



**3/4 BHK** **LUXURY**  
**FLOORS**

Anantraj, Sector-63A & Ireo, Sector 60,  
Gurugram, Haryana 122102



# About Us

Welcome to **AVA AK FLOORS**, Your Trusted Partner in Crafting exquisite living experience with a steadfast dedication to excellence, accuracy & client satisfaction.

We have established ourselves as the premier choice for discerning home owners seeking the epitome of luxury living.

With each successful project, our expertise and reputation grew, allowing us to expand v our potfolio and deliver builder floors that blend modern design with superior quality. Today, as a forward looking real estate developer, AVAAK Floors proudly manages over 50 builder floors, setting benchmarks in timely delivery, customer satisfaction & innovation.



## Ongoing Projects

**DLF PHASE 2**  
Plot no. L2/1

**ANANTRAJ, B228, Sec-63A**  
Plot Area- 268 Sq.yd.

**ANANTRAJ, B206, Sec-63A**  
Plot Area- 251 Sq.yd.

**IREO, A6/01, Sec-60**  
Plot Area- 182 Sq.yd.

## Delivered Projects

**B-91**  
Location: Green wood city  
sector 45  
Configuration Basement+4 BHK

**3706**  
Location: dlf phase 4  
Configuration 4 BHK

**G - 29**  
Location - Sushant Lok - 3  
Configuration - 3 BHK

**F- 60**  
Location - Vipul World  
Configuration - 4 BHK

**E-252**  
Location sushant lok phase 1  
Configuration 4 BHK

**A 88**  
Location: Vipul World,  
Sector 48

**A20**  
Location: vipul world  
Configuration 4 BHK

**3705**  
Location: dlf phase 4  
Configuration 4 BHK

**H - 51**  
Location - South City -2  
Configuration - 4 BHK

**A 89**  
Location: Vipul World,  
Sector 48



# Floor Plan



## DLF PHASE 2 Plot no. L2/1

# Floors Price List

W,E,F 27/08/2025

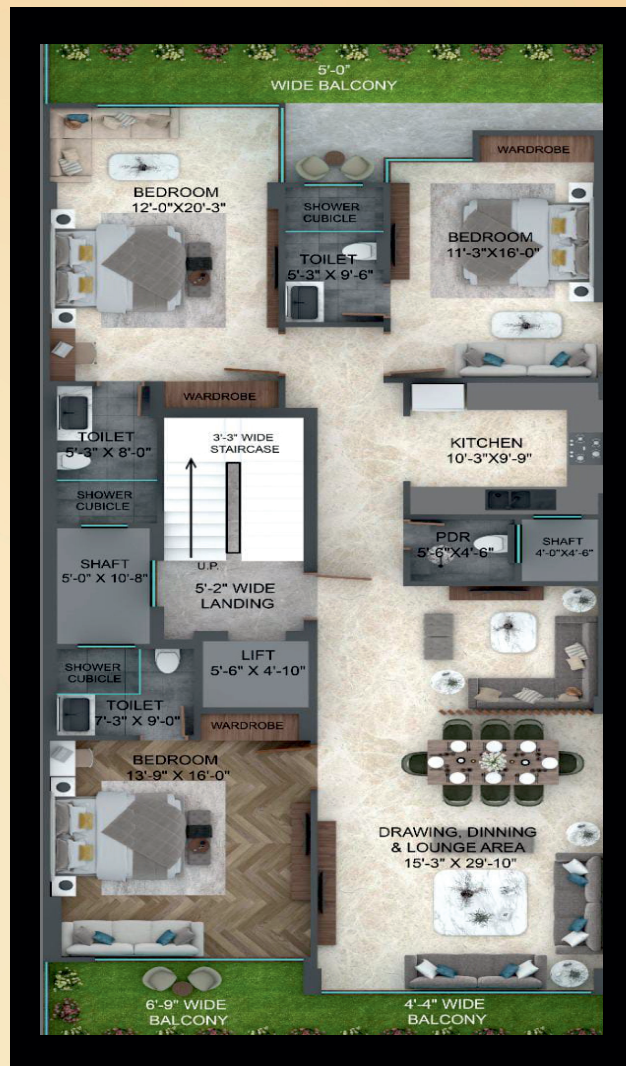
BHK	First Floor	Second Floor	Third Floor	Fourth Floor	Possession	Status
4BHK+Servant	6.25Cr	5.99Cr	5.99Cr	6.85Cr (with roof Right)	Possession Dec 2026	Under Construction

## PAYMENT PLAN

**30%** On Booking & ATS, **30%** On Structure Complition,  
**20%** on Occupation Certificate **20%** On Possession



# Floor Plan



**ANANTRAJ B-228**  
**PLOT AREA- 268 SQ.YD.**

## Floors Price List

BHK	First Floor	Second Floor	Third Floor	Fourth Floor	Facing	Status
3/4 BHK + Servant	3.95Cr (Half Basement)	3.90Cr (Half Basement)	3.95Cr (Half Terrace)	3.95Cr (Half Terrace)	North East (2 Side Open)	RTM

## PAYMENT PLAN

**50% On Booking & 50% On Possession**



# Floor Plan



**IREO A6/01**  
**PLOT AREA- 182 SQ.YD.**

## Floors Price List

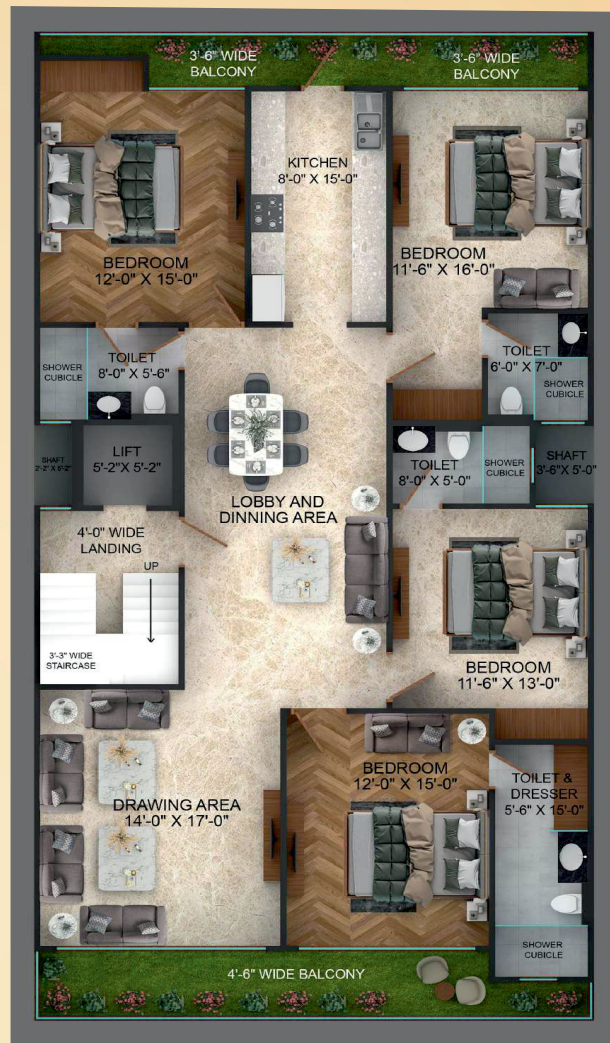
BHK	First Floor	Second Floor	Third Floor	Fourth Floor	Possession	Facing	Status
<b>3BHK</b>	<b>2.95Cr</b> (2 Car parking)	<b>2.90Cr</b> (Office Space in stilt)	<b>2.90Cr</b> (Office Space in stilt)	<b>3.25Cr</b> (with Terrace)	<b>Possession</b> May 2026	Corner, North East, (3 Side Open)	Under Construction

## PAYMENT PLAN

**50% On Booking & 50% On Possession**



# Floor Plan



**ANANTRAJ B-206**  
**PLOT AREA- 251 SQ.YD.**

## Floors Price List

W,E,F 27/08/2025

BHK	First Floor	Second Floor	Third Floor	Fourth Floor	Possession	Facing	Status
4BHK+Servant	3.85Cr	3.75Cr	3.75cr	4.25Cr (with Full Terrace)	Possession June 2026	North Facing (2 Side Open)	Under Construction

## PAYMENT PLAN

**30%** On Booking & ATS, **30%** On Structure Completion,  
**20%** on Occupation Certificate **20%** On Possession

# Specifications

## Specifications Tudor Residencies

Woodwork	
Doors	Engineered doors PU finish (10 Years warranty)
Kitchen Cabinets	Engineered PU Membrane (10Years Warranty)
Frames	Teak Wood PU Finish (10years warranty)
Almirahs	Ultra Luxury PU Finish (10years Warranty )
Windows	Aluminium Profile with Toughened Glassess (15 Years Warranty)
Vanity	PU Finish/Acrylic (10years Warranty)
TV Console	PU Finish/Acrylic (10years Warranty)

## Specifications Tudor Residencies

Bathrooms & Sanitaryware	
PVC /CPVC Pipe	Prakash Gold/Hindware/Supreme/Seeker
Chinaware/CP Fittings	American Standard,Grohe or ROCA
Mirror/Partition	Smart Looking mirror 5MM/ Partition 10MM Shower Cubical
Electric Items	Exhaust Fans, Geyser 25ltr ISI Make
Flooring & Wall	Italian Marbel/Antiskid tiles/Designer Vetrified
Vanity	Unit With Quartz/Granite on Top
Water Tank	3500 Its underground/PVC tank 1000Its with fittings
Water Proofing	Bathrooms/Powder Room/Balconies/Kitchen/ Mumty/Lift/Terrace
Anti Termanite	Anti Termanite on all Column & beams

## Electrical Items

Air Conditioner	LG VRV AC or Equivelant (Warranty)
Wiring	Polycab/HAVELLS or equivalent (Warranty)
Switches	Norysis or equivalent (warranty)
MCCB	Schindler (Warranty)
Lights	COB's Natural White, Profile Lights, Magnetic Tracks etc (Warranty)
Lifts	OTIS Lift , 6 Passenger, (Warranty & AMC)
Fans/Pumps	Havell's or equivalent (Warranty)
Power Backup	100% Colony Power Backup

## Paint/Texture

Internal Walls & Ceiling	Asian Paint Premium Emulsion
Terrace & Staircase walls	Texture Paint
MS Railing/Jaal	Enamel Paint on all metallic Surfaces
Doors & Frames	PU Polish

## Flooring

Master Bedroom & Drawing/Lobby Italian Marble	Burberry Beige/Olympus Greysa/Botticino/ Prato
Other Rooms	Wooden Flooring
Terrace	Anti Skid Vitrified and Designer Tiles
Stilt/Stairs/ Walltop/ Lift Cladding	Granite Stone/Tiles

## Kitchen

Hardware Fittings	Hettich or Equivalent
Chimney,HOB	Kaff/Faber/Equivalent
Flooring/walls/Slab	Italian Marble /Designer tiles / Quartz
Sink	SS Stainless Sink

## Interior Finishing

Wall Panneling	Moulding/Grooves/wooden/Mirror/Wallpaper
Curtain Channels - 2 Track	Rooms/Drawing/Lobby
TV Console & Chandeliers	Rooms/Drawing/Lobby
Ceiling	Modern false Ceiling in POP/board/wood/mirror






## Elevation & Security

Front	Texture, Granite stones, HPL Wooded Cladding, Luvers , Glass & MS Railings
Gates	Desinger MS DOORS
Security	Video Door Phones, Gat e Locks, CCTV cameras
Backside	MS Jaal For Safety





-  **PROPOSED EXISTING METRO STATION**
-  **NEW 60/90 METER ROAD CONNECTING SOUTH DELHI TO GURGAON**
-  **METRO**

-  Adjacent to fully developed township
-  15 Minutes away from IFFCO Chowk
-  20 Minutes away from Delhi
-  30 Minutes away from Indira Gandhi International Airport
-  Close proximity to Hospitals, Malls & Schools