

A BIG WORLD
FOR EVERY
SMALL DREAM.

Approved by



A project by



AVANI
INFRA & DEVELOPERS




AVANI'S
CLASSICA
THE BEAUTIFUL HOME

2 & 3 BHK LUXURY APARTMENTS
@ AMEENPUR



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CLASSICA
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WHATEVER
YOUR DESIRE,
IT'S THE HOME.

Dreams come in all sizes, as they say. But then, everything that dreams need is a home they can live in beautifully. Whether the dream is of your little one or simply yours, it's only fair that you belong to a home that welcomes everyone's dreams. So here's a home that's designed for every dream and desire: Avani's Classica in Ameenpur.



TYPICAL FLOOR PLAN

BLOCK-A

Area Statement

Flat No.	Type	Areas in Sft.
1	3 BHK	1360
2	3 BHK	1360
3	3 BHK	1360
4	3 BHK	1360



30' WIDE ROAD



30' WIDE ROAD

AVANI'S CLASSICA

THE BEAUTIFUL HOME

BLOCK-B

Area Statement

Flat No.	Type	Areas in Sft.
1	2 BHK	1105
2	2 BHK	1175
3	2 BHK	1125
4	2 BHK	1270

LARGE SPACES
FOR EVERYTHING
YOU ENVISAGED.

Avani's Classica is a cozy yet large community that features just four flats on every floor. With only five floors, you can choose from apartments in the area options of Block-A 1360 sft, of 3 BHK format, Block-B 1105 sft to 1270 sft, of 2 BHK. Thus, if space and more space is what you've always desired, this nice and warm community will be the kind of place you probably have been wishing all along. Come on over and find your home in this limited-sized community.



30' WIDE ROAD

<p>STRUCTURE RCC-framed structure with red bricks. Internal and external double-coat cement plastering.</p>	<p>KITCHEN Black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.</p>	<p>LIFTS Eight-passenger lifts with V3F of Kone or equivalent.</p>
<p>DOORS & WINDOWS Main Door: Teak frame with designer veneer shutter with melamine polish with brass / SS fittings. Internal Doors: Teak wood frames with veneer shutters with melamine polish SS fittings / HDF designer skin moulded door shutters. Windows: UPVC sliding shutters with mosquito mesh track provision designed with MS painted grills.</p>	<p>TOILETS All toilets consist of a) EWC with concealed flush tank (Hindware or equivalent make.) b) Hot and cold wall mixer with shower, provision for geyser in all bathrooms. c) All fixtures are CP-coated of Hindware or equivalent make. d) Health faucet for all toilets.</p>	<p>ELECTRICAL Three-phase power supply for each flat. Concealed conduits with good quality copper wire – V-Guard or equivalent. Modular electrical switches of Legrand or equivalent. One Miniature Circuit Breaker (MCB) for each room. Points for geyser in toilets, washing machine in utility, refrigerator in kitchen or dining, microwave oven in kitchen, air-conditioner in all bedrooms, TV telephone point in living and master bedrooms. Internet point provision in children's bedroom.</p>
<p>STAIRCASE & CORRIDORS Granite flooring for staircase and corridor, SS railing for staircase.</p>	<p>COMMUNICATION Internet provision in each flat (FTH). DTH cable connection in living, master and children's bedrooms.</p>	<p>GENERATOR BACK-UP Generator will be provided for all common services and six points for 2 BHK, eight points for 3 BHK.</p>
<p>PAINTING Internal: Two coats of putty and Asian Tractor Emulsion paint over a base coat of primer in all rooms. External: Asian Apex painting with Wall Care putty and texture. Common Area: Asian Tractor Emulsion.</p> <p>FLOORING Somany or equivalent 2' X 2' vitrified tiles flooring for hall, dining, kitchen, bedrooms, balcony and utility. Anti-skid tiles in toilets.</p>	<p>TILE CLADDING & DADOING Toilets: Somany or equivalent designer matt ceramic tile dado up to 7'. Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform. Utility/Wash: Glazed ceramic tiles dado up to 3' height.</p> <p>SECURITY Intercom facility from flat to flat and flat to security and CCTV cameras.</p>	<p>NOTE a) Flat will be handed over for woodwork / interiors after receiving 100% payment only, subject to payment of facilitation cost as may be decided by builder. b) GST, Registration Charges applicable as per government norms. c) Shelves, chajjas, lofts, arches or any kind of modifications / alterations are not allowed.</p>

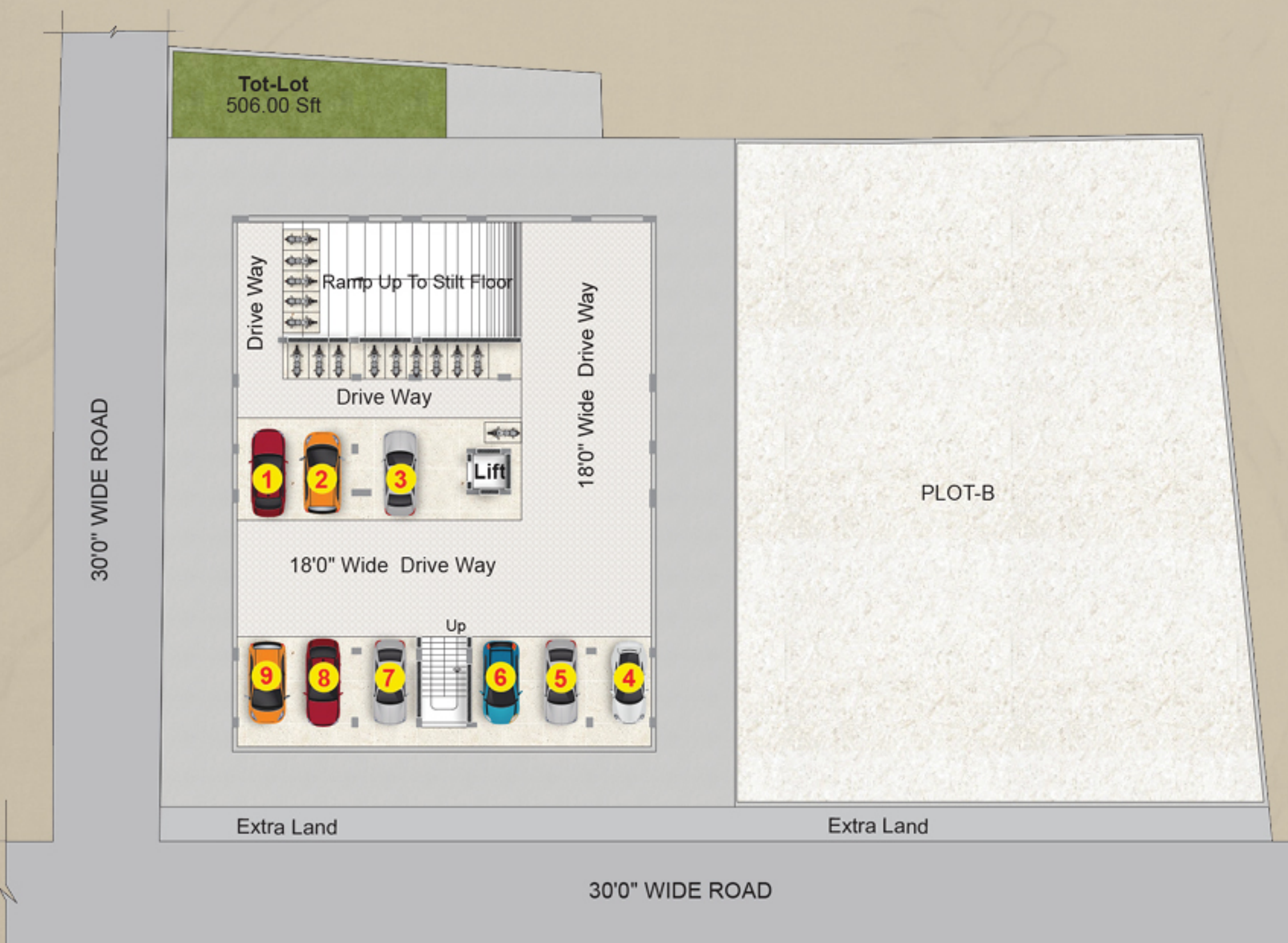


AMENITIES & FEATURES

- Grand entry with security
- Power back-up generator
- 100% vastu
- 2 & 3 BHK luxury apartments
- Rain-water harvesting pit
- Intercom facility
- Gymnasium
- CC Cameras security
- Landscaping
- Quality construction
- Excellent ventilation
- Children's play area



BLOCK-A & B STILT FLOOR PLAN



BLOCK-A - CELLAR FLOOR PLAN



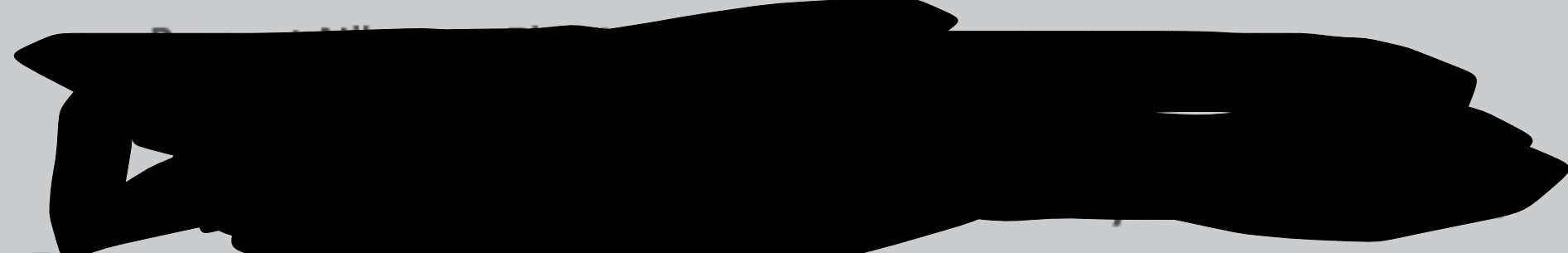


LOCATION PLAN
(not to scale)

IT'S WHERE
THE WORLD
IS ARRIVING
TO LIVE.



AVANI
INFRA & DEVELOPERS



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Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.