



SAMTEN





## AAVISA

700 acres of lush greenery

Interspersed with lakes and streams

To live, play, learn and luxuriate in

### Welcome to Aavisa! The land blessed by the heavens

Aavisa is an Eco Sensitive Township, where living amidst nature becomes a lifestyle. Nestled by 7 lakes and with an 18-hole Championship Golf course running through the heart of the property, Aavisa is a living idea so well located, so well endowed by nature and so well planned, that you are unlikely to find another such in South India. Upon completion, Aavisa will be one of the few LEEDS accredited townships in India.

Aavisa is being designed to include a school for your children, a hotel and spa to pamper you and a hospital to provide for your healthcare needs - making it a complete living experience.

Aavisa is an IVRCL Assets and Holdings creation.

Also believing in Aavisa is Kotak Realty Funds and perhaps... you.





## SAMTEN

Where wondrous nature sings lullabies to the land

Where the gentle breeze whispers sweet nothings

Where man and nature exist as one

**Come & experience the meditative soul in the blessed land of Aavisa**

**Come & experience Samten – the first residential development at Aavisa**

Samten is an exquisite cluster of 239 luxury and premium villas that hug the Championship Golf Course at Aavisa. Spread across 52 acres, the SAMTEN villas are every home owner's dream.

'Samten', means Meditation - a meaning that comes alive in villas that are designed incorporating the principles of Feng Shui. These are true examples of homes that are designed with taste.

Project approved by SBI, Axis, Kotak Bank and other Housing Finance Institutions. All permissions including DTCP approval.

SCORE CARD						
LENGTH IN METERS						
HOLE	BLACK	BLUE	WHITE	YELLOW	RED	PAR
1	335	315	295	275	245	4
2	515	480	455	425	380	5
3	330	310	295	275	245	4
4	180	170	160	150	135	3
5	380	355	335	315	280	4
6	195	185	175	160	145	3
7	480	450	425	395	355	5
8	365	340	325	300	270	4
9	385	360	340	320	285	4
TOTAL M.	3165	2985	2805	2615	2340	36
TOTAL YD	3455	3245	3070	2860	2560	36
10	360	335	320	300	265	4
11	190	180	170	160	140	3
12	325	305	290	270	240	4
13	180	170	160	150	135	3
14	545	510	480	450	400	5
15	365	340	325	300	270	4
16	415	390	370	345	305	4
17	370	345	330	305	275	4
18	490	460	435	405	360	5
TOTAL M.	3165	2985	2805	2615	2340	36
TOTAL YDS	3455	3245	3070	2860	2560	36
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## GOLF COURSE

An 18-hole Championship Golf Course runs through the heart of Aavisa, beginning at the doorsteps of the villas at Samten.

Live at Samten and enjoy the view of the lush turf grass from your living spaces or a stroll in the undulating landscape. Play every day, even on the weekends. Step into the Mediterranean style Golf Club for a coffee whenever you prefer a change from your own garden.



SAMTEN







# SAMTEN

In addition to golf views, Samten is blessed with 18 blossoming gardens and gentle meandering waterways. Living in Samten is living amidst nature.

The Samten layout is divided into Samten East and Samten West by a curving avenue road.

**SAMTEN WEST** offers 137 Villa Plots with Golf views. These range between 2859 sq ft. and 7800 sq ft. in size.

**SAMTEN EAST** offers 102 villa plots with park and tree-lined street views. These range between 1500 sq ft. and over 3000 sq ft. in size







## LUXURY VILLAS

Exuding with style and panache, Samten's Luxury Villas are a statement to the world that style, comfort and Eco Consciousness can and do go together. These large and spacious villas are every home owner's dream. Private swimming pools and rooftop gardens are some of the features of these Luxury Villas. Overlooking the beautiful and magnificent golf course, our villas lure you into a life of indulgence and luxury.







## PREMIUM VILLAS

Samten's Premium Villas speak for sheer style and elegance. These are smart designs that best suit the contemporary lifestyles. The views from the villas are magical; they overlook parks and the rows of flowering plants and trees that hug the streets. These villas come with an extensive list of features and a wide price range to choose from.





## DELUXE VILLAS

Samten's Deluxe Villas are a perfect blend of beauty, simplicity and class. These are homes that enjoy water, greenery and sunshine all-year-round; homes that everyone can dream to own and take pride in.

Now, pulling your door shut behind you to stroll to a water body or to the park will become a beautiful habit.









## GREEN, HARMONIOUS LIVING

The villas at Samten will be certified Green Homes. This is a community that has been designed to be Eco Sensitive and blend the best of urban comforts with that of a life away from the hustle and bustle of the city.

Some of Samten's features include...



- Water Treatment Plant
- Sewage Treatment Plant
- Rain Water Harvesting



- 24 hrs. Security
- Access Controls with Boom Barriers



- Underground Cabling
- Energy Saving Electrical Devices
- Garbage cum Waste Management System



- 24 hrs. Power Backup
- Cable Networks



## A COMPLETE COMMUNITY

Samten understands your needs and concerns, and duly addresses them. Whether it's your healthcare, education, or shopping and leisure needs - they are all taken care of within the confines of the 700-acre community. Life is no longer a task, sit back relax and enjoy!

### LIVE

A state of the art hospital addressing all your health care needs.

### LEARN

A fully functional day cum residential school is expected to commence soon.

### SHOP

From a supermarket to an ATM, you have it all right here within the township.

### EAT

Choose from a wide range of restaurants within this living experience.

### PLAY

Tee off or enjoy a cup of coffee with friends at the Mediterranean style Golf Club.

### ENJOY

Samten's full-fledged club house will ensure all your recreational and leisure needs are taken care of. Swim in a luxurious pool after a game of Basket ball... sip a cup of coffee while reading a book in the library... watch a movie at the mini auditorium... play all you want at the billiards room, the table tennis and volley ball courts or relax on the lush green lawns!

PROMOTERS



## IVRCL

IVRCL Infrastructures & Projects Ltd. (IVRCL) is the Parent Company of IVRCL Assets & Holdings (IVRCL A&H). Hyderabad-based IVRCL is amongst the largest Infrastructure companies in India with over 7000 employees. IVRCL is an NSE & BSE listed company with market capital of close to US\$ 1 billion and group Net Worth of close to US\$ 1 billion. IVRCL is currently executing projects across India which are collectively worth more than US\$ 5 Billion.

[www.ivrcl.com](http://www.ivrcl.com)





## **IVRCL Assets & Holdings Ltd.**

### **IVRCL A & H**

IVRCL A&H is a majority owned company of IVRCL. IVRCL A&H is an NSE & BSE listed company and with a market cap of above US\$ 700 million and net worth of INR 22,828.50 million.

IVRCL A & H was originally incorporated as a Real Estate Development Company and has since restructured itself as an Assets & Holdings Company. It offers a wide gamut of services and its holding assets are as diverse as...

**Water:** Chennai Water Desalination Plant at an investment of INR 600 crores, with a capacity 100 million litres per Day.

**Roads:** nearly 3000 lane kms at an investment of INR 98,714 million.

**Oil & Gas Tankages:** worth over INR 29,000 million, including 11 crude oil tanks, 42 finished product tanks and 15 mounded bullets.

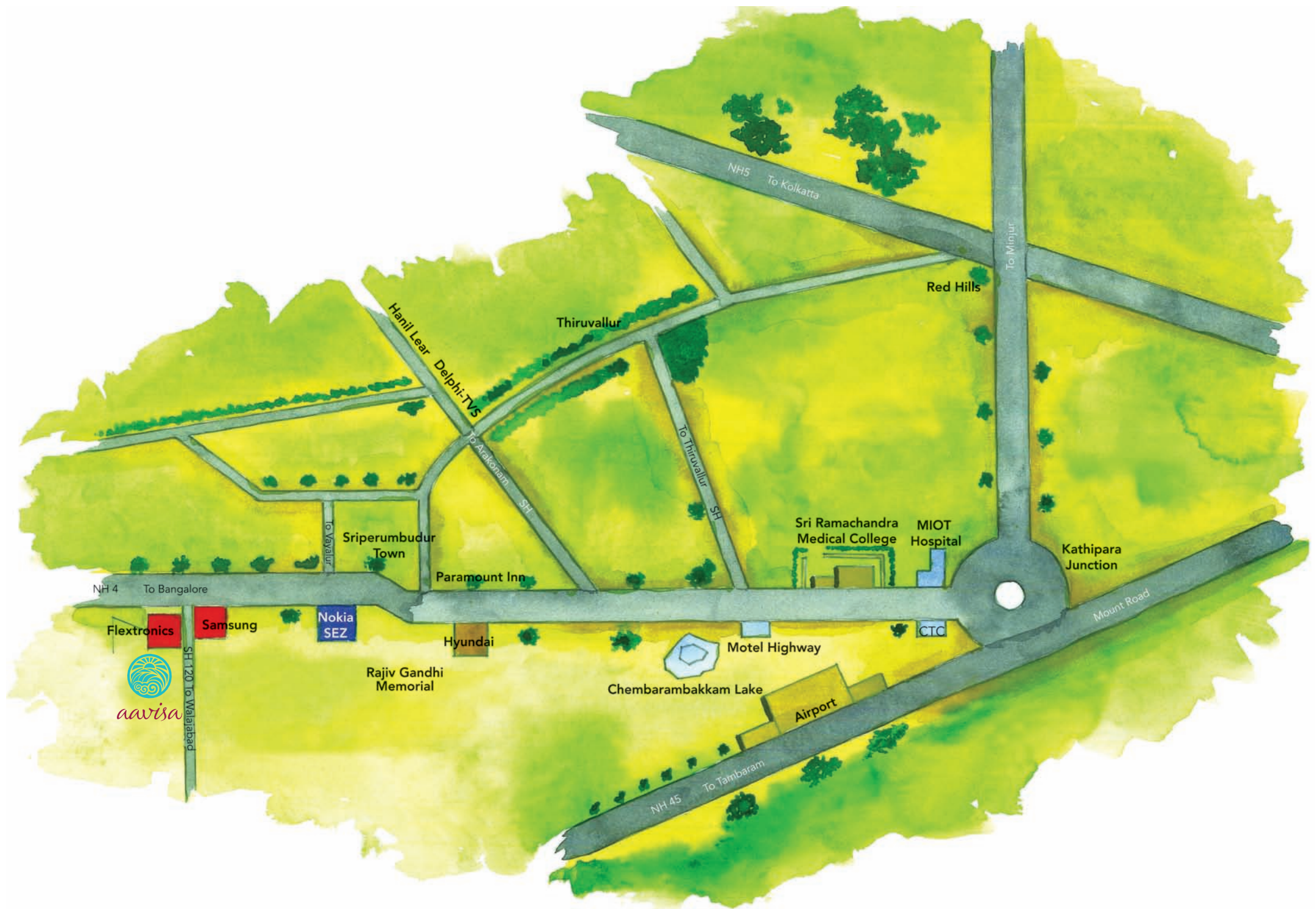
Apart from these, IVRCL A&H has a land reserve of around 2500 acres spread across Hyderabad, Noida, Bangalore, Vizag, Pune, Mumbai and Chennai.

[www.ivrclholdings.com](http://www.ivrclholdings.com)

### **Kotak Realty Fund**

Kotak Realty Funds ("KRF") are equity investors in IVR Resorts & Hotels Limited, the Developer of Aavisa project. KRF is focused on investment opportunities in residential, commercial and other asset classes within Indian Real Estate.

<http://realtyfund.kotak.com>







**IVRCL Assets & Holdings Ltd.**

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