



S A M S A R A

— AVASA —

DESIGNED FOR
THE ONES WHO
SETTLE FOR NOTHING
BUT THE BEST

EXCLUSIVELY
YOURS

Welcome to a home that is a true expression of yourself. A haven curated to surround you with all the good things in life. A world that delights your senses and celebrates your fine taste.

SAMSARA AVASA is an address that flourishes in its close-knit community and much sought-after privacy.

The low-rise architecture with independent 4 BHK residences creates an environment that is high on exclusivity, yet cocoons you with a warm feeling of togetherness.



A COMMUNITY THAT HAS IT ALL

Rejoice in the convenience and comfort of living in an integrated community thoughtfully planned to pamper you with all modern amenities.

Everything you require, from your daily needs to all the luxuries you love, it's at your disposal at **SAMSARA AVASA.**



AN ODE TO EXQUISITE CRAFTSMANSHIP

Your search for the extraordinary ends here.

SAMSARA AVASA is an embodiment of elegance and flair inspired by British architecture.

The beautiful effect is visible in the tile pattern, pillars, edges, and arches that shape the structure. The high-end visual language flows seamlessly in every element, right from the colours to the texture, angles to walls, creating a visual delight that you can proudly call home.





CONTEMPORARY MEETS CLASSIC

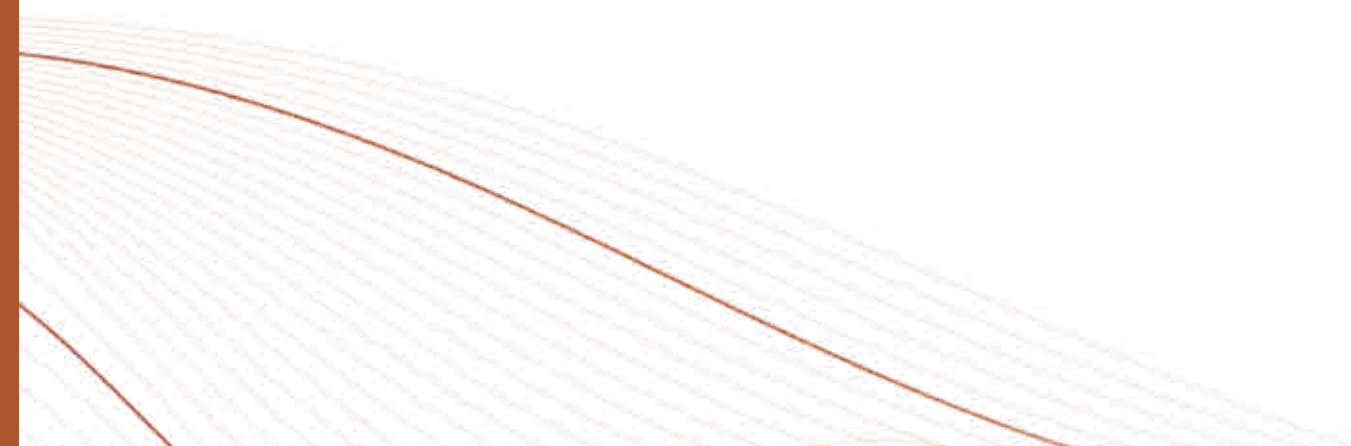
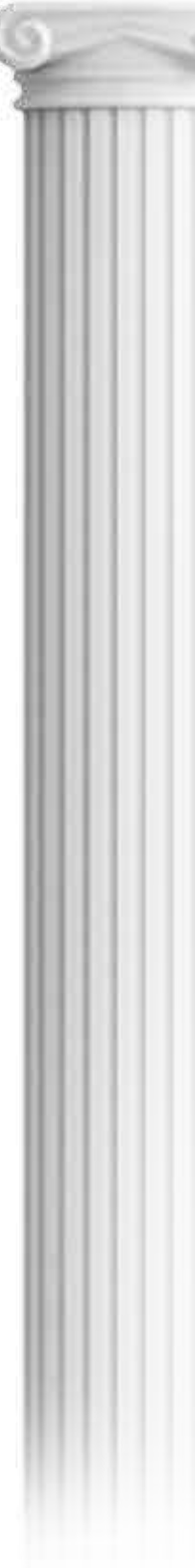
SAMSARA AVASA is an address that not only caters to your desire for the best, but is also an abode that exceeds your expectations.

The lavish residences spread across 4 storeys are designed with stilt parking, as well as luxe private terraces.

This gated community comes with 24/7 security, CCTV surveillance for a well-guarded and secure living.

Add to that the goodness of a close-knit community and the perks of low-density occupancy.

All this comes together to create a lifestyle that is unparalleled and one-of-its-kind.





INTERIORS THAT INSPIRE

Beauty is carved into the intricacies of all the elements that make this space your home. A perfect amalgam of elegance, style and comfort, **SAMSARA AVASA** is truly a connoisseur's dream come true.

Ample sunlight, spacious layouts, optimum space utilization, intelligent design, airy rooms, you name it and your home has it. **SAMSARA AVASA** by virtue of its very design makes sure that you are engulfed by excellence at all times.

EXTERIORS THAT ELEVATE

The exteriors at **SAMSARA AVASA** are awe-inspiring in design, blending sophistication with serenity. An amicability between architectural artistry and prestigious presence. Nuanced design with the ethos of modernity and class, make it the perfect address for your dream home.



A LOCATION THAT PUTS YOU IN THE LIMELIGHT



SAMSARA
— AVASA —

BE CLOSE TO ALL THE ESSENTIALS Connected | Convenient | Central

With proximity to healthcare, education and entertainment; **SAMSARA AVASA** is the ultimate space that offers modern living. From basic amenities to luxurious indulgences, everything in one glorious compound awaits you.

- 5 MINS AWAY
GOLF COURSE ROAD/ RAPID METRO
- 10 MINS AWAY
SOHNA ROAD
- 15 MINS AWAY
HUDA CITY CENTRE
- 20 MINS AWAY
MG ROAD
- 25 MINS AWAY
AMBIENCE MALL
- 40 MINS AWAY
INTERNATIONAL AIRPORT

EDUCATIONAL INSTITUTES

1. HERITAGE EXPERIENTIAL LEARNING SCHOOL
2. LOTUS VALLEY SCHOOL
3. ST. XAVIER'S HIGH SCHOOL
4. DPS INTERNATIONAL
5. PRESIDIUM SCHOOL

HOTELS

11. LEMON TREE
12. DOUBLE TREE BY HILTON
13. HILTON GARDEN INN
14. RADISSON HOTEL
15. IBIS HOTEL
16. GRAND HYATT

HEALTHCARE

6. W PRATIKSHA HOSPITAL
7. ARTEMIS HOSPITAL
8. PARK HOSPITAL
9. MEDANTA HOSPITAL
10. FORTIS HOSPITAL

RETAIL ZONES

17. WORLD MARK
18. HONGKONG BAZAAR
19. SHOPPER'S STOP
20. ARDEE MALL
21. AMBIENCE MALL

Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. Further, the driving time indicated is tentative and actual time may vary.

LEGEND

1. ENTRANCE PLAZA
2. CRICKET PITCH
3. DRY DECK FOUNTAIN
4. CENTRAL LAWN
5. PERGOLA WITH SEATING
6. KIDS' PLAY AREA
7. COMMON TERRACE AREA
8. PRIVATE TERRACE AREA



Future Development

Future Development

PLANNED FOR
A PERFECT LIFESTYLE



An aerial architectural rendering of a modern residential building. The building features a central courtyard with a paved walkway and a green lawn. On either side of the courtyard are rows of multi-story brick buildings. Each building has multiple levels of terraces, some with glass railings and others with brick walls. The terraces are furnished with outdoor seating, including sofas, chairs, and tables. People are shown walking on the courtyard paths and sitting on the terraces, suggesting a vibrant community atmosphere. The overall design is clean and contemporary, with a focus on outdoor living spaces.

THOUGHTFULLY DESIGNED TERRACES

At **SAMSARA AVASA**, you can use the **Common Terrace** area to spend quality time with your neighbours. You can even choose to have a **Private Terrace** and enjoy the luxury of your own space when you opt for a residence on the 4th floor.

A PLACE TO PAMPER YOURSELF

The **PRIVATE TERRACE** is an extension of the spacious interiors of your home and offers unlimited ways to make use of it for a memorable time. Host private soirees, get-togethers with your friends, spend time reading your favourite book, or do yoga to refresh and rejuvenate the mind and soul.



YOUR FAVOURITE PLACE TO HANGOUT

The **COMMON TERRACE** adds life to your mornings and evenings. Catch up with your fellow residents for a jog or a stroll, mingle with neighbours for a small tete-a tete, or just laze around in the company of your loved ones. The terrace has ample seating and a lush environment that overlooks beautiful surroundings.

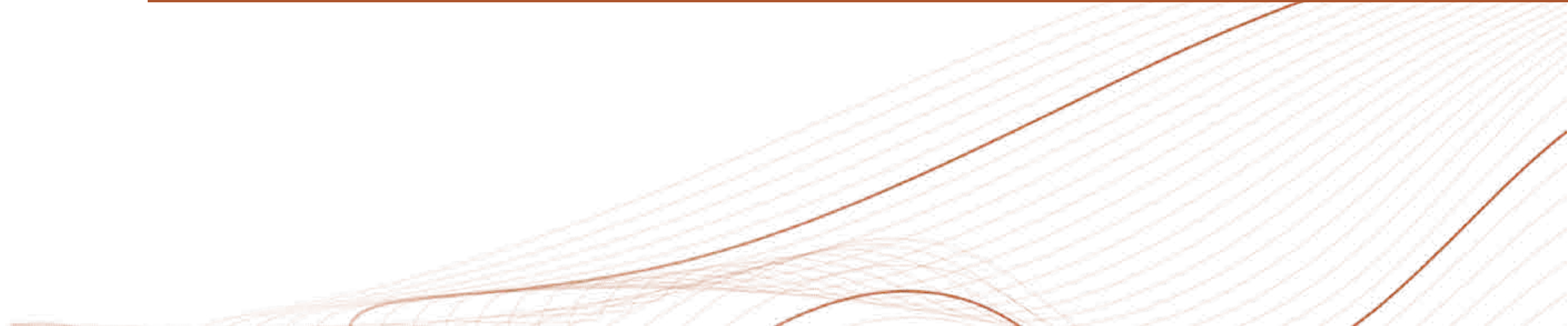


ENJOY LIFE WITH THE LIKE - MINDED

Nothing makes life more beautiful than the comfort of being surrounded by like-minded people. Enjoy the perks of living in a close-knit community that gives you much-needed togetherness, blended with the bliss of privacy.



Artistic Impression





LIVE LIFE WITHOUT A WORRY

A home at **SAMSARA AVASA** takes worries out of your life. It is a close-knit community where you feel nurtured and protected. Your kids get to play around in a space that is safe with 24/7 security and surveillance in place. All amenities follow an eco-friendly approach that puts nature first.



Artistic Impression



BIG ON SAFETY

A home is a home when it is safe and secure. **SAMSARA AVASA** is a secure gated community with the most advanced multi-tier security system. Moreover, it has a video door phone and digital lock system on the main door which further amplifies security for the residents.

Whether you are at home or out on a vacation, your home and family are totally protected.



WELCOME TO BELVEDERE CLUB

Experience an unmatched luxury that comes with having Belvedere Club just around the corner as it promises a life of convenience like never before. Spend warm afternoons cooling off at the pool, be sporty at the badminton court and cricket pitch, and unwind with loved ones at the restaurant and bar. Extravagant, beautiful and lively, Belvedere Club truly has something for everyone.





A CLUB THAT DELIVERS BEYOND EXPECTATIONS

Our affiliated clubhouse, Belvedere Club, is breathtakingly beautiful and encapsulates space for celebrating the joyful milestones of life. We've made sure that there is plenty of room so that you never have to think twice about including people who matter. Indulge in a world of cuisine, movies, games and socializing without limitations.

SPECIFICATIONS

LIVING / DINING

FLOORS	Imported Marble
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Main Entrance Door - Polished Veneer / Laminated Flush Door with Frame, Digital Lock Integrated with VDP
WINDOW	Aluminium Windows

BEDROOMS

FLOORS	Laminated Wooden Flooring in all Bedrooms
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Flush Door with Laminate on Both Sides
WINDOW	Aluminium Windows (Mosquito Mesh for Sliding Door/ Window)

KITCHEN

FLOORS	Vitrified Tiles
WALLS	2' High Ceramic / Vitrified Tiles Above Counter / Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOOR / WINDOW	External Aluminium Doors & Windows
KITCHEN COUNTER TOP	Granite / Stone
FITTINGS / FIXTURES	Modular Kitchen (Above & Below Counter) with Hob & Chimney, Double Bowl Sink, Instant Geyser, Provision for Piped Gas Supply, Microwave, Dishwasher, Refrigerator of Reputed Make

BALCONY / TERRACES

FLOORS	Matt Ceramic Tiles
WALLS	Weather-Proof Paint
CEILING	Weather-Proof Paint
TERRACE GARDEN	Potted Plants, Electrical Point
OTHERS	Water Point in Utility Balcony & Terrace

BATHROOMS

FLOORS	Vitrified / Ceramic Tiles
WALLS	Vitrified / Ceramic Tiles till False Ceiling Height
CEILING	Acrylic Emulsion Paint
DOORS	Flush Door with Laminate on Both Sides
WINDOW	Aluminium Window
OTHERS	Marble / Granite Counter-Top, Geyser, Health Faucet, Exhaust Fan, Toilet Paper Holder & Towel Rail, Looking-Mirrors
CP FITTINGS / SANITARYWARE	Kohler / Jaquar / American Standard or Equivalent

UTILITY ROOM & TOILET

FLOORS	Ceramic Tiles
WALLS	Oil Bound Distemper Paint in Room & Till 7'Height in Toilet Ceramic Tiles
CEILING	Oil Bound Distemper Paint
DOORS	Flush Door with Laminate on Both Sides
WINDOW	Aluminium Windows, Exhaust Fan
OTHERS	WC & Spout
CP FITTINGS / SANITARYWARE	Cera / Parryware or Equivalent

GROUND FLOOR ENTRANCE LOBBY

FLOORS	Stone Flooring
WALLS	Stone / Vitrified Tile Cladding / Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Panelled Glazed Door
WINDOW	Fixed Glass Windows

LIFT LOBBY & STAIRCASE

FLOORS	Stone Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint

ELECTRICAL

SECURITY	FTTH Integrated Fibre Based Communication, Electronic Surveillance System at Main Gate, Video Door Phone in all Units
GENERAL / OTHERS	VRV / VRF Air Conditioning with Heating and Cooling in Living / Dining and all Bedrooms
ELECTRICAL	Modular Switches & Sockets, Energy Saving LED Light Fixtures in Common Areas, Electric Vehicle Charging Points (Sockets)

POWER BACK-UP FOR EACH FLOOR THROUGH DG SET

4 BHK APARTMENTS	POWER BACK-UP
1st - 3rd Floor	8 KVA
4th Floor with terrace	10 KVA

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TYPE 1 (L-1 & L-2) 4BHK+UTILITY

TYPICAL FLOOR PLAN



Plot Area
301 Sq. Yd. (251.58 Sq. Mtr)

Carpet Area
1361 Sq. Ft. (126.44 Sq. Mtr)

Balcony Area
303 Sq. Ft. (28.15 Sq. Mtr)

Usable Area
1664 Sq. Ft. (154.59 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

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TYPE 2 (L-8)

4BHK+UTILITY



Plot Area
325 Sq. Yd. (271.80 Sq. Mtr)

Carpet Area
1484 Sq. Ft. (137.87 Sq. Mtr)

Balcony Area
330 Sq. Ft. (30.66 Sq. Mtr)

Usable Area
1814 Sq. Ft. (168.53 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

TYPE 3 (L-9 to L-11)

4BHK+UTILITY



Plot Area
311 Sq. Yd. (259.72 Sq. Mtr)

Carpet Area
1421 Sq. Ft. (132.02 Sq. Mtr)

Balcony Area
313 Sq. Ft. (29.08 Sq. Mtr)

Usable Area
1734 Sq. Ft. (161.09 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

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TYPE 4 (L-12)

4BHK+UTILITY



Plot Area
334 Sq. Yd. (279.29 Sq. Mtr)

Carpet Area
1519 Sq. Ft. (141.12 Sq. Mtr)

Balcony Area
499 Sq. Ft. (46.36 Sq. Mtr)

Usable Area
2018 Sq. Ft. (187.48 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

TYPE 5 (L-13)

4BHK+UTILITY



Plot Area
296 Sq. Yd. (247.56 Sq. Mtr)

Carpet Area
1476 Sq. Ft. (137.12 Sq. Mtr)

Balcony Area
344 Sq. Ft. (31.96 Sq. Mtr)

Usable Area
1820 Sq. Ft. (169.08 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

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TYPE 6 (L-14 to L-20)

4BHK+UTILITY



Plot Area
300 Sq. Yd. (251.01 Sq. Mtr)

Carpet Area
1367 Sq. Ft. (126.99 Sq. Mtr)

Balcony Area
309 Sq. Ft. (28.71 Sq. Mtr)

Usable Area
1676 Sq. Ft. (155.71 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

TYPE 7 (L-21)

4BHK+UTILITY



Plot Area
464.41 Sq. Yd. (388.31 Sq. Mtr)

Carpet Area
2089 Sq. Ft. (194.08 Sq. Mtr)

Balcony Area
531 Sq. Ft. (49.33 Sq. Mtr)

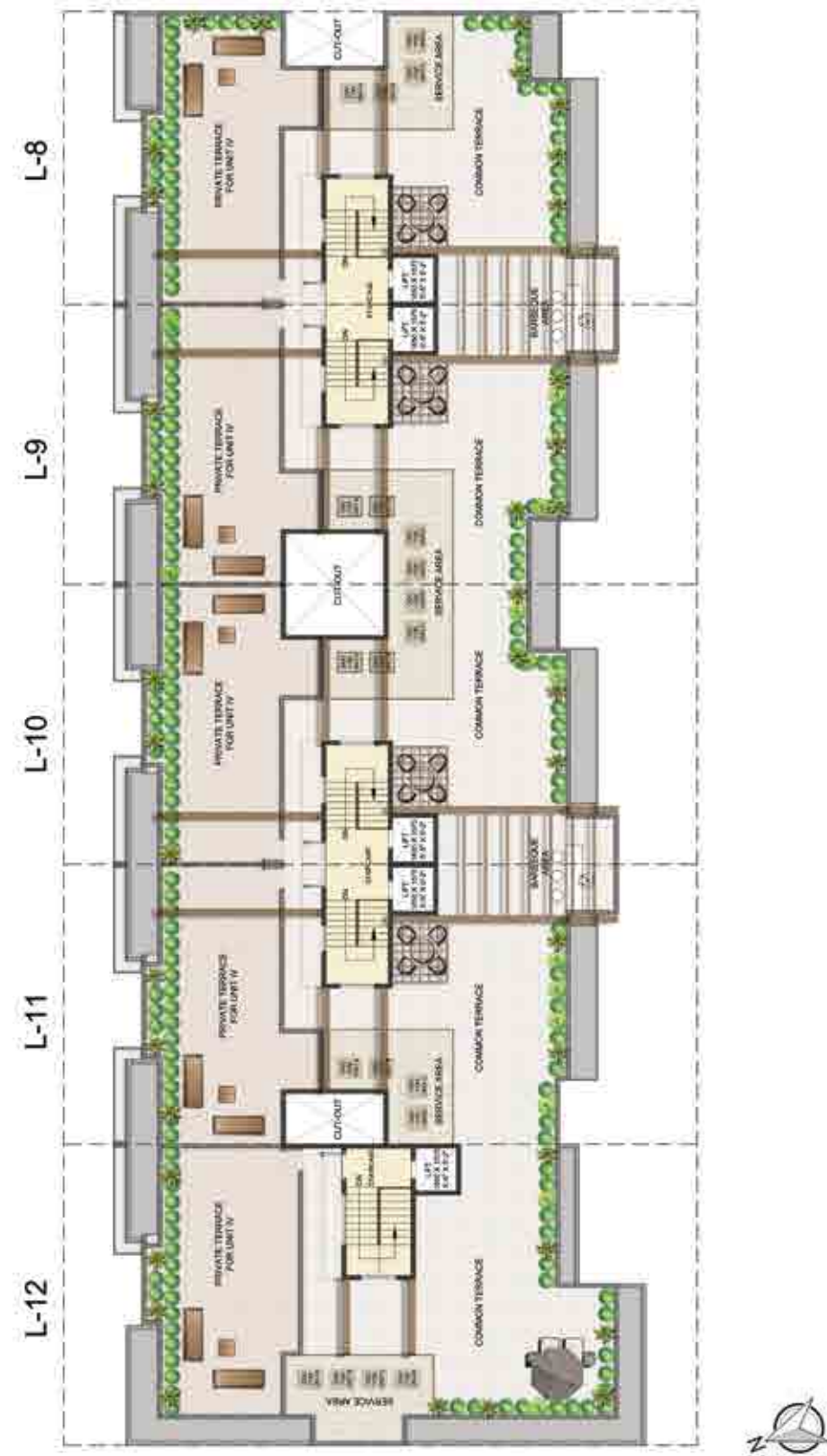
Usable Area
2620 Sq. Ft. (243.41 Sq. Mtr)

Right To Use
Utility with attached toilet in stilt
Common Terrace
Private Terrace with 4th Floor

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TERRACE PLAN (L-8 to L-12)



TERRACE PLAN (L-13 to L-21)



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THE SYNERGY THAT IS CREATING A NEW BENCHMARK



URBAN AESTHETICS.
REVOLUTIONARY METHODS.

Adani Realty is the real estate arm of one of India's leading infrastructure and development entities - Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge construction technology. The company till now has developed real estate space that includes Residential, Commercial, and Social Club projects across Ahmedabad, Mumbai, Pune & Gurugram.

- **12+ Years Young • 15Mn. Sq. Ft. Area Developed**
- **18.8Mn. Sq. Ft. Area Under Development**
- **40+ Awards Won • 7000+ Happy Families**



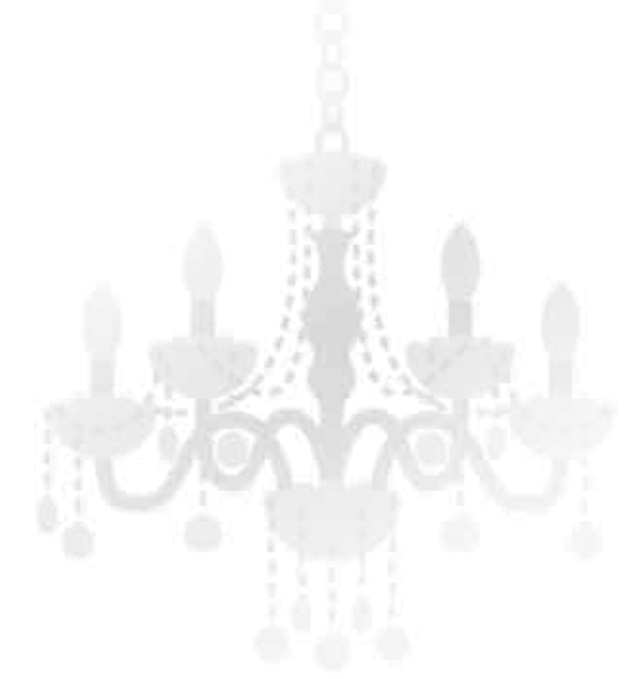
THE STORY OF SUCCESS.
THE VALUE OF TRUST.

Brahma is an asset management company that concentrates on the Indian Real Estate Sector. Headquartered in New York, the company is committed to undertake investments towards the development of India's changing urban landscape. It brings an international management mindset to projects, ensuring state-of-the-art design, stringent quality management, and a focus on time bound deliverables. The company follows an opportunistic, research-based investment process with its affiliate office in Gurugram along with asset management & development teams which offer extensive ground-level experience. The current investments include Residential, Retail and Commercial real estate projects within India.



RESERVE WHAT
YOU DESERVE

We invite you to explore a lifestyle set
amidst a coveted neighbourhood, and revel
in the company of like-minded people.





▲ ADANI BRAHMA SYNERGY PVT LTD

- 📍 **Corporate Office** - Adani House, Plot 83, Sector 32, Gurugram, Haryana, India
- 📍 **Sales Gallery** - Sector 63, Golf Course Extension Road, Gurugram, Haryana, India
- ☎ 1800-108-0009
- 🌐 www.adanirealty.com

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