



AVANT
HILLWAY
GOKULDHAM, GOREGAON EAST

LET LIFE BEGIN



MAHA RERA Reg. No.: Tower D: P51800011215 Website: <https://maharera.mahaonline.gov.in>

YOU HAVE ALWAYS DREAMED OF A HOME THAT
LETS YOU ENJOY LIFE'S PRECIOUS MOMENTS...

A PLACE THAT NURTURES YOUR CHILDREN'S FUTURE...

A LIVING THAT LETS YOU REACH ANYWHERE
IN THE CITY, WITHIN MINUTES...

AND MOST OF ALL,
A SPACE YOU CAN CALL YOUR OWN.

COME HOME TO 'AVANT HILLWAY'.
LIVE AN ASPIRATIONAL LIFE IN GOREGAON EAST'S
PRIME LOCALE, GOKULDHAM.

**LET LIFE
BEGIN....**



LIVE IN A GATED COMMUNITY
OF FINE QUALITY RESIDENCES

LET LIFE BEGIN

IN SECURE
2 BED RESIDENCES

CELEBRATE THE LUXURY OF
20 PLUS RECREATIONS

LET LIFE BEGIN

WITH GROUND & ROOF-TOP
LIFESTYLE FEATURES
AMIDST 1.6 ACRES OF BLISS



ALLOW COMFORTS OF CONNECTIVITY
TO BE AT YOUR DOORSTEP

LET LIFE BEGIN

AMIDST A HOST OF CONVENIENCES &
COMFORTS, AT GOKULDHAM



LET LIFE BEGIN

THE WAY YOU ALWAYS
WANTED IT TO



PRESENTING



AVANT HILLWAY

GOKULDHAM, GOREGAON EAST

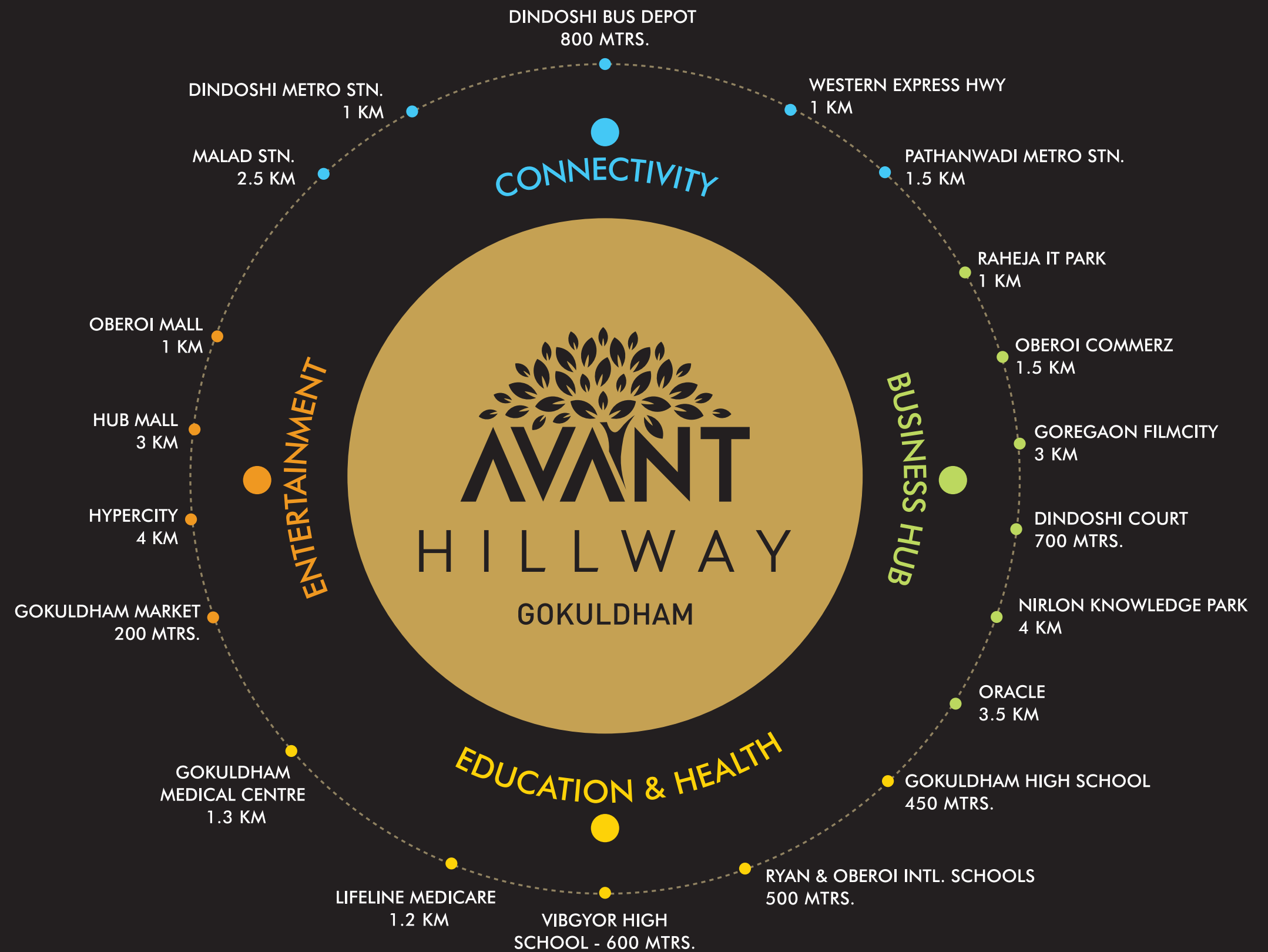
PROJECT HALLMARKS:

- LAVISH 1.6 ACRE GATED COMMUNITY WITH 4 HIGH-RISES
- MAGNIFICENT 23 STOREY TOWERS
- 1, 2, 3 & 4 BED RESIDENCES (JODI FLATS)
- 20+ GROUND & ROOF-TOP LIFESTYLE RECREATIONS
- RAIN WATER HARVESTING
- CONVENIENTLY LOCATED AT THE JUNCTION OF RANI SATI MARG & GMLR, GOREGAON (E)

CONNECTED.
COMFORTABLE.
COMPLETE.

LET LIFE BEGIN

AT GOKULDHAM,
GOREGAON EAST



MASTER PLAN

- 1 MAIN ENTRANCE
- 2 BUILDING A: ROYAL
- 3 SMART AUTOMATED PARKING
- 4 BUILDING B: ELITE
- 5 GREEN JOGGING TRACK
- 6 BUILDING D: SUPREME
- 7 PROPOSED IMPERIAL
- 8 PROPOSED CLUB HOUSE, SWIMMING POOL
- 9 SEPARATE ENTRANCE FOR REHAB RESIDENTIAL

**A 1.6 ACRE GATED
COMMUNITY LIVING WITH
4 HIGH-RISE TOWERS**



**EMBRACE THE
GREENS.
EXPERIENCE
TOGETHERNESS.**

**20+ AMENITIES TO
RELAX & REJUVENATE, EVERY DAY**



MAKE FITNESS A HABIT

HI-TECH GYMNASIUM



GET ON THE RIGHT TRACK

JOGGING TRACK



**A PRIVILEGED SPACE FOR
THE PRIVILEGED**

SR. CITIZENS SPOT & CHIT-CHAT ZONE

**GIFT THEM A CHILDHOOD
THEY WILL CHERISH FOR A LIFETIME**

CHILDREN'S PLAY AREA, HOP-SCOTCH COURT
& ROCK-CLIMBING WALL



**BODY, MIND & SOUL,
IN PERFECT UNISON**

YOGA & MEDITATION ZONE

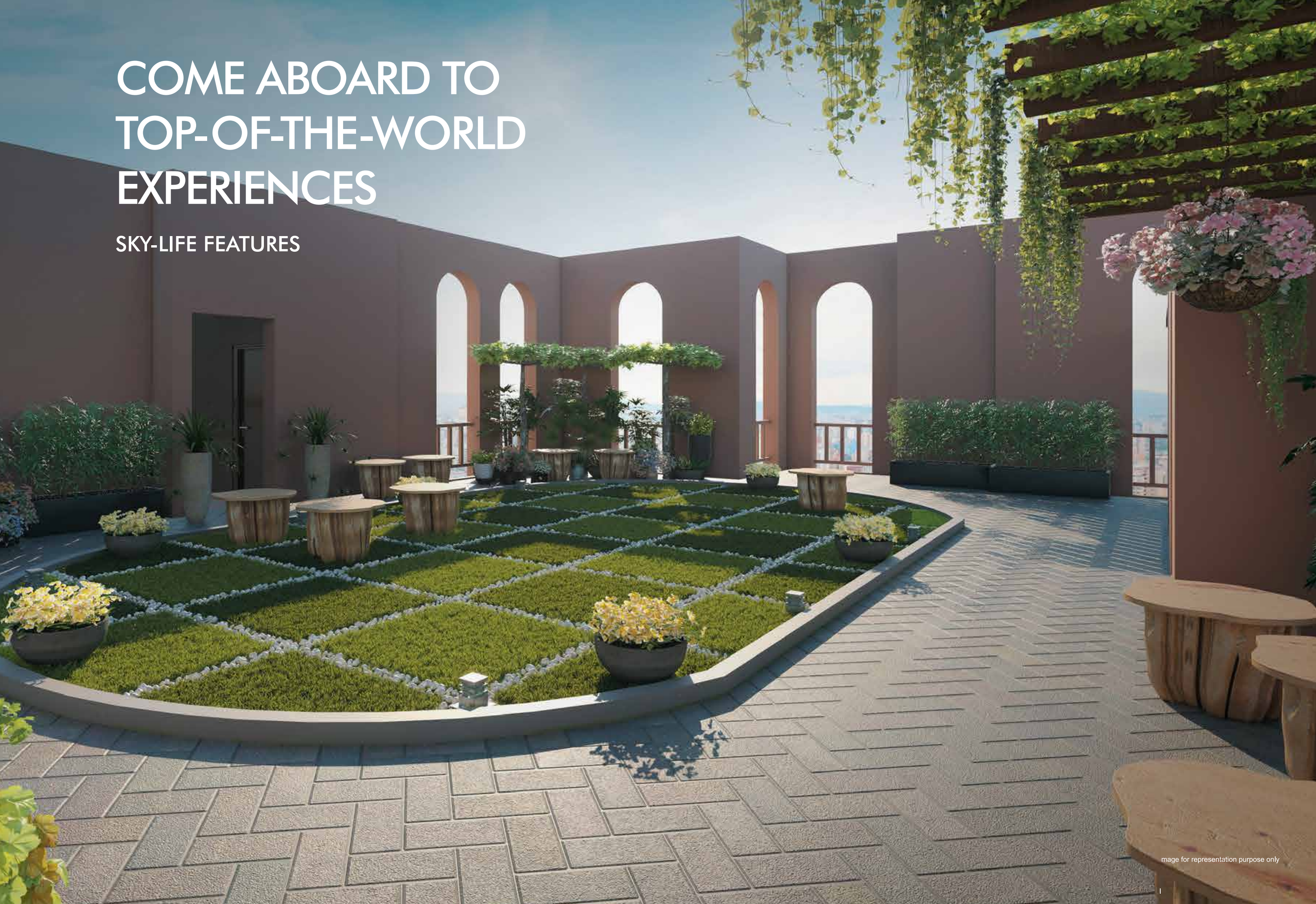


**HOLISTIC WELLNESS,
THROUGH FEET**

REFLEXOLOGY PATHWAY

COME ABOARD TO TOP-OF-THE-WORLD EXPERIENCES

SKY-LIFE FEATURES



INDULGE WITH THE STARS, PARTY WITH THE MOON



LANDSCAPED SKY GARDEN



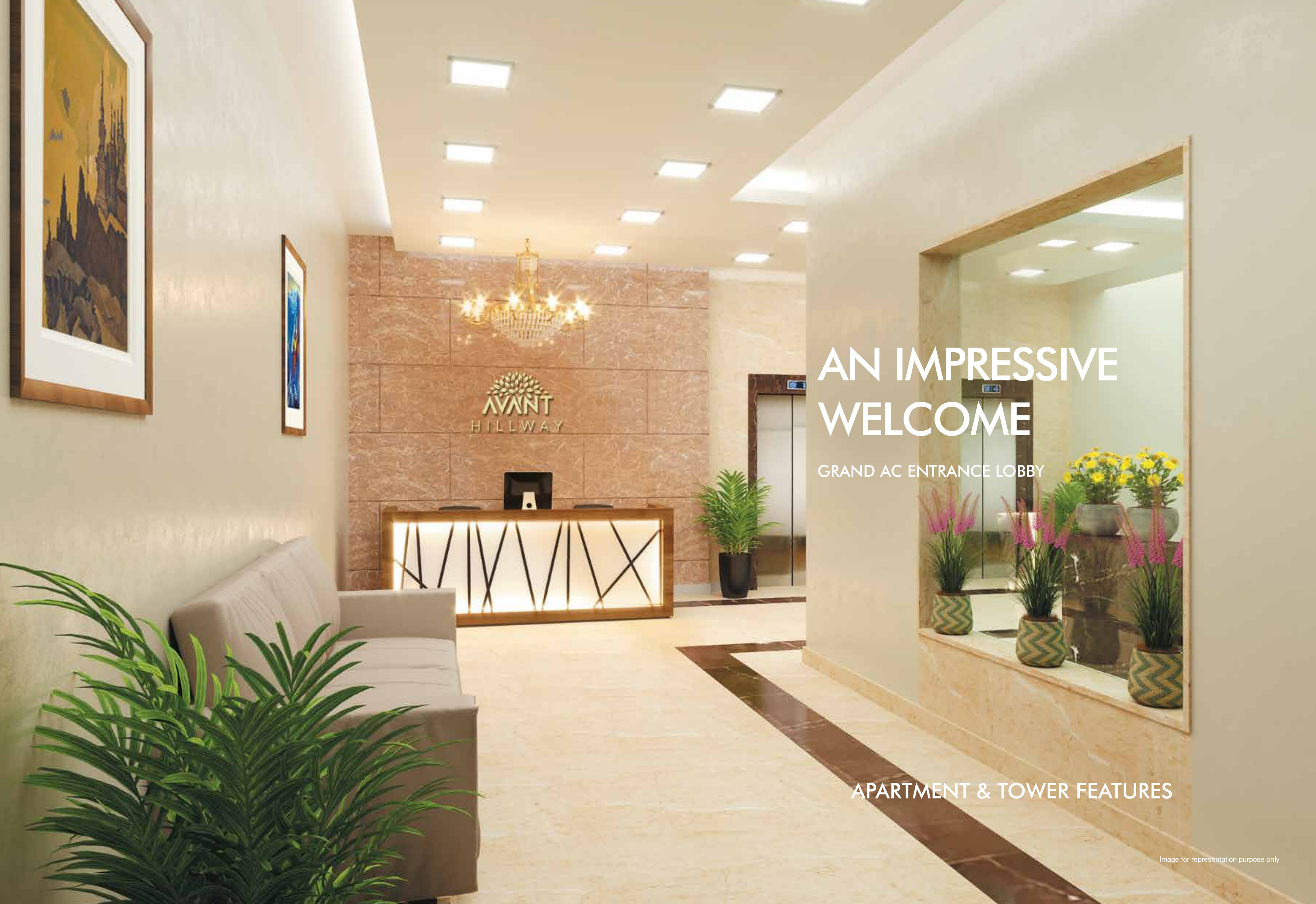
ROOFTOP PARTY AREA



SKY-GAZING ARENA



PERGOLAS WITH BARBEQUE CORNER



AN IMPRESSIVE WELCOME

GRAND AC ENTRANCE LOBBY

APARTMENT & TOWER FEATURES



HIGH-SPEED ELEVATORS



24 X 7 SURVEILLANCE SYSTEMS IN PLAY AREA

LET LIFE BEGIN WITH STATE-OF-THE-ART FEATURES



CUTTING-EDGE SECURITY SOLUTIONS FOR COMMON AREAS



FIRE-FIGHTING SYSTEMS



AUTOMATED CAR PARKS



IMPRESSIVE LIVING ROOMS



SMARTLY-DESIGNED KITCHENS

**EMBRACE THE BEST OF LIFE
IN VASTU COMPLIANT
FULLY AIR-CON APARTMENTS**



ELEGANT BEDROOMS



DESIGNER BATHROOMS



ROYAL TOWER
2 BHK 670 – 770 SQ. FT.



ELITE TOWER
1 BHK 280 - 346 SQ. FT.
2 BHK 580 SQ. FT.



SUPREME TOWER

- A) FLOOR 2 TO 23 : 2 BHK 618 - 625 SQ. FT.
- B) FIRST FLOOR : 1 BHK - 346 SQ FT & 1 BHK - 395 SQ FT.



SUPREME TOWER

- C) 8th FLOOR & 15th FLOOR : 3 BHK - 856 SQ. FT.
- D) 2nd FLOOR to 23rd FLOOR : 4.5 BHK - 1250 SQ. FT.





Artist's Impression

PROJECT AT A GLANCE

PROJECT HALLMARKS

- Lavish 1.6 Acre Gated Community with 4 High-rises
- Magnificent 23 Storey Towers
- 1, 2, 3 & 4 Bed Residences (Jodi Flats)
- 20+ Ground & Rooftop Lifestyle Recreations
- Grand Entrance Lobby
- Conveniently located at the Junction of Rani Sati Marg & GMLR, Goregaon (E)

20 + LIFESTYLE FEATURES

Ground Level Amenities

- Hi-tech Gymnasium
- Jogging Track
- Sr. Citizens Spot & Chit-chat Zone
- Children's Play Area,
- Hop-Scotch Court & Rock-climbing Wall
- Yoga & Meditation Zone
- Reflexology Pathway

Sky-life Features

- Landscaped Sky Garden
- True Blue Sit-outs
- Pergola & Trellis Walkways
- Sky-gazing Arena
- Barbecue Corner

LOCATION ADVANTAGES

Travel & Commute:

- Airport International & Domestic - 9 kms
- Goregaon Railway Station - 3 kms
- Western Express Highway - 2.5 kms
- Andheri Railway Station - 8 kms
- JVLR - 6 kms
- Mulund Goregaon Link Road (Proposed) - 0 Km
- Malad Metro Station - 3 kms

Corporate Parks & Workspaces:

- Goregaon Filmcity - 2 kms
- NESCO IT Park - 4 kms
- Infinity IT Park - 1.7 kms
- Oracle - 4.6 kms
- Dindoshi Court - 700 meters
- Nirlon Knowledge Park - 4.4 kms
- Acme Industrial Park - 3.1 kms
- Virwani Industrial Estate - 2.1 kms
- International Business Park, Yashodham - 2.5 kms
- Mindspace Malad - 6 kms

Retail & Entertainment:

- D Mart - 2.9 kms
- Infinity Mall - 6.1 kms
- Oberoi Mall - 1 km
- Inorbit Mall - 4.7 kms
- Shagun Mall - 0.9 km
- Hub Mall - 3.6 kms
- The Westin Mumbai Garden City - 1.8 kms
- Radisson Mumbai Goregaon West - 3 kms

Schools & Colleges:

- Oberoi International School - 2 kms
- Ryan International - 1 km
- St John's Universal School - 5 kms
- VIBGYOR High School - 5.6 kms
- Gokuldharm High School & Jr. College - 0.7 km

Hospitals:

- Lifeline Medicare Hospital - 3.4 kms

APARTMENT FEATURES

- Vastu Compliant Homes
- Spacious Bedrooms
- Spacious Kitchen Layout
- Branded Bathroom Fixtures
- Wi-fi Enabled Bluetooth System
- Integrated Mobile Connected Video Door Phone

TOWER FEATURES

- Grand Entrance Lobby
- Hi-speed Branded Elevators
- 24x7 CCTV Surveillance System
- Ample Parking Spaces

INTERNAL SPECIFICATIONS

Structural:

- Earthquake Resistant Construction with Anti-termites Treatment
- Vastu Compliant
- Provision for Air-conditioner
- SS Railing with Glass in Balcony
- Fenesta Sliding Windows
- Provision for Wi-Fi on all Floors & Lobbies

Doors, Flooring & Tiles:

- Italian Marble Finish in Grand Entrance Lobby
- Luxurious Living Room with Vitrified Tiles
- Vitrified Flooring in other areas
- Flush Door with SS Fittings

Paints & Exteriors:

- Gypsum Plaster on Walls
- Water Proof Paint on External Walls
- Plastic Paint in Rooms

Bathrooms & Fixtures:

- Concealed Plumbing
- Jaguar or Equivalent Fittings
- Full Height Ceramic Tiles
- Geyser / Water Heater Connection

Kitchen:

- Granite Platform with SS Sink
- MGL Gas Connection Provision
- Water Purifier

Electricals & Fittings:

- Concealed Copper Wiring
- RR Kabel / Polycab Wiring
- Branded ELCB & MCB Switches

Security & Surveillance:

- 24x7 CCTV Surveillance & Manned Security System
- Intercom Facility
- Video Door Phone

Parking & Elevators:

- Ample Car Parking
- Hi-speed Lifts with Power Back-up

ONGOING PROJECTS



AVANT LAND OF HEAVEN - PAWNA, PUNE



WESTERN WOODS - GOREGAON EAST, MUMBAI



AVANT HERITAGE I - JOGESHWARI EAST, MUMBAI



AVANT HERITAGE II
- JOGESHWARI EAST, MUMBAI



AVANT HEERA COMPLEX - JOGESHWARI EAST MUMBAI

UPCOMING PROJECTS

- AVANT HERITAGE III - JOGESHWARI EAST, MUMBAI
- AVANT 52-LA VIE - KHAR WEST, MUMBAI
- AVANT OSHER - OSHIWARA, MUMBAI

AVANT

Building New Era

A young, nimble-footed, dynamic organisation!

Avant Group is a young, new age real estate group, focused on strategic and prime locations in the Western suburbs of Mumbai. Across the last 10 years, the Group is focused on ensuring that they positively impact the skyline of Mumbai converting one project at a time into good housing projects by delivering a range of values to the end consumer - from "Affordable Luxury" to "Connected Living". Thus empowering the middle class to step into the new era of life and lifestyle.

The Group has already built about 4,00,000 sq. ft. Rera carpet for consumers over the last decade. It has a pipeline of over 1 million sq ft built up area across Khar, Andheri, Jogeshwari and Goregaon and more through JVs or independently. Further, the company also has a second homes project in Pawna (near Lonavala), off the Mumbai-Pune Expressway.

Humble Beginnings

The Group was incorporated in 2010 by Mr. Sudeep Saha, an IIM Ahmedabad Post-graduate, Bachelor in Marine Engineering from MERI, Kolkata and a CFA Charter holder, with his lifetime of savings and support from friends and family. Prior to walking on the path of making affordable housing for the middle class section, Mr. Saha has had 10 years of experience with large banks, private equity and renowned real estate investment firms.

TIMELESS VALUES

Avant Group is driven by 4 key values:

- Transparent Dealings
- Uncompromising quality
- Customer Focus
- Strong Process Orientation

Avant Group believes that with the abovesaid values ingrained, the organisation will meet consumer requirements across its key projects with ease.