

A project by

**avinash**  
a relation for life

**LIFESTYLE  
TOWERS**



Premium Apartments & Penthouse

Achievement of the Past  
brings the Gift of Future

maruti lifestyle  
Villa & Villa Apartment



## About Maruti Lifestyle

Resort Living Every Day

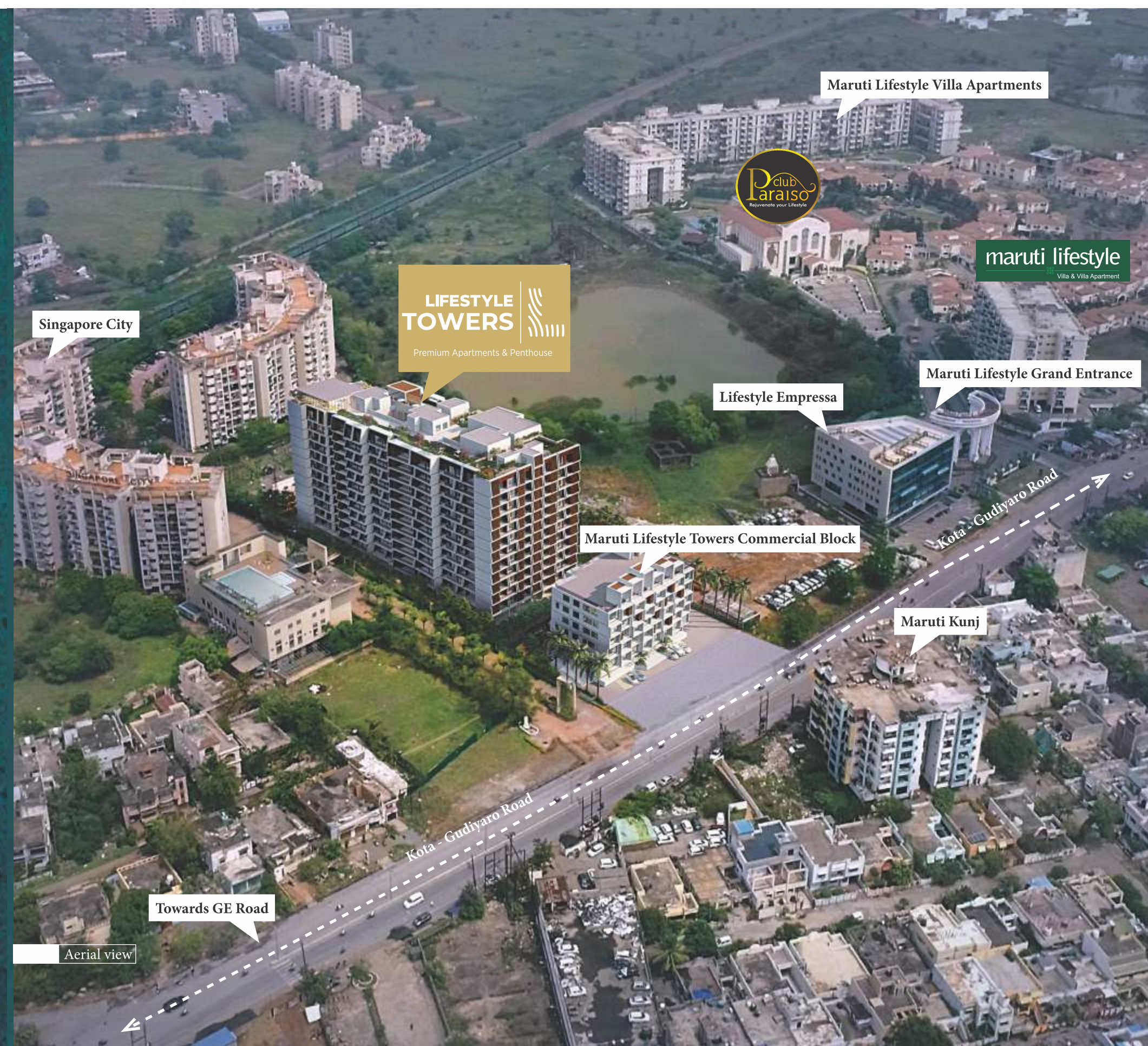
A City within a city, Maruti Lifestyle is a home to Residential Neighborhoods, Commercial space, Lavish Club and Serene Gardens. Everything is complemented by luxuriant environment, developed on authentic Spanish architectural form, free from busting noise and pollution.

The beauty of your home's bouncing in lavishness is a royal retreat of reverberating melodies of bliss and peace. 210 Luxury Villa Apartments and 136 Villas with Spanish architecture and elevations, magnificent entrance arcade, 2,50,000 sqft Club, a Boutique commercial complex Lifestyle Empressa, large spread of greenery, 60' wide roads, modern security surveillance and traffic regulations speak in short about the creation of an integrated lifestyle.

Life can be lived to the fullest in the new world of Luxurious & Exclusive Styled Villa Apartments with a touch of the Spanish Lifestyle. An elite niche has carved with rich craftsmanship of premium amenities and a distinctive Spanish lifestyle that is designed to suit your modern day needs. Back home you'll experience, the resort living every day, along with a magical drain of stress and strain.

The touch of elegance flows within the home like a silent river. The sequence of amenities makes your life full of serenity while breaking the monotony of crowded townships.

PRESENTING YOU  
THE VERY BEST  
OF THE  
DECADE



From the makers of **MARUTI LIFESTYLE**  
here comes another ultra-premium project

**LIFESTYLE TOWERS**  
Premium Apartments & Penthouse

A landmark living, your signature abode  
2 BHK, 3 BHK, 4 BHK Villa Apartments & Penthouses.  
Adherence to Vastu Shastra, Ample Natural Lighting,  
Luxurious Living Experience, A Perfect Heaven.





**WELCOME TO THE LUXURY  
RESIDENCE OF CHATTISGARH**

Believe, a magnificent living is  
waiting for you!

Feel beyond your imagination. Come to  
Maruti Lifestyle Towers and cherish your living.


A chance of a lifetime  
Be part of One of the  
Tallest Building in Chhattisgarh.



For those who  
refuse to be  
anything less  
than successful

Maruti Lifestyle Tower consists of very limited number of luxurious apartments built for those who dream of living a lifestyle of top class. You do not need to be picky with clothes, friends and time with the classy surroundings and neighbour.





We know you are tired of seeking a right place, not only for you but for your status

This is one of the projects in the whole city of Raipur, that has never seen before. With the past glory and success of Maruti Lifestyle project, we bring you the most sought after facilities and lifestyle that you probably searching for a long time.

Entrance view

## Be the hero of your own story

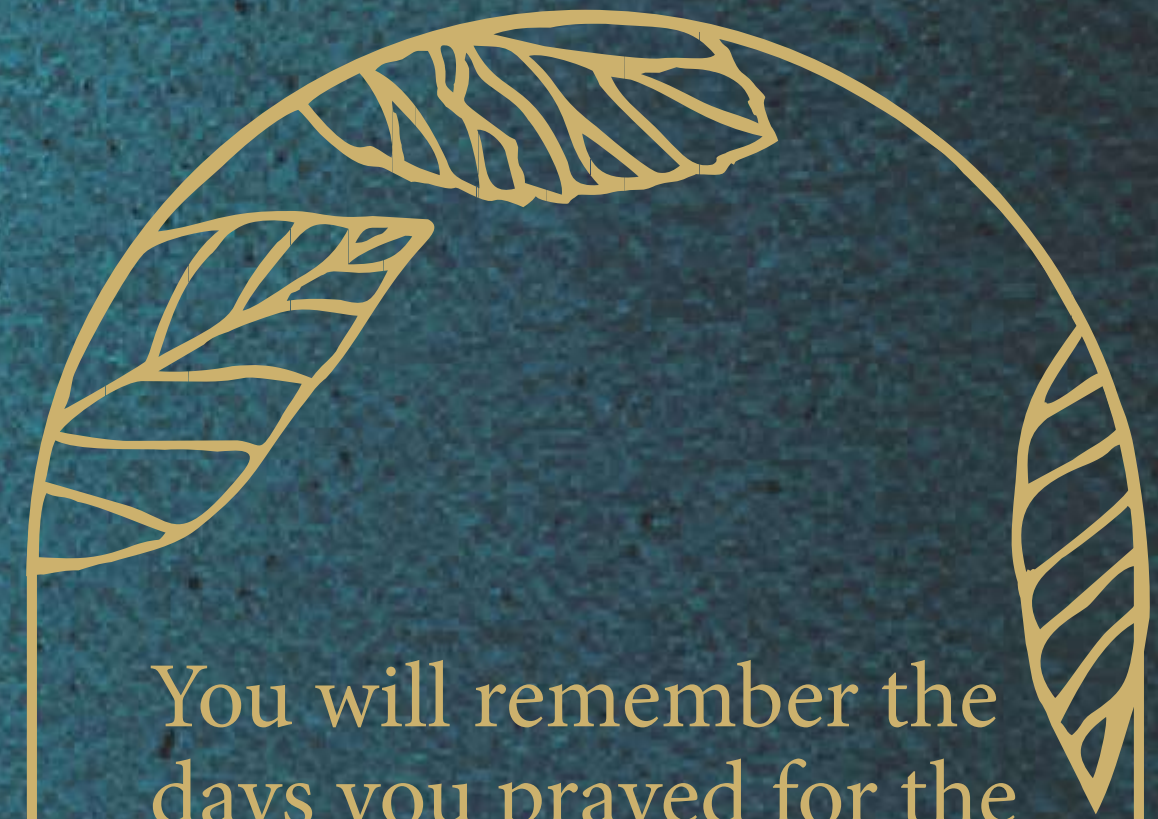
The owner of each apartment here can claim to have an exclusive possession in it's one single premium tower. When you live here, people will talk about it and spread stories, how you stay.



Night elevation



Landscape & Elevation view



You will remember the  
days you prayed for the  
things you have now

Along with your stay you always wanted certain moment to create with your family in different occasions and time. You always had those glimpse in your mind. Sometime playing with your kids, walking with better half and learning with your parents in an ambience that fills your life with satisfactions of contentment.




**There are plenty of ways to be with nature, even without leaving your comfort zone**

Enjoy the serenity within your own premises, the absolute beauty of nature and natural greens will help you rejuvenate the divineness among you, just without leaving the comfort of staying in your dream space that call **HOME**.



Landscape area

A vibrant children's playground with colorful equipment, a slide, and a large tree in front of a modern building. The playground features a purple and red safety mat, a blue slide, and various play structures. Children are seen playing on the equipment. The background shows a modern building with a grid-like facade and lush greenery.

## Your children will follow your example, not your advice

Playground provides space and structure for children's socialization and imagination. Set an example by showing them the different lifestyle which they will follow for the rest of their lives.

Elevate your lifestyle,  
choose your activities on the  
highest level



Terrace view

## Life is too short to live in boring places

We have designed our penthouse terrace with such a thought, where you can spend some real quality time, not only with your family but also with your precious friends. Call anytime for a live party at your own terrace arena, as we don't have time to go out and enjoy externally days after such a long hectic schedule.

**Think positive**  
**Exercise daily**  
**Work Hard**  
**Build confidence**  
**Love always**

The real power comes from inside. If your health is active you will know no boundaries. Keep yourself fit and active in our vast and well equipped gyming area.

Gymnasium





Sky pool

**Life is cool by the Sky Pool. You are only one swim away from a good mood.**

The relax moments that you can spend by dipping in our rooftop pool on the highest level, will always make you feel enthusiastic. You can refresh yourself in the pool area after the long tiring and busy schedule.



Balcony

Our home should  
inspire us to go into  
the world to do great  
things and then  
welcome us back for  
refreshment

No matter where you go, home sweet home will always call you back. We have created the ambiance in such a perspective, where you can feel relaxed and regain your inner peace, while keeping the hectic daily schedule aside.



**You will live by your dream one day or day one, you decide**

Time is most precious. After every long and tiring day, spacious living area allows you to bring all your family members together and spend that precious time.

Living room



A modern dining room with a long white table, teal chairs, and a large chandelier. The room features light-colored walls with decorative paneling, a large window, and a doorway leading to a kitchen area. The table is set with white dishes, glassware, and a centerpiece of purple hydrangeas. The chandelier is a large, multi-tiered gold fixture with white shades. The floor is made of light-colored tiles.

## A space for better bonding with unerasable memories

Need one reason to dine as a group? here you go! our dedicated, spacious and luxurious dining area not only brings your whole family together but also helps you create the most memorable conversations and bonding time. So eat together and you'll fill up with family love-food for your soul.






Bedroom

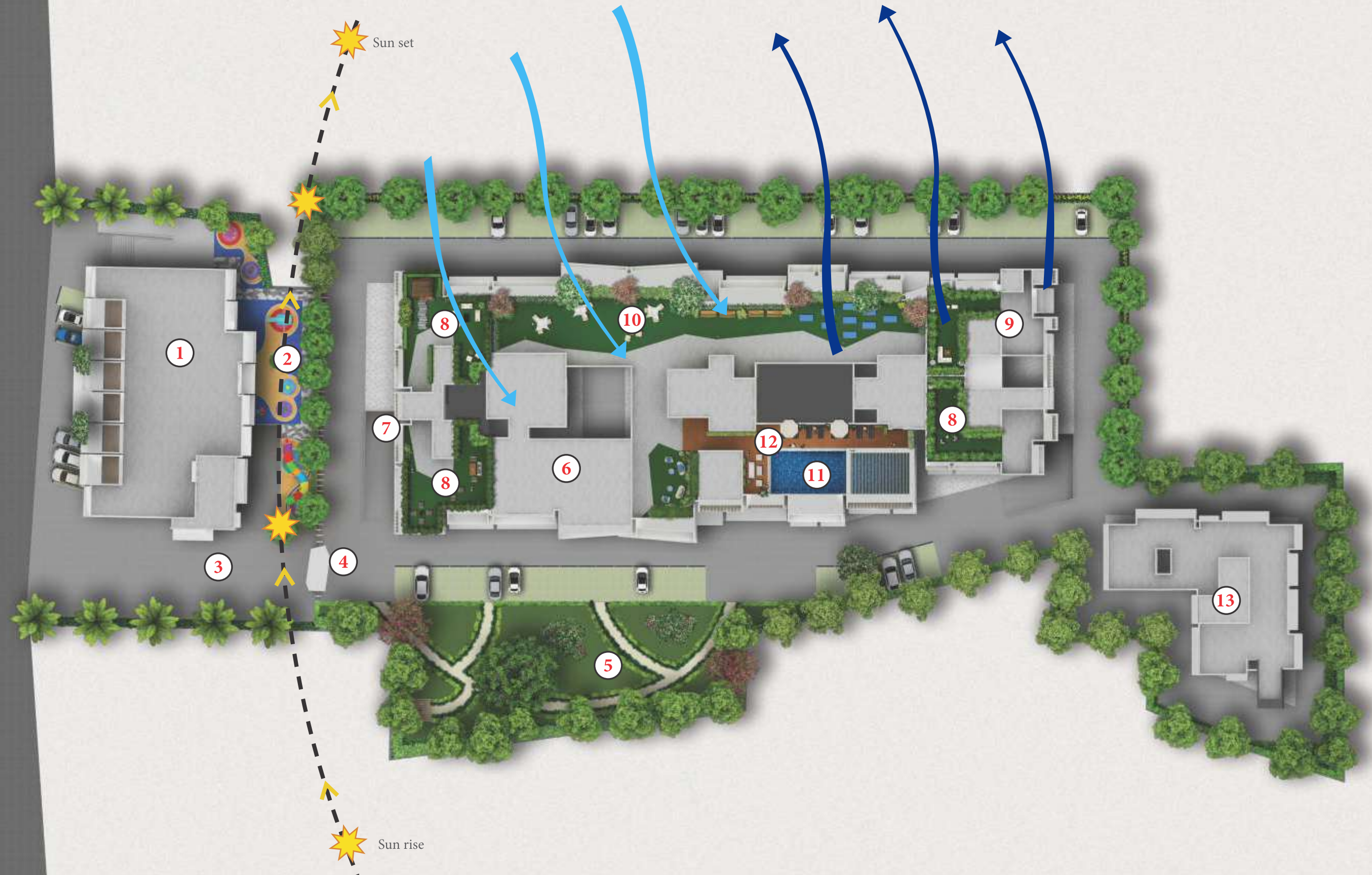
**Live by the Sun, love by  
the Moon**

Natural lit and well air circulated rooms will never make you run out of openness, be it the morning sun or be it the moonlight.

# Master plan

- 1. Commercial Block
- 2. Children Play Area
- 3. Driveway to Main Entrance
- 4. Main Entrance
- 5. Green Lawn
- 6. Residential ABC Wing
- 7. Ramp
- 8. Penthouse Terrace
- 9. Community Hall
- 10. Terrace Garden
- 11. Infinity Pool
- 12. Pool Deck
- 13. Block D

-  Wind flow (Feb - Oct)
-  Wind flow (Oct - Feb)
-  Sun path



Master plan  
with block marking



# Location map

Map not to scale



Singapore City	40 mtr	AIIMS Hospital	2.0 km
Maruti Lifestyle	150 mtr	Ravi Shankar University	2.1 km
Club Paraiso	250 mtr	Disha School	2.2 km
Piccadilly Hotel	600 mtr	Choubey Colony	3.2 km
Suyash Hospital	1.2 km	Samta Colony	3.4 km
NIT	1.8 km	SBI Colony	4.5 km

The right space to build a  
rock solid business foundation  
Your dream to expand your business  
operation is no longer a wish



Commercial complex

## Amenities at a glance

Available for residential towers only

- Passenger & Stretcher lift in each towers
- 2 Garbage chute (dry & wet) in each towers
- Fire fighting as per norms
- CCTV camera at entrance gate and common area
- Power backup of common area
- Car wash area

## Recreational amenities

Available for residential towers only

- Ultra Modern Gym in roof top
- Steam Bath
- Roof top Swimming Pool
- Terrace Tandscape & Joggers Track

## Our Consultants

ARCHITECT

### Kulin Dhruva Architects

408, 4th Floor, Atlanta Estate, Off Western Express Highway,  
New Virwani Industrial Estate, Goregaon (E), Mumbai 400 063

STRUCTURE CONSULTANT

### Designage

Office no - 402, 4th Floor, Audumbar Apartments, Canal Road,  
Warge, Pune - 411 052, Maharashtra

MEP CONSULTANT

### Onemep

D-85, HIG Shopping Complex, Opp. Press Complex  
A B Road, Indore 452 001, www.onemep.com

## You have to think anyway so why not think big

### Specification



#### Flooring

- Vitrified tiles (1000x1000 mm) in living, dining & drawing.
- Wooden flooring in Master Bedroom, vitrified tiles (800x800 mm) in other rooms.
- Anti skid tiles in balcony, utility & servant room.

#### Doors

- Wood frame and water proof door with mortise lock.

#### Windows

- Three track Aluminium sliding windows (Domal section or equivalent) with mosquito net.

#### Toilets

- Vitrified tiles (600x1200 mm) in toilet dado up to 8ft ht. on walls (600x600 mm)
- Vitrified tiles in floor.

#### Plumbing

- Single liver diverter in shower area & Wash Basin, metro flush, dual flow (Jaquar or equivalent).

#### Fittings

- Wall hangs EWC and Counter top Wash Basin.
- Electrical points for Geyser, Exhaust fan and Mirror light.

#### Kitchen

- Quartz/Granitotop kitchen platform compatible for Modular kitchen.
- Provision for Electrical points like Refrigerator, Chimney, Water Purifier, Microwave.
- Plumbing like kitchen sink mixture, Water Purifier, Dish Washer, Washing Machine.

#### Wall Finishes

- Cement base wall putty finished with primer in all interior walls.
- Weather proof emulsion
- Paint in exterior walls.

#### Electrical

- Providing electrical points as per standard furniture layout, TV, A.C points in all bedroom and living room.
- Fire retardant cables and modular switches of reputed brands LEGRAND or equivalent.

#### Other

- Video Door Phone in all flats.
- Inverter power backup up to 1KVA in all flats.

## Message from the MD



Thank you very much Chhattisgarh for showing such an overwhelming response and love to Maruti lifestyle and Avinash group.

Its been 23 years of our customer centric approach and focus on creating lifestyles which has motivated us to create excellence for the people of Chhattisgarh .

Our Flagship project “Maruti lifestyle” inspired us to create another Landmark project in same zone, we had taken a vision to give a next level of living experience for the people of Chhattisgarh. “**MARUTI LIFESTYLE TOWERS**” will be an ultra-premium property, with a purpose to create Posh Living in One of the Tallest Residential towers (G+12) in Chhattisgarh, where you can enjoy a touch of exclusivity & Spacious luxury living which will sustain your premiumness to its fullest.

We are really looking forward for the same love, trust and support from the people of Chhattisgarh which you have been showering on us since 1996. In future also we assure you to provide our best of services towards innovation in Projects, Quality Construction, Timely Delivery and Service Excellence.

Thank you

## About the developer

**Avinash Developers Pvt. Ltd (ADPL)**, founded in 1996, is a pioneer in the state of Chhattisgarh in the realty sector, a renowned promoter, developer and builder. True to its name, Avinash group has built a revered reputation based on the timeless values of honesty, integrity and trust. It straddles the domains of Realty, Automobile, Logistics, Transportation and Retail. Our array of world-class projects exceeds 1 crore sq.ft. construction completed with 55 lac sq.ft. of construction and 50 lac sq.ft. plotted development. Currently, over 1 crore sq.ft. construction is in progress with 36 lac sq.ft. of ongoing construction and 76 lac sq.ft. construction in planning phase. Its unprecedented success in the realty sector of Chhattisgarh has been reached in a very short span and is rooted in the philosophy of providing superlative quality consistently within the committed time frames and aiming for total customer delight. Its spectrum of landmark projects includes premium independent bungalows, row houses, residential apartments, corporate towers, malls & multiplexes, gated townships & premium clubs, residential & industrial plots, logistic park.

52 LANDMARK PROJECTS

38 RESIDENTIAL PROJECTS

11 COMMERCIAL PROJECTS

3 MALLS & 1 CLUB

ONE NAME

**avinash**



## Message from the architect



Kulin Dhruva Architect

Keeping in mind with the developer's reputation of providing quality residences, the master plan of this residential project envisages a high-quality residence offering the latest home comforts as a part of the integrated neighbourhood. Each apartment is oriented in the E-W direction to ensure unrestricted views of the complex and surrounding beyond. Each of the units is well ventilated and cross ventilation is ensured in making the units less dependent on artificial ventilation systems, which will help in reducing the power consumption and make them eco-friendly homes. Further every apartment has one or more large balconies/terraces that act as recreational spaces where one can step out to get the fresh air and enjoy unrestricted views. The facade of the buildings is formed with varied materials and texture which is simple & modern yet aesthetically class apart from the neighbouring development making it a style statement.

A commercial block is planned to abut the main road on South which will house a school, retail shops for daily needs and small offices thereby ensuring availability at the vicinity without going far for day-to-day essential requirements.

The building occupies approx. 40% of the land area and thus the layout generates around 60% of open area at ground level that includes green landscaped areas, driveways & open parking spaces. In addition to these, the balconies or decks at apartment level generates about 25% of open areas. Further the entire terrace, which is around 35% of the land area, is planned as an open recreational space which shall have various recreational facilities such as a gymnasium & a health club, a swimming pool, a community hall along with games areas. These spaces ensure complete privacy since the building itself is high rise in nature. Hence by the virtue of planning, the resident can enjoy about 60% openness at ground level, 25% at apartment level & about 35% at terrace levels which totals to about 120% of the land area, which is far more than most of the residential complex of such nature. To further reduce noise and air pollution in the complex, in addition to placement of buildings away from the main road, a basement is planned below each of the 3 wings which take care of the majority of parking requirements along with a stilted parking area catering to 80% of car park spaces. This shall ensure 80% of car parking spaces are covered which keeps the car cooler especially in harsh summer which last for almost 8-9 months in a year as compared to cars in open parking space thereby reducing the load on AC systems which reduces the carbon footprint eventually. The planning also generates open spaces at various levels, both at individual levels and at community levels within the complex making it environmentally friendly and the perfect complex to stay in.

We, Kulin Dhruva Architects have designed this masterplan concept on behalf of our prestigious clients Avinash Group, who are a reputed brand in the city and for whom we have also designed successful projects like Magneto Signature Homes residential developments apart from other commercial projects in the city.



## Our Residential Projects



Maruti Lifestyle  
Raipur



Avinash New County  
Naya Raipur



Maruti Solitaire  
Shankar Nagar, Raipur



Avinash Chitwan  
Kachma, Raipur



Avinash Capital Homes-2  
Behind Ambuja Mall Saddu, Raipur



Avinash Metropolis  
Bhilai



Avinash Newtown  
Kumhari



Avinash Smart City  
Sejbahar, Raipur



Avinash Garden City  
Semeria, Raipur

## Our Commercial Projects



Avinash Magneto The Mall  
Raipur



Lifestyle Towers  
Raipur



Avinash Times Square  
Naya Raipur



Magneto Offizo  
Raipur



National Corporate Park  
Raipur



Rama Magneto  
Bilaspur



Lifestyle Empressa  
Kota, Raipur



Avinash Logistic Park  
Siltara, Raipur



Solitaire Plaza  
Shankar Nagar, Raipur

## Core Values of Avinash



TRUST



TRANSPARENCY



INNOVATION



QUALITY



TIMELY DELIVERY

## Wall Of Fame



Avinash Pride  
Best Project in LIG Category  
PMAY Empowering India Awards 2019



Anand Singhania - MD, Avinash Group  
Most Reputed Real Estate Entrepreneur Chhattisgarh  
Grohe HURUN 2018



Avinash New Country  
ASIA's 100 Best Awarded Projects  
2014-15



Avinash Group  
Women Empowerment & Gender Equity  
CSR Award 2017



Maruti Solitaire  
Chhattisgarh's 1st Certified Green Building  
4 Star GRIHA Certified Project (TERI)



Maruti Lifestyle  
6 Star Rated Project In Central India  
CRISIL 6 Star Rating



Club Paralso  
The Best Club House  
Real Estate Achievers Award 2015



Magneto The Mall  
Best Commercial Property in Eastern Region  
CNBC Awaaz-CREDAI Real Estate Awards 2010

# avinash

a relation for life

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Disclaimer: This brochure is purely conceptual and not a legal document. The information in the brochure is indicative of development that is proposed. The developers reserve the right to change plan, specifications or features as and when required

