



ARNAVA

LIFE. ELEVATED.



URWASTORE, MANGALORE

AVYANNA

EXCEPTIONAL RESIDENCES





ARNAVA  
PROPERTIES

LIFE. ELEVATED.



## QUALITY. EXCEPTIONAL.

At Arnav Builders and Developers, we believe that a home is where memories are made, comfort is found and lives flourish. With several years of expertise, Arnav Builders and Developers has become synonymous with quality, innovation and reliability in the real estate industry. Specializing in residential projects, we are committed to delivering sustainable, safe and high-value developments. Our unwavering focus on excellence has positioned us as a trusted name in the field. Our latest projects, located in prime areas of Mangalore, offer a seamless blend of affordable luxury and exceptional living standards.

Explore our exclusive residences in Mangalore and discover what it means to live where the heart is.





LIFE. ELEVATED.



## HAPPINESS. ELEVATED.

Experience the pinnacle of urban living at Arnav's Avyanna, where contemporary design meets refined elegance in the vibrant heart of the city. Embrace a lifestyle of convenience with our top-tier amenities, including a state-of-the-art fitness center, a refreshing swimming pool and inviting recreation areas.

Enjoy unparalleled access to the city's vibrant scene. Nestled in Urwastore, Mangalore, Avyanna is strategically located, providing easy reach to premier shopping, dining and entertainment options.

Discover a selection of meticulously crafted floor plans catering to varied lifestyles. Whether you're a dynamic professional, a growing family or seeking a tranquil retreat, Avyanna offers an array of options to suit your individual preferences.







## BOND. LIFETIME.

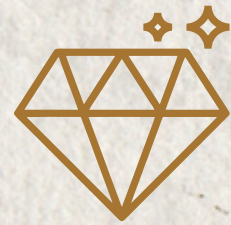
At Avyanna, we believe that a home is more than just a place to live, it's where connections are made and communities thrive. Our project is designed not only to offer exceptional living spaces but also to foster meaningful relationships among residents. With thoughtfully designed communal areas and inviting amenities, we encourage a sense of belonging, where neighbors become friends and every interaction enriches the experience of living here. At Avyanna, it's about building not just homes, but lasting bonds that turn a house into a true community.

LIFE. ELEVATED.



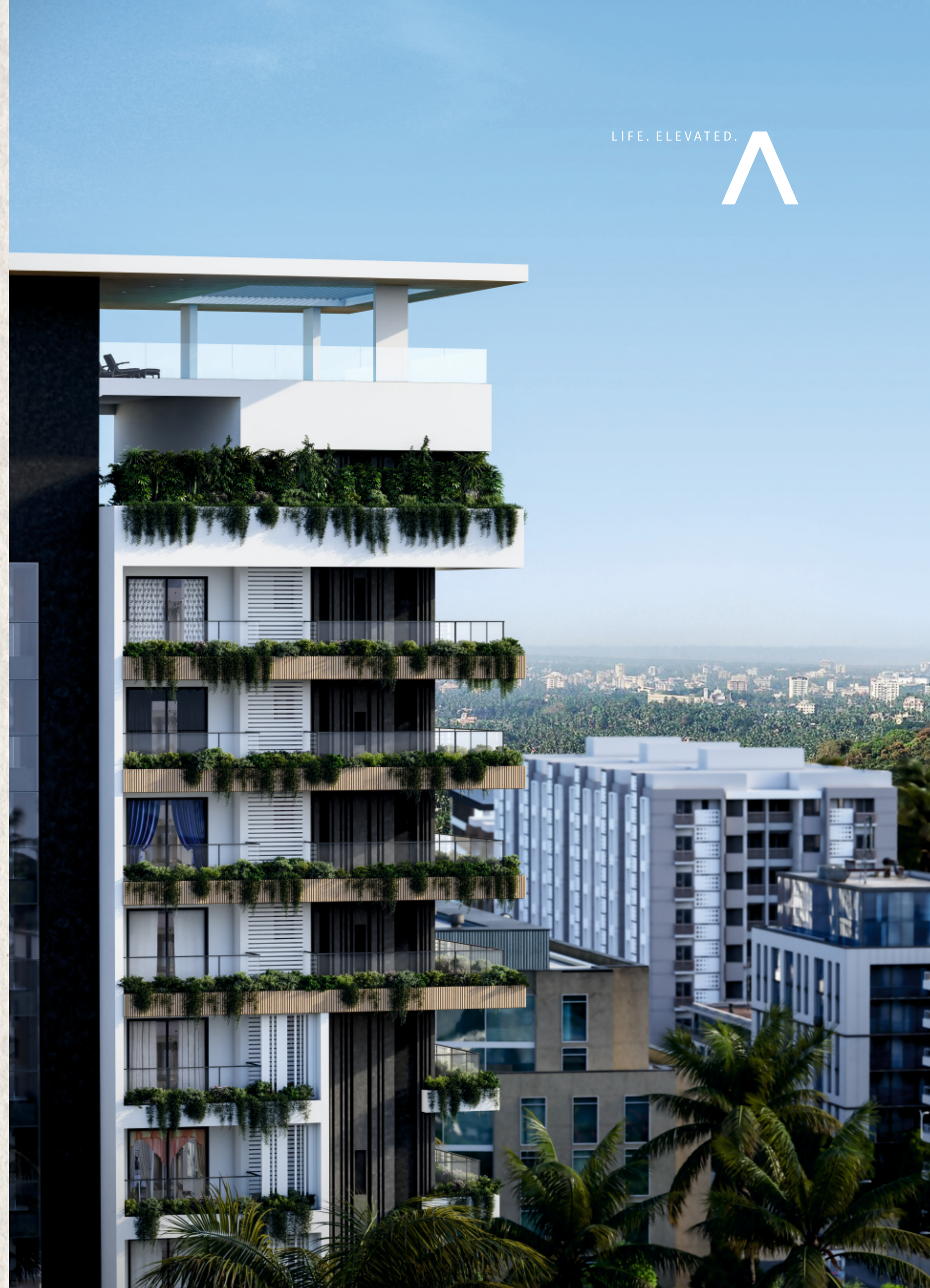


LIFE. ELEVATED.



## CLASS. HIGHER.

At Avyanna, luxury living is defined by exceptional design, unparalleled amenities, and refined elegance. Each residence is meticulously crafted to offer a blend of luxury and comfort, featuring top-tier finishes and modern conveniences. The project boasts exclusive facilities such as a state-of-the-art fitness center, a serene swimming pool, and elegantly designed social spaces, ensuring every aspect of your lifestyle is catered to with sophistication. Experience a level of living that transcends the ordinary and embraces the extraordinary at Avyanna.





AVYANNA

MORNING VIEW



14  
FLOORS

28  
EXCEPTIONAL RESIDENCES

2  
APARTMENTS IN A FLOOR

*Elegance and privacy in perfect harmony*





## URWA. A STATEMENT.

Urwastore is a vibrant and well-connected neighborhood in Mangalore, offering a perfect balance of urban convenience and tranquil living. Known for its prime location, it provides easy access to essential amenities, including top schools, healthcare centers, markets, and places of worship. Residents enjoy a thriving community atmosphere with proximity to popular shopping and dining destinations.

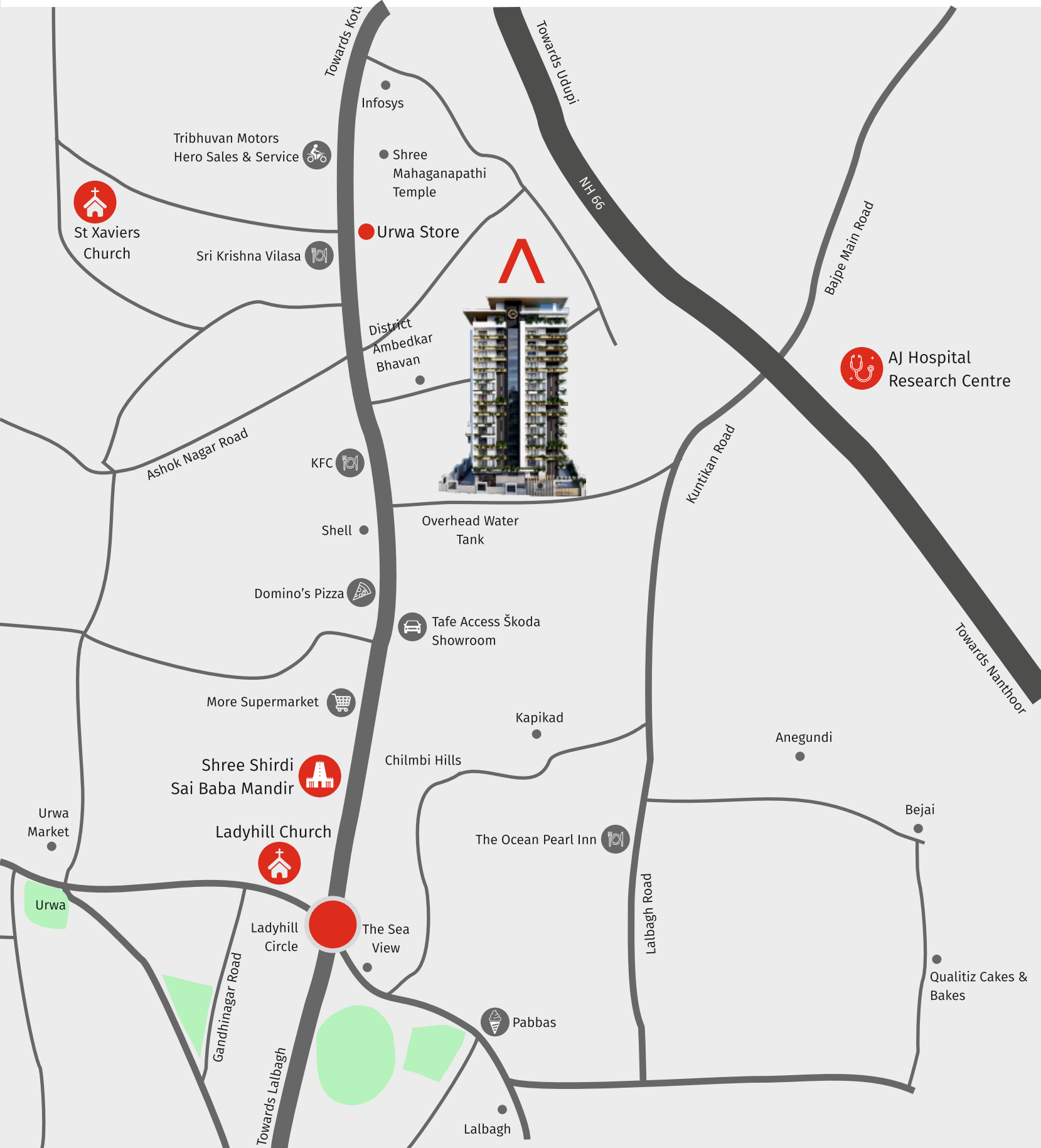
Urwastore's strategic location also ensures excellent connectivity to the city's key areas, making it an ideal choice for those seeking both convenience and a peaceful residential environment.


















# AVYANNA

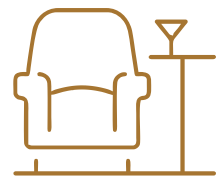
EXCEPTIONAL RESIDENCES



 <p>CONFERENCE ROOM</p>	 <p>SEATING CHALK GALLERY</p>	 <p>SPACIOUS ENTRANCE LOUNGE</p>
 <p>INDOOR GAMES</p>	 <p>WALKING TRACK</p>	 <p>GYMNASIUM</p>
 <p>OPEN AIR YOGA PAVILION</p>	 <p>OPEN AIR CARDIO</p>	 <p>MULTIPURPOSE FUNCTION AREA</p>
 <p>INFINITY SWIMMING POOL</p>	 <p>MINI THEATER</p>	 <p>AMPHITHEATER</p>
 <p>STEAM / SAUNA</p>	 <p>SPA</p>	 <p>CHILDREN PLAY AREA</p>



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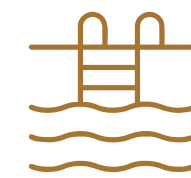


## SPACIOUS ENTRANCE LOUNGE

*An entrance that leaves a  
lasting impression*







INFINITY  
SWIMMING POOL

*Serene view, unmatched relaxation*







## INDOOR GAMES

*Fun awaits indoors*



## GYMNASIUM

*Let's work towards a healthy world*

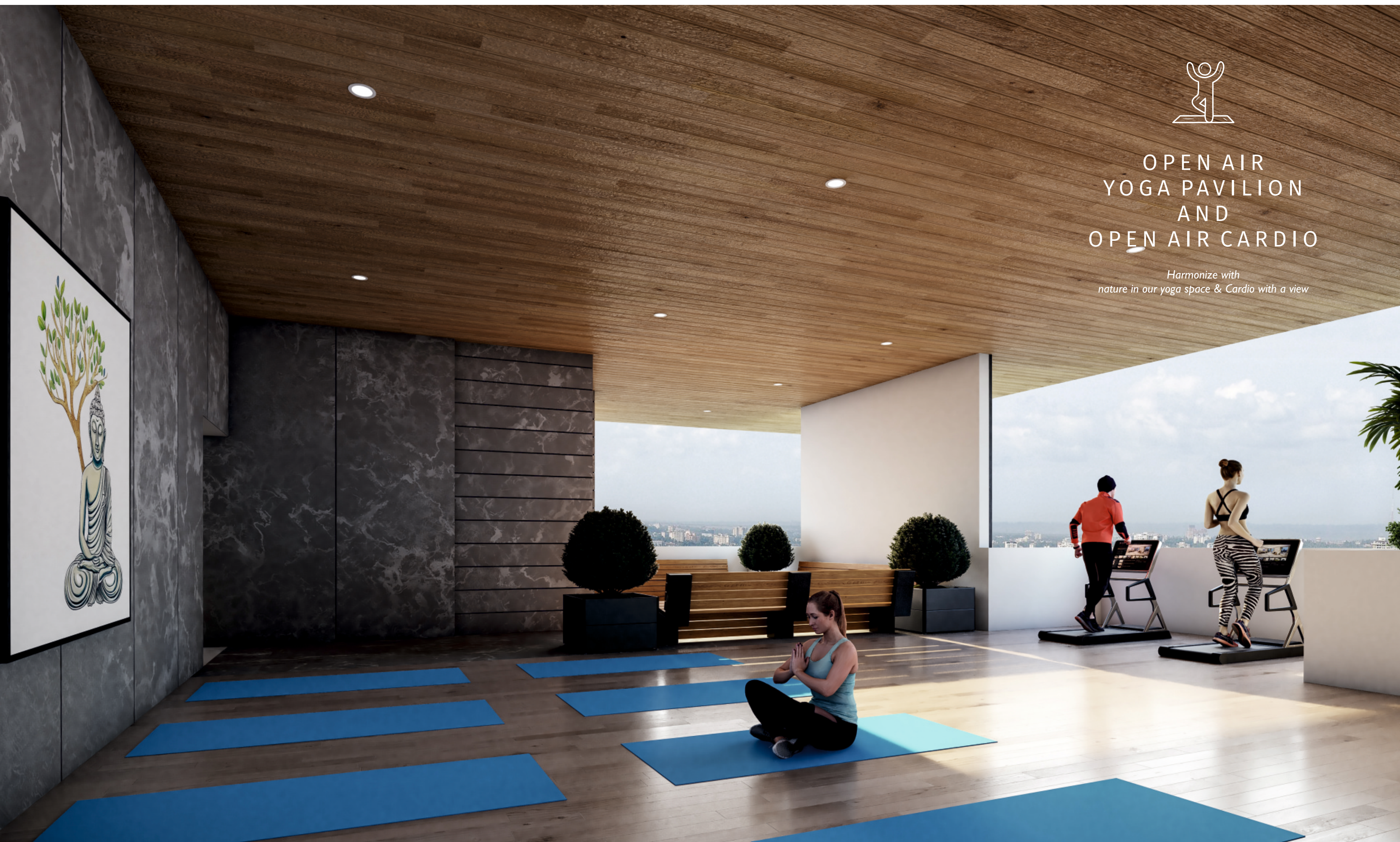






# OPEN AIR YOGA PAVILION AND OPEN AIR CARDIO

*Harmonize with  
nature in our yoga space & Cardio with a view*





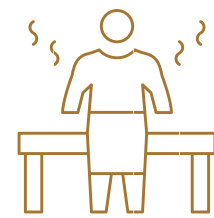
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# CHILDREN PLAY AREA WITH AMPHITHEATER

*Space for the tiny adventurers & a cultural hub in the outdoor*





## STEAM / SAUNA

*Sweat, relax, revive*



## SPA

*Your oasis of tranquility*





TYPICAL FLOOR PLAN

3rd, 7th, 11th, 12th, 13th, 14th Floor



**01 - 3 BHK - 2300 Sq.ft.**  
 carpet area - 1743.67 sqft  
 (unit carpet area - 1340.82 sqft)  
 Balcony carpet area - 402.85 sqft)

**02 - 3 BHK - 2280 Sq.ft.**  
 carpet area - 1789.83 sqft  
 (unit carpet area - 1273.83 sqft)  
 Balcony carpet area - 516 sqft)

TYPICAL FLOOR PLAN

2nd, 4th, 5th, 6th, 8th, 9th, 10th Floor



**01 - 3 BHK - 2210 Sq.ft.**  
 carpet area - 1678.8 sqft  
 (unit carpet area - 1340.82 sqft)  
 Balcony carpet area - 337.98 sqft)

**02 - 3 BHK - 2055 Sq.ft.**  
 carpet area - 1603.14 sqft  
 (unit carpet area - 1273.83 sqft)  
 Balcony carpet area - 329.31 sqft)



LOWER DUPLEX FLOOR PLAN

UPPER DUPLEX FLOOR PLAN





## FIRST FLOOR PLAN



**01 - 2 BHK - 1405 Sq.ft.**  
 carpet area - 1046.81 sqft  
 (unit carpet area - 975 sqft)  
 Balcony carpet area - 71.81 sqft)

**02 - 3 BHK - 1655 Sq.ft.**  
 carpet area - 1246.11 sqft  
 (unit carpet area - 1156.03 sqft)  
 Balcony carpet area - 90.08 sqft)

# AVYANNA

EXCEPTIONAL RESIDENCES

At Avyanna, luxury living is defined by exceptional design, unparalleled amenities, and refined elegance. Each residence is meticulously crafted to offer a blend of luxury and comfort, featuring top-tier finishes and modern conveniences. The project boasts exclusive facilities such as a state-of-the-art fitness center, a serene swimming pool, and elegantly designed social spaces, ensuring every aspect of your lifestyle is catered to with sophistication. Experience a level of living that transcends the ordinary and embraces the extraordinary at Avyanna.



ISOMETRIC VIEW












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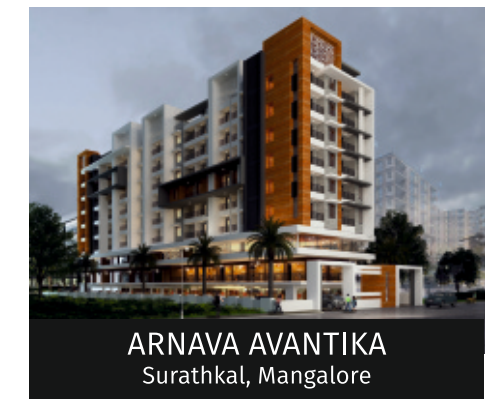
## GENERAL SPECIFICATIONS

-  Premium-quality large-size Vitrified/GVT/PGVT tiles for the main flooring for flats.
-  Premium-quality glazed tiles for toilet walls and anti skid tiles for toilet flooring.
-  UPVC/ Anodized/powder-coated aluminum French doors, glazed with mosquito mesh, for balconies.
-  Premium-quality plumbing and sanitary fittings in toilets and dining.
-  Spacious kitchen area provided with needful electrical and plumbing arrangements to accommodate a modular kitchen and its accessories.
-  Wooden frames with veneer-fitted flush door shutter with melamine polish finish for main doors.
-  Premium-quality fittings and branded digital door lock for the main door.

## COMPLETED PROJECTS



## ONGOING PROJECTS





Promoters & Developers



**ARNAVA**  
PROPERTIES

Shantheri Building,  
Chilimbi 2nd Cross  
Mangalore - 575006

Kuchigudde Complex,  
Old Post Office Road,  
Surathkal - 575014

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Email: [arnavabuilders@gmail.com](mailto:arnavabuilders@gmail.com)

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Engineers & Consultants

**M.R. Consultancy**

Monalisa Residency Ground Floor,  
Bejai Church Road, Mangaluru - 575004

For Details Contact: 95915 91999, 74117 09999