

Mob. : 70961-80961



**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

**Sales Office :** Central Avenue, SubhashChowk , Sector-33, Gurugram, Haryana

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**Mob. : +91 70961-80961**

**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**

The contents of the brochure are not legal offerings. The pictures only for reference purpose. The plans, illustrations and features are only tentative and may be altered at the discretion of builder / competent authority.

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



**CENTRAL AVENUE**

A Project of ANTRIKSH INDIA Group

Aspirational Living Spaces

3+Servant/3+Study/4+Study Apartments

& Deluxe Penthouses

Sector 33, Gurugram



## BESPOKE FINE LIVING

Envisioned with your stature in mind, the homes reflect your true style. Living spaces that transcend beyond the ordinary to create an aura of fine balance between finesse and practicality.

- ❖ 3+Servant/3+Study/4+Study Regal luxurious apartments & deluxe penthouses ❖ Interiors planned for ample natural light & ventilation
- ❖ Living/Dining & Bedrooms with Split-AC ❖ Vaastu compliant, Eco-friendly Green Building ❖ 24 X 7 water from water softening plant
- ❖ 100% Power back-up ❖ Wi-fi enabled complex ❖ Fire safety arrangements ❖ Earthquake resistant RCC structure



## SECURED & WRAPPED IN NATURE

To make life beautiful almost all your needs have been catered to. World class features and amenities while nature calls at your door to make you and your loved ones enjoy a peaceful life.

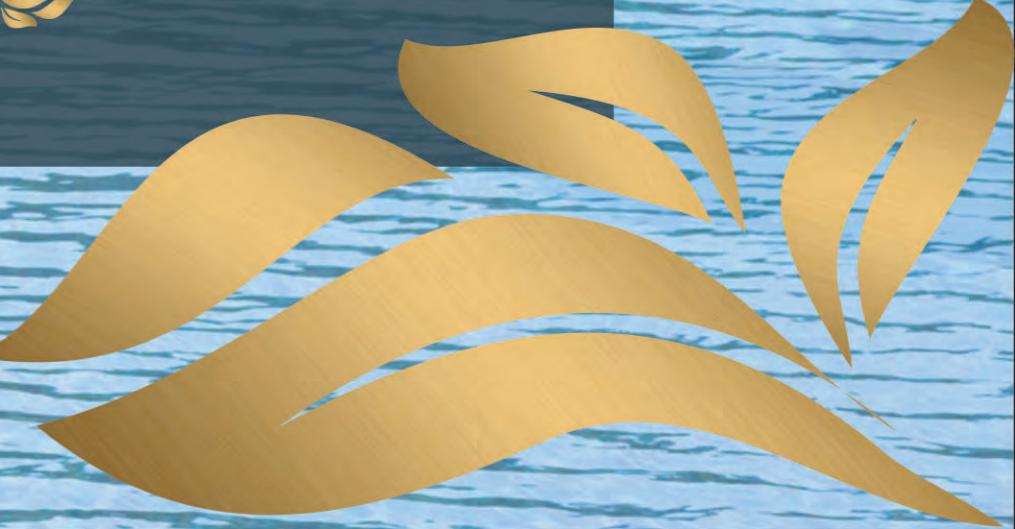
- ❖ Secured gated complex ❖ Hi-tech 3 tier security ❖ Intercom facility ❖ Video door bell & digital lock ❖ Tranquil water bodies ❖ Kids' play area ❖ Jogging track ❖ Yoga lounge ❖ Convenient Shopping ❖ Provision for PNG supply

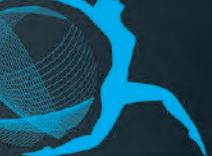


## CELEBRATE GOOD LIFE

Rejuvenate with a cool splash or work out your stress at the gym.  
The fine club house will cater to all the leisure needs  
with most modern facilities and equipment.

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





- eco-friendly homes
- ergonomic homes
- e-smart homes



- ❖ Hi-tech control room for Security & Facilities Management ❖ 24x7 CCTV monitoring with 3 tier screening process ❖ Intercom connectivity all nodal points & apartments
- ❖ Environment friendly & energy efficient design lounge ❖ Better indoor air quality with cross ventilation ❖ Sewage disposal system with STP
- ❖ Digital home automation (Optional)

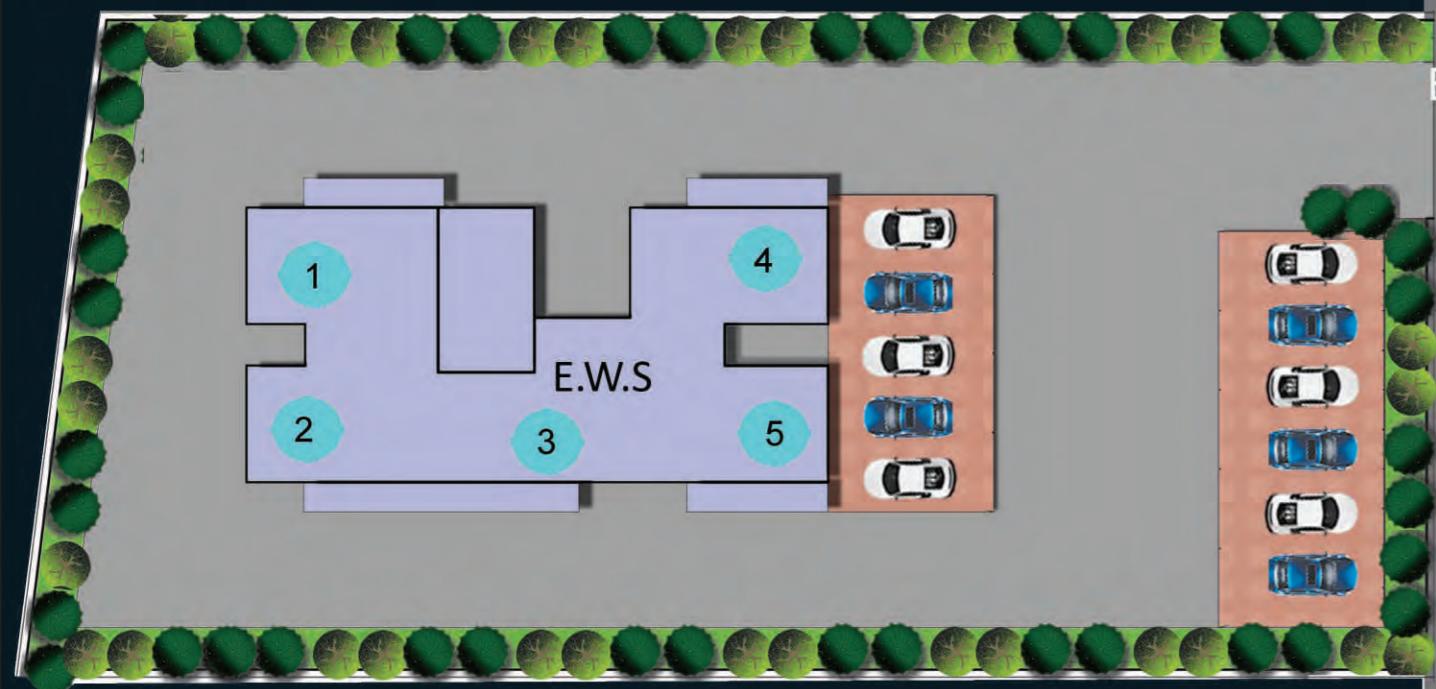




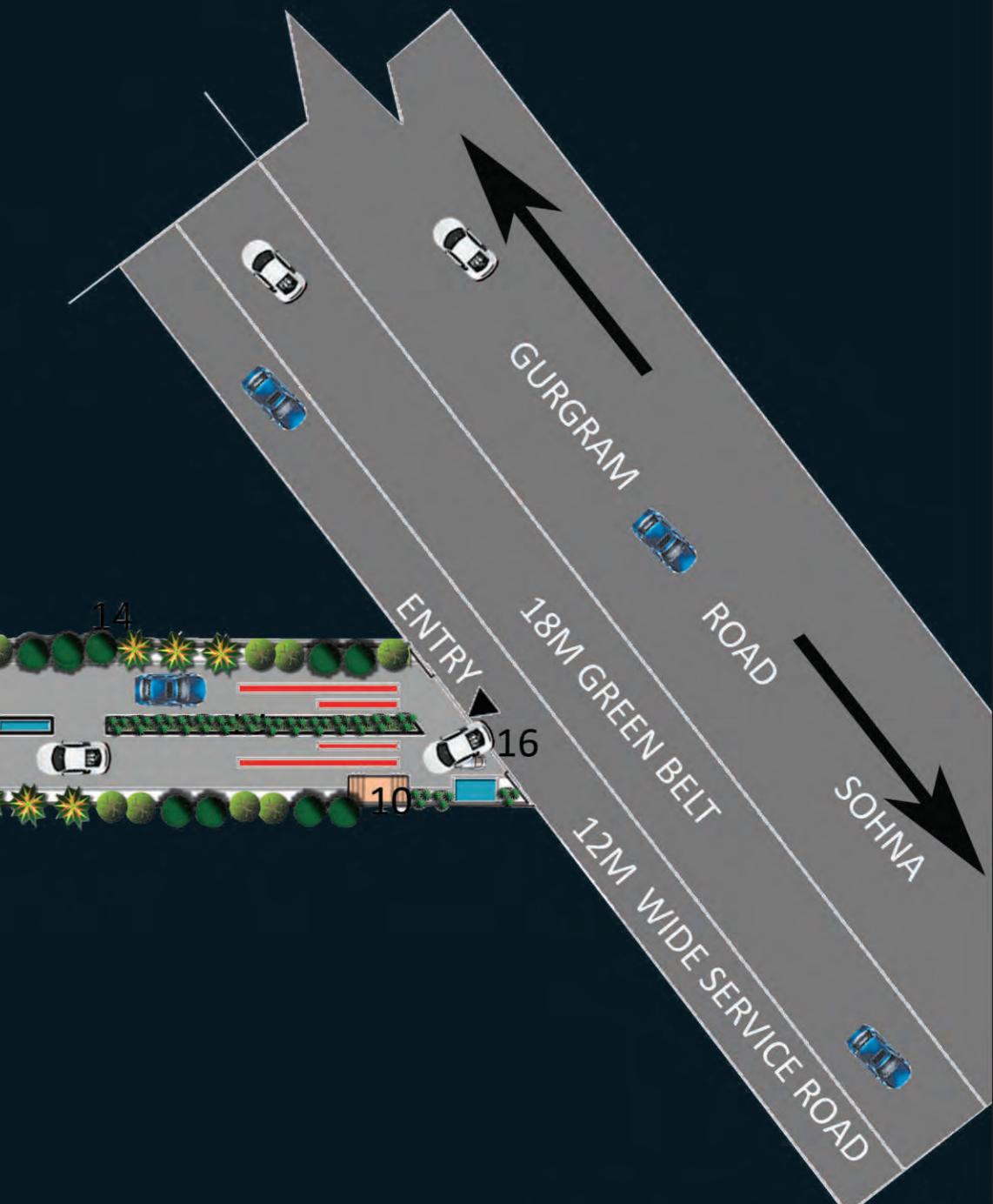
## CENTRAL AVENUE

Sector 33, Gurugram

### SITE PLAN



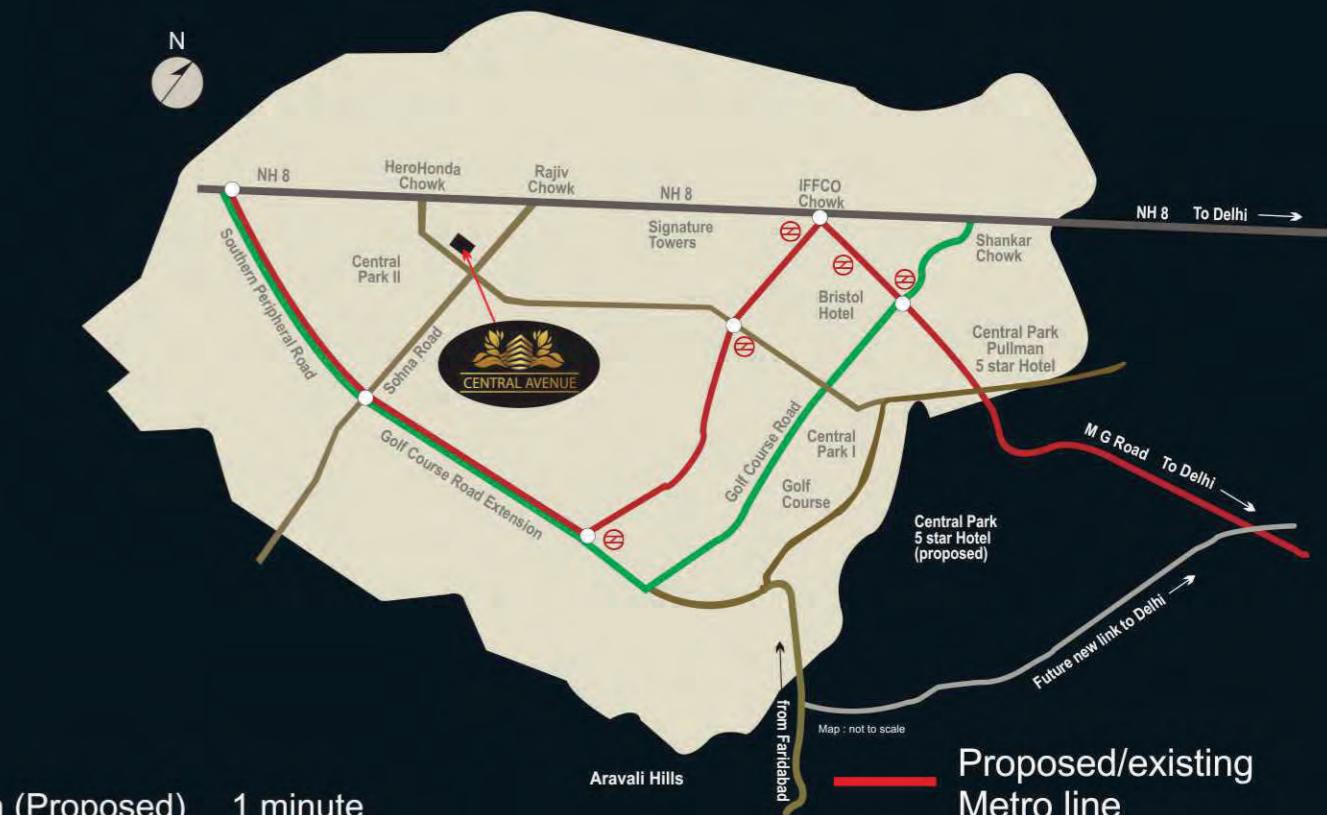
- LEGENDS**
1. BUILDING BLOCKS
  2. COMMERCIAL
  3. COMMUNITY HALL
  4. SWIMMING POOL
  5. POOL DECK
  6. LAWN
  7. BADMINTON COURT
  8. HALF BASKETBALL COURT
  9. OPEN PARKING
  10. GUARD ROOMS
  11. ROAD
  12. CHILDREN'S PLAY AREA
  13. RAMPS
  14. JOGGING TRACK
  15. PAVILION
  16. ENTRANCE PLAZA



# GURGAON - MANESAR MASTER PLAN - 2031



## CENTRAL AVENUE Sector 33, Gurugram LOCATION MAP



### DISTANCES

- Metro Station (Proposed) 1 minute
- Rajiv Chowk 2 minutes
- Hero Honda Chowk 3 minutes
- IFFCO Chowk 7 minutes
- Golf Course Road (Ext.) 7 minutes
- Golf Course 10 minutes
- Airport 20 minutes

Map : not to scale

— Proposed/existing Metro line  
◎ Proposed/existing Metro station

AERIAL VIEW



CENTRAL AVENUE

NIGHT PERSPECTIVE VIEW





## CENTRAL AVENUE

DAY PERSPECTIVE VIEW



PERSPECTIVE VIEW OF ENTRANCE



PERSPECTIVE VIEW OF SWIMMING POOL

TYPE 3  
THREE BEDROOM + STUDY  
SUPER AREA = 2075 Sq.Ft.  
BUILT UP AREA = 1540 Sq.Ft.  
CARPET AREA = 1001 Sq.Ft.  
BALCONY AREA = 456 Sq.Ft.



## CENTRAL AVENUE

UNIT FLOOR PLAN



## CENTRAL AVENUE

### UNIT FLOOR PLAN



TYPE 3 + S  
THREE BEDROOM + SERVANT  
SUPER AREA = 2375 Sq.Ft.  
BUILT UP AREA = 1753 Sq.Ft.  
CARPET AREA = 1210 Sq.Ft.  
BALCONY AREA = 457 Sq.Ft.



## CENTRAL AVENUE

### UNIT FLOOR PLAN



## CENTRAL AVENUE

### UNIT FLOOR PLAN



TYPE : 4 BHK + Study  
SUPER AREA = 3250 Sq.Ft.  
BUILT UP AREA = 2416 Sq.Ft.  
CARPET AREA = 1548 Sq.Ft.  
BALCONY AREA = 624 Sq.Ft.

TYPE : PENTHOUSE LOWER FLOOR  
SUPER AREA = 6500 Sq.Ft.  
BUILT UP AREA = 3672 Sq.Ft.  
CARPET AREA = 2505 Sq.Ft.  
BALCONY AREA = 982 Sq.Ft.



## CENTRAL AVENUE

### UNIT FLOOR PLAN





## CENTRAL AVENUE

### UNIT FLOOR PLAN



## SPECIFICATIONS



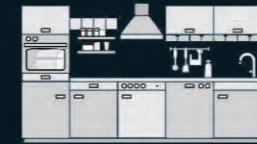
### Living Room / Dining / Foyer / Family Lounge

**Floor**  
Imported Marble  
**Walls**  
POP with oil bound distemper  
**Ceiling**  
POP with oil bound distemper  
**AC**  
Split AC



### Master Bed Room / Bed Rooms / Dress Room

**Flooring**  
Laminated Wooden / Vitrified tiles  
**Walls**  
POP with oil bound distemper  
**Ceiling**  
POP with oil bound distemper  
**Modular Wardrobes**  
Modular Wardrobe of Standard Make  
**AC**  
Split AC



### Kitchen

**Floor**  
Anti Skid Tiles  
**Walls**  
Tile upto 2' above counter and POP with OBD  
**Ceiling**  
POP with OBD  
**Counters**  
Marble / Granite / Stone  
**Fixtures**  
CP fitting / SS sing  
**Kitchen Appliances**  
Modular Cabinet



### Master Toilet / Toilet

**Floor**  
Anti-Skid tiles  
**Walls**  
Vitrified Tiles upto 7' height above oil bond distemper (Kajaria / Somany / Orient / Greyfine / equivalent)  
**Ceiling**  
Grid Ceiling  
**Counters**  
Marble / Granite / Stone  
**Sanitary Ward / CP Fittings**  
CP Fittings / Wash Basin / Floor Mounted / Wall Hung Wc / Sanitary Ware / Hindware / Cera / Parryware / CP Fitting / Jaguar / Grohe / Parko / WC with PVC fitting / equivalent  
**Fittings / Fixtures**  
Bibcock, anglewall, Shower Wall / Mixture washbasin / WC with PVC fitting

**Electricals :** All copper electrical wiring and MCBs and RCBs of Havell or equivalent reputed brand

**Special Features :** Floor to Floor height : 11' - 00" • Height of all doors : 8' - 00" • Hi-tech Room for Monitoring facilities like Security, CCTV etc. • Green Building concept • Wi-fi enabled campus • Provision for PNG • E-homes (Provision).