

GODREJ **AVENUES**

YELAHANKA, BENGALURU




HAPPINESS IS A PLACE CALLED HOME

Presenting Godrej Avenues, homes that keep you
happy every day.








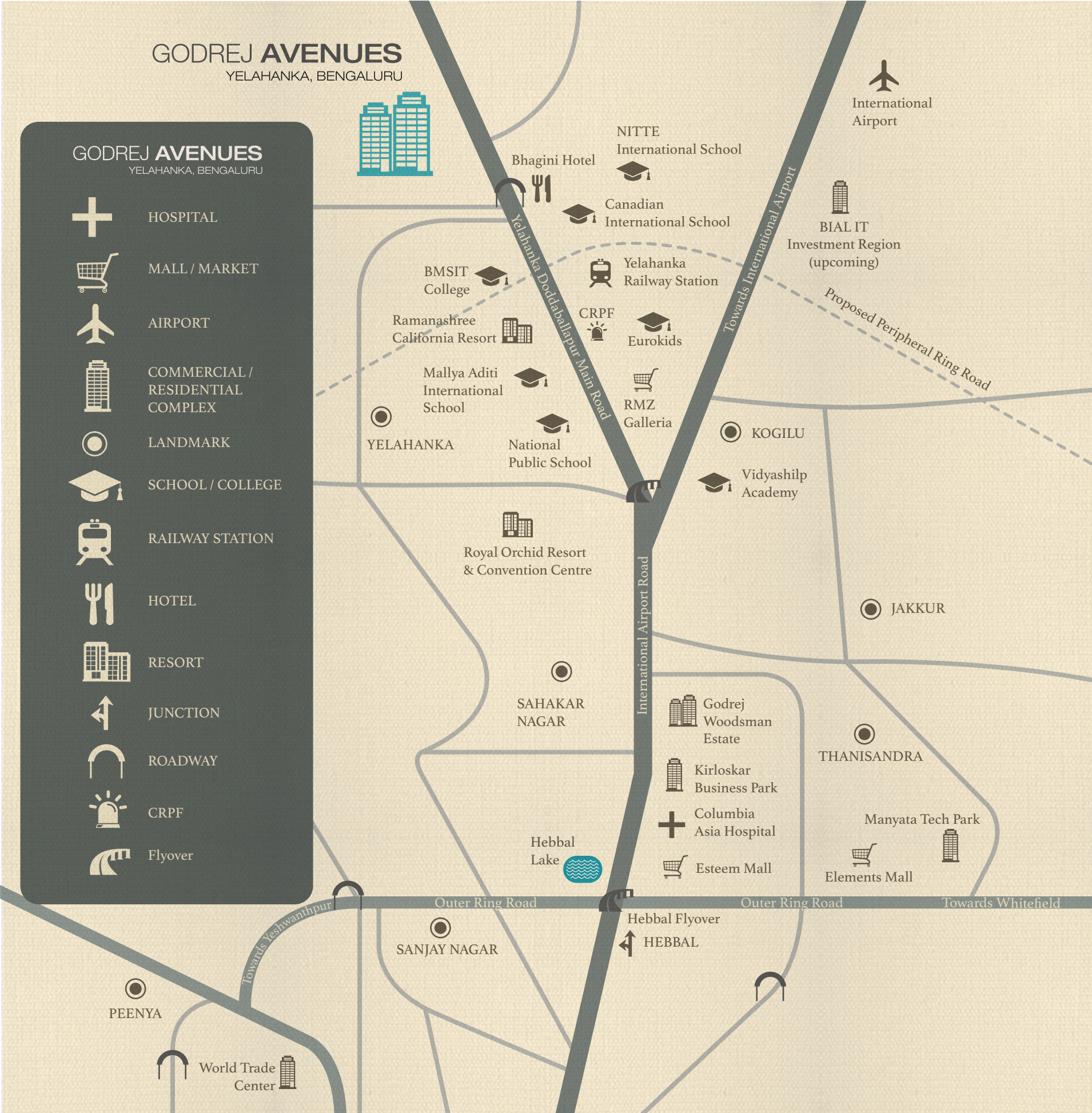
STAY CONNECTED TO HAPPINESS

Godrej Avenues offers you excellent connectivity to every important hub in Bengaluru.

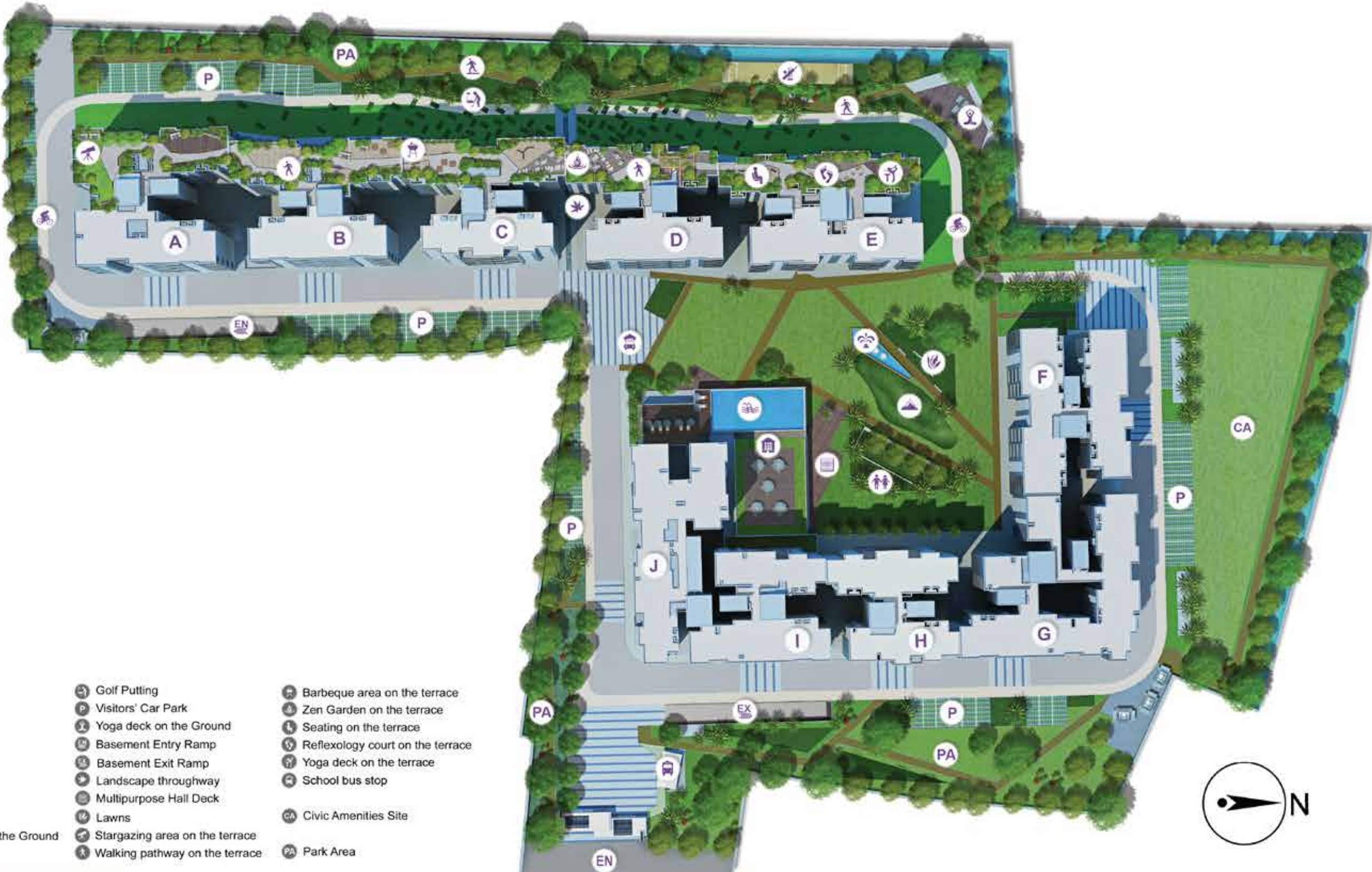
- **Road**
Enjoy easy access to Outer Ring Road, Yelahanka-Doddaballapur Highway and the International Airport Road
- **Air**
The International Airport Road from Yelahanka takes you straight to the International Airport in 35 minutes
- **Rail**
Yelahanka Railway Station - 15 mins
Hebbal Railway Station - 25 mins

SOCIAL INFRASTRUCTURE

- **Schools**
National Public School | Mallya Aditi International School
Canadian International School | Euro Kids
- **Colleges and Technical Institutions**
BMS Institute of Technology | Sir M. Visvesvaraya Institute of Technology
Presidency College | Srishti School of Art, Design and Technology
- **Healthcare**
Apple Hospital | Aster CMI Hospital | Baptist Hospital
Columbia Asia Hospital | Malavya Hospital
- **Leisure and Entertainment**
Esteem Mall, Hebbal | Chairman's Club Resort
Elements Mall, Thanisandra
- **Commercial**
RMZ Galleria | NCC Urban | Manyata Tech Park
Kirloskar Tech Park | World Trade Centre



MASTER LAYOUT



- | | | |
|---------------------------------------|--------------------------------|----------------------------------|
| EN Main Gate | PA Park Area | Barbeque area on the terrace |
| Clubhouse Dropoff | Visitors' Car Park | Zen Garden on the terrace |
| Clubhouse | Yoga deck on the Ground | Seating on the terrace |
| Swimming Pool | Basement Entry Ramp | Reflexology court on the terrace |
| Children's play area | Basement Exit Ramp | Yoga deck on the terrace |
| Landscape mound | Landscape throughway | School bus stop |
| Water feature | Multipurpose Hall Deck | |
| Bicycle track | Lawns | CA Civic Amenities Site |
| Walking / Jogging track on the Ground | Stargazing area on the terrace | |
| Cricket pitch | Walking pathway on the terrace | |

TOWARDS YELAHANKA

YELAHANKA - DODDABALLAPUR MAIN ROAD

TOWARDS DODDABALLAPUR



DELIGHTFUL LIVING SPACES

The interiors of your home are a fine blend of space and elegance. With expansive living areas, **large balconies** and **exclusive lobby area**, residences at Godrej Avenues are **Vastu-compliant, well-ventilated and naturally lit**.

A woman with dark hair tied in a bun, wearing a denim jacket, is lying on her stomach on a light-colored carpet, smiling while working on a silver laptop. A white mug sits on the carpet next to her. In the background, there is a large wooden bookshelf filled with books and decorative items. To the left, a large green plant is visible. The scene is brightly lit, suggesting a comfortable and productive home workspace.

A RELAXING WORKSPACE

Discover the comfort of working from home with high speed **Wi-Fi connectivity** and hi-tech workplace amenities – including **Video Conferencing facility**.

A man and a young girl are in a park. The man, on the left, is wearing a white t-shirt, a blue and white striped shirt, and light-colored trousers. He is smiling and looking down. The girl, on the right, is wearing a red top and blue denim overalls. She is standing next to a tree trunk and looking towards the man.

LIVE BLISSFULLY SECURED 24x7

Be assured of your family's safety and well-being with the 3-tier security system at Godrej Avenues. **Video Door Phones, CCTV Surveillance** and a **24x7 security service** will always keep your loved ones protected.

An underwater photograph of a person swimming. The person is wearing a red swim cap and a blue swimsuit. Their arms are extended forward, and their hands are visible. The water is clear and blue, with sunlight filtering through from above, creating a shimmering effect on the swimmer's skin and the water's surface.

CLUB AVENUES

Club Avenues, the exclusive **20,000 sq.ft.** clubhouse at Godrej Avenues has state-of-the-art facilities for you to make the best of your leisure time. Get refreshed with a dip in the **pool** or enjoy a workout session at the **gymnasium**. Here, you can choose to unwind the way you like.

POOL TABLE



CARROM, CARDS,
CHECKERS AND CHESS



FOOSBALL AND
GAMING ARCADE



DART BOARDS AND
SKIPPING AREA



MINI THEATRE



DANCE AND MUSIC ROOM



KIDS PLAY
AREA



INDOOR BADMINTON
COURT





Walking Track

Start your day with a walk amidst the clouds at 150 feet.



Zen Garden

Lose yourself in the peace and calm of the Zen Garden.



Yoga and Meditation Zone

Rediscover a fitter and better you every day.



Star Gazing Area

Watch a shooting star with your loved ones and make your wish come true.



Al Fresco Barbeque Area

Surprise your loved ones with a special barbeque treat.



Acupressure Pathway

Energize yourself with a walk that touches all the right points and leaves you refreshed.



Reflexology Court

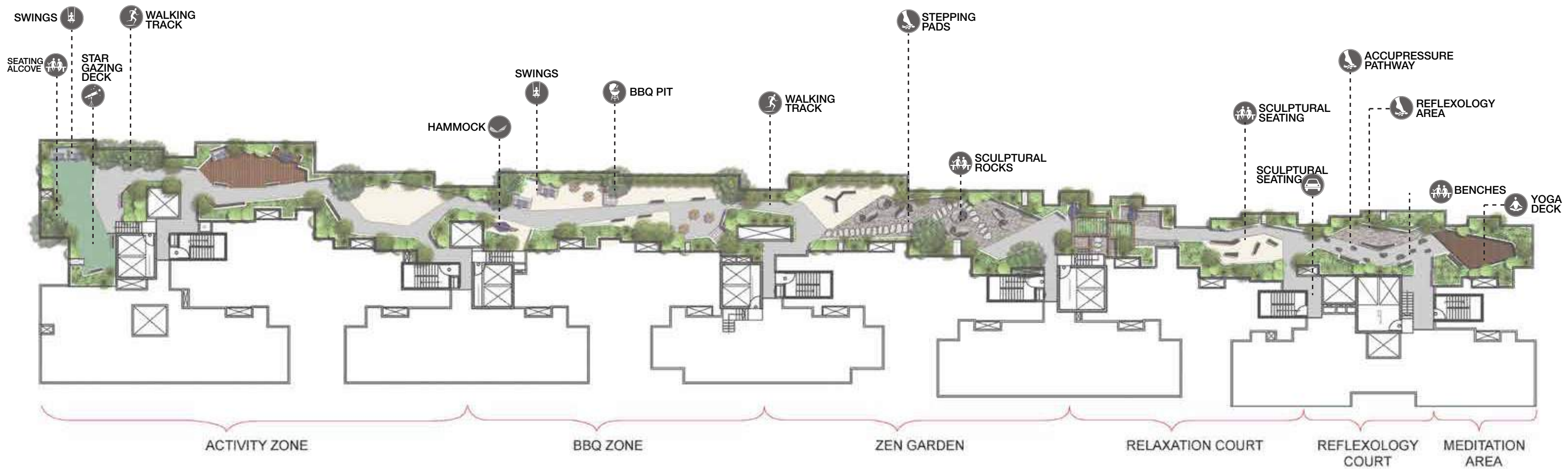
The ancient art of reflexology will soothe you with a walk on the pebble trail at the reflexology court.

SKY LOUNGE AT 150 FEET



EXPERIENCE THE HIGH LIFE AT 150 FEET

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A SERENE LANDSCAPE

At Godrej Avenues, the exteriors of your home are as well-designed as the interiors. Your neighbourhood is dotted with **open spaces**, landscaped gardens and walkways. The central park, with its **modern sculptures**, fountains and **water bodies**, will always make your time outdoors a tranquil one.



APOLLO PHARMACY

Asia's largest Healthcare Group, Apollo is bringing their Pharmacy services in your residential community to cater to your medical needs.

A close-up portrait of a young woman with long brown hair, smiling warmly. She is wearing a white lab coat over a blue button-down shirt. A blue stethoscope is draped around her neck. She is also wearing a black headset with a microphone. Her right hand is raised near her face, with fingers slightly curled. The background is a soft, out-of-focus blue and white pattern, possibly representing a window with blinds. The overall tone is professional and friendly.

APOLLO TELE-MEDICINE

Apollo Tele-medicine will provide consultation and real time services using point of care devices, for around 20 kinds of diagnostics tests. This facility will provide the best available health-care for all residents in the community.



EVERY CONVENIENCE BY YOUR SIDE

A one-stop destination at your doorstep for all your daily grocery needs with Nilgiri's Supermarket



UNVEIL THE ARTISTE IN YOU

Learn to play your favourite musical instrument at the
Eardrums Music Hub.



JUST BOOKS

The library setup by **JustBooks** is a hub for book lovers of all ages to sit back and enjoy a collection of books in every category you desire.



GO PRO

Now learn to play cricket like a true professional with dedicated coaching sessions by the **Just Cricket** Coaching Academy or stay fit with daily workout sessions at the state-of-the-art gymnasium.

PRODUCT DETAILS

GODREJ **AVENUES**
YELAHANKA, BENGALURU

TYPOLOGY	SQ.FT.
1 BHK	629-706
2 BHK	1023-1260
2.5 BHK	1390-1398
3 BHK	1446-1721

SPECIFICATIONS

Structure	Type of structure	Mivan	Your home is built with the help of a Mivan structure system, a technology which uses aluminium framework and reinforced concrete. This ensures high durability, minimal leakages and low maintenance cost.
Flooring	Living/ Dining	Vitrified tiles	Carefully handpicked flooring tiles add aesthetic beauty to your living space. Vitrified tiles are chosen for the living and dining room as they are easy to maintain, durable and better performing compared to other flooring material.
	Other bedrooms		
	Master bedroom	Wooden laminate	Your master bedroom is elegantly crafted with wooden laminate flooring, a relatively new invention which has taken the world of floor surface as it is aesthetic, offers durability and is easy maintenance.
	Toilets	Anti Skid Ceramic tiles	Areas prone to wet surface are glamorized with antiskid ceramic tiles which prevent injuries caused by slips, trips & falls
	Balconies		
	Utility		
	Kitchen	Ceramic tiles	Relish every minute of your time cooking for your loved ones! Usage of environment friendly ceramic tiles in your kitchen ensures easy and quick cleaning. These tiles are antistatic in nature.
Doors	Main door	Teak Frame with hardwood flush shutter with teak veneer two side polish	Exceptionally strong and durable, teak lasts a lifetime in a wide range of climates. High oil and rubber content gives it weatherproof qualities. Teak requires no preservatives or paint. Above all it is renewable and an eco-friendly resource.
	Internal doors	Wooden door frame with flush door shutter	Enjoy the warmth inside your home. Every internal door is made of wood, a natural insulator of heat that is not affected by temperature. Unlike metal doors, wood requires less maintenance and are rust proof.
Windows	Aluminium	Aluminum windows with track for mesh	Aluminium windows and doors contribute to excellent thermal and sound insulation which meets current building regulations. Unlike many other windows and doors, they will not swell, crack, split or warp over the time and ensures an extended life.
Wall and ceiling	Paint	OBD	Oil based distemper paint is an environment-friendly paint which does not have any hazardous elements in its composition. A sleek matt finish makes you revel in the look and feel of your dream home
Kitchen and utility	Kitchen counter and sink provision	Granite counter with SS sink	Your kitchen is adorned with a natural product having a timeless aura and appeal. Granite being a heat resistant material is a perfect cooktop. The various minerals within granite add depth and character making every granite top unique.
Toilet	CP Sanitary brand/ selection	Hindware/Jaquar or equivalent	Beautiful designs that inspire are chosen for your bathing suites which compliment your lifestyle
Power	Power allotted to flat	1 BHK-2.5 KW, 2 BHK-3 KW, 3 BHK-4 KW	Adequate power is supplied as per the standard requirement
Balcony railings	Railing	MS railing	We believe in keeping you safe. When it comes to handrails, it is important to use a durable and strong material considering the safety aspect. One of the most easy to maintain materials, also aesthetically appealing. Mild steel is no doubt a time tested material used for ages in construction.
Car parking type	Open/covered	Covered carpark	Every apartment is allotted a covered car park positioned in the basement.
Power Backup	DG backup to flat	1 BHK- 0.75 KW 2, 2.5, 3 BHK - 1 KW	Enjoy uninterrupted power supply at any point of time. Adequate power backup is supplied which is rich enough power to light up your house.
Reticulated piped gas system	Piped gas	Reticulated piped gas system	A convenient value adding feature promises an uninterrupted supply of cooking gas direct to the hotplates This system of piped gas saves your time, space and money.

GODREJ AVENUES

YELAHANKA, BENGALURU

 **1-800-258-2588** |  **GODREJ AV to 56070** | **Email: avenues@godrejproperties.com**

Site Location: Godrej Avenues, Yelahanka – Doddaballapur Main Road, Near BMS Institute of Technology, Yelahanka, Bengaluru – 560089.

Disclaimer: This is not an offer, invitation to offer and/or commitment of any nature. The Tie-ups, layout, plans, specifications and other details herein are only indicative and are subject to change without notice. The artist's impressions are for illustrative purpose. T&C apply