



The name itself tells you the story of an extraordinary style of living. Where living in peace with Nature becomes your regular activity and where every Moment is fresh. Be tranquilised and mesmerised by the beauty of Mother Nature.

Tucked away from Traffic and pollution of the city, into an Alluring and Planned neighborhood at Koregaon bhima "AVANI NILAY" is a perfect blend of luxury and comfort. A locale of remarkable beauty with breathtaking views, the homes come with generously sized rooms with abundant natural light and spacious living. Boasting an array of extras including Garden, Club house, Children's play area, Jogging track, Solar water heating system, Gazebo, etc.

"AVANI NILAY" is sure to keep you bright and rejuvenated throughout the day... everyday.











Amenities

Club house

Lush green party lawn

Gazebo sit out

Jogging track

Multi purpose hall

Children play area with play equipments

Half basket ball court

Senior citizen sit-out

Grand entrance with security cabin

Compound wall with green plantation

Internal paved road

Rain water harvesting

Solar water heating systems

Fire fighting system

CCTV in common areas

Two Automatic lifts

RO plant for drinking water

Borewell Water supply

Generator backup for common areas

CLUB HOUSE







AREA STATEMENT

103 to 1003

FLAT NO	CARPET AREA	SALEABLE AREA
101 TO 1001 102 TO 1002	463 sq.ft	625 sq.ft
103 TO 1003	696 sq.ft	940 sq.ft
104 TO 1004 105 TO 1005 106 TO 1006 107 TO 1007 108 TO 1008 109 TO 1009 1012 TO 1012 1013 TO 1013 1014 TO 1014	421 sq.ft	570 sq.ft
110 TO 1010 111 TO 1011	440 sq.ft	595 sq.ft



Specification



R.C.C.
Earthquake resistant structure



Brickwork
Internal & e Internal & external 6" thick Brickwork External sand faced plaster

Internal smooth neeru finish plaster

Doors & Windows



Decorative main entrance door Internal flush door

Branded night latch with safety chain for main door Branded cylindrical locks for all doors

3 track powder coated aluminum doors for terraces 3 track powder coated aluminum windows with mosquito net



Granite kitchen platform with stainless steel sink Designer wall tiles upto lintel level Provision for water purifier



W.C,Bathroom&Toilets

Concealed internal plumbing with Branded sanitaryware & C.P fittings

Branded chrome fittings with hot & cold mixer &

over head shower

18"x12" designer dado tiles upto lintel level

Provision for geyser

Solar water connection in one bathroom



Flooring

24" X 24" vitrified tiles

Anti-skid tiles in toilets & terraces

Provision for washing machine/ washing place in dry balcony





Electrification Concealed fire resistant copper wiring with ISI Mark

Branded Modular switches

Miniature circuit breaker

Provision for AC point in Master bedroom

T.V. point in living room

Adequate electrical points in every room

Provision for inverter



Painting

Internal oil bound distemper External acrylic plastic paint







SITE ADDRESS: Gat no. 1269, Koregaon Bhima Vadu Rd, Opp. C'Cure Block Company, Tal: Shirur, Pune.



LOCATION MATTERS...

K.E.M. HOSPITAL- 1 KMS

SANASWADI- 8 KMS

LEXICON & BJS SCHOOL- 11 KMS

JSPM COLLEGE- 11 KMS

WAGHOLI- 12KMS

KHARADI IT HUB- 17 KMS

AIRPORT- 18 KMS

PHOENIX & INORBIT MALL- 22 KMS

PUNE STATION - 28 KMS

RANJANGAON MIDC- 30 KMS

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CREDITS

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Disclaimer

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