

ARATT

ARATT  
**AVANT**  
TWILIGHT

A PREMIUM AWAKENING  
IN OLD MADRAS ROAD

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**PERSONIFIED  
REALTY**



# LOCATION MAP

MAP NOT TO SCALE

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# ABOUT AVANT

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UNLOCK THE FUTURE OF LIVING WITH AVANT PROPERTIES, AN ENDEAVOR BY HOUSE OF ARATT IN THE DYNAMIC WORLD OF REAL ESTATE, THE DEMAND FOR HOMES THAT EFFORTLESSLY BLEND PREMIUMNESS, INNOVATION, AND STYLE THAT HAS NEVER BEEN HIGHER. MEET AVANT PROPERTIES, A VISIONARY SUB-SECTION OF HOUSE OF ARATT, DEDICATED TO REDEFINING THE ART OF LIVING FOR THE YOUNGER GENERATION.

## A VISION OF MODERNITY

AT AVANT PROPERTIES, WE BELIEVE THAT YOUR HOME IS MORE THAN JUST A PLACE; IT'S A REFLECTION OF YOUR LIFESTYLE, ASPIRATIONS, AND THE FUTURE YOU ENVISION. OUR VISION IS SIMPLE YET PROFOUND: TO CREATE SPACES THAT RESONATE WITH THE ENERGY, ASPIRATIONS, AND DREAMS OF THE YOUNGER DEMOGRAPHIC.

## PREMIUM LIVING SPACES FOR THE NEW GENERATION

OUR PREMIUM LIVING SPACES ARE THOUGHTFULLY CRAFTED TO CATER TO THE UNIQUE NEEDS OF TODAY'S DYNAMIC AND AMBITIOUS YOUTH. WE UNDERSTAND THAT YOU CRAVE A LIFESTYLE THAT SEAMLESSLY BLENDS WORK, LEISURE, AND CONVENIENCE. AVANT PROPERTIES PRESENTS AN ARRAY OF CUTTING-EDGE, STYLISH, TECHNOLOGICALLY ADVANCED AND SUSTAINABLE HOMES THAT ARE TAILORED TO YOUR CONTEMPORARY WAY OF LIFE.

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# PROJECT HIGHLIGHTS

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**3.6**  
ACRES

**2**  
BLOCKS

**2, 2.5, 3 BHK**  
TYPE

**255**  
UNITS

**G + 9**  
**G + 18**  
FLOORS



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ARTISTIC IMPRESSION

# AMENITIES

1. ENTRANCE PLAZA WITH WATER FEATURE
2. ENTRANCE WAITING COURT WITH SCULPTURES
3. COVERED SEATING ZONE
4. ELDER'S REPOSE ZONE
5. VOLLEYBALL COURT
6. KIDS PLAY AREA
7. SUNKEN COURT WITH FIRE PIT
8. PLAY MOUNDS
9. GARDEN OF FRAGRANCE
10. DENSE TREE BELT
11. PET PARK WITH PET EQUIPMENT'S
12. JOGGING TRACK
13. GARDEN OF COLORS
14. HERBAL GARDEN
15. SWIMMING POOL
16. WET DECK WITH PERGOLA
17. KID'S POOL
18. POOL SIDE CAFE/ BAR
19. YOGA ZONE WITH BUDDHA STATUE
20. TROPICAL GARDEN
21. REFLEXOLOGY PATHWAY
22. SCULPTURAL SEATING WITH UNIQUE TREE
23. SHELTERED WALKWAY
24. PALM COURT WITH SEATING
25. HALF BASKETBALL COURT
26. TENNIS COURT
27. MURAL WALL
28. PAVILION WITH SEATING
29. KIDS PLAY AREA - 2
30. MULTIPURPOSE LAWN: PARTY, GATHERING
31. PROJECTION WALL/ DISPLAY WALL
32. BBQ/ FOOD COUNTER PAVILION
33. MULTIPURPOSE DECK WITH SCULPTURAL SEATING
34. ORCHARD GARDEN WITH SENIOR CITIZEN'S ZONE
35. HEALING GARDEN
36. MEDITATION PAVILION
37. AQUA GARDEN
38. HAMMOCK GARDEN UNDER ACCENT TREES
39. CRICKET NET PRACTICE PITCH
40. SUNKEN COURT - 2
41. BUTTERFLY GARDEN



ARTISTIC IMPRESSION

## WHY INVEST IN BUDIGERE?

### STRATEGIC LOCATION:

BUDIGERE IS STRATEGICALLY LOCATED IN THE EASTERN PART OF BANGALORE, MAKING IT HIGHLY ACCESSIBLE FROM MAJOR EMPLOYMENT HUBS, EDUCATIONAL INSTITUTIONS, HEALTHCARE FACILITIES, AND TRANSPORTATION NETWORKS. IT ENJOYS CLOSE PROXIMITY TO AREAS LIKE WHITEFIELD, ITPL, OUTER RING ROAD, AND THE BANGALORE INTERNATIONAL AIRPORT. THIS ADVANTAGEOUS LOCATION ENHANCES THE DESIRABILITY OF BUDIGERE AS A PRIME INVESTMENT DESTINATION.

### INFRASTRUCTURE DEVELOPMENT:

ONE OF THE PRIMARY FACTORS THAT MAKE BUDIGERE AN ATTRACTIVE INVESTMENT OPTION IS THE ONGOING AND PLANNED INFRASTRUCTURE DEVELOPMENT IN THE AREA. THE GOVERNMENT AND PRIVATE DEVELOPERS HAVE BEEN INVESTING IN IMPROVING THE ROAD CONNECTIVITY, EXPANDING PUBLIC TRANSPORTATION NETWORKS, AND DEVELOPING SOCIAL INFRASTRUCTURE SUCH AS SCHOOLS, HOSPITALS, SHOPPING CENTERS, AND RECREATIONAL FACILITIES. THIS FOCUS ON INFRASTRUCTURE DEVELOPMENT NOT ONLY ENHANCES THE LIVABILITY OF THE AREA BUT ALSO LEADS TO INCREASED PROPERTY VALUES OVER TIME.

## **AFFORDABLE PROPERTY PRICES:**

COMPARED TO SOME OF THE ESTABLISHED LOCALITIES IN BANGALORE, BUDIGERE OFFERS RELATIVELY AFFORDABLE PROPERTY PRICES. THE COST OF LAND AND HOUSING UNITS IS STILL REASONABLE, MAKING IT AN IDEAL CHOICE FOR BUDGET-CONSCIOUS INVESTORS AND FIRST-TIME HOME BUYERS. INVESTING IN BUDIGERE ALLOWS INVESTORS TO ENTER THE REAL ESTATE MARKET AT A MORE AFFORDABLE PRICE POINT WHILE STILL BENEFITING FROM THE POTENTIAL APPRECIATION IN PROPERTY VALUES.

## **GROWTH POTENTIAL:**

BUDIGERE IS WITNESSING RAPID GROWTH AND DEVELOPMENT, MAKING IT A HIGH-POTENTIAL INVESTMENT OPTION. THE INCREASING DEMAND FOR RESIDENTIAL AND COMMERCIAL PROPERTIES IN BANGALORE, COUPLED WITH THE INFRASTRUCTURE DEVELOPMENT IN BUDIGERE, INDICATES POSITIVE GROWTH PROSPECTS FOR REAL ESTATE INVESTMENTS IN THE AREA. AS MORE INDUSTRIES AND EMPLOYMENT OPPORTUNITIES ARE BEING ESTABLISHED NEARBY, THE DEMAND FOR HOUSING IS EXPECTED TO RISE, DRIVING UP PROPERTY PRICES.

## **CONNECTIVITY AND ACCESSIBILITY:**

BUDIGERE ENJOYS EXCELLENT CONNECTIVITY TO OTHER PARTS OF BANGALORE. THE WELL-DEVELOPED ROAD NETWORK CONNECTS IT TO MAJOR IT PARKS, BUSINESS CENTERS, AND COMMERCIAL AREAS. ADDITIONALLY, BUDIGERE IS WELL-CONNECTED TO THE BANGALORE INTERNATIONAL AIRPORT, ENSURING EASY TRAVEL FOR FREQUENT FLYERS. THE PRESENCE OF MULTIPLE TRANSPORTATION OPTIONS, INCLUDING BUSES AND UPCOMING METRO CONNECTIVITY, FURTHER ENHANCES THE ACCESSIBILITY OF BUDIGERE, MAKING IT AN ATTRACTIVE CHOICE FOR RESIDENTS AND INVESTORS ALIKE.

## **UPCOMING COMMERCIAL AND INFRASTRUCTURAL PROJECTS:**

BUDIGERE IS WITNESSING THE DEVELOPMENT OF SEVERAL COMMERCIAL AND INFRASTRUCTURAL PROJECTS, FURTHER BOOSTING ITS INVESTMENT POTENTIAL. THE ESTABLISHMENT OF BUSINESS PARKS, TECH PARKS, AND COMMERCIAL COMPLEXES IN THE VICINITY IS EXPECTED TO GENERATE EMPLOYMENT OPPORTUNITIES, ATTRACTING A WORKFORCE IN NEED OF HOUSING. SUCH DEVELOPMENTS CONTRIBUTE TO THE GROWTH OF THE AREA AND DRIVE UP PROPERTY DEMAND AND PRICES.

## **FUTURE APPRECIATION POTENTIAL:**

INVESTING IN BUDIGERE OFFERS THE POTENTIAL FOR FUTURE APPRECIATION OF PROPERTY VALUES. AS THE AREA CONTINUES TO DEVELOP, THE DEMAND FOR HOUSING IS LIKELY TO INCREASE, RESULTING IN CAPITAL APPRECIATION. THE AFFORDABLE PROPERTY PRICES IN BUDIGERE PRESENT AN OPPORTUNITY FOR INVESTORS TO BENEFIT FROM SUBSTANTIAL RETURNS IN THE LONG TERM. ADDITIONALLY, THE PROPOSED INFRASTRUCTURAL PROJECTS AND UPCOMING COMMERCIAL DEVELOPMENTS IN THE AREA CONTRIBUTE TO THE POSITIVE OUTLOOK FOR PROPERTY APPRECIATION.



**25+**  
YEARS IN THE  
INDUSTRY



**20+**  
MILLION SQ. FT  
DELIVERED



**37+**  
PROJECTS



**26k+**  
HAPPY  
FAMILIES

CORPORATE OFFICE

HOUSE OF ARATT, #39, ULSOOR ROAD, BANGALORE, KARNATAKA - 560042

PROJECT FINANCED BY  


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