



136 Jessore Road, Kolkata.



Developer



An ISO 9001 & 14001 Organisation

Avani Projects and Infrastructure Ltd.

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...The Prime Living







Avani Oxford is the epitome of luxury in Lake Town & Jessore Road. With 5 towers standing 14 stories high, everything that you have ever dreamt of comes together in this high class project. A hanging garden at the first floor level with scintillating fountains, beautiful flowering trees, and artefacts - all form a part of the extensive landscape design to create a serene environment. Independent guest houses for your guests, spacious play areas for the kids, a well equipped gym, health club and swimming pool are all part of ...The Prime Living.



## Highlights

- Spread over 600 cottahs of land
- AC community hall
- Indoor games room
- Swimming pool
- Air-conditioned home theatre
- Independent guest houses
- Hanging garden
- Health club & gymnasium



## Specifications

Elevation: Modern aesthetic elevation.

External finish: Mix of textured and water-cum-weather proof paint.

Ground floor lobby: Air-conditioned designer lobby with channel music and video security.

Elevators: Automatic door lifts in each block of OTIS/ KONE or equivalent make.

Doors and Hardware: Painted door in bedrooms and bathrooms. Hardware fitting of reputed make. Paneled main door shutter with Godrej lock.

Internal finish: Plaster of Paris.

Windows: Colour anodized / powder coated aluminum sliding windows with clear glazing or casement with in-built grills.

Flooring: Living/ Dining – Vitrified tiles. One bedroom – Wooden vitrified tiles. Other bedrooms – Vitrified tiles. Toilet – Ceramic tiles. Kitchen – Ceramic tiles.

Kitchen: Black granite counter top. Stainless steel sink. 2 ft Dado of ceramic tiles over counter.

Toilets: Single lever diverter with CP fittings of reputed make. Ceramic tiles up to door height. Quality sanitary ware of reputed make. Water closet and wall hangings.

Electricals: AC point in bedrooms and drawing room. Geyser points in bathrooms and kitchen. Telephone points in bedrooms and drawing room. TV points in bedrooms and drawing room. Concealed copper wiring of reputed make. Good quality modular switches. Safety equipments such as circuit breakers. Video door phone.

Generator: Predetermined load to be provided to each flat (at extra cost).

Communications: Intercom facility.

## Location

Having entrances from both Lake Town & Jessore Road, Avani Oxford offers superb connectivity with various schools, colleges and renowned hospitals of the city and has main markets of Laketown, Belgachia, Dumdum, Nager Bazar in the vicinity for the convenience of its residents.

- Key Distances:
- Belgachia Metro: 10mins
  - Airport: 10mins
  - Saltlake: 5mins
  - Esplanade: 25mins (by Metro)
  - Kolkata Railway Terminus(Chitpur): 15mins

