

A Project by:

AVASA
DEVELOPERS
A NAME YOU CAN TRUST

AVASA
SERENITY
YOUR PEACEFUL HAVEN AWAITS

ABOUT US

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.

OBJECTIVE:

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.



Location Map



Map Not to Scale

AVASA SERENITY

YOUR PEACEFUL HAVEN AWAITS

About Avasa Serenity

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.



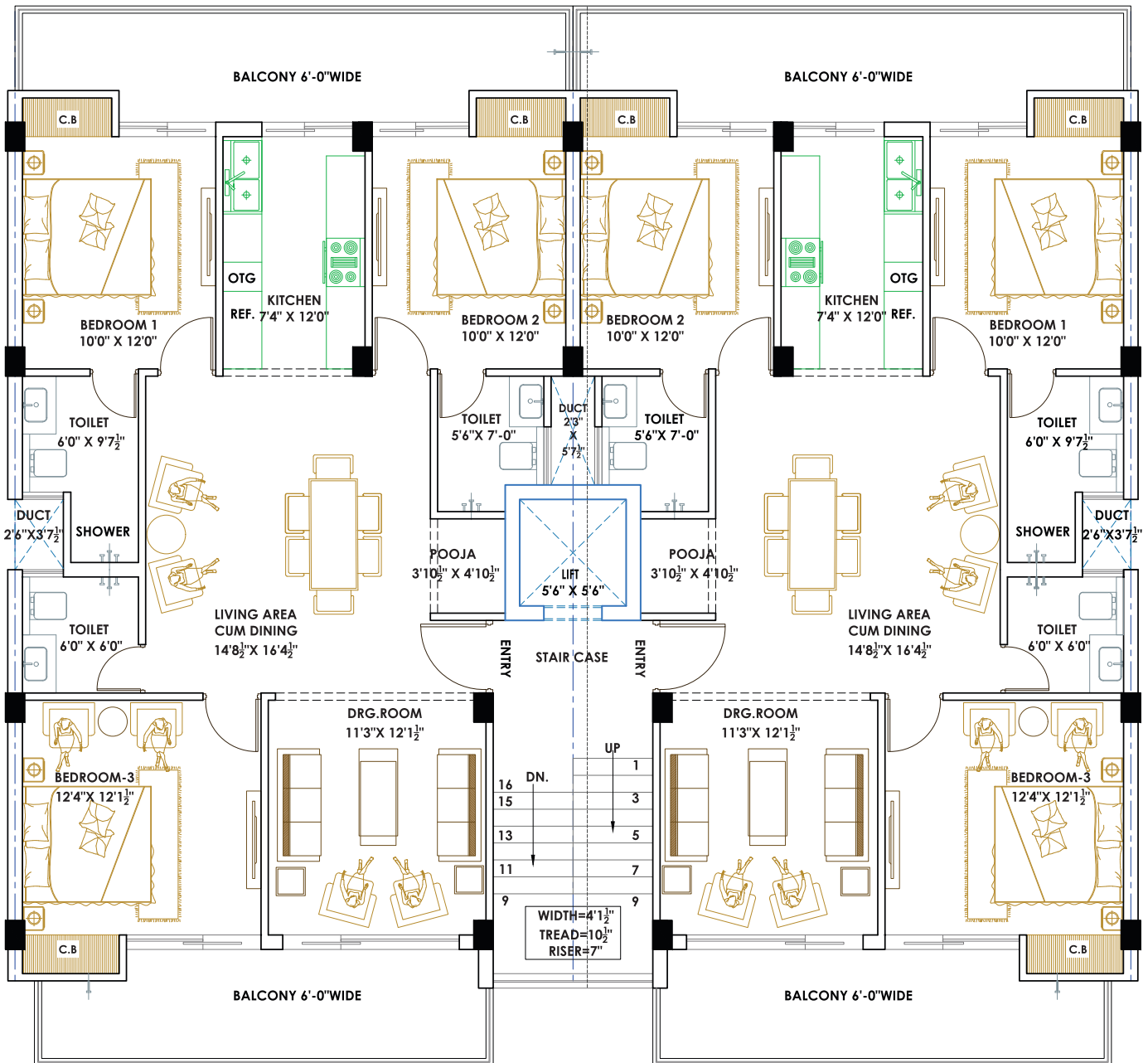
A Vision of Excellence, Coming to Life

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



TYPICAL FLOOR PLAN

208 Sq. Yard With Pooja Room



CARPET AREA

1015 Sq. Ft.

COVERED AREA

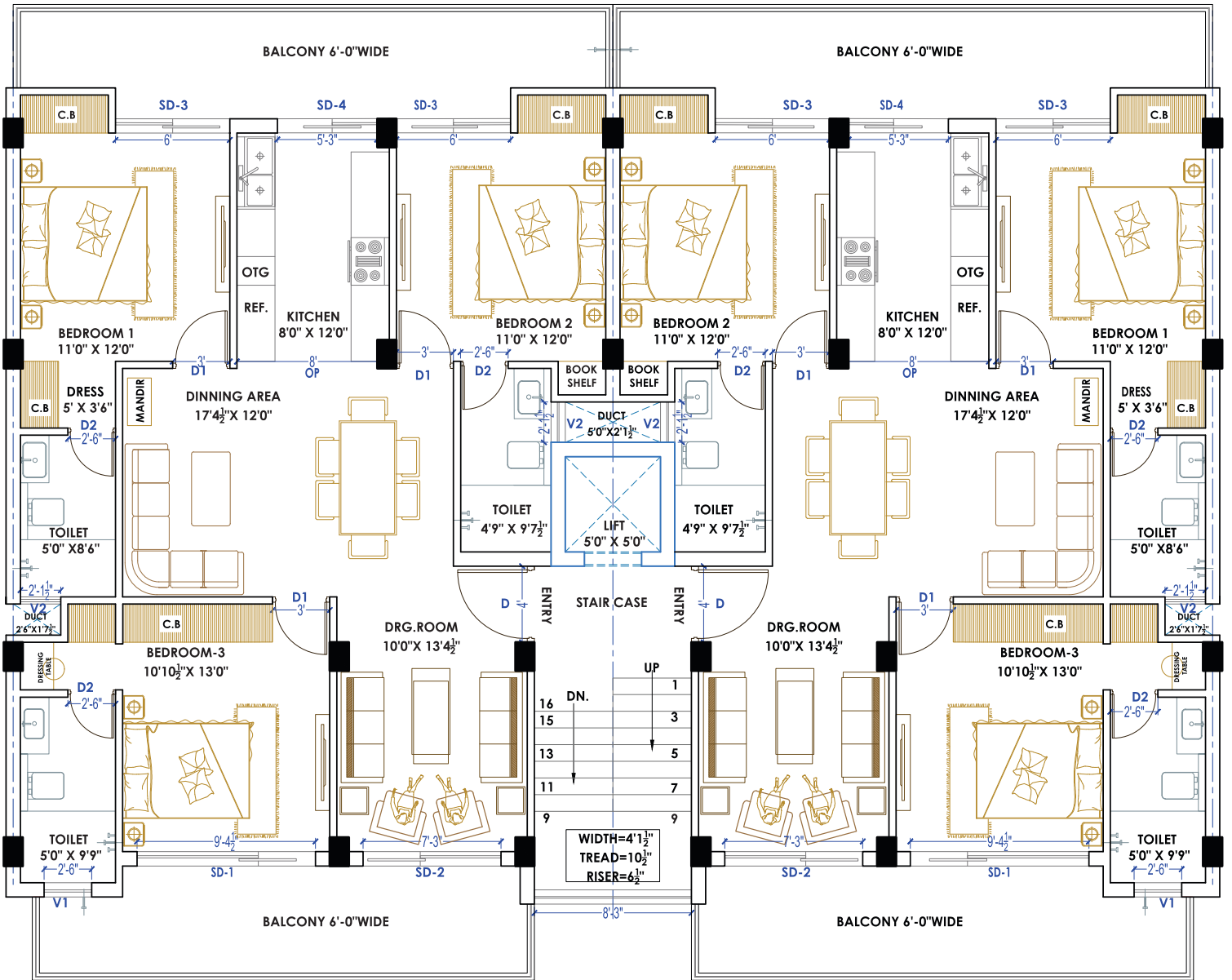
1525 Sq. Ft.

SUPER AREA

1960 Sq. Ft.

TYPICAL FLOOR PLAN

215 Sq. Yard Without Pooja Room



CARPET AREA

1030 Sq. Ft.

COVERED AREA

1585 Sq. Ft.

SUPER AREA

2025 Sq. Ft.

WELCOME TO ICONIC
CLUBHOUSE

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.



Swimming Pool



Multipurpose Hall



Spa



Reception



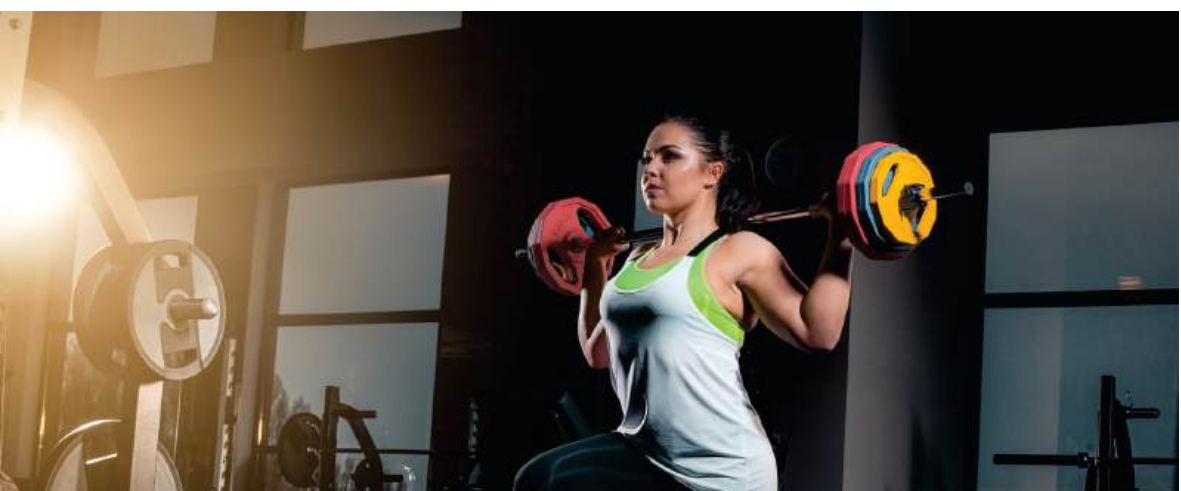
Billiards



Kids Play Room



Gym Area



**Yoga &
Meditation Area**





Project Features & Amenities

- ▶ *Gated Community*
- ▶ *CCTV Security*
- ▶ *High-Speed Lifts*
- ▶ *Landscape Green Parks*
- ▶ *24/7 Water Supply*
- ▶ *Jogging Track*
- ▶ *Highway Connectivity*
- ▶ *Facing 66 ft. Wide Road*
- ▶ *2 Side Open Apartments*
- ▶ *Ample Car Parking*
- ▶ *Wide Internal Roads*
- ▶ *Open Air Gym*

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

TECHNICAL SPECIFICATIONS

EXTERNAL SPECIFICATIONS

Structure	Stilt+ 4 storey 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 cooktop +microwave (built in) false ceiling with ambient lighting, anti-skid tiles respectively as per size of an apartment.
Appliances & Equipment	Chimney, Geyser, 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.

WASHROOM(S) FINISHES

Fitment & Equipment	Fully equipped washrooms with branded Kohler/Jaguar including vanity, looking mirror.
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)

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Corporate Office - 294-295 , 3rd Floor , MCC-3 , Airport Road , Mohali SAS Nagar .