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# CENTRAL AVENUE

— A Pristine Living

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Promoter (BIP) : ANTRIKSH INDIA PROJECTS PVT. LTD.

Regd. Address : Flat No 93, Plot No. 28/1, Sector-9, Amba Apartment, Rohini, Delhi-85

Corp. Address : SC-01/B-3, Sector-150, Noida-201310

Site/Sales Office : Central Avenue, Subhash Chowk, Sector-33, Gurugram, Haryana

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Promoter (Collaborator) : Primoris Realtors LLP.

Promoter License Holders/Land Owner : Arun Kumar Jain, Smt. Shanta Jain, Sachin Jain.

RERA Regn. No. : RC/REP/HARERA/GGM/460/192/2021/28





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# Welcome To The Ultimate World Of Luxury

Witness an amalgamation of multiple facets of contemporary luxury in a cohesive synchronisation while building a true masterpiece of extravagant living. The lofty towers of Central Avenue engulf and mesmerise every aspect of comfort and aesthetics to create the ultimate standard of a luxurious lifestyle.



# A World Of Luxurious Modernity

Central Avenue, dramatic in scale and magnificent in design, is an elite residential complex that promises a transformative living experience. Spread across two lofty towers amidst the city of lights, it transcends the ordinary to create an aura of a fine balance between finesse and practicality.

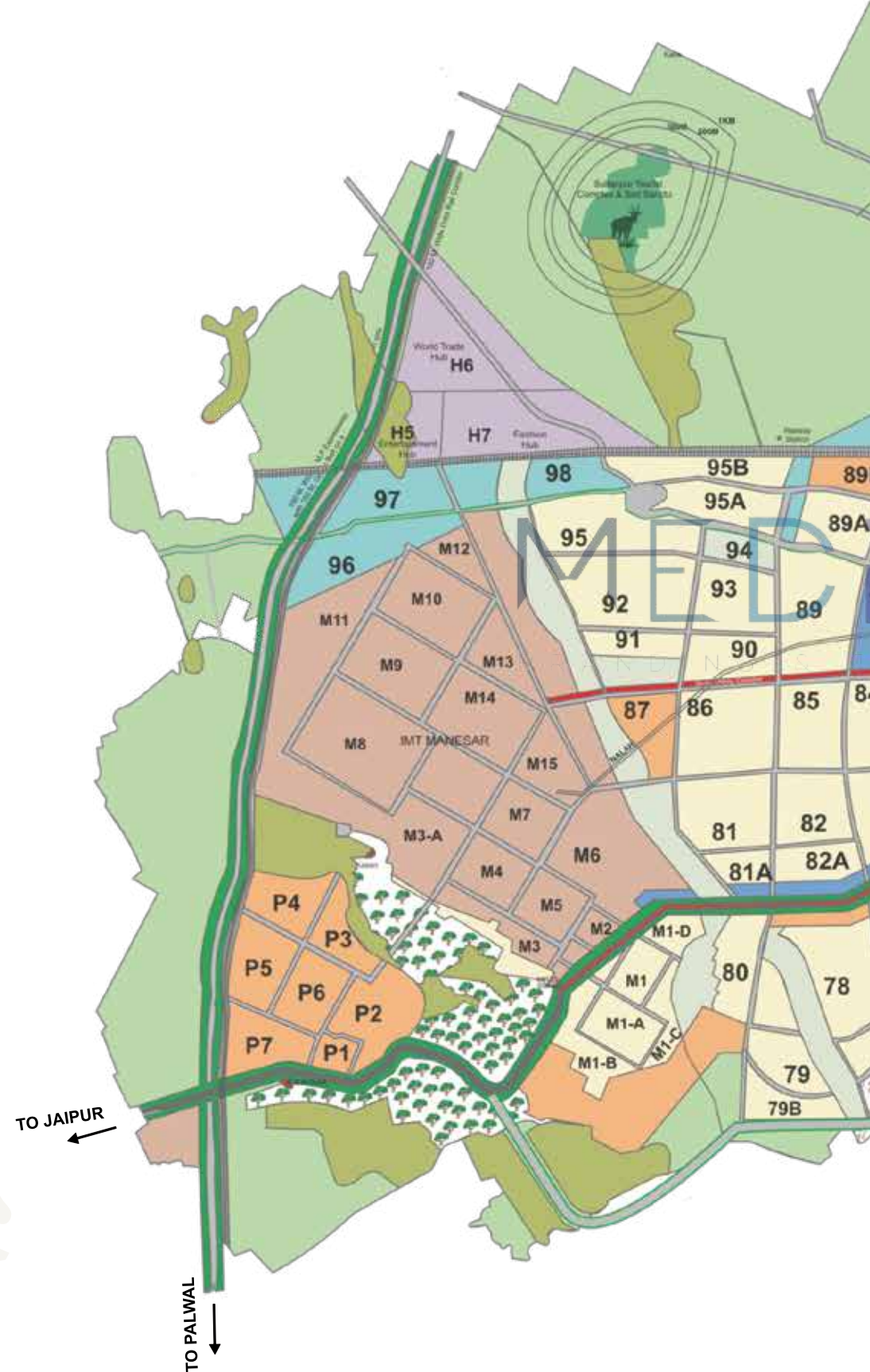


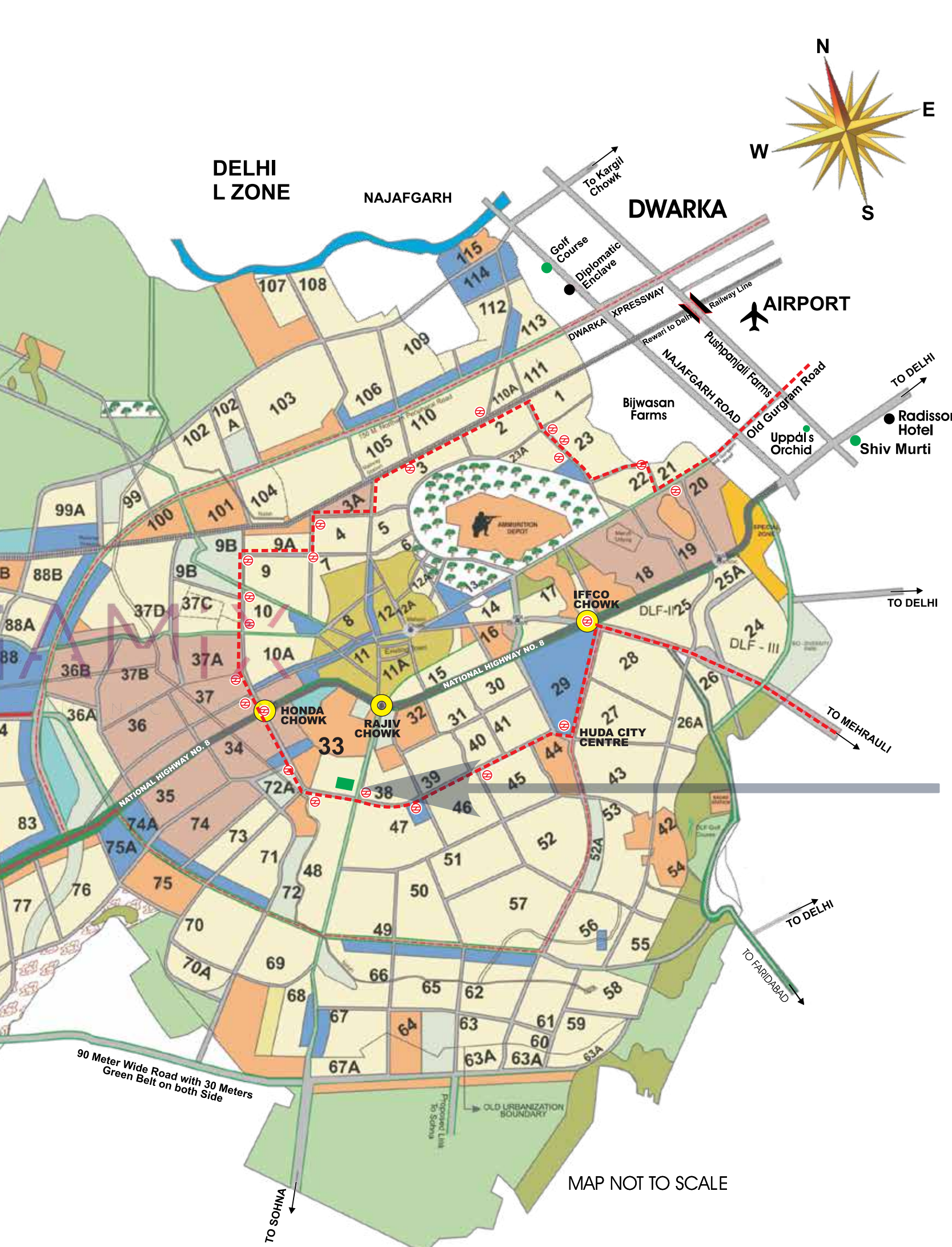
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# Gurugram-Manesar Master Plan 2031

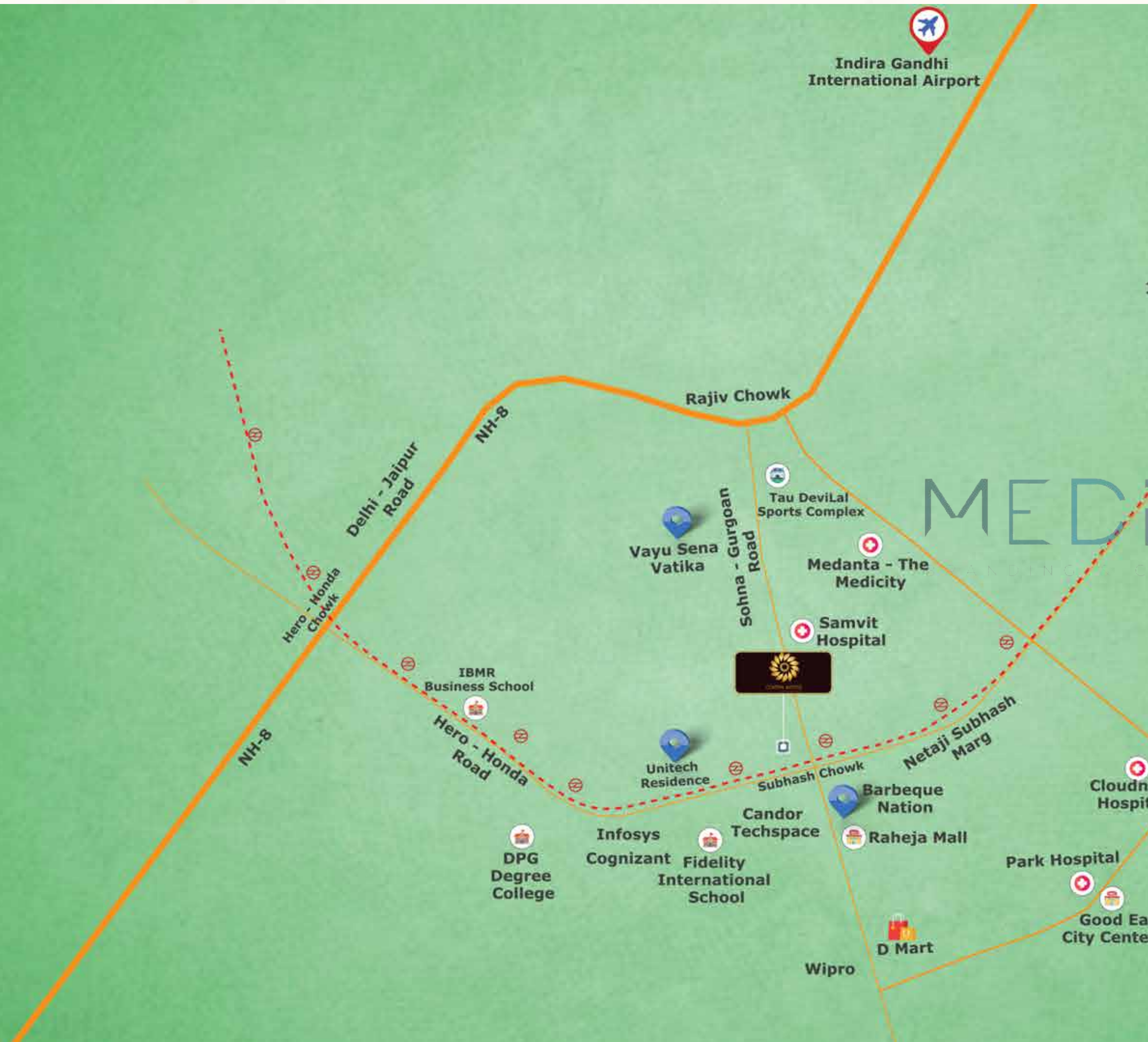




**CENTRAL AVENUE**  
— A Pristine Living







Indira Gandhi International Airport

Rajiv Chowk

Delhi - Jaipur Road

NH-8

Hero - Honda Chowk

Vayu Sena Vatika

Tau Devi Lal Sports Complex

MED

Medanta - The Medicity

Samvit Hospital

IBMR Business School



NH-8

Hero - Honda Road

Unitech Residence

Subhash Chowk

Netaji Subhash Marg

Cloud Hospital

DPG Degree College

Infosys Cognizant Fidelity International School

Candor Techspace

Barbeque Nation

Raheja Mall

Park Hospital

D Mart

Good Earth City Centre

Wipro

# Connecting In A Heartbeat

Centrally located in Gurugram and exhibiting grandeur from a distance, Central Avenue is in close vicinity to everything you desire. It is surrounded by renowned schools, hospitals, and shopping centres which make life easier and more convenient for you.




## MINUTES

- |    |   |
|----|---|
| 1  | Metro Station (Upcoming)  |
| 2  | Rajiv Chowk   |
| 3  | Hero Honda Chowk  |
| 5  | Medanta Hospital   Park Hospital   Delhi Public School   D Mart   Restaurants                         |
| 7  | GD Goenka School   Malls at Sohna Road   MNC/Corporates   |
| 8  | Huda City Centre   SPR  |
| 10 | Artemis Hospital   Delhi-Mumbai Expressway   Golf Course Extn. Road   IFFCO Chowk   St. Xavier School |
| 20 | KMP   Airport   |



# Indulge In A Luxurious Lifestyle

The grand entrance is equipped with a technological contemporariness of auto boom barriers as you step into a world of luxurious comfort.



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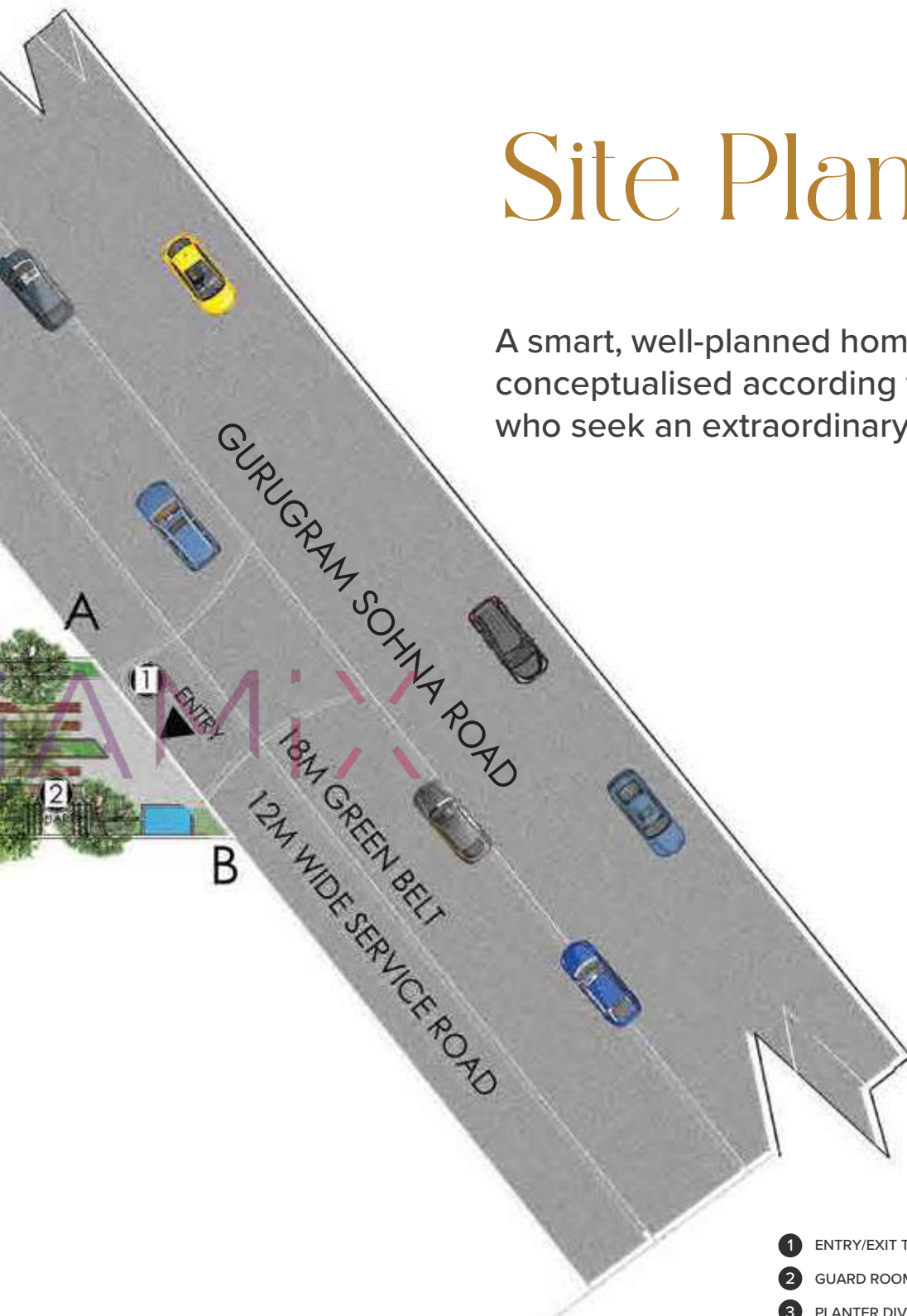
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# CENTRAL AVENUE



# Site Plan

A smart, well-planned home, intricately designed and conceptualised according to the needs of individuals who seek an extraordinary lifestyle.



- |                             |                             |                                   |
|-----------------------------|-----------------------------|-----------------------------------|
| 1 ENTRY/EXIT TO COMPLEX     | 13 POOL DECK AREA           | 25 PAVILLION/CENTRAL SEATING AREA |
| 2 GUARD ROOM                | 14 KIDS' POOL AREA          | 26 ELDERLY GATHERING AREA         |
| 3 PLANTER DIVIDER           | 15 SWIMMING POOL AREA       | 27 THEME GARDEN                   |
| 4 WATER BODY                | 16 OPEN GYM/KIDS' PLAY AREA | 28 WATER CASCADE                  |
| 5 FEATURE WALL/GREEN WALL   | 17 ENTRY TO BASEMENT        | 29 EXIT FROM BASEMENT             |
| 6 CRICKET PITCH             | 18 VEHICULAR ROAD           | 30 DROP OFF FOR BLOCK B           |
| 7 ENTRY TO COMMERCIAL BLOCK | 19 BADMINTON COURT          | 31 MEDITATION AREA                |
| 8 COMMERCIAL BLOCK          | 20 BASKETBALL COURT         | 32 WINTER GARDEN                  |
| 9 ENTRY TO CLUB HOUSE       | 21 DROP OFF FOR BLOCK A     | 33 E.S.S.                         |
| 10 CLUB HOUSE               | 22 SURFACE CAR PARKING      | 34 REFLEXOLOGY ZONE               |
| 11 PLAZA FOR COMMERCIAL     | 23 LAWN AREA                | 35 BLOCK A ENTRY                  |
| 12 CHANGING ROOMS           | 24 JOGGING/WALKING TRACK    | 36 BLOCK B ENTRY                  |



# Enter A World Of Grandeur

Modernity meets opulence flawlessly at the ultra-luxurious grand lobby entrance. Experience a lifestyle that is a definitive statement of novelty and extravagance.





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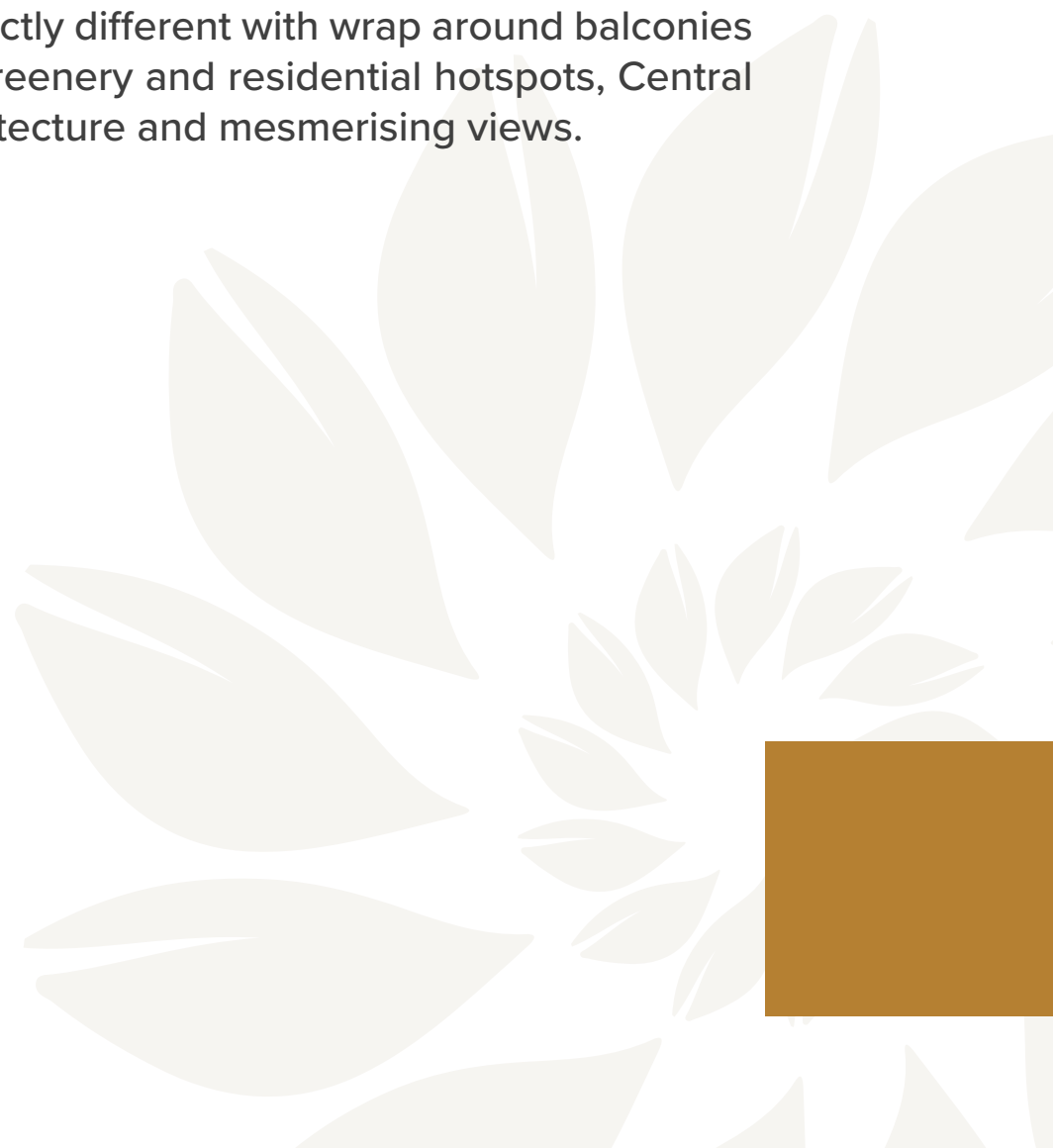


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# Immerse Yourself In Serenity

Aesthetically designed to be distinctly different with wrap around balconies giving a panoramic view of lush greenery and residential hotspots, Central Avenue assimilates splendid architecture and mesmerising views.

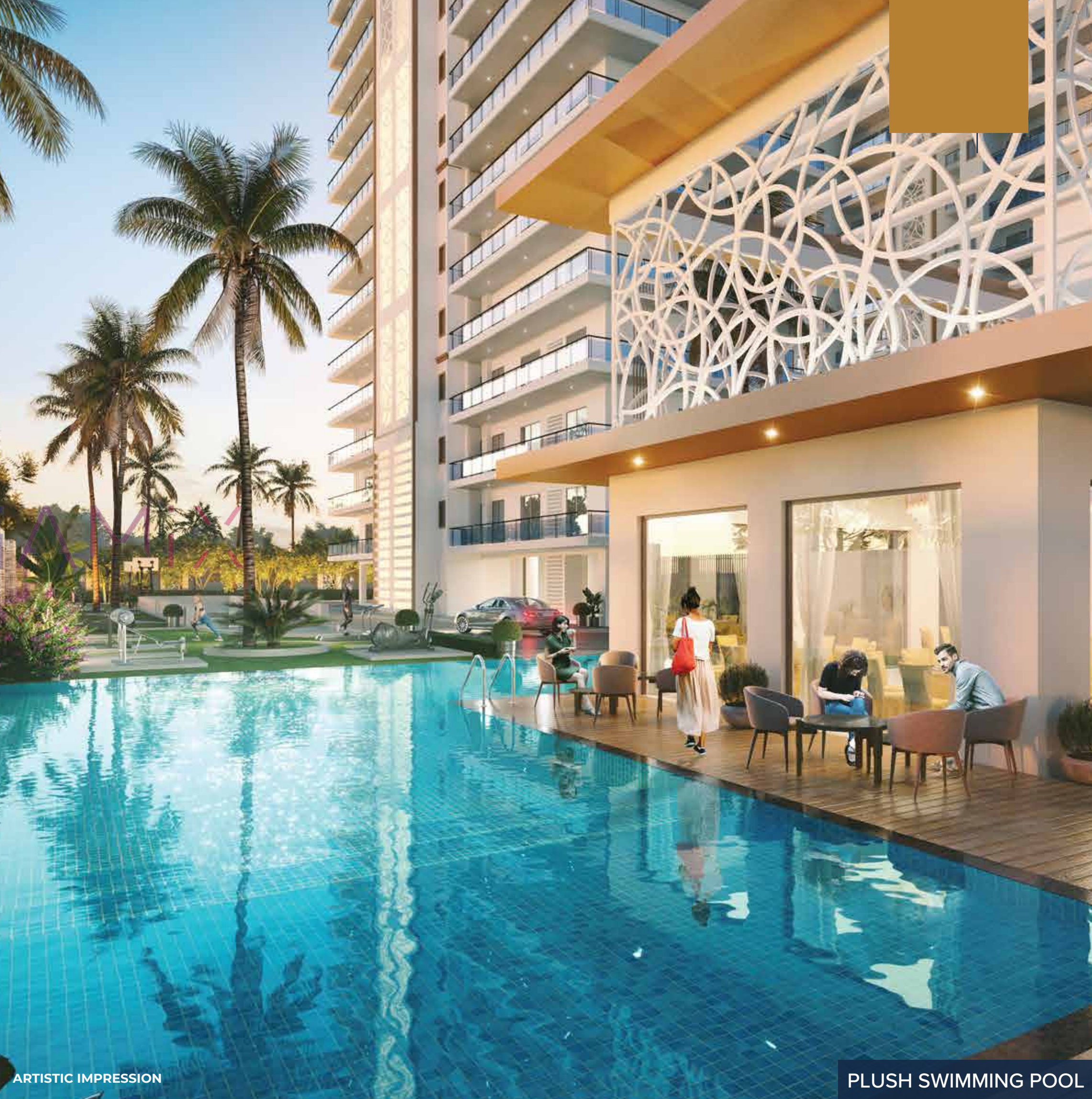


# Experience Incredible Living

The Clubhouse allows you to indulge in a multitude of amenities from sports and recreational facilities to leisure, lifestyle and fine dining. Everything is beyond ordinary. The clubhouse will cater to all your leisure needs with utmost modern facilities and equipment.

- ◆ Plush swimming pool
- ◆ State-of-the-art Gymnasium
- ◆ Card room
- ◆ Billiards/Pool table
- ◆ Spa centre
- ◆ Restaurant
- ◆ Banquet Hall
- ◆ Guest lounge







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BILLIARDS/POOL TABLE



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TABLE TENNIS



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BANQUET HALL



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RESTAURANT



CARD ROOM



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SPA CENTRE



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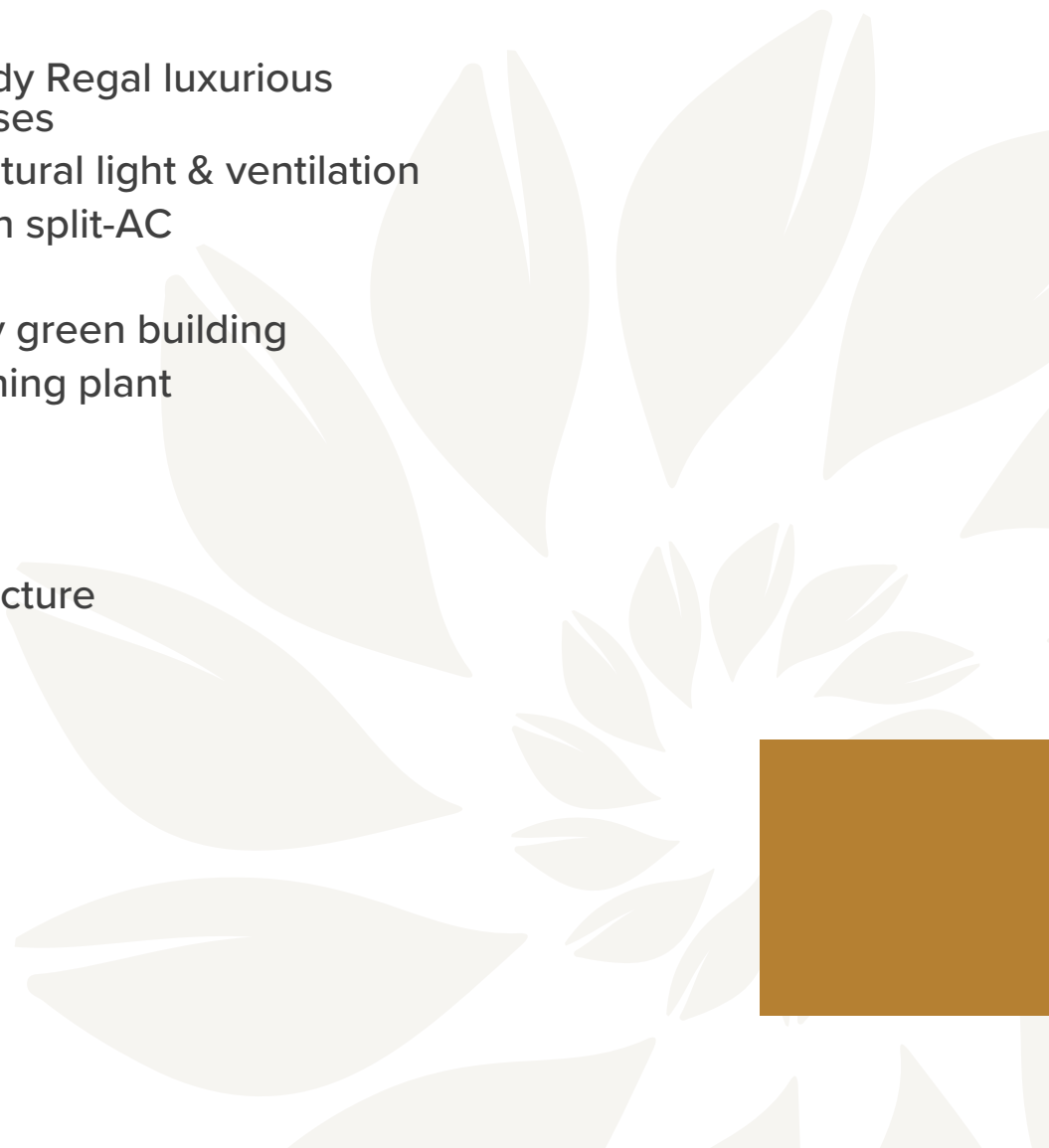
# Quintessential Living

Discover a splendid lifestyle with the finest amenities which are optimally designed for a living space that transcends beyond the ordinary and provides you with an experience unlike anything you have imagined before.

- ♦ 3+ Servant / 3+ Study / 4+ Study Regal luxurious apartments & deluxe penthouses
- ♦ Interiors planned for ample natural light & ventilation
- ♦ Living/Dining & Bedrooms with split-AC
- ♦ Grand entrance lobby
- ♦ Vaastu compliant, eco-friendly green building
- ♦ 24X7\* water from water softening plant
- ♦ 100% Power backup
- ♦ Wi-fi enabled complex
- ♦ Fire safety arrangements
- ♦ Earthquake resistant RCC structure
- ♦ State-of-the-art mini theatre



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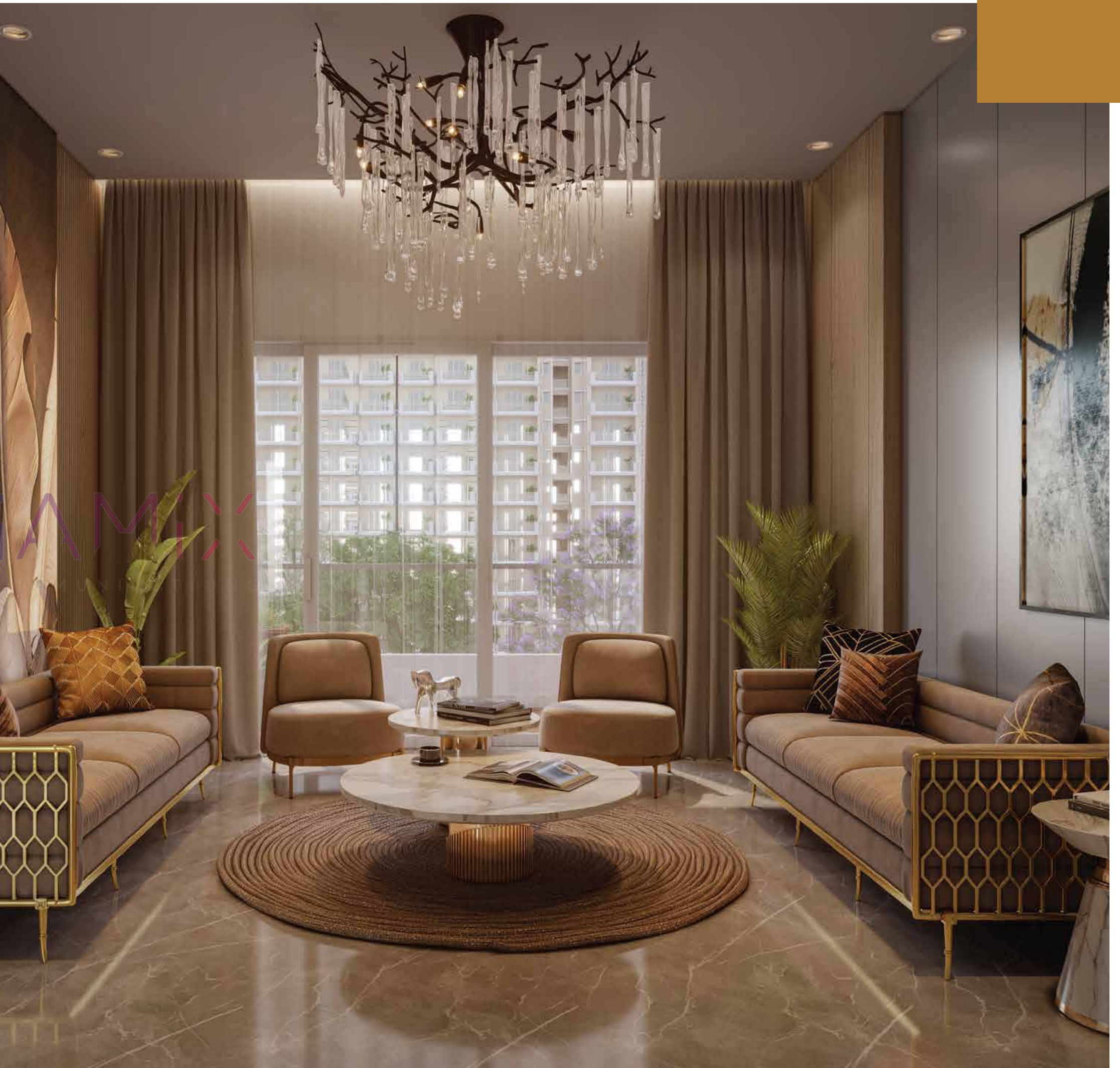




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# Embrace The Fit And Fun Life

A holistic atmosphere that brings fitness and fun together and offers a host of carefully curated activities for your recreation. From a card room, billiards, and kids' play area to a gym lounge, jogging track, and yoga lounge for your fitness sessions, revel in numerous activities from the comfort of your home. Unleash your potential and rejuvenate in a welcoming and tranquil environment.

- ◆ Yoga lounge
- ◆ Kids' play area
- ◆ Jogging track
- ◆ Mini theatre





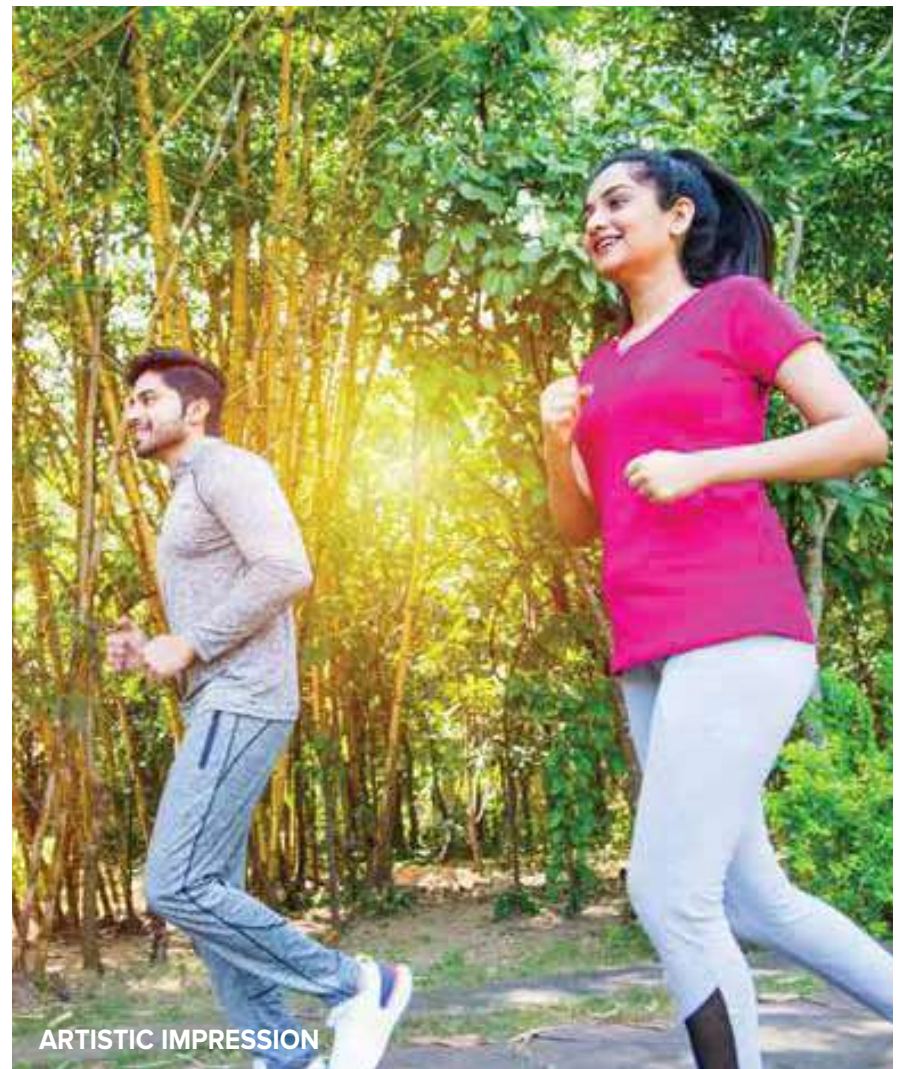
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# Extraordinary Safety And Security

Our residents' safety and security are our utmost priorities. We offer high-tech, 3-tiered security systems with 24/7 perimeter vigilance and patrolling. At Central Avenue, we are well-prepared to handle any kind of emergency. We have a highly gated community that ensures the security of all our residents.

- ◆ Auto-boom barrier
- ◆ Hi-tech control room
- ◆ Secured gated complex
- ◆ Hi-tech 3-tier security
- ◆ Intercom facility
- ◆ Video doorbell & digital lock
- ◆ Fire safety arrangement
- ◆ Earthquake resistant RCC structure

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# Smart Homes For Smart People (Provision)

Live a distinctively iconic lifestyle where everything is flawlessly planned and executed. Experience comfort living at every step and in every corner of your home. The apartments are incorporated with the most aesthetic interiors, superior fittings, and modern architecture.

- ◆ With one click, make your home a smart home
- ◆ Environment-friendly and energy-efficient
- ◆ Digital home automation (Optional)














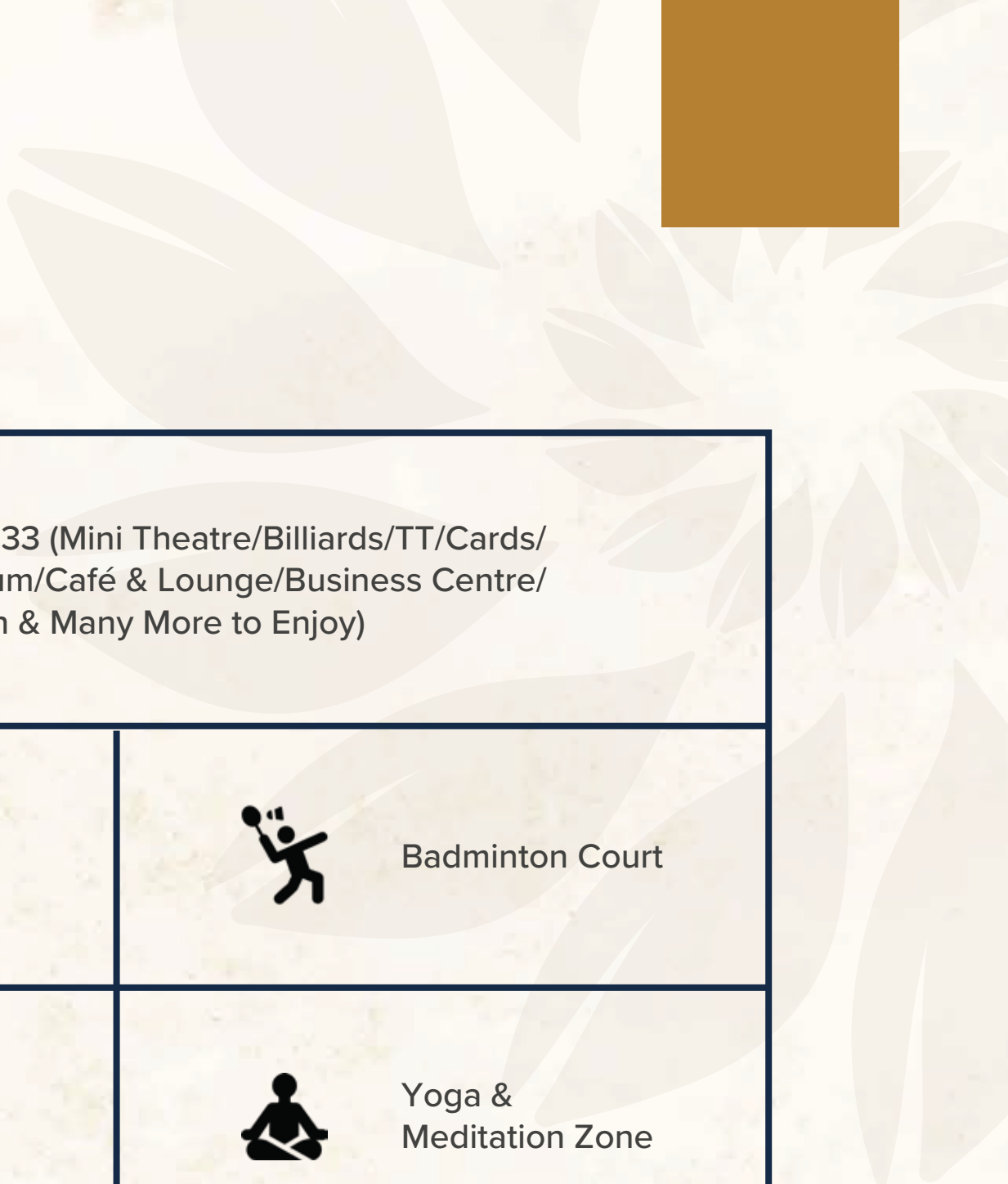
# Revolutionizing Your Lifestyle

At Central Avenue, every aspect of luxury living is considered thoroughly. We have paid extra attention to your needs and necessities with utmost precision. Creating an environment that's safe and comfortable for you and your loved ones.

 <p>Hi-Tech 3 Tier Safety &amp; Security Arrangements (Intercom/Boom Barriers/Patrolling/Video Door Bell/ Hi-Tech Control Room)</p>		
 <p>Low Density (Only 114 Units)</p>	 <p>Only 2 Flats at Each Floor (4 BHK)</p>	
 <p>Green Building Certification</p>	 <p>Swimming Pool with Kids' Splash Pool</p>	
 <p>Water Cascades</p>	 <p>Basket Ball Court</p>	
 <p>Centric Lawn</p>	 <p>Open Gym</p>	

<p>E-Homes</p>	 <p>The Club 33 (Mini Theatre/Billiards/TT/Cards/ Gymnasium/Café &amp; Lounge/Business Centre/ Spa/Salon &amp; Many More to Enjoy)</p>	
<p>3 Side Open Flats</p>	 <p>Wrap Around Balcony</p>	 <p>Badminton Court</p>
<p>Kids' Fun Zone</p>	 <p>Themed/ Winter Garden</p>	 <p>Yoga &amp; Meditation Zone</p>
<p>Cricket Pitch</p>	 <p>Jogging/ Walking Track</p>	 <p>Reflexology Zone</p>
<p>Daily Shopping Plaza</p>	 <p>Electric Charging Points</p>	 <p>Wi-Fi Campus</p>

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# Type 3

THREE BEDROOM + STUDY



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
93.03	1001	42.320	456	7.69	83	143.040	1540	192.780	2075

1 Sq.M. = 10.764 Sq.ft.

# Type 3 +

THREE BEDROOM + STUDY



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
108.232	1165	45.986	495	8.189	88	162.407	1748	219.720	2365

1 Sq.M. = 10.764 Sq.ft.

# Type 3+S

THREE BEDROOM + STUDY/SERVANT



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
112.44	1210	42.440	457	7.952	86	162.832	1753	220.650	2375

1 Sq.M. = 10.764 Sq.ft.

# Type 4+S

FOUR BEDROOM + STUDY/SERVANT



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
143.851	1548	58.000	624	22.58	243	224.431	2416	301.940	3250

1 Sq.M. = 10.764 Sq.ft.

# Penthouse

## LOWER FLOOR



CARPET AREA AS PER RERA		BALCONY AREA		WALL & COLUMN AREA		TOTAL BUILT UP AREA		TERRACE AREA		TOTAL SUPER AREA	
AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
232.679	2505	91.220	982	17.267	186	341.166	3672	78.360	843	603.860	6500

1 Sq.M. = 10.764 Sq.ft.

# Penthouse

UPPER FLOOR





# Specifications

AREA	FLOORING	WALL FINISH	CEILING	WOOD-WORK
<b>LIVING ROOM / DINING</b>	ITALIAN MARBLE FLOORING WITH SKIRTING	BIRLA/J.K PUTTY WITH ACRYLIC EMULSION PAINT	POP CORNICES & CEILING WHITE	
<b>MASTER BEDROOM</b>	HIGH - END WOODEN LAMINATED FLOORING WITH WOODEN SKIRTING	BIRLA / J.K PUTTY WITH ACRYLIC EMULSION PAINT	POP CORNICES & CEILING WHITE	WARDROBES IN MASTER BEDROOMS
<b>OTHER BEDROOM</b>	HIGH GLOSSY TILES (KAJARIA / SOMANI ORIENT / OR EQUIVALENT FLOORING WITH SKIRTING. TILE SIZE 4' - 0" X 2' - 0"	BIRLA / J.K PUTTY WITH ACRYLIC EMULSION PAINT	POP CORNICES & CEILING WHITE	WARDROBES IN OTHER BEDROOMS
<b>KITCHEN</b>	ANTI-SKID TILES (KAJARIA/SOMANI ORIENT / OR EQUIVALENT FLOORING WITH SKIRTING.	DESIGNER TILES KAJARIA / ORIENT / SOMANI OR EQUIVALENT IN KITCHEN WITH GRANITE COUNTER	POP CORNICES & CEILING WHITE	MODULAR KITCHEN WITH R.O. & CHIMNEY
<b>MASTER BEDROOM TOILET/ OTHER BEDROOM TOILET</b>	ANTI-SKID VITRIFIED / CERAMIC TILES (KAJARIA / SOMANI OR EQUIVALENT)	DESIGNER TILES KAJARIA / ORIENT / SOMANI OR EQUIVALENT IN WALLS. TILE SIZE 4' - 0" X 2' - 0"	POP CORNICES & CEILING WHITE	
<b>SERVANT ROOM TOILET</b>	ANTI-SKID VITRIFIED / CERAMIC TILES (KAJARIA / SOMANI OR EQUIVALENT)	DESIGNER TILES IN TOILET	POP CORNICES & CEILING WHITE	

SPECIAL FEATURES: FLOOR TO FLOOR HEIGHTS IS 3.3 MTRS AND HEIGHT OF ALL DOORS IS 2.4 MTRS, HI – TECH CONTROL ROOM FOR MONITORING ALL SAFETY & SECURITY ARRANGEMENTS (CONTROLLING OF CAMPUS THROUGH MULTIPLE CCTV DISPLAYS & FIBRE TO HOME CAMPUS) GREEN BUILDING, CCTV MONITORED CAMPUS, WI-FI ENABLED CAMPUS, PROVISION FOR 'PNG', 3 TIER GATED SECURITY SYSTEM WITH AUTOMATIC BOOM BARRIER, E-HOMES (PROVISION) ON PAYMENT, EARTHQUAKE RESISTANT BUILDING, SOLAR SYSTEM BACKUP ON PAYMENT.

AIR CONDITIONER	FITTINGS	EXTERNAL FINISHING
SPLIT AC (SAMSUNG / CARRIER / DAIKIN / LG / TATA OR EQUIVALENT) 1.5 TON	HARD WOOD FRAME WITH MOLDING / FLUSH DOOR, MODULAR SWITCHES (ANCHOR / HAVELLS OR EQUIVALENT), HARDWARE (GODREJ / GARG OR EQUIVALENT)	DESIGNER MAIN DOOR WITH 2.4 MTR HEIGHT
SPLIT AC (SAMSUNG / CARRIER / DAIKIN / LG / TATA OR EQUIVALENT) 1.5 TON	HARD WOOD FRAME WITH MOLDING / FLUSH DOOR, MODULAR SWITCHES (ANCHOR / HAVELLS OR EQUIVALENT), HARDWARE (GODREJ / GARG OR EQUIVALENT)	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
SPLIT AC (SAMSUNG / CARRIER / DAIKIN / LG / TATA OR EQUIVALENT) 1.5 TON	HARD WOOD FRAME WITH MOLDING / FLUSH DOOR, MODULAR SWITCHES (ANCHOR / HAVELLS OR EQUIVALENT), HARDWARE (GODREJ / GARG OR EQUIVALENT)	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
	GRANITE COUNTER, CP FIXTURE & FITTING (ROCA/JAQUAR/KOHLER/GROHE / EQUIVALENT), FITTING FOR GEYSER WATER SUPPLY	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
	CHINAWARE (ROCA/KOHLER OR EQUIVALENT), CP FITTING (ROCA/JAQUAR/KOHLER/GROHE OR EQUIVALENT), GRANITE COUNTER FITTING FOR GEYSER WATER SUPPLY	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW
	CHINAWARE (ROCA / KOHLER OR EQUIVALENT), CP FITTING (ROCA / KOHLER / GROHE & WC)	EUROPEAN STYLE UPVC DOOR GLAZING & WINDOW





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# About Us

Antriksh India Group is a renowned name in the real estate industry today, and we have planned, developed, and delivered innumerable projects across north India. The marvels that we build are from the end results of gradual learning that we have had from our rich past. With all functions of construction being in-house with us since we began, our customers are assured of the finished quality and structural strength of homes delivered by us. Some of our projects have been withstanding the continuous and rigorous tests of time since 1986.

Antriksh India Group tends to raise its own standards with each project we deliver. The homes designed and built by Mr. Deepanshu Rao are most intelligent, appealing, and structurally solid, and have always been a delight and preference for end users. As a developer, Antriksh India Group has a deep and rich history of completing 55 projects in its so far tenure of over 37 years from its inception in 1986. We today have every possible certification related to real estate in India with delivery of more than 1 crore sq.ft. area in Delhi, Gurugram, Noida, Jaipur, Haridwar, Rewari, Lucknow, Ghaziabad, and many more cities across North India, the homes by Antriksh' have always been symbols of stability and strength for our customers.

Together, we have created many masterpieces in Delhi NCR, which are now benchmarks for both in terms of quality standards for the industry and luxury standards for our customers. Our layouts have always been end-user centric; because of this, we enjoy complete trust & faith of people.