

ARATT
AVANT
TWILIGHT

BUDIGERE, OFF WHITEFIELD

CRAFTING A LIFESTYLE OF PREMIUM LIVING

2 & 3 BHK HOMES
255 UNITS | 2 BLOCKS | 3.6 ACRES



ARATT
AVANT
TWILIGHT

IN THE TWILIGHT, DREAMS IGNITE

The Avant Series, an endeavour by House of Aratt, is all about redefining the idea of living for the younger generation. This endeavour represents the pinnacle in premium real estate where every little detail in an Avant home is designed to cater to the next-gen homeowners like you. Through spaces that resonate with your energy, aspirations and passions, we aim to design unparalleled sophistication tailored for your contemporary way of life.









WHY INVEST IN BUDIGERE?

The future of contemporary living
is coming to Budigere

Located in the Eastern part of Bangalore, Budigere stands out as a prime location for those seeking both convenience and potential. Its strategic positioning offers easy access to everyday essentials, including top employment hubs, renowned schools, quality healthcare and efficient transportation networks. Witnessing rapid growth and development, Budigere presents a high-potential investment opportunity at affordable rates. The ongoing development of several commercial and infrastructural projects promises to generate abundant employment opportunities, making it an attractive choice for the younger generation.



YOUR LIFESTYLE REDEFINED AT BUDIGERE, BANGALORE

 Old Madras Road	
 Tech Parks	 Hospitals
 Shopping Centres	 Metro Station
 Schools / Colleges	 Car Dealerships
 Restaurants	



DISCOVER THE EPITOME OF URBAN CONVENIENCE

Live in one of the most well-connected areas of the city, with the purple metro line offering direct access to urban hotspots!

CONNECTED TO THE PULSE OF A VIBRANT LIFESTYLE

EDUCATIONAL INSTITUTES

- New Baldwin International School - 2 Kms
- VIBGYOR High School - 3.2 Kms
- Shri Ram Global School - 2.5 Kms
- Delhi Public School - 13 Kms

MALLS

- Orion Uptown Mall - 3 Kms
- Nexus Shantiniketan - 14 Kms
- Phoenix Marketcity - 13 Kms
- Gopalan Mall - 13 Kms

TRANSPORT

- Whitefield, Kadugudi Metro - 9.7 Kms
- Budigere Cross Bus Stop - 2.5 Kms
- KR Puram Railway Station - 10 Kms
- Kempegowda International Airport - 24 Kms

UPCOMING METRO STATION

- Hoskote Metro Station - 1 Km

TECH PARKS

- ITPL - 12 Kms
- KIADB SEZ Zone - 14 Kms
- HM Techpark - 10.5 Kms
- Bearys Global Research Triangle - 6 Kms

HOSPITALS

- Manipal Hospital - 13.5 Kms
- Shri Sai Health Care & Pharmacy - 2.5 Kms
- East Point Hospital - 5 Kms
- Aster Whitefield Hospital - 5 Kms

RESTAURANTS

- Barley & Grapes Cafe - 1.7 Kms
- Geist Brewing Co. - 1.4 Kms
- The Pump House - 7.4 Kms

CONVENIENCE CENTRE

- Reliance Fresh - 4 Kms
- GrandPlus Hypermarket - 1.1 Kms
- Decathlon - 2.6 Kms



THE PROMISE OF A NEW DAWN

Where a new narrative begins for you. Designed for the vibrant spirit of the youth, Aratt Avant Twilight is more than just a place to live. It's a home where your dreams come true

We know how important your home is. It's your private retreat to unwind. Experience a new narrative in modern living at Aratt Avant Twilight, where contemporary designs meet unparalleled amenities.

This is a space for your tribe, your passions, your aspirations and everything that makes you, YOU. Every aspect of this premium property is designed to inspire growth, comfort and connection. It's a revolution in modern living, as we rewrite the rules of 'home' for the youth



A WORLD DESIGNED
WITH THE PROMISE OF A
BRIGHTER TOMMOROW



PERSONIFIED PREMIUM REALTY FOR THE NEXT GENERATION

- Designed for the dynamic lifestyles of young professionals
- Ideal investment for first-time homebuyers
- Seamless blend of privacy and community for the younger generation
- Located in an upcoming neighbourhood to live, work and thrive
- State-of-the-art architecture with a focus on sustainability



AN EXTRAORDINARY LIFE BEGINS WITH STATE-OF-THE-ART AMENITIES

Life's finest moments are
found in activities that bring
you joy and fulfilment

Welcome to
Aratt Avant Twilight,
where every space is tailored just for you

LIVE, PLAY & THRIVE IN A WORLD OF ENDLESS POSSIBILITIES



Gym



Table tennis
room



Indoor
party hall



Swimming
pool



Kids
play area



Sunken court
with fire pit



Garden
of fragrance



Pet
park



Volleyball
Court



Pool side
cafe/bar



Yoga
zone



Reflexology
pathway



Half basketball
court



Multipurpose
lawn



BBQ
area



Meditation
pavilion



Hammock
garden



Cricket practice
pitch

— AND MANY MORE —



SWIMMING POOL

Enjoy endless summer vibes



KIDS PLAY AREA

Let their imagination run wild



TENNIS COURT

Game, set, match



HERBAL GARDEN

Embrace nature's vitality in our
green sanctuary



PET PARK

Fetch some excitement for your furry friends

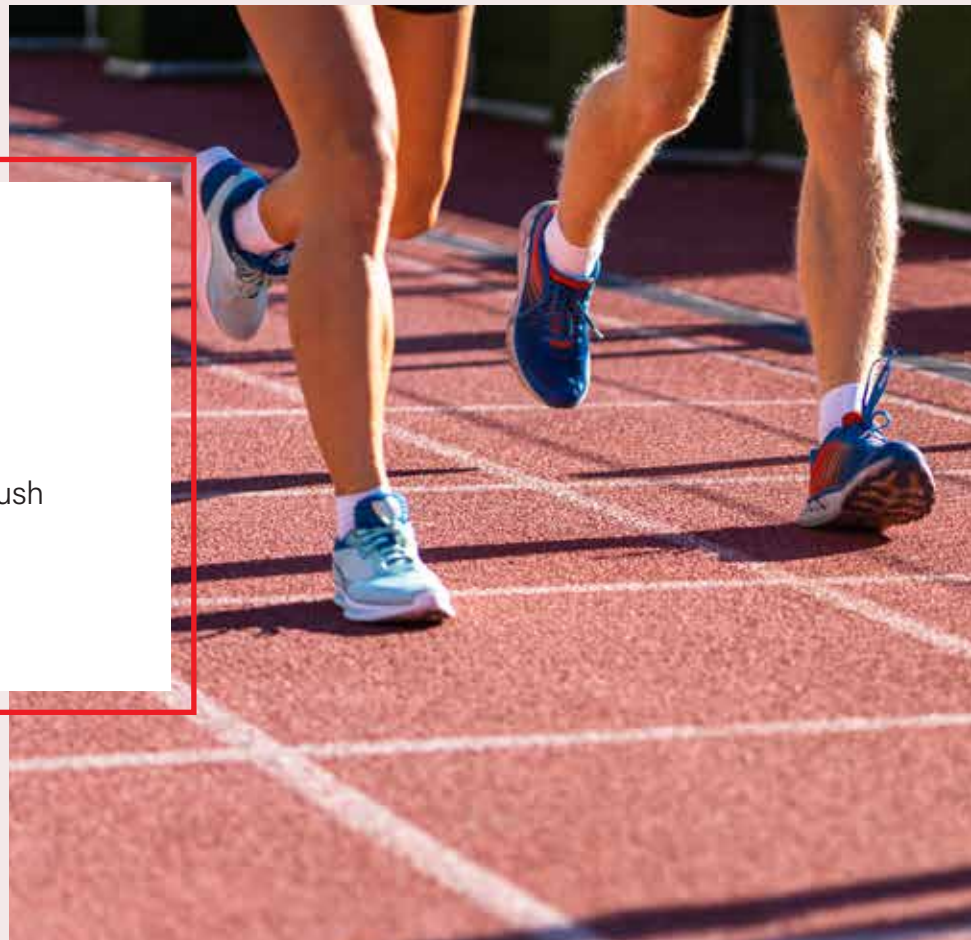


ELDERS' REPOSE AREA

A cozy haven to gather, chat, and unwind

JOGGING TRACK

Hit your stride and feel the rush



CRICKET PRACTICE PITCH

Play hard and score big



ILLUME

AN AVANT MEMBERSHIP

We believe in a life where every day offers new experiences and endless opportunities where you can truly live boldly. Introducing Illume, a membership exclusively available for Avant residents



Specifically designed for those who appreciate the finer things in life, this program offers access to a curated selection of premium amenities including spas, restaurants, gyms, studios and more



With Illume, you get to thrive and shape a premium lifestyle at Aratt Avant Twilight. It's the potential of your new home that truly caters to your vibrant, dynamic life

ILLUME YOUR LIFESTYLE



Spas

Your escape to pure relaxation from your daily hustle

Salons

A bold new style for a bold new life



Health & Wellness

Step into state-of-the-art gyms and fitness studios perfect for crushing your fitness goals



Resorts

Enjoy world-class amenities, stunning views, and unforgettable experiences



Restaurants

Indulge in dining excellence with an eclectic array of restaurants

Studios

Making your dreams a reality



MASTER PLAN



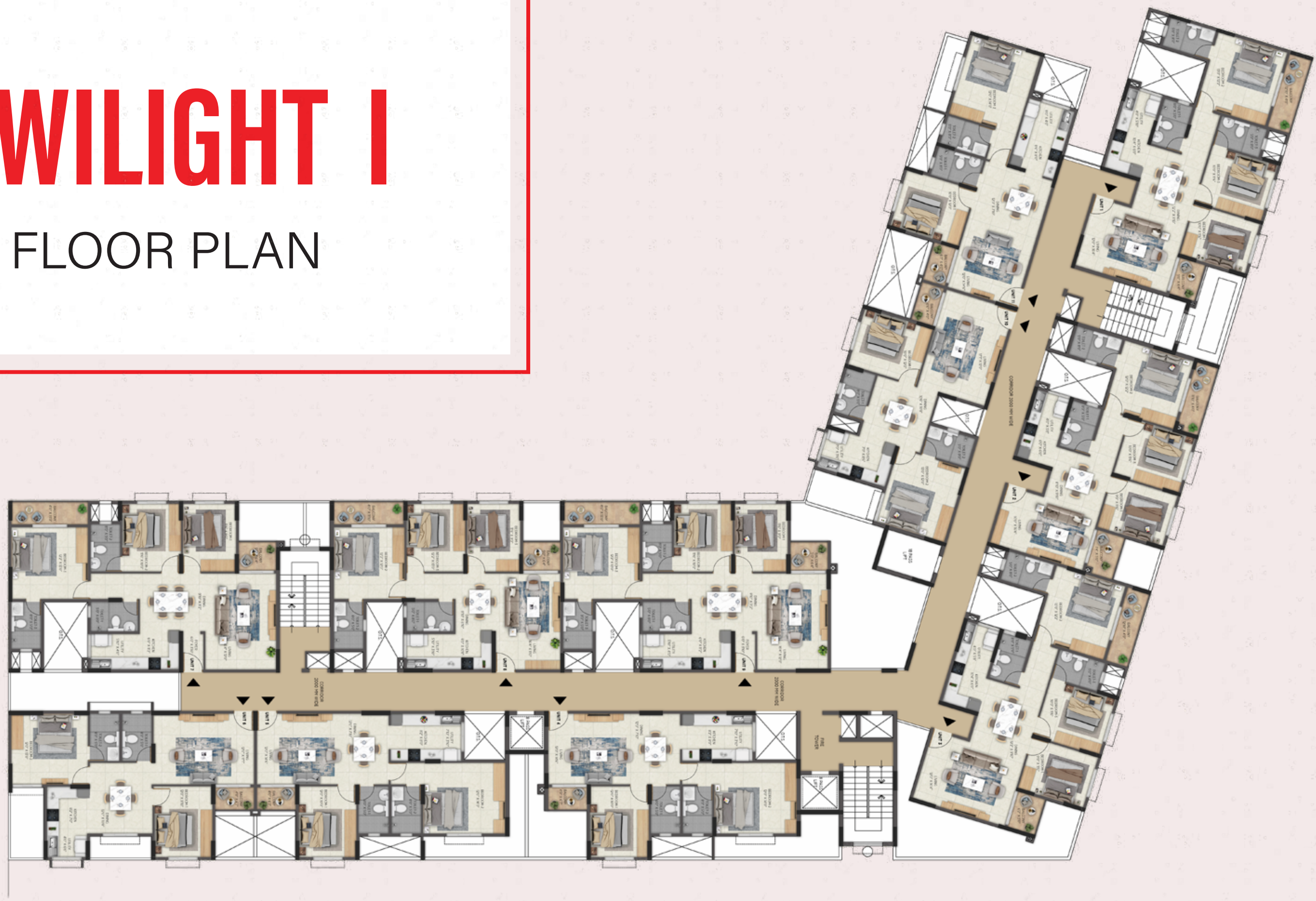
LEGEND

- | | |
|-------------------------------|---|
| 1. Entrance plaza | 21. Reflexology pathway |
| 2. Entrance waiting area | 22. Sculptural seating |
| 3. Covered seating zone | 23. Sheltered walkway |
| 4. Elders' repose zone | 24. Palm court with seating |
| 5. Volleyball court | 25. Half basketball court |
| 6. Kids play area | 26. Tennis court |
| 7. Sunken court with fire pit | 27. Mural wall |
| 8. Play mounds | 28. Pavilion with seating area |
| 9. Garden of fragrance | 29. Kids play area |
| 10. Dense tree belt | 30. Multipurpose lawn |
| 11. Pet park | 31. Projection/display wall |
| 12. Jogging track | 32. Barbeque area |
| 13. Garden of colours | 33. Multipurpose deck with sculptural seating |
| 14. Herbal garden | 34. Orchard garden with senior citizens zone |
| 15. Swimming pool | 35. Healing garden |
| 16. Wet deck with pergola | 36. Meditation pavilion |
| 17. Kids pool | 37. Aqua garden |
| 18. Pool side cafe/bar | 38. Hammock garden under accent trees |
| 19. Yoga zone | 39. Cricket practice pitch |
| 20. Tropical garden | 40. Sunken court |
| | 41. Butterfly garden |



TWILIGHT I

FLOOR PLAN



2 BHK

UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1179.41 SQ. FT.	800.48 SQ. FT.	25.19 SQ. FT.



3 BHK

UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1322.57 SQ. FT.	849.89 SQ. FT.	79.99 SQ. FT.



3 BHK - DELUXE

UNIT PLAN

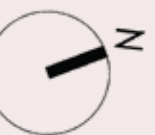


Super Built-up Area	Carpet Area	Balcony Area
1537.08 SQ. FT.	995.65 SQ. FT.	80.84 SQ. FT.



TWILIGHT II

FLOOR PLAN



2 BHK

UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1107.76 SQ. FT.	752.40 SQ. FT.	23.03 SQ. FT.



3 BHK

UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1324.26 SQ. FT.	850.99 SQ. FT.	75.99 SQ. FT.



3 BHK - DELUXE

UNIT PLAN



Super Built-up Area	Carpet Area	Balcony Area
1510.45 SQ. FT.	968.54 SQ. FT.	89.34 SQ. FT.



SPACES DESIGNED FOR YOUR TRIBE

The feeling of home extends to every aspect of our environment at Aratt Avant Twilight. Every nook and corner exudes warmth and comfort, inviting our residents to cherish every moment.



OUR LEGACY

For over 25+ years, House of Aratt has been in the business of building dreams for our customers. With more than 37 successful projects and over 26,000 happy families, our legacy in Bangalore is a testament to our unwavering standards of quality and customer satisfaction. Spanning across all regions of the city, from vibrant urban centres to serene outskirts, House of Aratt offers a diverse range of options that cater to every lifestyle and preference. Our relentless pursuit of delivering exceptional living experiences ensures that each home we build not only meets but exceeds expectations, enriching the lives of our residents and contributing positively to the communities we serve





25+
YEARS IN THE
INDUSTRY



20+
MILLION
SQ. FT



37+
COMPLETED
PROJECTS



26k+
HAPPY
FAMILIES

ARATT
AVANT
TWILIGHT

SITE ADDRESS :

SY NO: 36/1, OLD MADRAS ROAD,
BANGALORE, KARNATAKA-560049

CORPORATE OFFICE :

HOUSE OF ARATT, #39, ULSOOR ROAD,
BANGALORE, KARNATAKA - 560042.

080 47906656 | <http://www.project.aratt.in/avant>