

CONNECTIVITY CONVENIENCE CONVERGENCE



301/302, 3rd Floor, #98/1, Ebrahim Residency,
Residency Road, Bangalore 560 025, India

T +91 80 2297 1031 F +91 80 2297 1032
E info@avedaventures.com www.avedaventures.com



Architects



Indian Green Building Council
LEED PRE-CERTIFIED GOLD BUILDING

DISCOVER THE 3 Cs OF A MODERN WORKSPACE

Located in the heart of Bangalore in Indiranagar, Aveda Meta brings you unmatched **Connectivity, Convenience & Convergence**.

Derived from the word *Mēta*, which means *goal* in Spanish & *destination* in Latin, Aveda Meta's objective is to offer corporate organizations **modern workspaces at one of the most prominent locations** in the city.

From ease of access to its business-friendly environs. From its excellent features to its well-planned specifications. This **ground plus 7-floor 8491 sq.mtrs. (199034 sq.ft.) corporate hub** provides all advantages a modern office space should.

AT THE CENTRE
OF THE CITY
IN THE HEART
OF THINGS



ENHANCED CONNECTIVITY FOR GREATER EFFICIENCY

With a great location comes better connectivity. Built in the central business district of Indiranagar on Old Madras Road opposite Swami Vivekananda Metro Station, Aveda Meta is well-linked to all parts of Bangalore through the Bangalore Metro and by major roads. Its strategic location saves time, resources and energy spent on travel for employees and clients. Be it the city center - MG Road, key IT/ITES hubs, financial nerve-centers, recreational zones, railway stations or the airport, Aveda Meta makes everything easily accessible.



Bangalore Metro Map



Metro connectivity



Airport accessibility



Easy access to main & arterial roads



Close to railway stations

WELL CONNECTED

Aveda Meta's superior connectivity gives you a competitive advantage thereby improving business efficiency and performance

- Located in Indirangar on Old Madras Road which is one of Bangalore's main arterial roads
- Built strategically - between MG Road, a Central Business District and Whitefield, a major IT hub
- Diagonally opposite the new Swami Vivekananda Metro Station
- 7 minutes and 3 stops away from MG Road via the Bangalore Metro
- 10 minutes away from the Outer Ring Road which is connected to major highways and neighborhoods
- Easy access to the Bangalore International Airport through arterial roads
- The Byappanahalli and Krishnarajapuram Railway Stations are just 5 and 15 minutes away respectively
- Business zones such as Koramangala and Electronic City are easily accessible by main roads
- Will soon be connected to the Mysore Road Metro Station, via the Kempegowda Exchange
- The entire city will be accessible in 30 to 40 minutes after the completion of the East-West and North-South Metro Corridors

CONVENIENCE THAT MATTERS

Aveda Meta offers you all the conveniences that count. It houses **showroom space**, a **30-seater common conference room**, a **gym with sauna**, a **cafeteria**, a **game room** & **parking space for approximately 359 cars**. With **restaurants, eateries, shopping zones & premium malls** in the vicinity, Meta makes your work-life more enjoyable & less stressful. Aveda Meta enables you to host & entertain your business clients with ease too. Several **5 & 4 star hotels & top restaurants** are just minutes away. Perfect to set up a quick business lunch or a meeting in a relaxed atmosphere.



Large car parking space



Excellent in-house amenities



Near major residential areas



Proximity to recreational zones

LIVE, WORK AND PLAY CONVENIENTLY

Grade 'A' building in a business-friendly neighborhood. A range of benefits for you and your employees

- | Well-linked location saves time, resources & energy travelling to & from work
- | Various in-house amenities for employees including a gym for a healthy workout before or after work
- | Several common zones such as game room & lounge area for post-work recreation and relaxation
- | 30-seater common conference room to save office space
- | 180-seater common canteen & cafeteria for a quick coffee or lunch break
- | Disabled-friendly ramps, lifts and dedicated washrooms
- | 4 levels of basement parking space for cars & two wheelers, including bicycles
- | 5, 4 & 3 star hotels & restaurants nearby to host & entertain guests or clients
- | Major shopping malls, schools, banks & health clubs in the vicinity
- | Close to major residential areas which have excellent educational & recreational facilities

A wide-angle photograph of a modern office hallway. The space is bright and open, featuring large windows on the right side that offer a view of greenery outside. The floor is highly reflective, mirroring the ceiling and windows. Several large, white, cylindrical columns support the ceiling. The ceiling itself is white with recessed lighting and ventilation grilles. The overall atmosphere is clean, professional, and spacious.

A CONVERGENCE OF ENVIRONMENT AND ENTERPRISE

Aveda Meta is where environmental sustainability meets business excellence. This **18491 sq. mtr. (199034 sq. ft.)** workspace is a **LEED Gold Certified Green Grade A** building. With floor plate sizes between **2212 & 2464 sq. mtrs. (23809 & 26522 sq. ft.)**, it allows you to create open and expansive office spaces for improved employee performance & productivity. Located close to **key IT parks & business zones**, Aveda Meta makes interactions & collaborations between businesses easier and productive.



Eco-friendly, sustainable green building



Charging points for electric cars



Open office spaces



Near major IT parks/business zones

WHERE IDEAS AND IDEALS CONVERGE

Aveda Meta is perfect for innovative organizations that are driven by a commitment to ecological sustainability as part of their core values

- | A LEED Gold Certified & Indian Green Building Council rated building that conserves energy & reduces negative environmental impact
- | Eco-friendly corporate hub just minutes away from the Outer Ring Road, a major business zone & a high growth IT corridor
- | Green features for enhanced indoor working spaces leading to higher employee well-being, satisfaction, productivity & retention
- | Rain water harvesting, recycled sewage plant & use of sustainable materials to reduce waste at all stages of construction
- | Energy & water-efficient resulting in lesser operating and maintenance costs
- | Charging points for electric cars & ample space for bicycle parking
- | Close to major IT parks, business districts and commerce zones for better collaborations between industry leaders

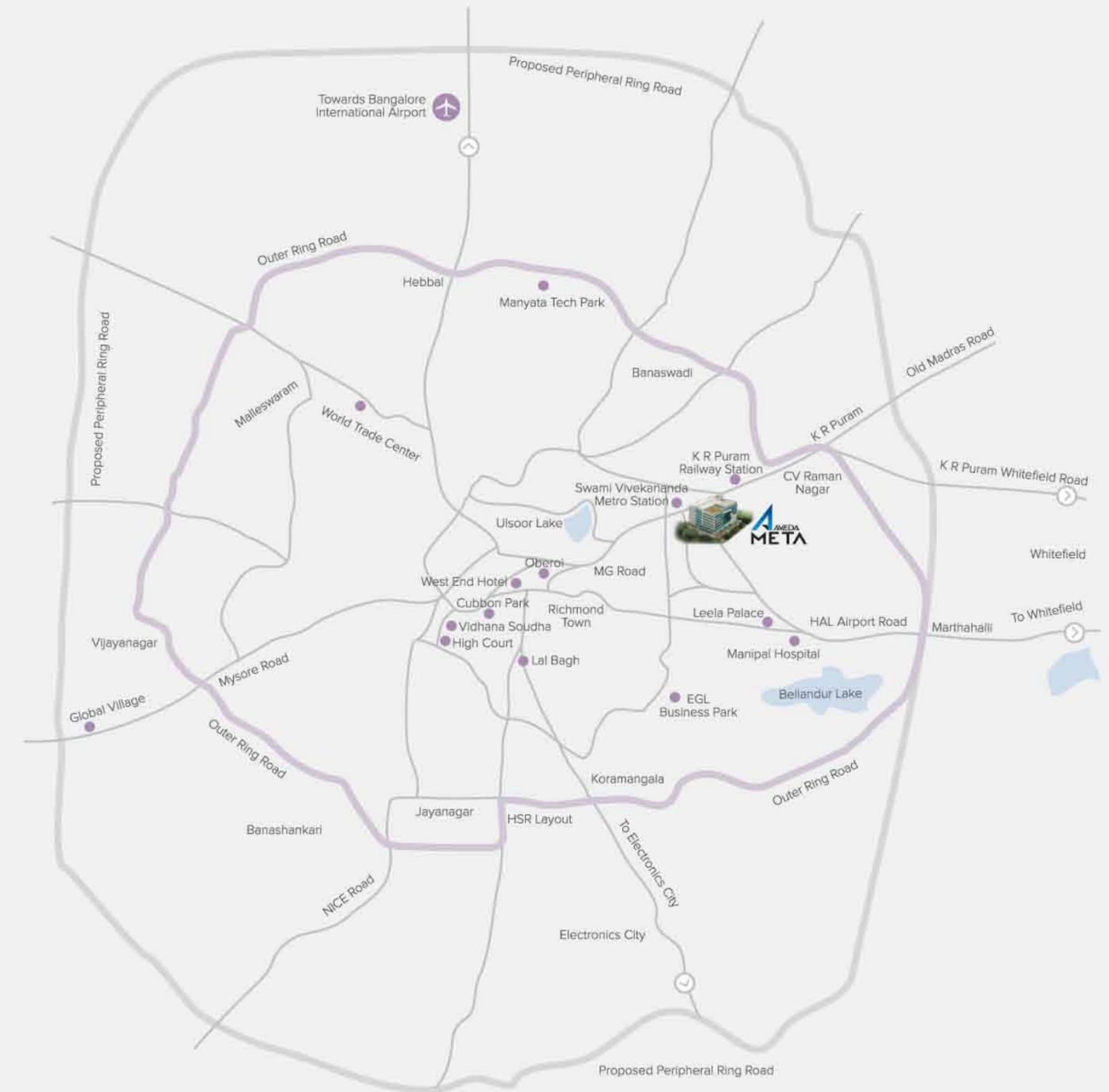
A GOOD LOCATION A GREAT INVESTMENT

Studies show that worldwide and in India, Metro Rail has had a significant impact on real estate appreciation. A case in point in India is Delhi and the National Capital Region (NCR) where property prices have appreciated as much as 100% in areas close to the Metro Stations.

The ongoing Metro project in Bangalore, which is the country's fastest growing property market, presents a huge opportunity for investors. Aveda Meta is diagonally opposite the newly completed Swami Vivekananda Metro Station in Indiranagar, a prominent and high-growth real estate zone in the city.

With no large land tracts available in the vicinity, Aveda Meta provides you an excellent long-term investment opportunity.

LOCATION MAP



Site Area

| Grade 'A' building on 4257 sq. mtrs. (45821 sq. ft.) of land.

Design Standards

| Designed to comply with National Building Codes (NBC) & standards.

Green Features

| IGBC Gold rated & LEED Gold Certified building. Sustainable materials used.

Civil

| RCC structure as per seismic zone 2. Flat slabs planned as pre-stressed (post tensioned) slabs.

Façade

| Elegant façade, structural double glazing & granite/ACP/high pressure laminate board cladding.

Floor Loading

| A typical floor in the building is designed for a load of 400 kg/sqm with designated areas strengthened to 1,000 kg/sqm.

Floor Plate

| Floor plates ranging from 2212 to 2464 sq. mtrs. (23809 to 26522 sq. ft.).

Floor To Floor Height

| As per industry standards.

Column Grid

| 11.0 x 10.8 mts grid

Parking

| 4 levels of basement parking (4th basement with hydraulic parking) and services. Total car parks – approximately 359. Ample two-wheeler & bicycle parking space. Adequate ventilation & exhaust fans for basement.

Elevators

| All floors connected by 3 main 24 pax lifts with a separate dedicated service lift.

Fire Safety

| As per local fire regulations, sprinkler system, fire hydrants, hose reels, fire alarm system for common areas & smoke detectors for common areas. Sprinklers for each car park & carbon filters provided in the basement.

Sewage System

| Underground sewage treatment plant. Treated water for landscaping & flushing purposes.

Common Area Finishes

| Lobbies – granite/artificial marble or equivalent. Main staircase – kota stone/tiles or equivalent.

Toilet Finishes

| Flooring – vitrified tiles. Dadoing – ceramic tiles. Ceiling – grid false ceiling. CP fittings – Jaquar or equivalent.

Rain Water Harvesting

| Provision as per environmental norms.

Communication

| Network service provider room in Basement 1. Provision for conduits for communication. Provision for cable access for internet.

Showroom Space

| Space on the ground floor. All other floors are for office spaces.

HVAC

| Energy efficient air cooled chiller plant on terrace. Separate AHU rooms for each unit. Ceiling AHU unit for corridors & common areas.

BTU

| BTU meters for each unit.

BMS Feature

| Control & monitoring feature enables BMS feature.

Electrical

| 10 VA/SFT

Power Backup

| 100% automatic backup provided by means of four 750 kva DGs provided with load management.

Disabled-friendly Features

| Wheelchair friendly ramps, lifts & washrooms.

Amenities

| Gym with sauna, indoor play area, cafeteria & 180-seater canteen.

THE AVEDA META ADVANTAGE

Aveda Ventures understands the significance of location in real estate investments. It is why Aveda Meta is at one of the most strategic locations in Bangalore.

Advantages that Aveda Meta offers:

- | Centrally located workspaces with enhanced connectivity for employees and clients
- | Future asset appreciation in one of the city's fastest growing locations in particular and the region's high growth real estate markets in general
- | Eco-friendly building designed to save energy for environmentally-conscious and eco-responsible companies
- | Prominent residential, hospitality, medical and educational zones nearby
- | Easy accessibility through key arterial roads, and the new metro station opposite Aveda Meta
- | Superior and sustainable construction materials used
- | 11601 sq. mtrs. (124872 sq. ft.) of parking space for cars, motorcycles and bicycles
- | A 30-seater common conference room to save office space
- | 3 main 24 pax lifts with a separate dedicated service lift
- | Disabled-friendly ramps, lifts and washrooms
- | Charging points for electric cars



A GOOD LOCATION
IS GREAT FOR BUSINESS