

WELCOME TO
A LARGER-THAN-LIFE LIVING

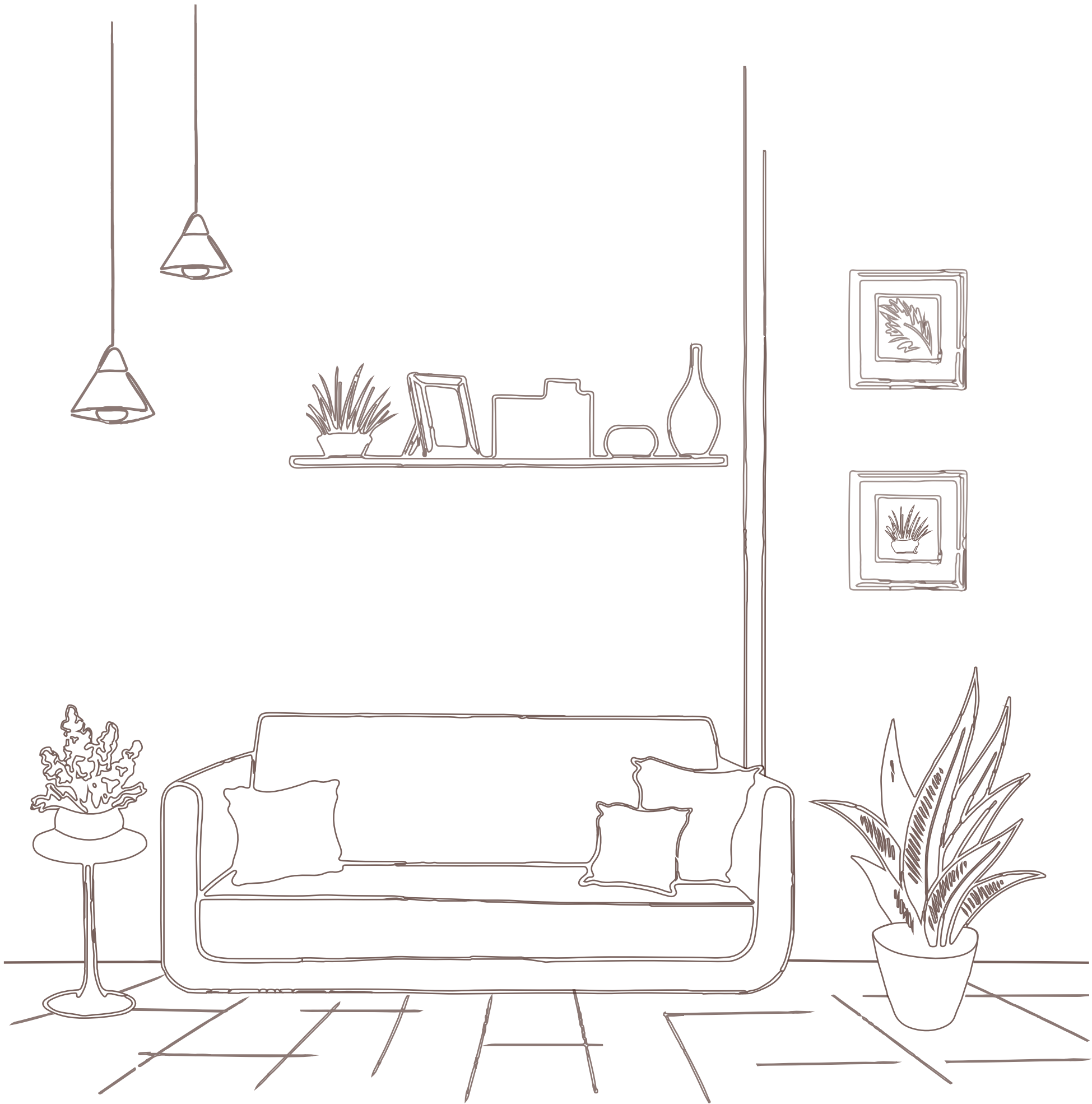




Image used for representation

Artistically crafted and articulately designed is a home that offers spaciousness and lavishness amidst the busy Mumbai city. Strategically located between everything important along with the indulgences you can't miss, this abode brings an untampered lifestyle filled with richness, space, and everything in between.

Let's embrace the largest home sculptured for your every happy moment.

Welcome home to Sheth Avantè.





EXPERIENCE THE LUXURY OF LIVING A SPACIOUS LIFESTYLE

A magnificently pragmatic lifestyle awaits you at Sheth Avantè which offers spacious 1, 2 & 3 bedroom residences in a well-planned state-of-the-art developed project. With more than 25 amenities across the ground level, E-deck, and rooftop to indulge in, you'll surely be spoilt for choices. Connected strategically close to everything will make your life more comfortable & convenient.

Image used for representation





WHEN COMMUTING MEETS CONVENIENCE, AN EMBELLISHED LIFESTYLE COMES TO LIFE

Strategically located off LBS Road, Sheth Avantè is nestled in one of Kanjur Marg's most promising locations. With the seamless connectivity, the easy accessibility, and openness to important focal points, Sheth Avantè indeed makes it an ideal abode. Close to Sheth Avantè are Powai, BKC, Thane, Navi Mumbai, and South Mumbai, making it a great connectivity hub.

Road Connectivity & Airport

- Eastern Express Highway – 2 Kms
- Western Express Highway – 9.5 Kms
- International Airport – 12.5 Kms

Railway Connectivity

- Kanjurmarg Railway Station – 500 Mtrs
- Bhandup Railway Station – 2.5 Kms
- Vikhroli Railway Station – 2.5 Kms
- Ghatkopar Railway Station – 6.5 Kms

Schools & Institutions

- St. Xavier's School – 800 Mtrs
- Hiranandani Foundation International School, Powai – 4 Kms
- Bombay Scottish School, Powai – 5 Kms

Healthcare

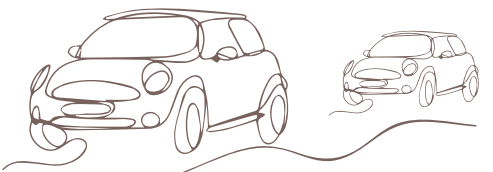
- Hiranandani Hospital, Powai – 3 Kms
- Fortis Hospital, Mulund – 5 Kms

Malls & Supermarkets

- DMart, Kanjur Marg – 50 Mtrs
- R City Mall, Ghatkopar – 3.9 Kms
- Viviana Mall, Thane – 10 Kms

Business Hubs

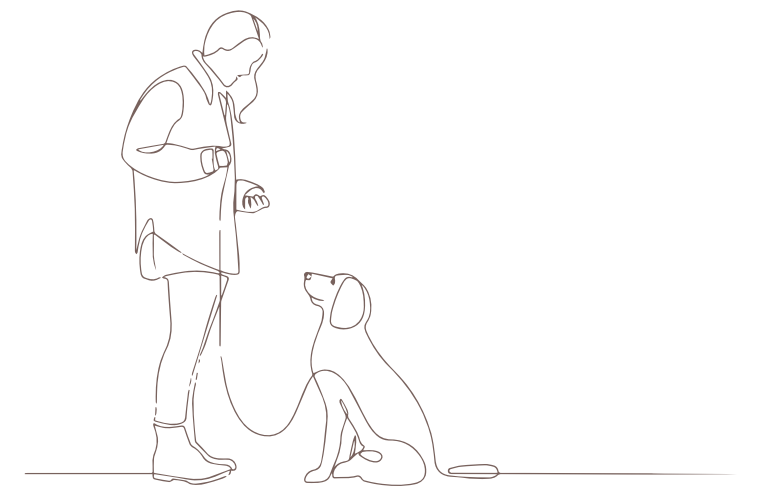
- Powai – 1 Km (approx. 5 mins)
- Thane – 8.5 Kms (approx. 15 mins)
- BKC – 9.5 Kms (approx. 25 mins)



The travel time mentioned is subject to change during peak hours and routes taken | Source: Google Maps



**EVERYTHING YOUR HEART DESIRES
FOR A MERRIER LIFESTYLE**





GROUND LEVEL AMENITIES

A pinch of panache coated with exclusivity is what you'll find at our ground-level amenities. Without any prejudice, we have carved indulgences for all, be it at the themed garden or senior citizen area for residents who are still young at heart, or multipurpose court for the athlete in you or kids' play area for the children to get engrossed in their innocence.

 Themed Garden

 Senior Citizen's Zone

 Cricket Pitch

 Multipurpose Court

 Jungle Gym


















 Kid's Play Area





E-DECK AMENITIES

E-deck has a plethora of offerings for the ones who desire to experience it all. All amenities are scrupulously crafted to match your extraordinary lifestyle. Be it the spacious hall for your family parties or infinity pool for rejuvenation, or a co-working space for your quick office catch-up, we have it all covered.

-  Gymnasium
-  Co-working Space
-  Amphitheatre
-  Library
-  Infinity Swimming Pool
-  Sand Pit
-  Games Room
-  Veteran's Avenue
-  Creche
-  Jogging Track
-  Multipurpose Hall
-  Manicured Lawn
-  Party Lawn
-  Activity Area
-  Pool Deck
-  Little Angel's Nook
-  Kids' Pool



Images used for representation






ROOFTOP AMENITIES

Life always gives you a little extra if you rightly deserve it. Relaxing one with the sky is a luxury that's crafted only for the best. Indulge in some stargazing or enter into the Zen mode at the Yoga deck or groove to the music at the party deck. Rooftop indulgences are sure to add value to your uber lifestyle.

 Rooftop Yoga Deck

 Party Deck

 Stargazing Pedestal

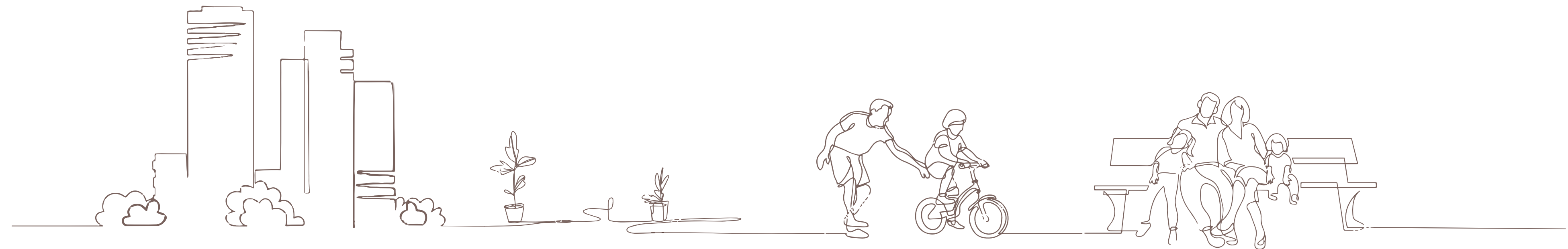
 Landscaped Garden



Images used for representation



**TAKE THE FIRST STEP TO EXPERIENCE
A LARGER-THAN-LIFE LIVING.**





- 1 ENTRY
- 2 EXIT
- 3 THEMED GARDEN
- 4 CRICKET PITCH
- 5 MULTIPURPOSE COURT

- 6 KIDS PLAY AREA
- 7 ACCESS ROAD
- 8 SAND PIT
- 9 JUNGLE GYM
- 10 SENIOR CITIZENS CORNER

- 11 AMPHITHEATRE
- 12 JOGGING TRACK
- 13 MANICURED LAWN
- 14 INFINITY POOL
- 15 POOL DECK

- 16 PARTY DECK
- 17 STAR GAZING PEDESTAL
- 18 LANDSCAPED GARDEN
- 19 ROOFTOP YOGA DECK



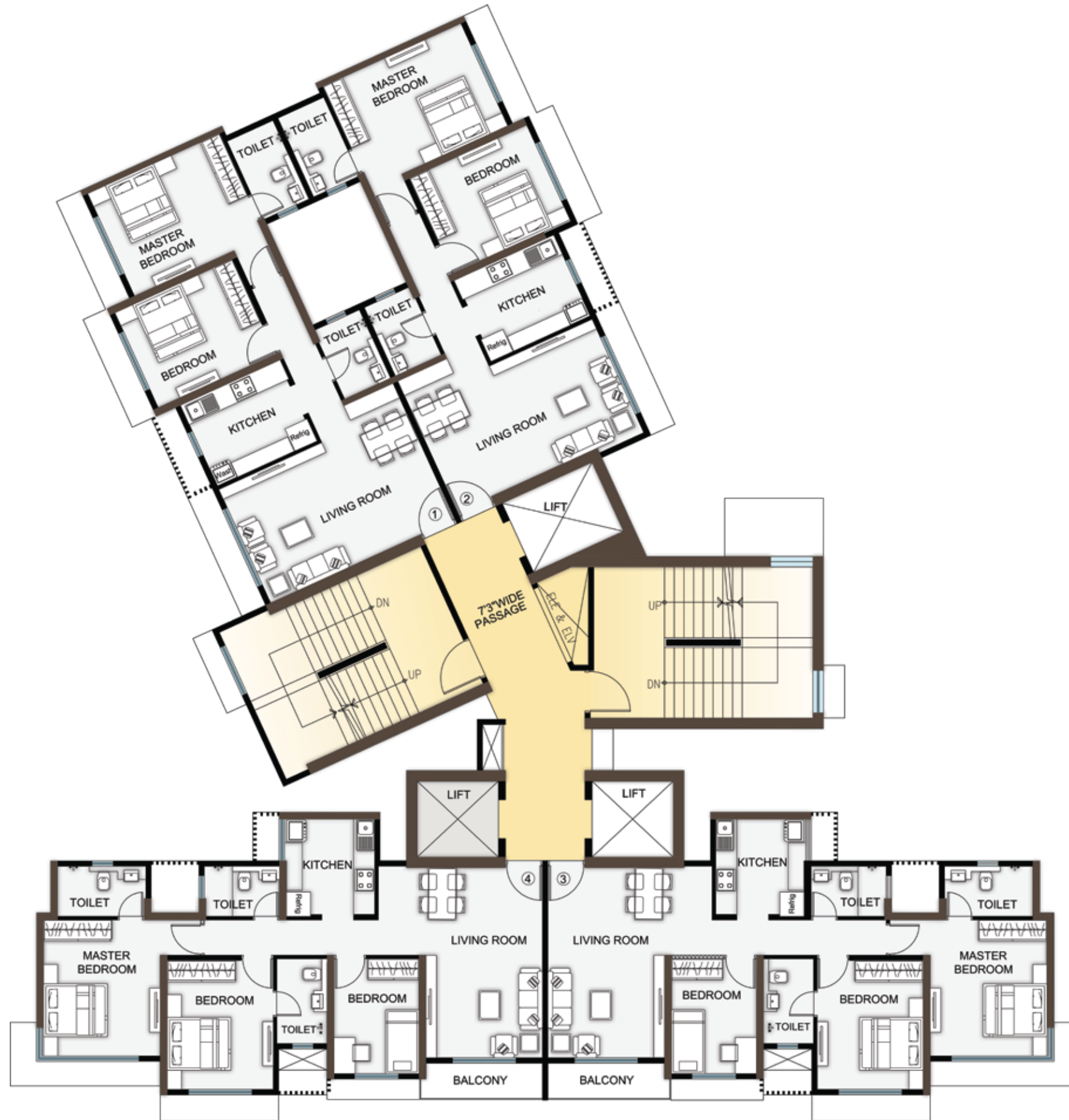
MASTER PLAN



A WING TYPICAL FLOOR PLAN

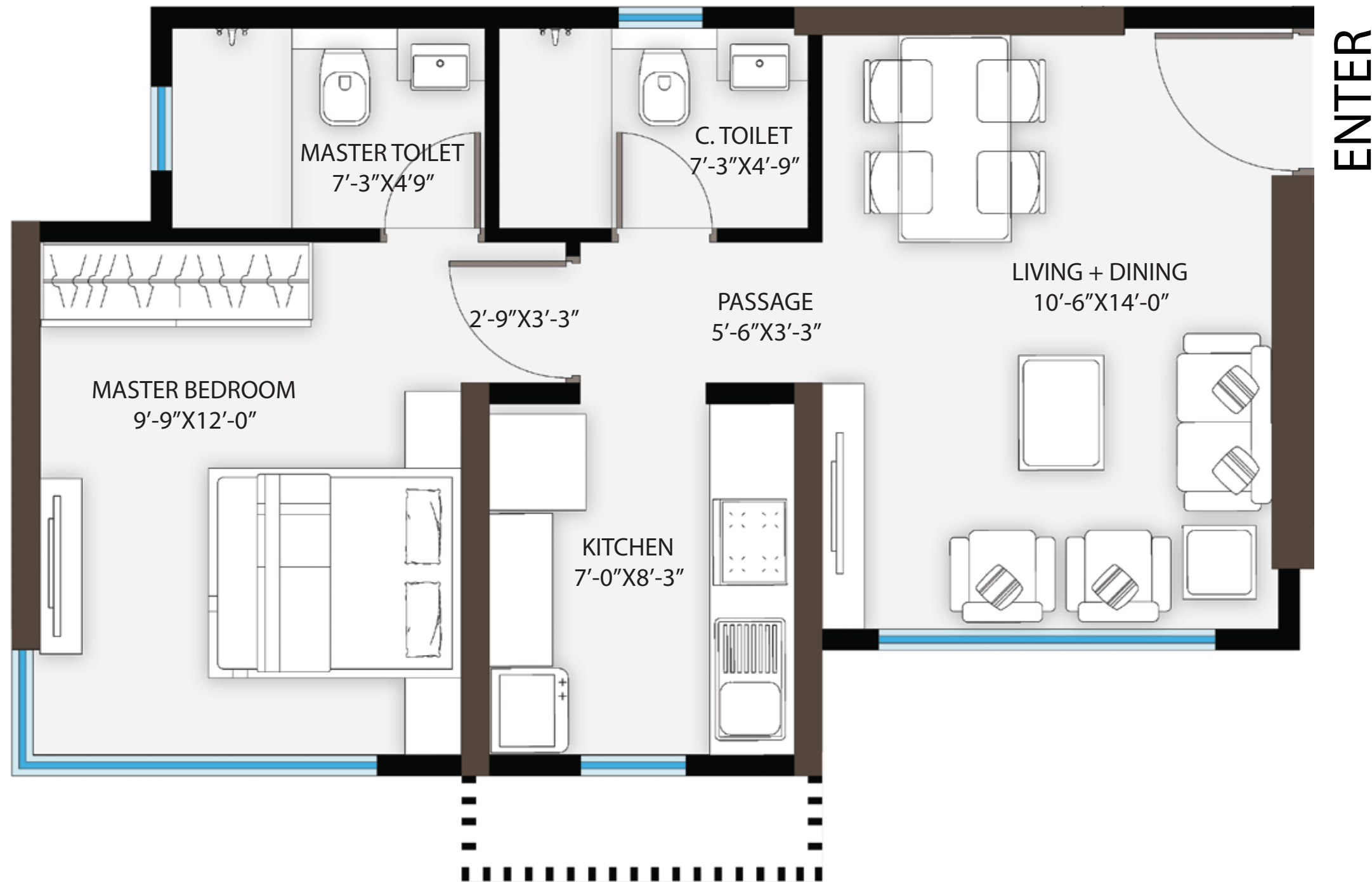


B WING TYPICAL FLOOR PLAN



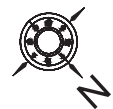
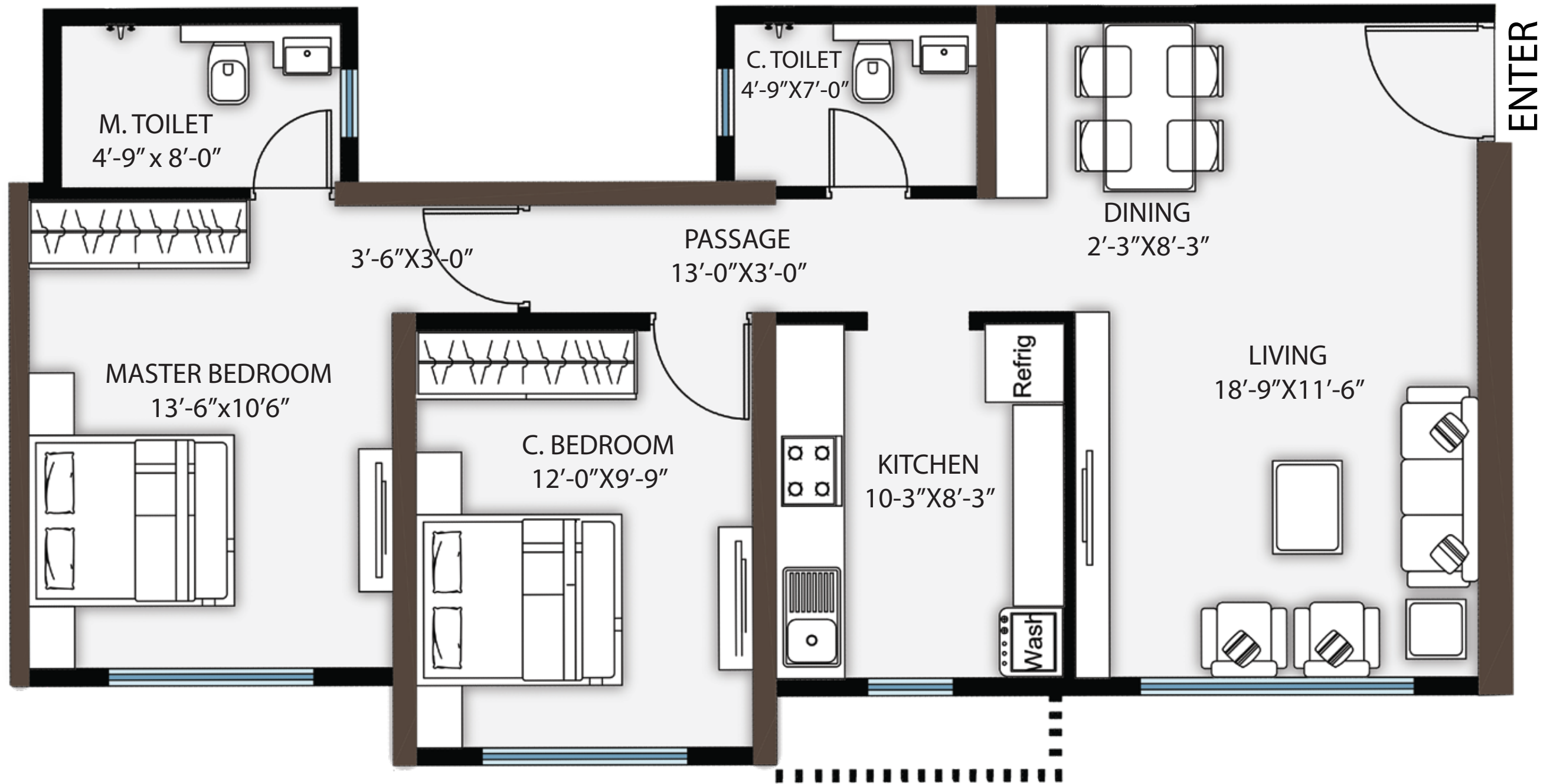
C WING TYPICAL FLOOR PLAN



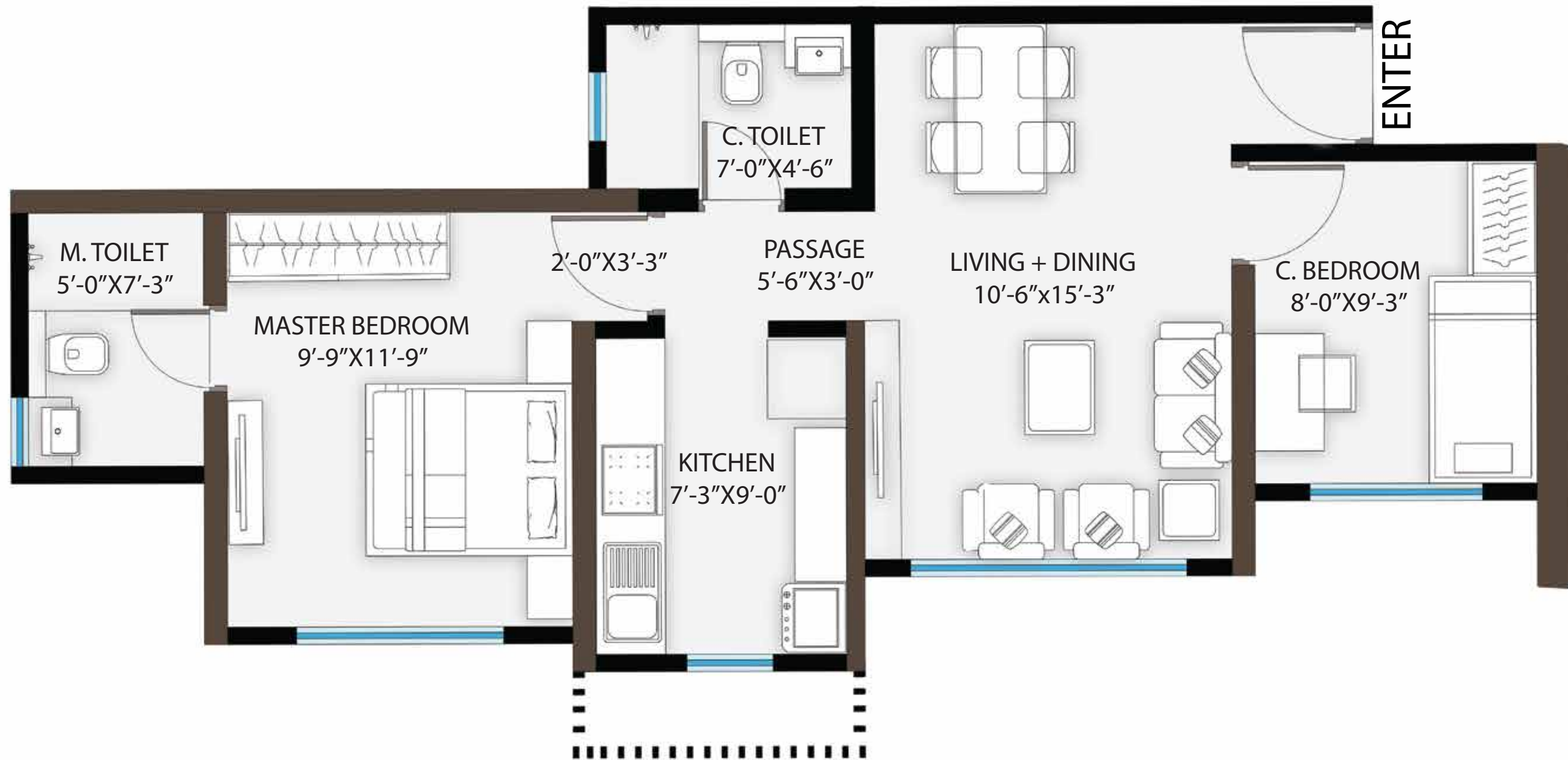


UNIT CONFIGURATION OF 1 BHK - 446 sq.ft

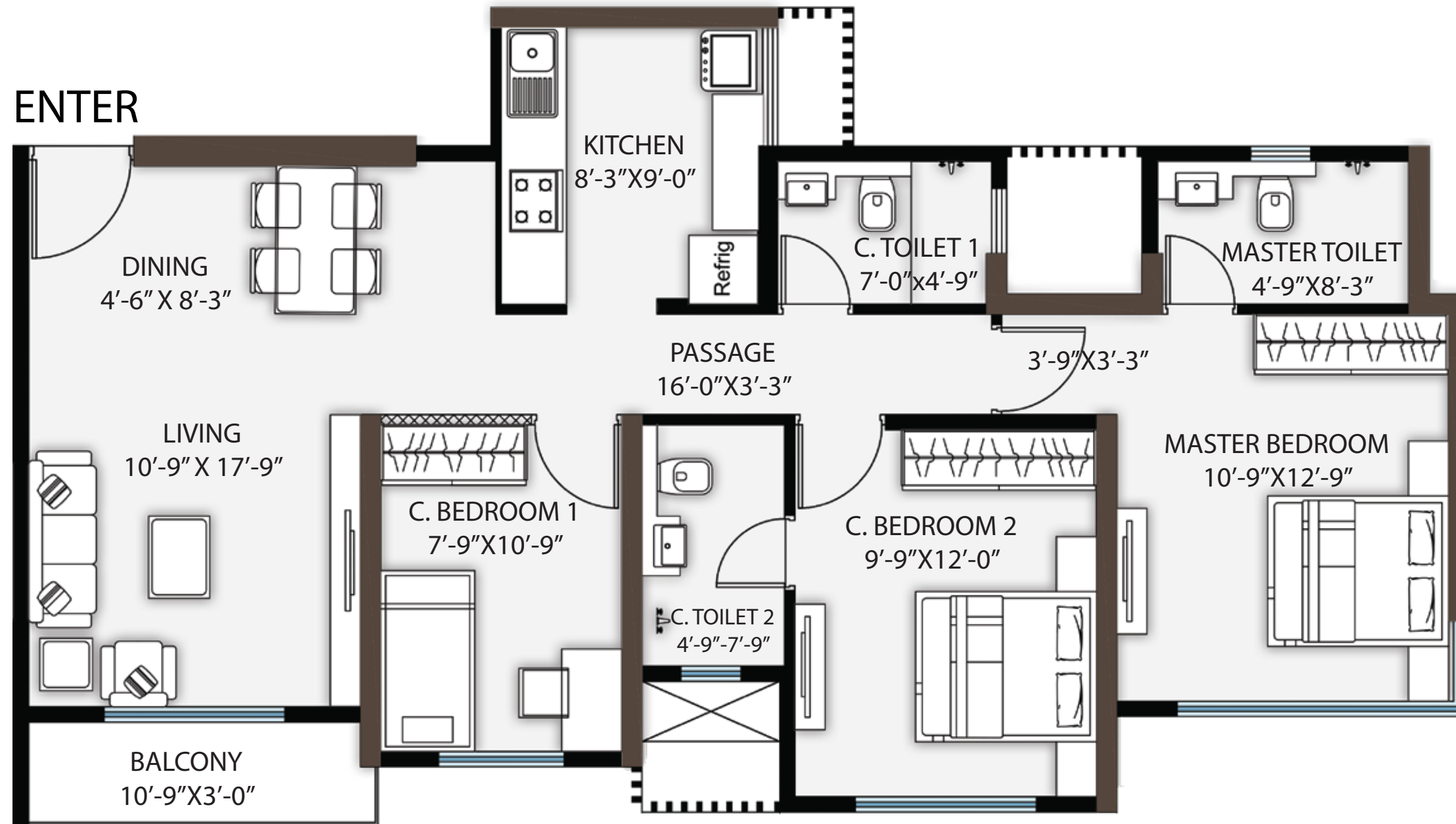




UNIT CONFIGURATION OF 2 BHK LUX - 737 sq.ft



UNIT CONFIGURATION OF 2 BHK STD - 555 sq.ft



UNIT CONFIGURATION OF 3 BHK - 891 sq.ft

AVANTÈ

LBS ROAD, KANJURMARG (W)

Call 90719 96803
ashwinshethgroup.com

Site Address- Sheth Avante, LBS Road, Next to DMart, Kanjurmarg (W), 400078



MAHARERA Registration Number: The project is registered under MahaRERA No P51800001140 and is available on website <https://maharera.mahaonline.gov.in> under registered projects.



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ASHWIN SHETH GROUP



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