



WELCOME TO A
COMMUNITY-CENTRIC
LIVING.

LANDMARK
AVANA
SECTOR 95, GURUGRAM

Avana

*meaning Joy and Happiness in Sanskrit is a
living experience unlike any.*

*It's a place to take in the little pleasures of life,
while you and your loved ones watch life blossom,
beautifying every aspect of living.*

**PRESENTING
LUXURIOUS INDEPENDENT FLOORS & PLOTS
BY LANDMARK GROUP IN
SECTOR 95, GURUGRAM**

LANDMARK
AVANA
SECTOR 95, GURUGRAM

LOW DENSITY
3BHK + 2T + Home Office
3BHK + 3T + Home Office
Plotted Development

WORLD CLASS CLUBHOUSE
with plethora of amenities

STRATEGICALLY LOCATED
*With access from 24 Mtr. Sec. Road,
Pataudi Road & Revenue Road*

LANDSCAPED
Gardens & Water bodies

WELL PLANNED
*Pedestrian Walkways
& Roads*

LANDMARK
AVANA
SECTOR 95, GURUGRAM

LIFE
It's here

RECREATION
It's here

INDEPENDENCE
It's here

**EXCLUSIVELY
YOURS,
COVETED
BY ALL**

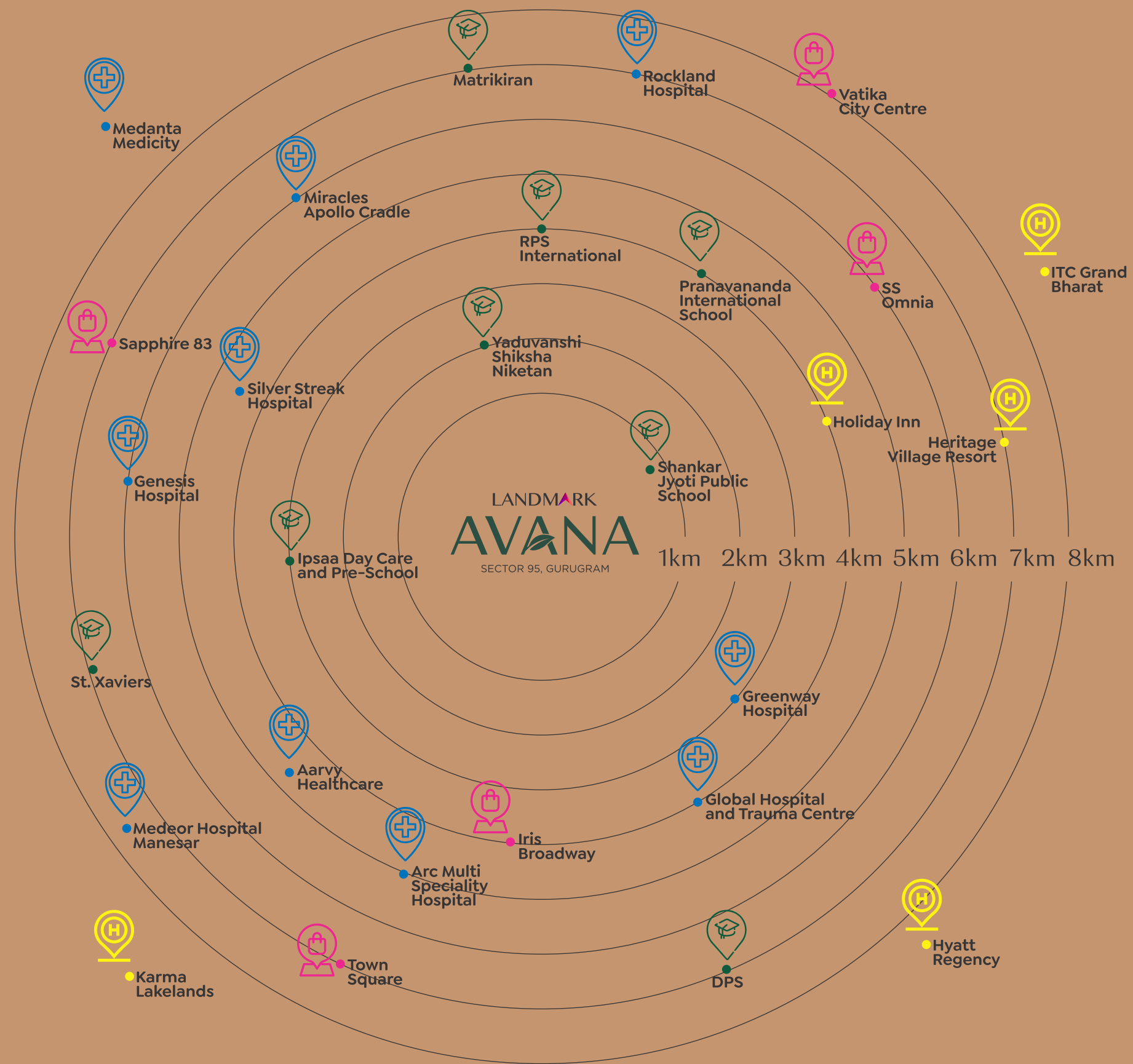
SECTOR 95, GURUGRAM



ENVIABLE WELL
Located



SOCIAL INFRASTRUCTURE



- Hotels
- Hospitals
- School & Day Care Centres
- Retail & Lifestyle Spaces

- Important Landmarks in the Vicinity**
- Pataudi Road: **1 min**
 - Proposed Metro Station: **5 mins**
 - Dwarka Expressway: **5 mins**
 - IMT Manesar: **10 mins**
 - N.H.-8: **10 mins**
 - Hero Honda Chowk: **12 mins**
 - Cyber City: **18 mins**
 - Railway Station: **20 mins**
 - IGI Airport: **30 mins**

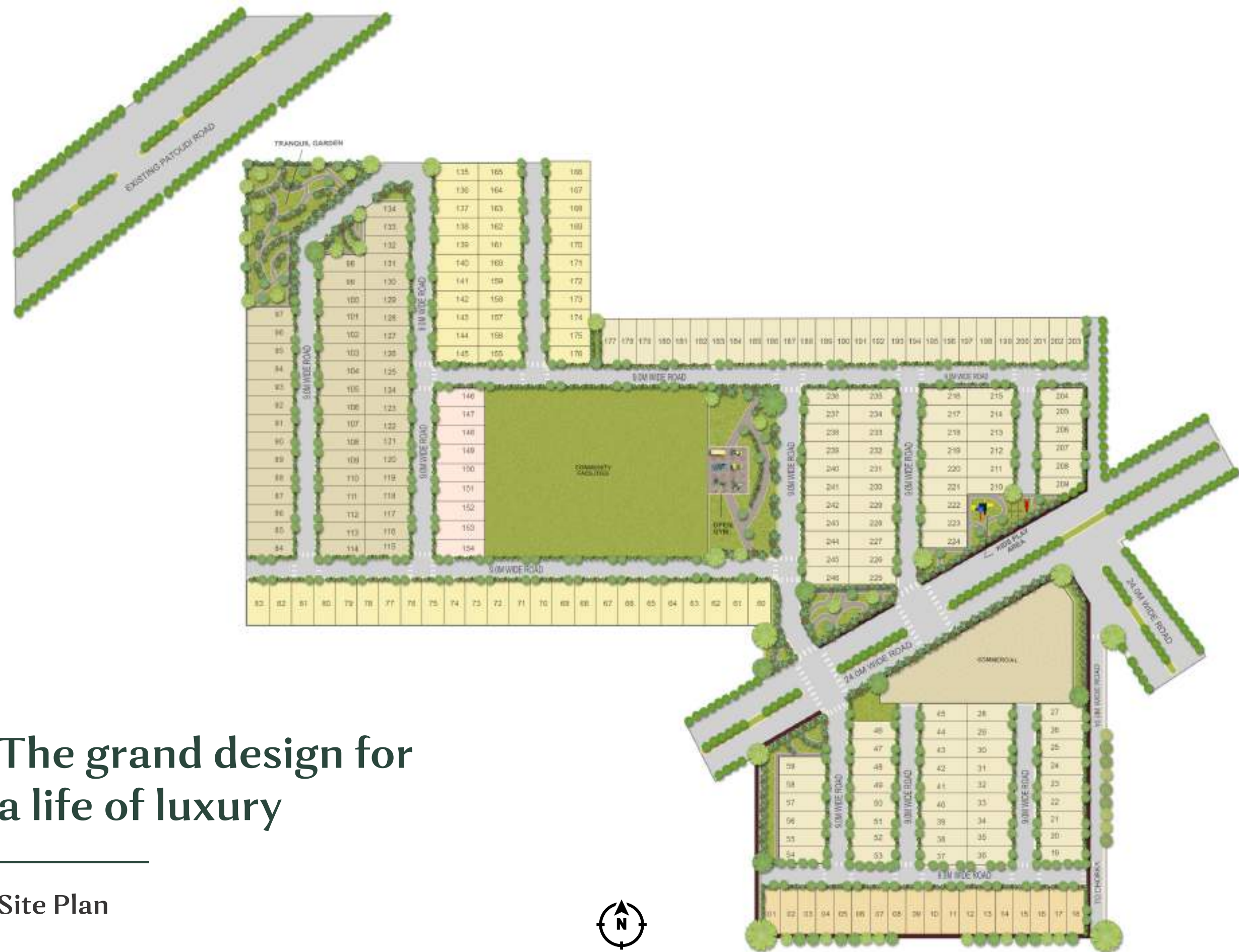
THE VIBRANT MASTERPLANNED *Community*

The ultimate lifestyle at your doorstep

Life it's here

An alluring grand entrance welcomes you home.

Feel at ease knowing that multi-tiered security levels are firmly in place to create a safe and secure living environment here.



The grand design for
a life of luxury

Site Plan



**STEP INTO A
PARADISE SURROUNDED**
By Greenscape



A life of tranquility

Avana is unique for its specially-crafted greenscape design, where outdoor greenery and leisure facilities extend seamlessly to the indoors.

CONNECTED TO NATURE

Expansive greens



Pedestrian Green Walkways



Abundant floral beds & water bodies



Rainwater Harvesting



Minimal noise & air pollution



AN ADDRESS OF INDULGENCE AND *Style*



**World-class facilities.
Wholesome community.**

Recreation it's here

The Clubhouse at Landmark Avana is designed to complement the community living. Sweat it out at the gym, swimming pool, or badminton courts.

For gatherings or hanging out, you may visit the café or multi-purpose hall that are perfectly designed for various occasions. Not forgetting the little ones! They would surely love our children's wading pool and outdoor playground.

THE CLUB INDULGENCES

Café



Indoor Gym



Multipurpose Hall



Card Room



Table Tennis



RELAXATION INSIDE OUT

Yoga



Jogging Track



Meditation Area

LIVE A COOL LIFE

Swimming Pool



Kids Pool



Poolside Decks



Pool Side Party Lawn



THE FRESH STRIDES TO RECREATION

Multi - Sport Court



Cricket Practice Net



Badminton Court



Half Basketball Court



Skating Rink



FOR EVERY AGE GROUP

Kids Play Area



Senior Citizen Area



Open Air Gym

OUR OFFERING

Be enchanted by the charm of low-rise independent living

You deserve the perfect home and the perfect setting for it is at Landmark Avana.

These elegantly designed independent floors are not just pleasing to the eye but also to the soul. These address your needs through the carefully planned and designed spaces with thoughtfully selected facilities to complete the impressive ambience.





A low-rise cluster of independent floors



**Spacious and well lit 3BHK apartments
with exclusive elevator access**



Expansive windows for a well-lit vibrant home



**Modern bathrooms with premium fittings
and fixtures**



**Exclusive home office / media room / personal
gym space for 1st, 2nd and 3rd Floors**



Exclusive car parking slots for each apartment



**Spacious balconies overlooking the
landscaped outdoors**



Efficient Layout

One residence per floor

Efficiently designed with maximum usable area

Spacious & well-ventilated residences

Well planned 3 Bedroom apartments

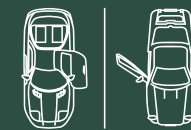
Spacious balconies to soak in the magnificent views



Grandeur Living

Modular kitchen

Air-conditioning in all rooms



Car Parking

Dedicated covered parking

One parking per floor



High Security

Controlled entry / exit

Gated community with 24X7 power back-up

Multi-tier security system with CCTV

Audio door phones



Elevator Access

Elevator access across all floors

Lift lobby at the stilt level



Green Living

Vast green open spaces

Multiple green areas spread across the development

Use of solar energy

Advanced sewage & waste management

Electric charging station



A LOW-RISE CLUSTER OF
INDEPENDENT FLOORS SPREAD
OVER 155 SQ. YARDS



A LOW-RISE CLUSTER
OF INDEPENDENT FLOORS
SPREAD OVER 180 SQ. YARDS



A LOW-RISE CLUSTER OF INDEPENDENT FLOORS
SPREAD OVER 180 SQ. YARDS





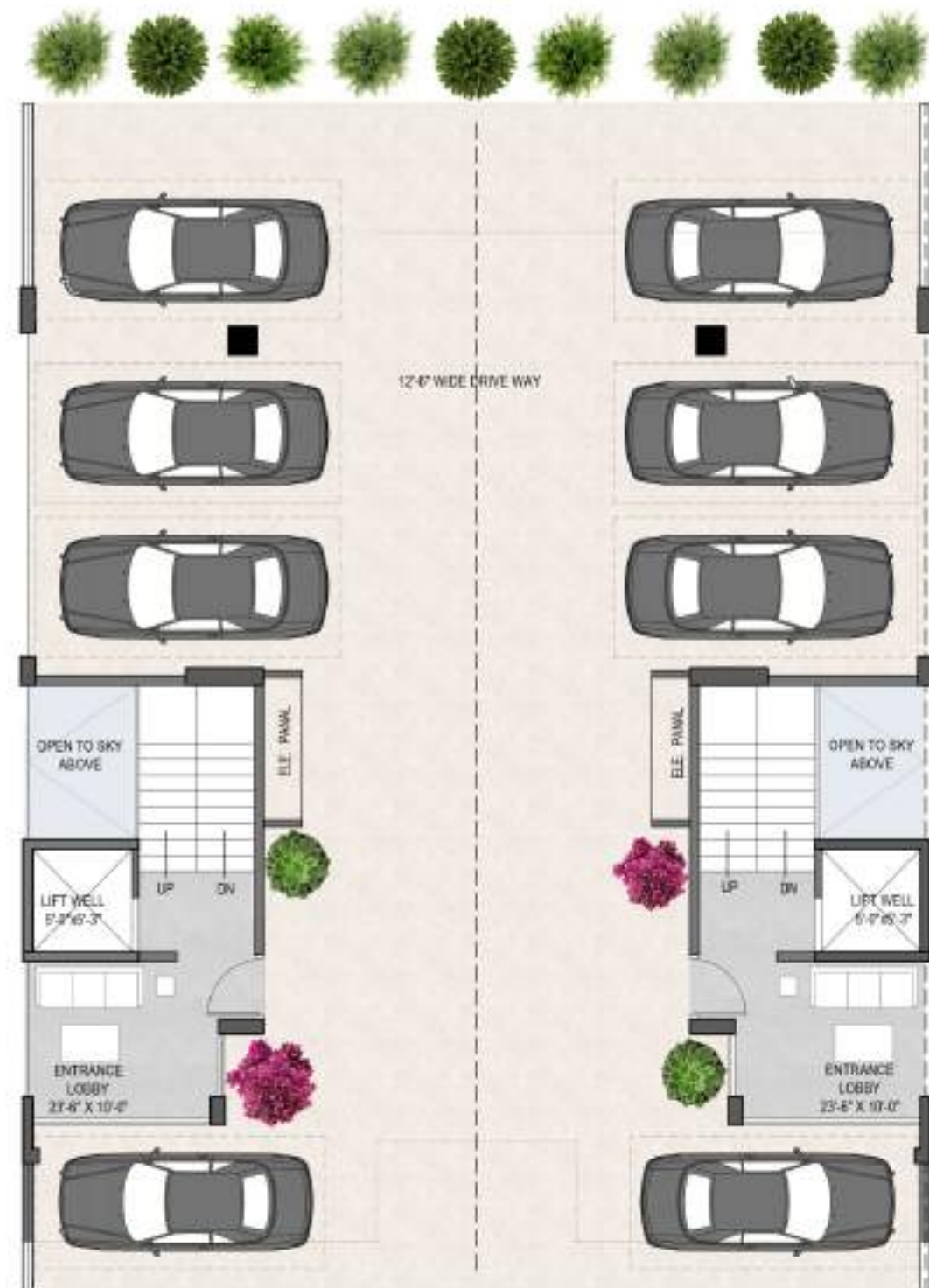
YOUR PRIVATE ZONE IN THE BASEMENT



YOUR PIECE OF SKY

LANDMARK
AVANA
SECTOR 95, GURUGRAM





Type A
3BHK + 2T - Stilt Plan



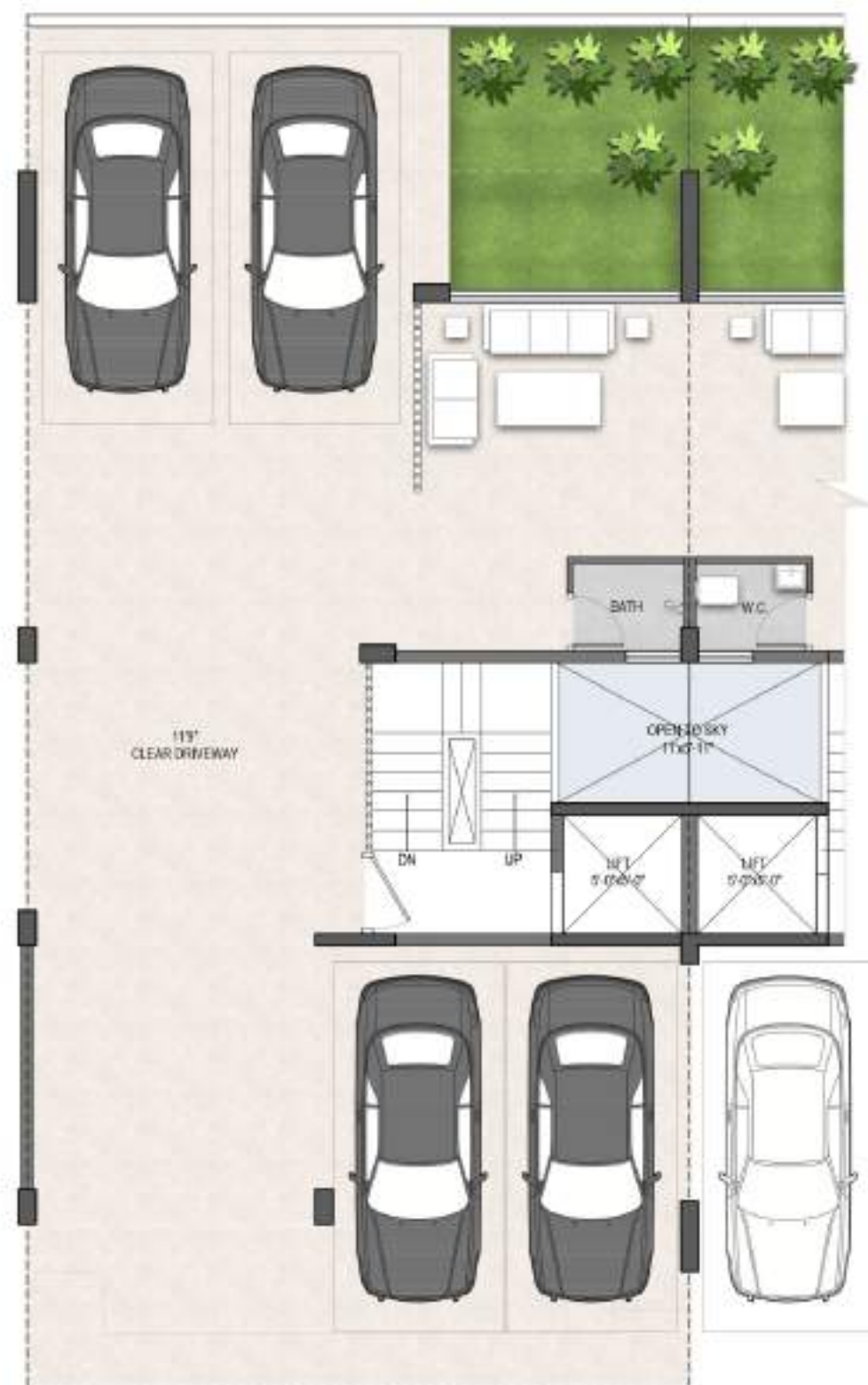
Type A
3BHK + 2T - Basement Plan



Type A
3BHK + 2T - Typical Floor Plan



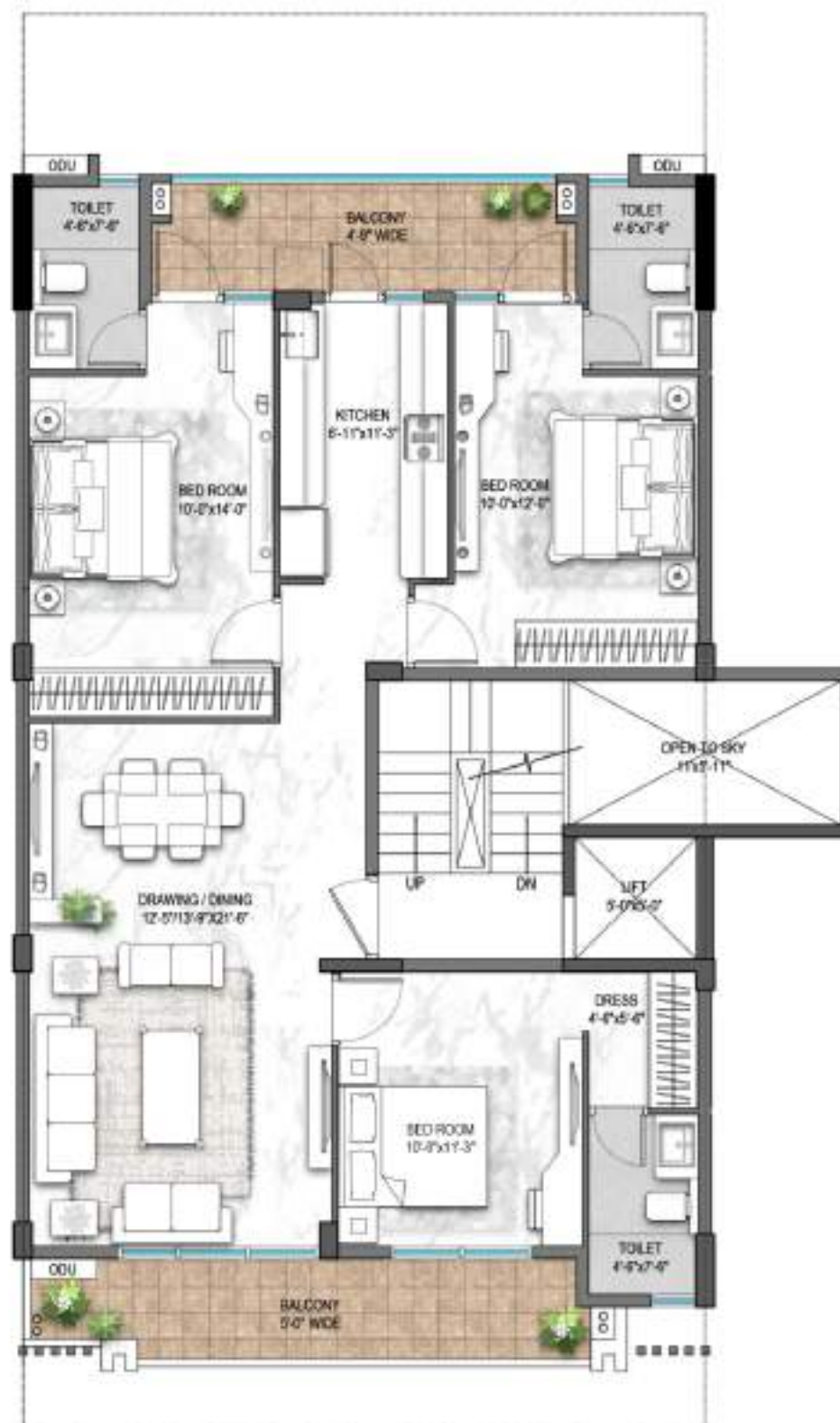
Type A
3BHK + 2T - Terrace Plan



Type A
3BHK + 3T - Stilt Plan



Type A
3BHK + 3T - Basement Plan



Type A
3BHK + 3T - Typical Floor Plan



Type A
3BHK + 3T - Terrace Plan

Not just a piece of land. But the Finest Plots in a Gated Community.

Introducing Limited-Edition plots at Landmark Avana, where you can craft your dream home as per your lifestyle.

With this well defined plotted development, you can finally realise the aspirational lifestyle your family always wanted. Enable a nurturing home where you can lead a healthy & blissful life in the warm embrace of nature.

Limited Edition Residential Plots
155 SQ. YDS.

(155 Sq. Yds - 129.6 Sq. Mtr*)



**WORLD-CLASS
AMENITIES FOR ALL**
Age Groups

And whatever your taste,
your locality brings the world
to you. Your appetite satisfied,
there are fitness, dining and
social options galore.



**Recreational
Spaces for all Ages**



**Community
Gardens**



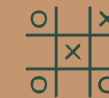
**Preliminary First-Aid
Assistance**



**Pet Friendly
Parks**



**24x7 Security
& Surveillance**



**Indoor & Outdoor
Games**

ASSURED PEACE OF MIND

Gated complex with regulated access



Boom barriers at entry/exit points



CCTV and control room provision



Well lit common areas with power back-up



Smart Access





AVANAWALK YOUR NEIGHBOURHOOD RETAIL DESTINATION

Retail On The Ground Floor



Daily Conveniences



Café & Restaurants



Pharmacy

Just a few strides away from your home is AvanaWalk, located conveniently at the entrance gate. This neighborhood Retail destination will serve as a focal point to the residents of Avana, right from picking up everyday essentials to catching up in the coffee shop.



LANDMARK
THINK • CREATE • LEAD



Landmark Group formed in 1992 as an IT company has today diversified and successfully established in the fields of Real Estate and IT Services.

LANDMARK DIFFERENCE



We are an established real estate entity in the NCR with more than
14 projects



Construct Grade 'A' best in class Commercial Office Space, Residential Group Housing, Low rise Floors,
Townships



Land bank for
Developing projects under various asset classes