

NIK HAR 
a ventino
SUAVE, OPULENT AND CONGENIAL



WHERE
LIFE FINDS
A NEW
PERSPECTIVE!



A world of unreserved happiness
but only for the exclusive few...

PRESENTING

NIKHAR 
aventino
SUAVE, OPULENT AND CONGENIAL

Luxury takes on a new definition at Nikhar Aventino.

Be it the elegance of the design, aesthetically designed structures, innovative ideas in space management or the understated elegance of fine finishes, this is where unmatched essentials of good living create an ambience for happiness and fine living.

Added to this is the convenient location.

Thoughtfully planned space and structure, which accord the place beauty and tranquillity, are just a few indicators of the life that is waiting to unfold here. 'Nikhar Aventino' beckons you to experience the various colours of life in more ways than one. Enjoy the splendour of life with a bouquet of comfortable and creative amenities. Come home to 'Nikhar Aventino'.



HIGHLIGHTS

- ☞ 270 flats designed as per Vastu.
- ☞ All the flats are spaced apart with no wall shared with another flat.
- ☞ Well planned apartment consisting of 2 levels of car park and upper 9 levels of residential units.
- ☞ DTH, Landline with broadband Internet, Intercom* and provision for Gail Gass connection
- ☞ Large open areas (Around 70%).
- ☞ Amenities and facilities for sporting, recreational and fitness activities.
- ☞ A large Reception area with double height roofing for seating the visitors.
- ☞ Drop-Off Point for the visitors and for the cabs.
- ☞ Visitors' car park with electric car charging point provision.
- ☞ Located centrally with tech parks such as RMZ EcoWorld, EcoSpace, Embassy Tech Village, and Cisco, etc in close vicinity.
- ☞ Easy commute to Outer Ring Road and Sarjapur Road.
- ☞ Many international schools of repute are located close by.

*The residents shall subscribe to/enrol for the services of the corresponding service provider.

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Entrance Lobby



Badminton Courts

Right from when you start a day
to when you call it a day!



Kids Play Area



Amphitheatre



Cricket Net

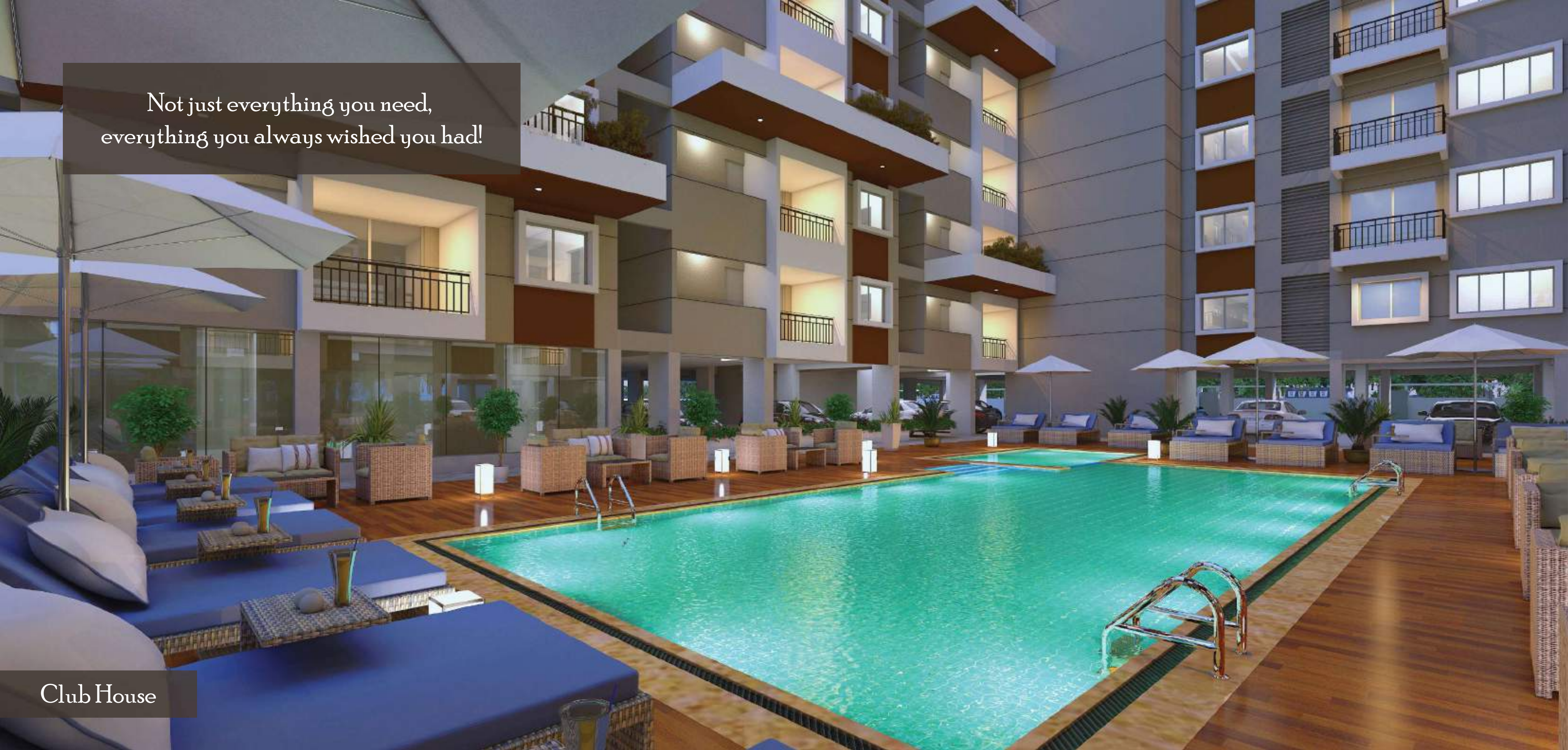


MASTER PLAN

- | | |
|-----------------------------|-----------------------------|
| 01 - Entry / Exit | 10 - Kids Play Area |
| 02 - Wide Driveway | 11 - Badminton Courts |
| 03 - Landscaped Area | 12 - Step Seating |
| 04 - Entrance Lobby | 13 - Open Area Amphitheatre |
| 05 - Sitting Area | 14 - Transformer Yard |
| 06 - Skating Area | 15 - Visitors Car Parking |
| 07 - Elders' Sitting Area | 16 - Toddler's Pool |
| 08 - Multi-Purpose Court | 17 - Swimming Pool |
| 09 - Cricket Practice Pitch | 18 - Deck |

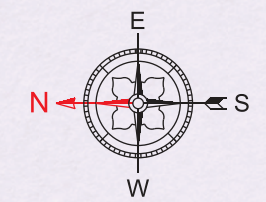
Not just everything you need,
everything you always wished you had!

Club House





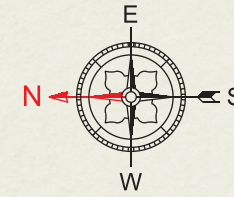
FLOOR PLAN TOWER - A



Any furniture and fixture shown in the floorplans are purely indicative and are not part of the actual offering.



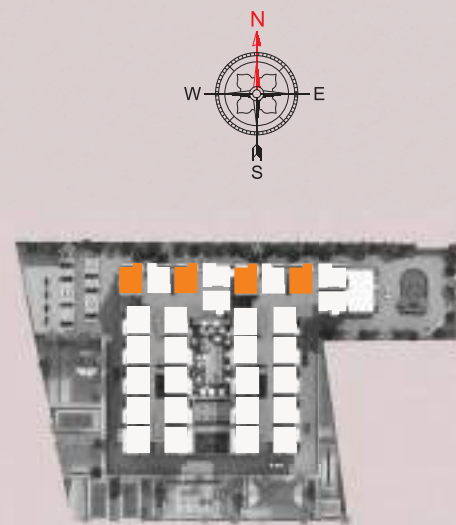
FLOOR PLAN TOWER - B



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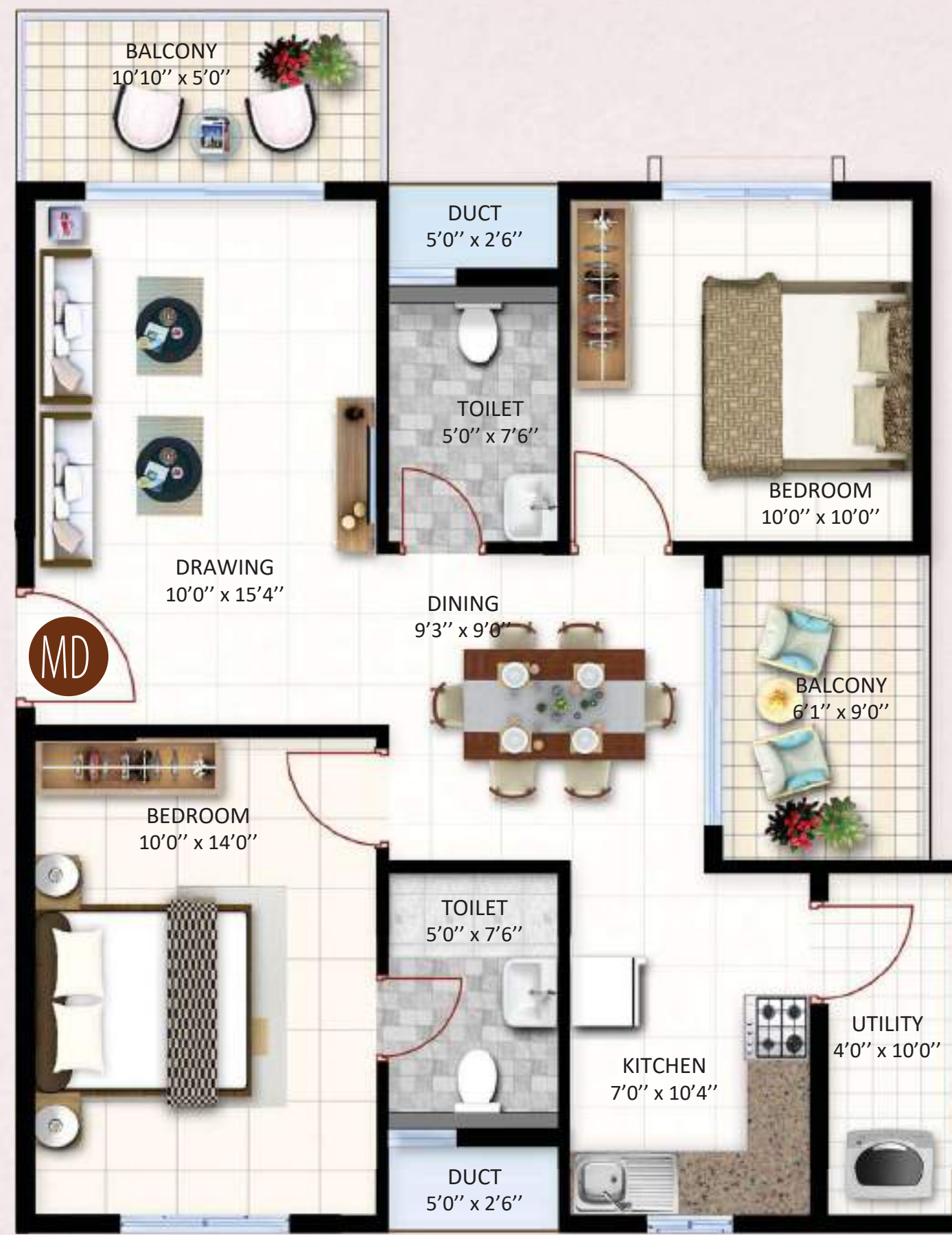


Flat No.	01, 03, 21, 23
SBA	1125
PA	847
CA (NBC)	783
CA (RERA)	645
UDS	485

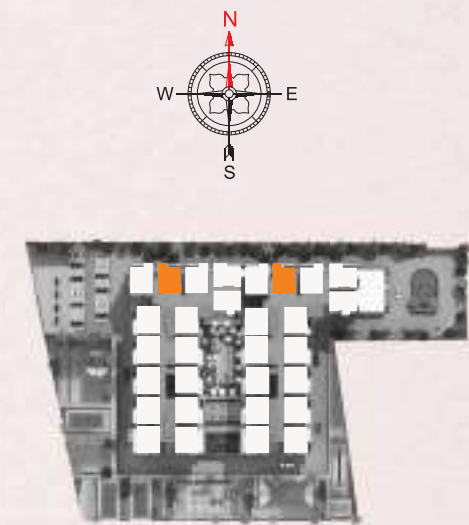


SBA - Super Built-up Area
 PA - Plinth Area
 CA (NBC) - Carpet Area
 (As per the definition of National Building Code of India)
 CA (RERA) - Carpet Area
 (As per the definition of RERA)
 UDS - Undivided Share
 (corresponding to the flat)

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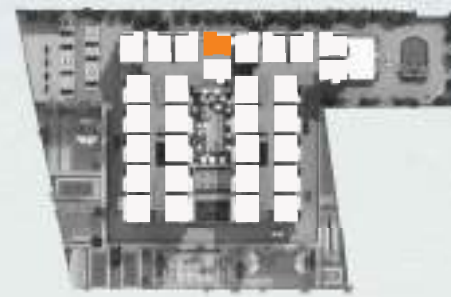
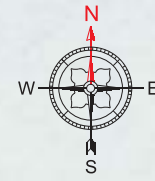
Flat No.	02, 22
SBA	1140
PA	858
CA (NBC)	794
CA (RERA)	645
UDS	491



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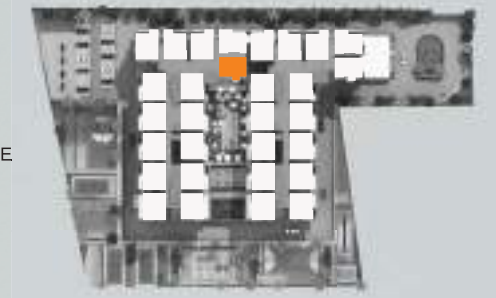
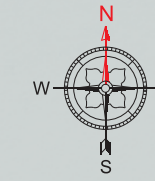
Flat No	SBA	PA	CA (NBC)	CA (RERA)	UDS
04	1080	811	759	645	465



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Flat No	SBA	PA	CA (NBC)	CA (RERA)	UDS
05	1030	773	722	645	444

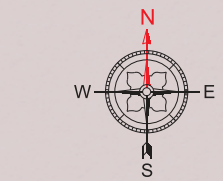


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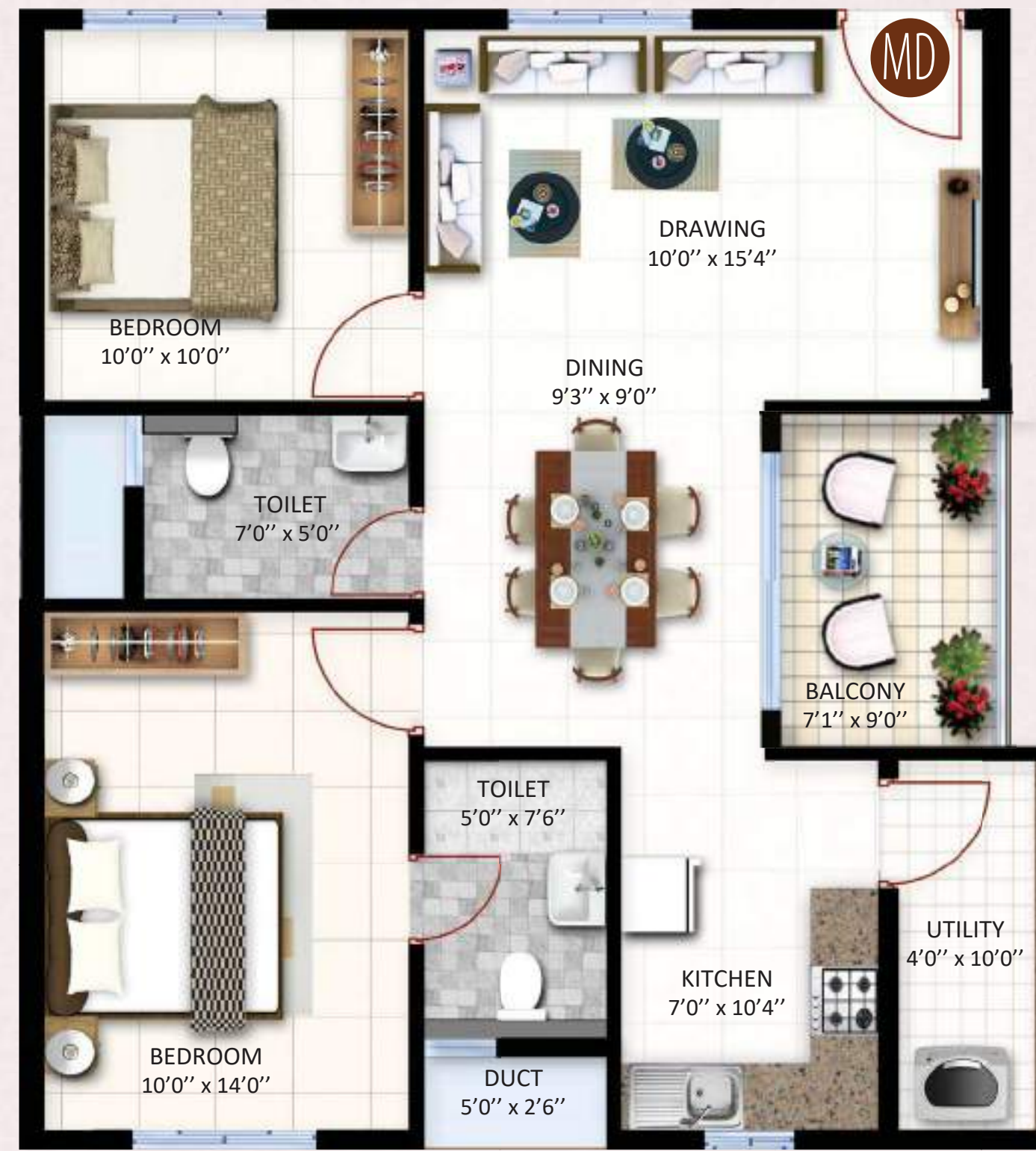


Flat No.	6, 7, 8, 9, 10 17, 18, 19
SBA	1055
PA	793
CA (NBC)	728
CA (RERA)	645
UDS	455

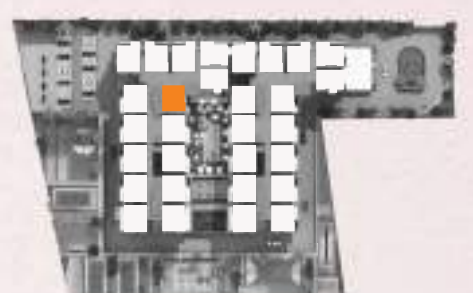
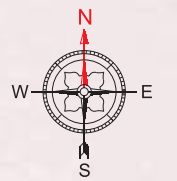


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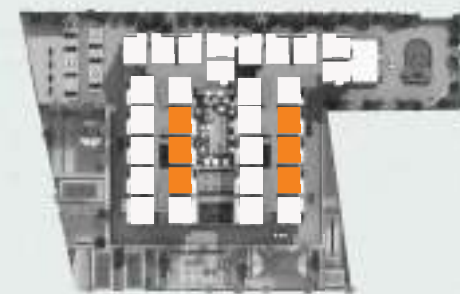
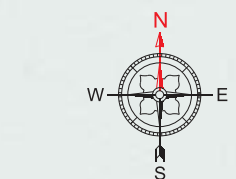
Flat No.	11
SBA	1070
PA	804
CA (NBC)	740
CA (RERA)	645
UDS	461



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 CA (RERA) - Carpet Area
 (As per the definition of RERA)
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 (corresponding to the flat)

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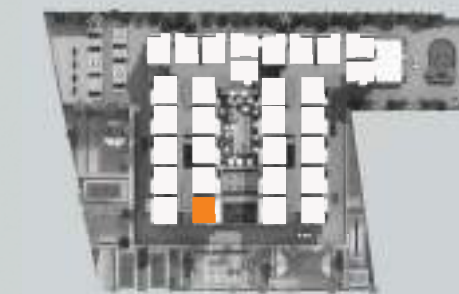
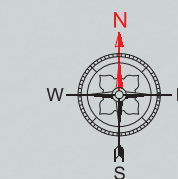
Flat No.	12, 13, 14 27, 28, 29
SBA	1070
PA	804
CA (NBC)	740
CA (RERA)	645
UDS	461



SBA - Super Built-up Area
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 CA (RERA) - Carpet Area
 (As per the definition of RERA)
 UDS - Undivided Share
 (corresponding to the flat)

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Flat No.	15
SBA	1070
PA	804
CA (NBC)	740
CA (RERA)	645
UDS	461

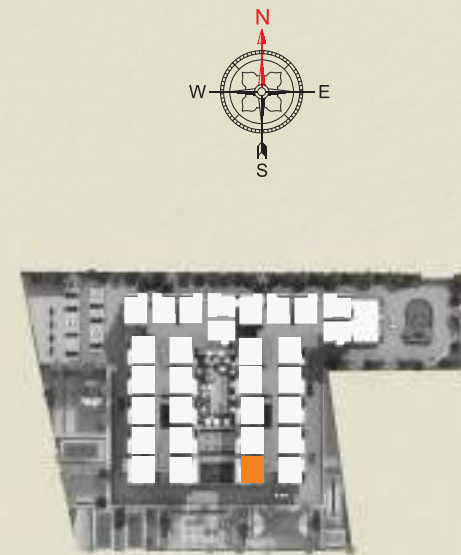


SBA - Super Built-up Area
 PA - Plinth Area
 CA (NBC) - Carpet Area
 (As per the definition of
 National Building Code of India)
 CA (RERA) - Carpet Area
 (As per the definition of RERA)
 UDS - Undivided Share
 (corresponding to the flat)

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Flat No.	16
SBA	1055
PA	793
CA (NBC)	728
CA (RERA)	645
UDS	455

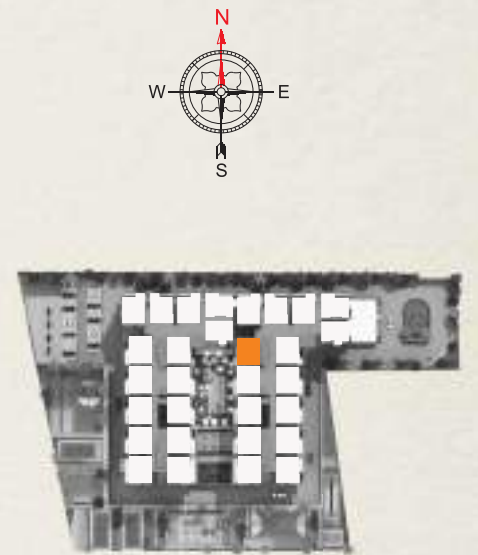


SBA - Super Built-up Area
 PA - Plinth Area
 CA (NBC) - Carpet Area
 (As per the definition of
 National Building Code of India)
 CA (RERA) - Carpet Area
 (As per the definition of RERA)
 UDS - Undivided Share
 (corresponding to the flat)

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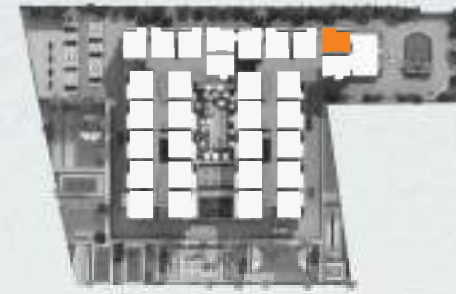
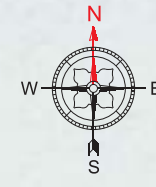
Flat No.	20
SBA	1055
PA	793
CA (NBC)	728
CA (RERA)	645
UDS	455



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 National Building Code of India)
 CA (RERA) - Carpet Area
 (As per the definition of RERA)
 UDS - Undivided Share
 (corresponding to the flat)

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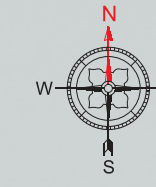
Flat No	SBA	PA	CA (NBC)	CA (RERA)	UDS
24	1150	865	814	645	496



SBA - Super Built-up Area | PA - Plinth Area | CA (NBC) - Carpet Area (As per the definition of National Building Code of India)
CA (RERA) - Carpet Area (As per the definition of RERA) | UDS - Undivided Share (corresponding to the flat)

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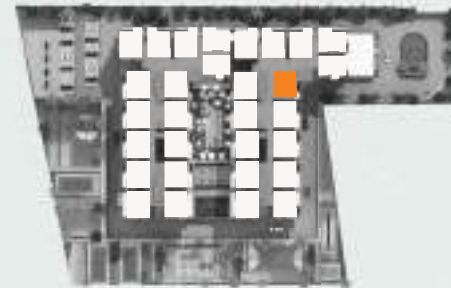
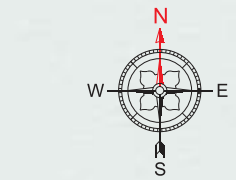
Flat No	SBA	PA	CA (NBC)	CA (RERA)	UDS
25	1100	827	776	645	474



SBA - Super Built-up Area | PA - Plinth Area | CA (NBC) - Carpet Area (As per the definition of National Building Code of India)
CA (RERA) - Carpet Area (As per the definition of RERA) | UDS - Undivided Share (corresponding to the flat)

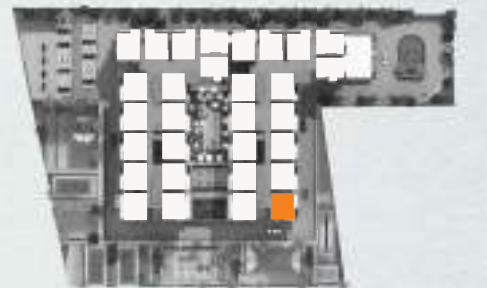
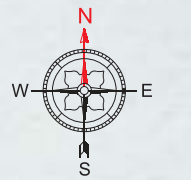
Any furniture and fixture shown in the floorplans are purely indicative and are not part of the actual offering.

Flat No.	26
SBA	1070
PA	804
CA (NBC)	740
CA (RERA)	645
UDS	461



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 CA (RERA) - Carpet Area
 (As per the definition of RERA)
 UDS - Undivided Share
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Flat No.	30
SBA	1070
PA	804
CA (NBC)	740
CA (RERA)	645
UDS	461



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 National Building Code of India)
 CA (RERA) - Carpet Area
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 UDS - Undivided Share
 (corresponding to the flat)

*“A Man Travels the world in search of
what he needs and returns home to find it.”*

George A Moore

Swimming Pool



Skating Rink

AMENITIES

Sporting Activities

- ☞ Swimming Pool with Toddler Pool
- ☞ Multi-purpose court to actively indulge in different sports
- ☞ Badminton courts
- ☞ Half Basketball court
- ☞ Table Tennis
- ☞ Cycling Track over podium
- ☞ Skating Rink
- ☞ Cricket practice pitches

Recreational Activities

- ☞ Multi-Purpose hall for hosting parties and events
- ☞ Elders' park with benches for sitting.
- ☞ Children's play area
- ☞ Open-air Amphitheatre with a raised dais.
- ☞ Steam and Sauna rooms
- ☞ Pool Table
- ☞ Foosball
- ☞ Air hockey
- ☞ Dartboard
- ☞ Carroms and other board games
- ☞ Hopscotch
- ☞ Mini Golf Putt

Health and Fitness Activities

- ☞ Gymnasium/ Fitness Centre
- ☞ Swimming Pool with Toddler Pool
- ☞ Jogging Track
- ☞ Yoga/ Aerobics/ Zumba Hall

Miscellaneous Features

- ☞ Round the clock security
- ☞ CCTVs in select common areas
- ☞ First aid point
- ☞ Car wash point
- ☞ Charging point provision for the electrical cars
- ☞ Entrance lobby with Drop off point for visitors
- ☞ Bicycle Stand
- ☞ Provision of charging point for Electrical Scooters
- ☞ Home automation*
- ☞ Provision for Centralised Gas Connection**
- ☞ Centralised DTH/ Broadband connection**
- ☞ Landline with intercom facility**
- ☞ WiFi in select common areas**

* Not part of standard fitment. Shall be provided at additional cost.

** The residents shall subscribe to/ enrol for the services of the corresponding service provider.



Sitting Avenue



Gym

**STRUCTURE**

RCC framed & Seismic zone 2 compliant structure

WALLS

6-inch-thick concrete solid blocks for exterior walls and 4-inch-thick concrete solid blocks for interior walls

**DOORS**

Main Door - Teak wood frame with moulded panel shutter
Internal Doors - Pre-Engineered frames and shutters

**PAINTING**

Weather resistant emulsion paint from 'Asian Paints' for exterior surfaces and water based emulsion paint for interior walls

**LIFT**

All passenger and service elevators are of 13 passenger capacity from the German maker, 'ThyssenKrupp'

**WINDOWS**

Sliding UPVC windows with provision for mosquito mesh

**FLOORING**

Living, Dining and Bedrooms: Vitrified tiles.
Balconies and Utility area: Anti-skid Ceramic Tiles

**KITCHEN**

Granite platform with stainless steel sink with 2 feet high ceramic tiled dado

**CAR PARKING**

Exclusive covered car parking for all units

**TOILETS**

Anti-skid ceramic tiles for the floor with ceramic tiles for the walls up to 7' height

**ELECTRICAL**

Grid Power from BESCO for each home. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches.

**SANITARY**

All Toilets will have wall mounted EWCs with flush valve. Chrome Plated Tap with Shower Mixer. Pedestal Wash Basins with chrome plated fittings.

**SECURITY**

Round the clock security with intercom facility. CCTV Cameras at select vantage points.

**POWER BACKUP**

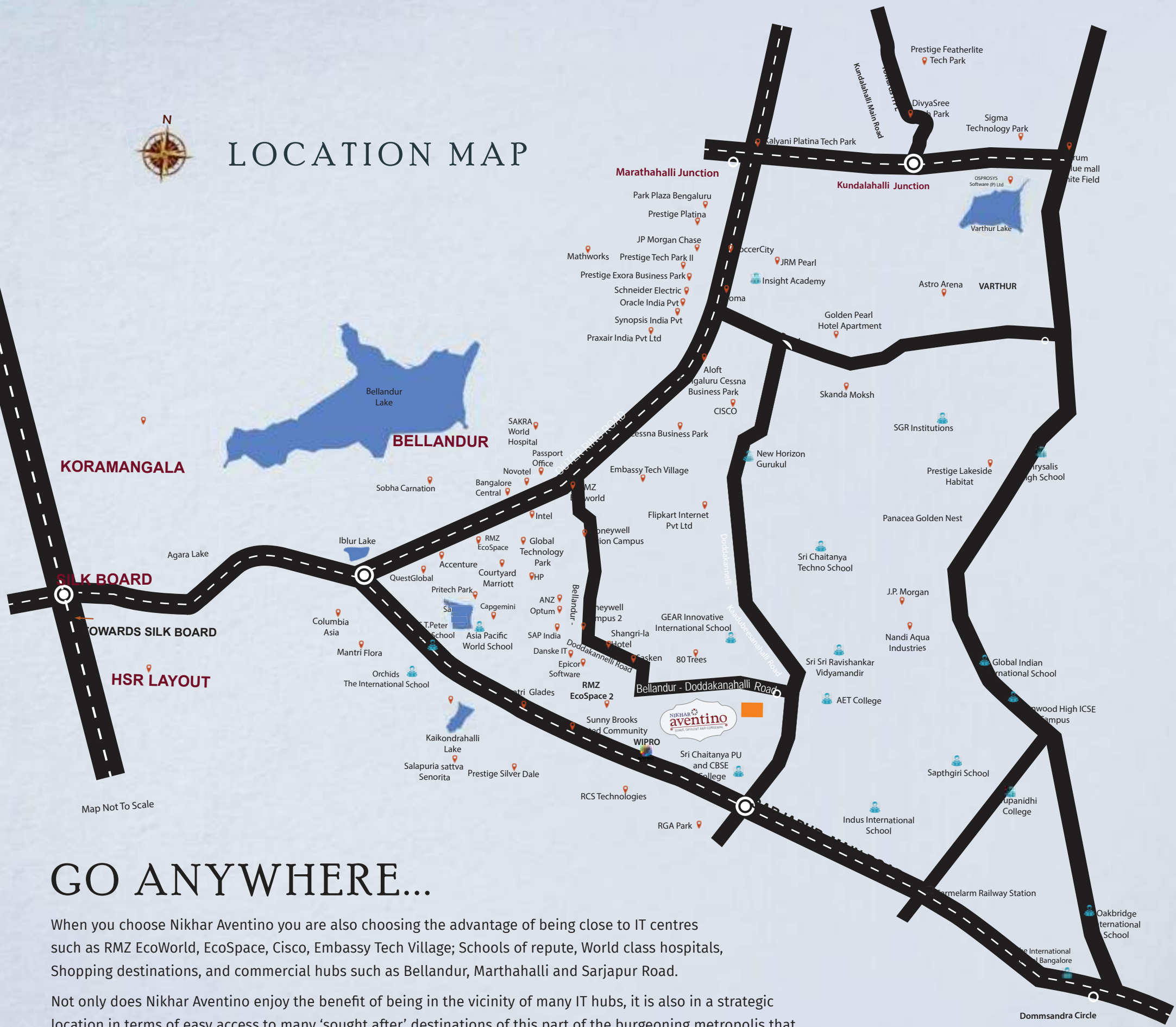
DG power backup to the elevators, pumps, lights in common areas and 1 kVA for each individual flat.

SPECIFICATIONS

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LOCATION MAP



Map Not To Scale

GO ANYWHERE...

When you choose Nikhar Aventino you are also choosing the advantage of being close to IT centres such as RMZ EcoWorld, EcoSpace, Cisco, Embassy Tech Village; Schools of repute, World class hospitals, Shopping destinations, and commercial hubs such as Bellandur, Marthahalli and Sarjapur Road.

Not only does Nikhar Aventino enjoy the benefit of being in the vicinity of many IT hubs, it is also in a strategic location in terms of easy access to many 'sought after' destinations of this part of the burgeoning metropolis that is known equally for its IT infrastructure and for changing the skyline and reinventing the future of lifestyle living.

IT Parks

- 2.7 Km Embassy Tech Village
- 2.7 Km RGA Tech Park
- 3.0 Km Cisco
- 3.1 Km Eco Space
- 3.3 Km Wipro Head Office
- 3.4 Km Intel
- 3.5 Km Oracle India
- 3.6 Km JP Morgan Chase
- 3.7 Km Cessna Business Park
- 3.8 Km Adobe Systems
- 4.0 Km Walmart Global Technology Services
- 4.0 Km Accenture
- 5.5 Km Prestige Tech Park
- 8.9 Km Bagmane World Technology Center
- 11.3 Km Sigma Soft Tech Park
- 14.7 Km ITPL

Schools

- 0.5 Km Gear Innovative Intl. School
- 2.4 Km New Horizon Gurukul
- 3.9 Km Krupanidhi College
- 4.0 Km Primus Public School
- 5.2 Km Harvest Intl. School
- 5.3 Km Sri Sri Ravi Shankar Vidya Mandir
- 5.5 Km Vahe Global Academy
- 6.3 Km Delhi Public School
- 6.8 Km Chrysalis High
- 7.2 Km Silver Oaks Intl. School
- 7.7 Km Global Indian Intl. School
- 8.0 Km Green Wood High
- 8.5 Km Oakridge Internal School
- 8.7 Km Deens Academy
- 8.9 Km The Intl. School, Bangalore
- 10.4 Km Inventure Academy
- 12 Km The Foundation School
- 16.3 Km Indus Intl. School

Hospitals

- 2.9 Km Sakra World Hospital
- 5.3 Km Columbia Asia Hospital
- 5.8 Km Motherhood
- 8.4 Km Rainbow Children's Hospital
- 12.3 Km St John's Hospital

Malls

- 4.5 Km MARKET SQUARE, Sarjapur Road
- 6.4 Km Central Mall, Bellandur
- 11.0 Km The Forum Value Mall
- 13.2 Km The Forum Mall

Prominent Locations

- 2.7 Km Outer Ring Road
- 5.3 Km Marathahalli
- 6.9 Km HSR Layout
- 8.8 Km Koramangala
- 12.1 Km Whitefield
- 14.0 Km Electronic City
- 15.5 Km MG Road

