



NS arcus
AVANI
SIGNATURE FLOORS

LUXURY INDEPENDENT FLOORS AT THE FOOTHILLS OF ARAVALIS

ANAND NIKETAN, SECTOR 2, SOHNA, GURUGRAM

**Unfold everyday
in the lap of nature**





WELCOME TO AVANI FLOORS—GATED INDEPENDENT HOMES SET WITHIN ANAND NIKETAN,
AT THE FOOTHILLS OF THE ARAVALIS IN SECTOR 2, SOHNA, GURUGRAM.

Avani Floors
Built on trust, built by NS Arcus.

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SIGNATURE FLOORS



Designed for those who seek elegance amidst tranquility, this haven offers lush green landscapes, thoughtfully curated recreational amenities, and a seamless blend of nature and modern living.

Imagine waking up to golden sunrays filtering through the trees, illuminating your mornings with warmth and sophistication. A lifestyle where contemporary design meets the serenity of nature, creating a perfect balance of comfort and exclusivity.

With meticulously planned 3-bedroom homes featuring expansive balconies, Avani Signature Floors invite you to experience independent living at its finest—where every day feels like a retreat.



Artist's Impression

Happiness immersed in nature.

Low rise residential independent floors & plotted township

Gated township with access control & visitor management

Well planned infrastructure, roads & pathways

Convenient access from 60m wide sector road

24X7 Power backup

Expansive greens and open spaces

Modern recreational zone for active lifestyle

Cycling area within the township

Social support infrastructure in the vicinity

Rainwater harvesting system

Sewage treatment plant

Dedicated car parking space

Electric vehicle charging station

Better air quality & less noise pollution

Wi-Fi connectivity in common areas

BUILT ON TRUST, BUILT BY NS ARCUS.

Every walk, a scenic escape.
Discover life along the greens.



Artist's Impression

SCENIC LANDSCAPING | DESIGNER WATER FEATURE | INTERNAL PAVED GREEN AVENUES
PATHWAYS FOR A PERFECT STROLL | RELAXING SEATING AREAS | PET FRIENDLY ZONES

Built to belong. Enjoy nature's show, live from your balcony.



Artist's Impression

A park at the heart,
security at every step.



Artist's Impression

STATE-OF-THE-ART MULTI-TIER SECURITY | GATED TOWNSHIP WITH REGULATED ACCESS | CCTV AND CONTROL ROOM PROVISION
REGULAR WATCH & ROUNDS OF SECURITY PROS | WELL-LIT COMMON AREAS WITH POWER BACK-UP

Amphitheatre garden invites moments of leisure, laughter, and community.



Artist's Impression

The social heart of Avani Floors:
A recreational zone designed for
togetherness.



Artist's Impression

Dive in, game on, gather round.
Celebrate life everyday.



SWIMMING POOL WITH DECK AREA | FULLY EQUIPPED GYMNASIUM | INDOOR TABLE TENNIS | INDOOR SNOOKER/POOL
INDOOR BADMINTON COURT | INDOOR PICKLE BALL COURT | YOGA & MEDITATION ZONE | MULTIPLE KIDS PLAY ZONES
LOUNGE AREA | MULTI-PURPOSE HALL | LIBRARY & CARD ROOM

Courts, Fields, Nets: Gear up sports enthusiasts.



Artist's Impression

CRICKET PRACTICE NET | HALF BASKETBALL COURT | PICKLE BALL ARENA | BADMINTON COURT | LAWN TENNIS

Avani Floors: Smart spaces, premium features, thoughtful design.



Low-rise
3BHK Independent
Floors

Available in an optimum
plot size from
147 to 167 sq.yds.

Elevator access
to each floor,
basement and terrace

2-side open
for more
ventilation

Basement and
terrace space
with each unit

Dedicated
parking at
stilt level

Earthquake
resistant framed
structure

Dedicated
waiting lounge
at the entrance

Air-conditioning in
basement, living room
& all bedrooms

Two spacious
balconies for
each unit

BUILT ON TRUST, BUILT BY NS ARCUS.

Enjoy openness, comfort, and connection.

Spacious, inviting, and bathed in natural light, perfect for family time or to have friends over.



Artist's Impression

Your private retreat. Your culinary corner.

Spacious bedrooms designed for relaxation, and a functional kitchen crafted for everyday ease, making every corner a reflection of your pride in ownership.



Avani Floors: Your world, perfectly mapped.

From green spaces to recreational zones, discover a layout designed for harmonious community living.

Master Plan.



Key Legends

- 1 ENTRY & EXIT
- 2 TWO CENTRAL GREEN BLOCKS
- 3 RECREATIONAL ZONE
- 4 CHILDREN'S PLAY AREA/GREEN BLOCK
- 5 COMMERCIAL AREA
- 6 FLOORS PHASE 1
- 7 FLOORS PHASE 2



Floor Plans - Type 1

3BHK + 3 TOILET + UTILITY

PLOT AREA: 134.73 SQ. MTR. (161.13 SQ. YARDS)



BASEMENT



STILT
 S1 to S4



TYPICAL FLOOR PLAN
 1st to 4th



TERRACE

Floor Plans – Type 2

3BHK + 3 TOILET + UTILITY

PLOT AREA: 125.69 SQ. MTR. (150.32 SQ. YARDS)



BASEMENT



**STILT
 S1 to S4**



**TYPICAL FLOOR PLAN
 1st to 4th**



TERRACE

Floor Plans - Type 3

3BHK + 3 TOILET + UTILITY

PLOT AREA: 126.54 SQ. MTR. (151.34 SQ. YARDS)



BASEMENT



STILT
 S1 to S4



TYPICAL FLOOR PLAN
 1st to 4th



TERRACE

Floor Plans – Type 4

3BHK + 3 TOILET + UTILITY

PLOT AREA: 123.52 SQ. MTR. (147.72 SQ. YARDS)



BASEMENT



STILT
 S1 to S4



TYPICAL FLOOR PLAN
 1st to 4th



TERRACE

Specifications

AREA	FLOOR	WALLS	CEILING	DOORS	WINDOWS	FIXTURES / FITTINGS	OTHERS
LIVING & DINING ROOM	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	HARD WOOD FRAMES WITH LAMINATED TEAK FINISH DOOR WITH PREMIUM LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	LED LIGHTS, FAN	TOP END SPLIT AIR CONDITIONING
KITCHEN	ANTI-SKID VITRIFIED TILES	CERAMIC TILES AND PLASTIC EMULSION	PLASTIC EMULSION	SHUTTER DOOR WITH PAINTED FINISH OR GLASS DOOR	UPVC FRAMES WITH TOUGHENED GLASS	LED LIGHTS, CP FITTINGS & SS SINK, EXHAUST FAN, MODULAR KITCHEN, HOB, CHIMNEY.	KITCHEN COUNTER WITH GRANITE TOP
MASTER BEDROOM	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES / WOODEN FLOORING	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WARDROBE IN DESIGNATED AREA, LED LIGHTS WITH DESIGNER CEILING	TOP END SPLIT AIR CONDITIONING
BEDROOMS	SLEEK & LUXURIOUS MATT FINISH ANTI SLIP TILES / WOODEN FLOORING	POP PUNNING, PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WARDROBE IN DESIGNATED AREA, LED LIGHTS WITH DESIGNER CEILING	TOP END SPLIT AIR CONDITIONING
TOILETS	ANTI-SKID TILES	CERAMIC TILES, PLASTIC EMULSION & LOOKING MIRROR.	GYPSON BOARD CEILING, PAINTED IN PLASTIC EMULSION.	SHUTTER DOOR WITH PAINTED / LAMINATED FINISH WITH LOCK SYSTEM	UPVC FRAMES WITH TOUGHENED GLASS	WC**, SINGLE LEVER CP FITTINGS OF JAGUAR / KOHLER OR EQUIVALENT BRAND, HEALTH FAUCET, WASH BASIN** WITH VANITY, LED LIGHTS, GYSER, EXHAUST FAN AND TOILET PAPER HOLDER.	
BALCONY	ANTI SKID TILES	PLASTER WITH PLASTIC EMULSION	PLASTIC EMULSION, DESIGNER CEILING				WET POINT AND ELECTRIC POINT, MS RAILING
STAIRCASES	GRANITE	PLASTIC EMULSION					EARTHQUAKE RESISTANT STRUCTURE
BASEMENT	VITRIFIED TILES	PLASTIC EMULSION	PLASTIC EMULSION			LED LIGHTS	TOP END SPLIT AIR CONDITIONING

OTHERS

ELECTRICAL - PREMIUM MODULAR SWITCHES OF BRANDS LIKE ABB / LEGRAND OR EQUIVALENT. FIRE RESISTANT COPPER WIRING WITH ELECTRICAL FITTING POINT | SECURITY - ACCESS CONTROL WITH VIDEO PHONE FACILITY AT STILT LOBBY ENTRANCE | EXTERNAL FINISHES - LONG-LASTING ALL-WEATHER PROOF EXTERIOR FINISH | EARTHQUAKE RESISTANT STRUCTURE | SECURED GATED WITH CCTV SURVEILLANCE | 24*7 POWER BACK-UP UP TO 3 KV

Note: Premium sanitary fittings in all toilets**

Sohna: South of Gurugram

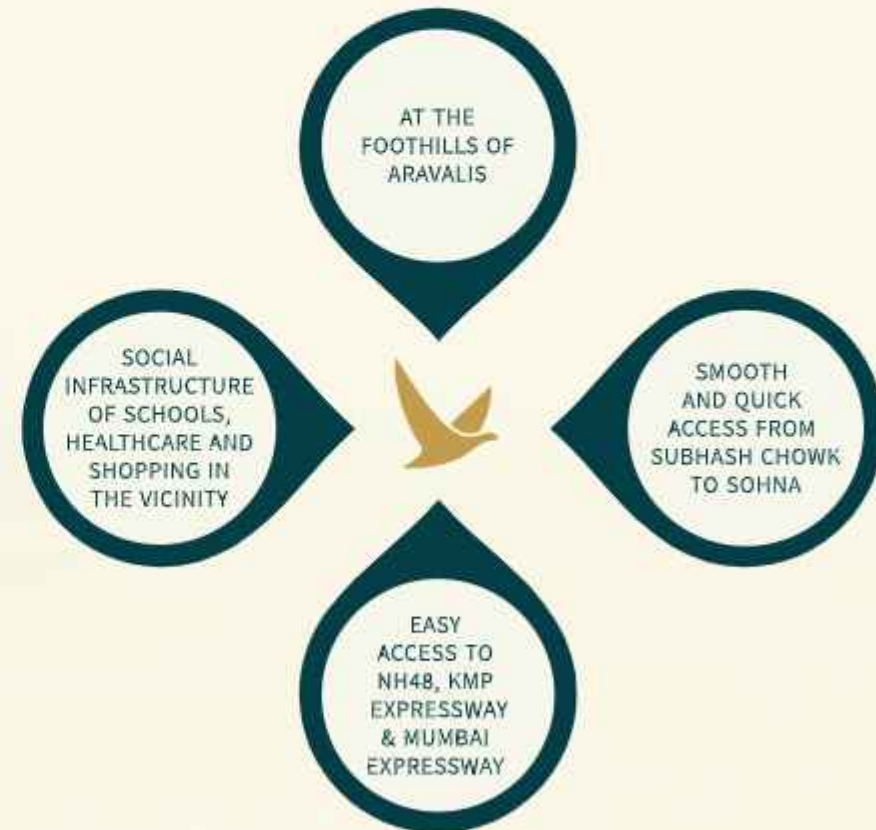
THE FASTEST GROWING MICRO MARKET OF DELHI NCR

INDEPENDENT FLOORS HAVE EMERGED AS THE PREFERRED CHOICE IN THE RESIDENTIAL SEGMENT, WITNESSING UNPRECEDENTED DEMAND.

THE EARLY SECTORS OF SOHNA STAND AT THE FOREFRONT OF THIS GROWTH, DRIVEN BY AFFORDABILITY AND HASSLE-FREE CONNECTIVITY.



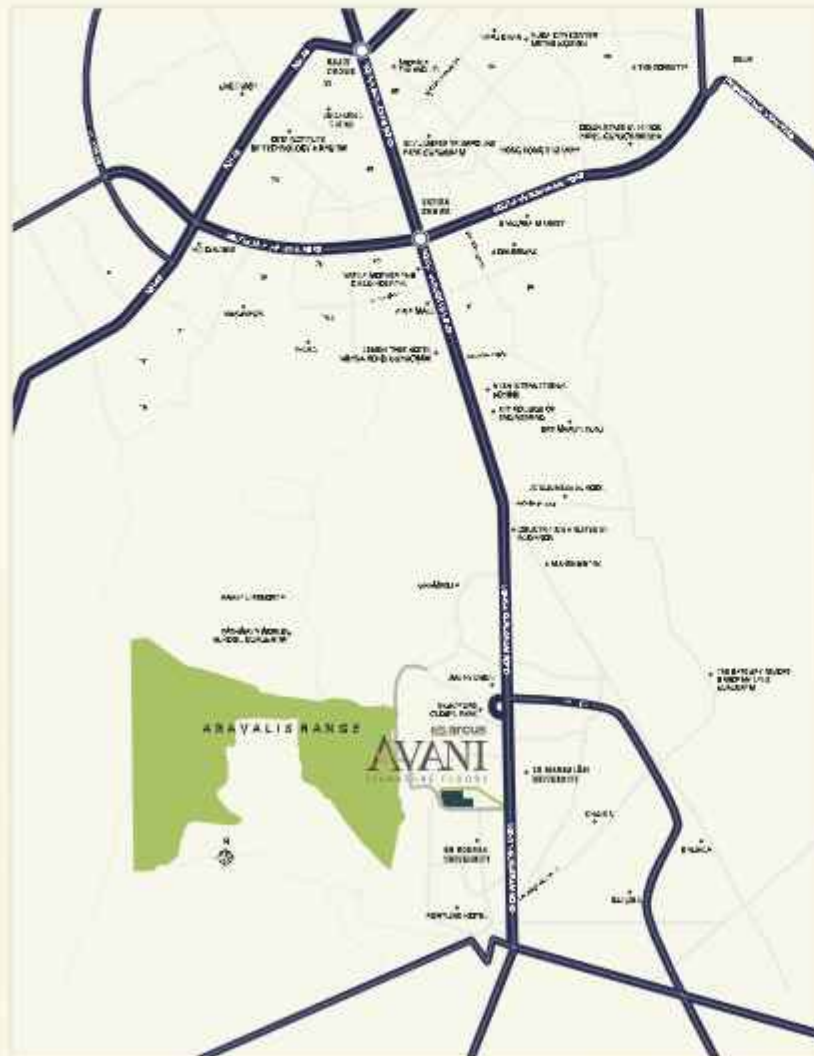
The Sohna elevated road has significantly shortened the distance and made travel to the early sectors of Sohna far smoother and more convenient. It takes only 15 min to reach Avani Floors from Vatika Chowk.



Location Map

KNOW YOUR NEIGHBOURHOOD

(WITHIN 5 TO 20 MIN DRIVE)



EDUCATION

PATHWAYS WORLD SCHOOL
 KR MANGALAM UNIVERSITY
 GD GOENKA WORLD SCHOOL
 RYAN INTERNATIONAL SCHOOL
 DPS MARUTI KUNJ
 KIIT COLLEGE OF ENGINEERING
 JK BUSINESS SCHOOL
 JINDAL PUBLIC SCHOOL
 EURO KIDS SCHOOL

HOSPITALITY

THE GATEWAY RESORT
 COUNTRYINN & SUITES
 LEMON TREE
 RADISSON HOTEL
 THE WESTIN SOHNA RESORT
 AND ALL THE LEADING
 HOTELS IN GURUGRAM

HEALTHCARE

MAX HOSPITAL
 FORTIS HOSPITAL
 ARTEMIS HOSPITAL
 PARK HOSPITAL
 MEDICITY
 SANJEEVANI HOSPITAL

COMMERCIAL

ALL THE LEADING
 SHOPPING CENTRES
 IN SOHNA ROAD AND
 GOLF COURSE EXTN. ROAD

A concrete name trusted for over 50 years.



NS Arcus, headquartered in Gurugram, has been engaged in building and construction materials for the last 5 decades.

Established in 1972, NS Arcus has an extensive production and distribution network across Gurugram, Manesar, Faridabad, Dwarka Expressway, Greater Noida, Jammu, Amaravati and Vrindavan. The Group has a vast experience in the fields of mining, stone crushing, cement, ready-mix concrete, concrete blocks, pavers and transportation.

Preparation, competence and reliability, accompanied by strict application of quality standards, have distinguished the NS Arcus way of doing business over the years.

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haryanarera.gov.in

Corporate Office

122, First Floor, Universal Trade Tower
Sector-49, Sohna Road, Gurugram

T +91 9718922222 **E** sales.realty@nsarcus.com **W** nsarcus.com

Site Office

Anand Niketan, Sector-2, Sohna, Gurugram

NSarcus


ANAND NIKETAN
SECTOR 2, SOHNA,
GURUGRAM

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1 Sq. Mtr. = 10.764 Sq. Ft. / 1 Sq. Yard = 9 Sq. Ft.

A misty, green mountain landscape with the text "NS arcus" overlaid. The mountains are covered in dense green vegetation and are partially obscured by a light mist or fog. The sky is a pale, hazy green. The text "NS arcus" is centered in the middle of the image, with "NS" in red and "arcus" in blue, and a blue underline beneath the entire text.

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