



Avalon

Avalon Residency LLP

- THE PROJECT BY -

BALWA GROUP & **A2O**
HOSPITALITY | REALTY | ENGINEERING | FOODS REALTY



Avalon

RESIDENCY

RESIDENCY
TOWER 1 & 2
GOREGAON, WEST

A PROJECT BY

  BALWA GROUP

R-28 20th FEB 2024

COMMERCIAL

AREA STATEMENT										
FLOORS	SHOP.NO.1		SHOP.NO.2		SHOP.NO.3		SHOP.NO.4		SHOP.NO.5	
	MOFA	RERA	MOFA	RERA	MOFA	RERA	MOFA	RERA	MOFA	RERA
GROUND	--	1051	--	2004	--	1486	--	2743	--	2104
FLOORS	IT OFFICE.NO.1		IT OFFICE.NO.2							
	MOFA	RERA	MOFA	RERA						
1ST	--	3041	--	6283						

TOWER 1

RERA CARPET AREA STATEMENT-TOWER-1		
FLOORS	FLAT.NO.1 RERA	FLAT. NO.2 RERA
13th	2067	REFUGE
14th	1460	1460
15th	1460	1460
16th	1460	1460
17th	1460	1460
18th	1460	1460
19th	1460	1460
20th	2067	REFUGE
21st	1460	1460
22nd	1460	1460
23rd	1460	1460
24th	1460	1460
25th	1460	1460
26th	1460	1460
27th	2067	REFUGE
28th	1460	1460
29th	1460	1460
30th	1460	1460
31st	1460	1460
32nd	1460	1460
33rd	1460	1460
34th	2067	REFUGE
35th	1460	1460
36th	1460	1460
37th	1460	1460
38th	1460	1460
39th	1460	1460
40th	1460	1460
41st	2067	REFUGE
42nd	1460	1460
43rd	2472	2472
44th	2472	2472
45th	5222	
46th	5222	
	COLOR CODE	FLOOR
		REFUGE
		DUPLEX
		PENTHOUSE

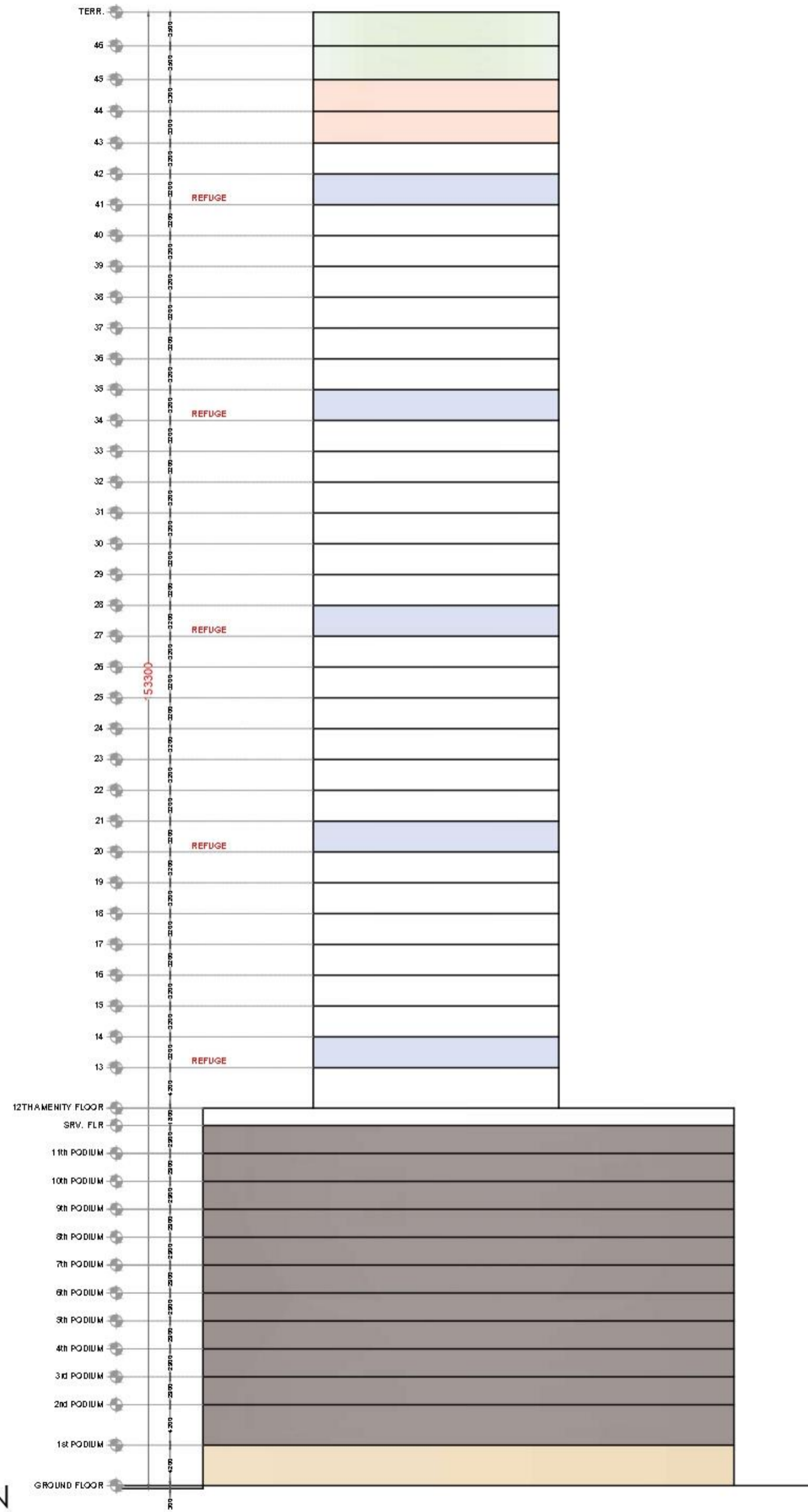
TOWER 2

RERA CARPET AREA STATEMENT-TOWER-2													
FLOORS	FLAT.NO.1		FLAT.NO.2		FLAT.NO.3		FLAT.NO.4		FLAT.NO.5		FLAT.NO.6		
	MOFA	RERA	MOFA	RERA	MOFA	RERA	MOFA	RERA	MOFA	RERA	MOFA	RERA	
13th	REFUGE				279	283	312	328	517	540	671	703	
14th	745	773	1083	1152	372	380	312	328	517	540	671	703	
15th	--	--	--	--	--	--	4/1- 145	4/1- 149	--	--	--	--	
15th	745	773	711	739	650	680	4/2- 241	4/2- 251	517	540	671	703	
16th	745	773	711	739	650	680	517	540	517	540	671	703	
17th	745	773	711	739	650	680	517	540	517	540	671	703	
18th	745	773	711	739	650	680	517	540	517	540	671	703	
19th	745	773			650	680	517	540	517	540	671	703	
20th	REFUGE		1083	1152	650	680	517	540	517	540	671	703	
21st	745	773	711	739	650	680	517	540	517	540	671	703	
22nd	745	773	711	739	650	680	517	540	517	540	671	703	
23rd	745	773	711	739	650	680	517	540	517	540	671	703	
24th	745	773	711	739	650	680	517	540	517	540	671	703	
25th	745	773	711	739	650	680	517	540	517	540	671	703	
26th	745	773			650	680	517	540	517	540	671	703	
27th	REFUGE		1083	1152	650	680	517	540	517	540	671	703	
28th	745	773	711	739	650	680	517	540	517	540	671	703	
29th	745	773	711	739	650	680	517	540	517	540	671	703	
30th	745	773	711	739	650	680	517	540	517	540	671	703	
31st	745	773	711	739	650	680	517	540	517	540	671	703	
32nd	745	773	711	739	650	680	517	540	517	540	671	703	
33rd	745	773			719	752	593	622	593	622	741	775	
34th	REFUGE		1083	1152	719	752	593	622	593	622	741	775	
35th	745	773	711	739	719	752	593	622	593	622	741	775	
36th	745	773	711	739	719	752	593	622	593	622	741	775	
37th	745	773	711	739	719	752	593	622	593	622	741	775	
38th	745	773	711	739	719	752	593	622	593	622	741	775	
39th	745	773	711	739	719	752	593	622	593	622	741	775	
40th	745	773			719	752	593	622	593	622	741	775	
41st	REFUGE		1083	1152	719	752	593	622	593	622	741	775	
42nd	745	773	711	739	719	752	593	622	593	622	741	775	
43rd	745	773	711	739	719	752	593	622	593	622	741	775	
44th	745	773	711	739	719	752	593	622	593	622	741	775	
45th	745	773	711	739	719	752	593	622	593	622	741	775	
46th	745	773	711	739	719	752	593	622	593	622	741	775	
47th	745	773	711	739	719	752	593	622	593	622	741	775	
48th	745	773	711	739	719	752	593	622	593	622	741	775	
	COLOR CODE	FLOOR											
		REFUGE FLOOR											
		DUPLEX											

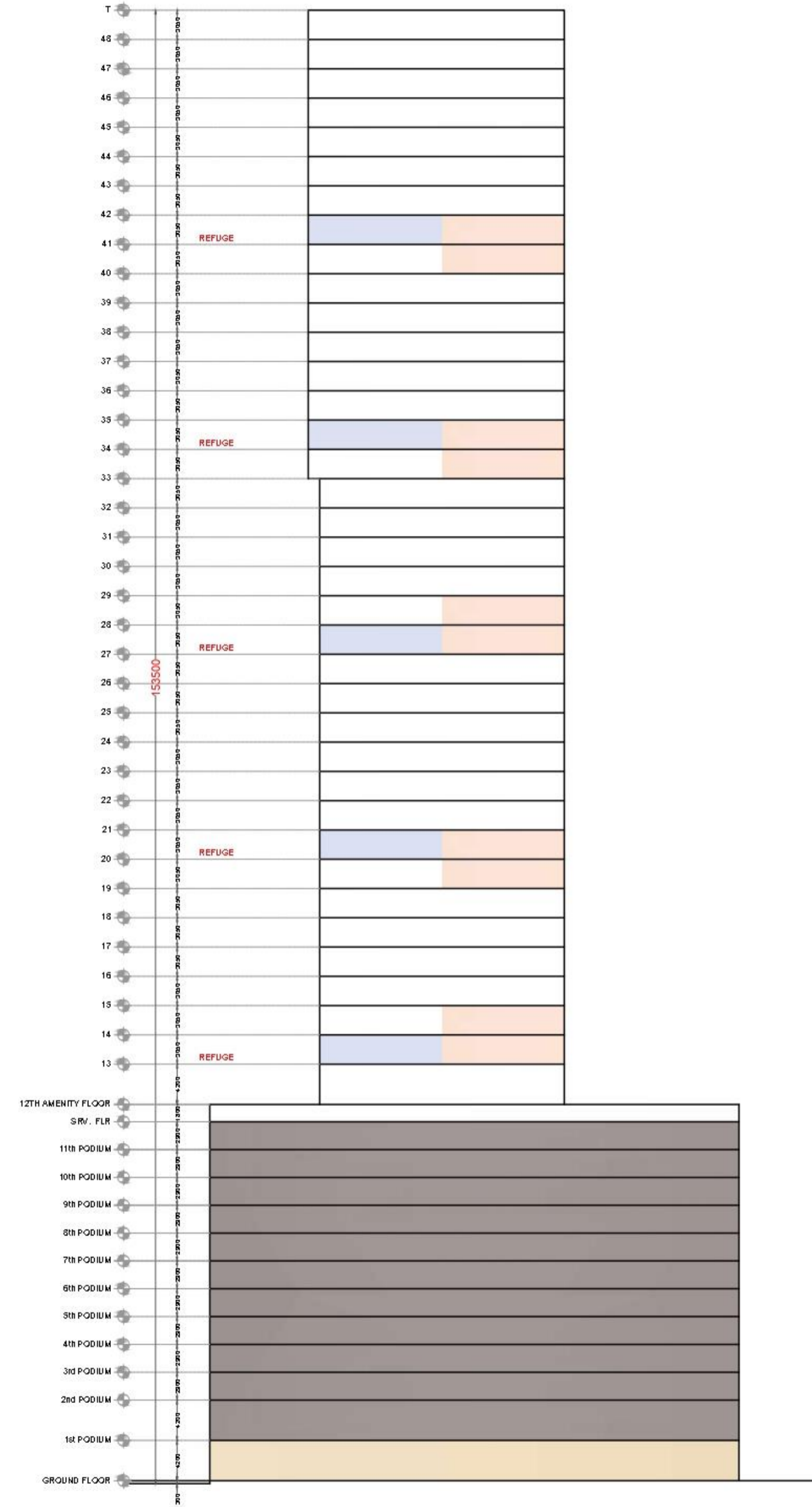
AREA STATEMENT



TOWER -1



TOWER -2



BUILDING SECTION



REDEFINE GOREGOAN SKYLINE



TECHNIPLEX

Veer Sawarkar
Flyover

Aarey
Colony

Radisson
Hotel

Goregoan
Railway Station

Swami Vivekananda
Road

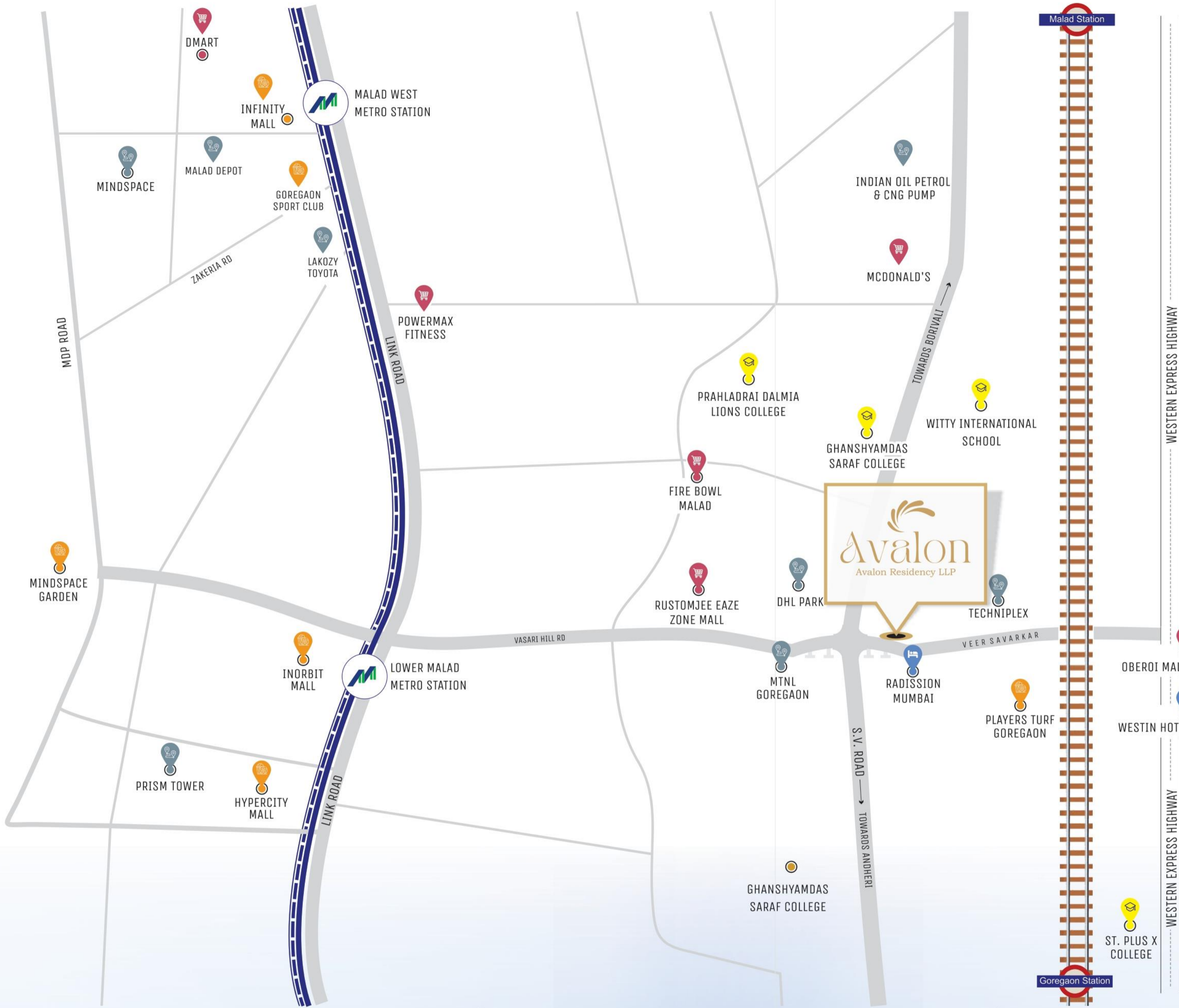
MTNL
Goregaon

DHL Park








Avalon
Avalon Residency LLP







HALLMARKS OF GOREGOAN SKIES

- 
CONNECTIVITY
 S.V. ROAD
 WESTERN EXPRESS HIGHWAY
 GOREGOAN RAILWAY STN.
 LINK ROAD
 GOREGOAN BUS DEPOT
 LOWER MALAD METRO STN.
 MALAD WEST METRO STN.
- 
FOOD CAFÉ & ESSENTIALS
 DMART
 HYPERCITY
 SMART BAZAAR
 RELIANCE MART
- 
EDUCATIONAL CENTRES
 VIBGYOR ROOTS & RISE SCHOOL
 DR. S. RADHAKRISHNAN SCHOOL
 D.G. KHAITAN SCHOOL
 SARAF COLLEGE
 DALMIA COLLEGE
- 
HOSPITALS & MEDICAL CARE
 CLOUD NINE HOSPITAL
 CHEMIST HUB
 VIVANTA HOSPITAL
 WELLNESS FOREVER 24X7
 LIFE LINE MEDICARE HOSPITAL
- 
LEISURE & ENTERTAINMENT
 GOREGOAN SPORTS CLUB
 INORBIT MALL
 INOX MEGAPLEX
 INFINITI MALL
 DECATHLON
- 
HOTELS
 GRAND HOMETEL
 SAI PALACE BANQUET
 RADISSON
 WESTIN








Avalon


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NIKE - JUST DO IT


ZARA

BUSINESS ATHLETE.
THE ALL-NEW BMW 5 SERIES


NIKE - JUST DO IT

Avalon

ELEGANCE

ELEGANCE

ELEGANCE

ZARA

ZARA

ZARA

ZARA

ZARA

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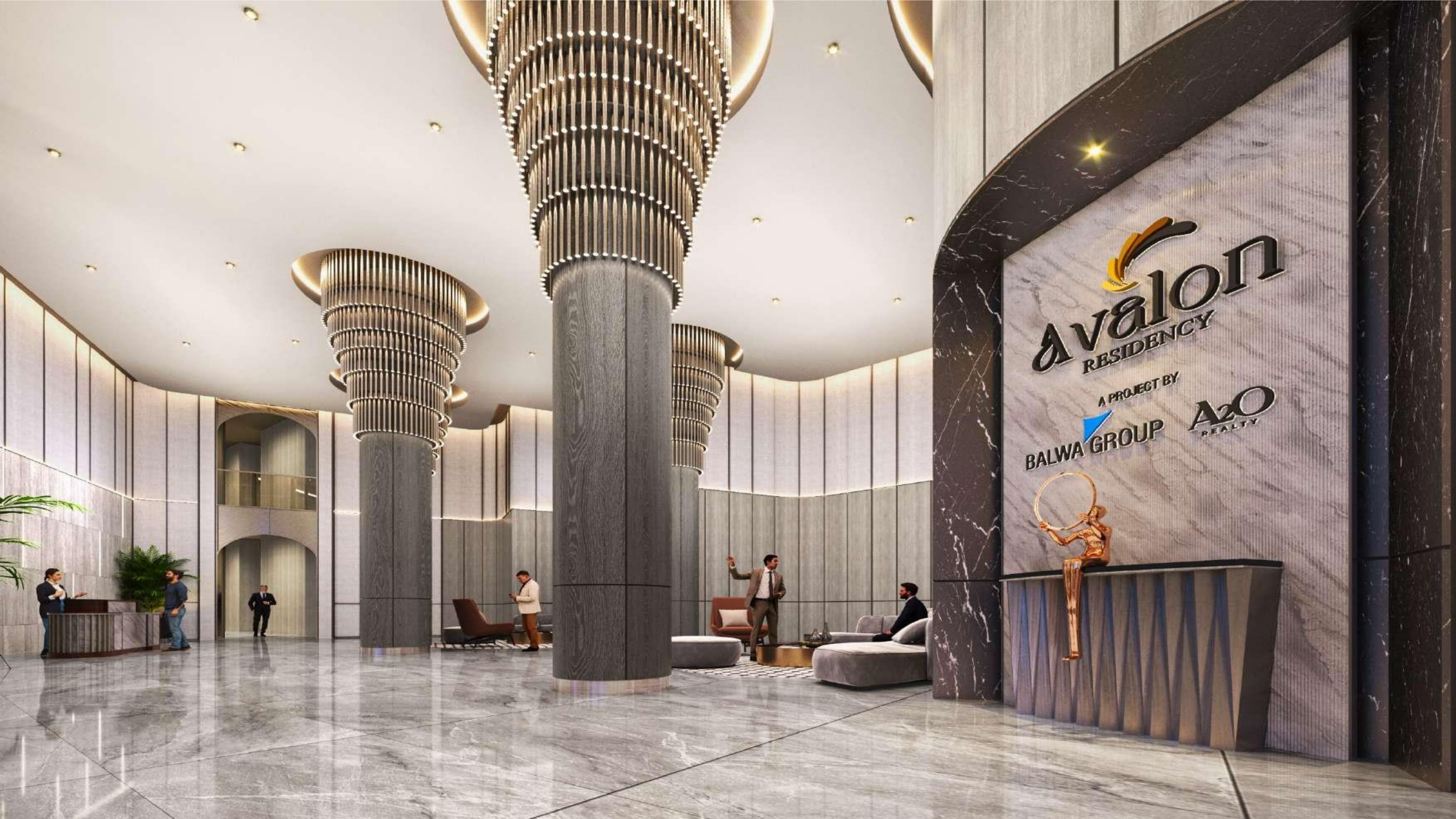
ZARA





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avalon
RESIDENCY

A PROJECT BY

BALWA GROUP

A2O
REALTY



IMPOSSIBLE
IS
NOTHING

GYM
YOUR
WORLD
WORKOUT
YOUR
LIFE

PAI
ISOM
TEMPOR
BUT
VICTOR
FOREV

















GROUND FLOOR PLAN

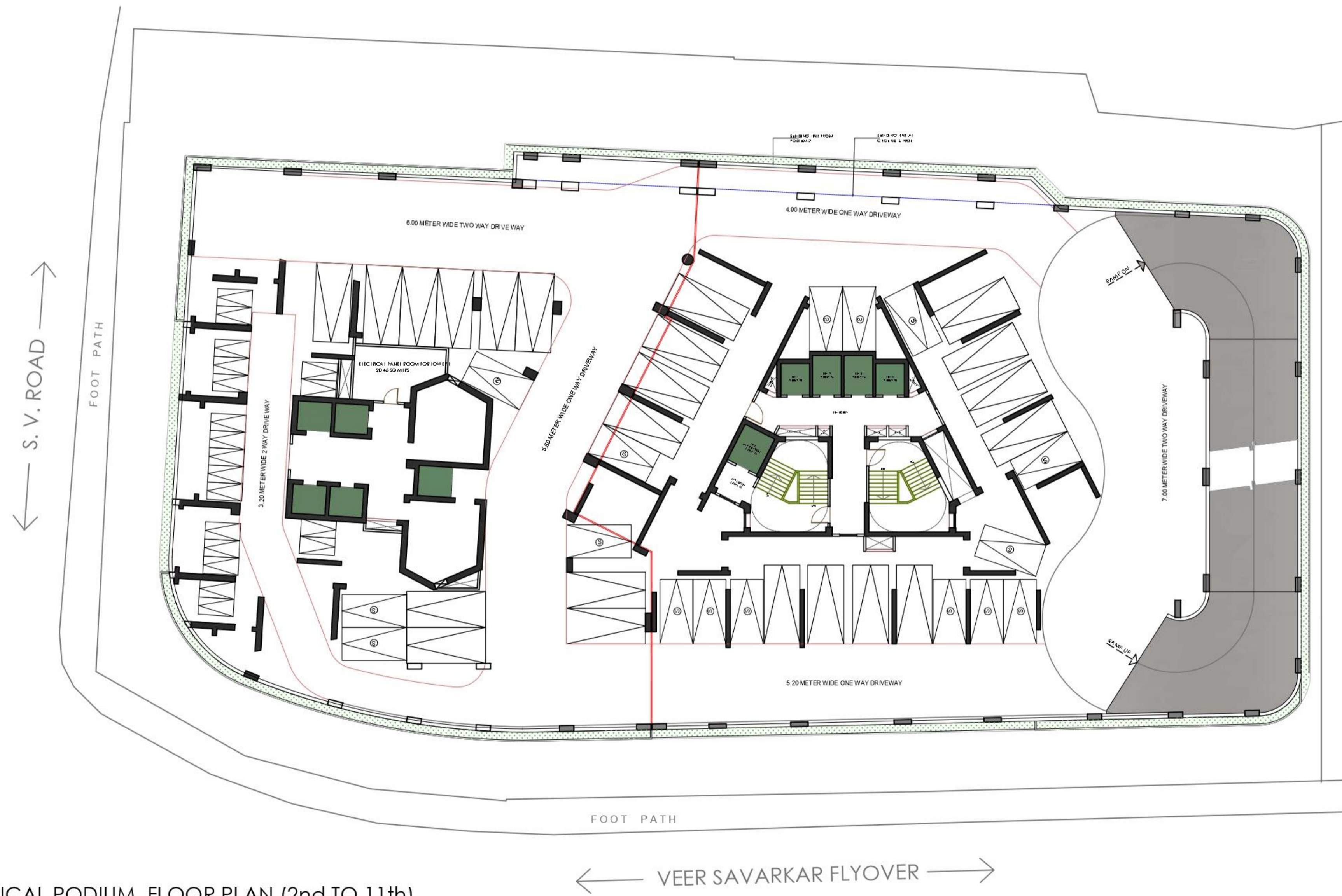
← VEER SAVARKAR FLYOVER →





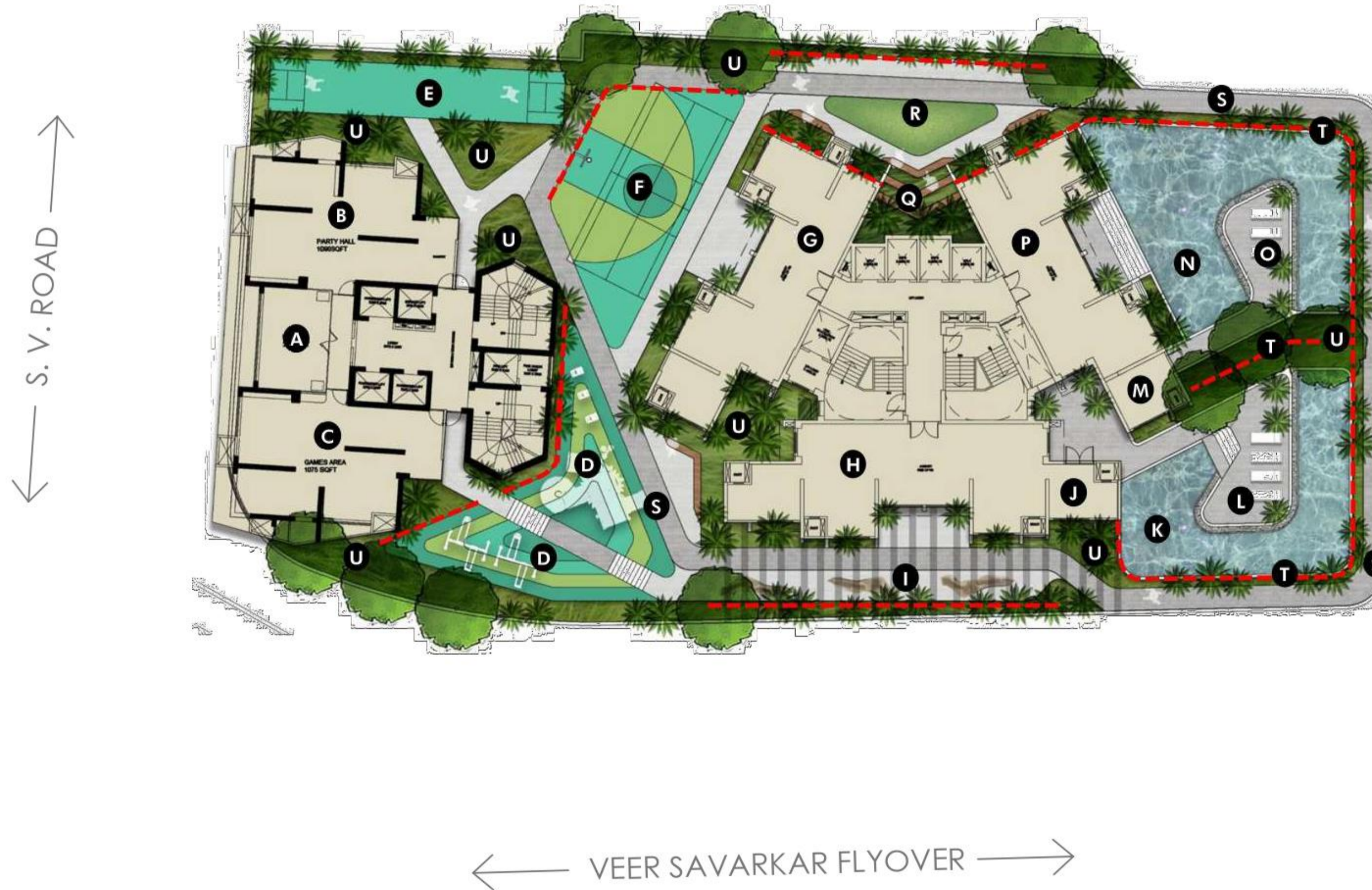
FIRST PODIUM FLOOR PLAN





TYPICAL PODIUM FLOOR PLAN (2nd TO 11th)





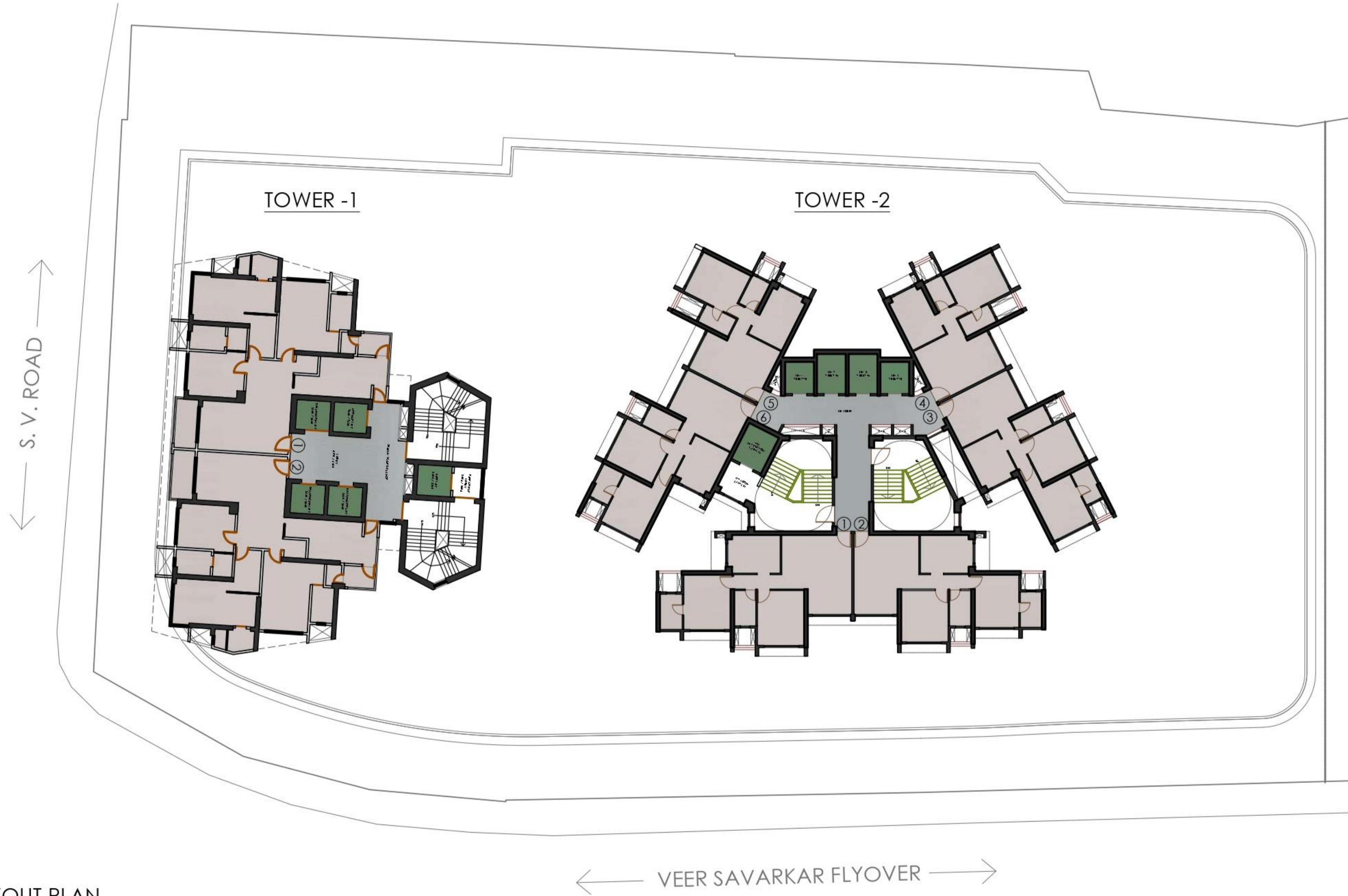
Legend:

- A. Tower 2 Lounge area
- B. Party hall
- C. Games room
- D. Kid's play area
- E. Cricket pitch
- F. Multiplay court for basketball and badminton
- G. Gym for men
- H. Gym for women
- I. Gazebo seating
- J. Women's changing room
- K. Swimming pool exclusive for women
- L. Women's pool deck with loungers
- M. Men's changing room
- N. Swimming pool exclusive for men
- O. Men's pool deck with loungers
- P. Tower 1 Lounge area
- Q. Amphitheatre
- R. Senior's seating area
- S. Jogging/Walking track
- T. Mashrabia as connecting element also providing visual barrier to the pool
- U. Planting

--- Mashrabia location

AMENITY FLOOR PLAN





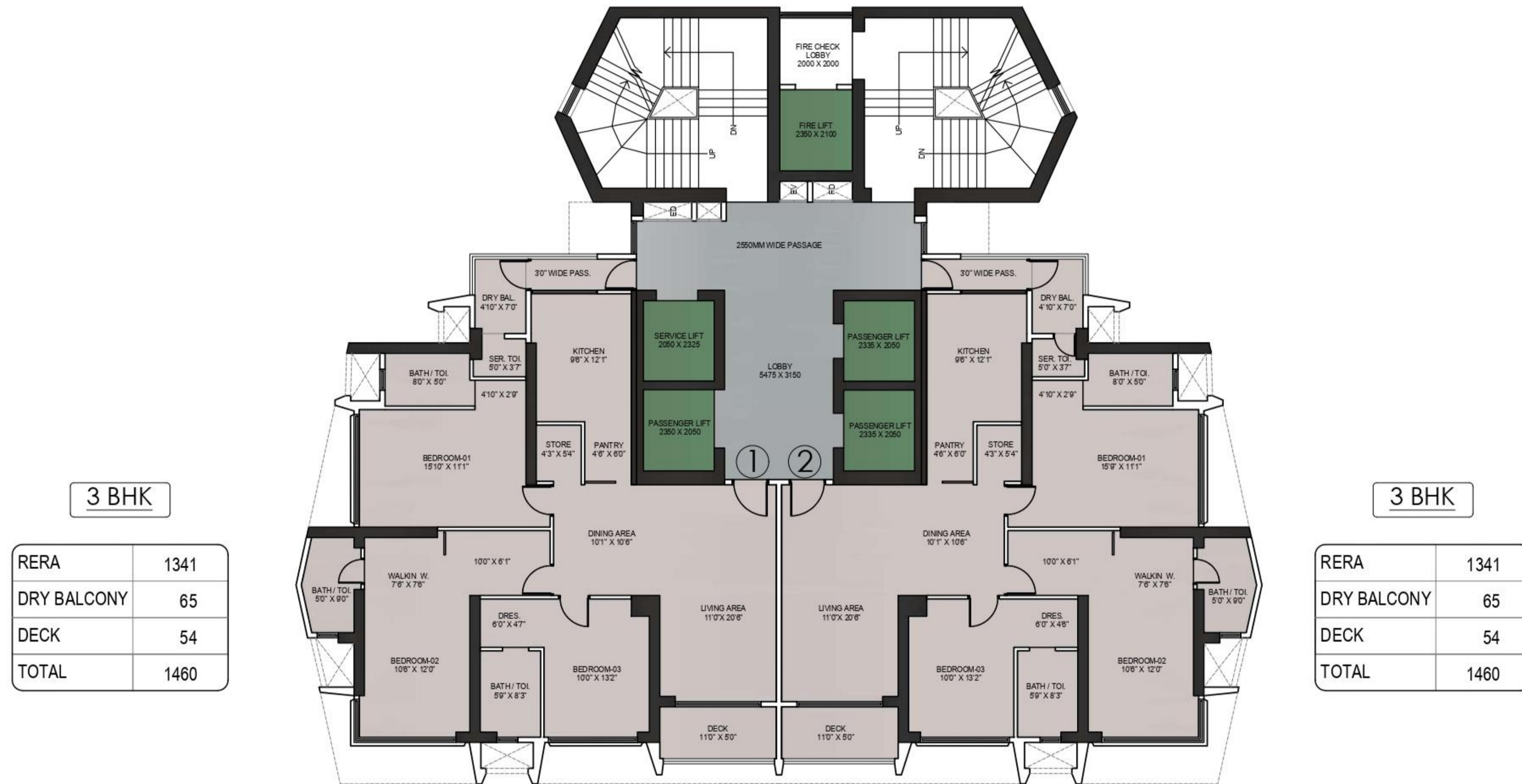
LAYOUT PLAN



A stylized graphic element consisting of several curved, overlapping leaf-like shapes in a golden-brown color, positioned above the word 'Avalon'.

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RESIDENCY
TOWER 1



3 BHK

RERA	1341
DRY BALCONY	65
DECK	54
TOTAL	1460

3 BHK

RERA	1341
DRY BALCONY	65
DECK	54
TOTAL	1460

TYPICAL FLOOR PLAN
(14th TO 19th, 21nd TO 26th, 28th TO 33rd, 35th TO 40th & 42nd)





10.6' X 12.0"

5.9' X 8.3"

10.0' X 13.2"

11.0' X 20.6"

11.0' X 20.6"

10.0' X 13.2"

5.9' X 8.3"

10.6' X 12.0"

5.0' X 9.0"



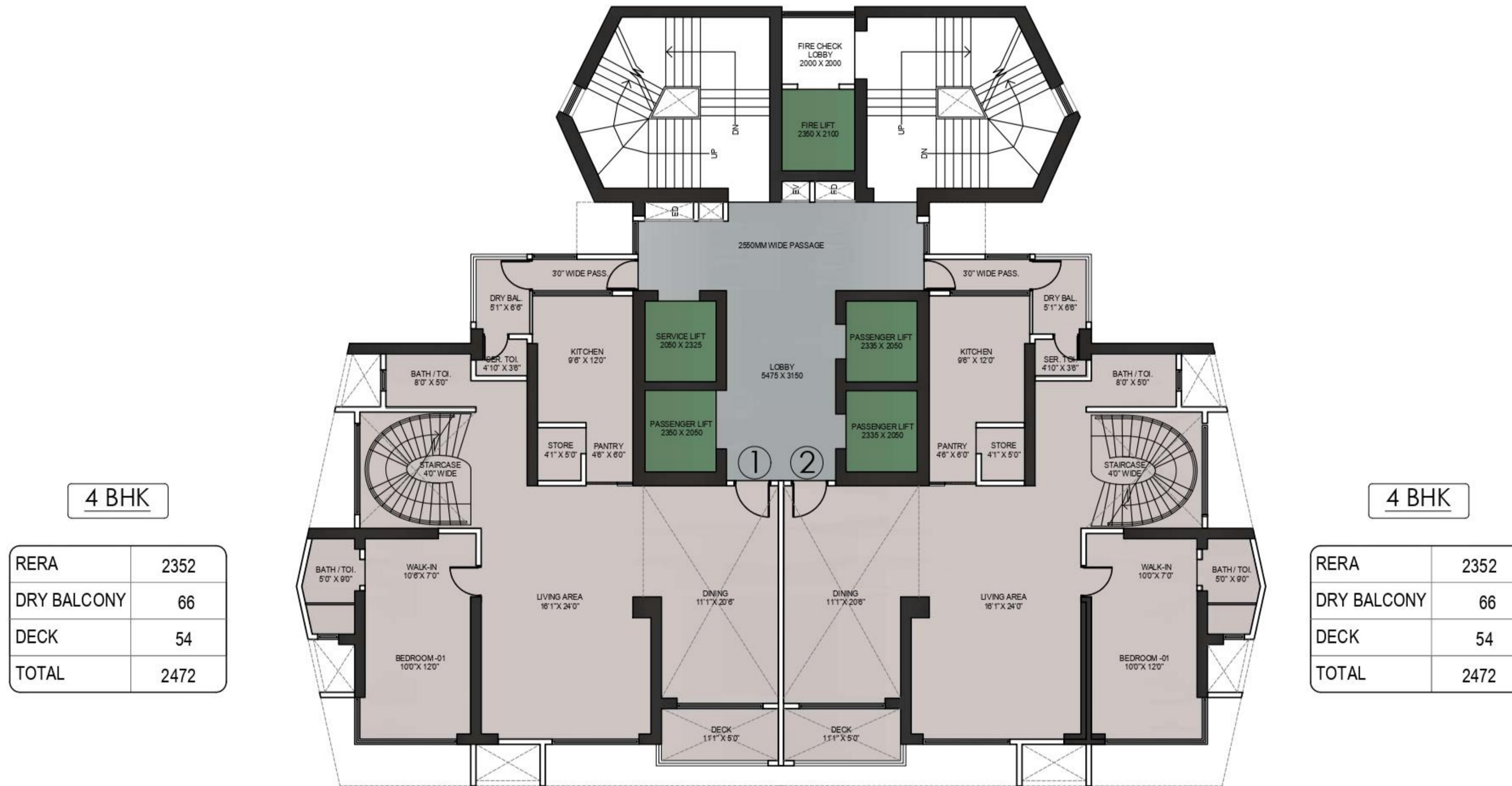
4 BHK

RERA	1891
DRY BALCONY	65
DECK	111
TOTAL	2067

REFUGE FLOOR PLAN
(13th,20th,27th,34th & 41th)







4 BHK

RERA	2352
DRY BALCONY	66
DECK	54
TOTAL	2472

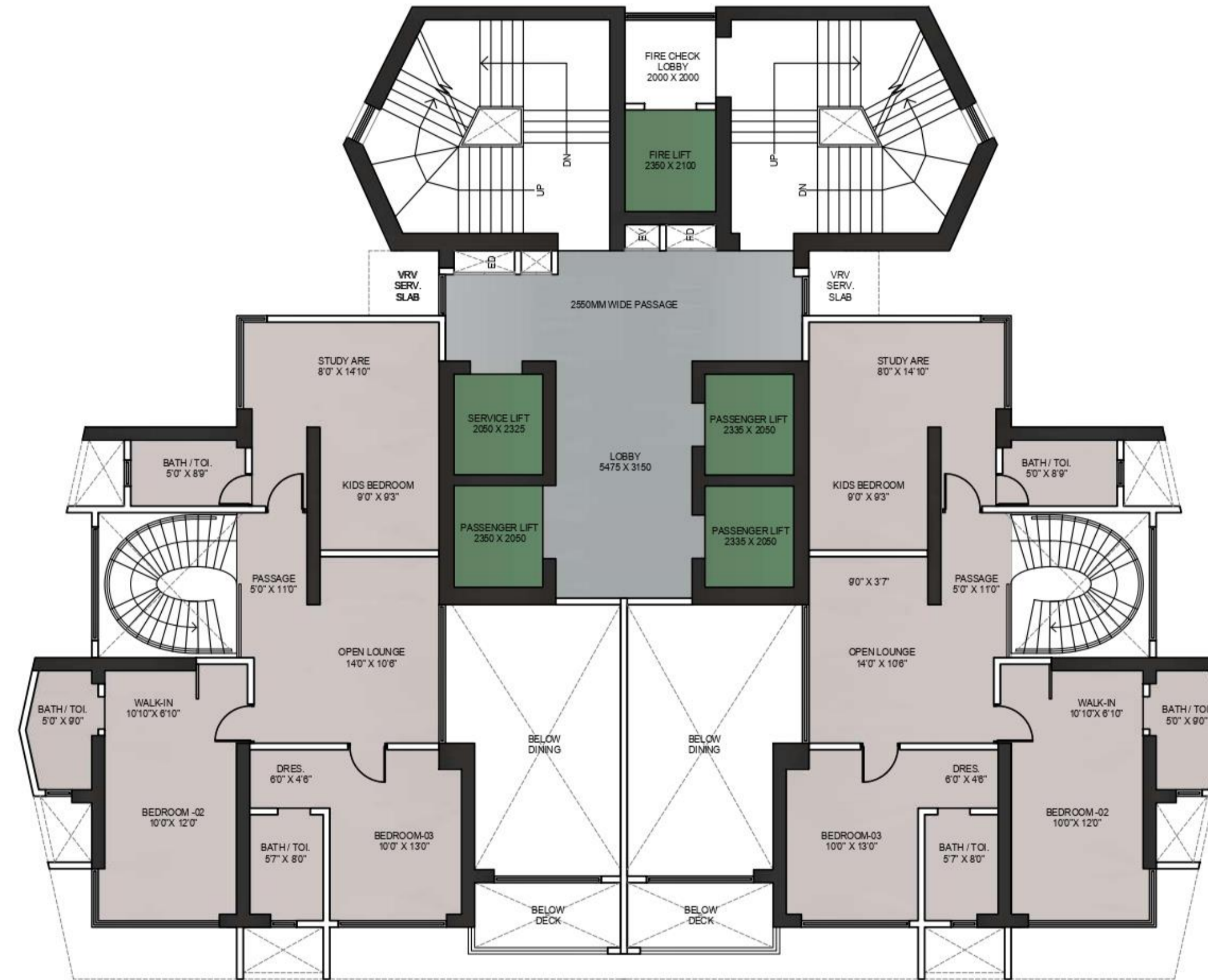
4 BHK

RERA	2352
DRY BALCONY	66
DECK	54
TOTAL	2472

DUPLEX FLOOR PLAN
(LOWER LEVEL)
(43rd)



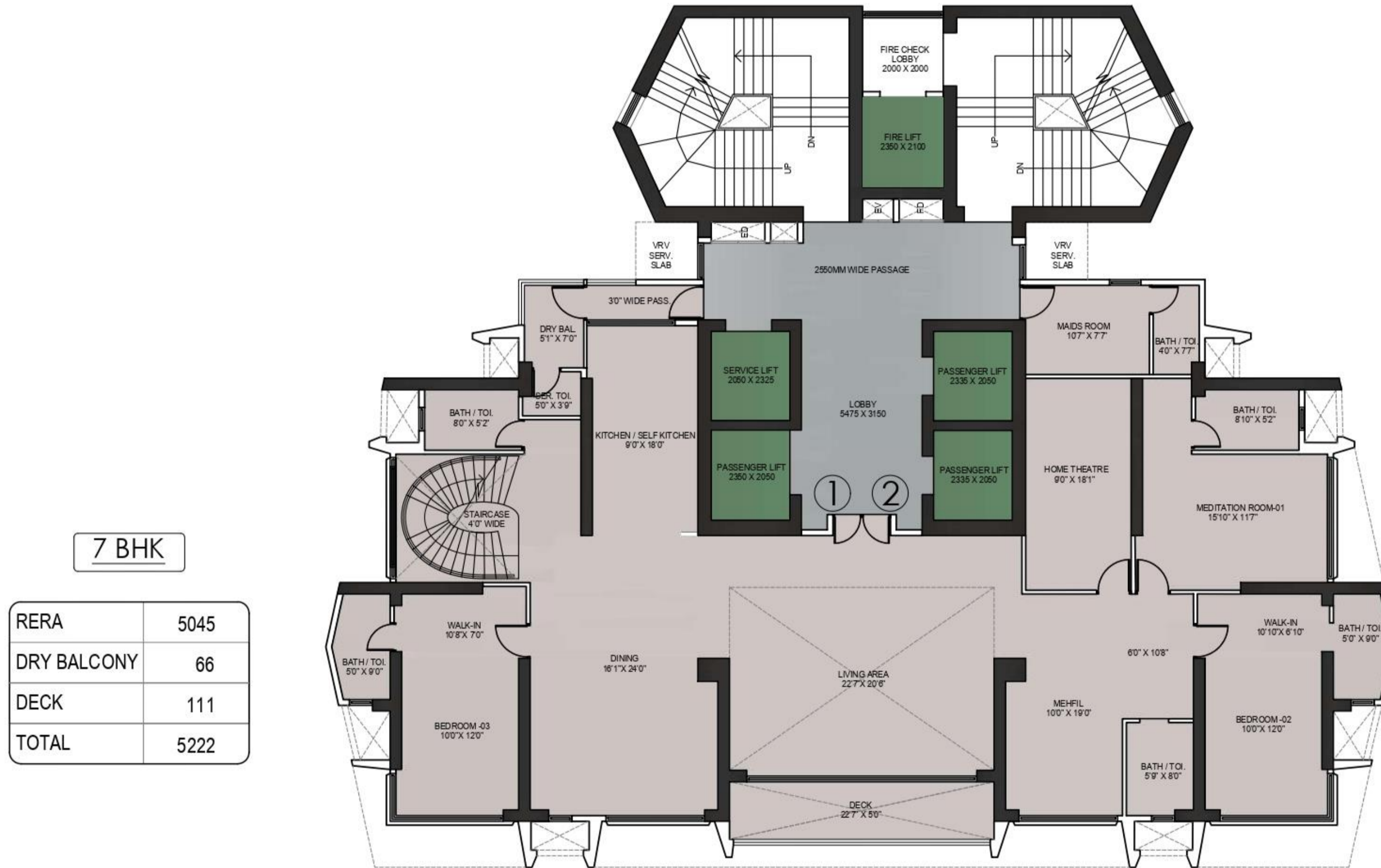




DUPLEX FLOOR PLAN
(UPPER LEVEL)
(44th)



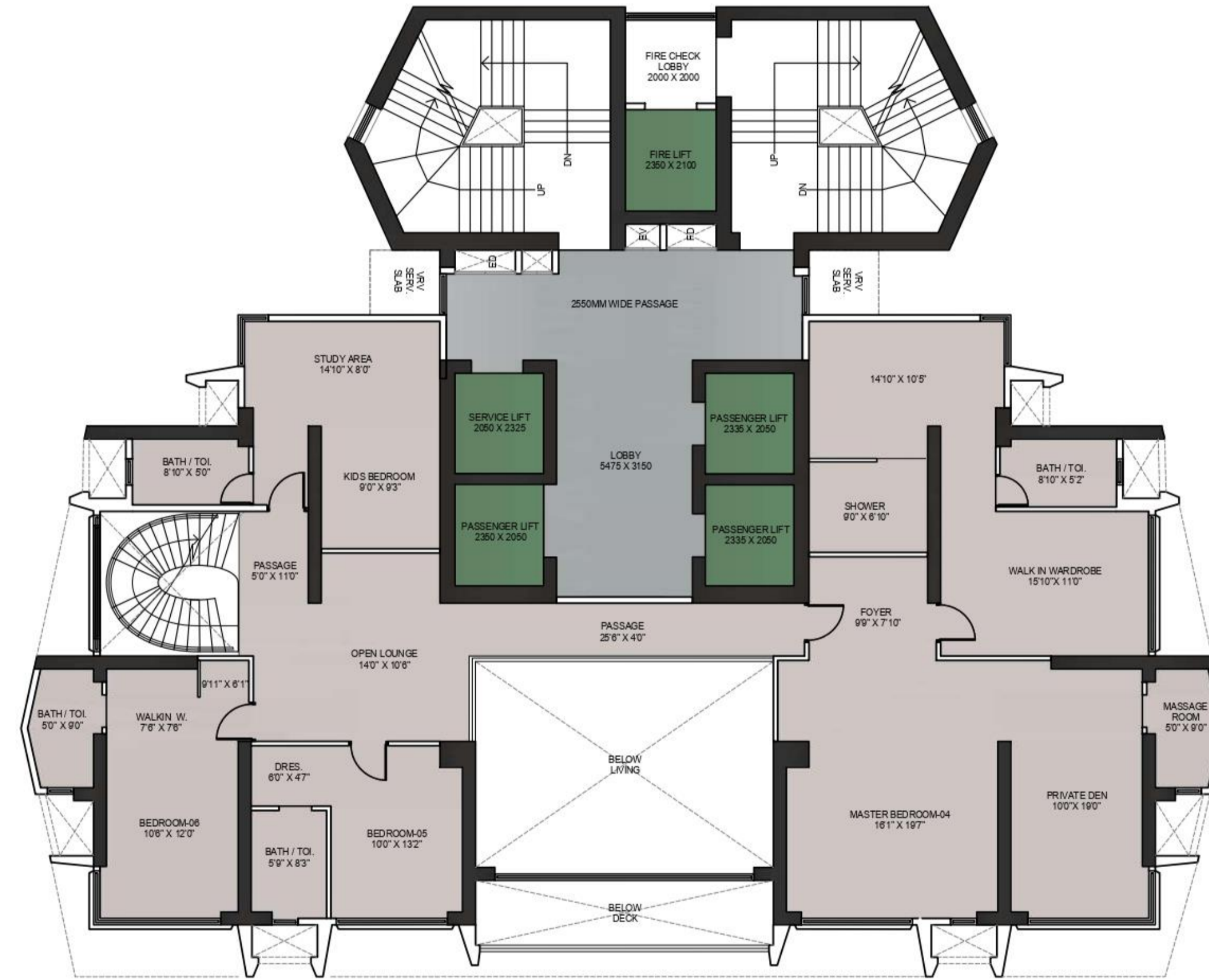




PENT HOUSE FLOOR PLAN
(LOWER LEVEL)
(45th)







PENT HOUSE FLOOR PLAN
(UPPER LEVEL)
(46th)

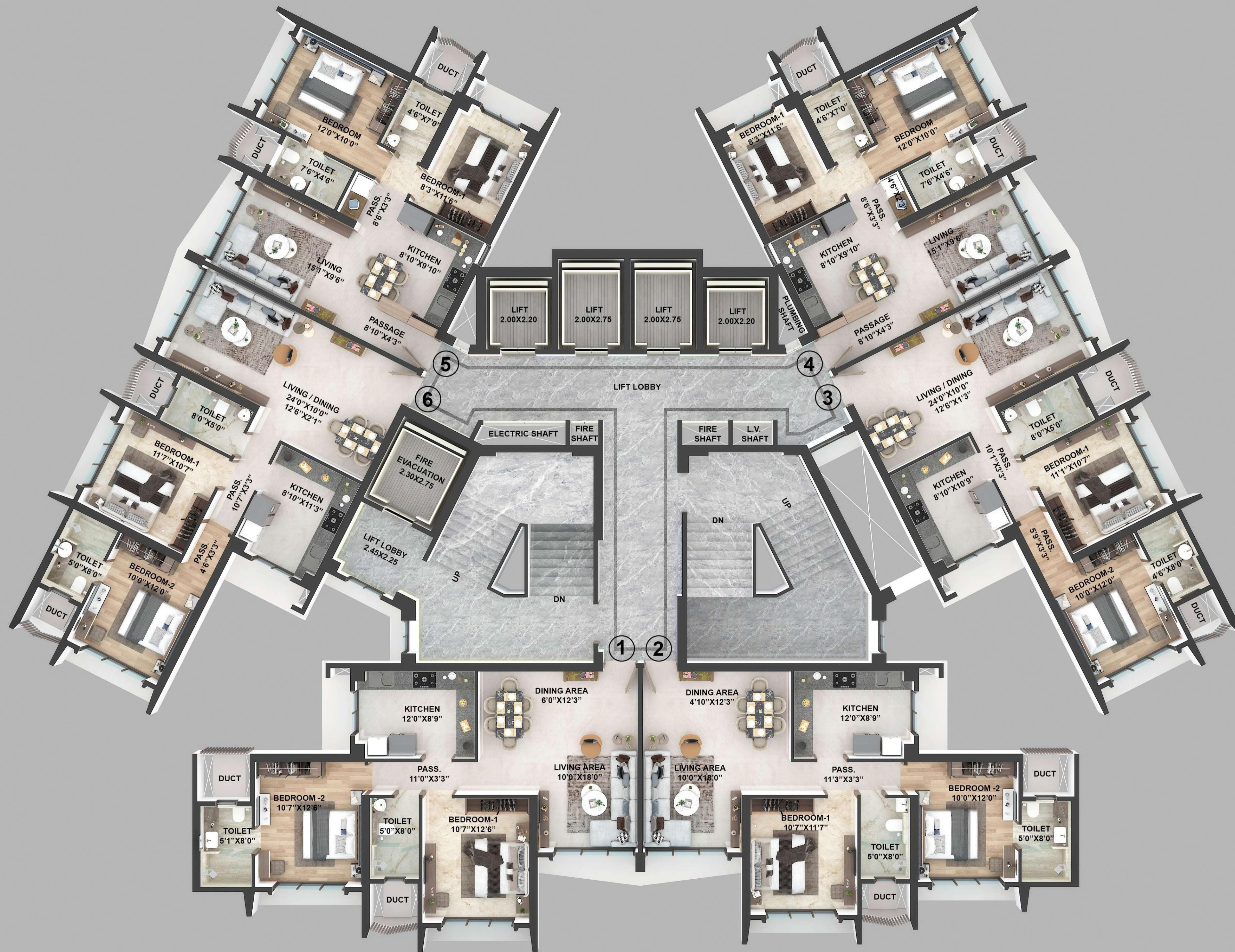


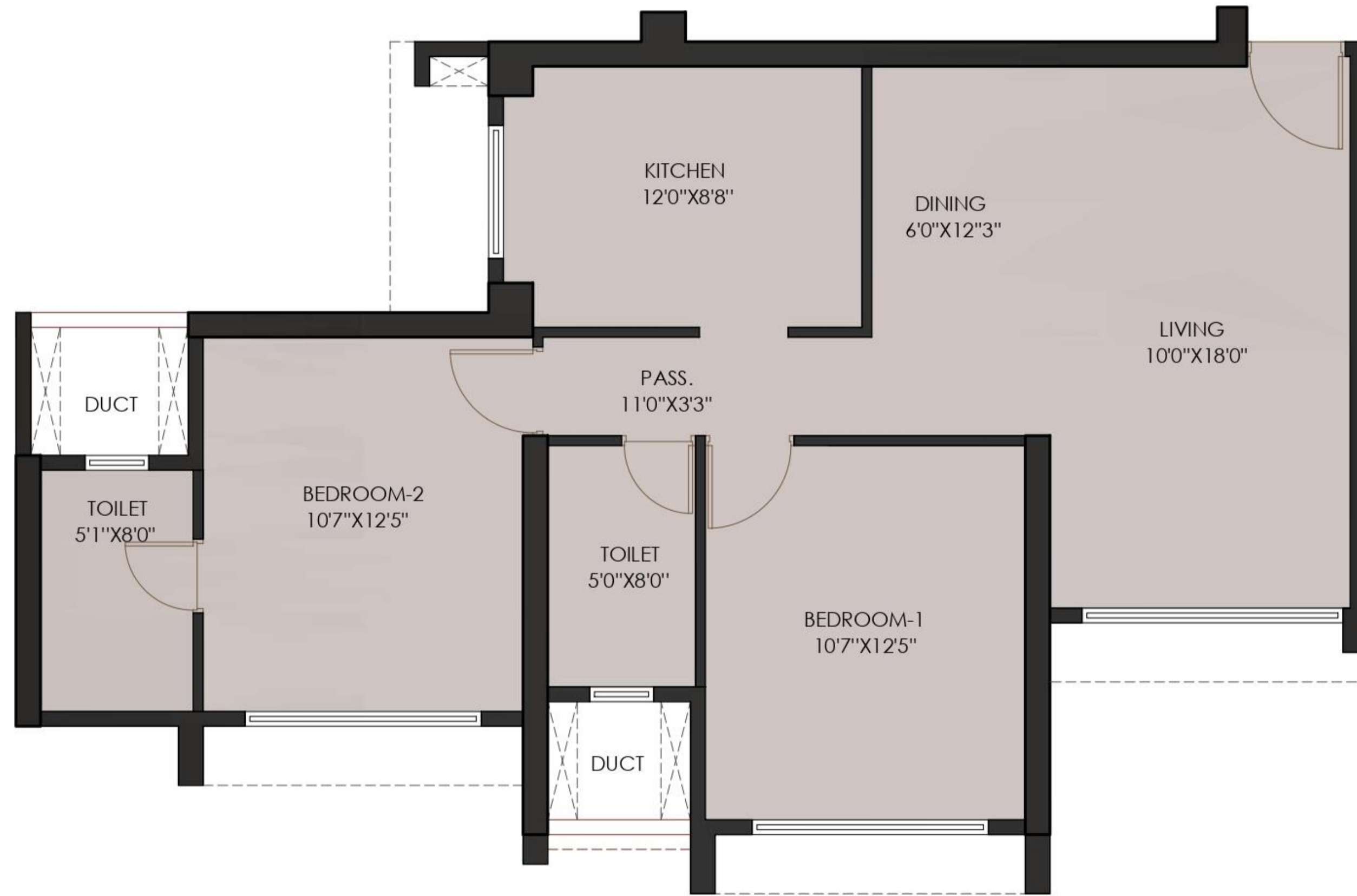


A stylized graphic element consisting of several curved, overlapping lines in a golden-brown color, resembling a fan or a stylized leaf.

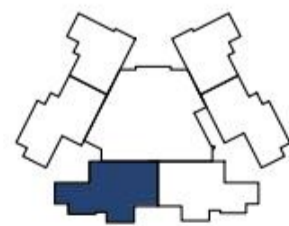
Avalon
RESIDENCY

RESIDENCY
TOWER 2





TYPICAL UNIT PLAN



KEY PLAN
FLAT No. 1
MAXINE

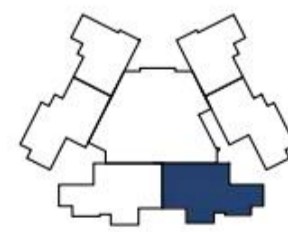


RERA
773





TYPICAL UNIT PLAN

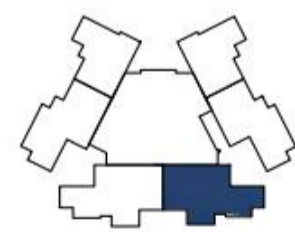
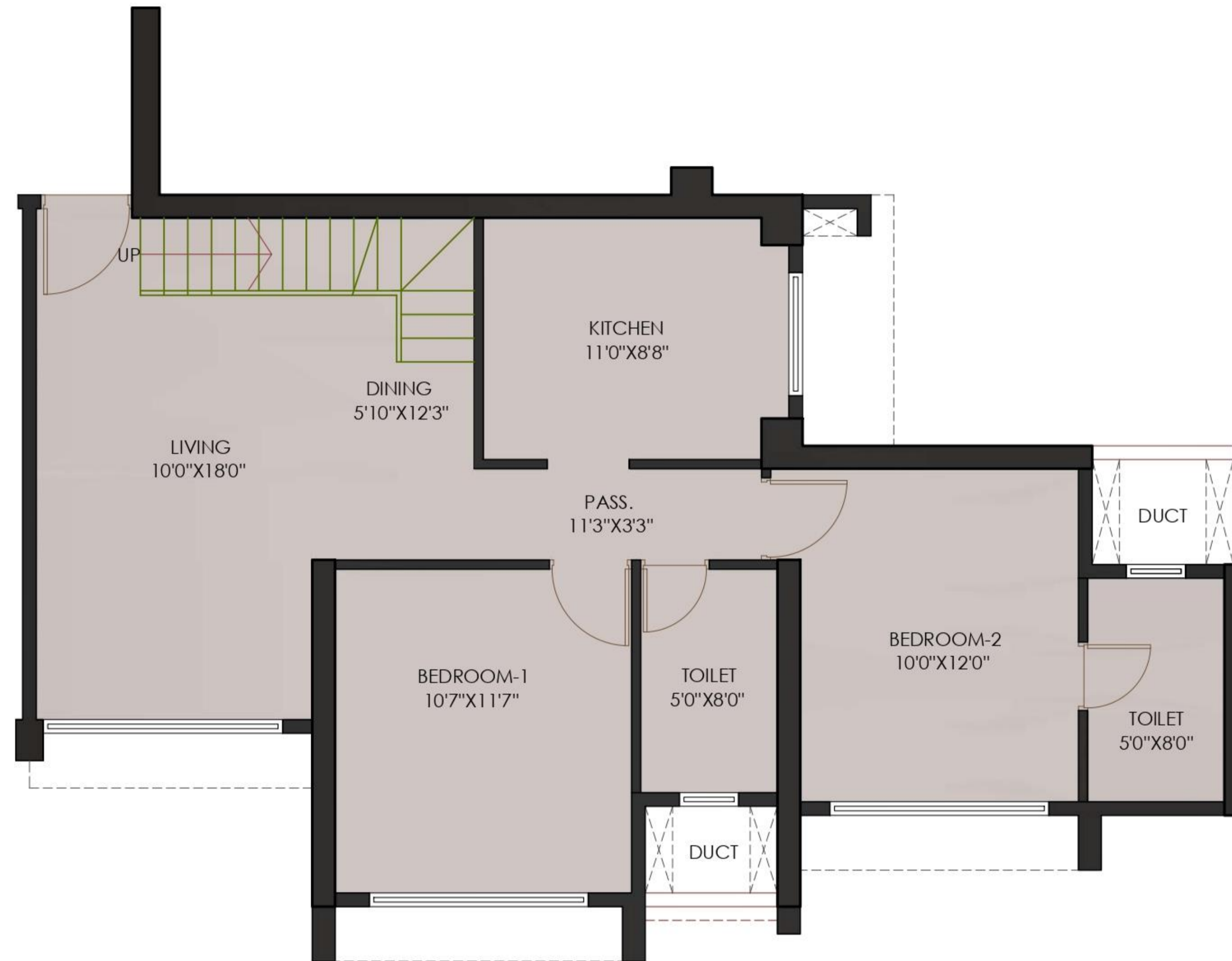


KEY PLAN
FLAT No. 2
GRANDE



RERA
739





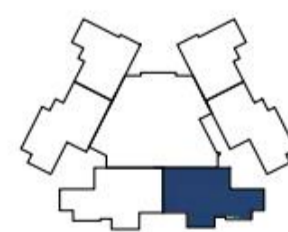
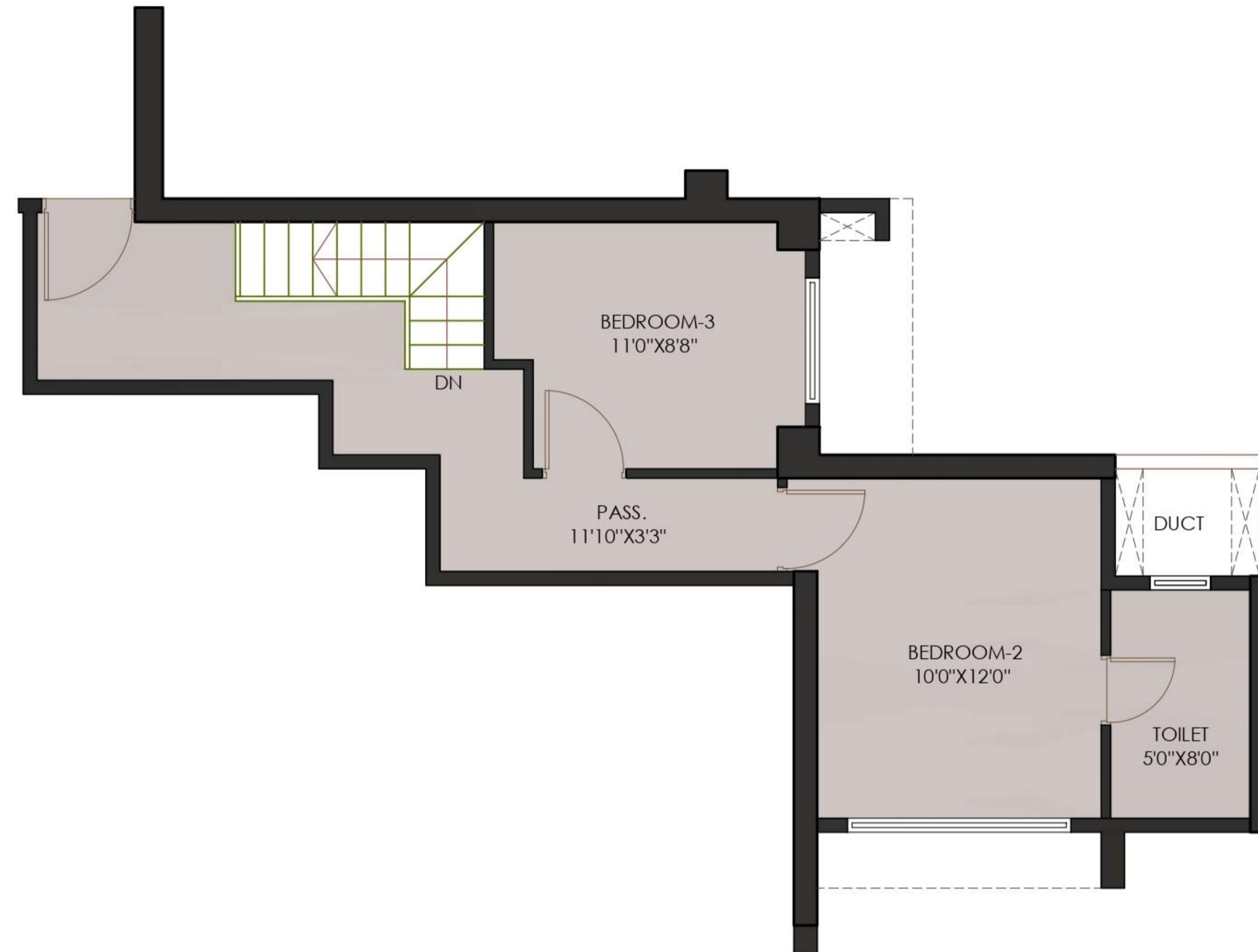
KEY PLAN
FLAT No. 2

DUPLEX UNIT PLAN
(LOWER LEVEL)

RERA
739







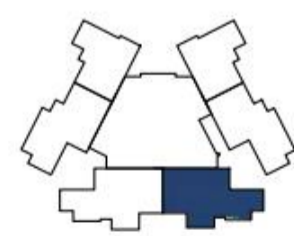
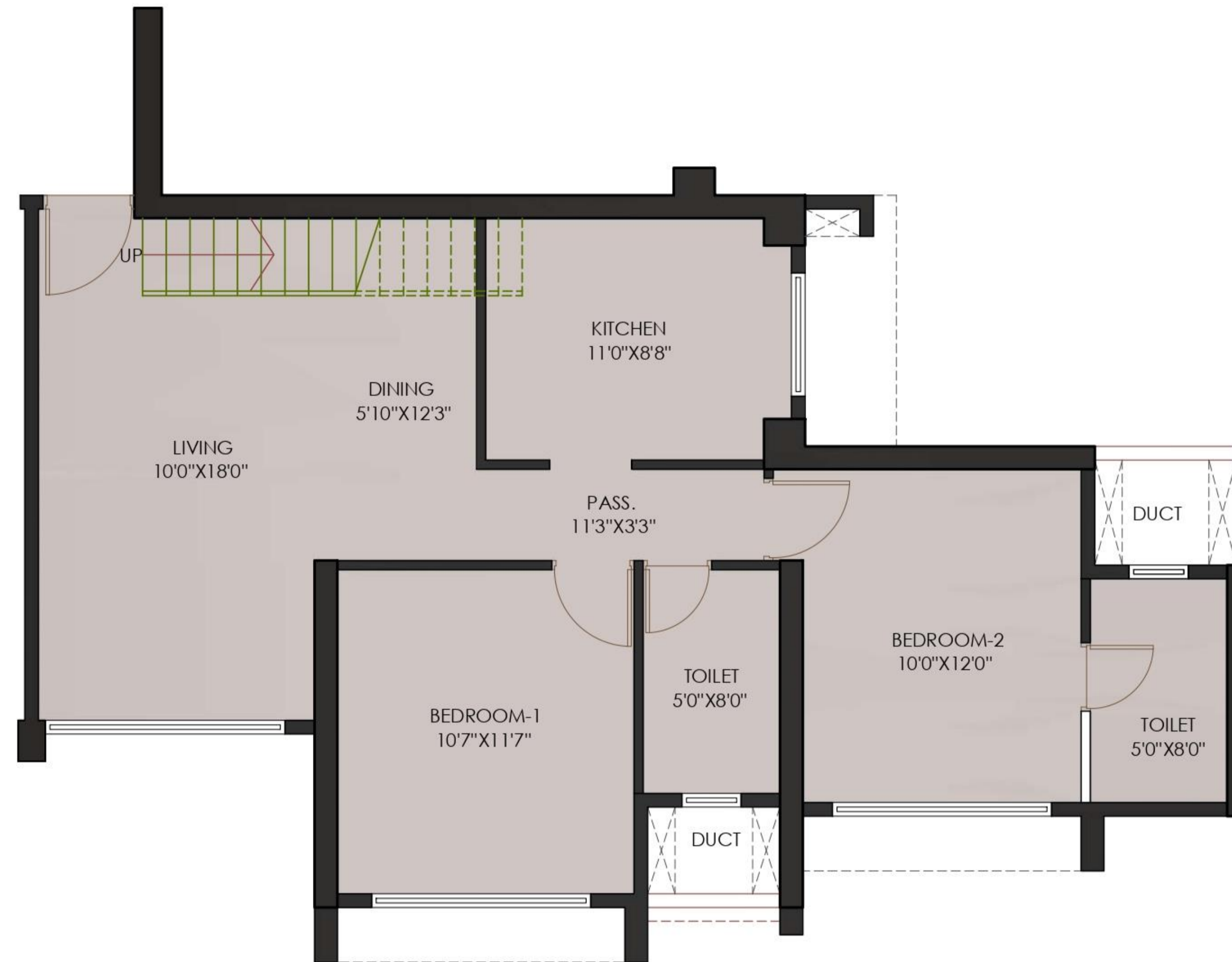
KEY PLAN
FLAT No. 2

DUPLEX UNIT PLAN
(UPPER LEVEL)

RERA
413







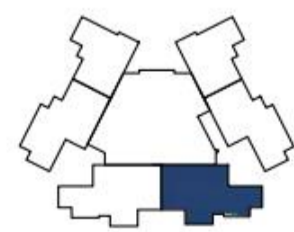
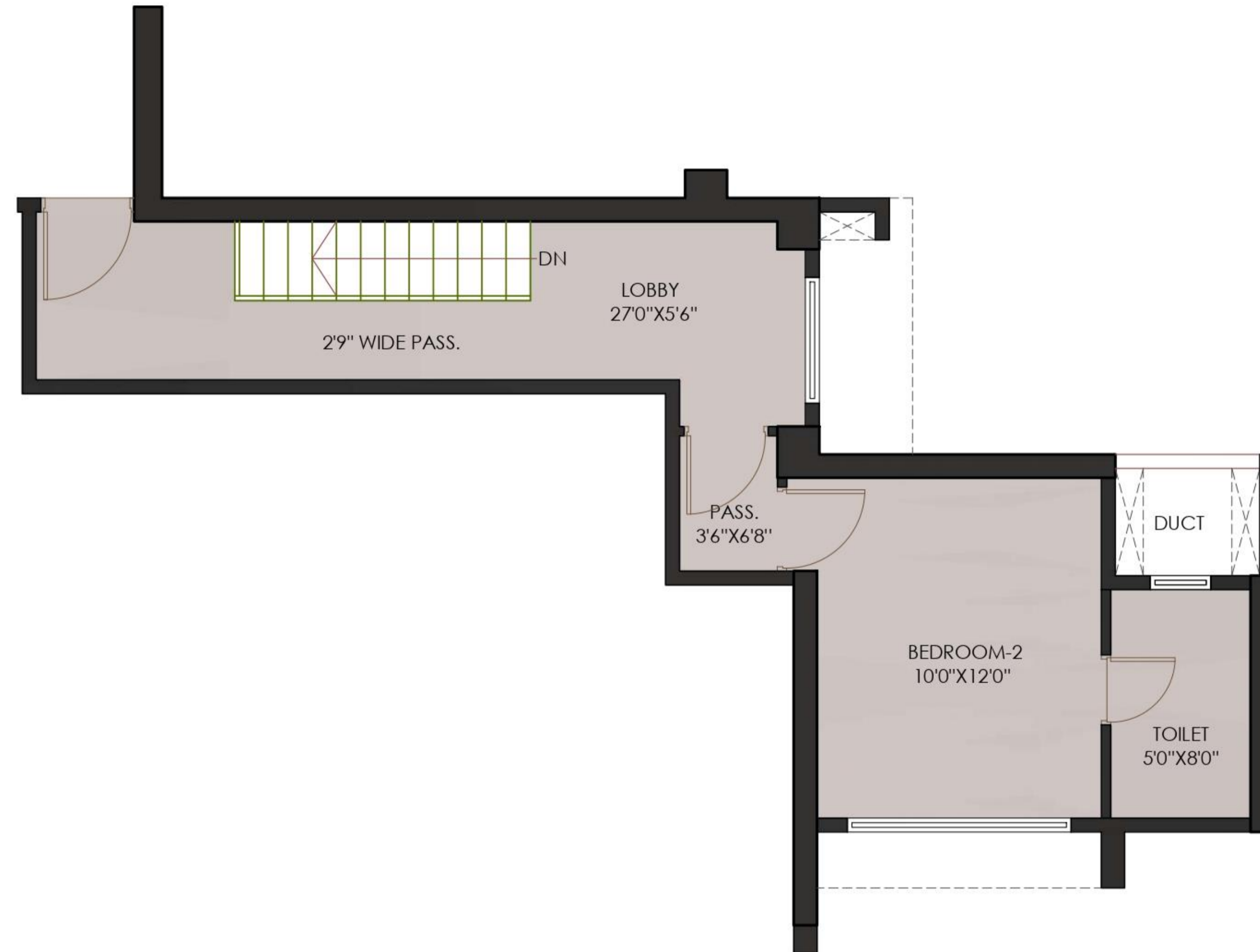
KEY PLAN
FLAT No. 2

DUPLEX UNIT PLAN
(LOWER LEVEL)

RERA
739







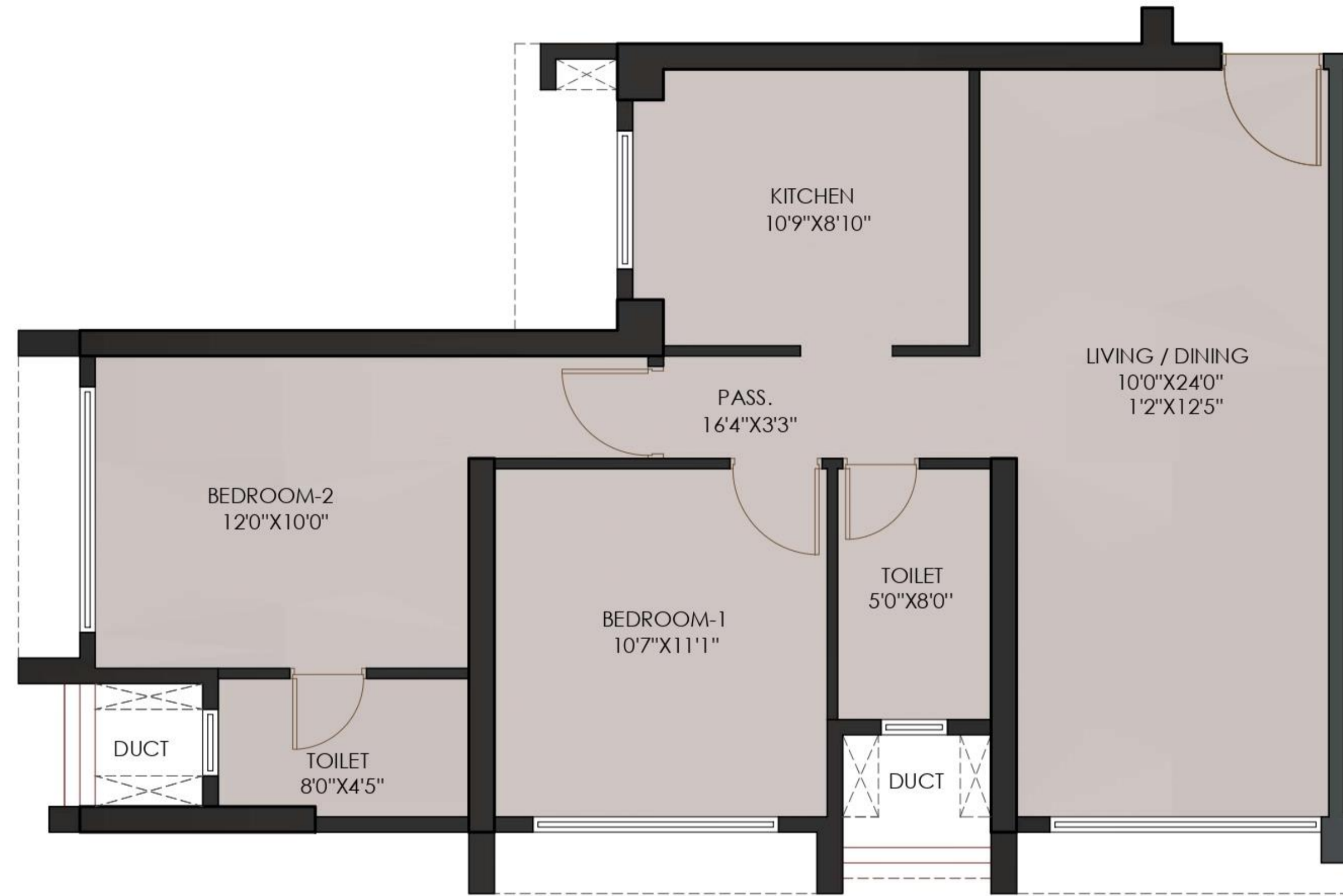
KEY PLAN
FLAT No. 2

DUPLEX UNIT PLAN
(UPPER LEVEL)

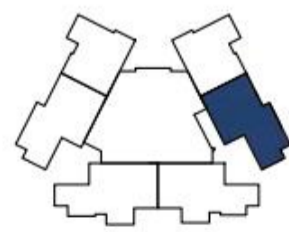
RERA
344







TYPICAL UNIT PLAN

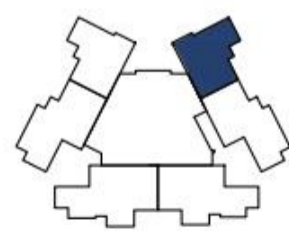
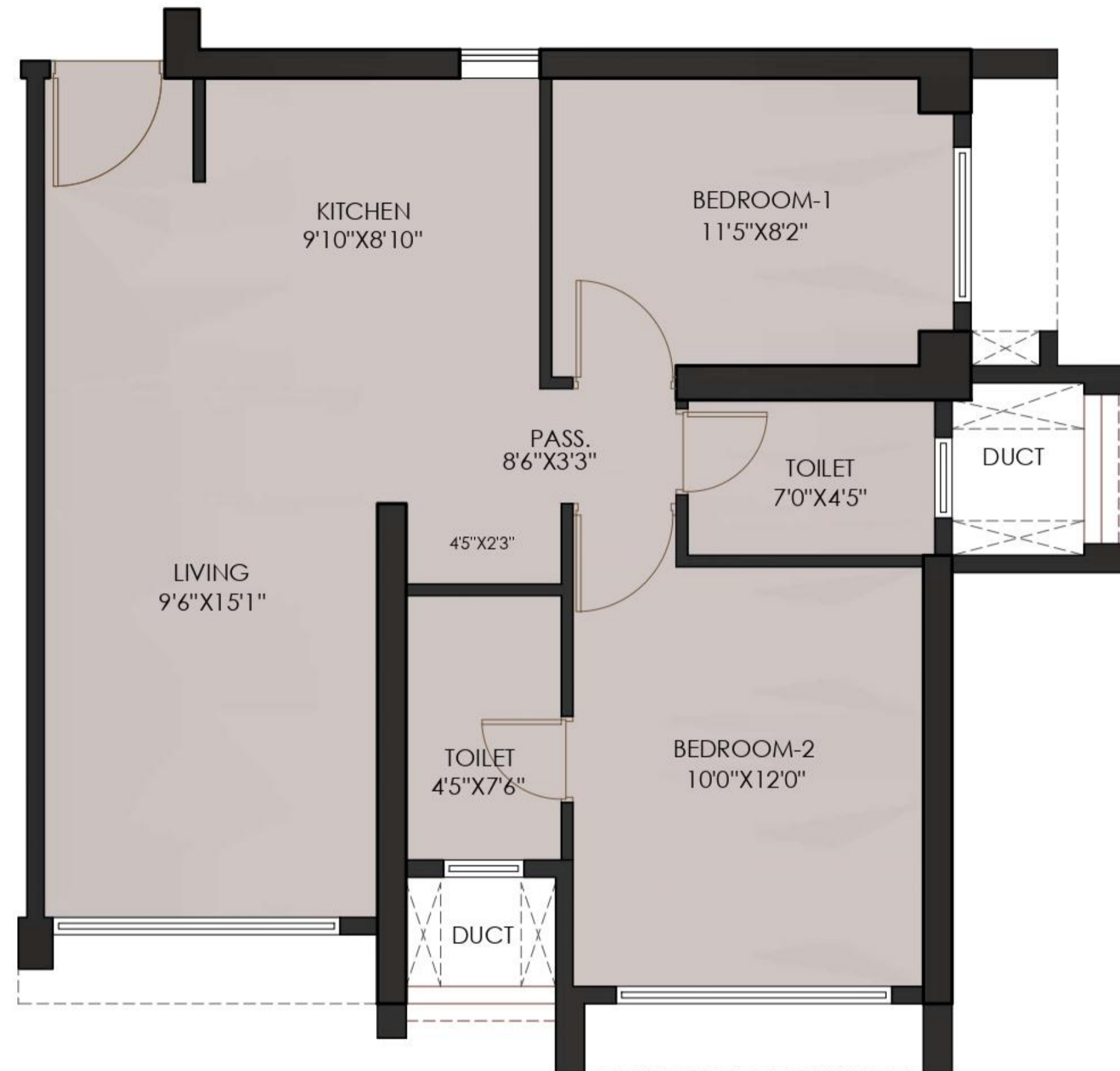


KEY PLAN
FLAT No. 3
LUX



RERA
752



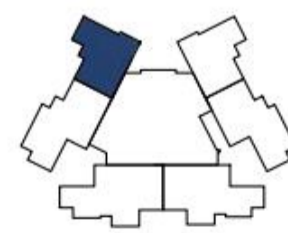
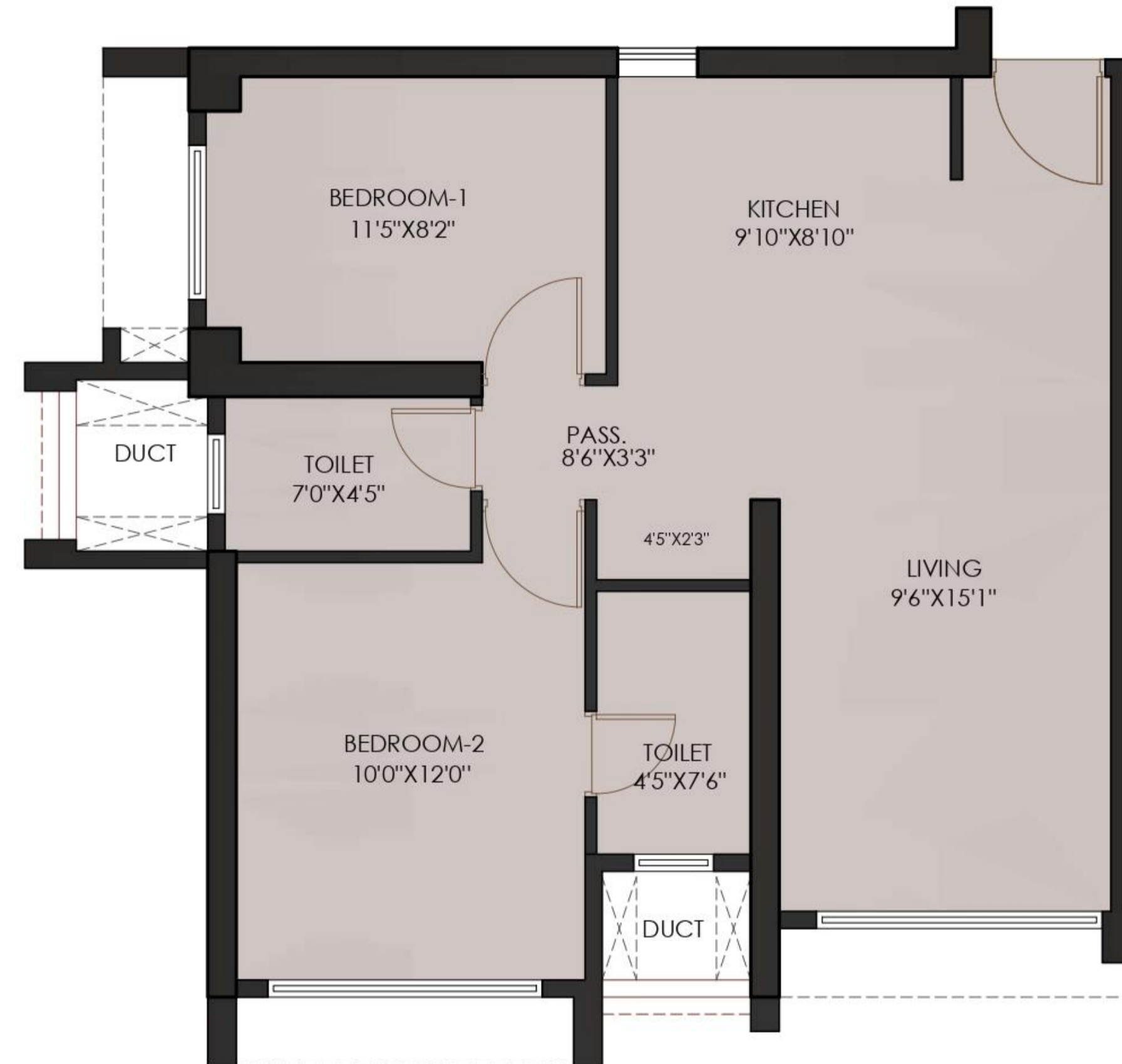


KEY PLAN
FLAT No. 4
LUELLE

RERA
622







KEY PLAN
FLAT No. 5
LUELLE

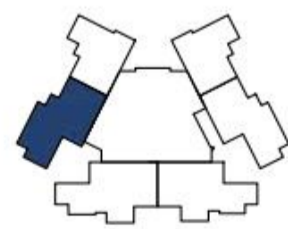


RERA
622



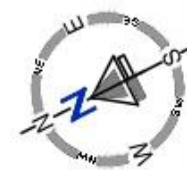


TYPICAL UNIT PLAN

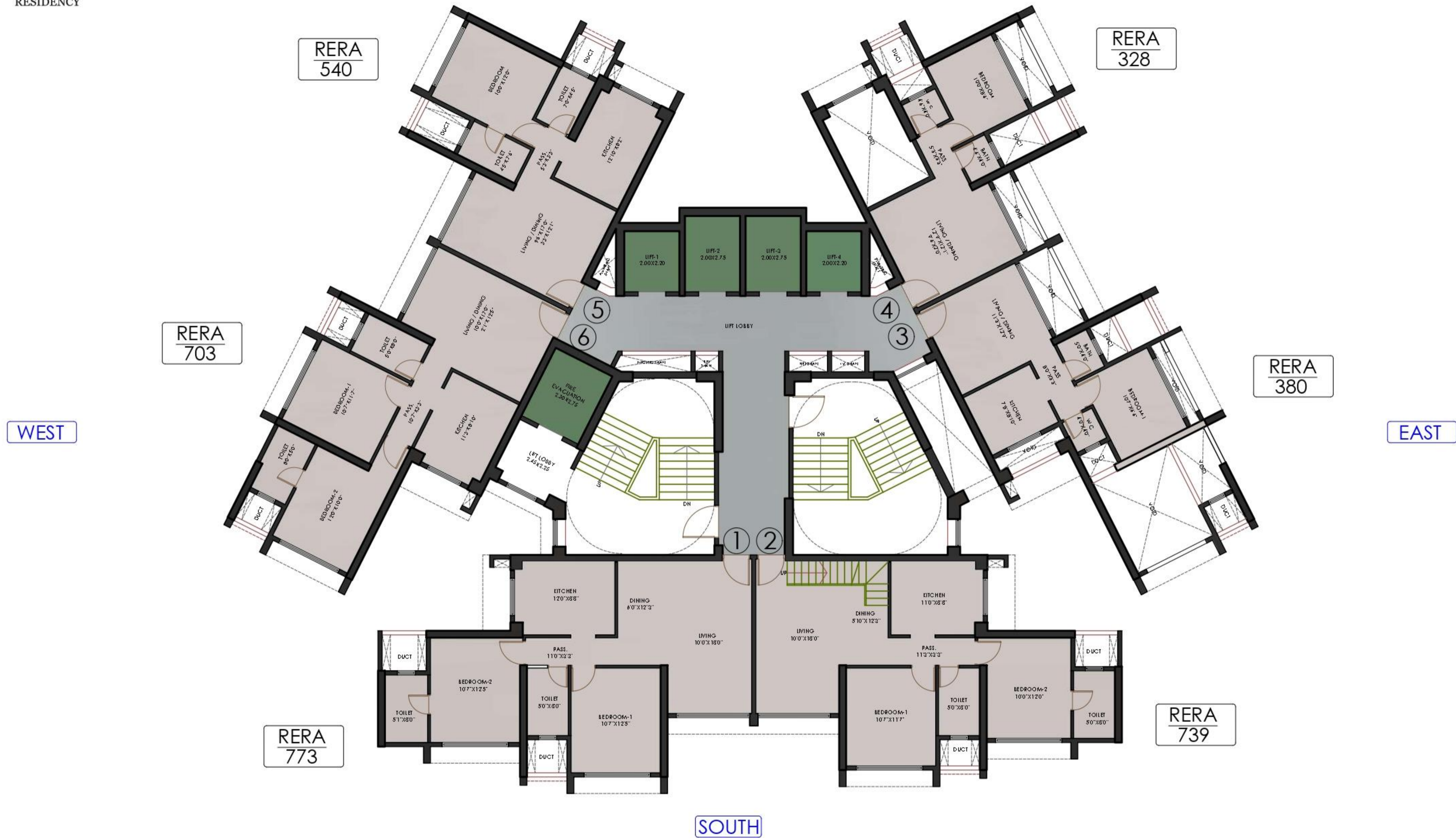


KEY PLAN
FLAT No. 6
LUX - PLUS

RERA
775

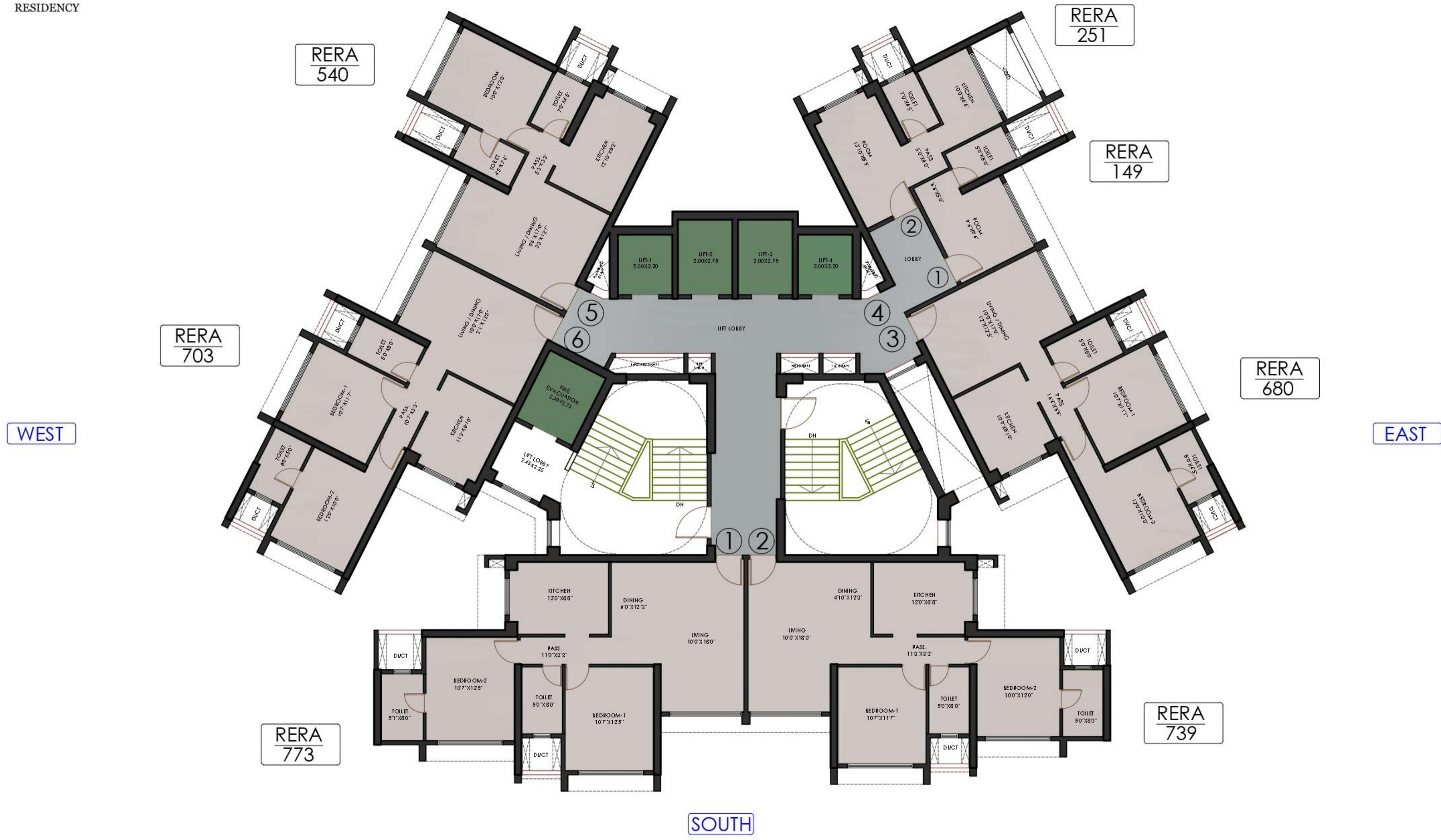






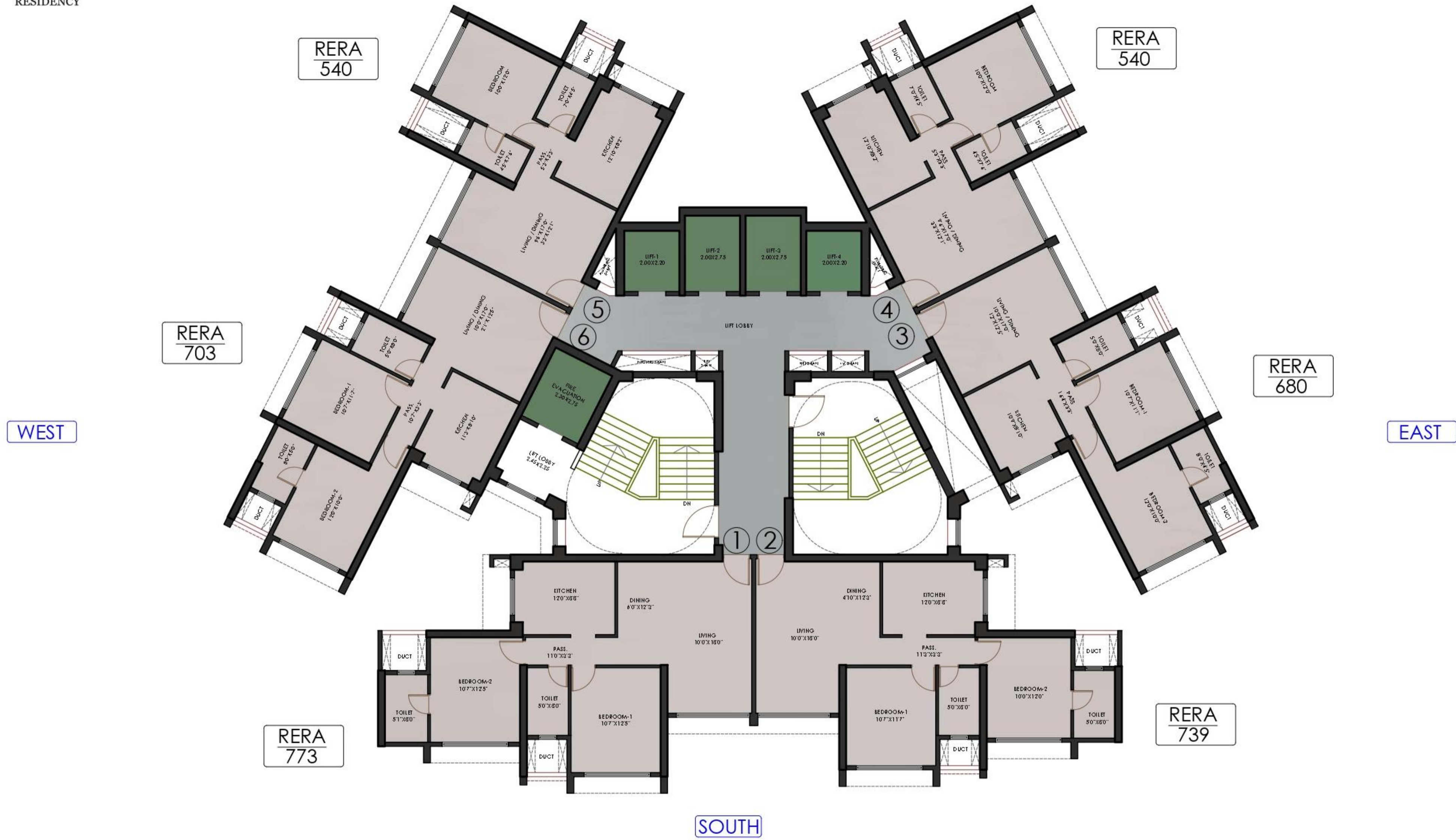
14th FLOOR PLAN
(LOWER LEVEL)





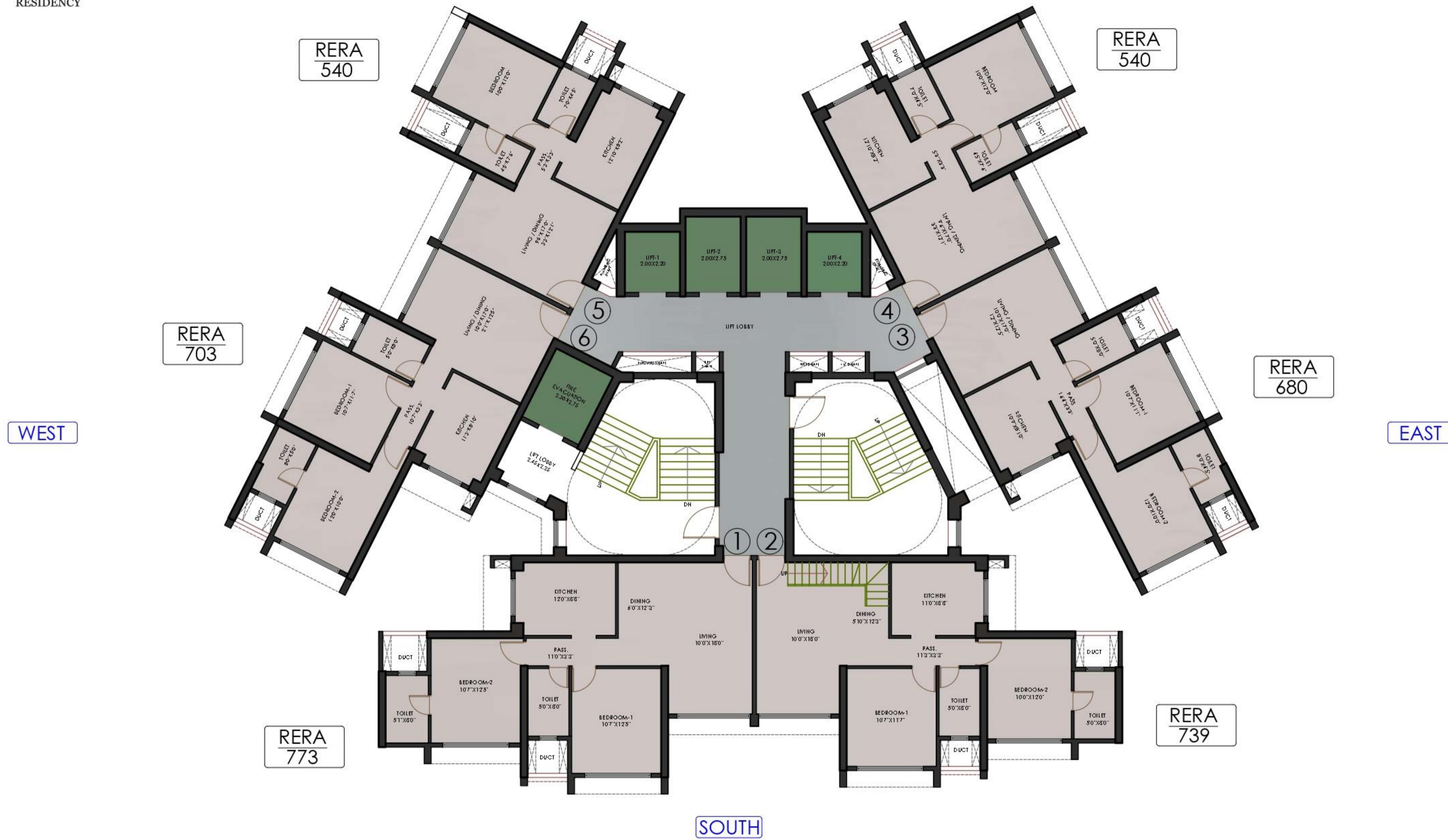
15th FLOOR PLAN





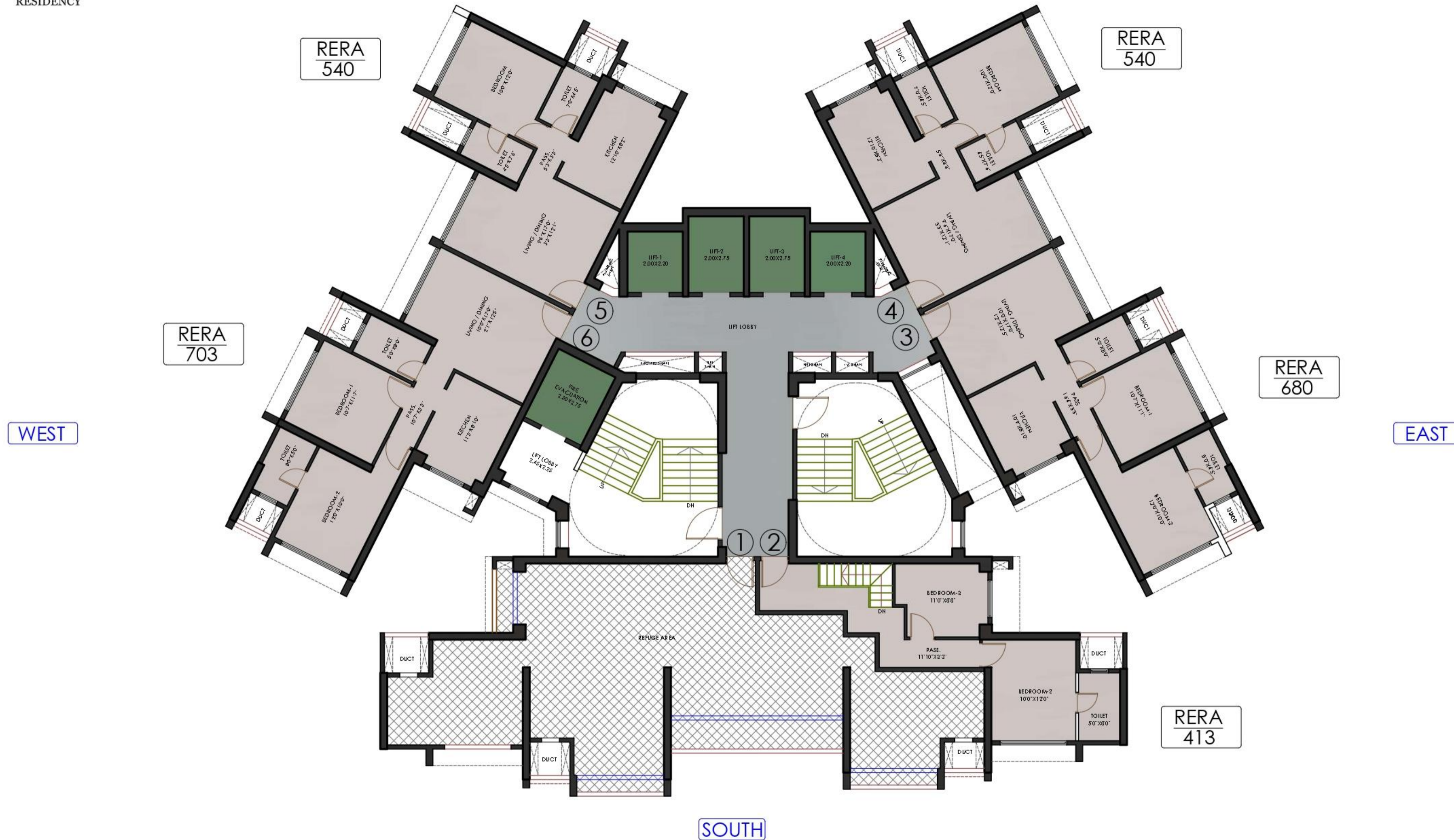
TYPICAL FLOOR PLAN
(16th TO 18th, 21st TO 25th, 28th TO 32rd)





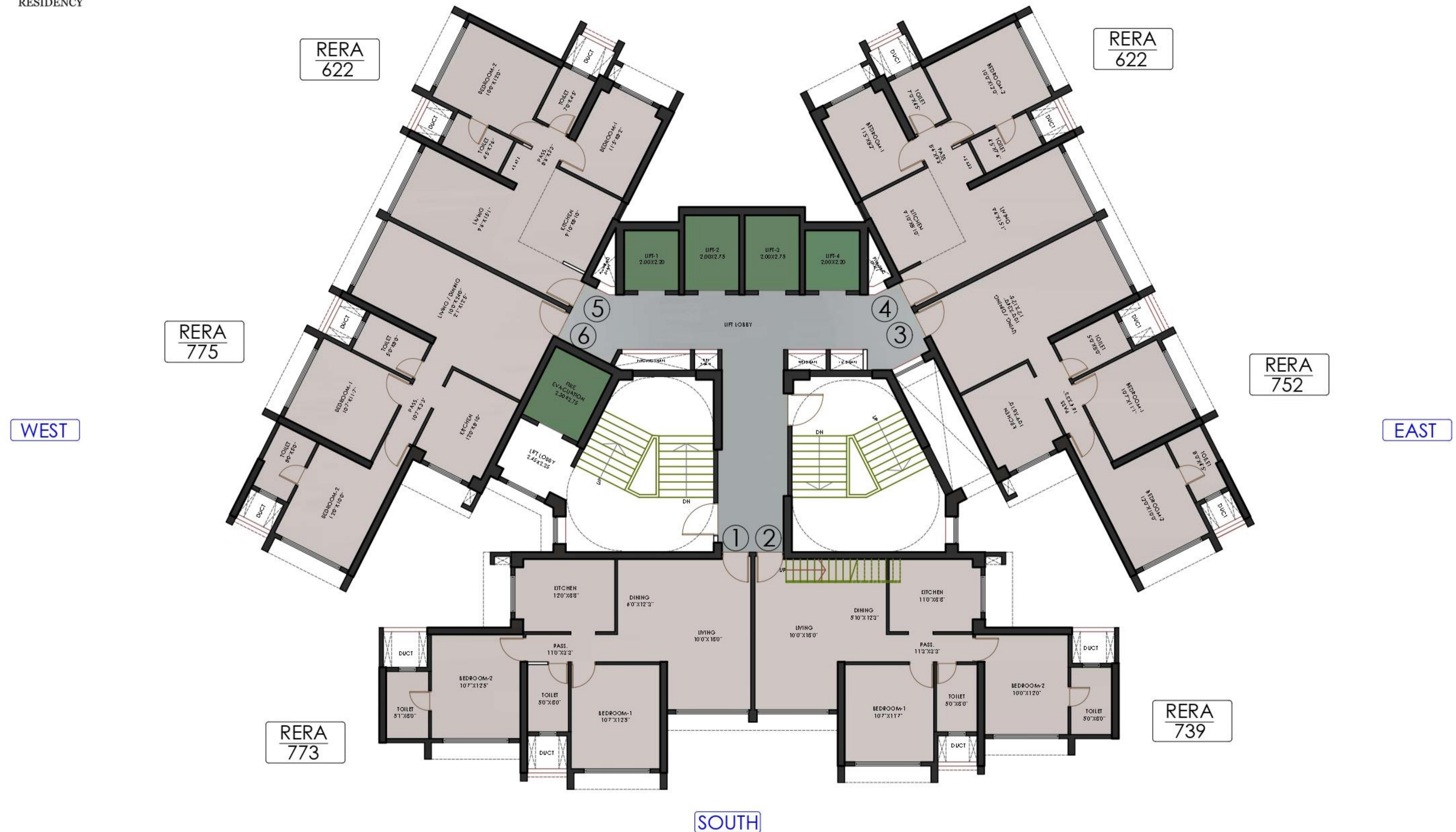
19th & 26th FLOOR PLAN
(LOWER LEVEL)





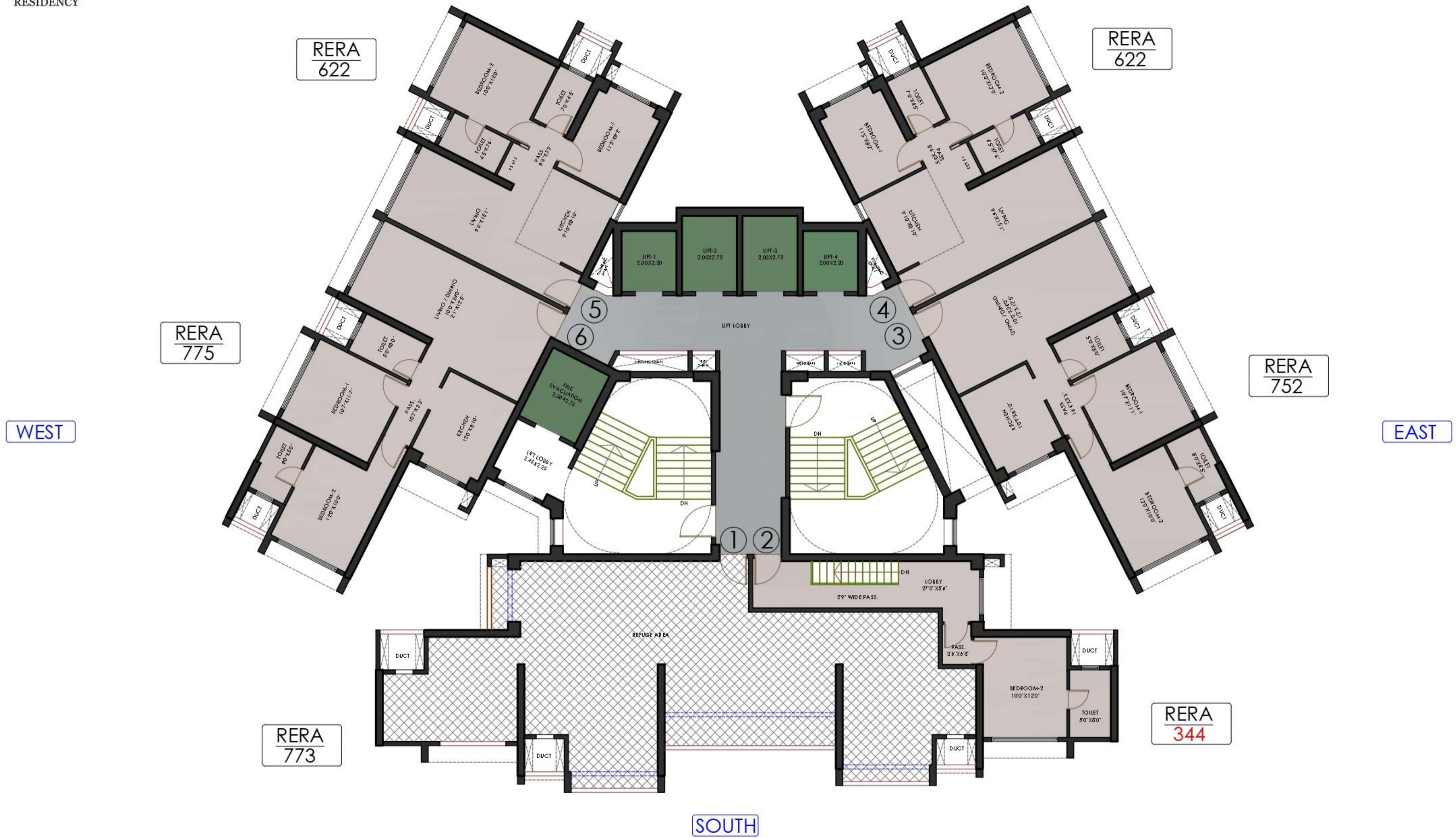
SOUTH
20th & 27th FLOOR PLAN
(UPPER LEVEL)





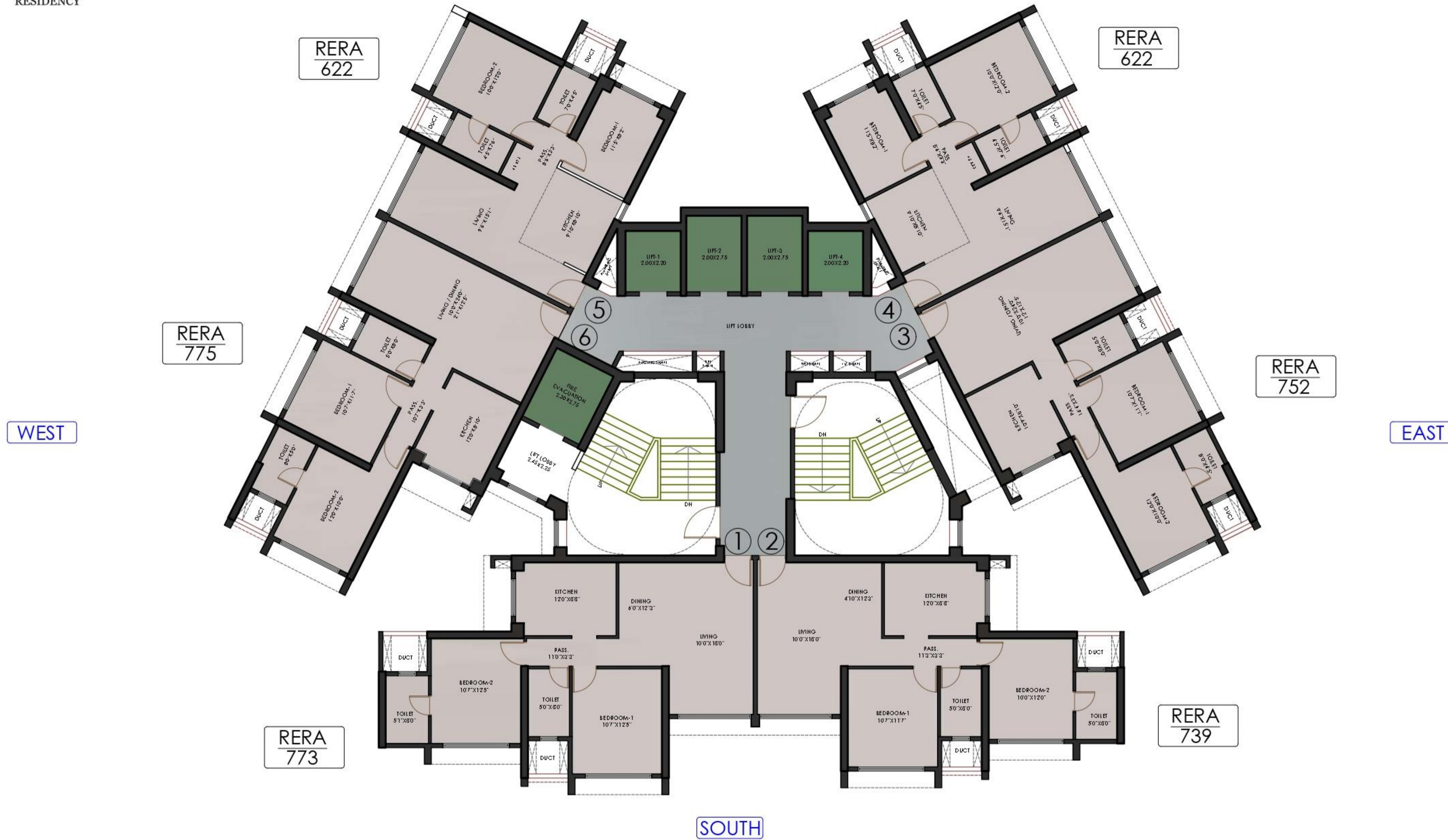
33rd & 40th FLOOR PLAN
(LOWER LEVEL)





34th & 41st FLOOR PLAN
(UPPER LEVEL)



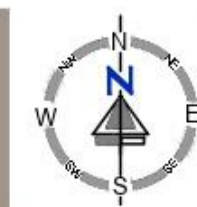


WEST

EAST

SOUTH

TYPICAL FLOOR PLAN
(35th TO 39th, 42nd TO 48th)





THANK
YOU