



## A Space Where You Feel Right At Home

Welcome to ARR INFRACON'S latest residential marvel, Avencia. Spread over 1.93 acres, the compact and premium gated community located in Bachupally's fastest developing locale is a place where your life blossoms. Experience modern living that has all the comforts and where your family grows in health and happiness right here.



### LOCATION MAP (Not to Scale)



#### NEARBY LOCATION:

- Miyapur Metro Station - 25 mins
- Miyapur X Roads - 20 mins
- Rajiv Gandhi International Airport - 70 mins
- ORR Exit No. 4 - 27 mins
- Kennedy High The Global School - 9 Mins
- Mamata Academy of Medical Sciences Hospital - 9 mins
- Silver Oaks International School, Bachupally - 7 mins

SCAN FOR LOCATION



**ARR INFRACON**  
 Survey No: 496/A/1 & 496/B/1, ASR Brundhavan Colony,  
 Bollaram Industrial Area, Hyderabad, Telangana - 500 090.  
 e-mail: [Info@arrinfracon.com](mailto:Info@arrinfracon.com)

**SITE ADDRESS:**  
 Survey No: 496/A/1 & 496/B/1, ASR Brundhavan Colony,  
 Bollaram Industrial Area, Hyderabad, Telangana - 500 090.

[www.arrinfracon.com](http://www.arrinfracon.com)

For Bookings Contact

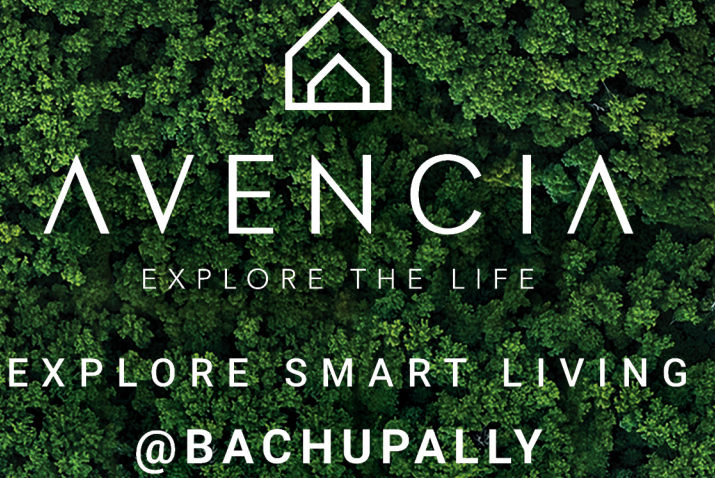


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NOTE: This folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Flat may differ. The promoters reserve the right to make changes in the elevation, plans & specifications as deemed fit.

A Project By **ARR INFRACON**



1.93 ACRES GATED COMMUNITY | 3 BLOCKS | 140 FLATS | 5 FLOORS



OUTDOOR GYM



CCTV SURVEILLANCE



OUTDOOR YOGA SPACE



PERGOLA WITH SEATING



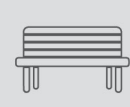
AMPHITHEATRE



SWIMMING POOL WITH DECK



CHILDREN'S PLAY AREA



MULTIPLE SEATING AREAS

## AMENITIES

Amphitheatre | Kid's Play Area | CCTV Surveillance | Swimming Pool | Outdoor Gym  
 Outdoor Yoga Space | Rainwater harvesting points | Multiple Seating Areas  
 Playground with seating | Pergola with seating | Intercom for every flat | Solar Fencing  
 Individual Water Meters for each flat | STP Plant



## SPECIFICATIONS:

### STRUCTURE

RCC-framed with earthquake-resistant loads.

### SUPERSTRUCTURE

8" External walls & 4" Internal walls with cement bricks.

### WATERPROOFING

For all toilets and wash areas.

### DOORS AND WINDOWS

Teak wood frame with teak veneer shutter for main door, all frames of teakwood in bedroom. Internal door molded flush doors. UPVC windows wherever possible. UPVC sliding door in the balcony.

### PLUMBING & SANITARY

EWC of reputed make. Wash basins in dining area and master toilet of reputed make. Single lever fixtures with wall mixer cum shower CPVC pipes for plumbing of premium make.

### FLOORING AND DADO

Granite flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining glazed ceramic tile dado upto 6'height in all bathrooms of reputed brand.

### PAINTING

Premium emulsion with putty finish for interior walls and ceiling of premium brand. Premium emulsion or emulsion with luppam of textured finish for exteriors, as per architectural specifications. Polish for main door and enamel paint for all other doors.

### WSP & STP FOR WATER RECYCLING

Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.

### KITCHEN

Granite platform with stainless steel sink with provision for both municipal and bore.

water connection. With provision for fixing water purifier. Ceramic tile dado up to 2" height above kitchen granite platform. Provision for fixing exhaust fan or chimney.

### CABLE TV

Provision for cable connection in master bedroom and living room.

### INTERNET

Provision for Internet cable connection in hall.

### ELECTRICAL

PVC insulated wires of premium make. Power outlets for geyser in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens and Mixer/ grinders in kitchen. Plug points for refrigerator and TU wherever necessary. 3 phase supply for each flat and individual meter boards, AC point in all bedrooms.

### LIFT

Automated lift of reputed make.

### SOLAR POWER FENCING

Solar power fencing all around the compound.

### TELECOM

Telephone point in living area.

### POWER BACK-UP

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.

### NOTE

Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.



## Where Daily Living Is As Easy As It Gets

Your home at Avencia comes with an exceptional range of amenities that have been designed to nurture your loved ones in every way. From a feature-packed clubhouse to outdoor activity spaces, your home here at Avencia is always an exciting and active space.



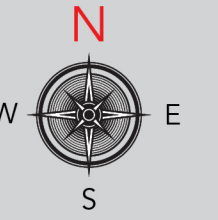
## CLUBHOUSE

Banquet Hall | Pharmacy | Indoor Games | Work Space | Library  
 Gym | Guest Bedrooms | Open Yoga Center





# MASTER PLAN



## LEGEND

- A. Clubhouse
- B. Kid's Pool
- C. Main Pool
- D. Fountain
- E. Deck
- F. Green Rooms
- G. Rain Dance
- H. Boundary Plantation
- I. Screen Wall
- J. Mound With Group Plantation
- K. Seatings
- L. Party Lawn/ Meditation Lawn
- M. Stone Band
- N. Deck With Pargola
- O. Stage
- P. Flower Bed With Artifacts/Sculptures
- Q. Seating Plaza
- R. Kid's Play Area
- S. Outdoor Gym
- T. Seating With Plantation
- U. Pathway
- V. Stone Signage

## PROJECT OVERVIEW

Project Extent	1.93 Acres
Clubhouse	5750 Sq. Ft
Towers	3
Total No of Units	140
2 BHK	1235 Sq. Ft
3 BHK	1550 Sq. Ft



**2 BHK EAST 1235 Sq. Ft.**



**3 BHK EAST 1550 Sq. Ft.**



**3 BHK WEST 1550 Sq. Ft.**



**2 BHK WEST 1235 Sq. Ft.**





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AVENCIA is a premium residential project located in the heart of Badhupally, offering a lifestyle of luxury and exclusivity. The project features modern architecture, high-quality finishes, and a range of amenities designed to enhance your living experience.

**LOCATION MAP**



**PROJECT DETAILS**

**AVENCIA**  
 100% RERA Registered  
 100% Greenfield Project  
 100% Eco-friendly  
 100% Smart Home Features


**ARR INFRACON**

ARR INFRACON is a leading real estate developer in India, known for its commitment to quality and customer satisfaction. We are proud to bring you AVENCIA, a project that sets new standards in residential living.


ARR INFRACON

**PREMIUM & EXCLUSIVE LIVING**

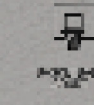
100% RERA REGISTERED | 100% GREENFIELD | 100% ECO-FRIENDLY




**AVENCIA**  
 PREMIUM & EXCLUSIVE LIVING




24x7 SECURITY




SMART HOME



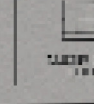
ECO-FRIENDLY




CLUBHOUSE




GYM



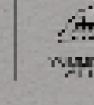
KIDS PLAY AREA



PET-FRIENDLY




CAR WASH



CONCIERGE

**AGENTS**  
 Premium & Exclusive Living  
 100% RERA REGISTERED | 100% GREENFIELD



**SPECIFICATIONS:**

**PLUMBING AND WATER SUPPLY**  
 The project features a state-of-the-art plumbing system with high-quality fixtures and fittings. The water supply is sourced from a dedicated borewell, ensuring a consistent and clean water supply throughout the project.

**ELECTRICAL**  
 The project is equipped with a robust electrical system, including a dedicated power supply for each unit. The system is designed to handle high loads and is compliant with all relevant safety standards.

**INTERIOR**  
 The interior of the project is finished with premium materials, including marble flooring, granite countertops, and high-quality wall finishes. The project also features a range of built-in furniture and fixtures, ensuring a move-in ready experience.

**PAINTING**  
 The project is finished with a range of premium paint finishes, including water-based emulsions and oil-based paints. The finishes are designed to be durable, long-lasting, and easy to maintain.

**WATER SUPPLY AND WATER TREATMENT**  
 The project features a dedicated water supply system with a built-in water treatment plant. The plant is designed to filter out any impurities and ensure that the water is clean and safe for drinking.

**WARRANTY**  
 The project is covered by a comprehensive warranty, ensuring that you are protected against any defects or issues that may arise during the project's lifetime.



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**CLUBHOUSE**  
 Lounge | Billiards | Table Tennis | Pool Table | Snooker | Car Wash | Concierge | Pet-friendly | 24x7 Security

