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# The Legendary Fort of Neemrana





# Avalon

## Building Dreams into Reality.

Karisma Kapoor



### Imagine this

Bright luminous sun-filled skies, vibrant colourful flowers, huge lush green trees, cool soothing breeze brushing against your face, the sound of rustling of leaves, birds flying sky-high, crisp clear starry nights, the smell of wet earth on a monsoon evening ...

Such scenic beauty sounds like the workings of a dream holiday.... But what if we say that you could live like this every single day for the rest of your life?

This might sound too good to be true and that's why we, at Avalon, endeavour to turn this far-off dream into day to day reality.

Welcome to Ridgeview... Where such imagined holidays turn into everyday living!

Everyday living in Ridgeview, amidst this picturesque beauty is an amazing feeling. You acquire a sense of serenity, peace and tranquility by staying away from the hustle bustle of a city life.



ZRICKS.COM





## The Highlights

They say "there is no place like home." And this is exactly true of Avalon Ridgeview. This project is strategically located in Neemrana right on National Highway-8 [NH-8] and is a perfect blend of old- school charm and new-world living. Situated exactly opposite ARAVALLI HILLS, Avalon's Ridgeview apartments have a brilliant view of the country's oldest hills and it is in the vicinity of the prestigious and historic NEEMRANA FORT. This project celebrates Indian heritage & tradition and is a living proof that traditional culture & contemporary living can co-exist harmoniously.

When you come home after a long day of work and enter the tranquil environment surrounding Ridgeview, the pollution-free air will make you want to take a deep breath and let go of all your worries and stress. This is a place where you can find undisturbed privacy and a safe haven for you and your family. Growing up, close to nature can be extremely refreshing and full of learning for your children and young ones.

This latest project by the Avalon Group is spread over 11.25 acres and consists of a landscaped entrance, attractive gardens, 14-storied structures with 812 units, which have well planned rooms, airy balconies and spacious lifts. With an earthquake-resistant RCC framed structure and 24 hr security, this apartment-complex is rather safe and well-protected. A state-of-the-art clubhouse with many entertainment options and well maintained facilities like jogging tracks, swimming pool, tennis and badminton courts make it a desirable home destination and an ideal space for your children to grow up in.







## The Location

Neemrana is an ancient, historical & a highly industrialized town in Alwar district of Rajasthan. Situated on the main highway NH-8 connecting Delhi-Jaipur, Neemrana offers excellent connectivity. This 'Gateway town of Rajasthan', will shortly be connected to Delhi via a high-speed train, which will run on a 158-km-long route. It will surely do good to Neemrana and all its nearby industrial areas. Additionally, the State Government has planned to construct an airport near Neemrana, to endorse this region. It is intended to come up somewhere between Ajarka and Kotkasim. The airport would aid transportation of finished products from the region. The Delhi-Mumbai Industrial Corridor is a mega-infrastructure project of 90 billion US\$ with financial & technical aids from Japan. This too will provide maximum benefits to Neemrana's industries, businesses and commerce.

Neemrana primarily is an industrial town where there is a huge presence of well established national and international industries. There is a special Japanese Industrial Zone, for Japanese companies and a one-stop window clearance scheme is in place. At present, Japanese entrepreneurs have set up many industrial units, among which, the unit set up by Daikin Air-Conditioner deserves a special mention as this is their first in India with an investment of around Rs. 600 crores.

The exclusive Korean Zone covering approximately 5000 acres is being set up at Ghilot near Neemrana, which is a fast developing industrial area in the NCR. Many South Korean Companies, especially the automobile parts and electronic components manufacturers have shown their interest to set up production units in here, because in future Neemrana will become the biggest auto hub in the country.

Few of the current existing national and international industries in this district are Ginni International, Prarna Syntax, M.V. Cotspin, Electrolux Kelvinator, Terry Plus, Roaches Breweries, Sesame Food, Liberty Whitewares Ltd, TPR Auto parts Manufacturing India Pvt Ltd., Immasin India Pvt Ltd. Toyoda Gosei India Pvt Ltd., Daini Colour India Pvt Ltd. Parle G Biscuit, Duraline India Private Ltd and Daichi Color. Neemrana is surrounded by many industries like HSIDC- Bawal, RIICO-Bhiwadi, Khushkhera, Chupanki etc.

Apart from the industries this town has also attracted many educational institutes like NIIT University, Raffles University, St. Margaret Engineering College, School of Aeronautics, St Xavier's School, Raathi International School, MVM Parle School, Government Polytechnic etc.

To fulfill all your social and shopping needs the nearby town of Bhiwadi offers cinema halls, shopping malls, hotels, entertainment centers, markets areas, hotels, multiplexes and eating joints.

The town also has the world famous and majestic Neemrana Fort-Palace with a magnificent view of the surrounding beauty. It not only strives to revive and restore the heritage structure but it also generates jobs and economic reforms for locals by hiring them. The other tourist attractions nearby include Siliserh Lake, Sariska Wildlife Sanctuary, India's first Zipline Tour etc.

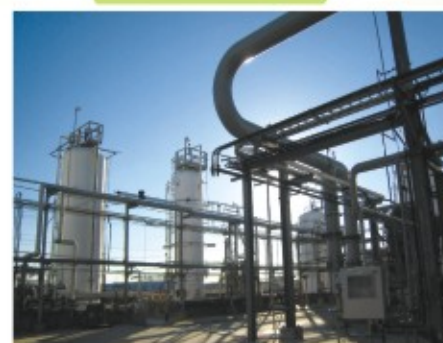
With such existing & projected expansion and progress, a boom in Neemrana's realty sector is anticipated. So, looking at all the above aspects, owning an apartment at Avalon Ridgeview – whether for living in or investment, can prove extremely beneficial..



KMP Expressway



Neemrana Fort



Korean Industrial Zone



## Salient Features

1. Escalation-free prices
2. Fully Approved Project
3. Stilt + 14 Storied Towers
4. 2 BHK (1150 sq ft) Apartments  
3 BHK (1550 sq ft) Apartments
5. Well Planned Rooms & Large Balconies
6. Spacious Lift Lobbies
7. Well Designed Entrance Lobbies
8. Beautifully Landscaped Central Park
9. Jogging Tracks
10. Toddlers' Area
11. Swimming Pool with Splash Pool
12. Badminton Courts & Basket Ball
13. Meditation & Yoga Garden
14. Japanese Garden
15. Ultra-modern Club House
16. Snooker and Table Tennis Rooms
17. Security & Fire Safety Systems
18. 24-hour Water Supply / 24-hour Power Backup
19. Gated Community
20. Shopping, retail & studio apartments part of the complex







Artistic Aerial view



Artistic night view of center park



# Site Layout

## Legend

- 1 Entry / Exit
- 2 Pool
- 3 Kids Zone
- 4 Palm Court
- 5 Amphitheater
- 6 Gazebo
- 7 Central Green
- 8 Surface Parking
- 9 Landscape Buffer



- 2BHK S+14
- 3BHK S+14
- Club
- Commercial



Note : Tentative Layout Plan Subject to Change.



## Unit Plan



**TYPE-A**  
**2 BHK (1150 Sq. Ft.)**

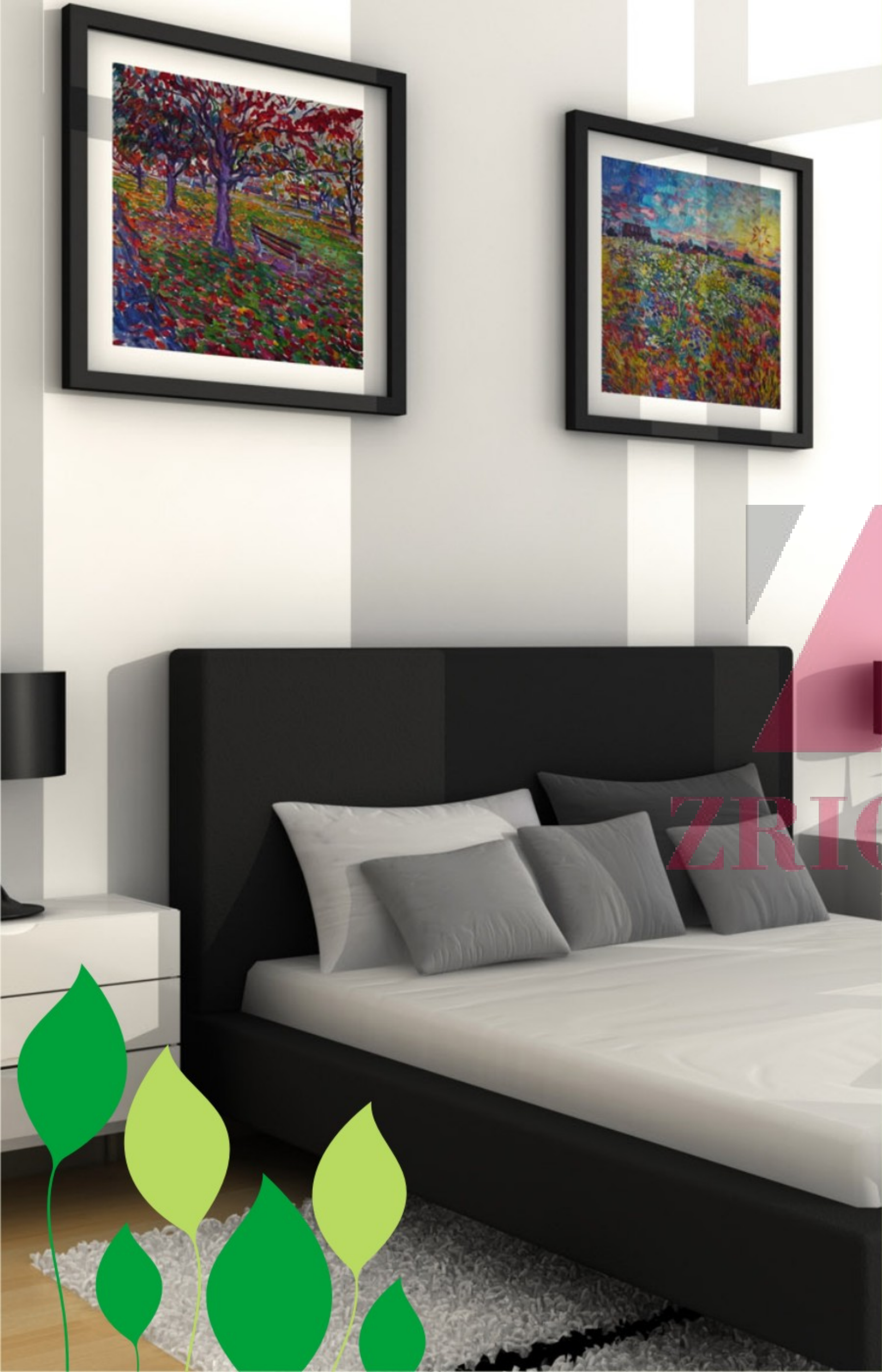
Note : Tentative unit plan subject to change



**TYPE-B**  
**3 BHK (1550 Sq. Ft.)**

Note : Tentative unit plan subject to change





## Specifications



### STRUCTURE

Earthquake resistant R.C.C. and non load bearing brick walls

### LIVING, DINING, BEDROOMS & LOBBIES

Designer quality vitrified coloured tiles

### KITCHEN, TOILETS & BALCONIES

Anti-skid ceramic tiles

### STAIRS & CORRIDORS

Udaipur green marble



### KITCHEN

Designer modular kitchen with granite counter

Stainless steel sink with hot & cold CP Fittings.

Glazed wall tiles upto 2 feet height above granite counter

24-hour water supply

\*Piped Gas Facility



### TOILETS

Branded sanitary fittings and CP Fittings

Chinaware matching tiles upto 7 feet height in all the toilets

Wash basin with granite counter and CP fittings

24-hour water supply



### FINISHING

#### DOORS

Wooden frame with skin doors, stainless steel hardware

#### OUTSIDE DOORS/ WINDOWS

Aluminum frames & glass shutters, anodised hardware

#### INTERNAL WALLS/CEILING

Oil bound distemper in pleasing colour shades with POP cornices

#### EXTERNAL

Texture



### ELECTRICAL

All rooms including living, dining & kitchen in concealed PVC conduits with copper wiring and branded modular switches

Sufficient light and power points

Cable and telephone points in living room & bedrooms

Broadband Connectivity



### COMMUNICATION & SECURITY SYSTEM

#### INTERCOM

Intercom facility in all the units connected with guard room

#### SECURITY

Guard room at main entrance for efficient manual vigilance

**Note:** Visual representations shown in this brochure are purely conceptual / indicative. Builder reserves the right to change building plan, specifications, layout plans etc.

\*Extra charges for installation



## Projects from Our World

**avalon**  
**Gardens**  
BHIWADI



**FAMILIES RESIDING**

- 2 & 3 BHK Air-Conditioned Apartments
- More than 300 Families Residing
- Club & Swimming Pool • 24 Hours Power Backup

**avalon**  
**Residency**  
BHIWADI



**FAMILIES RESIDING**

- 2 & 3 BHK Affordable Apartments
- More than 100 families residing
- Spacious and well ventilated Apartments

**avalon**  
**ROYAL PARK**  
BHIWADI



**BOOKING OPEN**  
Construction in full swing

- 2, 3 & 4 BHK Apartments
- Located on 4 lane Mega highway on Alwar bypass Road
- Near Haldiram's & Mc Donalds
- Club & Swimming pool

**avalon**  
**ROSEWOOD**



**BOOKING OPEN**

- 2 BHK, 3 BHK & 4 BHK Apartments • Large Balconies
- Ground + 14 storied towers • Club and swimming pool
- Near Haldiram on 4 Lane Mega highway

**avalon**  
**Homes**  
BHIWADI



**SOLD OUT**

- 1 & 2 BHK Affordable Apartments
- Gated Community, Landscaped Greens etc.
- Possession very shortly

**avalon**  
**rangoli**  
BHIWADI



**SOLD OUT**

- 2 & 3 BHK Affordable Apartments
- More than 80% open area • Beautiful Landscaped Greens
- Developing area with high appreciation value
- Possession very shortly

**avalon**  
**Plaza**  
SHOPPING COMPLEX  
BHIWADI



**SOLD OUT**  
Possession Shortly

- Glass Elevation
- All Shops Front-Facing
- Landscaping with cascading fountains in front
- Low maintenance as compared to Malls

**avalon**  
**galleria**  
SHOPPING PLAZA  
BHIWADI



**BOOKING OPEN**  
Construction Started

- Permanent Exterior Glass Facade
- All shops on covered area basis
- Low maintenance charges
- Great return on investment

**avalon**  
**rangoli**  
Dharuhera



**SOLD OUT**  
Construction in full swing

- 2 & 3 BHK Affordable Apartments
- On 75 Mtr. Wide Road, Sector-24, Dharuhera
- Ample Covered Parking • Possession very shortly

**avalon**  
**REGAL COURT**  
Bhiwadi



**BOOKING OPEN**  
Construction in full swing

- 2 BHK, 2 BHK + Study & 3 BHK Apartments
- Landscaped Regal Entrance

**avalon**  
**Shree Ji Dham**  
Vrindavan



**BOOKING OPEN**  
Construction in full swing

- 1 & 2 BHK Apartments • A Blessed Location
- Basement+Ground+First+Second Floor connected with Lift • Covered Parking

All projects are approved by :  
AXIS BANK, HDFC BANK, ICICI BANK, LIC HOUSING, SBI, IDBI BANK, HFFC & DHFL FOR HOME LOANS



## About Us

### Avalon Group

The word Avalon has originated from a mythical island, the island of the blessed or a paradise. As the name suggests, we endeavour to provide an island of excellence that we can call paradise on Earth yet affordable. The group utilizes the most advanced technologies to provide all the modern day amenities and premium construction qualities. Avalon Group has a vast experience of almost three decades in the real estate industry and very ably utilizes this storehouse of knowledge to provide an ultra modern lifestyle at affordable prices.

The Promoters of Avalon Group have successfully completed various Commercial and Residential projects in Bhiwadi, Dharuhera, Delhi and Gurgaon. Possession in 'Avalon Gardens' and 'Avalon Residency (Phase-I)' has commenced and more than 300 families are already staying in Avalon Gardens. More than 100 families in Avalon Residency have also moving in. Avalon Residency (Phase-II), Avalon Homes, Avalon Rangoli - Bhiwadi, Shree Ji Dham - Vrindavan, Avalon Rangoli - Dharuhera and Avalon Regal Court - Bhiwadi are in advance stage of construction. Construction in Avalon Royal Park & Avalon Regal Court has already started. Besides, Avalon Group is coming up with a township & low-rise apartments in Bhiwadi, and also with a Group Housing Project in Gurgaon. With around 6 million sq. ft. already under construction in various Projects, another 6 million sq. ft. is in advanced stage of planning to be launched shortly at Bhiwadi and Gurgaon

### OUR VISION

To establish an everlasting relationship with all our customers and partners based on trust, integrity and transparency. We will continue reinforcing them by delivering above expectation realty solutions. In the process we will remember that it is more important to be admired and respected rather than being the largest.

### OUR STRENGTHS

- Fair & Transparent work ethics.
- Timely Construction and Completion of the projects.
- Eco friendly construction practices.
- Realty and infrastructure are the core expertise of the group.
- Highly experienced team of professionals.

