

LIFE IN THE NEW NORMAL.



JOINT VENTURE BY



Site Office: Avon Vista, S. No. 8, Mahalunge - Balewadi, NH 4, Diagonally Opposite Holiday Inn, Pune.

Corporate Office: 1204/5, Ghole Rd, Shivajinagar, Pune, Maharashtra 411004

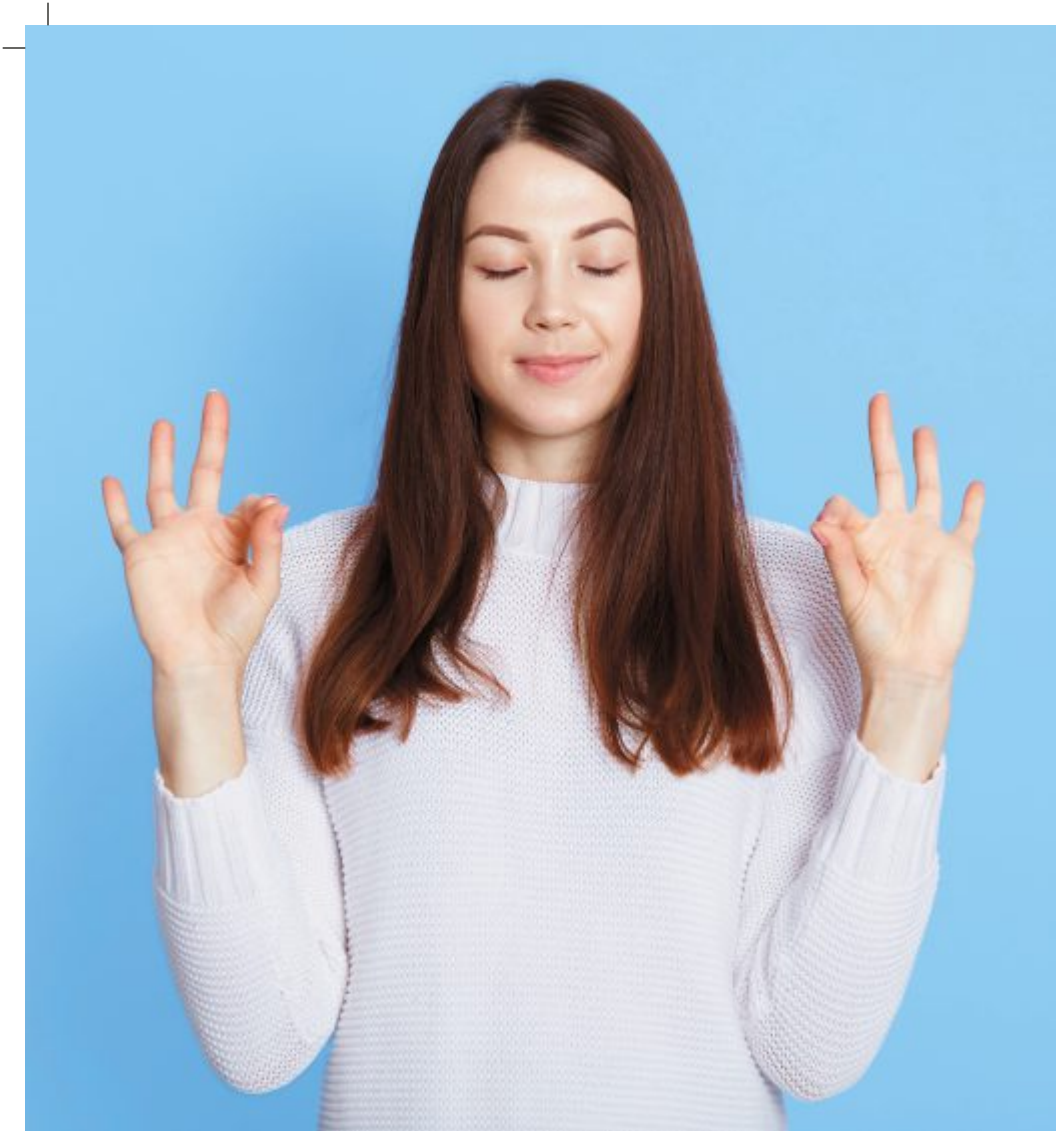
PROJECT APPROVED BY
LEADING BANKS



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 AVON VISTA A3 & B3 - MahaRERA No.: P52100029724 | Website: <https://maharera.mahaonline.gov.in>

Image for representative purpose only



IMAGES FOR REPRESENTATIVE PURPOSE ONLY

LIFE LESSONS IN THE NEW NORMAL

Health is your true wealth,
and investment in it should be like your SIP.
There is no place like home,
and four walls and a roof don't make one.
It's possible to work from anywhere,
and that productivity has got nothing to do with the corner office.
Life is too precious to be wasted in commute,
because time saved is life earned.
Having a bank balance is good,
but its more important to have a work-life balance.
You are the most precious asset,
it's time you unlocked your value.
Happiness is always found within,
and yes times may never go back to normal.
But you can create your normal,
and it's ok to do so.



ARTIST'S IMPRESSION

UNVEILING A LIFESPACE THAT CELEBRATES THE NEW NORMAL.

PRESENTING



PROJECT HIGHLIGHTS

- All-inclusive life space spread over 6 acres of land
- Highway Front Location of Balewadi (In & out of city in minutes)
- 6-Towers of 21 Storey each
- Offering Spacious 2 & 3 BHK Homes with Private Decks
- Landscaped podium garden connecting all towers
- Signature River Front Club House with 30+ Lifestyle Amenities
- Co-working Spaces
- 2 Convenience Stores
- Dedicated Pets Corner
- Best in class fixtures and fittings
- Central Location - Close to everything & connected to everywhere
- Beneficiary of infrastructural developments including upcoming transport hub & metro
- IGBC Pre Certified Platinum Project



UP ABOVE THE WORLD SO HIGH YOUR RIVER VIEW APARTMENT IN THE SKY

Imagine your home in the sky, overlooking the idyllic river-front views and the starlit city skyline. Feel the aura and the energy of belonging to a life space that radiates abundance of energy. Your imagination is soon to be a reality at Avon Vista. Come home to the premium lifestyle.

ARTIST'S IMPRESSION

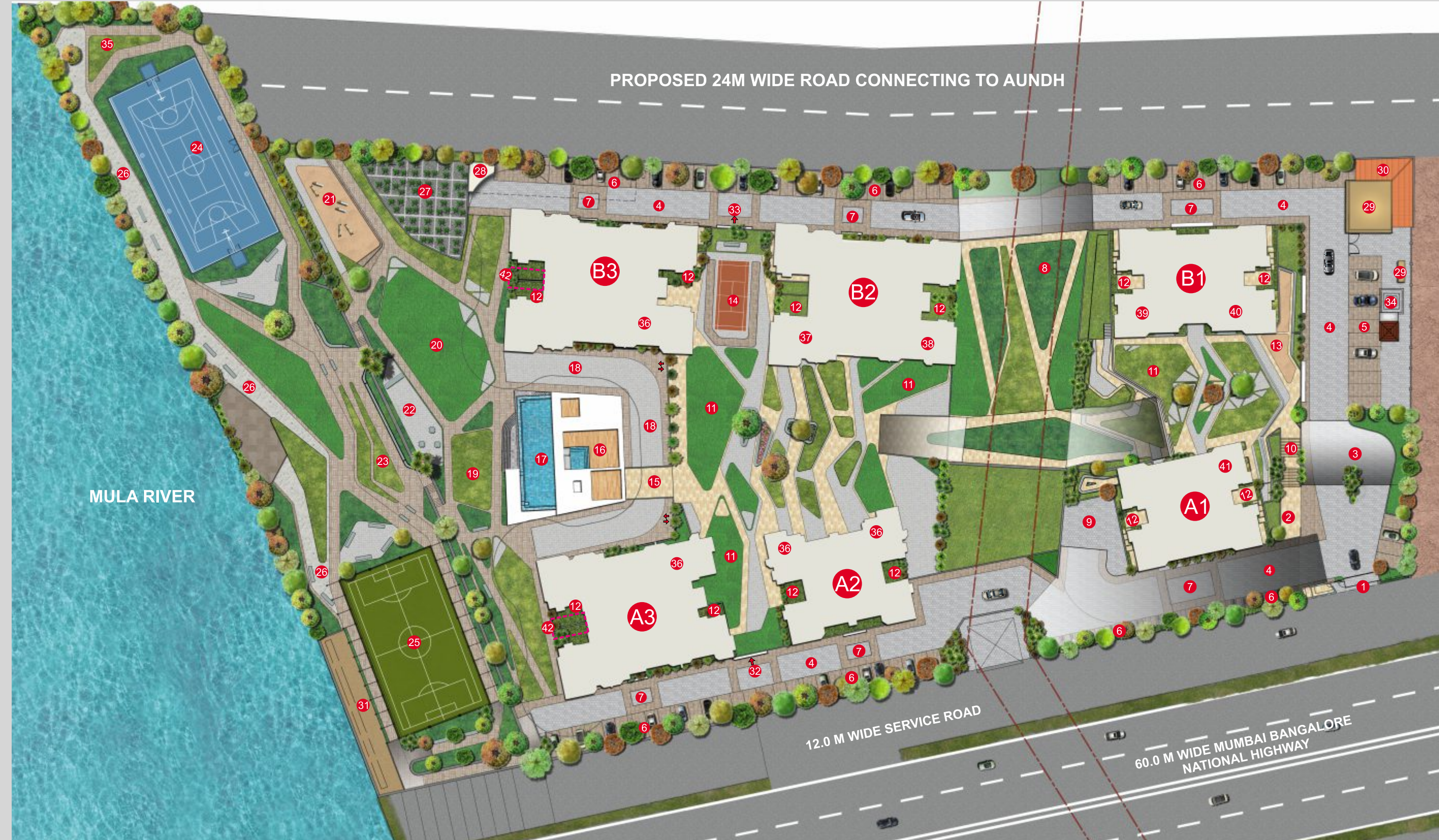


ACTUAL PHOTOGRAPH - SHOT ON OCT' 2020

LIFE IN THE NEW NORMAL CLOSER TO HOME. CONNECTED TO EVERYWHERE.

Located on Balewadi Highway Front, Avon Vista is very close to the Wakad bridge, Mumbai-Pune Expressway, and Hinjewadi IT Park. Moreover, prominent educational centres such as Vivz World Pre-School, Indian Academy of Digital Marketing and recreational destinations are located in the same vicinity.

MASTER LAYOUT



LEGENDS

- 1 ENTRANCE GATEWAY
- 2 PICK UP AND DROP OFF FOR CHILDREN
- 3 U-TURN DRIVE WAY WITH UGWT BELOW
- 4 EXTERNAL DRIVE WAY
- 5 COVERED PARKING
- 6 CAR/ TWO WHEELER PARKING
- 7 PICKUP AND DROP OFF AT BUILDING ENTRANCE
- 8 RAMP UP TO PODIUM FOR FIRE ENGINE MOVEMENT
- 9 RAMP DOWN TO LOWER LEVEL PARKING
- 10 STEPS LEADING TO PODIUM
- 11 LANDSCAPED PODIUM GARDEN
- 12 PRIVATE GARDEN AT PODIUM LEVEL
- 13 OPEN TO SKY PLAY AREA AT PODIUM
- 14 MULTIPURPOSE PLAY COURT AT PODIUM
- 15 CONNECTING BRIDGE BETWEEN CLUB HOUSE AND PODIUM
- 16 CLUB HOUSE
- 17 SWIMMING POOL ON CLUBHOUSE TERRACE
- 18 SKATING RINK
- 19 YOGA LAWN
- 20 PARTY LAWN
- 21 CHILDREN PLAY AREA
- 22 OPEN TO SKY SEATING AREA SHADED BY TREES
- 23 STEPPED GARDEN / AMPHITHEATER
- 24 TENNIS + BASKET BALL COURT
- 25 FUTSAL COURT
- 26 RIVER SIDE WALKWAY
- 27 PHYTORID BEDS
- 28 STP PUMP ROOM WITH UNDERGROUND STP
- 29 TRANSFORMER AND DG
- 30 ORGANIC WASTE CONVERTOR
- 31 EXISTING HOARDING PROPERTY OF PROMOTER
- 32 PHASE-II PARKING - ENTRY BELOW
- 33 PHASE-II PARKING - EXIT BELOW
- 34 WTP & PUMP ROOM
- 35 PETS ZONE
- 36 INDOOR GAME IN SHADED PODIUM AT PODIUM LEVEL
- 37 FORMAL CO-WORKING SPACE AT PODIUM LEVEL
- 38 INFORMAL CO-WORKING SPACE AT PODIUM LEVEL
- 39 TODDLER PLAY AREA AT PODIUM LEVEL
- 40 CRECHE AT PODIUM LEVEL
- 41 SHADED PODIUM
- 42 CONVENIENCE SHOP AT LOWER LEVEL - [dashed red box]

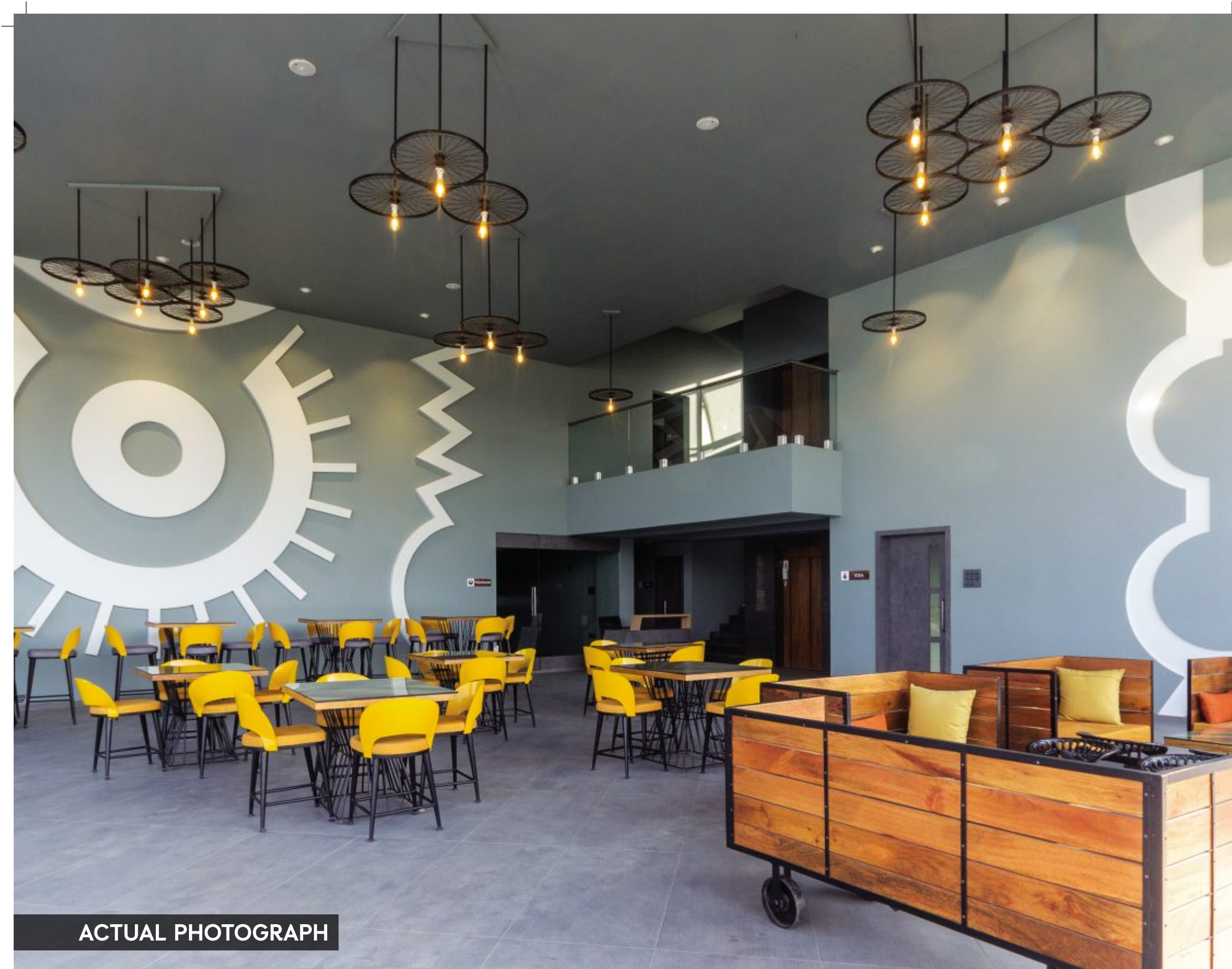


AVON VISTA

LIFE IN THE NEW NORMAL THE WORLD AT YOUR DOOR STEP

Spread across 6 acres of land, this project hosts 6 towers offering spacious 2 & 3 BHK Homes. We have designed this space to ensure your privacy, children's security with recreational zones that are traffic-free. At Avon Vista, you can come home to extensive amenities for limitless living with 30+ thoughtful indulgences that can be enjoyed by all age groups including the children, the youth, the young, the old and even your pets.

ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

GRAND DOUBLE-HEIGHT
LOUNGE



SQUASH COURT



ACTUAL PHOTOGRAPH

AEROBIC / YOGA /
DANCE ROOM



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

WELL-EQUIPPED GYMNASIUM



INFINITY SWIMMING POOL
WITH KID'S POOL



ACTUAL PHOTOGRAPH

TABLE TENNIS



ACTUAL PHOTOGRAPH

MULTIPURPOSE COURT



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

FUTSAL COURT





ACTUAL PHOTOGRAPH

JOGGING / WALKING TRACK



ACTUAL PHOTOGRAPH

AMPHITHEATRE





ACTUAL PHOTOGRAPH

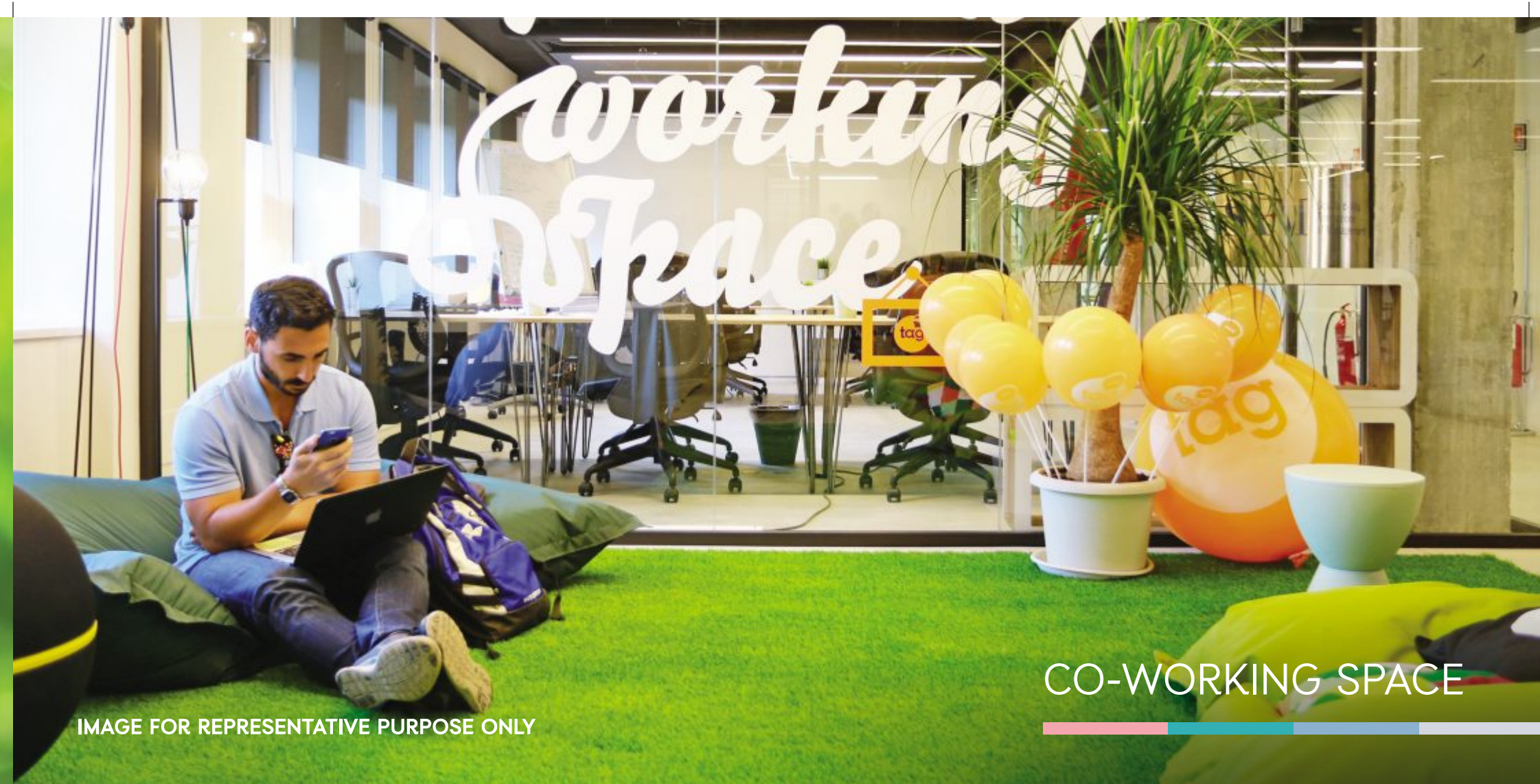
LIFE IN THE NEW NORMAL FREEDOM FOR CHILDREN. SAFETY FOR PARENTS.

Children deserve a carefree environment where they can thrive. At Avon Vista we ensure that every amenity provides ample space for children to just be themselves and enjoy to their heart's content while ensuring their safety, as well as the parents peace of mind.



EV CHARGING POINT

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



workspace

CO-WORKING SPACE

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



CONVENIENCE STORE

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



DEDICATED PETS CORNER

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



ACTUAL SHOW FLAT PHOTOGRAPH

LIFE IN THE NEW NORMAL SPACE FOR SELF. ROOM FOR FAMILY.

Avon Vista has been thoughtfully conceptualized to offer spectacular structural design, utmost functionality and optimum efficiency of resources. The interiors of these homes have been planned meticulously to offer highest utilization of floor space. Less than 1% of carpet area is given for passages that is maximum usable area for you. While the National Building Code mentions 10% openings in form of windows for a habitable space, we are providing openings that cover 12% ensuring maximum natural light and wind as well as excellent cross-ventilation.

This makes for a fresh living environment at all times.



ACTUAL SHOW FLAT PHOTOGRAPH

LIVING & DINING ROOM



BED ROOM



ACTUAL SHOW FLAT PHOTOGRAPH

KIDS ROOM



ACTUAL SHOW FLAT PHOTOGRAPH



IMAGE FOR REPRESENTATIVE PURPOSE ONLY

ACTUAL SHOW FLAT PHOTOGRAPH

KITCHEN





ACTUAL SHOW FLAT PHOTOGRAPHS

LIFE IN THE NEW NORMAL LUXURY NOT IN THE GLITZ BUT IN THE DETAIL

From flooring to fittings, bedrooms to terrace, there is thought behind every design and sensibility behind every luxury feature. Here beauty lies in every detail making your daily living more comfortable and pleasurable.

Flooring & Dado

Vitrified tiles flooring in living room, bedrooms, kitchen, terraces & utility | Laminated wooden flooring in master bedroom | Vitrified/ceramic tiles flooring in toilets with vitrified/ceramic tile dado for kitchen & toilet

Kitchen

Granite-top kitchen platform with S.S. Sink | Provision for washing machine in dry balcony | Provisions for water filter | Piped gas for each flat from MNGI | Provision for boiler

Doors & Windows

Main door - Shutters with laminate on both sides with wooden door frame with night latch | Internal doors & toilet doors - Skin moulded door shutter with wooden door frame paint finish with cylindrical mortise lock | UPVC sliding doors for living room terrace | UPVC sliding windows with toughened glass along with mosquito net | G.I. louvered windows for toilets | M.S window grills for windows | Glass railing for living room balcony

Plumbing & Water Supply

Concealed plumbing in all toilets | C.P. fitting of Jaquar or equivalent make | Sanitary ware of Jaquar or equivalent make

Electrification & Cabling

Concealed copper wiring with modular switches | Television point in living room & all bedrooms | Multi-DTH system | Telephone point in living room | Provision for inverter in all flats | Exhaust fan in kitchens & all toilets | Power back up for lifts, pumps, clubhouse and common lighting | Provision for AC in living room & all bedrooms | Provision for internet in living room

Painting

Acrylic water base paint for internal walls & OBD paint for ceiling | Acrylic textured paint for external walls

Security

CCTV surveillance for campus & entrance lobbies | Intercom system connected to all flats & security point | Digital lock to main door



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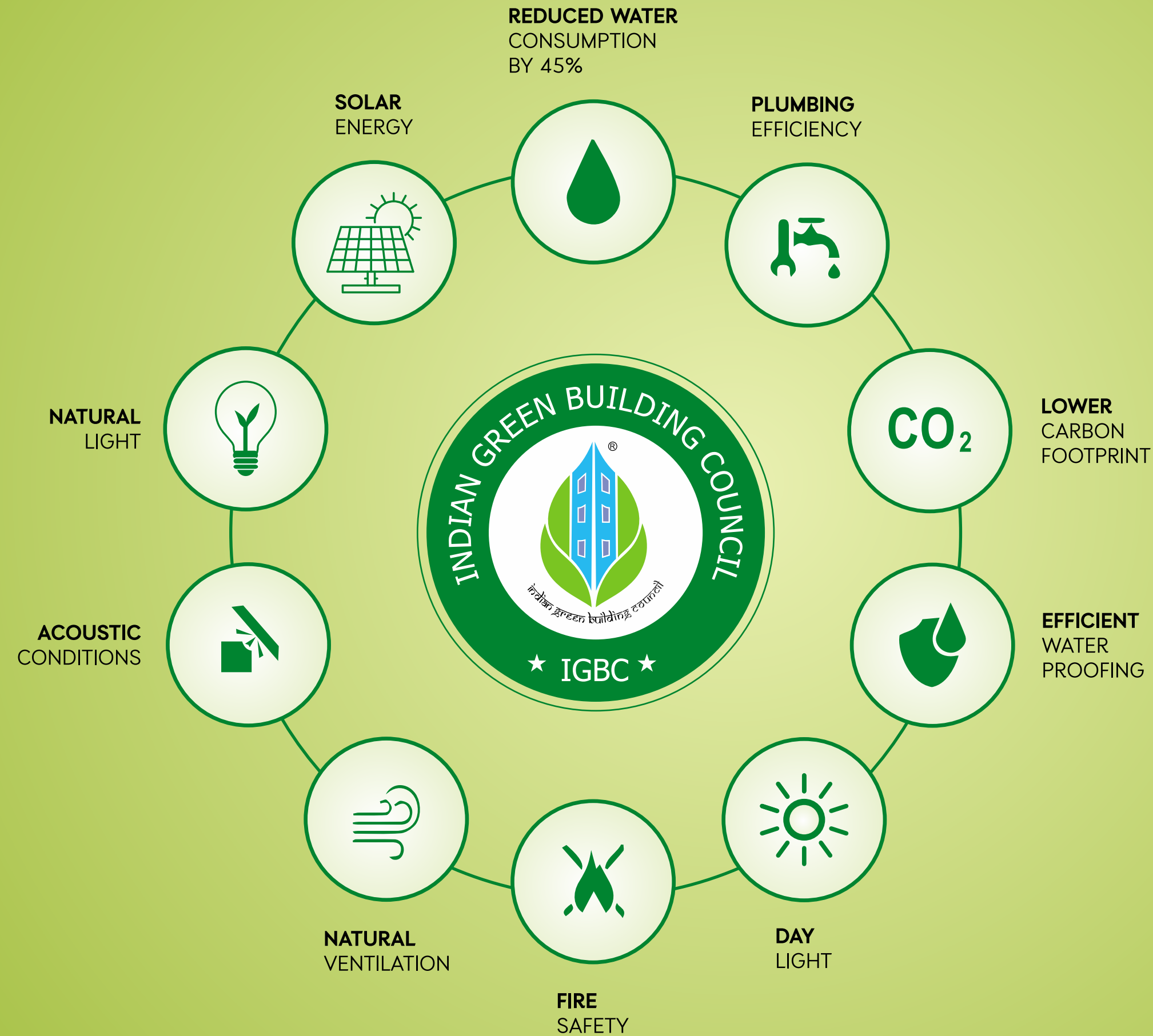


ARTIST'S IMPRESSION

LIFE IN THE NEW NORMAL ROOM WITH VIEWS & A POINT OF VIEW.

Avon Vista homes have non-rectangular terraces that offer the necessary privacy to the apartments situated above and below. It becomes a seamless extension of your home and your own private haven of bliss. With an endeavour to provide every river-oriented home with a magnificent river view, the architects have designed the entire project accordingly, on the wedge shaped plot.

AVON VISTA IGBC GREEN BUILDING PRE-CERTIFIED PLATINUM RATED



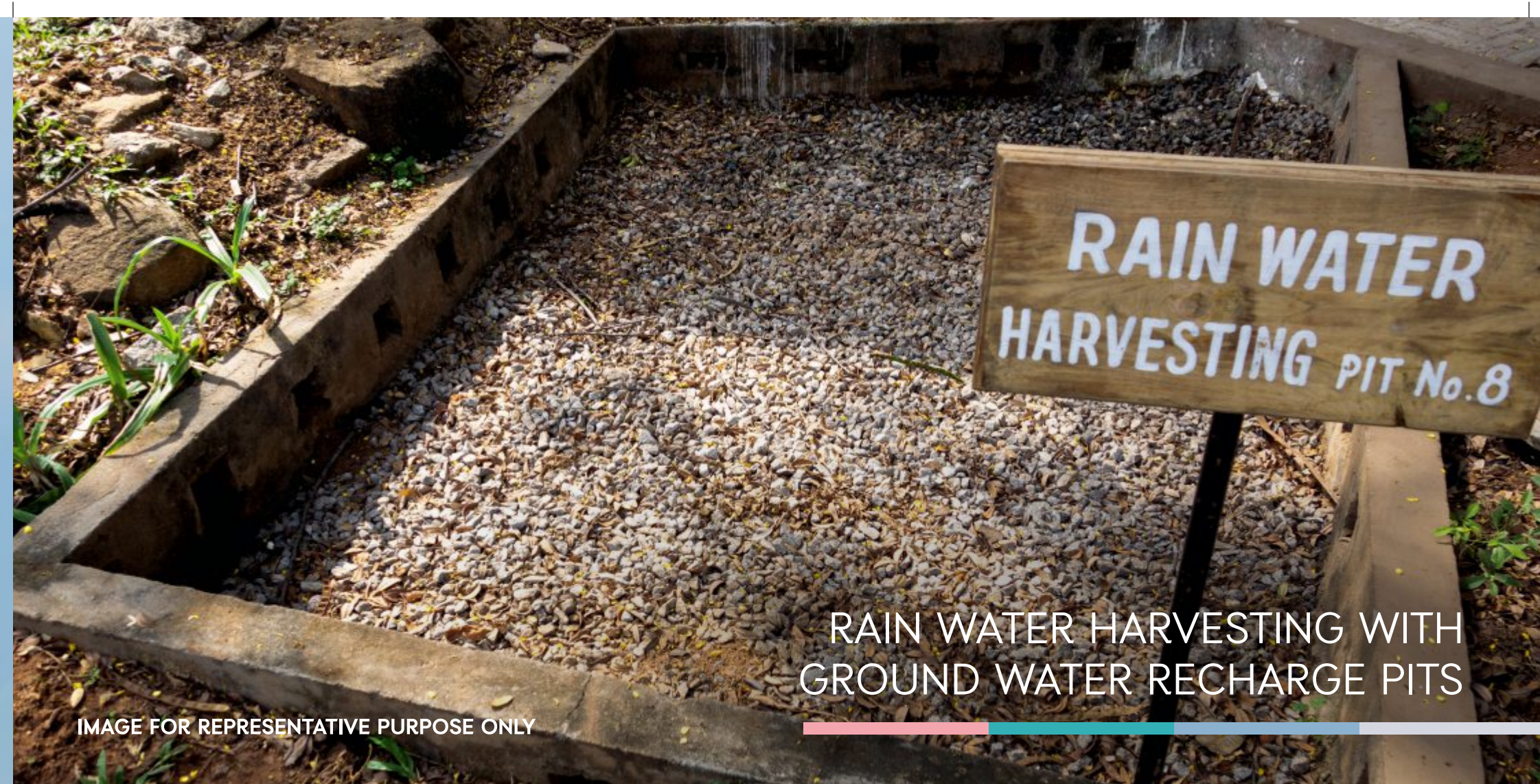
LIFE IN THE NEW NORMAL GREEN WAY IS THE MOST SENSIBLE WAY

Sustainable development has always been the core tenet of every Naiknavare project. From using nature's bounties in a resourceful manner, to reducing consumption and waste management, Avon Vista provides for many pioneering initiatives that support responsible development.



SOLAR WATER HEATING

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



RAIN WATER HARVESTING WITH GROUND WATER RECHARGE PITS

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



ORGANIC WASTE CONVERTER

IMAGE FOR REPRESENTATIVE PURPOSE ONLY

A TIMELESS LEGACY OF CREATING POSITIVE SPACES



Naiknavare Developers Pvt. Ltd., with a legacy of more than three decades is one of Pune's most trusted developer. Founded in Pune, by a family of technocrats, now also has presence in Navi-Mumbai, Goa & Kolhapur. It has spread its wings across multiple industry segments, from SRA housing to Uber luxury homes, Commercial & Hospitality. The company is led by a team of Directors, who are qualified engineers & architects, passionately committed to delivering best in class quality.

The company has successfully completed and handed over more than 50 residential projects. It lays emphasis on developing in-house facilities in architecture, construction, structural designing and property management, synergized by a team of over 200 employees. These in-house divisions, located at the corporate office in Pune, facilitate quick decision making and efficient construction methods.

The latest monolithic technology/ construction equipment, along with the revolutionary patented 'Aluform' technology a monolithic aluminum formwork system, enables the company to complete 2 million sq. ft. of construction annually. Well known for their quality and transparency Naiknavare Developers has been honored with many prestigious awards.

IMAGE FOR REPRESENTATIVE PURPOSE ONLY



Founded by a group of architects and civil engineers who had a passion and vision to create well designed homes that improved the quality of living, Profile Group for over 35 years have been at the helm of creating iconic life spaces renowned for their aesthetic appealing eco-friendliness and high standards of quality and execution.

With a presence in Pune & Goa, foraying in both residential and commercial segments the company has successfully executed 40 plus landmarks till date.

The group has been constantly incorporating the latest technological innovations, in their real estate projects giving people an amazing experience and pride in ownership.

NAIKNAVARE DEVELOPERS LEGACY

50+

Projects Completed

3+ Decades

of Industry Leadership

12 Million

Sq. Ft. of Built Assets

3.1 Million

Sq. Ft. Under Construction

4.8 Million

Sq. Ft. Under Planning

300+

Skilled Professionals

5 City Presence

Pune, Mumbai, Navi Mumbai, Kolhapur & Goa

PROFILE GROUP LINEAGE

3+ Decades

of Legacy

40+

Delivered Projects

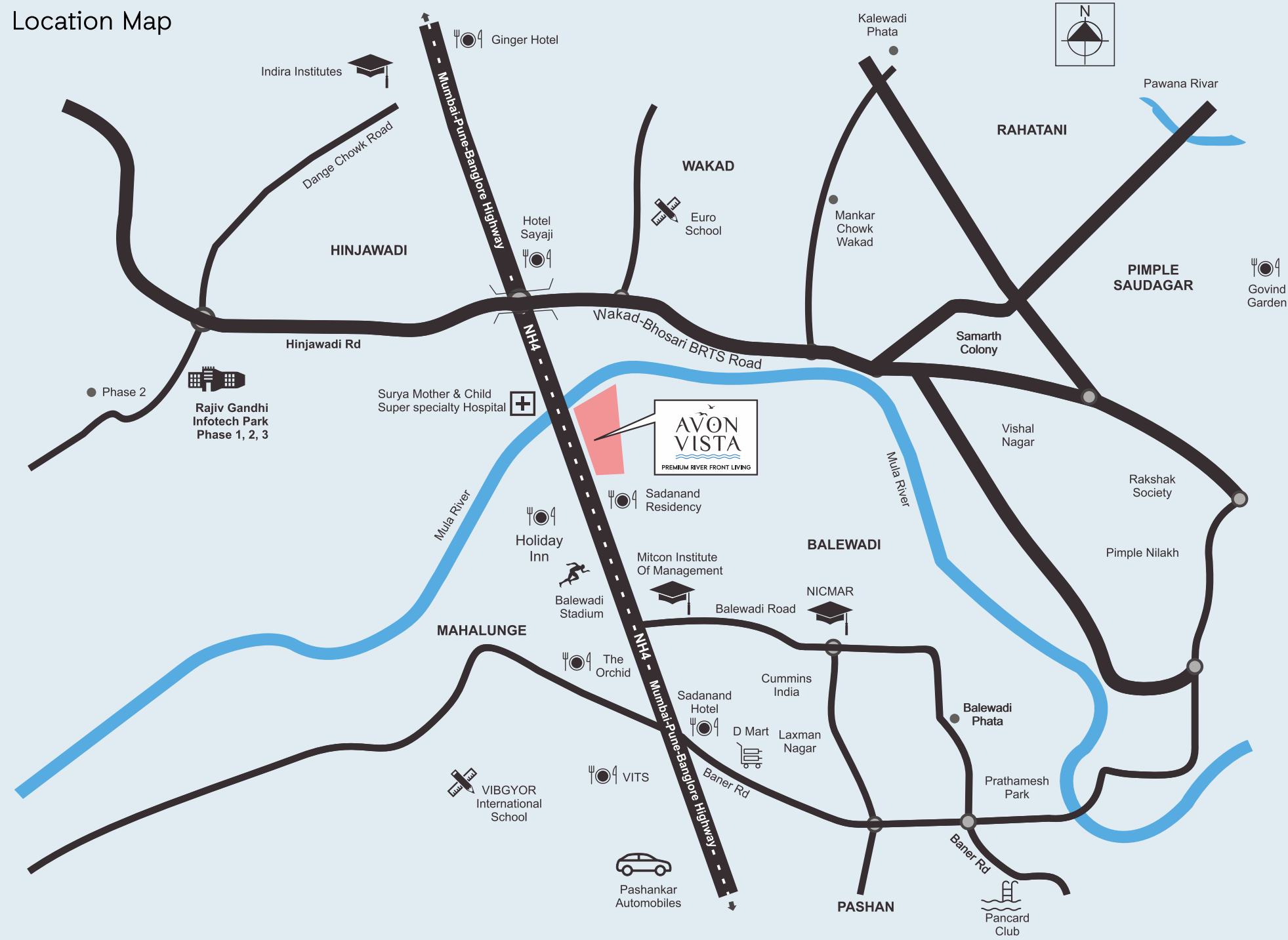
8 Projects

in Planning & Execution



ARTIST'S IMPRESSION

Location Map



THE BEST LIFE SPACE IN THE HEART OF WEST PUNE

Shopping Centers

Gravity - 5 mins | Balewadi High Street - 5 mins | D Mart - 5 mins
 Western Phoenix Market City Wakad - 9 mins | Commercial Mall
 Wakad - 10 mins | Xion Mall - 14 mins

Connectivity

Hinjewadi Flyover - 2 mins | Pune Mumbai Expressway - 15 mins

Educational Centers

MITCON International School - 3 mins | PICT Model School - 7 mins
 Indira College of Architecture and Design - 12 mins | D.Y. Patil
 Institute - 15 mins

Hospitals

Lifeline Multi-speciality Hospital - 9 mins | Prime Multi-speciality
 Hospital - 12 mins | Ruby Hall Clinic - 17 mins | Jupiter Hospital - 10 mins