



AVASA  
SERENITY

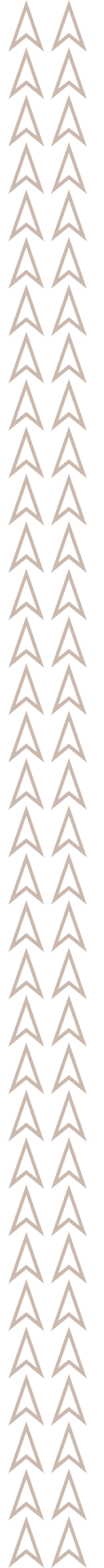
YOUR PEACEFUL HAVEN AWAITS



Years Of *Mastery*  
Refined Into Every  
*Thoughtful* Detail.



Avasa Serenity, a Project by Avasa Developers has built a legacy of excellence and innovation in the real estate sector over the past 25 years. With a proven track record of delivering prestigious projects in sought-after locations such as Punjab and the Tricity. They have earned the trust and admiration of their clients. Committed to on-time project completion, Avasa Developers takes pride in meeting deadlines without compromising on quality. Their dedication to sustainability ensures that every project not only offers luxury living but also contributes positively to the environment, creating lasting value for homeowners and future generations. Guided by their experience and passion for excellence, Avasa Developers continues to redefine the standards of modern real estate.





## Vision

To be the most trusted and innovative real estate developer, renowned for creating sustainable and luxurious living spaces that enhance the quality of life for individuals, families, and communities.

## Objectives

To deliver high-quality projects on time while embracing sustainability through eco-friendly designs and green technologies. Our seamless service ensures an enhanced customer experience, while innovative design brings modern efficiency to every space. With strategic growth in high-potential markets, we continue to expand with excellence. Above all, our legacy of trust strengthens reliability and lasting relationships.



The architects  
of ideas, building  
a legacy of  
excellence.

## Vikas Bhardwaj

Director

With over 20 years of experience in the real estate industry, Vikas embodies a refined customer-first philosophy, ensuring every interaction reflects trust, transparency, and professionalism. His strength in strategic sales and team leadership sets the tone for a high-performance culture across the organisation. With an eye for detail and a commitment to service excellence, he elevates the buying journey into a truly distinguished experience.



## Pradeep Goyal

Director

Backed by more than two decades of expertise in design and construction, Pradeep brings a deep architectural sensibility and a sophisticated understanding of on-ground execution to every development. His design-led approach ensures that each project embodies precision, purpose, and enduring quality. Guided by innovation and craftsmanship, he curates spaces that are thoughtful, functional, and inherently premium.



## Satpal Goyal

Director

With 20+ years of experience in land acquisition and regulatory processes, Satpal Goyal spearheads the organisation's land strategy with a sharp understanding of approvals, compliance, and long-term planning. His expertise ensures that every project begins with clarity, stability, and strong groundwork. With a vision rooted in sustainable growth and strategic insight, he anchors the company's future-ready developments.

Strategically located  
*With Unmatched connectivity*



  
 MOUNT CARMEL  
 SCHOOL- 3 MINS

  
 SOCIAL SQUARE  
 MALL- 3 MINS

  
 ZIRAKPUR BUS  
 STAND - 5 MINS

  
 AMITY UNIVERSITY,  
 MOHALI - 5 MINS



  
 SKYJUMPER TRAMPOLINE  
 PARK- 5 MINS

  
 AMCARE HOSPITAL  
 - 8 MINS

  
 MOHALI AIRPORT  
 INTERNATIONAL -15 MINS

  
 RAILWAY STATION  
 - 15 MINS

CONNECTIVITY



# AVASA SERENITY

YOUR PEACEFUL HAVEN AWAITS

Avasa Serenity offers the perfect blend of luxury and tranquility in the heart of Zirakpur. This prime residential development by Avasa Developers features meticulously designed S+4 independent floors with lifts & modern amenities. Each unit is thoughtfully crafted to ensure maximum comfort and privacy. Whether you're looking for a spacious home or a peaceful retreat, Avasa Serenity offers the perfect setting for your lifestyle.



A Vision of  
*Excellence Coming to Life*

Experience the future of luxury living with a glimpse of your dream home, crafted with precision and elegance.





## A Thoughtfully Shaped *Habitat* For Harmonious Living

Enjoy spacious layouts, natural surroundings, and a lifestyle curated for comfort and clarity.



Welcome to  
*Grand Club House*

Enjoy active, engaging spaces that let you unwind,  
play, and reconnect without leaving your locality.



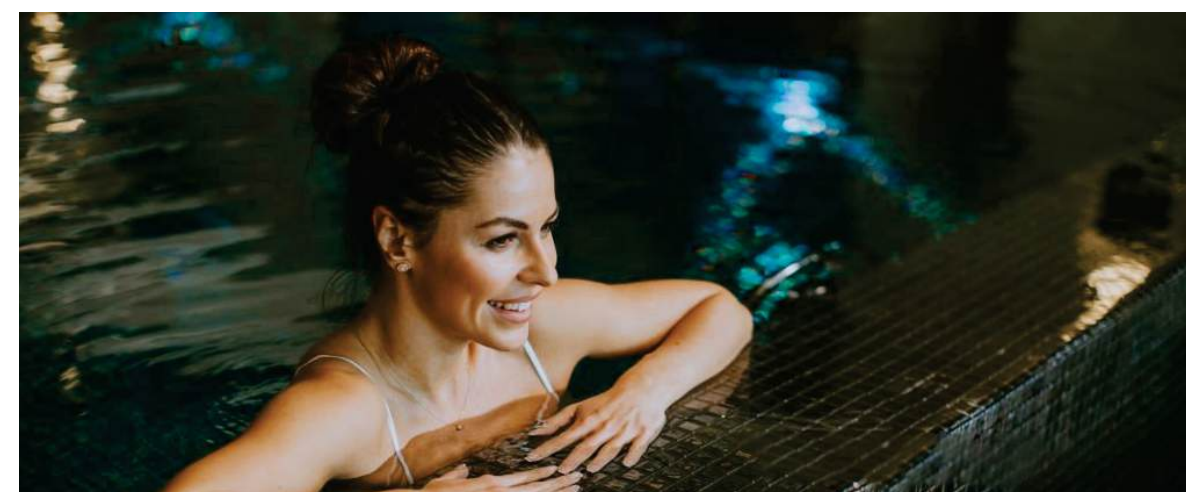
# A Sanctuary of Luxury & Leisure

Your exclusive escape within, where world-class amenities, serene spaces, and vibrant social experiences come together to elevate your lifestyle.





CLUBHOUSE AMENITIES



**Swimming Pool**



**Multipurpose Hall**



**Spa**



**Reception**



**Billiards**



**Kids Play Room**



**Gym Area**



**Yoga & Meditation Area**



CLUBHOUSE AMENITIES



## *Project Features & Amenities*



**Wide Internal Roads**



**Ample Car Parking**



**Kids Play Area**



**LED Street Lights**



**ClubHouse with Premium Amenity**



**Lush Green landscape Park**



**Secure And Gated Community**



**2 Side Open Apartments**



# *A Haven of Green & Tranquillity*

A serene escape where nature, fresh air, and peaceful moments come together for your well-being.



## **Flat Features/Technical Specification**



*All Weather Air Conditioners (VRV / VRF)*



*Modular Kitchen*



*Branded Bath Fittings*



*Premium / Aluminium Slidings Doors & Windows*



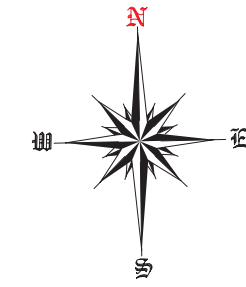
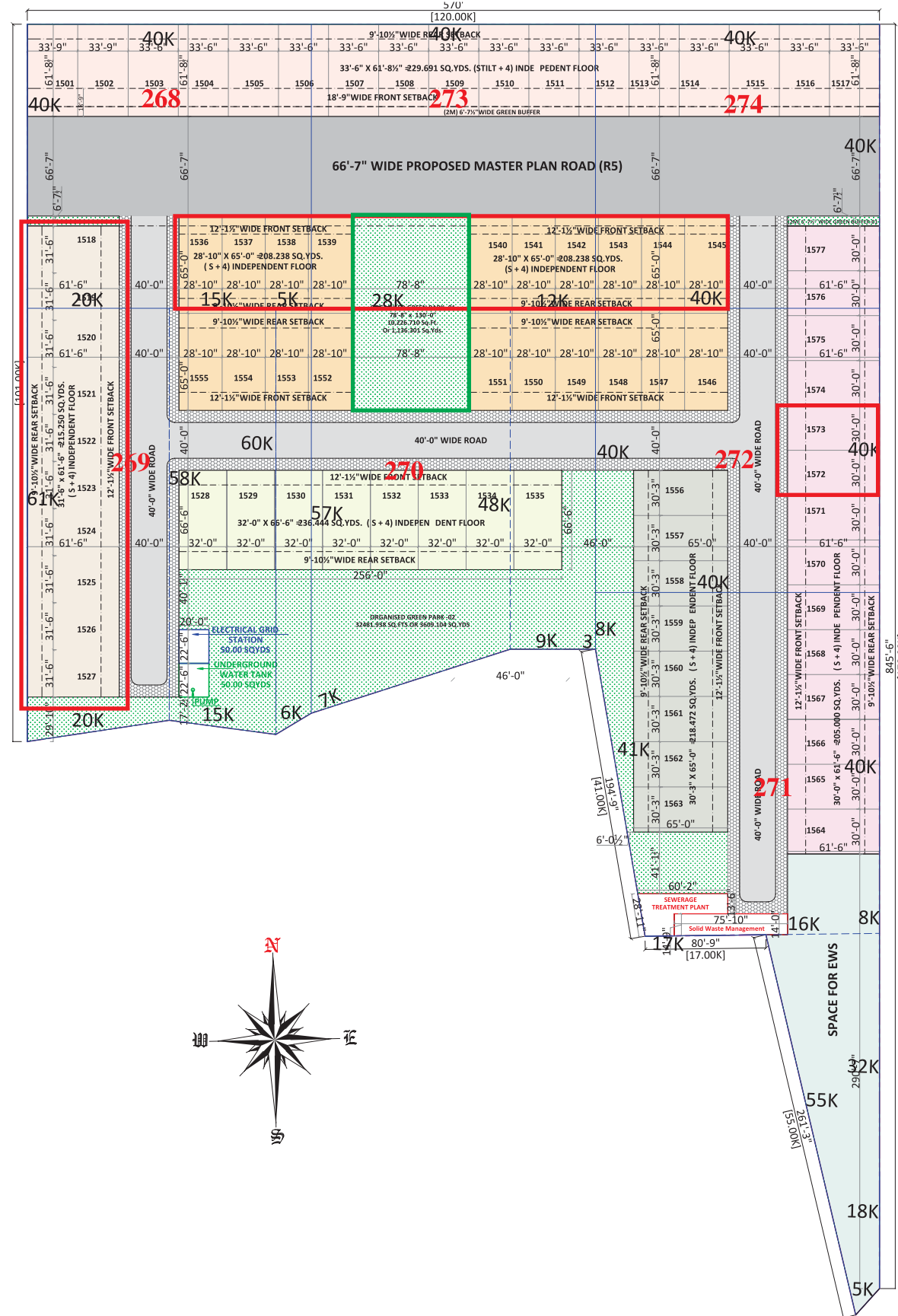
*Fall Ceiling With LED Light*



*Main Entry Door Locks / Serenity Doors*

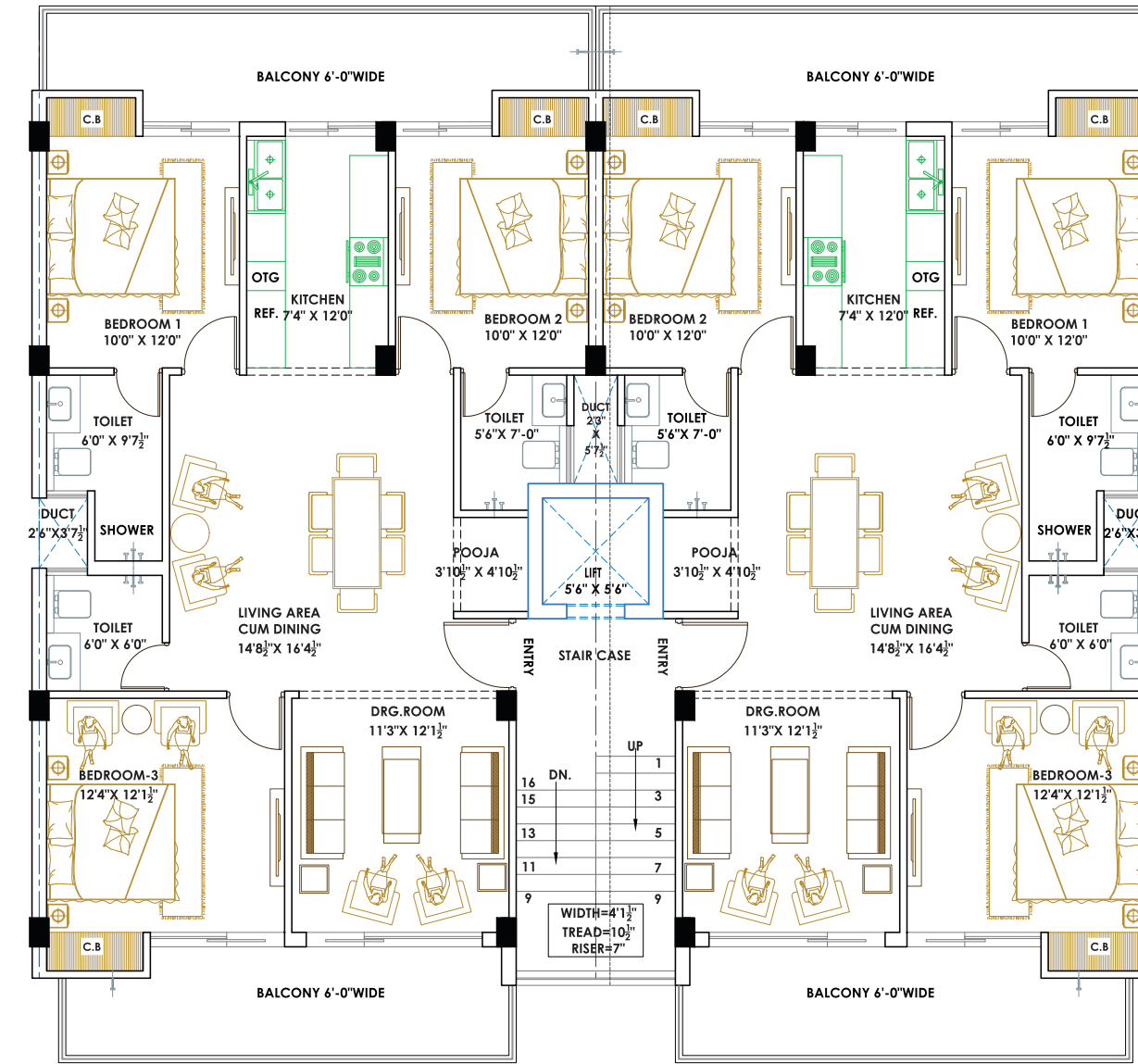
# LAYOUT PLAN

## AMELIA ESTATE-2



# TYPICAL FLOOR PLAN

208 Sq. Yard With Pooja Room



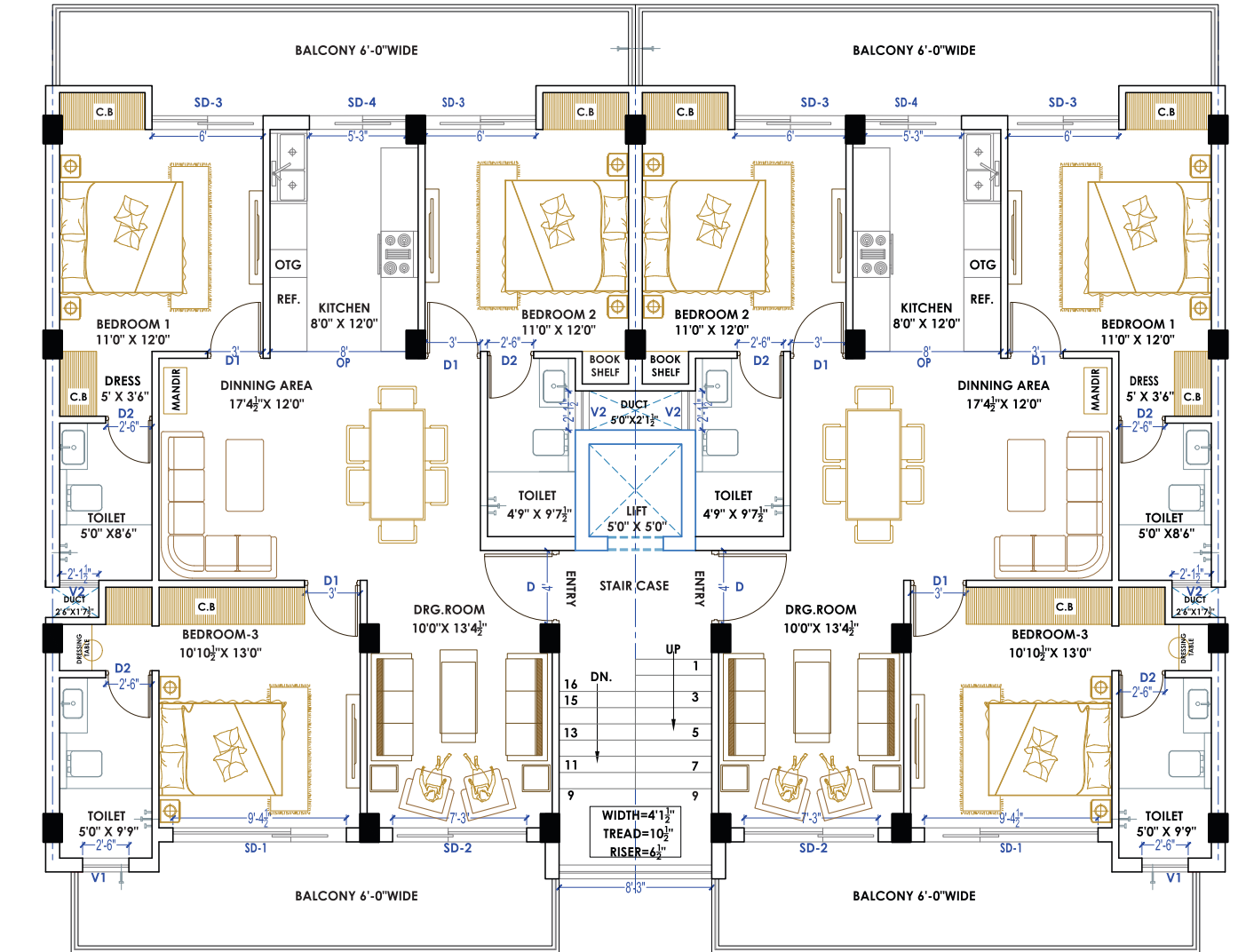
**CARPET AREA**  
1110 Sq. Ft.

**COVERED AREA**  
1525 Sq. Ft.

**SUPER AREA**  
1960 Sq. Ft.

# TYPICAL FLOOR PLAN

215 Sq. Yard Without Pooja Room



**CARPET AREA**  
1140 Sq. Ft.

**COVERED AREA**  
1585 Sq. Ft.

**SUPER AREA**  
2025 Sq. Ft.

# ▲ TECHNICAL SPECIFICATIONS

## EXTERNAL SPECIFICATIONS

Structure	Stilt + 4 story building, earthquake-resistant, RCC-framed structure.
External Finish	Textured Paint of exterior grade and M.S/S.S railing with toughened glass on specific sections.
Elevators	Elevators of THK / Kone / OTIS / Johnson or equivalent brand.
Staircases	Up to 4 ft. wide grand staircases with risers & trades of Granite. Wall & Ceiling finishes with emulsion paint, handrail with mild steel / stainless steel.
Service Balcony	Up to 6 ft. wide Grand Balconies, Concrete/Brick wall along with wet point provision & points for washing machine in service balcony. Anti-skid Vitrified tiles in flooring. Wall & Ceiling finishes weather proof external paint, Handrail with Mild Steel/ Stainless Steel Railing. Complete flooring with premium vitrified tiles. S.S. railing with toughened glass & anti-skid tiles.
External Doors & Windows	Keyless entry with Yale / Dorset or equivalent door lock. Honeywell or equivalent video door phone. Up to 4 ft. wide & 8 ft. high main flush door & frame. Balcony access doors high-grade aluminium with toughened glass & mesh. (Mesh only with sliding sections)

## INTERNAL SPECIFICATIONS

### INTERNAL DOORS

Material & Size	Up to 3.6 ft. wide & 8 ft. high internal flush door & frame.
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### LIVING, DINING & FAMILY LOUNGE

Flooring	Complete flooring with premium vitrified tiles.
Walls	Emulsion paint.
Ceiling	False ceiling with ambient lighting.

### BEDROOM(S) FINISHES

Wardrobes	Up to full height modular wardrobes with laminate/mirror/ Lacquered glass/glass on top of wardrobes shutters in all bedrooms.
Flooring	Laminated wooden flooring in master bedroom. (optional)(Tesa/Pergo or equivalent) & Premium vitrified tiles from Simpolo, Somany, Kajaria, Qutone or equivalent (Up to 6x4) in other bedrooms. Complete flooring with Premium vitrified tiles.
Ceiling	Premium false ceiling with ambient lighting.

### KITCHEN FINISHES

Cabinets	Branded modular kitchen with chimney and cook top + microwave (built in) false ceiling with ambient lighting, anti-skid tiles respectively as per size of an apartment.
Appliances & Equipment	Chimney, Geysers, Built-in Microwave.
Ceiling	Illuminated false Ceiling.
Flooring	Complete flooring with Premium vitrified tiles.
Counter Top	Full body tiles upto 2 ft. Above counter & on counter top.

### BEDROOM(S) FINISHES

Fitment & Equipment	Full body tiles upto 2 ft. Above counter & on counter top.
Flooring	Complete flooring with Premium vitrified tiles.
Walls	Premium vitrified tiles up to full height (Up to 24" X 48").
Ceiling	False ceiling with ambient lighting.

### OTHER SPECIFICATIONS

Electrical Fittings	Branded electric fittings, switches, provision for DTH & internet etc, CCTV provision.
Air Conditioning	All weather centralized VRV/VRF air conditioning with (Mitsubishi, Hitachi, Carrier & equivalent) split units, except washrooms & kitchen.
Paint	Premium emulsion paint work inside all apartments.
Parking	1 car parking included for every flat with provision for 1 additional parking. (to be governed by Price List)



A Project by:

**AVASA**  
**DEVELOPERS**  
A NAME YOU CAN TRUST  
RERA xxxxxxxxxxxxxxxx

[www.avasadevelopers.com](http://www.avasadevelopers.com)

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