

L&T Realty 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.





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:







No shared walls



22

Vaastu-compliant homes



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





Let your senses indulge in the sweet fragrances of nature.

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



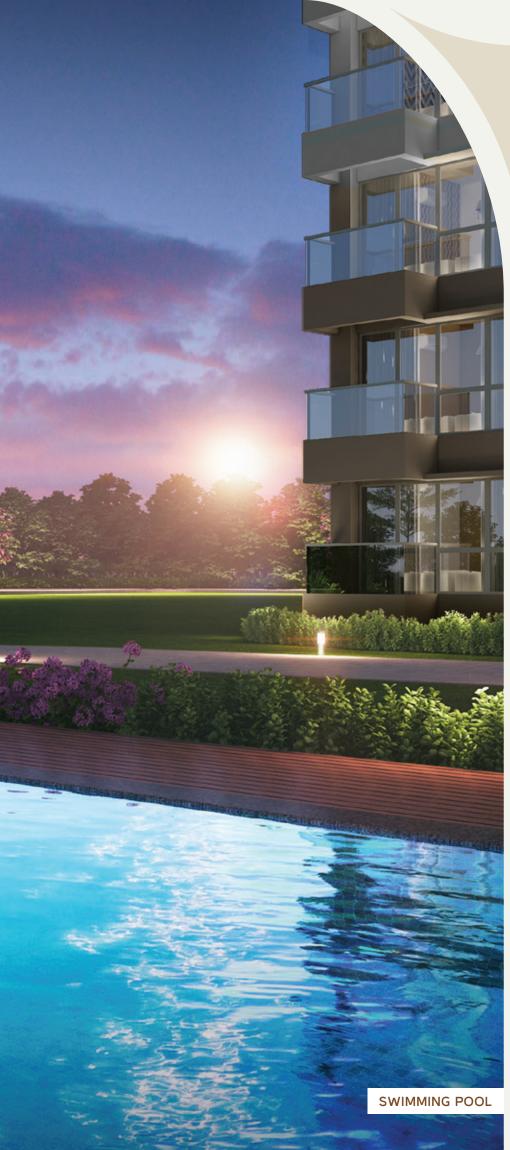
Watch life unfold at a leisurely pace.

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



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

Sind all



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





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 everydays,
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.





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.







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,

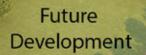
garnished with wide platforms.



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.

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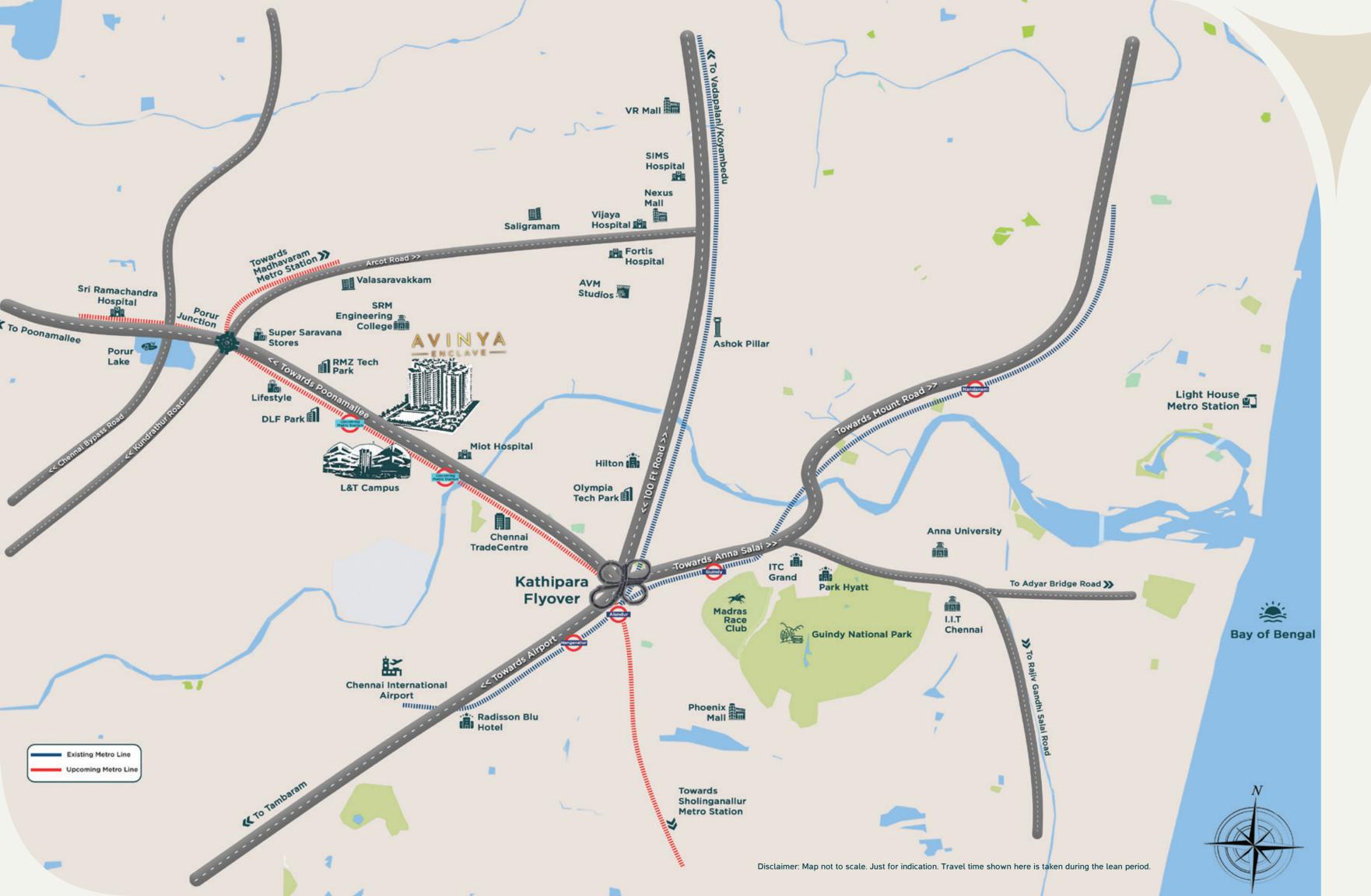
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Future Development

> Future Development

> > Artist's Impression.



Connecting you to the world, without rushing your time.

- 100m from proposedManapakkam Metro Station
- ♀ 100m from L&T Campus
- **Q** 4km from Kathipara Junction
- 4km from Porur Lake
- **Q** 12km from Chennai International Airport



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







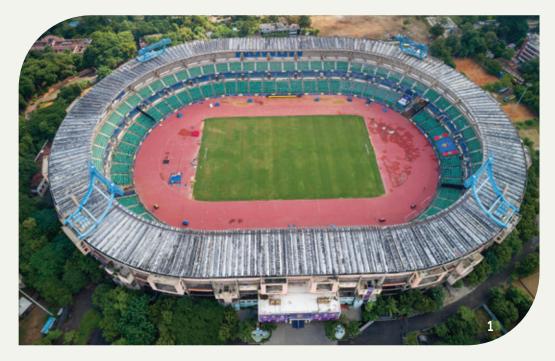
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LARSEN & TOUBRO | BUILDERS TO THE NATION.



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.

LARSEN & TOUBRO | BUILDING YOUR CITY, CHENNAI







<image>

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.

L&T Realty | BUILDING LIFESTYLES THE L&T WAY

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.





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.

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.



L&T Realty | BUILDING LIFESTYLES THE L&T WAY



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.

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 21st floor.





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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