



AURATM

NISARGA AVENUE-III

www.auracontrivers.com

Palatial Lifestyle
Luxury earned

Aura, the Indomitable Strength on Your Side

A well structured and professionally run organization; Aura takes complete responsibility from project initiation, planning, construction, coordination, marketing to final project execution and handover.



Aura's Track Record is Proof Enough of Our Potential & Wherewithal to Transform Your Dream into a Cherished Reality.

We hold the Key to Your New Lifestyle



Aura Contrivers are realtors extraordinaire. We have invested our wealth of cumulative experience in manifesting the best habitats in a luxuriant setting. Innovative designs and meticulous planning backed by our domain knowledge and vast experience give us the much needed competitive edge. Impeccable quality and unmatched workmanship are the hallmarks of our architectural creations. At the root of these accomplishments are our

dedicated human resources who are oriented to go in for the best-in-class.

Aura family believes that the cornerstone of the construction business is reliability. Our customers repose complete trust in our capabilities and commitments. This trust is what is driving us to go that extra mile to deliver something out of this world every time.



A trusted name
in construction



Conveniently
located



Harmonious living



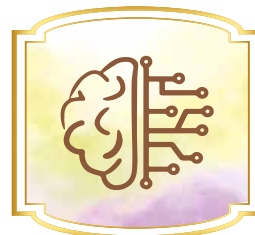
Hassle-free
documentation



Value added
offerings



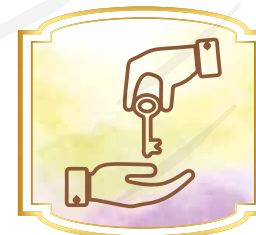
Innovative designs



Technically perfect



Experts at
your service



Delivery as
committed



All-time customer
support

Our Credentials

Your Alluring Abode
Brimming with Joy

WALK-THROUGH



YouTube

Envelope Your Dear Ones with a Resplendent Ambience

Palatial Lifestyle is your invaluable gift to your loving, wonderful family. It's an abode of luxury; not just bricks & mortar. It's a reflection of the beautiful journey your family has embarked upon. Every room, every corner of this villa has been carefully designed to provide you with a haven where you can create lasting memories, nurture your bonds, and relish the joys of life together.





5 ACRES
with 60
PALATIAL
VILLAS

ROUTE MAP



Google Maps

A dwelling place jostling into nature

Beyond the villas, the landscape extends towards the horizon, revealing the rolling hills that seem to ripple in the waves of green. As the sun begins its descent, casting a warm and golden glow across the panorama, the secured community of villas transforms into a scene of enchantment. The villas, the gardens, the pathways, and the natural elements converge to create a harmonious symphony that leaves an indelible mark on all who are fortunate enough to witness this breathtaking panoramic view.



Palatial Lifestyle,
no more a Mirage



A TOUCH OF GLAM
CREATING A ROYAL AURA



Architectural
Splendor

Extravagant Living in Contemporary Comfort

Nestled amidst lush landscapes and commanding breathtaking views, this opulent villa stands as a testament to modern architectural extravaganza. The harmonious blend of contemporary design and state-of-the-art facilities creates an unparalleled living experience that redefines the concept of indulgence.

The expansive open-plan layout seamlessly connects the living, dining, and entertainment spaces, fostering an environment of social fluidity. Floor-to-ceiling windows embrace the panoramic vistas, inviting natural light to dance across premium vitrified tile floors.

The gourmet kitchen, a haven for culinary enthusiasts, features top-of-the-line appliances seamlessly integrated into sleek cabinetry. Granite countertops provide ample workspace.

The master suite, an oasis of serenity, boasts a spacious bedroom, a private lounge area, and an en-suite bathroom that rivals the finest spa resorts.

This luxurious villa with modern facilities transcends expectations of the residents, offering an unparalleled lifestyle where every need is anticipated and catered to.

**EXUDING AN AIR OF
ELEGANCE AND LUXURY**

VIVACIOUS & COLOURFUL

Symbol of
Opulence

SPACIOUS LIVING
ROOM

ENCHANTING
UPHOLSTERY

STIRRING UP A
GRACEFUL SPECTACLE



Luxury
at its Best

Gourmet
kitchen



SLEEK CABINETRY

GRANITE COUNTERTOPS

SEAMLESSLY INTEGRATED



Beyond a Style Statement



A BLEND OF INNOVATION
& CONTEMPORARY DESIGN

Crafted
Meticulously

A SANCTUARY OF
ELEGANCE & COMFORT



En-suite
bathroom



IMMERSING
BATHING EXPERIENCE

East Facing



Sectional View



FLOOR PLAN

Ground Floor : 1742 Sq. Ft.
First Floor : 1446 Sq. Ft.
Total : 3188 Sq. Ft.

North Facing



Sectional View



FLOOR PLAN
Ground Floor : 1667 Sq. Ft.
First Floor : 1522 Sq. Ft.
Total : 3189 Sq. Ft.

Ultramodern Clubhouse



NISARGA
AVENUE-III
Opulent Lifestyle

**EXPANSIVE
COMMON AREA**

**NATURAL
AESTHETICS**

**PLUSH
FURNISHINGS**

Media Room

For elevating experiences



Terrace Garden & Dining

Gazing at the galaxy



Swimming Pool & Steam Bath

*Diving into a splash of memories;
Rejuvenating your spirit.*



Rendezvous

*To relax your mind,
heart, and soul.*





Gymnasium

*State-of-the-art facility to revive
your vigour*

Yoga & Meditation Center

For harmony inside & outside



Where wellness
meets fitness

TURF COURT

OUTDOOR PARK



Vital Statistics

STRUCTURE

- Floors - Ground + 1 Floor - 3 BHK & 4 BHK Villas
- Structure - RCC Framed Structure
- Bricks Neatly Finished with Cement Plastering
- Designed as Earthquake Resistant Structure
- Anti-termite Treatment will be provided

FLOORING

- All Rooms - Premium Vitrified Tiles (1200mm x 600mm) (Kajaria or Equivalent)
- Toilets - Anti-skid Ceramic Tile
- Open Terrace - Coolant Tile
- Car Park - Parking Tiles / Anti-Skid Ceramic Tile Flooring
- Staircase and Sit Outs - Granite Flooring

BATHROOMS

- Wall Dado - Wall Tiles up to 7' Height
- Inner Pipe Lines - Concealed CPVC Pipeline for Hot Water & UPVC Pipelines for Cold Water
- Sanitary & CP Fittings - Leading Good Quality Brands (Kohler or Equivalent)
- Portable Solar Water Heater will be provided

ELECTRICAL FIXTURES

- Power Supply - Underground 3 Phase Power Supply will be provided
- Cables/ Wires - Leading Good Quality Brand - Fire Retardant (Havells or Equivalent)
- Modular Switches & Sockets - Leading Good Quality Brand (MK or Equivalent)

WALL & CEILING

- Ceiling & Inner Walls - 3 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint (Asian or equivalent)
- Walls Exterior - 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint
- Grills / Railings - Zinc Chromite Non Corrosive Primer with Enamel Paint

DOORS

- Main Door - Seasoned Wood Frame with Designer Moulded Shutter (Veneer finish) with Digital Lock
- All Inner Doors - Seasoned Wood Frame with Moulded Laminate Doors
- Main Doors with Digital Locks & Inner Doors with Brass Locks.

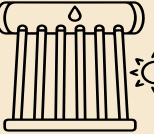
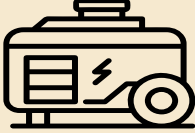
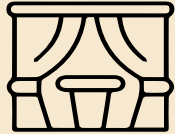
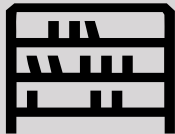
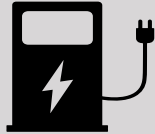
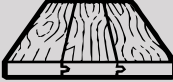
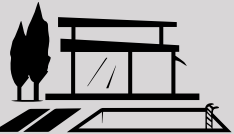
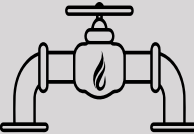
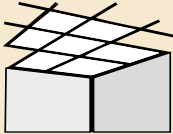
WINDOWS

- Windows - UPVC Windows with See-through Plain Glass & MS Safety Grill
- Ventilators - UPVC with Suitable Louvered Glass Panels & MS Safety Grill
- Sliding or Open Type Windows

ADDITIONAL FEATURES

- Club House
- Turf Court
- Swimming Pool
- Party Hall
- Reading Hub
- Indoor Games

Essentials

 24x7 Multi Layer Security	 CCTV Surveillance Camera	 Vaasthu Compliant	 Under-Ground EB Cable	 Black top	 Solar Water Heater	 Video Door Phone
 24x7 Power Backup	 Siruvani Drinking Water	 Street Light	 Individual Overhead tank	 24/7 Borewell	 Water Softener	 Individual Compound Wall with Gates
 Bio septic Tank	 Club House	 Swimming Pool	 Party Hall	 Media Room	 Table Tennis	 Yoga Centre
 Fitness Center	 General Stores	 BBQ Counter	 Reading Hub	 Steam Bath	 Park & Children's Play Area	 Jogging & Reflexology Walking Track
 Dedicated Electrical Car Charging	 Trampoline	 Turf Cricket cum Football	 Fully Fenced Premises	 Customised Smart Home	 Digital Lock	 Wooden Flooring for Master Bedroom
 Internet Facility	 Customized & non-customized villas	 Covered Parking	 Dedicated Gas Pipeline	 Lush Green Environment	 Rain Water Harvesting	 False Ceiling



ROUTE MAP



Google Maps

Glimpses of our landmark creations



Nisarga Avenue - Phase I : Exquisite Gated Community Villas in a 4-Acre Serene, Lush Green Environment. A salubrious, breath-taking ambience and enchanting villas tastefully crafted with the best of amenities your money can buy.



Aura Vedaanta Satsang : A very successful project executed by Aura. Situated in Kovaipudur, Satsang offered DTCP Approved Independent Plots where cottages and villas were built for Senior Citizens based on Individual requirements.



Nisarga Avenue - Phase II : Presents you the best of both worlds. It's one up compared to Nisargha Avenue - Phase I by virtue of the amenities galore unheard of in secured communities.

Proximity



10 KM FROM
RAILWAY STATION



3 TO 15 KM
TO MALLS



3 TO 8 KM TO
ALL MAJOR SCHOOLS



20 KM FROM
AIRPORT



6 KM TO
PERUR SHIVA TEMPLE



5 TO 15 KM
TO ALL MAJOR HOSPITALS



3 TO 10 KM TO
ALL MAJOR COLLEGES



25 KM TO
ISHA FOUNDATION



40 KM TO PALAKKAD
42 KM TO POLLACHI
60 KM TO TIRUPPUR

Corporate Office:



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because image matters

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