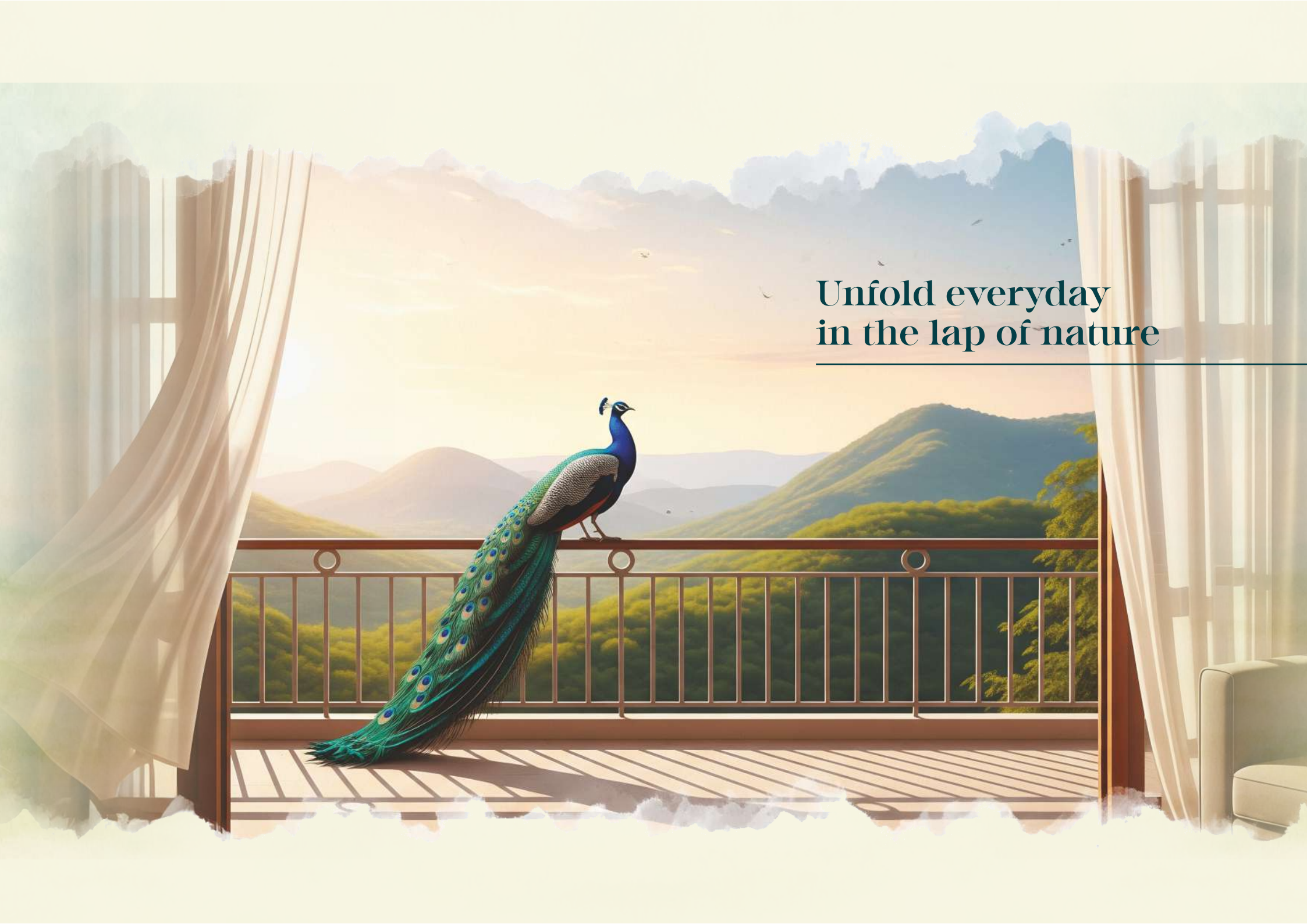


NS arcus
AVANI
SIGNATURE FLOORS

LUXURY INDEPENDENT FLOORS AT THE FOOTHILLS OF ARAVALIS

ANAND NIKETAN, SECTOR 2, SOHNA, GURUGRAM

Unfold everyday
in the lap of nature





WELCOME TO AVANI FLOORS—GATED INDEPENDENT HOMES SET WITHIN ANAND NIKETAN,
AT THE FOOTHILLS OF THE ARAVALIS IN SECTOR 2, SOHNA, GURUGRAM.

Avani Floors Built on trust, built by NS Arcus.



Designed for those who seek elegance amidst tranquility, this haven offers lush green landscapes, thoughtfully curated recreational amenities, and a seamless blend of nature and modern living.

Imagine waking up to golden sunrays filtering through the trees, illuminating your mornings with warmth and sophistication. A lifestyle where contemporary design meets the serenity of nature, creating a perfect balance of comfort and exclusivity.

With meticulously planned 3-bedroom homes featuring expansive balconies, Avani Signature Floors invite you to experience independent living at its finest—where every day feels like a retreat.





Artist's Impression

Happiness immersed in nature.

Low rise residential independent floors & plotted township		Gated township with access control & visitor management		Well planned infrastructure, roads & pathways	
Convenient access from 60m wide sector road				24X7 Power backup	
Expansive greens and open spaces		Modern recreational zone for active lifestyle		Cycling area within the township	
				Social support infrastructure in the vicinity	
Rainwater harvesting system			Sewage treatment plant		
Dedicated car parking space		Electric vehicle charging station		Better air quality & less noise pollution	
				Wi-Fi connectivity in common areas	

BUILT ON TRUST, BUILT BY **NS ARCUS**.

Every walk, a scenic escape.
Discover life along the greens.



Artist's Impression

SCENIC LANDSCAPING | DESIGNER WATER FEATURE | INTERNAL PAVED GREEN AVENUES
PATHWAYS FOR A PERFECT STROLL | RELAXING SEATING AREAS | PET FRIENDLY ZONES

Built to belong. Enjoy nature's
show, live from your balcony.



Artist's Impression

A park at the heart,
security at every step.



Artist's Impression

STATE-OF-THE-ART MULTI-TIER SECURITY | GATED TOWNSHIP WITH REGULATED ACCESS | CCTV AND CONTROL ROOM PROVISION
REGULAR WATCH & ROUNDS OF SECURITY PROS | WELL-LIT COMMON AREAS WITH POWER BACK-UP

Amphitheatre garden invites moments of leisure, laughter, and community.



Artist's Impression

The social heart of Avani Floors: A recreational zone designed for togetherness.



Artist's Impression

Dive in, game on, gather round.
Celebrate life everyday.



SWIMMING POOL WITH DECK AREA | FULLY EQUIPPED GYMNASIUM | INDOOR TABLE TENNIS | INDOOR SNOOKER/POOL
INDOOR BADMINTON COURT | INDOOR PICKLE BALL COURT | YOGA & MEDITATION ZONE | MULTIPLE KIDS PLAY ZONES
LOUNGE AREA | MULTI-PURPOSE HALL | LIBRARY & CARD ROOM

Courts, Fields, Nets: Gear up sports enthusiasts.



Artist's Impression



CRICKET PRACTICE NET | HALF BASKETBALL COURT | PICKLE BALL ARENA | BADMINTON COURT | LAWN TENNIS

Avani Floors: Smart spaces, premium features, thoughtful design.



Low-rise
3BHK Independent
Floors

Available in an optimum
plot size from
147 to 167 sq.yds.

Elevator access
to each floor,
basement and terrace

2-side open
for more
ventilation

Basement and
terrace space
with each unit

Dedicated
parking at
stilt level

Earthquake
resistant framed
structure

Dedicated
waiting lounge
at the entrance

Air-conditioning in
basement, living room
& all bedrooms

Two spacious
balconies for
each unit

BUILT ON TRUST, BUILT BY NS ARCUS.

Enjoy openness, comfort, and connection.

Spacious, inviting, and bathed in natural light, perfect for family time or to have friends over.



Artist's Impression

Your private retreat. Your culinary corner.

Spacious bedrooms designed for relaxation, and a functional kitchen crafted for everyday ease, making every corner a reflection of your pride in ownership.



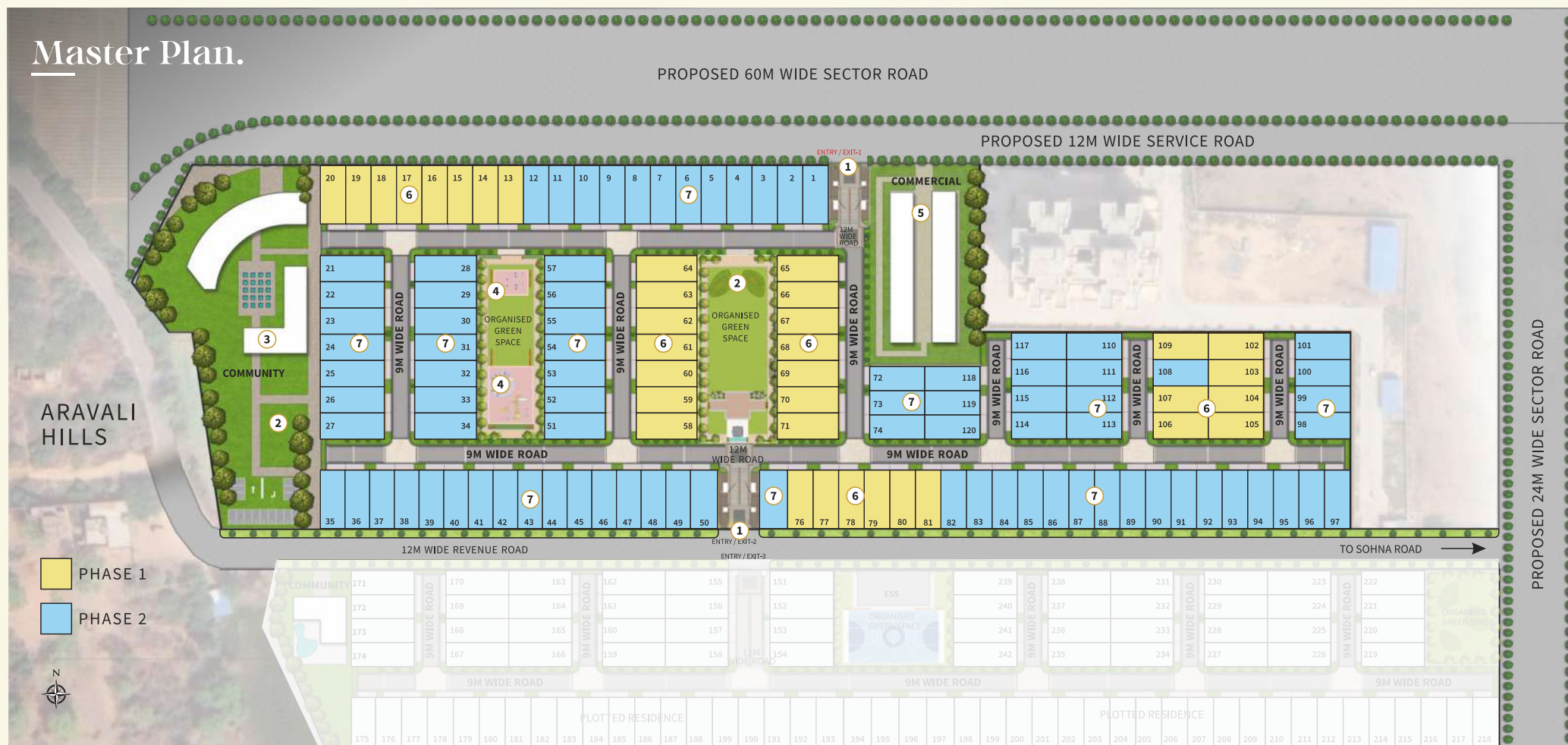
Avani Floors: Your world, perfectly mapped.

From green spaces to recreational zones, discover a layout designed for harmonious community living.

Master Plan.



- # Master Plan.



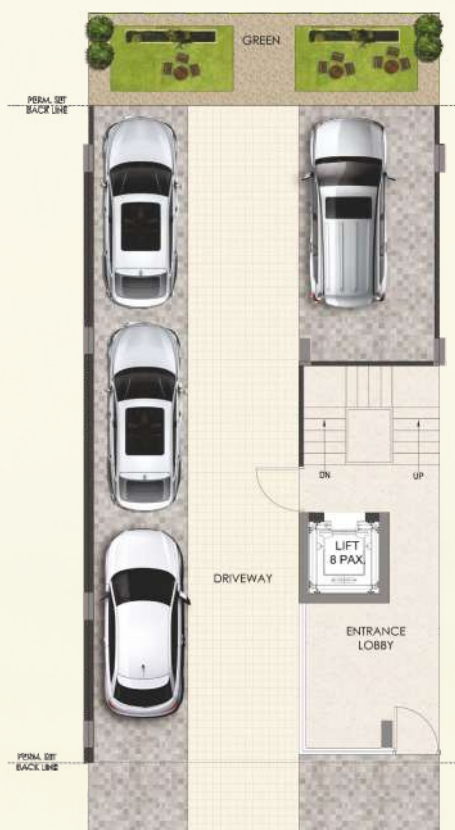
Floor Plans – Type 1

3BHK + 3TOILET + UTILITY

PLOT AREA: 134.73 SQ. MTR. (161.13 SQ. YARDS)



BASEMENT



STILT
S1 to S4



TYPICAL FLOOR PLAN
1st to 4th



TERRACE

Floor Plans – Type 2

3BHK + 3TOILET + UTILITY

PLOT AREA: 125.69 SQ. MTR. (150.32 SQ. YARDS)



BASEMENT



STILT
S1 to S4



TYPICAL FLOOR PLAN
1st to 4th



TERRACE

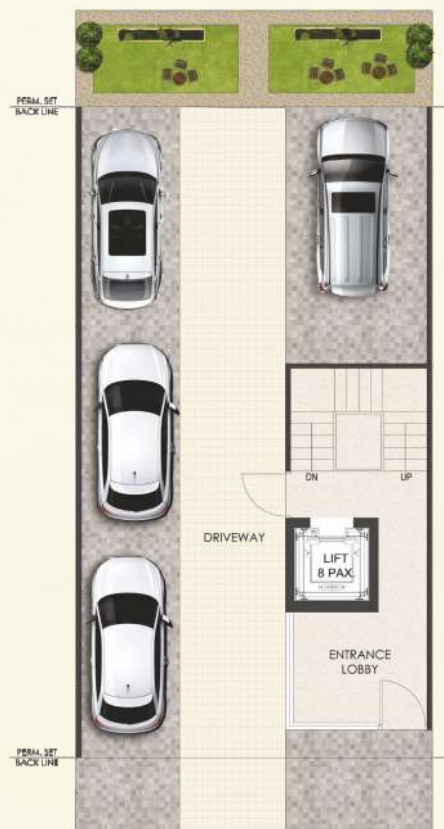
Floor Plans – Type 3

3BHK + 3TOILET + UTILITY

PLOT AREA: 126.54 SQ. MTR. (151.34 SQ. YARDS)



BASEMENT



STILT
S1 to S4



TYPICAL FLOOR PLAN
1st to 4th



TERRACE

Floor Plans – Type 4

3BHK + 3TOILET + UTILITY

PLOT AREA: 123.52 SQ. MTR. (147.72 SQ. YARDS)



BASEMENT



STILT
S1 to S4



TYPICAL FLOOR PLAN
1st to 4th



TERRACE

Specifications

AREA	FLOOR	WALLS	CEILING	DOORS	WINDOWS	FIXTURES / FITTINGS	OTHERS
LIVING & DINING ROOM	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	HARD WOOD FRAMES WITH LAMINATED TEAK FINISH DOOR WITH PREMIUM LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	LED LIGHTS, FAN	TOP END SPLIT AIR CONDITIONING
KITCHEN	ANTI-SKID VITRIFIED TILES	CERAMIC TILES AND PLASTIC EMULSION	PLASTIC EMULSION	SHUTTER DOOR WITH PAINTED FINISH OR GLASS DOOR	UPVC FRAMES WITH TOUGHENED GLASS	LED LIGHTS, CP FITTINGS & SS SINK, EXHAUST FAN, MODULAR KITCHEN, HOB, CHIMNEY.	KITCHEN COUNTER WITH GRANITE TOP
MASTER BEDROOM	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES / WOODEN FLOORING	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WARDROBE IN DESIGNATED AREA, LED LIGHTS WITH DESIGNER CEILING	TOP END SPLIT AIR CONDITIONING
BEDROOMS	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES / WOODEN FLOORING	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WARDROBE IN DESIGNATED AREA, LED LIGHTS WITH DESIGNER CEILING	TOP END SPLIT AIR CONDITIONING
TOILETS	ANTI-SKID TILES	CERAMIC TILES, PLASTIC EMULSION & LOOKING MIRROR.	GYPSUM BOARD CEILING, PAINTED IN PLASTIC EMULSION.	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WC**, SINGLE LEVER CP FITTINGS OF JAGUAR / KOHLER OR EQUIVALENT BRAND, HEALTH FAUCET, WASH BASIN** WITH VANITY, LED LIGHTS, GYSER, EXHAUST FAN AND TOILET PAPER HOLDER.	
BALCONY	ANTI SKID TILES	PLASTER WITH PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING				WET POINT AND ELECTRIC POINT, MS RAILING
STAIRCASES	GRANITE	PLASTIC EMULSION					EARTHQUAKE RESISTANT STRUCTURE
BASEMENT	VITRIFIED TILES	PLASTIC EMULSION	PLASTIC EMULSION			LED LIGHTS	TOP END SPLIT AIR CONDITIONING

OTHERS

ELECTRICAL - PREMIUM MODULAR SWITCHES OF BRANDS LIKE ABB / LEGRAND OR EQUIVALENT, FIRE RESISTANT COPPER WIRING WITH ELECTRICAL FITTING POINT | SECURITY - ACCESS CONTROL WITH VIDEO PHONE FACILITY AT STILT LOBBY ENTRANCE | EXTERNAL FINISHES - LONG-LASTING ALL-WEATHER PROOF EXTERIOR FINISH | EARTHQUAKE RESISTANT STRUCTURE | SECURED GATED WITH CCTV SURVEILLANCE | 24*7 POWER BACK-UP UP TO 3 KV

Note: Premium sanitary fittings in all toilets**

Sohna: South of Gurugram

THE FASTEST GROWING MICRO MARKET OF DELHI NCR

INDEPENDENT FLOORS HAVE EMERGED AS THE PREFERRED CHOICE IN THE RESIDENTIAL SEGMENT, WITNESSING UNPRECEDENTED DEMAND.

THE EARLY SECTORS OF SOHNA STAND AT THE FOREFRONT OF THIS GROWTH, DRIVEN BY AFFORDABILITY AND HASSLE-FREE CONNECTIVITY.



The Sohna elevated road has significantly shortened the distance and made travel to the early sectors of Sohna far smoother and more convenient. It takes only 15 min to reach Avani Floors from Vatika Chowk.



Location Map

KNOW YOUR NEIGHBOURHOOD

(WITHIN 5 TO 20 MIN DRIVE)



EDUCATION

PATHWAYS WORLD SCHOOL
KR MANGALAM UNIVERSITY
GD GOENKA WORLD SCHOOL
RYAN INTERNATIONAL SCHOOL
DPS MARUTI KUNJ
KIIT COLLEGE OF ENGINEERING
JK BUSINESS SCHOOL
JINDAL PUBLIC SCHOOL
EURO KIDS SCHOOL

HOSPITALITY

THE GATEWAY RESORT
COUNTRYINN & SUITES
LEMON TREE
RADISSON HOTEL
THE WESTIN SOHNA RESORT
AND ALL THE LEADING
HOTELS IN GURUGRAM

HEALTHCARE

MAX HOSPITAL
FORTIS HOSPITAL
ARTEMIS HOSPITAL
PARK HOSPITAL
MEDICITY
SANJEEVANI HOSPITAL

COMMERCIAL

ALL THE LEADING
SHOPPING CENTRES
IN SOHNA ROAD AND
GOLF COURSE EXTN. ROAD

A concrete name trusted for over 50 years.



NS Arcus, headquartered in Gurugram, has been engaged in building and construction materials for the last 5 decades.

Established in 1972, NS Arcus has an extensive production and distribution network across Gurugram, Manesar, Faridabad, Dwarka Expressway, Greater Noida, Jammu, Amaravati and Vrindavan. The Group has a vast experience in the fields of mining, stone crushing, cement, ready-mix concrete, concrete blocks, pavers and transportation.

Preparation, competence and reliability, accompanied by strict application of quality standards, have distinguished the NS Arcus way of doing business over the years.

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haryanarera.gov.in

Corporate Office

122, First Floor, Universal Trade Tower
Sector-49, Sohna Road, Gurugram

T +91 9718922222 **E** sales.realty@nsarcus.com **W** nsarcus.com

Site Office

Anand Niketan, Sector-2, Sohna, Gurugram

NSarcus


ANAND NIKETAN
SECTOR 2, SOHNA,
GURUGRAM

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1 Sq. Mtr. = 10.764 Sq. Ft. / 1 Sq. Yard = 9 Sq. Ft.



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