



S2 HOMES

POOL VIEW APARTMENTS.

And you can't find a better opportunity
to own a 'ready to move in' flat in Sarjapur Road.



AVANTIKA

Pool view Apartments @ Sarjapur Road

RERA APPROVED
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1251/308/PR/180120/001239

BMRDA
APPROVED





AVANTIKA

Pool view Apartments @ Sarjapur Road

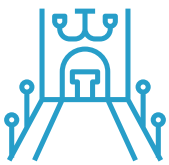
S2 HOMES AVANTIKA, PRIZED POOL-VIEW SPACIOUS APARTMENTS

Imagine living in a home that adds zest to your living. Imagine living in a neighbourhood that houses international schools, and major IT hubs. Imagine living surrounded by greenery, landscapes and recreational amenities. Welcome to your 'ready to move in'- S2 Avantika. 2-3 BHK flats at Sarjapura Road, complete with amenities.

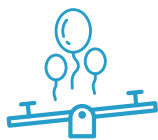
S2 Homes Avantika, prized pool-view spacious apartments, promises you a well-comforting life. It is a 99 units apartment tower on a 60000 Sq Ft land with 75% of open area facing a swimming pool & deck with all the apartments poised to get 100% natural sunlight and air with each floor containing 9 units of 2 & 3 BHK apartments along with basement car park facility.

What's more, S2 Homes Avantika is located close to Bangalore's major commercial hubs Marathalli-Sarjapur IT corridor & yet keeps you away from the noise, the dust & the pollution as its 500 metres from the main road.

PREMIUM AMENITIES



Party hall



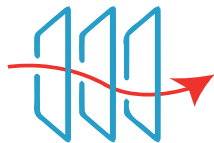
Children Play Area



Club house to enjoy your evenings



Swimming Pool



Well ventilated & airy flats.



One car parking



No Floor Rise Charges



No GST



Health club



24/7 security



Planned open area for spacious living



Jogging track to stay fit and healthy



ENJOY A GREAT LIFE AT S2 HOMES AVANTIKA



When you live at S2 Homes Avantikaa you have access to our luxury swimming pool. Whether you are coming home from a long summer day at the office or need a place to relax on the weekend, our beautifully-designed swimming pool awaits you. This is the reason why we have built the perfect outdoor swimming pool just for you.



ABOUT S2 HOMES

S2 Homes is a highly regarded private Indian holding company that has been set up with the aim of building Homes for a new Bengaluru and to provide premium yet affordable residential settlement for the people of the city. The focus is always on the safety and return on investment along with the quality of construction.

S2 Homes, a fast-growing real estate company with a string of 'Value Housing' projects across Bangalore, S2 Homes recreates luxury living in an environment that creates memories for a lifetime.



S2 Homes Avantikaa lets you live in a 'smarter home'. Because we have blended clever architecture into this highrise. Besides it is located close to Bangalore's major commercial hubs Marathalli-Sarjapur IT corridor & Electronic City, yet keeps you away from the noise, the dust & the pollution. The icing on the cake will probably be the price. Avantikaa is highly affordable in comparison to other projects in & around. So we welcome you.

BEST IN CLASS AMENITIES. JUST WHAT YOUR 'HAPPY FAMILY' NEEDS:

- Handicap friendly building
- Privileged Club House
- Spacious planning with more open area
- High speed lifts for vertical transportation
- Water treatment plant
- Hydro-pneumatic pumping system to ensure adequate pressure
- Sewage treatment plant
- Fire fighting system in all the floors
- Security surveillance
- Well lit open areas



- High profile elevation
- Power backup for common area and individual flats
- Toddler area
- Children's play area
- Jogging track
- Theme parks
- Old age friendly Building
- Toddler and adult Swimming pool with water treatment plant
- Indoor party hall
- Carrom room
- Fully equipped gym





LIVING ROOM

SHOT @ LOCATION

WHY AVANTIKA APARTMENT ?

Enjoy great living with a beautifully designed living area that allows ample light and breeze to create a cozy living room for your family. We have laid great emphasis in styling the living space that gives a sophistication to your apartment.

Enjoy a great life at S2 Homes Avantikaa.



DINING ROOM

SHOT @ LOCATION

Adequate dining area space for your family. You can enjoy your meals or entertain guests in a delightful environment.

Enjoy inspired dining space in S2 Homes Avantikaa.

QUALITY WE DELIVER

SPECIFICATIONS, MATERIALS, FITTINGS AND FINISHES.

It is our constant endeavour to deliver quality and efficiency. Certain aspects of the specifications, features, finishes and the planning can possibly undergo a few changes. We assure you that these changes will be improved refinements.



Walls

Internal Walls - Plastered and Painted Internal Emulsion (Asian / Berger or equivalent make).
Exterior Walls - Painted with Apex / External Emulsion (Asian / Berger or equivalent make). Few walls with exposed brickwork inside and exterior sides both. Bath Room - Ceramic Tiles up to a height of 7 feet. Outer Boundary - Shall be provided with a compound wall with M.S. Gates to a suitable height.



Floors

living and Dining Room - digitally double charged vitrified tile with Italian finish (2' x 2') Master Bedrooms - Laminate Wooden Flooring with Wooden Skirting. Bedrooms - Vitrified Tiles (2' x 2'). Kitchen - anti skid Vitrified Tiles (1' x 1') Bath Room - Ceramic Tiles (1' x 1') Balconies /patio-composite wooden deck flooring. Skirting - As per the floor tiles (3" height).



Kitchen / Utility

Counter Top - 19 MM Granite Counter Top provided with hot and cold water for sink and Aqua guard water and electrical point provided. Stainless Steel Sink for Kitchen - Single Bowl sink (18" x 16") without drain board provided in the Kitchen area. Electrical and plumbing provision for the washing machine in utility.



Structure

RCC Frame Structure Concrete Solid Block Masonry / exposed Brick work.



Doors

Main / Entrance Door - Hard wood frame with shutter melamine polished. Other doors - Moulded Skin doors with paint / polish finish. Hardware - All the doors have brass / stainless steel finish. The Main door will be provided with a night latch.



Plumbing

Internal Plumbing - Concealed plumbing will be medium class CPVC pipes, hot water plumbing will be heavy class pipes. External Plumbing - Waste water pipes and storm water drains will be PVC Pipes.



Windows

Windows - 3 Track UPVC framed windows with 4mm / 5mm clear float glass and mosquito mesh. French Windows - 3 Track UPVC framed windows with 4mm / 5mm clear float glass and mosquito mesh.



In the midst of Nature

The whole locality is enveloped by refreshing greenery and landscapes that will transport you away from the hustle and bustle of city life into the laps of nature. Green surroundings that are a sight for sore eyes which are used to concrete jungles.

TYPICAL FLOOR PLANS



Finally, you will be happy to know S2 Avantikaa is buzzing with happy residents, who have moved into their new homes and living a great lifestyle. And there are still some last few remaining units available. So do call us and book a flat of your own at S2 Avantikaa. An opportunity like this may not last forever.

UNIT FLOOR PLANS

TYPE 2
2 BHK
 Facing : North

 Area
SBA : 1178 sft
BUA : 917 sft



TYPE 1
3 BHK
 Facing : West

 Area
SBA : 1450 sft
BUA : 1129 sft



TYPE 6
2 BHK
 Facing : East

 Area
SBA : 1247 sft
BUA : 971 sft

TYPE 9
2 BHK
 Facing : West

 Area
SBA : 1289 sft
BUA : 988 sft



TYPE 7
2 BHK
 Facing : East

 Area
SBA : 1247 sft
BUA : 971 sft

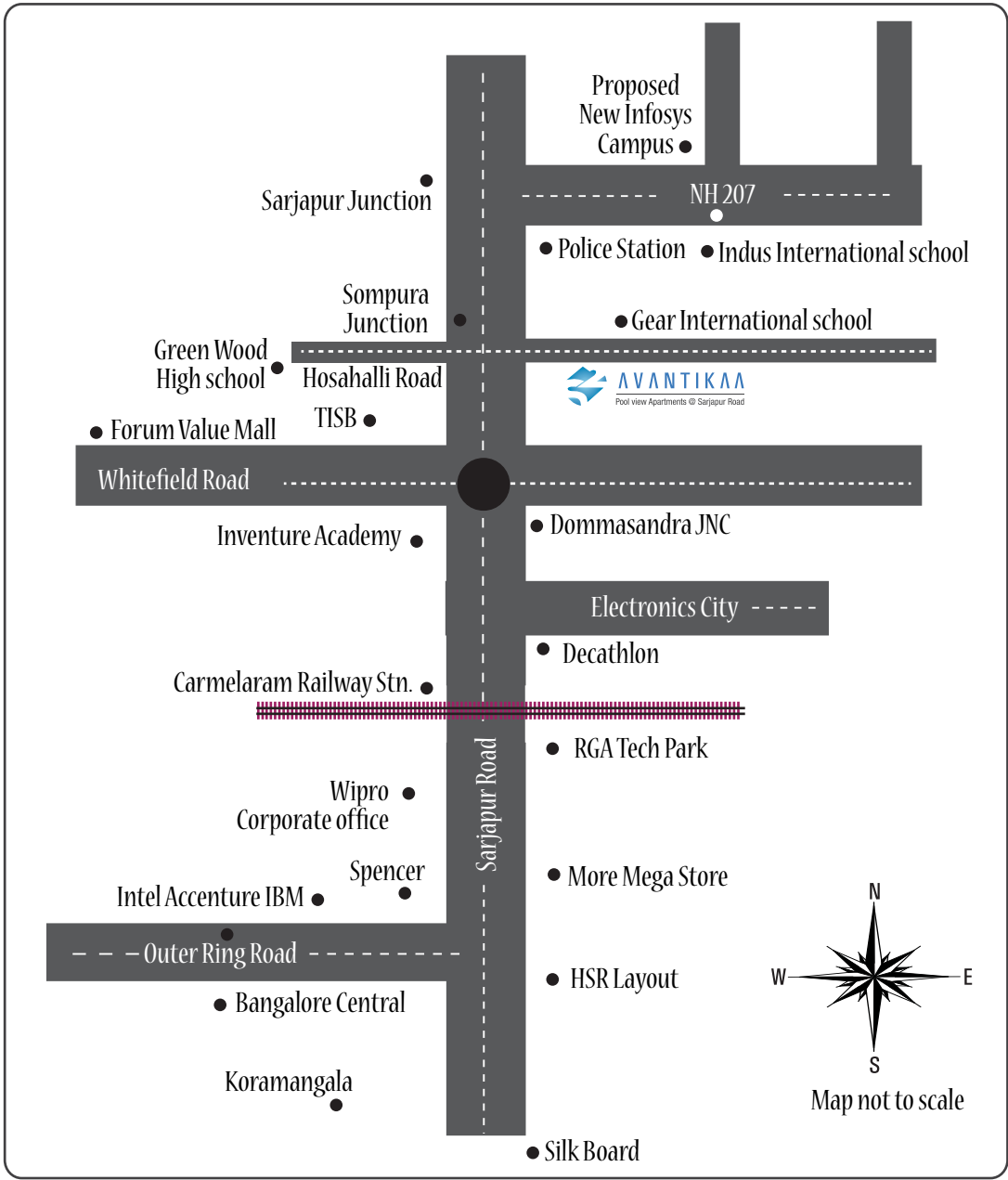


TYPE 8
2 BHK
 Facing : East

 Area
SBA : 1214 sft
BUA : 945 sft



AVANTIKA ROUTE MAP



• Gear International School	0.1 Km
• Bank & ATM	0.5 Km
• Grocery Store	1.0 Km
• Supermarket	1.0 Km
• Hospitals	1.2 Km
• Art of Living Center	3.0 Km
• Upcoming 256 acre New Infosys Campus	3.9 Km
• Indus International School	5.4 Km
• Wipro Corporate Office	12 Km
• Forum Value Mall, Whitefield	12 Km
• Marathalli Outer Ring Road	13 Km
• Bangalore IT Hub, Electronic City	14 Km
• Narayana Hrudayalaya	15 Km
• International Tech Park, Whitefield	17 Km

THE NEIGHBOURHOOD



0.1 KMS

GEAR INTERNATIONAL SCHOOL



3.9 KMS

UPCOMING 256 ACRE NEW INFOSYS CAMPUS



9 KMS

WIPRO



5.4 KMS

INDUS INTERNATIONAL SCHOOL



12 KMS

MORE MEGA STORE



8 KMS

RGA TECH PARK



City Office: # 824, 1st Floor, 20th A Main, Opp. to NGV Signal, Koramangala 8th Block, Bangalore - 560 095.

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Off Sarjapur Road, Sompura Gate, Bangalore - 560 100.

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