



**SZRIKKS**  
South Avenue  
designer villas & designer villa floors

*A happy and prosperous home from  
Omaxe family to yours*





***The quality conscious have chosen us...***



***... How about you ?***

Over the years we have come to be known in the field of construction for Quality, Safety and Speed. Small wonder then that those who come to us, stay with us for repeat orders. The result - we have no one-time customers, only regular clients.

An ISO 9002 company, Omaxe, founded in 1987, has gained recognition from blue-chip business houses as a premier organisation in the field of housing, institutional, commercial

and industrial construction. With a strong technical expertise base and a sturdy financial standing, Omaxe is on the threshold of revolutionising the Indian construction industry into a fine art.

With an eye on the future, Omaxe is presently engaged in further upgrading its manpower and technology for highest quality and safety with clockwork precision and speed.



Apollo Hospital, at Ludhiana for Satguru Partap Singh Apollo Hospital



# Some of our achievements at a glance

Omaxe has received accolades for some very prestigious buildings like those of Apollo Hospital, Coca Cola, Pepsi, Samsung, Apeejay College, DCM, BSES Tower—the list is long.

This ISO 9002 Company is completely self-financed and therefore totally free of impediments that usually slacken the speed and finesse of construction.



Mfg. Plant, Gurgaon for Swedala Industri India Pvt. Ltd.



Industrial complex, at Noida for Minda Wire Ltd.



Automotive component mfg. Plant, at Greater Noida for Graziano Transmission India Pvt. Ltd.



Corporate Office, at Delhi for Sunehari Exports



Noodles Plant on N.H. 8, Delhi- Jaipur Highway, for Indo-Nissin Foods Ltd.



Amity Business & Management School, at N.H.-8, Gurgaon.



Residential complex, at Kullu (H.P.) For Malana Power Co. Ltd.



Commercial-cum-Residential Complex, at Suncity, Ghaziabad for Shipra Estate Pvt. Ltd.



IEC College of Engineering & Technology, at Greater Noida for IEC Software Ltd.

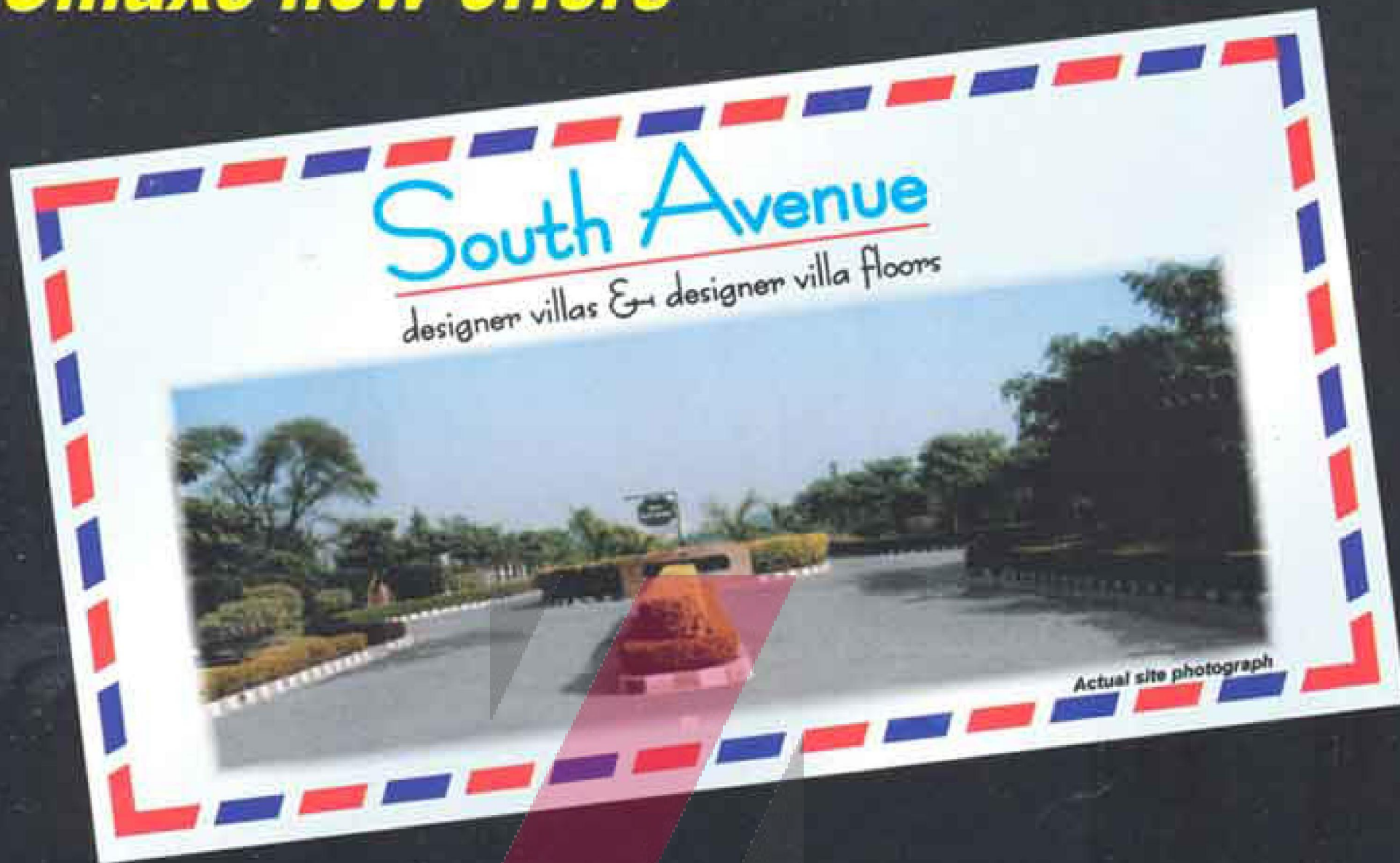


Omaxe Olive Apartments, at Sushant Lok-II



*After the grand success of Omaxe Executive Floors Suncity, Sushant Lok-II and Olive Apartments...*

***Omaxe now offers***



***The most prestigious address of Gurgaon***

The name of Omaxe has now become synonymous with very high quality housing, safety and timely completion. This is why our earlier projects sold in record time.

Now Omaxe offers designer villas and designer villa floors in South Avenue main Gurgaon - Sohna Road at Uppal Southend – the prestigious address of Gurgaon. These villas and villa floors are exclusive in design and workmanship and as identifiable with you as your own signature.





# South Avenue

designer villas & designer villa floors



Actual site photograph

- Located on main Gurgaon - Sohna Road at Uppal Southend.
- Only 3.5 kms. from Rajiv Chowk.
- Lush Green and Pollution Free environment.
- All basic facilities like school, community centre, shopping centre are within the complex.
- Villas will be constructed as per choice and requirement.
- Designer villa floors are 2 Bedrooms, and 3 Bedrooms with or without servant's quarter.



Actual site photograph



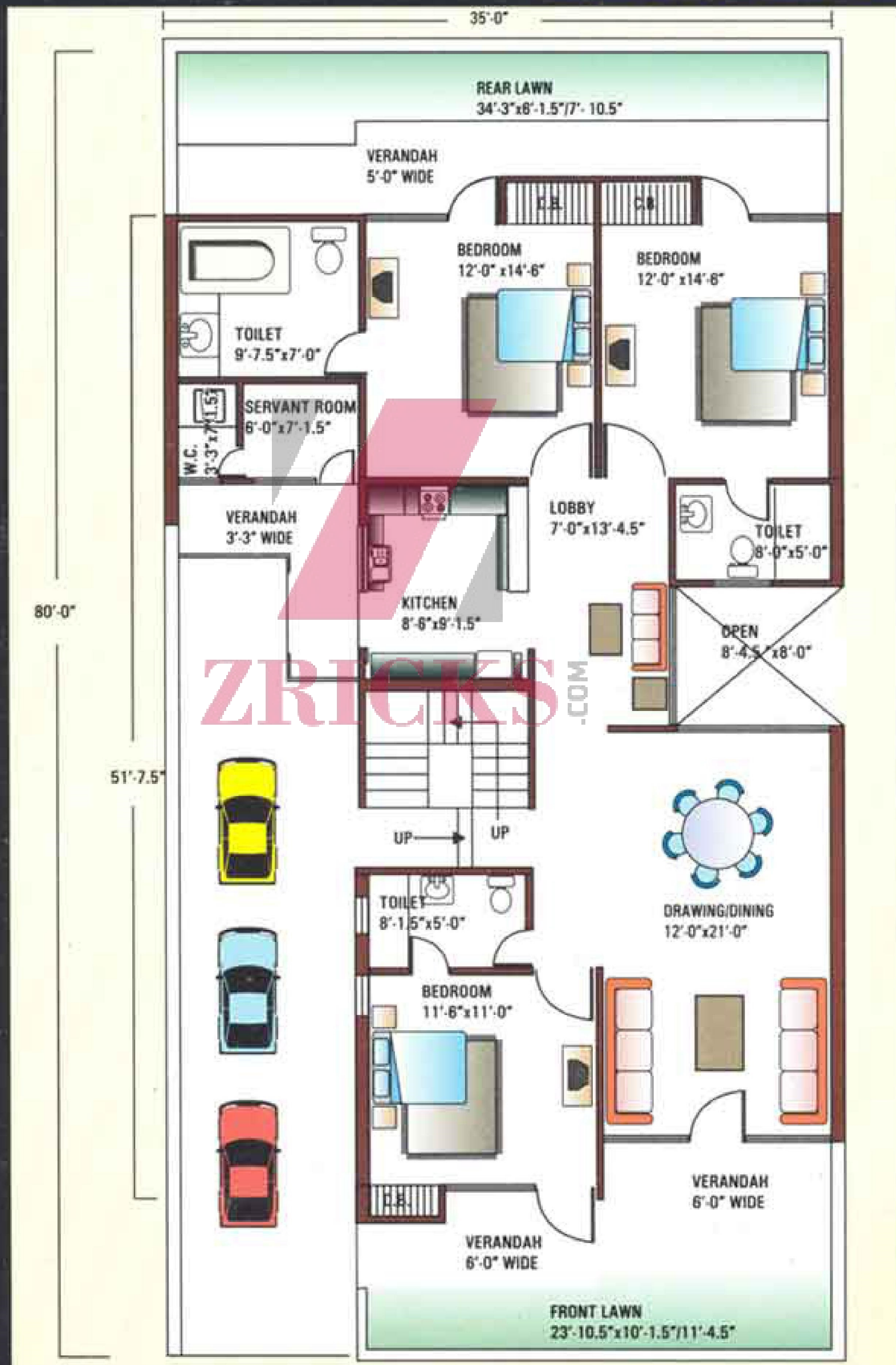
Actual site photograph



# South Avenue

3 Bedrooms+Servant's Quarter  
Independent Designer Villa Floors (Bath Tub in Master Bedroom Toilet)

## Ground & First Floor Plan



Independent Floor Plan on 260 Sq. Mtr. ( 311 Sq. Yards) Plot

Covd. Area per Floor = 1381 sq. ft. (128.34 sq. mtr.)

Area of Balconies@50% = 169 sq. ft. ( 15.70 sq. mtr.)

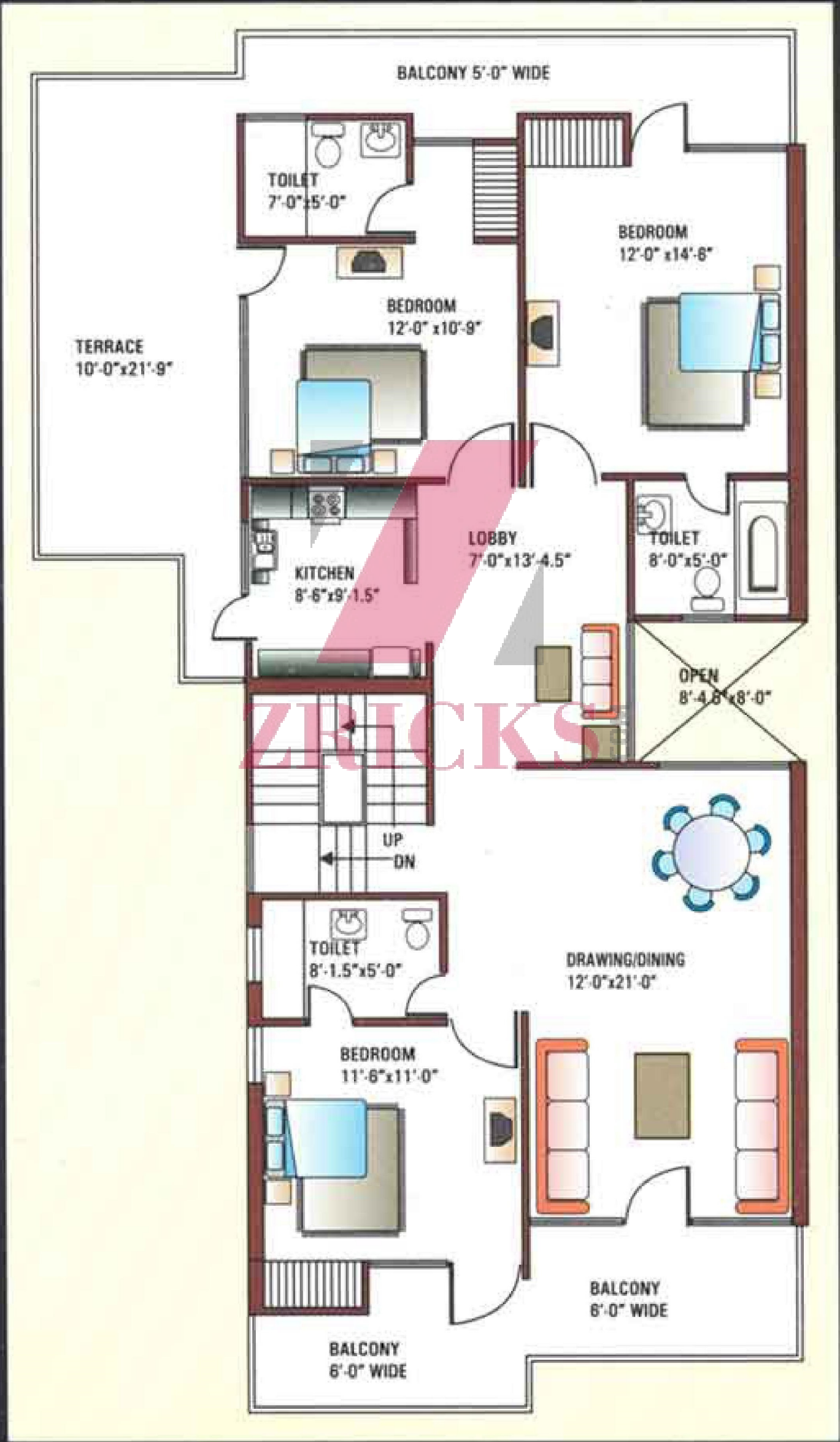
Total Area = 1550 sq. ft. (144.05 sq. mtr.)



# South Avenue

3 Bedrooms  
Independent Designer Villa Floors  
With Terrace (Bath Tub in Master Bedroom Toilet)

Second Floor Plan



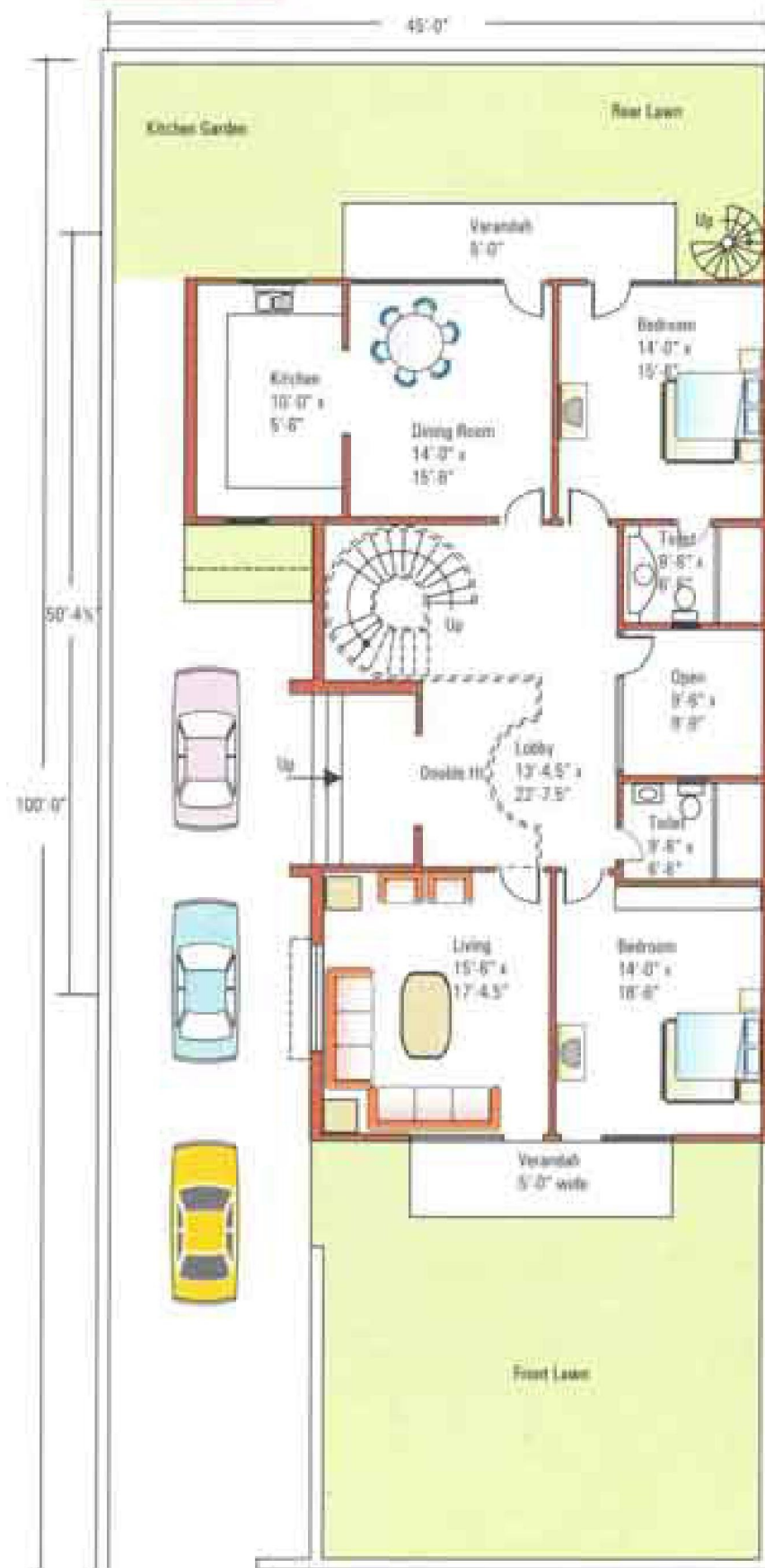
Independent Floor Plan on 260 Sq. Mtr. ( 311 Sq. Yards) Plot			
Covd. Area Second Floor	=	1235 sq. ft.	(114.77 sq. mtr.)
Area of Balconies@50%	=	245 sq. ft.	( 22.76sq. mtr.)
Total Area	=	1480 sq. ft.	(137.54 sq. Mtr.)



# South Avenue

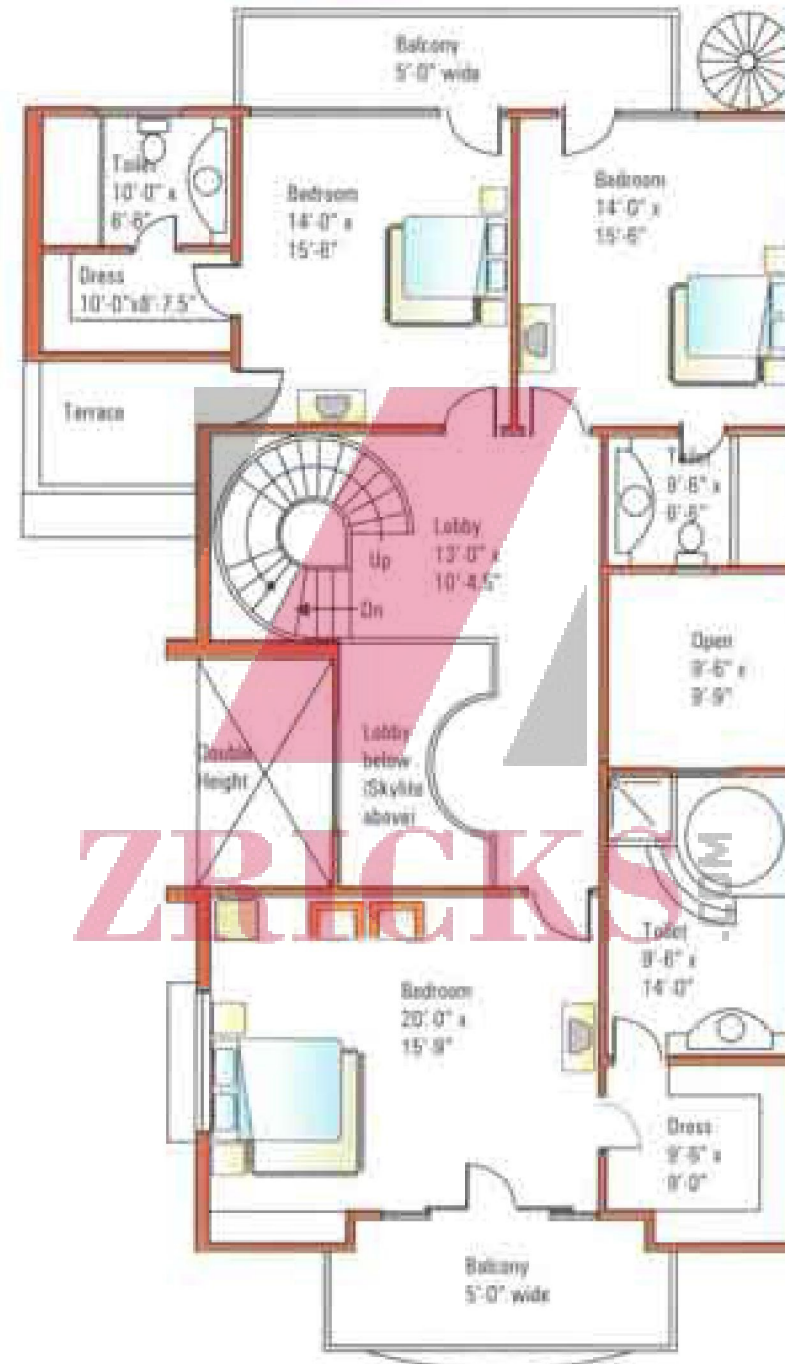
## Designer Villas

Ground Floor Plan



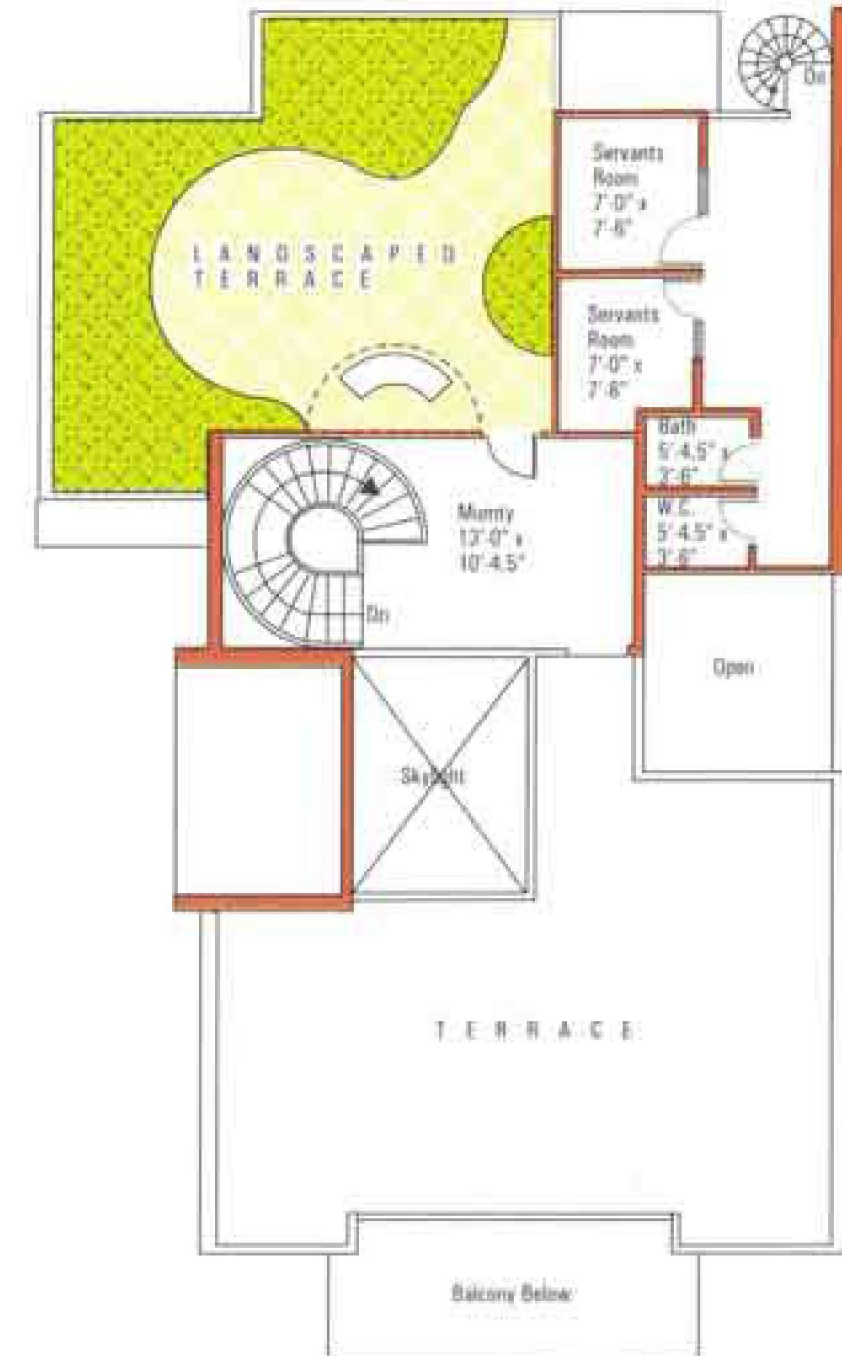
Ground Floor Plan on 418.21 sq. mtr. ( 500 sq. yards) Plot  
 Ground Floor Area = 1730.38 sq. Ft. (160.78 sq. mtr.)  
 Super area @50% = 90.00 sq. Ft. (8.36 sq. mtr.)  
 Total Area on Gr. Floor = 1820.38 sq. Ft. (169.18 sq. mtr.)

First Floor Plan



First Floor Area = 1590.22 sq. Ft. (147.79 sq. mtr.)  
 Super area @50% = 113.12 sq. Ft. (10.51 sq. mtr.)  
 Total Area on Gr. Floor = 1703.35 sq. Ft. (158.30 sq. mtr.)

Second Floor Plan



Second Floor Area = 172.00 sq. Ft. (15.98 sq. mtr.)  
 Total area on all floors = 3695.73 sq. Ft. (343.46 sq. mtr.)



# South Avenue

designer villas



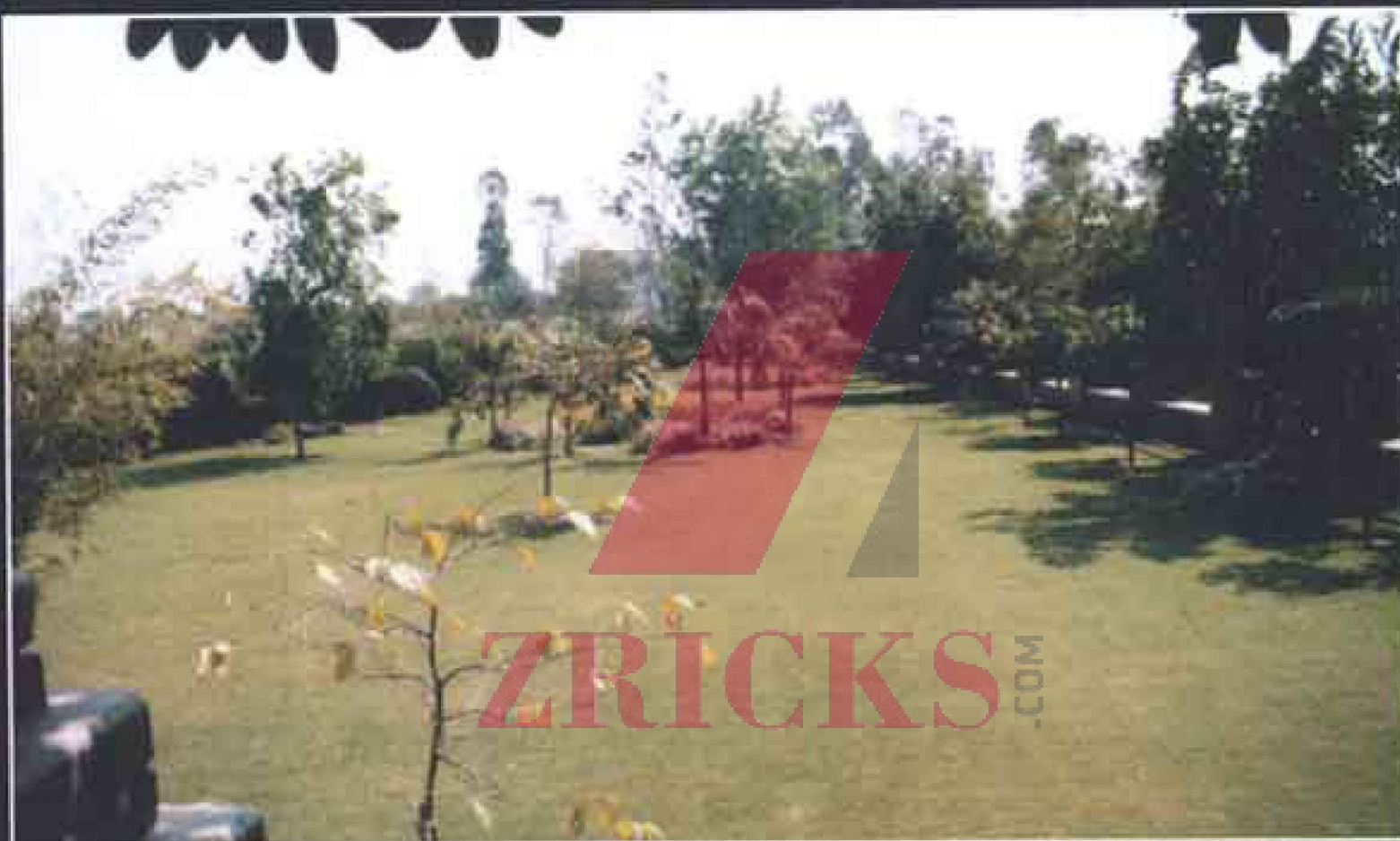
## ZRICKS

*Houses with a personality. Ones that  
match your style and even aspirations !  
As identifiable with you as your own  
signature. Exclusive, out of this world and  
very English.*





*Actual site photograph*



*Actual site photograph*



*Actual site photograph*





## Specifications of Designer Villa Floors



**Structure** : Semi load-bearing brick wall and RCC frame structure

**External Finish** : Long-lasting paint/Grit wash or equivalent

**Wall Finish** : Internal walls plastered and painted with pleasing shades of oil-bound distemper

**Toilet Walls** : Dado upto 7'-0" height of Glazed/Ceramic Tiles

**Toilet Flooring** : Glazed/Ceramic Tiles

**Fittings** : Wash Basin, EWC, Towel Rail, Hot and Cold Water System Provision for Geyser

**Kitchen** : Pre-polished Granite Platform with stainless steel sink. Dado upto 2'-0" height above platform in Ceramic/Glazed Tiles

**Doors** : Door frames of good quality hard wood and flush doors with Teak ply, polish finished

**Windows** : Powder-coated Glazed Aluminium Windows / wooden windows / pressed steel windows

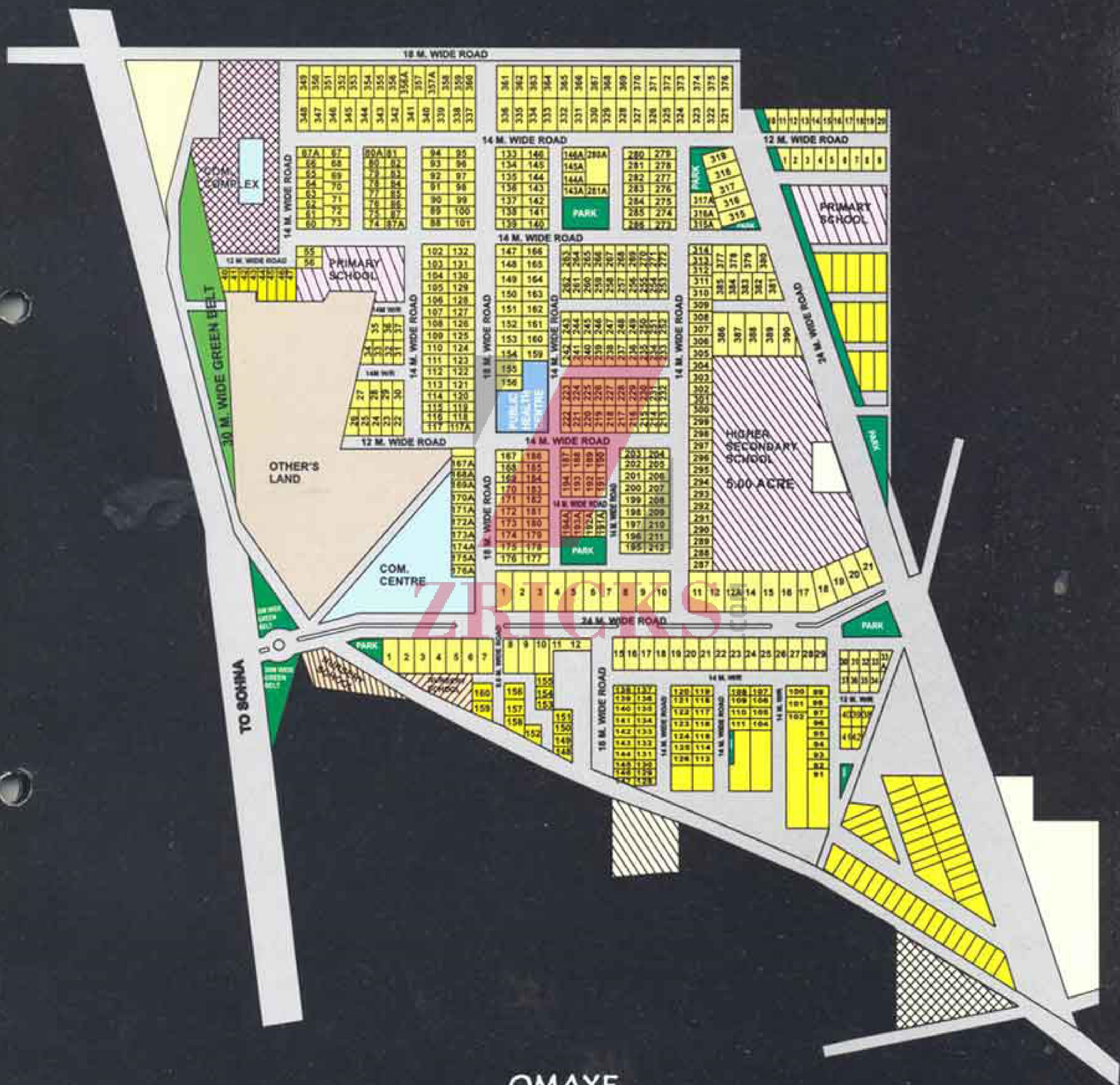
**Electrical** : Copper concealed wiring, provision for lights, plug points in all rooms.

Telephone & TV Ariel Points in each Bed Room, Drawing/ Dining.

**Flooring** : Marble flooring in Drawing/ Dining, Bed Rooms, Balcony, Verandah and Staircases.



# PROJECT LAYOUT



OMAXE

## South Avenue

Uppal's Southend



## Location

