

*Elevate your life...*



LIMITED EDITION  
3 & 4 BHK HOMES

GOVIND NAGAR, NASHIK





LIMITED EDITION  
3 & 4 BHK HOMES

45+ AMENITIES





# Project Overview

Design And Planned To Meet The Multinational Standards.  
Floor Plates Planned To Give Flexibility In Interiors Layout Planning.  
Specifications Based On Global Requirements And Environments,  
Health And Safety Parameters.  
Entrance Lobby With, Lounge Sitting And Concierge.  
Two Level Parking In One Basement And Ground Floor.



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## ADVANTAGE - THE LOCALE

- Located in the micro-level planned layout of GOVIND NAGAR, NASHIK
- Proximity to city centre conveniences
- 15 minutes' drive from the OZAR Airport
- Well connected with the city infrastructure of airport, railway station, hospitals, schools, hotels etc
- Star Hotel 10 mins drive from Hotel TAJ, Nashik
- Railway Station 20 mins
- Walk to work concept - proximity to residential development
- Access Roads 30 feet Main access road

## ADVANTAGE - THE AVENUE

### *Project designed to meet residential Standards*

- Design - Quality - Speed - Flexibility benefit due to selection of products from industry leaders.
- Design expertise of Interior Designers, Professional Consultants & PDP ARCHITECTS team
- Micro-level specifications, work procedures & systems
- Quality checklist procedures & meticulous monitoring & audits
- Qualitative selection of durable & maintenance-free materials
- Economy of scale, procedures, expertise & systems passed on to the client
- Time saving. No need of interaction with architects/vendors / contractors / agencies
- Single point of contact- Sales representative

## ARCHITECTURE

### *Micro-level architectural detailing, efficient co-ordination with other disciplines & methodical documentation*

- The complete landscape laid out to the best possible grid of granite stone
- Periphery designed with to meet international style and specifications
- Exterior spaces & driveways take in consideration human and vehicular movement including Fire Tender





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### **ADVANTAGE - FLOOR LAYOUTS**

- Micro-level integration of Principal Architects with all consultants on board at concept stage
- Column-free spaces
- Maximum ease in accessing from the vertical movement core and service lobby

## Value Encoded in Design

### **OPTIMIZING FUNCTION IN DESIGN**

- Orientation of tower & open spaces designed to achieve privacy, light & air ventilation to all apartments
- Building, basements, service installations, walkways & driveways Integrated at micro-level.

### **MINIMIZING COST IN DESIGN**

- Clean Line Architecture with minimum redundancies.
- Micro-level & methodically planned locations of private & public spaces
- Optimum layout & network of services.

### **OPTIMIZING FUNCTION & COST IN DESIGN:**

- Maximum parking efficiency Linear driveways & parking lots
- Linear service lines with minimum cross- over's

## Value Encoded in Engineering

### **OPTIMIZING FUNCTION BY VALUE ENGINEERING**

- Maximize efficiency in space planning.
- Micro-level Integration of Architectural, Structural & MEP disciplines

### **MINIMIZING COST BY VALUE ENGINEERING**

- Minimum structural redundancy with linear grids.





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- Material selection based on execution friendly, Maintenance friendly & environment friendly parameters Adherence to discipline in execution.
- Detailed- Micro level planned drawings, details and specifications
- Requirement study based on nature of building carried out.
- Innovative concepts, designs and materials incorporated.

### **GENERATOR WITH ACOUSTICS & MECHANICAL VENTILATION**

- Sound pollution kept in control by acoustics

### **ENERGY CONSERVATION ECO - FRIENDLINESS**

#### **Rain Water Conservation**

- Rain water recharge techniques adopted to replenish the ground water

### **LIGHTING**

- General Lighting with Energy Efficient PL/CFL lamps.
- All Lights with electronic chokes.
- Adequately lit up Façades.
- Specialized designed lighting with low energy consumption.

### **PROFESSIONAL PROJECT MANAGEMENT**

*Professional on board - Consultants, Design & Engineering team,  
Contractors & Vendors*

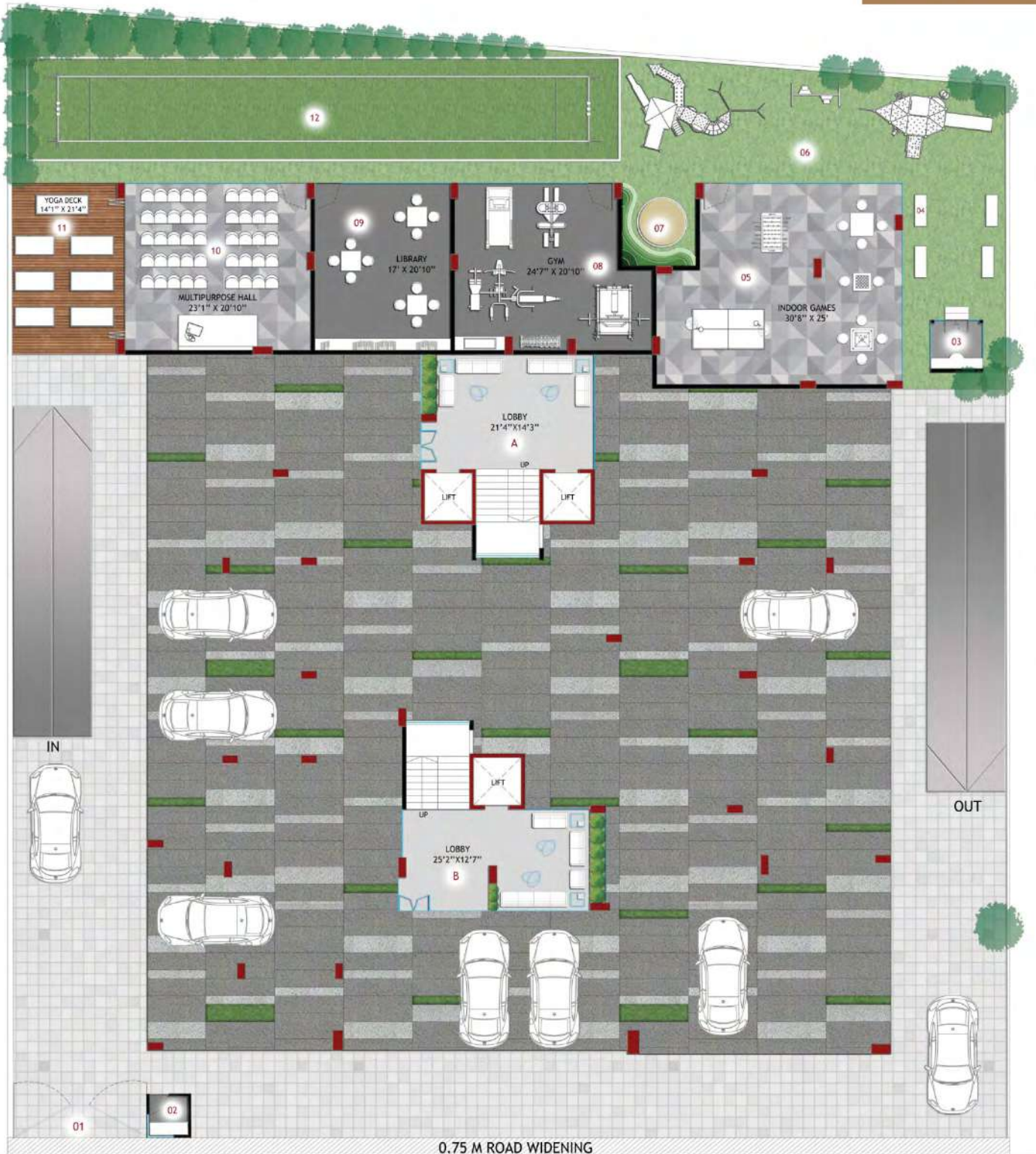
- Criteria for Selection:
  - Qualitative credentials of "BENCHMARKED WORK"
  - Resourceful in terms of team, manpower, infrastructure & capital
  - Exposure to standards & norms
  - Commitment of maximum dedication to AVENUE AURA



# Ground Floor Plan



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--- PROPOSED 9.00 M WIDE ROAD ---

## Amenities

1. Entrance Gate
2. Security Check & Sanitization
3. Community Temple
4. Senior Citizen Seating
5. Indoor Games

6. Children's Play Area
7. Sandpit
8. Gym
9. Library
10. Multipurpose Hall

11. Yoga / Aerobics Desk
12. Box Cricket
13. Electrical Charging Point
14. Gas Pipe Line





# Ground Level

## Premium Amenities



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**Children's Play Area**



**Box Cricket**



**Well equipped Gym**



**Yoga / Aerobics Arena**



**Indoor Games**



**Senior Citizens Seating**



**Sand Pit**



**Lord Ganesh Temple**



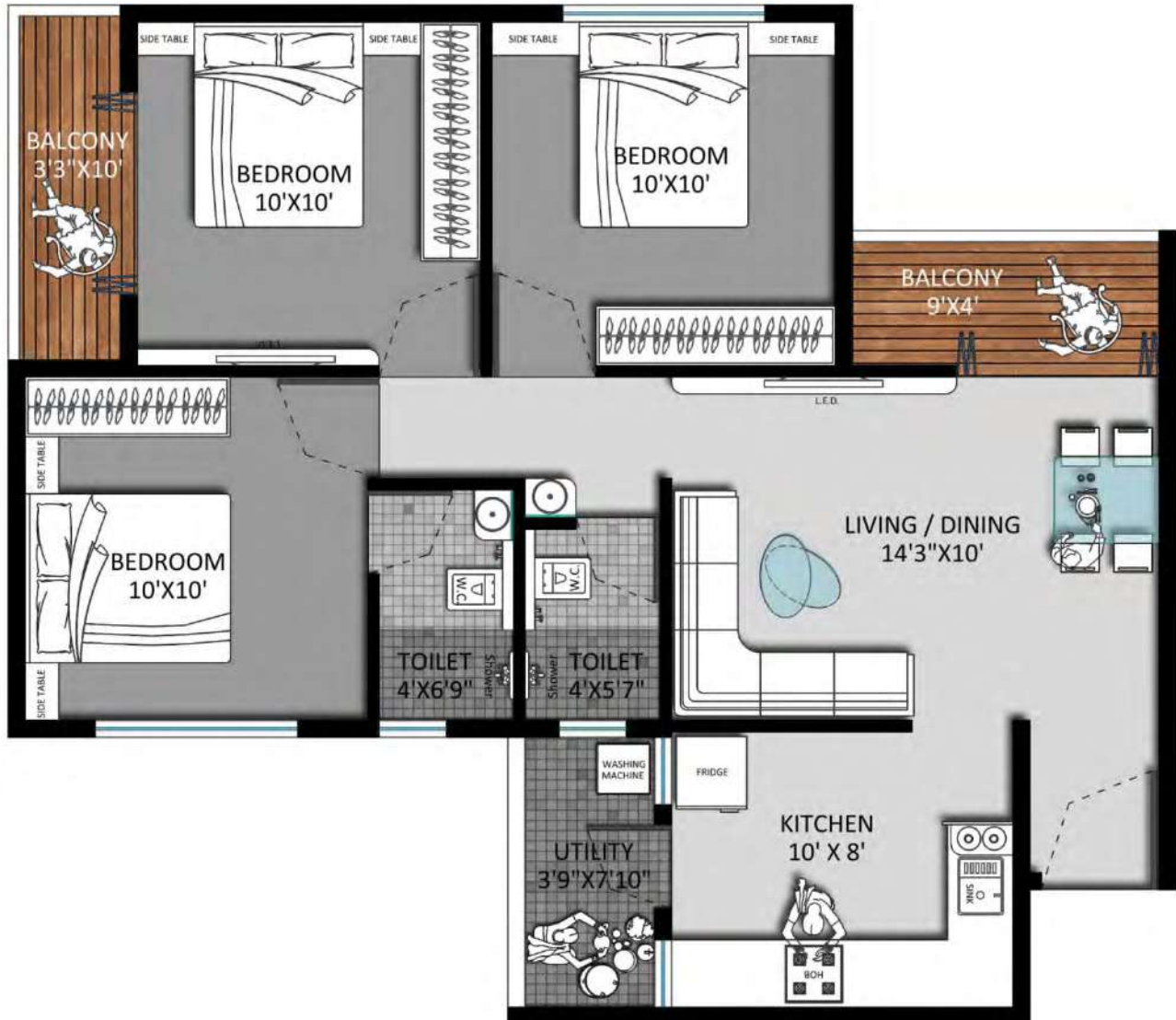




# Typical Floor Plan



LIMITED EDITION  
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Flat No. 101 to 701 (Wing A)



KEYPLAN







# Typical Floor Plan



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Flat No. 103 to 603 (Wing A)



KEYPLAN



# Typical Floor Plan



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Flat No. 703 - Penthouse (Wing A)



KEYPLAN



# Typical Floor Plan



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Flat No. 104 to 704 (Wing A)



KEYPLAN



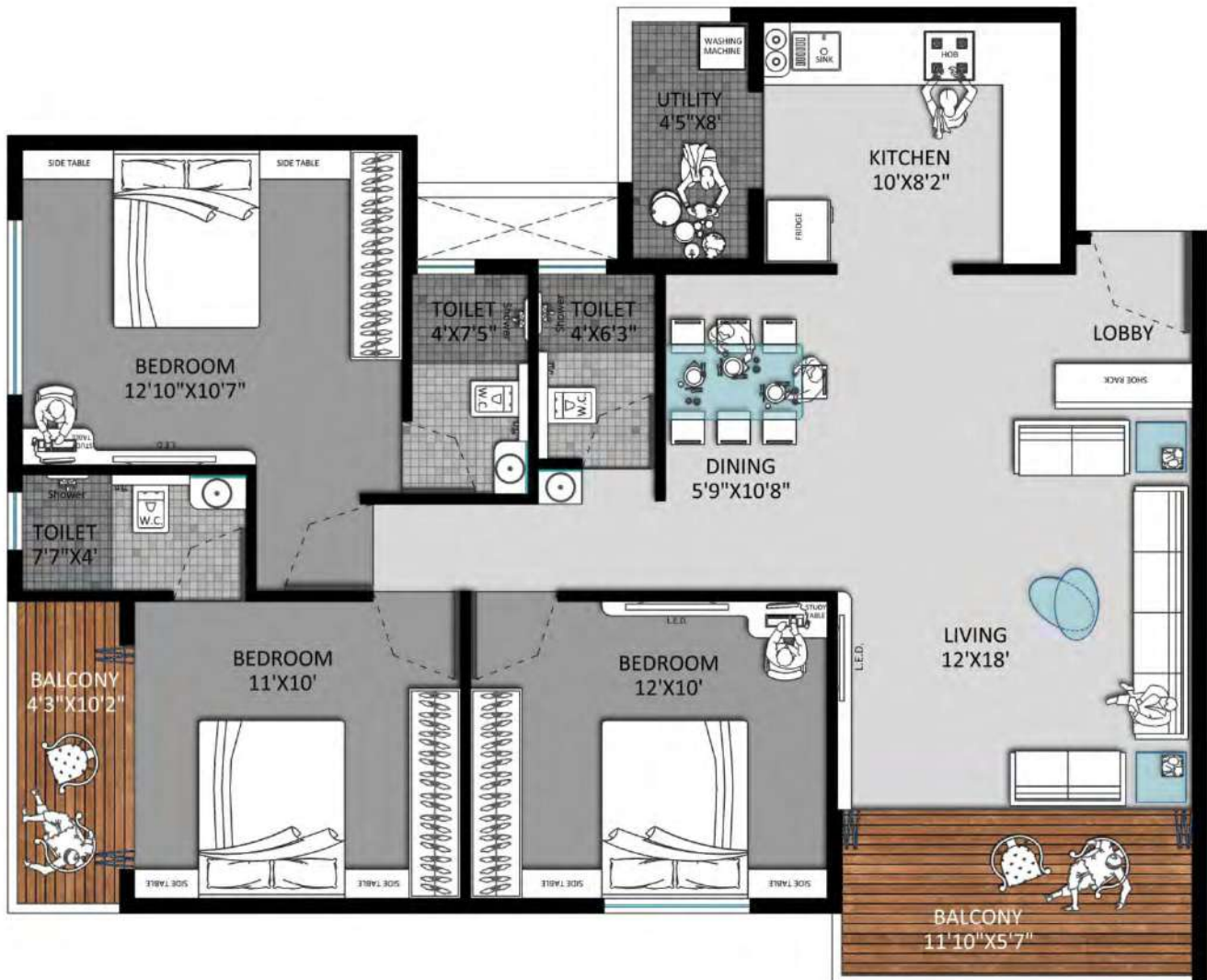




# Typical Floor Plan



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Flat No. 106 to 606 (Wing B)



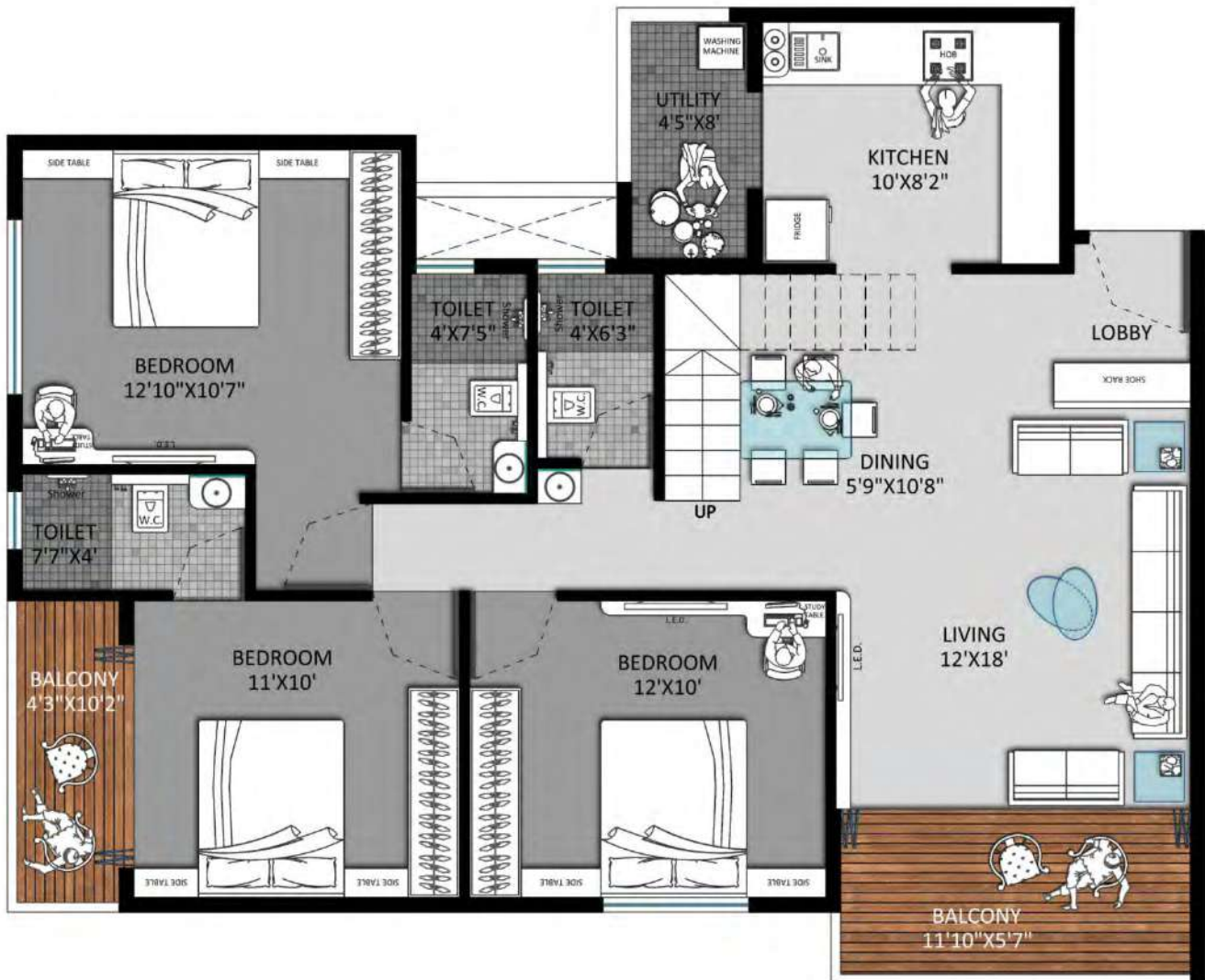
KEYPLAN



# Typical Floor Plan



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Flat No. 706 - Penthouse (Wing B)



KEYPLAN



# Typical Floor Plan



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Flat No. 707 (Wing B)



KEYPLAN



# Terrace Floor Plan



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## Amenities

- |                            |                           |
|----------------------------|---------------------------|
| 1. Jogging / Walking Track | 5. Viewing Desk           |
| 2. Green Gym               | 6. Seating Alcove         |
| 3. Seating                 | 7. Pantry / Barbeque Area |
| 4. Reflexology Path        |                           |





# Terrace Level

## Premium Amenities



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**Rooftop Jogging / Walking Track**



**Rooftop Green Gym**



**Rooftop Seating Alcove**



**Rooftop Reflexology Path**



**Rooftop Artificial Lawn**



**Rooftop Pantry / Barbeque Area**



**Rooftop Infinity Pool**



# Configuration



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## RCC & BBM Works

- Branded Cement shall be used for all RCC & Brickwork (Birla, Ultratech, ACC and equivalent).
- Branded Steel shall be used (Rajuri, Polad or Equivalent).
- Fly Ash Bricks shall be used for all Internal & External & External Walls.
- 6" External Walls & 4" Internal Walls.
- External Plaster in Two Coats & Internal Plaster in all Areas.

## INTERNAL FINISH OF FLATS

### FLOOR FINISH

- Marble look Tiles  
800x1600/600x1200/800x800 mm for Entrance Foyer, Lobby, Passage, Living, Kitchen & Dining Area.
- Wooden flooring for Master bed.

### KITCHEN

- Granite Kitchen with stainless Sink.
- 600x600mm High Quality Vitrified tile dado up to lintel level.
- Provisions for R.O. Water Purifier.

### WASH & UTILITY

- 600x600 Vitrified Flooring & on dado with Electrical & Plumbing.
- Provision of Washing Machine & Dish Washer.

### TOILETS

- Decorative High Quality  
600x600/300x600 vitrified Tiles up to lintel level.
- Sanitary ware of roca/grohe/Jaquar or equivalent.

- CP Fittings of roca/Grohe/Jaquar equivalent.
- CPVC Concealed Piping of Astral Company or equivalent make
- And UPVC/PVC piping for drainage supply.
- Electrical & Plumbing Provision of Electrical Water Heater.

### DOORS & WINDOWS

- Main door of 32mm (imm Laminate on both Faces) with Wooden frame provided with Premium make locks and fittings with provision of Video door phone for security purpose.
- Internal Door frame of granite with standard quality 30mm flush door with laminate
- Laminates (1 mm) on doors both side with premium makes lock and fittings.
- ALL window opening provided with granite stone frame with
- Aluminium track windows with glass and Mosquito net.
- Well Designed MS Safety Grill for each window & SS/Glass Railing in Balcony & Staircase.

### WALL SURFACE

- Gypsum Plaster on Internal Plastered Surface of walls of Gyproc or Equivalent.
- Tractor Emulsion color on walls, ceiling and weather shield paint (Apex Ultima or equivalent)



# Configuration



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- On exterior walls of Asian Paint or equivalent.

## INTERNAL ELECTRICAL

- All Conduit pipes shall be precision or Equivalent.
- Provision of point wiring in concealed copper wiring of polycab or equivalent for all rooms.
- Provision of Invertor Back up for Internal Flats.
- Provision of Video Door Phone for security purpose.
- Provision of point wiring for Electrical Geyser, Washing Machine ,Dish washer, AC piping for bed Rooms ,RO Purifier.
- DB, MCB of L& T or equivalent.
- Switches of Wipro, Havells or equivalent.

## EXTERNAL AREAS

### EXTERNAL ELECTRICAL

- Maintenance Free Solar Lighting for Common Areas.
- CCTV surveillance for common Areas.
- Music System for Jogging Tracks, Club House & Party Hall, Lobby, Podium Landscape.
- Generator Power Back up for basic Amenities in common Ares.

### TELEVISION, TELEPHONE

- Convenient provision of Television, Telephone points in each flat.

### ELEVATOR

- Fully Automatic Passenger Elevators of Schindler / Kone or equivalent.

## SECURITY AMENITIES

- Intercom Facilities with connectivity from Entrance Foyer to each Flat, Lifts & Security cabin.
- High Definition CCTV systems for campus garden, parking and entrance foyer.
- Flats & campus area connect with intercom.
- Audio music system in garden and Jogging Track area, Podium.
- Access control system for parking entry.

## OTHER PROJECT AMENITIES

- Beautifully Designed Landscape Area with Children Play Equipments.
- Beautifully Designed Jogging Tracks & Entrance Gates for Building.
- Beautifully Designed A. C. Gym with all Equipments.
- Terrace Swimming Pool for Gents & Ladies along with Deck Seating.
- Multipurpose Party hall with open Garden Area & Pantry.
- Well designed water body in Garden area
- Separate Guest Rooms for Visitors as well as Drivers Room.
- Beautifully Designed Temple / Mandir along with Seating.
- CRICKET TRUF



ONGOING PROJECTS



**THE AVENUE**  
 PREMIUM BUSINESS SPACES

SITE : Plot No. 18, Chowk #1, Besides Vishwas Bank,  
 Behind Prakash Petrol Pump, Govind Nagar, Nashik.  
 RERA Registration No : P51600022704



**THE AVENUE**  
 CASA

LIMITED EDITION 2 & 3 BHK HOMES  
 SITE : S.No 789, Opp Karandikar Hospital,  
 Govind Nagar, Nasik.



**THE AVENUE**  
 GRANDEUR

LIMITED EDITION 2 & 3 BHK HOMES  
 SITE : Opp. Prabhu Sparsh Apartment, Beside  
 Govind Nagar Jogging Track, Near R.D. Circle,  
 Karmayogi Nagar, Nashik.



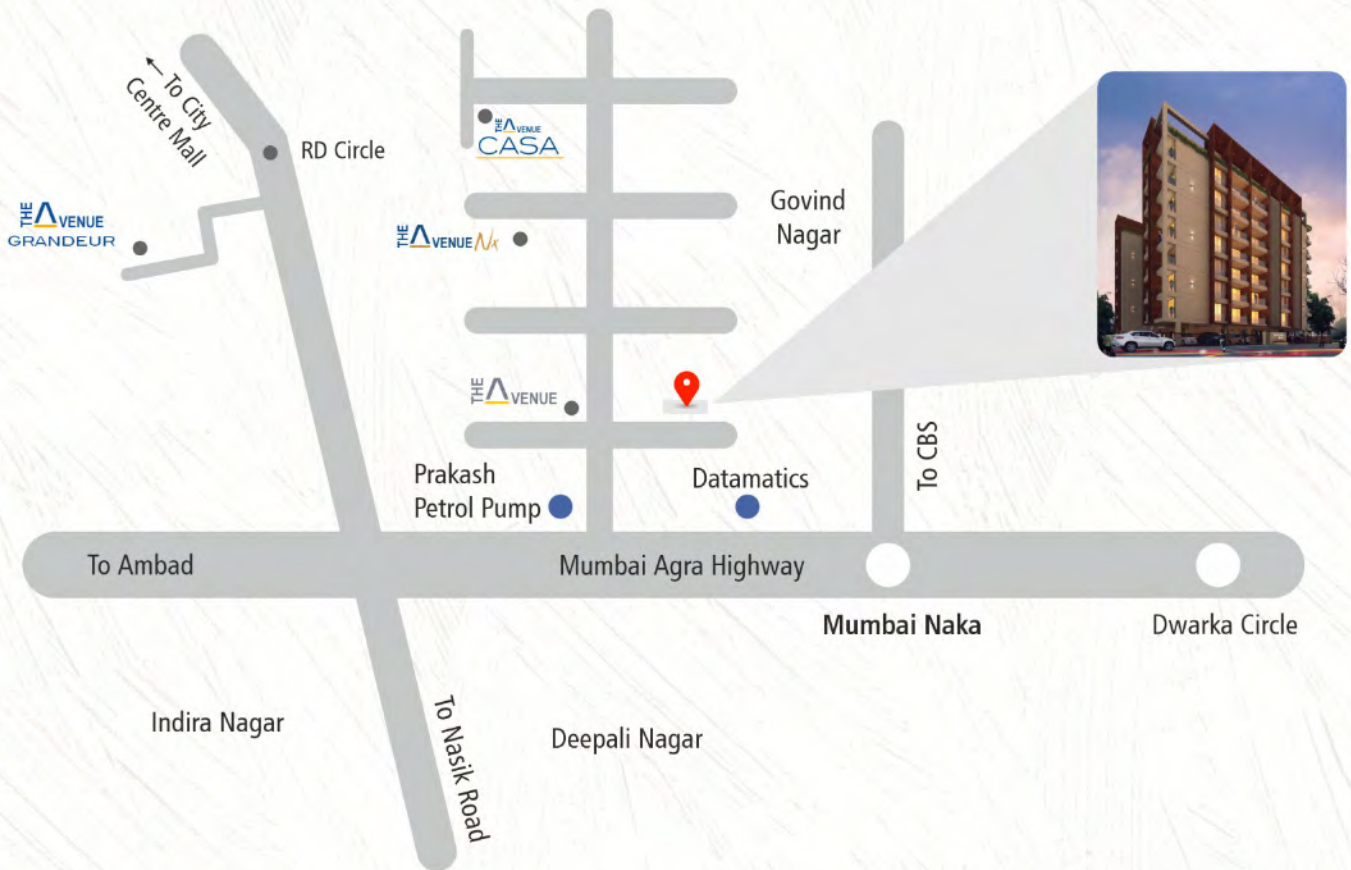
**THE AVENUE** Nx  
 PREMIUM 3BHK HOMES

SITE : Plot No. 19-20, Chowk # 3,  
 Behind Prakash Petrol Pump, Govind Nagar, Nashik.  
 RERA Registration No : P51600026848





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## SITE

S. No. 803, Plot No. 25/26, Chowk No.1,  
Behind Prakash Petrol Pump, Govind Nagar, Nashik.

For more details



SITE OFFICE : Shop No 8, Chandrawel Apartment, Behind Prakash Petrol Pump, Govind Nagar, Nashik.

**For more information click :  72 77 99 55 66**

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