



AVANTÉ

LBS ROAD, KANJURMARG

HOMES FROM WHERE
EVERYTHING IS NEARBY!

INTRODUCING

AVANTÈ

LBS ROAD, KANJURMARG

A project by

sheth
ASHWIN SHETH GROUP



THE GLAMOUR ICON OF THANE



- Viviana Mall, Thane
- 250 Brands
- 1 Million sq.ft. of Retail Space
- 14 Screen Multiplex

Sheth Zuri, Thane (W)
1, 2 & 3 BHK Apartments



Montana, Mulund (W)
2, 3, 4 & 5 BHK Apartments



Sheth Group & Emami, two of the most respected names in the real estate business, joined hands to give Kanjurmarg an iconic address. Now, you can find everything you need in your neighbourhood, benefit from superfast connectivity to any corner of the city and experience the uber-luxury lifestyle, you have always aspired for.

Come, be a part of project that is all set
to change the face of Kanjurmarg



ABOUT SHETH GROUP

With more than three decades of delivering excellence, Sheth Group Pvt. Ltd. is known for their genre of fine real estate. Our mission is to develop benchmark Residential, Township, Retail and Commercial spaces with focus on world-class quality, exclusive utilization of space and innovative architecture. We draw our inspiration from human behaviour. And take immense pride in our customer-centric approach and the commitment of on-time delivery. More than 30000 homes, 6 international projects and 20 million sq.ft. of commercial space are testimony to our success in the last three decades. And so are multiple accreditations like ISO 9001: 2008 & ISO 14001:2004, American Concrete Institute (ACI) and LEED. 32 International awards for Design & Execution keep fuelling our quest of setting new benchmarks.



Vasant Lawns, Thane
1, 2 & 3 BHK Apartments



Sheth Avalon, Thane (W)
2, 2.5, 3 & 4 BHK Apartments



OUR ICONIC CREATIONS ON THANE'S PLATINUM BELT



OUR PRESENCE IN MUMBAI

VASAI
 Vasant Park
 Vasant Kutir
 Vasant Mahal
 Vasant Geet/Sangeet
 Vasant Nagari
 Vasant Kunj
 Vasant Villa
 Vasant Karishma
 Vasant Mandir - I & II
 Vasant Regency

DAHISAR
 Vasant Avenue
Sheth Midori

BORIVALI
 Vasant Vandan
 Vasant Marvel - Grandeur
 Vasant Krupa

KANDIVALI
 Vasant Angan
 Vasant Laxmi
 Vasant Vaibhav
 Vasant Sarita
 Vasant Smruti
 Marvel Phase I & II
 Vasant Sadhana-aradhana
 Vasant Vaikunth
 Vasant Vijay
 Vasant Hsg. Complex
 Vasant Utsav
 Vasant Aishwarya
 Vasant Pride
 Sagar Phase I, II & III

MALAD
 Vasant View

MALAD
 Vasant Plaza

GOREGAON
 Vasant Valley
 Vasant Valley - Ivy
 Vasant Galaxy
 Aiyana
 Vasant Valley - I & II

ANDHERI
 Mile stone

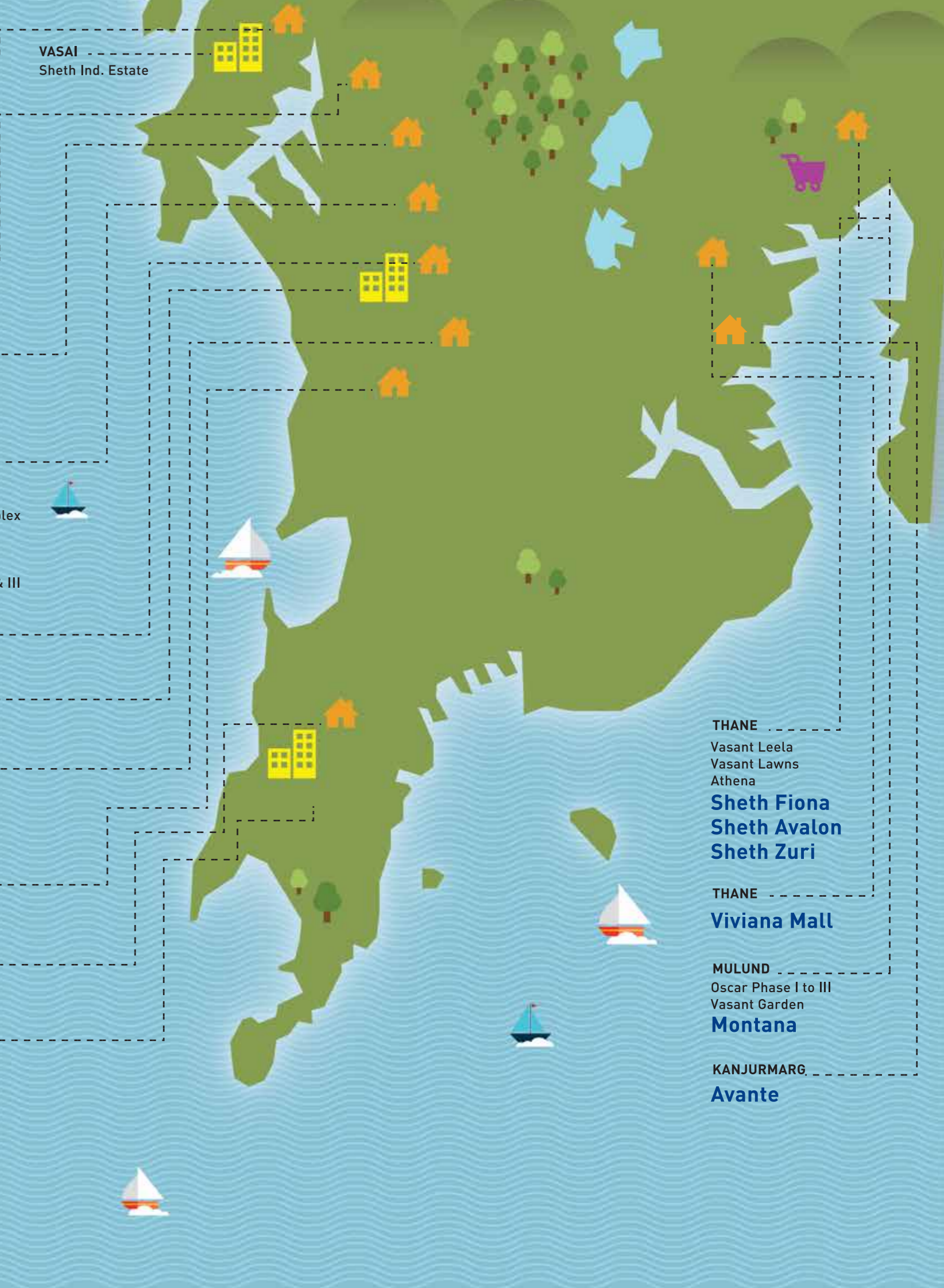
PRABHADEVI
 Beaumonde

PRABHADEVI
 Cnergy
 Sigma

OFFICES

MALLS

RESIDENTIAL



THANE
 Vasant Leela
 Vasant Lawns
 Athena
Sheth Fiona
Sheth Avalon
Sheth Zuri

THANE
Viviana Mall

MULUND
 Oscar Phase I to III
 Vasant Garden
Montana

KANJURMARG
Avante



PROJECTS BY EMAMI

EMAMI CITY, KOLKATA: At 2.5 mn sq. ft., this is North Kolkata's largest residential project with amenities like golf putting green, mini cricket and soccer field and an 30000 sq. ft. (approx.) clubhouse.

EMAMI TEJOMAYA, CHENNAI: 1.6 mn sq. ft. of premium living in India's 2nd largest IT hub. Built with international expertise and Indian sensibilities.

EMAMI NATURE, JHANSI: A luxury villa project spread across of 300 acres.

EMAMI SWAN LAKE, HYDERABAD: 1.1 mn sq. ft. with 80% open space, set amidst a serene lake.

ALTAIR, COLOMBO: An iconic landmark of 1.3 mn sq. ft. designed by the internationally celebrated architect, Moshe Safdie. At 240 mts it is twice the height of the tallest tower in Colombo.

URBANA, KOLKATA: 7 mn sq. ft. of uber-urban living set amidst 66 acres of prime land.

SOUTH CITY, KOLKATA: An integrated residential development of 4.5 mn sq. ft. with a 1 mn sq. ft. iconic mall and school.

OTHER PROJECTS ACROSS INDIA: 3 mn sq. ft.



A GLANCE ON THE
ARISING LANDMARKS CRAFTED
BY SHETH GROUP

APARTMENT AMENITIES

Living and Dining Room

Vitrified flooring, extensive electrical layout, windows with granite or marble sill, AC points as per well-laid routing provisions, intercom facility.

Bedroom and Study Room

Vitrified flooring, extensive electrical layout, windows with granite or marble sill, AC points as per well-laid routing provisions.

Kitchen

Vitrified flooring, granite platform with stainless steel sink, auxiliary platform, gas leak detector, extensive electrical layout with points for water purifier, refrigerator, exhaust and mixer-grinder.

FITTED MODULAR KITCHEN ON REQUEST.

Bathrooms

Ceramic Tile (matt/antiskid) flooring, Ceramic Tile (glazed/matt) dado, high quality sanitary ware & CP fittings, electrical layout with point for exhaust & geyser, water heater in master toilet.

Doors

Decorative fire-rated main door, laminated doors for bedrooms & toilets, with high quality door locks.

Windows

Aluminum powder-coated sections with tinted glass.

Internal Wall Finish

Gypsum plaster, lustre paint in living/dining room and passage.

Electrification

Extensive layout in concealed copper wiring, modular switches in flats, adequate provisions for lights, fans & TV points and telephone points.

Security & Safety System

Intercom facility within each apartment, fire alarm system, common areas with sprinklers, DG power back-up for designated common areas & elevators.

Common Area Amenities

High-speed passenger elevators, designer entrance lobbies, designated service elevators.

Plumbing

Concealed copper plumbing with high quality CP & sanitary fixtures.



HOMES FROM WHERE EVERYTHING IS NEARBY!

ARTERIAL ROUTES OF THE CITY, NOW A STONE THROW AWAY.

- EEH - 5 mins. • SCLR - 10 mins. • JVLR - 3 mins.
- Eastern Freeway - 15 mins.

ENJOY FANTASTIC RAIL CONNECTIVITY.

- Kanjurmarg Stn - 5 mins. • Bhandup Stn - 13 mins. • Vikhroli Stn - 12 mins.
- Ghatkopar Metro Station - 20 mins.

LEADING EDUCATIONAL INSTITUTES.

- Hiranandani School - 14 mins. • St. Xaviers - 5 mins. • IIT - 8 mins.

KEY BUSINESS HUBS.

- Powai - 5 mins. • Vikhroli - 5 mins. • SEEPZ - 15 mins. • BKC - 20 mins.

THE FINEST MALLS, SUPERMARKETS AND MULTIPLEXES.

- D-Mart - 2 mins. • R City - 15 mins. • Neptune Mall - 5 mins.
- Viviana Mall - 15 mins.

STATE-OF-THE-ART HEALTHCARE FACILITIES.

- Hiranandani - 10 mins. • Fortis - 15 mins.

QUICK ACCESS TO THE AIRPORT.

- Domestic / International Airport - 30 mins.



Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only .Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

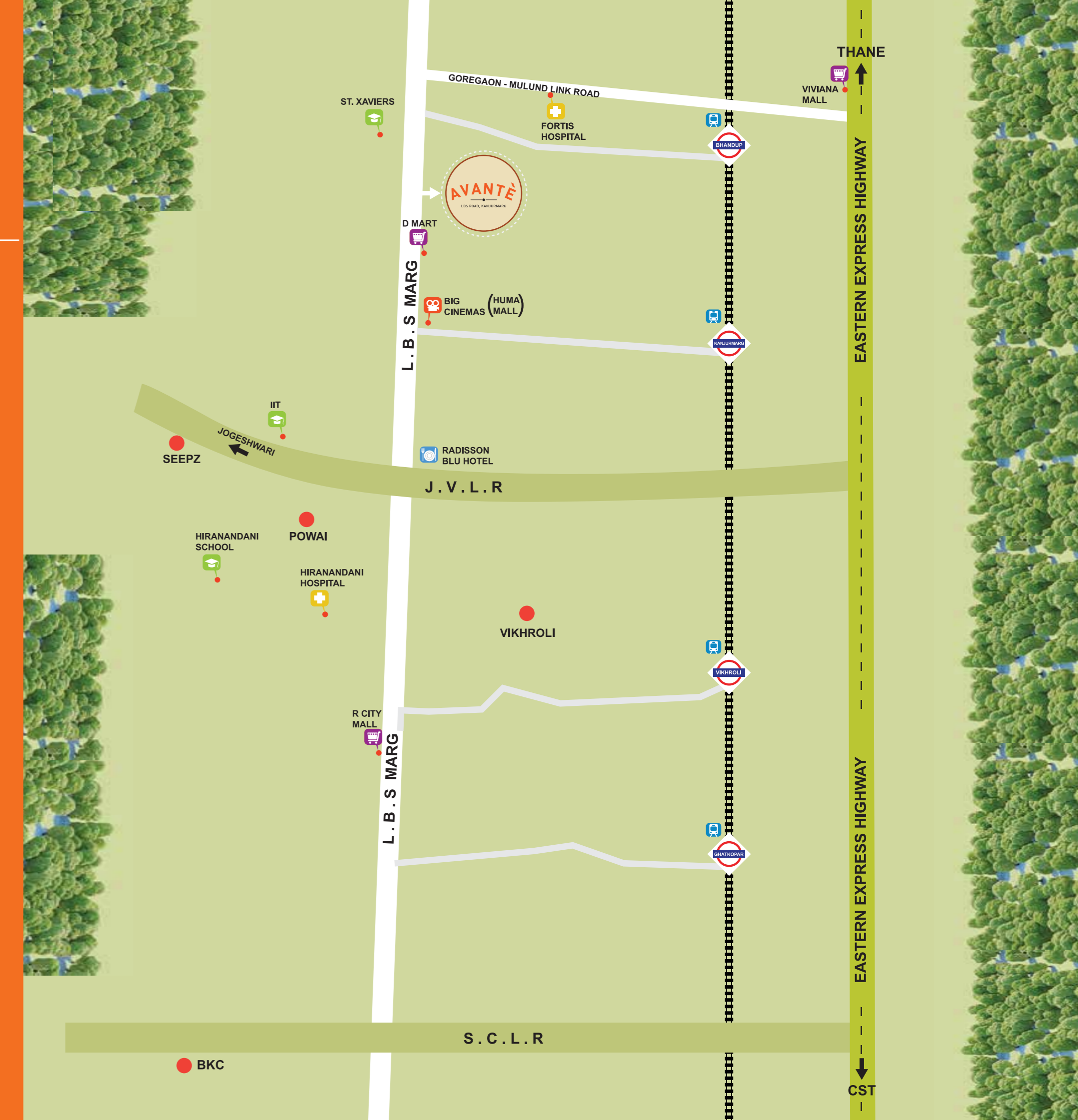
**3 BHK UNIT PLAN
RERA CARPET AREA: 859 SQ. FT.**



2 BHK UNIT PLAN
RERA CARPET AREA: 737 SQ. FT.

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EXCELLENT LOCATION

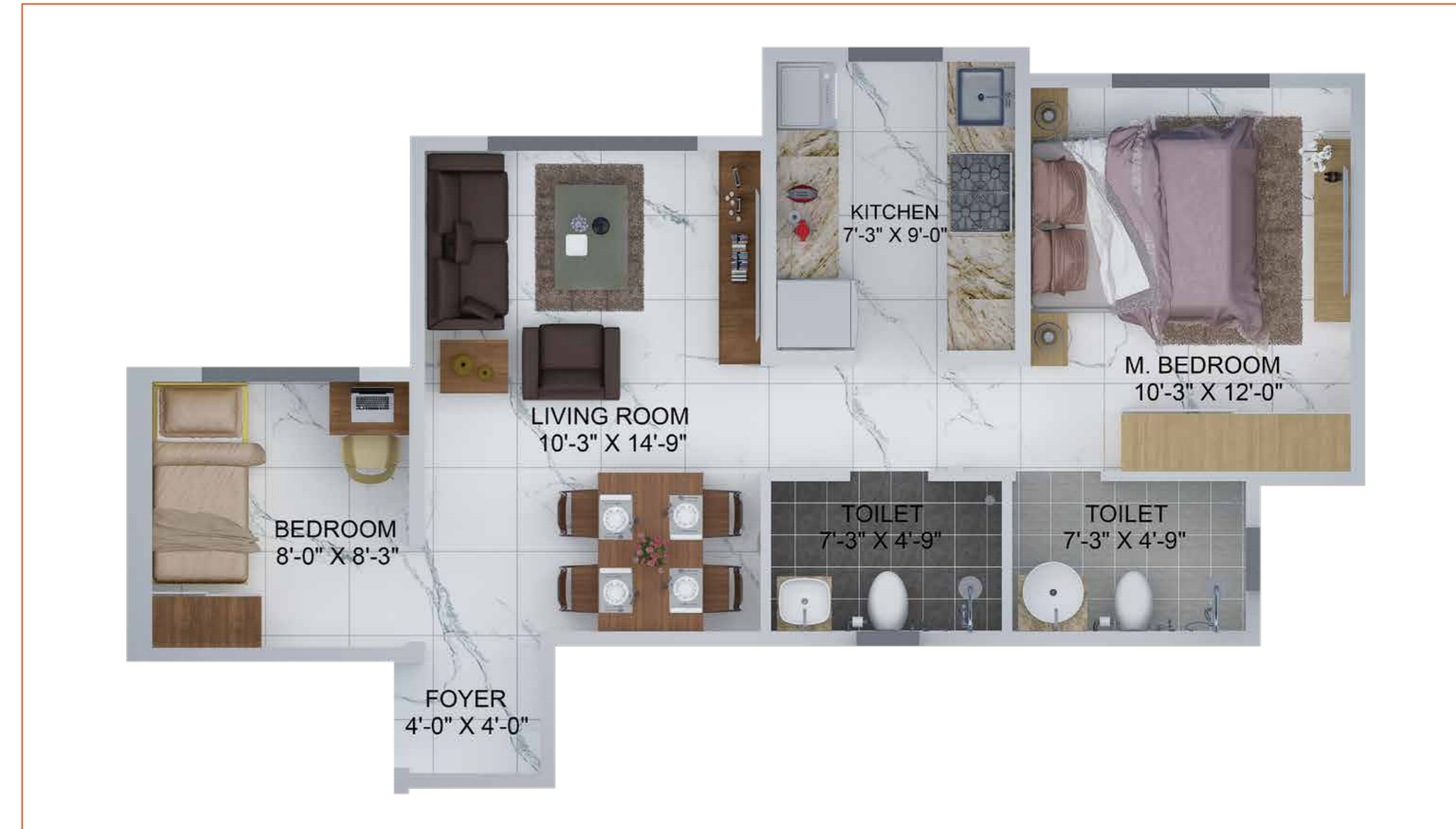




LAYOUT PLAN

THE HOME OF YOUR DREAMS, COMES ALIVE

- | | | | |
|------------------------------------|-------------------------|------------------------------|---|
| 1 ENTRY | 8 ACCESS ROAD | 14 MANICURED LAWN | 20 LANDSCAPE GARDEN AND SPILLOUT FOR VARIOUS ACTIVITIES |
| 2 EXIT | 9 SAND PIT | 15 WALKING / JOGGING TRACK | 21 LAWN WITH HERBAL PLANTATION |
| 3 THEMED GARDEN | 10 JUNGLE GYM | 16 SWIMMING POOL | 22 REFLEXOLOGY PATH |
| 4 SENIOR CITIZEN AREA | 11 SENIOR CITIZEN SPACE | 17 POOL DECK | 23 YOGA / MEDITATION SPACE |
| 5 CRICKET PITCH | 12 AMPHITHEATRE | 18 PARTY DECK / VIEWING DECK | |
| 6 MULTIPURPOSE COURT | 13 MURAL IN GARDEN | 19 STAR GAZING PEDESTAL | |
| 7 LANDSCAPE GARDEN AND SITOUT AREA | | | |



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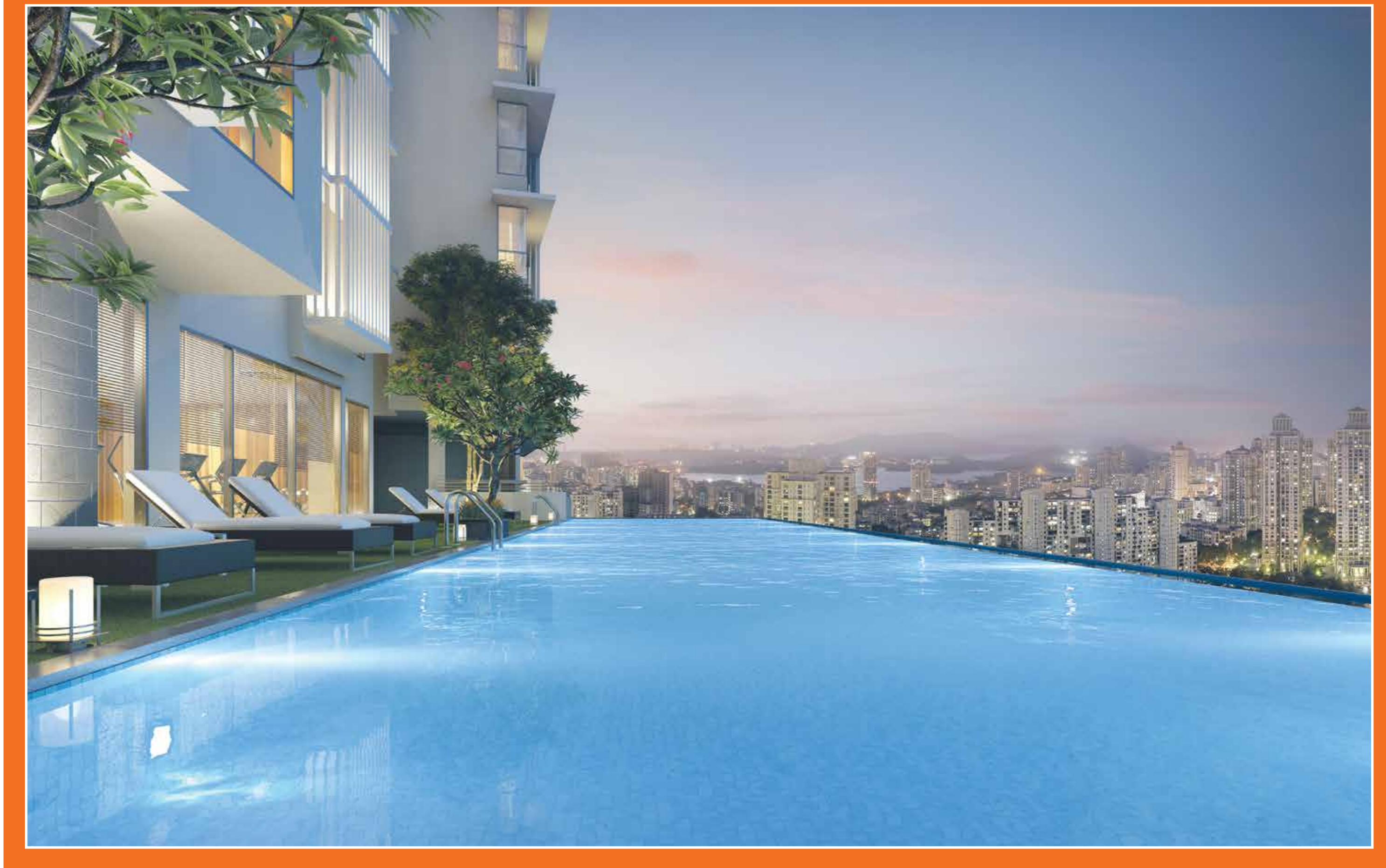
**2 BHK COMPACT UNIT PLAN
RERA CARPET AREA: 547 SQ. FT.**



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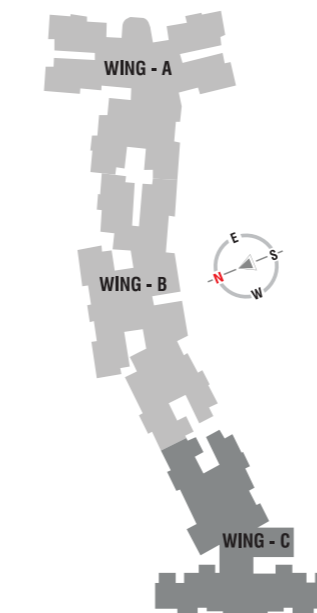
1 BHK UNIT PLAN
RERA CARPET AREA: 443 SQ. FT.

Luxuries To Unwind and Unleash Your Joy



AN ICONIC STRUCTURE THAT'S ALL SET TO CHANGE THE FACE OF KANJURMARG

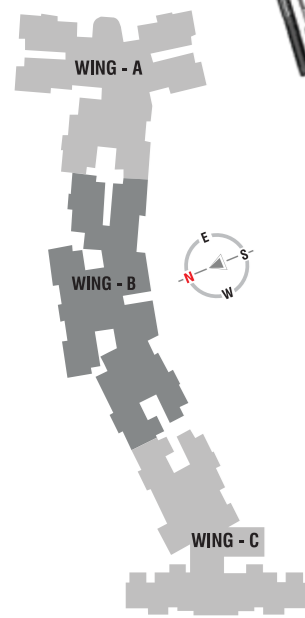
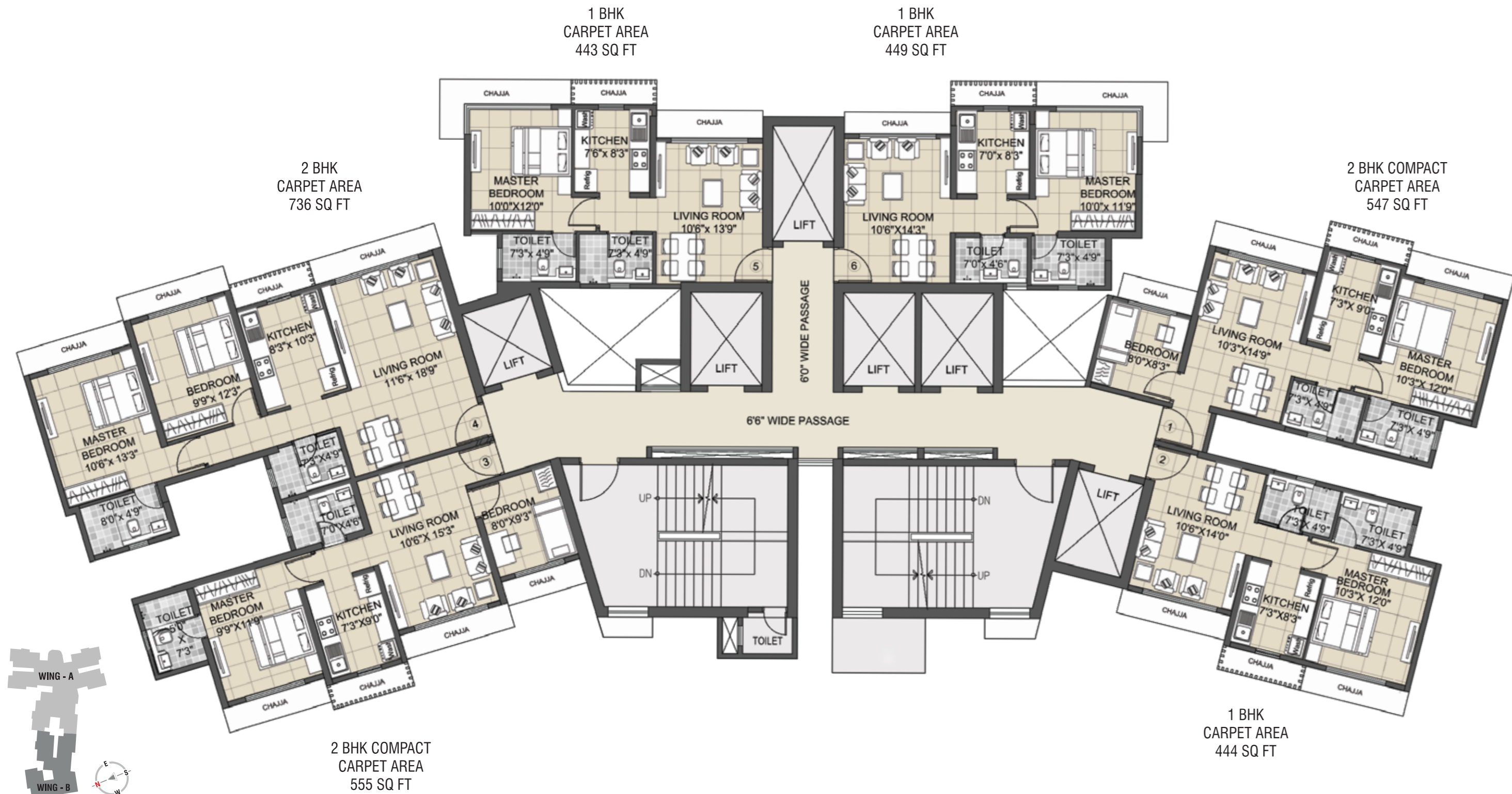
3 TOWERS OF 25 FLOORS EACH
LUXURIOUS 1, 2 & 3 BHK APARTMENTS



WING C: TYPICAL FLOOR PLAN

NO.	TYPE	CARPET AREA
1	2 BHK	737 SQ.FT.
2	2 BHK	739 SQ.FT.
3	3 BHK	859 SQ.FT.
4	3 BHK	859 SQ.FT.

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WING B: TYPICAL FLOOR PLAN

NO.	TYPE	CARPET AREA
1	2 BHK COMPACT	547 SQ.FT.
2	1 BHK	444 SQ.FT.
3	2 BHK COMPACT	555 SQ.FT.
4	2 BHK	736 SQ.FT.
5	1 BHK	443 SQ.FT.
6	1 BHK	449 SQ.FT.

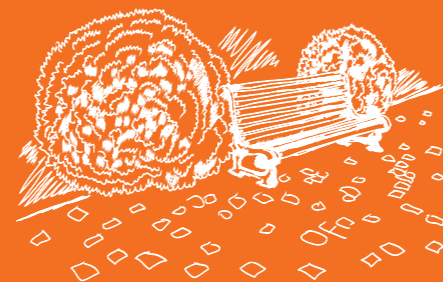
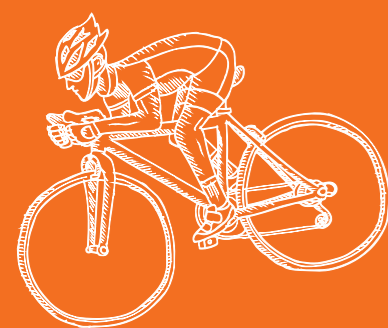
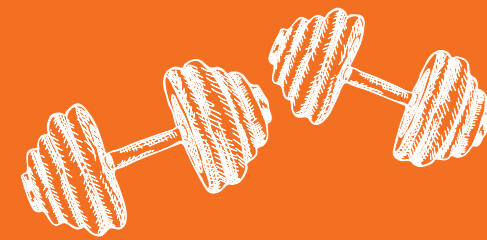
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EVERYTHING YOU ASPIRED FOR, AND MORE

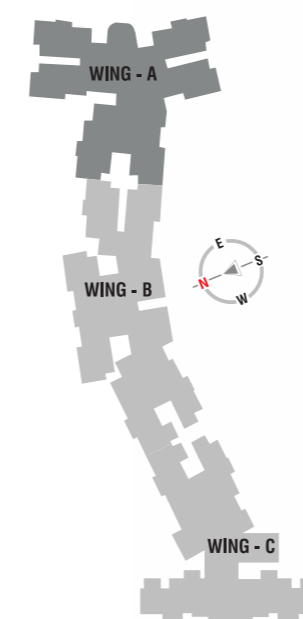
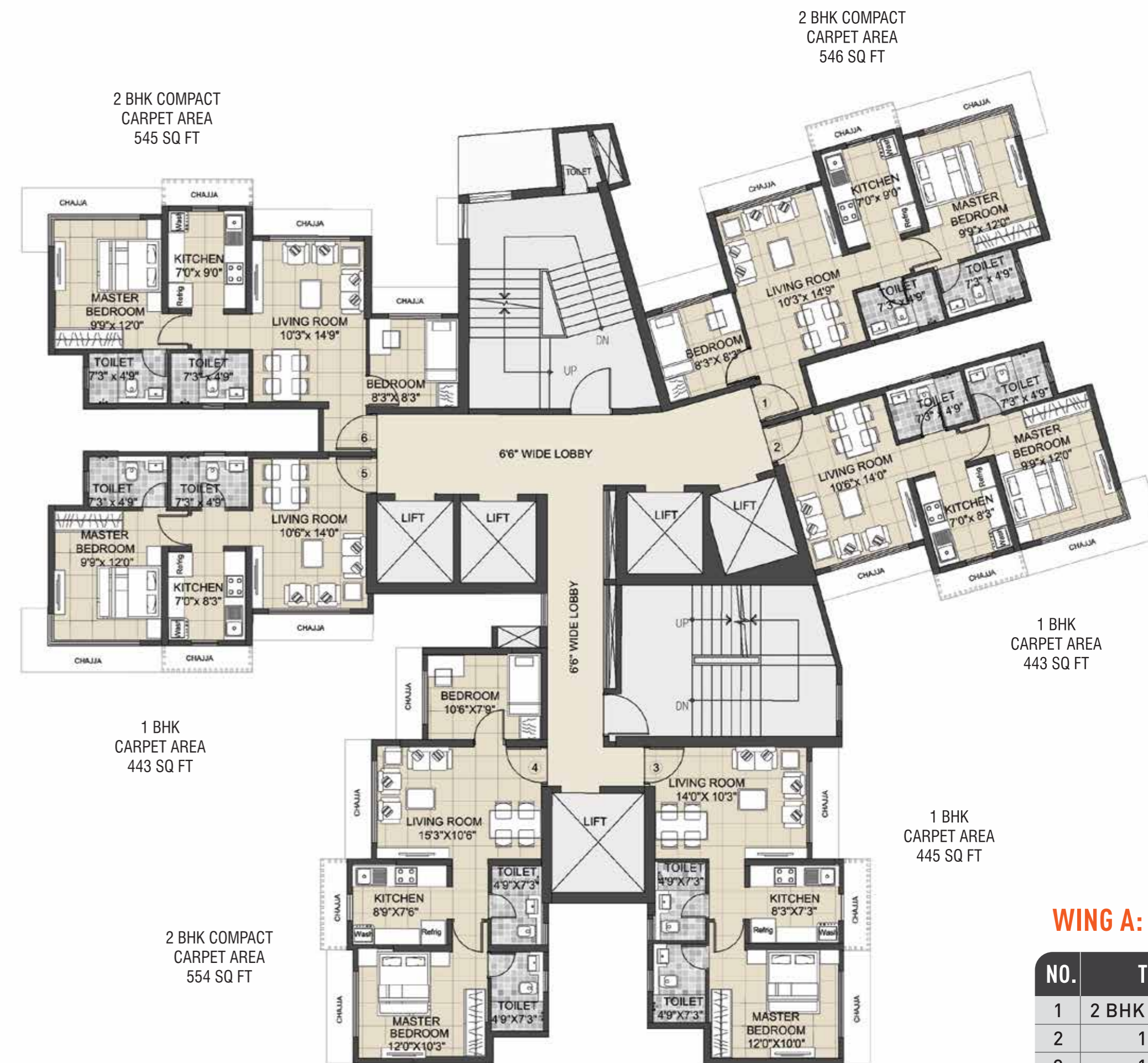
Sweat it out in the state-of-the-art gymnasium or beat the heat by swimming in the pool. Inspire envy by calling your friends over to chill at the 5-star like eco-deck, or make a statement by clicking selfies on the spectacularly landscaped lawns. At Avantè, indulge in luxuries, not often offered in the vicinity.





LIFESTYLE FEATURES

- Kids' Play Area
- Jungle Gym for Kids
- Cricket Pitch
- Multi-purpose Court
- Amphitheatre
- Jogging Track
- Infinity Pool
- Gymnasium
- Party Lawn
- Rooftop Meditation Pavilions
- Rooftop Walking Trails & Viewing Decks



WING A: TYPICAL FLOOR PLAN

NO.	TYPE	CARPET AREA
1	2 BHK COMPACT	546 SQ.FT.
2	1 BHK	443 SQ.FT.
3	1 BHK	445 SQ.FT.
4	2 BHK COMPACT	554 SQ.FT.
5	1 BHK	443 SQ.FT.
6	2 BHK COMPACT	545 SQ.FT.

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CORPORATE ADDRESS

Prius Infinity Ground & Third Floor ,
Behind Garware House Paranjape B
Scheme Subhash Road ,Vileparle (East)
Mumbai -400057

T- 022-42964444

SITE ADDRESS

Next to D-Mart, LBS Road,
Kanjurmarg (W), Mumbai

www.ashwinshethgroup.com

MAHARERA Registration No. P51800001140

A project by

sheth
ASHWIN SHETH GROUP



Disclaimer: This Brochure is purely conceptual. The information contained in the Brochure including the number of buildings/tower/wings/structures, elevations, photographs, sketches, visuals, pictures, images, details, specifications, dimensions, common area, amenities, facilities, the fixtures, fittings, soft furnishing/furniture, landscaping and other details therein are strictly provided for representative and illustrative purposes. List of amenities, specifications, designs and facilities provided in the Agreement for Sale shall stand final and binding. Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. The layout plan shown is indicative and tentative, and subject to modification on account of any change in plans, permissions and final approval of the respective appropriate authorities and any further developments in surrounding areas in future. Project is mortgaged and funded by IndusInd Bank Pvt. Ltd and Aditya Birla Finance Ltd.