



# AVINYA

— ENCLAVE —

LIVE THE UNRUSHED LIFE





In a world where time is precious,  
life at Avinya Enclave unfolds at a pace  
that feels just right.

Where you walk to work,  
with a coffee to-go, on the way.

Where you take your sweet time  
looking for a perfect fit,  
or browsing through dazzling  
window displays.

Where you savour a glass of wine  
for hours,  
and indulge in decadent desserts,  
more often.

L&T Realty brings to you a life,  
where you spend your time  
making memories,  
and not just planning for it.

**Welcome home to  
Avinya Enclave.**

**Where life is best lived,  
when it's unrushed.**



## MANAPAKKAM

Where the city aspires to be.

Situated in the south-western part of Chennai,  
lies Manapakkam.

A place where you have to be,  
to meet your aspirations.

Years ago we started our tryst  
with a vast land parcel.

By building our first commercial project,  
we raised the bar a notch.

And soon, became the neighbourhood's landmark.

Now, we bring to you the next chapter,  
to continue Manapakkam's transformation.

A residential space embraced by  
the developments around, be it contemporary  
retail or commercial hubs.

Welcome to an iconic address.

L&T Realty's Avinya Enclave.



L&T CAMPUS, MANAPAKKAM

Artist's Impression.





## AVINYA ENCLAVE.

Here life is unrushed,  
and details are unparalleled.

Welcome to a saga, where life lets you

be present in the moment.

Savour the experiences that matter the most

in a gated, thriving community.

Where life is nestled between a plethora of

amenities and conveniences surrounding you.

All, within a walk's reach.

Here is what sets Avinya Enclave apart:



~Spread across 7 acres  
with 60% open spaces



No shared  
walls



Vaastu-compliant  
homes



State-of-the-art  
amenities



Well  
connected



Educational  
facilities nearby



Close to retail  
and corporate spaces



Life is better in  
the slow lane.

- Walking Boulevard
- Jogging and Bicycle Track
- Reflexology Path



WALKING BOULEVARD

Artist's Impression.





Stock image for representation purpose only.

SENIOR CITIZEN SEATING

Let your senses  
indulge in the sweet  
fragrances of nature.

- Senior Citizen Seating
- Aroma Garden
- Organic Garden
- Multi Purpose Lawn
- Barbeque Corner



Watch life unfold  
at a leisurely pace.

- Toddler's Play Area
- Children's Play Area
- Pets Corner



MULTI PURPOSE HALL WITH OUTDOOR PARTY SPACE

Artist's Impression.





Artist's Impression.  
The image and location of the swimming pool is indicative and for reference only. The location of the swimming pool will be as per the modification plan agreed & consented between the parties.

SWIMMING POOL

Escape the  
ordinary routines.

- Swimming Pool and Kids Pool
- Mini Café
- Spa and Salon
- Day Care
- Library
- Art and Music Learning Space
- Mini Theatre
- Co-working Space
- Guest Rooms
- Multi Purpose Hall



Your fitness goals  
deserve the amenities  
and the time.  
We give you both.

- Gym
- Indoor Games Room
- Yoga and Aerobics Room
- Badminton Court
- Squash Court
- Rock Climbing Wall
- Dart Wall
- Bowling Alley
- Table Tennis



GYM





Artist's Impression.



DROP-OFF AREA

Life is too short  
to rush out, or in.

When you slow down, you get to  
appreciate the little things in life.

Like the grandest drumroll  
to your unrushed everyday,  
or a garden of green delights  
for your soul.





Savour the hellos,  
the goodbyes.  
Also, the in-betweens.

At Avinya Enclave,

we make every moment count.

Like welcoming your long-distance  
friend with a smile.

Or bidding your loved ones  
a bittersweet goodbye.

And an expansive lobby  
with deluxe lounge seating,  
sets the perfect stage for  
those moments to unfold at your pace.



ENTRANCE LOBBY

Artist's Impression.





Artist's Impression.

LIVING ROOM

Time stands still,  
and moments come alive.

Let life, take center stage.

Be it playing the perfect host

and creating everlasting memories

in a finely crafted room.

Or savouring the moments of peace

from a sunlit balcony.



Here, dreams dare  
to linger on.

Ever spent an extra hour in bed,  
unwinding in blissful calmness?

At Avinya Enclave,  
your spacious bedroom  
gifts you something precious,  
a little more time.



BEDROOM

Artist's Impression.





Artist's Impression.

KITCHEN

Where recipes are crafted,  
after hours of practice.

Because here, cooking is an art  
and time is a luxury.

Presenting kitchens designed with  
a contemporary touch,  
garnished with wide platforms.





Watch life slow down  
for you.

Because at Avinya Enclave,

there is something for everyone.

Indulge in an all-encompassing experience,

where delights await both young and old.



Marked place of A is OSR area, to be handed over to the government. The amenities and facilities in the OSR are subject to the approval from the competent authority. The image and location of the swimming pool is indicative and for reference only. The location of the swimming pool will be as per the modification plan agreed & consented between the parties.

Artist's Impression.





Connecting you to the world,  
without rushing your time.

- 📍 100m from proposed Manapakkam Metro Station
- 📍 100m from L&T Campus
- 📍 4km from Kathipara Junction
- 📍 4km from Porur Lake
- 📍 12km from Chennai International Airport



SCAN TO REACH  
AVINYA ENCLAVE



A testament to life lived at a leisurely pace.  
The Masterplan.

- |                                   | OSR                 | Clubhouse          |
|-----------------------------------|---------------------|--------------------|
| 1 Organic Garden                  |                     |                    |
| 2 Senior Citizen Corner           |                     | Gym                |
| 3 Children's Play Area            |                     | Squash Court       |
| 4 Yoga and Meditation             |                     | Badminton Court    |
| 5 Aroma Garden                    |                     | Swimming Pool      |
| 6 Reflexology Path                |                     | Yoga/Aerobics      |
| 7 Barbeque Corner (Terrace Level) |                     | Mini Theatre       |
| 8 Central Plaza                   |                     | Multi Purpose Hall |
| 9 Playzone                        |                     | Library            |
| 10 Toddler's Area                 |                     | Business Centre    |
| 11 Informal Sitting Area          |                     | Indoor Games Room  |
| 12 Cycling Track                  |                     | Bowling Alley      |
| 13 Jogging Track                  |                     | Table Tennis       |
| 14 Clubhouse                      |                     |                    |
| 15 Sit-outs (Terrace Level)       |                     |                    |
|                                   | 16 Pond – OSR       |                    |
|                                   | 17 Tennis Court     |                    |
|                                   | 18 Amphitheatre     |                    |
|                                   | 19 Basketball Court |                    |
|                                   | 20 Cricket Net      |                    |
|                                   | 21 Outdoor Gym      |                    |
|                                   | 22 Aroma Garden     |                    |
|                                   | 23 Pets Corner      |                    |



Marked place of OSR area, to be handed over to the government. The amenities and facilities in the OSR are subject to the approval from the competent authority.





Chhatrapati Shivaji International Airport Terminal 2, Mumbai



Modi Stadium, Ahmedabad



Statue of Unity, Gujarat



1



2



3



Artist's Impression.

4

## 1. JAWAHARLAL NEHRU STADIUM, CHENNAI

Jawaharlal Nehru Stadium (also known as the Marina Arena) is a multi-purpose stadium in Chennai, India. It has a capacity to seat 40,000 people. It hosts football matches and athletic competitions.

## 3. TCS SIRUSERI, CHENNAI

Tata Consultancy Services (TCS) is an Indian multinational Information Technology (IT) services and consulting company with its headquarters in Mumbai.

## 2. ITC GRAND CHOLA, CHENNAI

The ITC Grand Chola is a 5-star luxury hotel in Chennai, India. It is located in Guindy, opposite SPIC building and along the same row of buildings as Ashok Leyland Towers.

## 4. CHENNAI METRO

The Chennai Metro is a rapid transit system serving the city of Chennai, Tamil Nadu, India. It is the 4th longest metro system in India.

Larsen & Toubro, a USD 21 Billion conglomerate. You've seen this name on megastructures, gigantic construction sites and in the headlines-reporting benchmark setting projects in India and abroad. From our earliest days of manufacturing to our most recent projects, L&T has been a critical part of India's growth. Today, many of India's iconic buildings, airports to IT parks, malls to monuments, carry our signature of excellence.



### EMERALD ISLE, POWAI

Emerald Isle is the flagship project of L&T Realty in Mumbai, which offers the homeowner an opportunity to experience world-class luxury and a peaceful life, amidst verdant greens. The Phase-I was a grand success and the launch of Phase-II was equally well-received.



Artist's Impression.

### RAINTREE BOULEVARD, BENGALURU

A part of a mixed-use development spread across 65 acres, the project is located in the serene locales of Hebbal, Bengaluru. It has world-class amenities and ample greenery is the hallmark of this project.



Artist's Impression.

### ELIXIR RESERVE, POWAI

Elixir Reserve is one of L&T Realty's most premium projects that offers the perfect balance between urban and natural living with state-of-the-art infrastructure surrounded by a lake, hill and a forest.



Artist's Impression.

### CRESCENT BAY, PAREL

Inspired by the shape of the crescent moon, the 6 magnificent towers at Crescent Bay, Parel, come with a Sky Deck and a jogging track perched on the 21<sup>st</sup> floor.



Artist's Impression.

### SEAWOODS RESIDENCES, NAVI MUMBAI

This landmark project by L&T comprises magnificent residential towers in a 10-acre cluster. The development is a part of India's first Transit-Oriented Development project.



Artist's Impression.



Artist's Impression.

### 77 CROSSROADS, GHATKOPAR

Defined by comfort, style and exclusivity, 77 Crossroads is exceptional in every sense. Ideally located minutes away from high-street retail, business districts, star hotels and premium malls, and with the best-inclass amenities, this exclusive address is a gateway to a lifestyle that you truly deserve.





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