone points in living room & bedrooms.

Broadband Connectivity



### TOILETS

Branded sanitary fittings and CP Fittings.

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

Washbasin with granite counter and CP fittings.

24-hour water supply.



### COMMUNICATION & SECURITY SYSTEM

INTERCOM:

Intercom facility in all the flats connected with guard room.

SECURITY:

Guard room at main entrance for efficient manual vigilance.

\*Will be charged

## Projects from Our World

**avation**  
**Gardens**  
BHIWADI



**FAMILIES RESIDING**

- 2 & 3 BHK air-conditioned apartments
- More than 350 families residing
- Club & swimming pool
- 24 Hours power backup

**avation**  
**Residency**  
BHIWADI



**FAMILIES RESIDING**

- 2 & 3 BHK affordable apartments
- Approx. 300 families residing
- Spacious and well ventilated apartments

**avation**  
**rangoli**  
BHIWADI



**POSSESSION OFFERED**

- 2 & 3 BHK affordable apartments
- More than 80% open area
- Beautiful landscaped greens
- Developing area with high appreciation value
- Possession offered

**avation**  
**Homes**  
BHIWADI



**POSSESSION OFFERED**

- 1 & 2 BHK affordable apartments
- Gated community, landscaped greens etc.
- Possession offered

→ Continue



## Projects from Our World

**avaion**  
**rangoli**  
Dharuhera



**SOLD OUT**  
Possession Shortly

- 2 & 3 BHK affordable apartments
- On 75 mtr. wide road, sector-24, Dharuhera
- Ample covered parking • Possession shortly

**avaion**  
**REGAL COURT**  
Bhiwadi



**BOOKING OPEN**  
Construction started

- 2 BHK, 2 BHK + study & 3 BHK apartments
- Landscaped regal entrance

**avaion**  
**Ridgeview**  
NEEMRANA



**BOOKING OPEN**  
Construction started

- Located on NH-8 • 2 BHK & 3 BHK apartments
- Stilt + 14 storied towers • Club and swimming pool
- 24x7 water supply & power backup

**avaion**  
**ROYAL PARK**  
BHIWADI



**BOOKING OPEN**  
Construction in advanced stage

- 2 & 3 BHK apartments
- Located on 4 lane Mega highway on Alwar Bypass Road
- Near Haldiram's & Mc Donalds
- Club & swimming pool

**avaion**  
**Shree Ji Dham**  
Vrindavan



**BOOKING OPEN**  
Possession Shortly

- 1 & 2 BHK fully furnished studio apartments
- A blessed location
- Basement+ground+first+second floor connected with lift • Covered parking

**avaion**  
**Plaza**  
SHOPPING COMPLEX



**NOW OPERATIONAL**

- Glass elevation • All shops front-facing
- Landscaping with cascading fountains in front
- Low maintenance as compared to malls

**avaion**  
**ROYAL PLAZA**



**BOOKING OPEN**  
Construction started

- Permanent exterior glass facade
- Low maintenance charges
- All shops on covered area basis
- Great return on investment

**avaion**  
**galleria**  
SHOPPING PLAZA



**POSSESSION OFFERED**

- Permanent exterior glass facade
- All shops on covered area basis
- Low maintenance charges
- Great return on investment

**avaion**  
**rangoli**  
PLAZA



**BOOKING OPEN**  
Construction started

- Permanent exterior glass facade
- Low maintenance charges
- All shops on covered area basis
- Great return on investment

**avaion**  
**SKYWALK**  
NEEMRANA  
Studio Apartments • Retail



**NEWLY LAUNCHED**

- Prime location on NH-8
- All shops on covered area basis
- Fully loaded managed studio apartments
- Separate entrance for studio apartments