

BUY LAND... THEY'RE NOT MAKING IT ANYMORE

Avasa
FULLY SERVICED NA PLOTS
CHAKAN



DEVELOPED BY

NAIKNAVARE
BUILT ON VALUES. TESTED OVER TIME.

www.naiknavare.com

CALL: 020-4147 1111

Site Address:

Avasa Grassland | Avasa Woodland | Avasa Groveland | Avasa Parkland
Gate No.128, Mahalunge, Near To Dwarka School, Chakan, Tal-khed, Pune, Maharashtra-410501

MahaRERA No. P52100054049 | MahaRERA No. P52100053389 | MahaRERA No. P52100052266 |
MahaRERA No. P52100054938 | Available on website <https://maharera.mahaonline.gov.in>

Corporate Office: 1204/4, Ghole Road, Shivajinagar, Pune - 411 004



Credits to Brand Consultant : Nirvaana Communications.

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ABOUT NAIKNAVARE

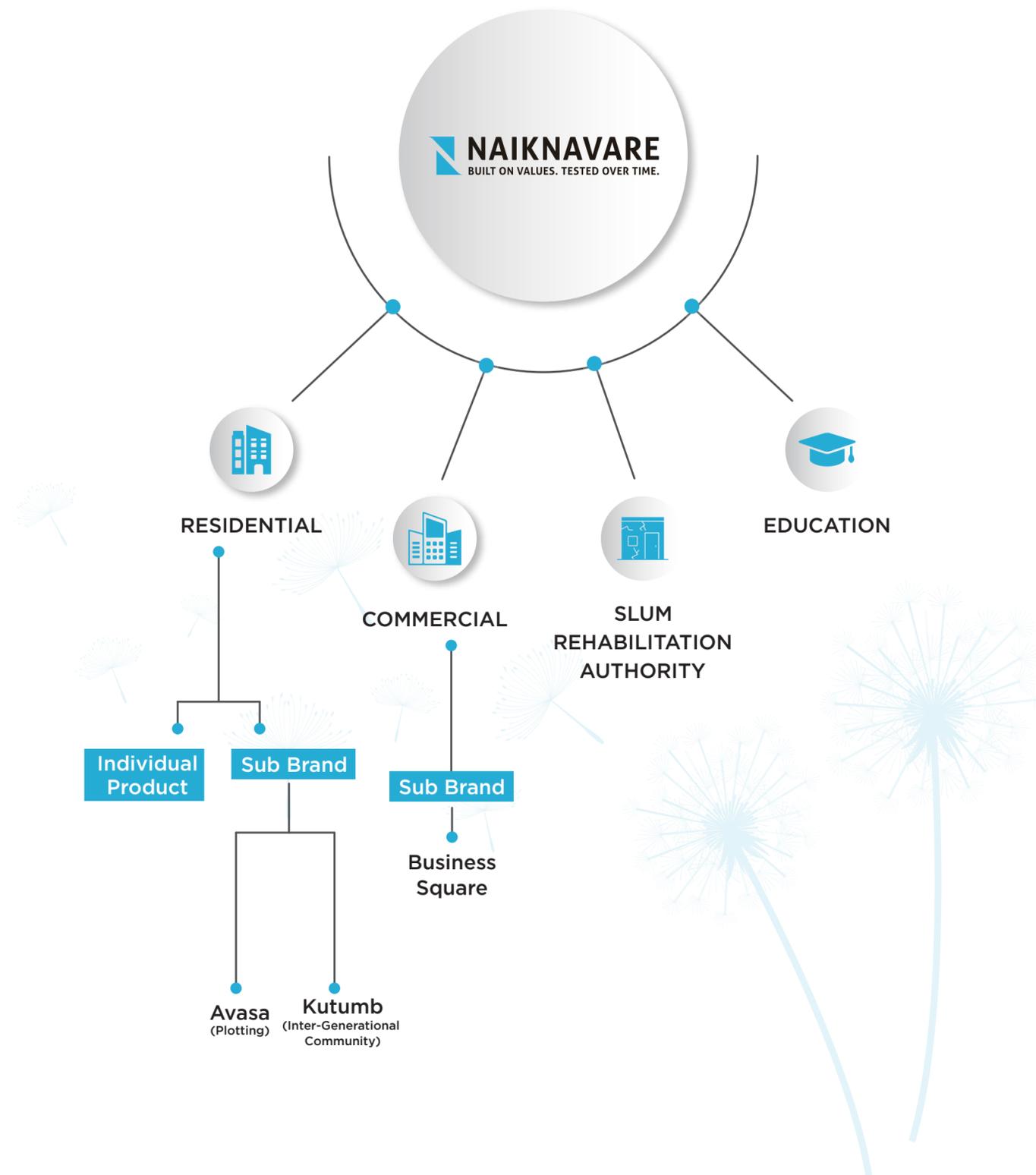
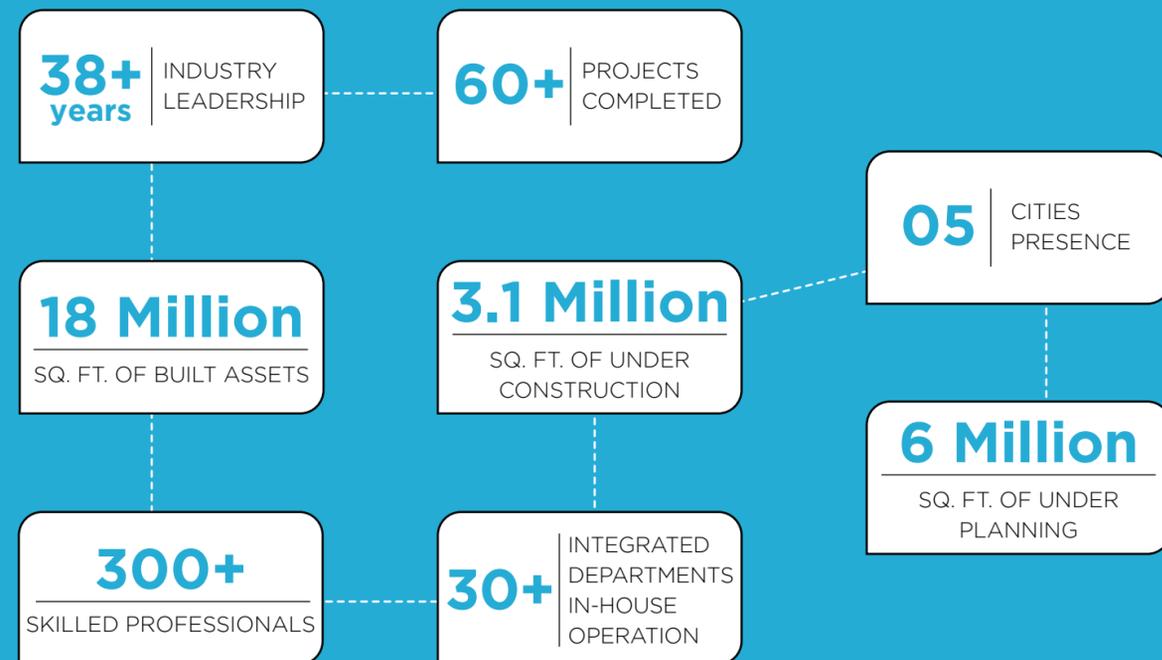
Since 1986, Naiknavare Developers has redefined real estate, establishing a legacy of excellence across Pune, Mumbai, Goa, Kolhapur, and Navi Mumbai. Our leadership is defined by a three-generation entrepreneurial management team, equipped with technical powers in civil engineering, structural engineering, architecture, and law. This proficiency lends a distinctive edge to our real estate value chain.

At Naiknavare Developers, our mission revolves around designing and delivering "better living for all," a commitment that resonates with India's diverse society. With 38 years of excellence, we have left an indelible mark on the residential, commercial, educational, redevelopment, SRA, and hospitality sectors. From affordable homes to luxurious havens, we've transformed lives for more than 12,500 families across five cities.

Rooted in social responsibility, we champion slum redevelopment in Pune, catalyzing urban rejuvenation. As we forge ahead, revitalizing group housing projects in central areas remains a priority.

With a focus on quality, innovation, and customer satisfaction, Naiknavare Developers continues to raise the bar in the real estate industry. We are committed to enriching lives and providing our valued customers with homes and spaces that are not only aesthetically pleasing but also functional and built to stand the test of time.

Naiknavare's brand architecture embodies our identity and values, vocalizing our unwavering commitments. The parent brand exclusively represents residential and commercial projects, while distinct identities are created for Education, SRA Projects, and other categories. With over 30+ integrated departments, we've established an in-house framework for streamlined operations. By consolidating essential real estate functions, we ensure holistic customer service. This cohesion not only optimizes efficiency but also promotes knowledge exchange, enabling seamless support across diverse customer segments.





ONE OF THE BEST INTEGRATED TOWNSHIP

Come and build your ever-longing dreams in our fully integrated township inspired by the divine city of Dwarka. Spread across 65+ acres, our township in Chakan MIDCs offers a harmonious blend of convenience and tranquility. With well-planned residential and commercial sectors, we provide modern amenities that exceed expectations. Join a vibrant community that celebrates togetherness and creates lasting friendships.

DISCOVER THE GRANDEUR OF THE TOWNSHIP - WHERE DREAMS UNFOLD!



Immerse Yourself in a Fully Integrated Township, Inspired by the Divine City of Dwarka



Be Amazed by the Success of 4 Sold-out Sectors (1A,2A,3A & 1B)



Experience an Integrated Township with all Essentials at your Doorstep



Indulge in the Luxury of Individual Amenities in every Sector

EXISTING AMENITIES



FOREST PARK



DWARKA SCHOOL



D MART



PMPL BUS STOP



PETROL PUMP

UPCOMING AMENITIES



HIGHSTREET SHOPPING COMPLEX



RING ROAD



JUNIOR COLLEGE

Immerse Yourself in Our Enchanting Forest Garden Oasis



Experience the enchanting Forest Garden within our sprawling township, spanning over 4 acres of greenery and a mesmerizing water body. Surround yourself with diverse flowers and plants, and indulge in a range of amenities including Gazebo seating, a multipurpose court, and an adventure-filled play area. Jog along the dedicated track or unwind in the serene amphitheatre, immersing yourself in nature's tranquillity. Forest Garden is a picturesque retreat that harmoniously blends nature with modern living, offering a sanctuary to rejuvenate your mind, body, and soul.



KIDS PLAY AREA



BRIDGE (on water body)



OPEN GYM



BASKETBALL COURT



AMPHITHEATRE LAWN



41 Lakh Liters
Capacity Manmade
Water Body



134
Majestic Native
Trees

4 ACRES
OF FOREST PARK
- rejuvenate your mind,
body, and soul



800
Native Flowering
Shrubs



Part of 65+
Acres Township

MASTER LAYOUT (AVASA-CHAKAN)



Avasa
GRASSLAND
FULLY SERVICED NA PLOTS
CHAKAN



1st PHASE OF
NAIKNAVARE AVASA IN
CHAKAN



GATED
COMMUNITY



CONNECTED
TO FOREST PARK



AREA
1368 SQFT to 1836 SQFT



Avasa Grassland, a premier fully serviced NA plotted development nestled within the heart of Avasa Chakan. Spread across 4.42 acres, this exclusive collection of 76 meticulously crafted bungalow plots offers residents a sanctuary of privacy, tranquility, and belonging. Surrounded by forest garden, Avasa Grassland seamlessly merges nature and contemporary living, providing an idyllic retreat where residents can unwind amidst verdant greenery and expansive outdoor spaces. With every detail thoughtfully curated to elevate the living experience, Avasa Grassland invites you to embrace a lifestyle where convenience meets luxury, creating a harmonious haven where comfort and serenity abound.

MASTER PLAN



LEGENDS

- | | | | |
|-----------------|-------------------|---------------------|---------------------|
| ① ENTRY & EXIT | ⑥ SECTOR- II-B | ⑪ FOREST GARDEN | ⑬ OPEN SPACE |
| ② SECTOR- I-A | ⑦ AVASA WOODLAND | ⑫ THE DWARKA SCHOOL | ⑭ SERVICES |
| ③ SECTOR- II-A | ⑧ AVASA GRASSLAND | ⑬ PLAY GROUND | ⑮ MSEDCL SUBSTATION |
| ④ SECTOR- III-A | ⑨ AVASA PARKLAND | ⑭ D-MART | |
| ⑤ SECTOR- I-B | ⑩ AVASA GROVELAND | ⑮ AMENITY | |



UNMATCHED AMENITIES FOR AVASA GRASSLAND



Kids Play Area



Lawn



Parking



Attendant Quarter



Vegetable Garden



Outdoor Gym



Senior Citizen Seating



Multipurpose Hall



Verandah



Society Office

PROJECT SPECIFICATIONS



Internal road in tremix concrete finish with paving



Provision of water supply



Plug & play drainage lines



Garbage disposal



Provision of storm water drains along roads



Fully developed infrastructure



Street lights



Sewage Treatment Plant



Electrical infrastructure facilities



Gated Community



Well demarcated individual plots



Security Cabin & Impressive entrance with landscape

Avasa
GROVELAND
 FULLY SERVICED NA PLOTS
 CHAKAN



Representative Image



2nd PHASE OF
 NAIKNAVARE AVASA IN
 CHAKAN



GATED
 COMMUNITY



UNMATCHED
 AMENITIES

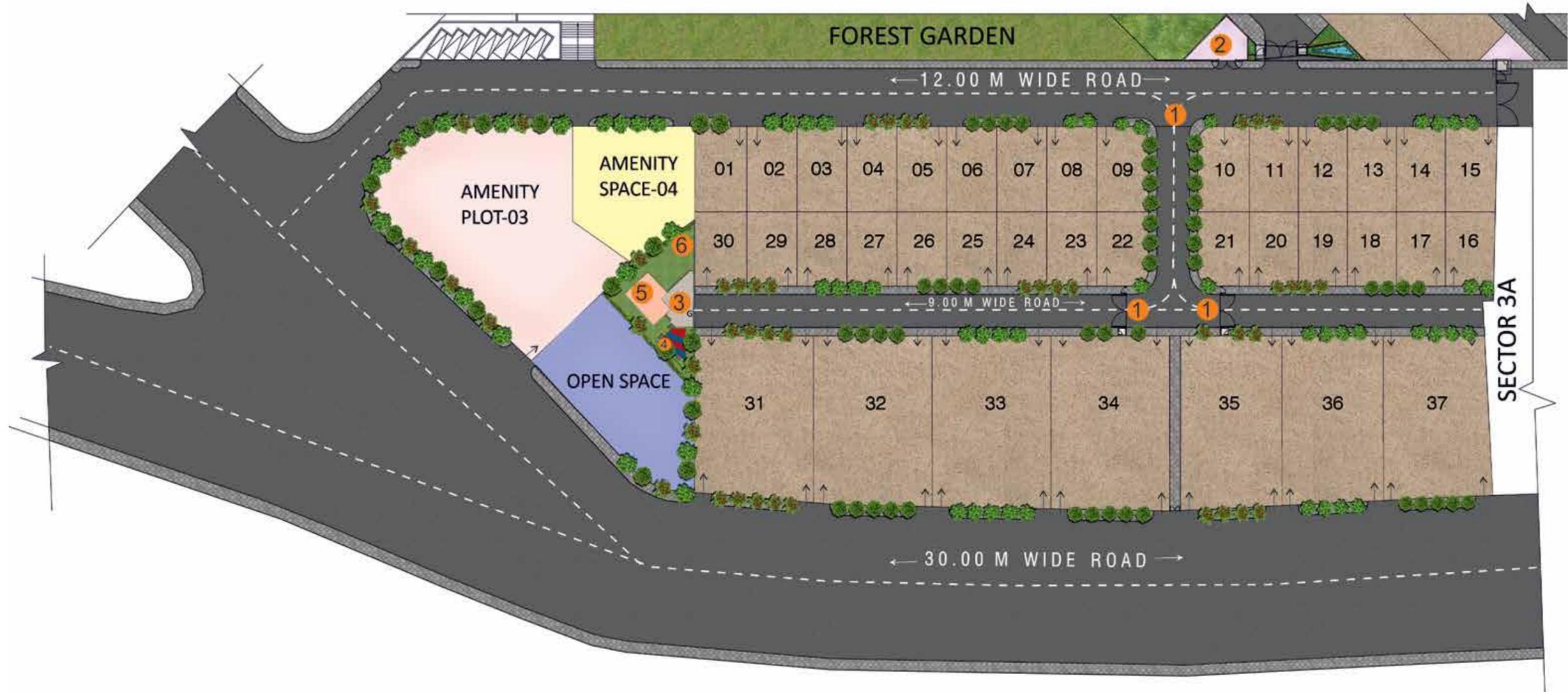


AREA
 1306 SQFT to 1587 SQFT

Welcome to Avasa Groveland, the pinnacle of refined living and lucrative investment opportunities, marking the second phase of our esteemed fully serviced NA plotted development. Spanning 2.54 acres of meticulously planned landscape, this enclave beckons with 37 thoughtfully designed plots ranging from 1305 to 1587 sqft, catering to both residential comfort and commercial prosperity. On one side, nestled beside the majestic 4-acre Forest Park, thirty residential plots offer a serene retreat amidst nature's embrace, while on the other side, seven commercial plots along the main Talegaon-Chakan road present strategic prospects for thriving businesses. With seamless connectivity to Talegaon, Pune, and beyond, Avasa Groveland embodies a vision realized—a haven where residential dreams and entrepreneurial endeavors converge, redefining urban living and success with each carefully curated plot.



MASTER PLAN



LEGEND

- ① ENTRANCE
- ② SERVICES
- ③ CLUBHOUSE
- ④ KIDS PLAY AREA
- ⑤ MULTIPURPOSE HALL
- ⑥ LAWN





STATE-OF-ART AMENITIES OF AVASA GROVELAND



Kids Play Area



Party Lawn



Multipurpose Hall



Senior Citizen Seating



Entrance



Toilet



Utility



Parking

PROJECT SPECIFICATIONS



Internal road in tremix concrete finish with paving



Provision of water supply



Plug & play drainage lines



Garbage disposal



Provision of storm water drains along roads



Fully developed infrastructure



Street lights



Sewage Treatment Plant



Electrical infrastructure facilities



Gated Community



Well demarcated individual plots



Security Cabin & Impressive entrance with landscape

Avasa
WOODLAND
FULLY SERVICED NA PLOTS
CHAKAN



Avasa Woodland: Where Dreams Take Root. Welcome to the newest chapter of Avasa Chakan – Avasa Woodland, an embodiment of serenity and sophistication nestled in the heart of nature’s embrace. We invite you to embark on a journey of luxury living amidst greenery and modern conveniences. Avasa Woodland promises an exclusive sanctuary for those who seek tranquility without compromising on connectivity. Here, 64 meticulously designed plots await discerning homeowners, each a canvas for your vision of an ideal lifestyle. Discover Unmatched Elegance at Avasa Woodland, where we believe in crafting not just plots, but lifestyles. Every aspect of this meticulously planned phase reflects our commitment to excellence, from the thoughtful integration of natural elements to the seamless blend of modern amenities. Experience the epitome of convenience with our fully serviced plots, where every essential amenity is just a stone’s throw away.



3rd PHASE OF
NAIKNAVARE AVASA IN
CHAKAN



GATED
COMMUNITY



DEDICATED
AMENITIES



AREA
1368 SQFT to 1836 SQFT



MASTER PLAN



LEGEND

- | | | | |
|-------------------------|-----------------------|----------------|---------------------------|
| 1. ENTRANCE | 2. SERVICES | 3. OUTDOOR GYM | 4. SENIOR CITIZEN SEATING |
| 5. CHILDREN'S PLAY AREA | 6. TODDLERS PLAY AREA | 7. GAZEBO | 8. MULTIPURPOSE HALL |
| 9. STAGE | 10. VERANDAH | 11. LAWN | 12. UTILITY AREA |



Artistic Impression

UNMATCHED AMENITIES FOR AVASA WOODLAND



Multipurpose Hall



2 Lawns



Kids Play Area



Senior Citizen Seating



Gazebo



Outdoor Gym



Stage



Entrance



Parking



Verandah



Vegetable Garden



Utility



Attendant Quarter

PROJECT SPECIFICATIONS



Internal road in tremix concrete finish with paving



Provision of water supply



Plug & play drainage lines



Garbage disposal



Provision of storm water drains along roads



Fully developed infrastructure



Street lights



Sewage Treatment Plant



Electrical infrastructure facilities



Gated Community

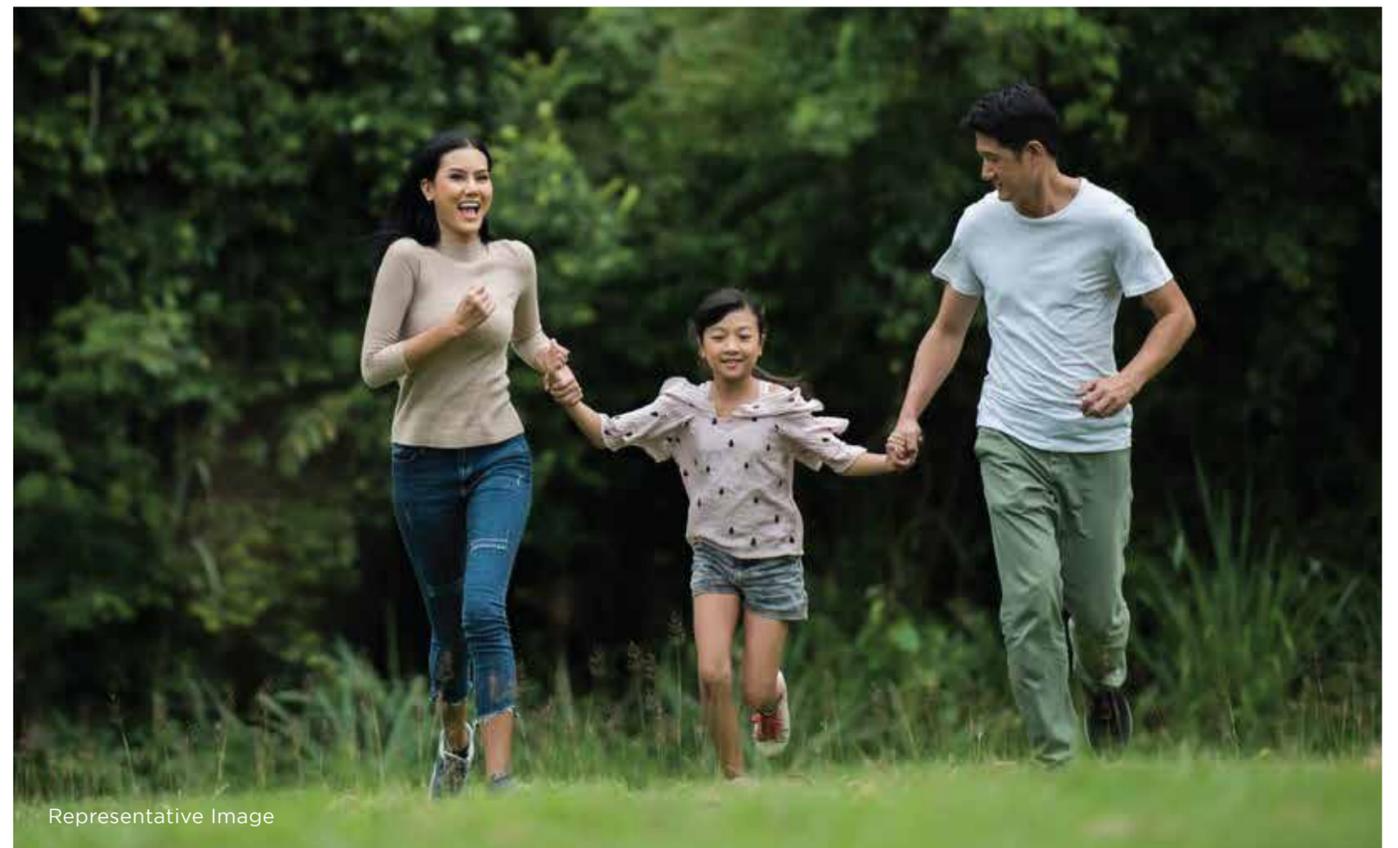


Well demarcated individual plots



Security Cabin & Impressive entrance with landscape

Avasa
 PARKLAND
 FULLY SERVICED NA PLOTS
 CHAKAN



Representative Image



4th PHASE OF
 NAIKNAVARE AVASA IN
 CHAKAN



GATED
 COMMUNITY



UNMATCHED
 AMENITIES



AREA
 1306 SQFT to 1587 SQFT

Welcome to Avasa Parkland, the latest phase of Avasa Chakan, redefining modern living nestled within our fully serviced NA plotted development. Surrounded by landscapes, it offers a haven where luxury and convenience converge. Imagine awakening to nature's embrace each morning, the chirping birds your serene alarm. Here, green avenues beckon, refreshing your senses with every step.

Avasa Parkland transcends mere residential living, embodying a life well-lived. It's a sanctuary where every necessity is effortlessly within reach, from top-tier amenities to essential services. With meticulous attention to detail, we've crafted an environment where comfort and ease thrive, making every moment a testament to refined living. Welcome to Avasa Parkland, where dreams take flight amidst tranquil surroundings and unparalleled convenience.



Artistic Impression

MASTER PLAN



LEGEND

- | | | | |
|-------------------------|--------------------|---------------------------------|---------------------------|
| 1. ENTRANCE | 2. SERVICES | 3. OUTDOOR GYM | 4. SENIOR CITIZEN SEATING |
| 5. CHILDREN'S PLAY AREA | 6. BADMINTON COURT | 7. MULTIPURPOSE HALL WITH STAGE | 8. OPEN DECK |
| 9. VERANDAH | 10. LAWN | 11. AMPHITHEATRE | 12. FRANGIPANI GARDEN |



Artistic Impression

UNMATCHED AMENITIES AWAIT YOU AT AVASA PARKLAND



Kids Play Area



Lawn



Multipurpose Hall with Stage



Senior Citizen Seating



Outdoor Gym



Entrance



Verandah



Badminton Court

PROJECT SPECIFICATIONS



Internal road in tremix concrete finish with paving



Provision of water supply



Plug & play drainage lines



Garbage disposal



Provision of storm water drains along roads



Fully developed infrastructure



Street lights



Sewage Treatment Plant



Electrical infrastructure facilities



Gated Community



Well demarcated individual plots



Security Cabin & Impressive entrance with landscape

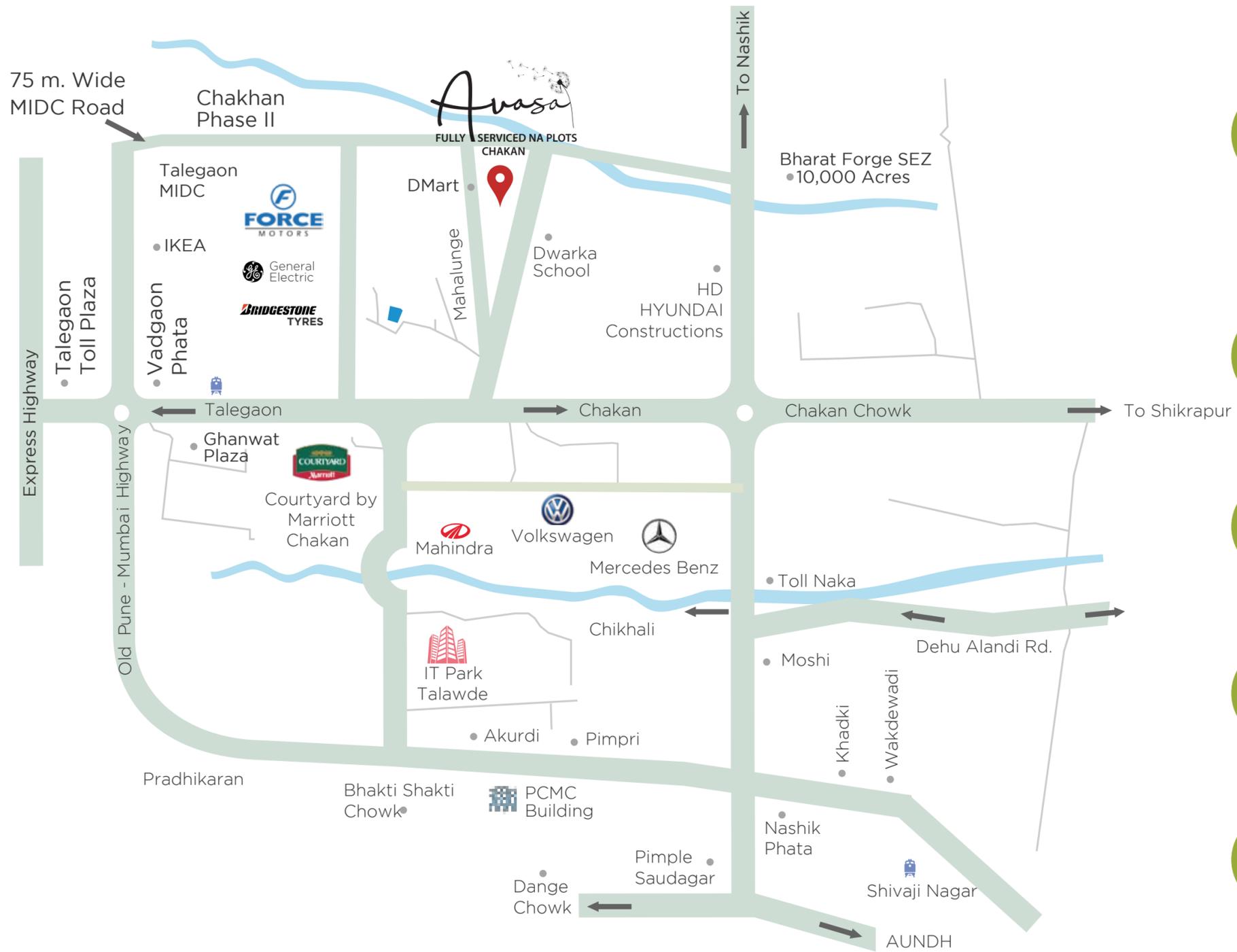
VILLA TYPE - 1 : VIEWS



VILLA TYPE - 2 : VIEWS



LOCATION MAP



HOSPITALS

- Mauli Hospital - 2 min.
- Shivkrupa Multispeciality Hospital - 10 Min.
- Mangalmurti Hospital And Skin Clinic- 15 Min.



SCHOOLS & COLLEGES

- Dwarka School - 1 min.
- Freedom English School - 3 min.
- Dnyanvardhini English Medium School - 8 min.
- Jain English School and Junior College - 9 min.
- Siddhant College of Engineering - 15 min.



BREAKAWAY

- Biradwadi Hill-3 min.
- Bird Vally Udyan-15 min.
- Kundamala - 25 min.



MALLS

- CITY PLAZA - 15 min.
- City One Mall - 35 min.



HERITAGE PLACES

- Karla Buddha Caves - 35 mins
- Yelghol Caves - 40 mins



KEY DISTANCES

- PCMC - 19 Min. | Chakan MIDC -15 Min.
- Talegaon MIDC - 25 Min. | Pune - 35 Min.
- Mumbai - 2 Hrs | Alandi - 25 Min.
- Dehu Road - 20 Min. | Lonavla - 50 Min.
- Pune - Nashik Highway - 30 Min.
- Mumbai-Pune Highway - 35 Min.

