



Avasa
MEADOWS
FULLY SERVICED NA PLOTS
TALEGAON



Are you compromising on your freedom?

Apartment living comes with its own convenience, it gives you a modern lifestyle, societal living and communal harmony but it also holds you back. You live a life that is compromised on space, privacy, and personalisation. In short, you compromise on your freedom.

Introducing Avasa fully serviced NA plots

A sub-brand from the house of Naiknavare

Freedom means many things to many people. We believe everyone should be free to live their lives as they want. This very thought gave birth to Avasa which means freedom. Freedom to dream big, rejoice in like-minded company or create a space that reflects your personality. At Avasa, we celebrate the desire to be free spirited just the way nature intended us to be.

Avasa, was envisioned and developed as a practical solution to the urbanisation challenges of our world. It gives back everything a BHK life takes away from you, it gives back the freedom to live your way. Every project of Avasa is designed with freedom in mind. It takes you away from the hustle-bustle of everyday life and brings you closer to yourself, all this within the conventional boundaries of the city.

Welcome to 
Avasa
FULLY SERVICED NA PLOTS

To redefine the idea of freedom, Avasa is built on these pillars

Space

Ample enough
to accommodate
your dream

Privacy

Guarded to protect
your own world

Personalisation

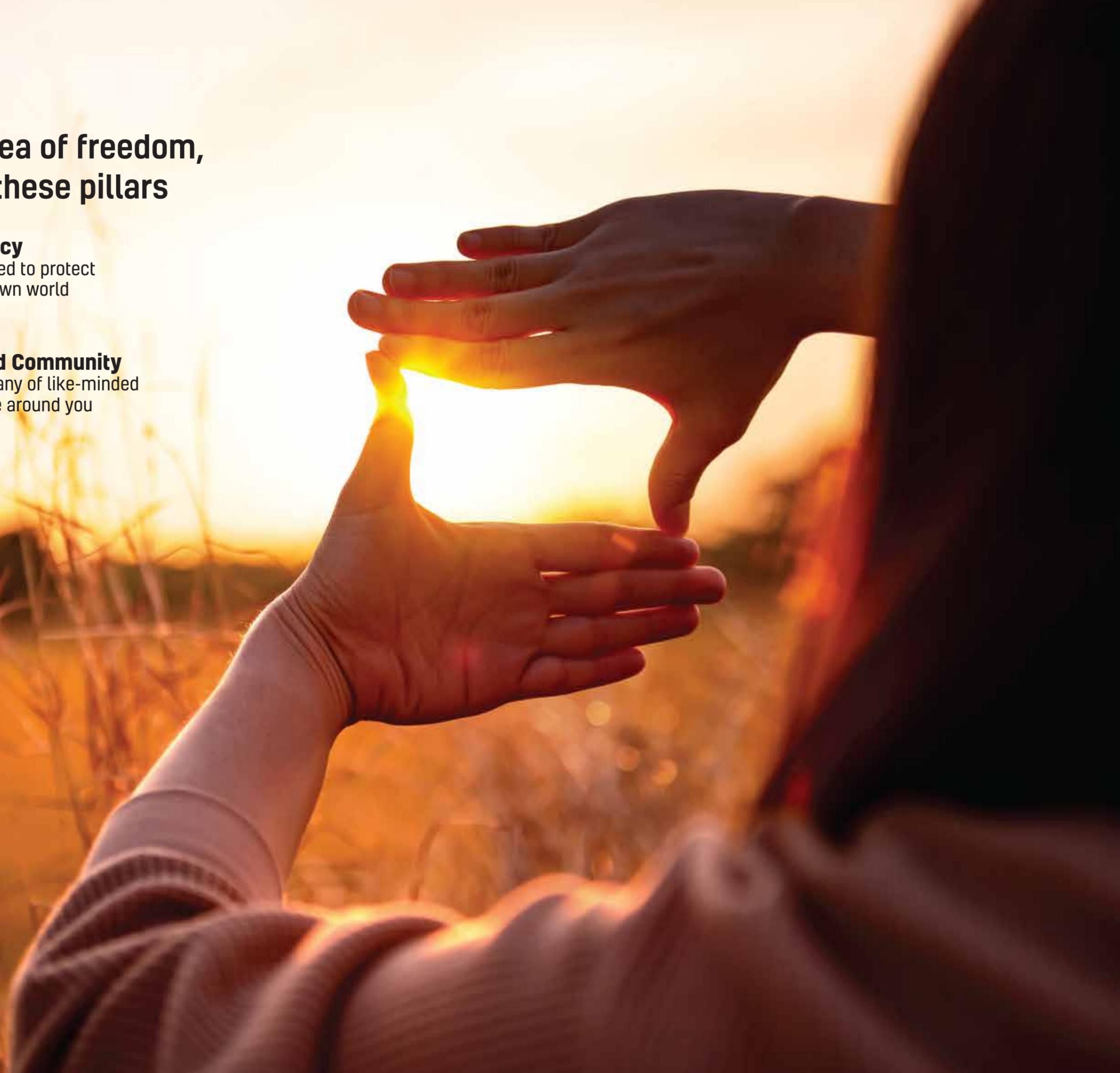
That lets your
space reflect you
as an individual

Gated Community

Company of like-minded
people around you

Value

That allows you to
unlock the potential
value of a land





A *Space* SO FASCINATING

YOU DISCOVER YOURSELF AT EVERY CORNER

Your soul expands and surpasses new limits every day. A soul so full of potential deserves a home that can hold it, and gracefully so. Which is why we have made sure we have ample space for you. To grow, explore and discover new facets of yourself. Also, these plots come with large FSI to elevate your dreams to new heights.



THRIVE IN A NEIGHBOURHOOD
THAT PROTECTS YOUR *privacy*

We believe some moments are not elevated but only dampened by intrusion. This is why your private moments receive only respect and exclusivity. Sometimes the best gift is solitude and blissful memories and that is what we give you at Avasa.



Personalised. RARE. YOURS.

When it comes to building a home, only you know what's best for you. The colours reflect your soul, the placement of the furniture brings out your quirks, and the lights you choose shine through your life. You get an opportunity to get back to the artistic pursuits you may have given up on.



FREEDOM TO UNLOCK EXPONENTIAL *value*

In a world where land is becoming scarce, its value unlike a building only increases with time. So when you start investing in a land at a young age, you enjoy something that has exponential value to grow in the future.



FREEDOM TO BE IN A GATED *community*
WITH LIKE-MINDED PEOPLE

The design at Avasa incorporates a number of relaxed settings for mingling and easy socialising. With a range of luxurious amenities, it provides every opportunity to enjoy the company of like-minded people and create lasting bonds.

PRESENTING

the future of living



A woman is lying on her side on a white mat in a lush green meadow. She is wearing a white top and has her hands clasped near her face. The background is filled with tall grasses and large green leaves, creating a serene and natural setting.

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TALEGAON

THE BLOOMING FLOWER IN THE GREENSCAPE OF TALEGAON

Avasa Meadows is the first and most unique land development of Avasa.

Of all the unique privileges you enjoy at Avasa Meadows, the lavish greens of Talegaon are perhaps the most precious.

There is a reason we call it Meadows. Step into a canopy of meandering paths that offer you an untouched, private and beautiful space to meditate in solitude.

The memorable experiences of meadows await you.



IT'S A *fruitful* WORLD

The fruit tastes infinitely better when you know that they are picked fresh from your own gardens. With separate organic gardens for vegetables and fruit orchard, Avasa Meadows ensures you enjoy complete health and well-being, all year around.

Avasa Meadows comprises luxurious plots that open up countless avenues of green and blissful living.

Plots - 62

Area - 1848 sq. ft - 2846 sq. ft

Happiness/ Fruits - Unlimited

MASTER LAYOUT



LEGEND

- | | |
|---------------------------------|-----------------------|
| 1. ENTRANCE GATEWAY | 11. YOGA |
| 2. TRANSFORMER | 12. KID'S PLAY AREA |
| 3. SENIOR CITIZENS PLAZA | 13. FRAGRANCE GARDEN |
| 4. SEAT + PERGOLA WITH CREEPERS | 14. OPEN GYM |
| 5. STAGE | 15. PAAR -GAPPA KATTA |
| 6. PARTY LAWN | 16. PAVILION |
| 7. BARBEQUE AREA | 17. FRUIT TREES |
| 8. ENTRY COURT | 18. UTILITY AREA |
| 9. CLUB HOUSE | 19. VERMICULTURE PIT |
| 10. VEGETABLE GARDEN | |





Lifestyle JUST THE WAY YOU WANT IT

Thoughtfully designed amenities

Renders used for representation only

Senior Citizen Area



Club House



Entrance Plaza Sitting Area



Entrance Gateway With Security Cabin



Open Gym & Yoga



Party Lawn & Barbeque



Multipurpose Hall with Party Lawn



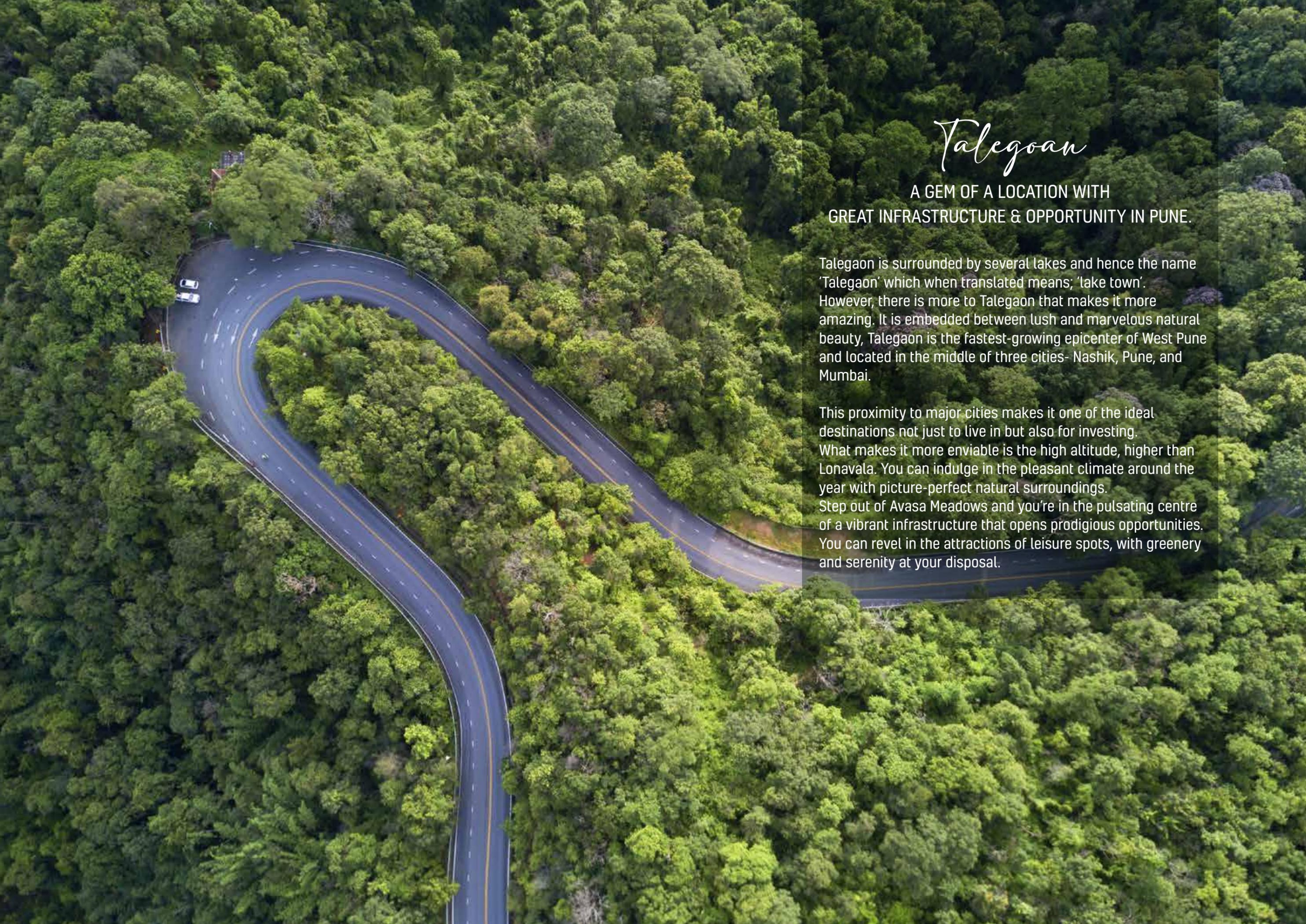
Fully Developed Infrastructure

Renders used for representation only



Specifications

- All internal road in tremix concrete finish with paving & street lights
- Fully developed infrastructure
- Plot boundary wall
- Internal layout roads
- Provision of drainage lines
- Provision of storm water drain
- Provision of water supply lines
- Electrical infrastructure facilities
- Well demarcated individual plots
- Grey water treatment plant
- Vermicomposting Pit

An aerial photograph showing a winding asphalt road with yellow and white lane markings, curving through a dense, lush green forest. The road starts from the bottom left, curves upwards and to the right, then loops back to the left, and finally curves downwards and to the right again. A few small buildings are visible on a hillside in the upper left quadrant. The overall scene is a vibrant, natural landscape.

Talegaon

A GEM OF A LOCATION WITH
GREAT INFRASTRUCTURE & OPPORTUNITY IN PUNE.

Talegaon is surrounded by several lakes and hence the name 'Talegaon' which when translated means; 'lake town'. However, there is more to Talegaon that makes it more amazing. It is embedded between lush and marvelous natural beauty, Talegaon is the fastest-growing epicenter of West Pune and located in the middle of three cities- Nashik, Pune, and Mumbai.

This proximity to major cities makes it one of the ideal destinations not just to live in but also for investing. What makes it more enviable is the high altitude, higher than Lonavala. You can indulge in the pleasant climate around the year with picture-perfect natural surroundings. Step out of Avasa Meadows and you're in the pulsating centre of a vibrant infrastructure that opens prodigious opportunities. You can revel in the attractions of leisure spots, with greenery and serenity at your disposal.

LOCATION MAP



Sandwiched between the Mumbai-Pune expressway and the old Mumbai-Pune highway.

About Naiknavare

Established in 1986 with a vision to create something that can serve & uplift all strata of society, Naiknavare Developers has made a name for itself in Pune, Mumbai, Goa, Kolhapur and Navi Mumbai's rapidly growing real estate markets. With 15 million sq. ft. constructed assets and 3.1 million sq. ft. under construction, it aims to design and deliver 'better living for all' as a commitment to the diversity of Indian society.

Legacy Leading To The Sub-brands

Avasa

Fully Serviced Plot

Kutumb

Inter Generational Living

Business Square

For Commercial



BUILD FOR ALL

Naiknavare Developers has been building a legacy of integrity & reliability since 1986. Delivered projects across Residential, Commercial, SRA, Redevelopment, Hospitality & Education segments.

38+ Years
of Industry Leadership

50+
Projects Completed

5 Cities
Presence

15 Million
Sq. Ft. of Built Assets

3.1 Million
Sq. Ft. Under Construction

4.8 Million
Sq. Ft. Under Planning

300+
Skilled Professionals

30+ Awards
Amongst the team



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FULLY SERVICED NA PLOTS
TALEGAON

Project by:



Not just better housing...but better living, for all...

Site Address:

Avasa Meadows, Survey no - 129, Behind Malhar Hotel, Vadgaon Maval,
Talegaon, Pune, Maharashtra - 412106

Head Office

1204/4, Ghole Road, Shivajinagar, Pune - 411 004

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Disclaimers:

The images and information contained in this brochure are indicative of the kind of development that is proposed. This brochure is issued for guidance only and does not constitute part of an offer or contract.

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