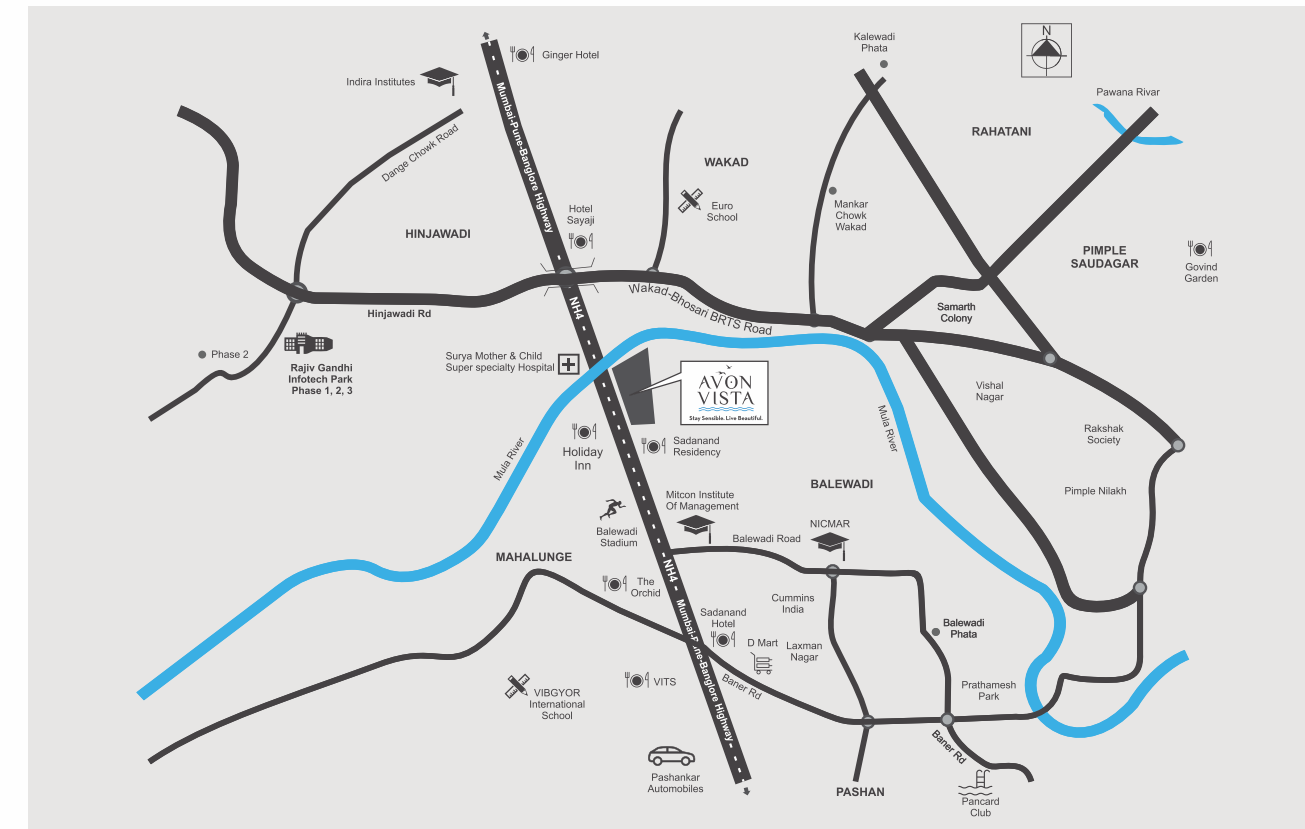


AVON VISTA

STAY SENSIBLE. LIVE BEAUTIFUL.

... TRAVEL LESS ...
LIVE MORE



A Project by Naiknavare Profile Constructions Private Limited.



RERA REGISTRATION NO. P52100000371, P52100017914
maharera.mahaonline.gov.in

Avon Vista, S. No. 8, Mahalunge - BALEWADI, NH 4,
Diagonally Opposite Holiday Inn, Pune.

8928437437

www.naiknavare.com | sales@naiknavare.com



Disclaimer: The visuals & information contained in this brochure is indicative of the kind of development that is proposed. Subject to approval of the authorities or in interest of the continuing improvement, the Promoters/Developers reserve the right to change plans, specifications, or features, without prior notice or obligation. This brochure is issued for guidance only and does not constitute part of an offer or contract.



... WAKE UP TO THE RIVERVIEW ...

NOT YOUR NEIGHBOUR'S CLOTHESLINE



AN ENCHANTING RIVER VIEW. A LIFETIME TO BASK IN ITS BEAUTY.

Riverfront living has its own charm and allure. Be it waking up to the same tranquility every day or spending quiet romantic evenings with your loved ones. You'll always find yourself gasping at its sheer beauty. Every single time.



LEGENDS

- 1 ENTRANCE GATEWAY
- 2 PICK UP AND DROP OFF FOR CHILDREN
- 3 STEPS LEADING TO PODIUM
- 4 U-TURN DRIVE WAY
- 5 COVERED CAR PARKING
- 6 LANDSCAPED PODIUM GARDEN
- 7 TRANSFORMER AND DG
- 8 ORGANIC WASTE CONVERTOR
- 9 CAR PARKING
- 10 PICKUP AND DROP OFF AT BUILDING ENTRANCE
- 11 PRIVATE GARDEN AT PODIUM LEVEL
- 12 OPEN TO SKY PLAY AREA AT PODIUM
- 13 RAMP UP TO PODIUM
- 14 CONNECTING BRIDGE BETWEEN CLUB HOUSE AND PODIUM
- 15 RAMP DOWN TO LOWER LEVEL PARKING
- 16 9 M WIDE DRIVE WAY
- 17 SWIMMING POOL ON CLUBHOUSE TERRACE
- 18 SWIMMING POOL DECK
- 19 SKATING RINK
- 20 MULTIPURPOSE PLAY COURT
- 21 YOGA LAWN
- 22 PARTY LAWN
- 23 PHYTORID STP
- 24 STP PUMP ROOM
- 25 CHILDREN PLAY AREA
- 26 TENNIS + BASKET BALL COURT
- 27 GRAVEL WALKWAYS
- 28 STEPPED GARDEN / AMPHITHEATER
- 29 OPEN TO SKY SEATING AREA SHADED BY TREES
- 30 FUTSAL COURT
- 31 EXISTING HOARDING PROPERTY OF PROMOTER



... REJUVENATE YOURSELF
IN A SWANKY INFINITY POOL ...

... LIVE A LIMITLESS LIFE ...

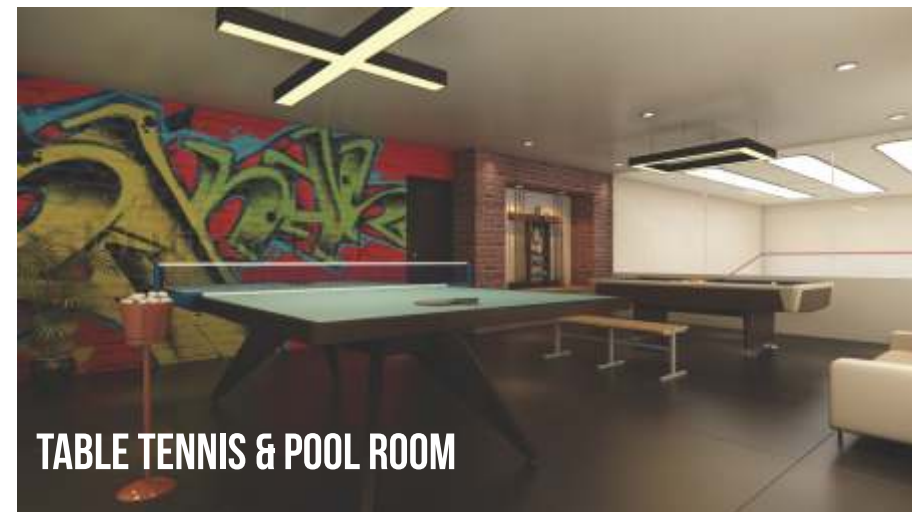


TABLE TENNIS & POOL ROOM



TENNIS COURT



FUTSAL COURT

LET THE GAME BEGIN

No matter what our age or profession, we do follow a sport and love to play it during our leisure. Keep that sporting spirit ignited, with the sports-centric amenities at Avon Vista.

Tennis Court

Futsal Court

Skating rink

Jogging / Walking track

Tree-lined waterfront embankment

Partly-covered stilts at podium level



...
**UNWIND YOURSELF AT
THE RIVER FACING CLUB HOUSE**
...

...
LIVE A LIMITLESS LIFE
...



YOGA STUDIO



GYMNASIUM



SQUASH COURT

FITS YOUR LEISURE PURSUIT

Everyone has a different leisure pursuit and loves to practise it whenever they can make the most of leisure and enjoy plush clubhouse amenities at Avon Vista.

River-facing, centrally located clubhouse

Clubhouse terrace with Infinity swimming pool & kid's pool, deck.

Gymnasium

Yoga Studio

Squash court

Pool Table

Table tennis

Party Lounge



... KID'S PLAY AREA ...

... LIVE A LIMITLESS LIFE ...



CRECHE

CHILDREN'S CORNER

These amenities are designed keeping in mind the mischievous and carefree traits of children. Every amenity provides ample space for children to just be themselves and enjoy to their heart's content.

Children's play area at ground level

Toddlers' play area at podium level

Green spaces & podium garden

Open-air, naturally shaded seating spaces

Open air yoga lawns at ground level

Designated drop off/pick up point for the convenience and safety of children



COVERED TODDLERS PLAY AREA



BEAUTY IN EVERY DETAIL CARE AT EVERY STEP

From flooring to fittings. From bedrooms to terrace. There is thought behind every design and sensibility behind every luxury feature.

Here beauty lies in every detail making your daily living more comfortable and pleasurable.

... TRUE LUXURY LIES INSIDE ...
NOT JUST IN THE GLITTER OUTSIDE

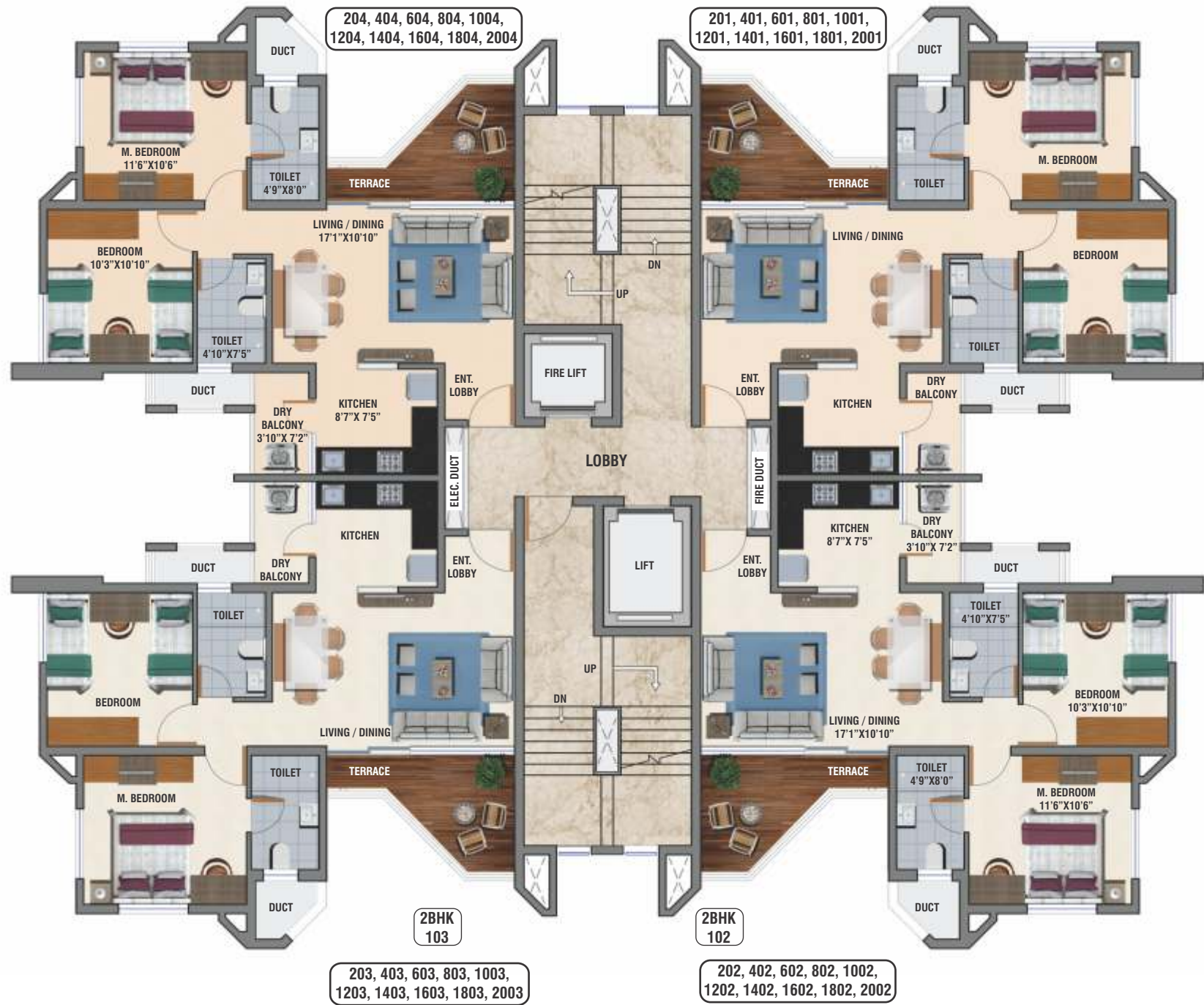


ACTUAL PHOTO OF THE SAMPLE ABODE



ACTUAL PHOTO OF THE SAMPLE ABODE

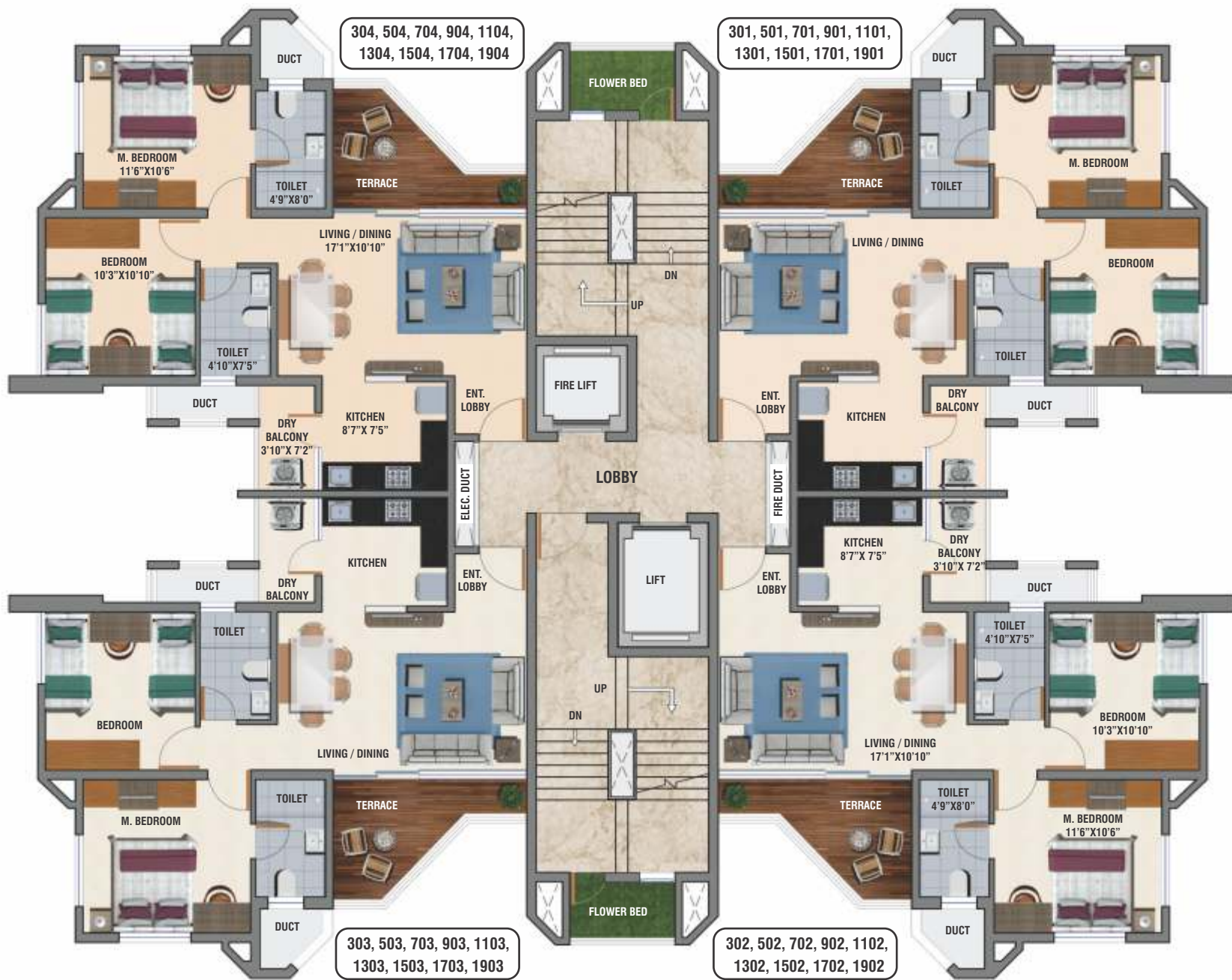
A1-2ND, 4TH, 6TH, 8TH, 10TH, 12TH
14TH, 16TH, 18TH , 20TH FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 202, 401, 402, 601, 602, 801, 802, 1001, 1002, 1201, 1202, 1401, 1402, 1601, 1602, 1801, 1802, 2001, 2002	2BHK	52.14	561.23	9.07	97.63	6.06	65.23	0.00	0.00	67.27	724.09
203, 204, 403, 404, 603, 604, 803, 804, 1003, 1004, 1203, 1204, 1403, 1404, 1603, 1604, 1803, 1804, 2003, 2004	2BHK	51.65	555.96	9.56	102.90	6.06	65.23	0.00	0.00	67.27	724.09



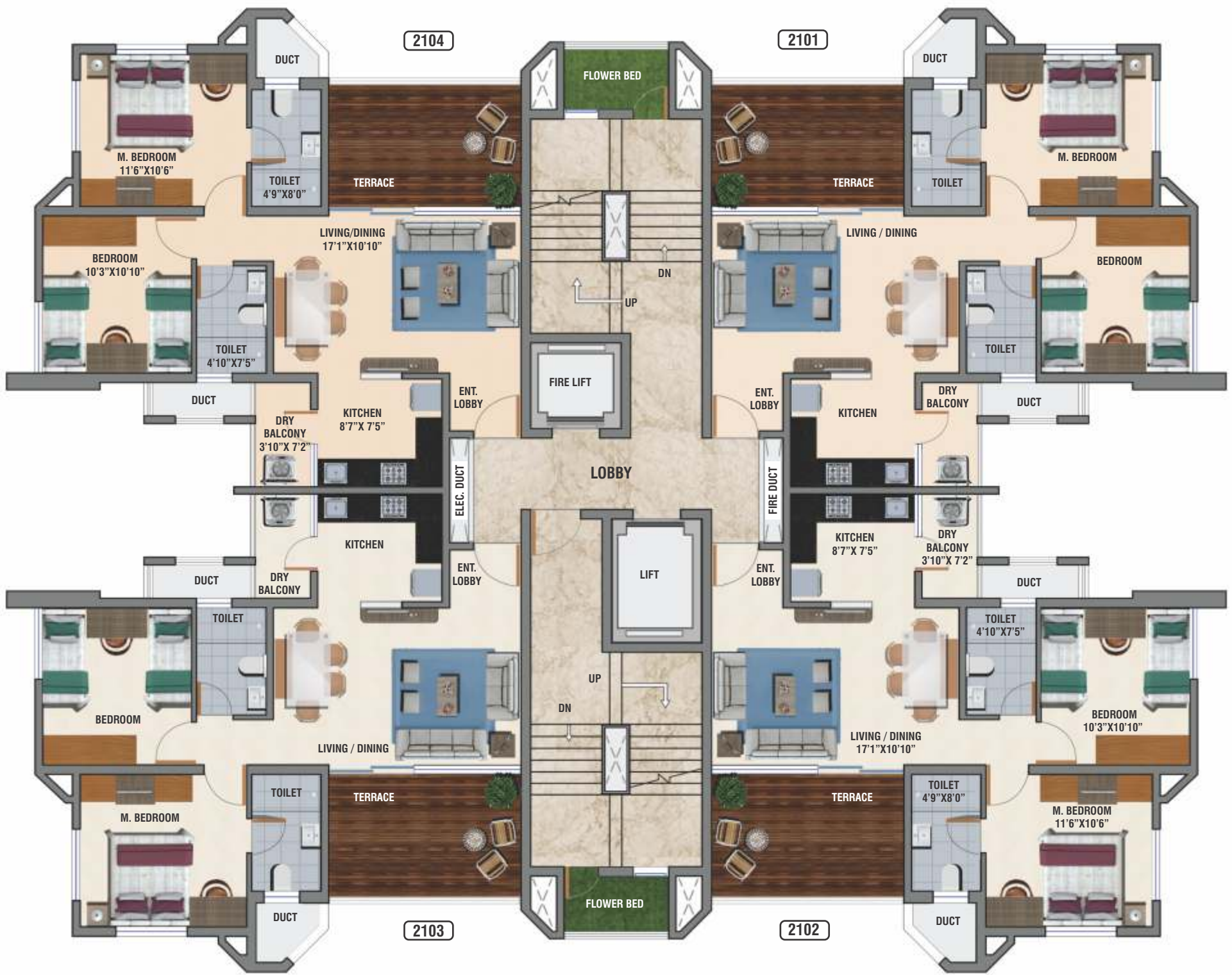
A1 - 3RD, 5TH, 7TH, 9TH, 11TH,
13TH, 15TH, 17TH, 19TH FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 302, 501, 502, 701, 702, 901, 902, 1101, 1102, 1301, 1302, 1501, 1502, 1701, 1702, 1901, 1902	2BHK	52.48	564.89	9.07	97.63	6.06	65.23	0.00	0.00	67.61	727.75
303, 304, 503, 504, 703, 704, 903, 904, 1103, 1104, 1303, 1304, 1503, 1504, 1703, 1704, 1903, 1904	2BHK	51.99	559.62	9.56	102.90	6.06	65.23	0.00	0.00	67.61	727.75



A1 - 21ST FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2101, 2102	2BHK	52.61	566.29	8.94	96.23	9.90	106.56	0.00	0.00	71.45	769.09
2103, 2104	2BHK	51.99	559.62	9.56	102.90	9.90	106.56	0.00	0.00	71.45	769.09



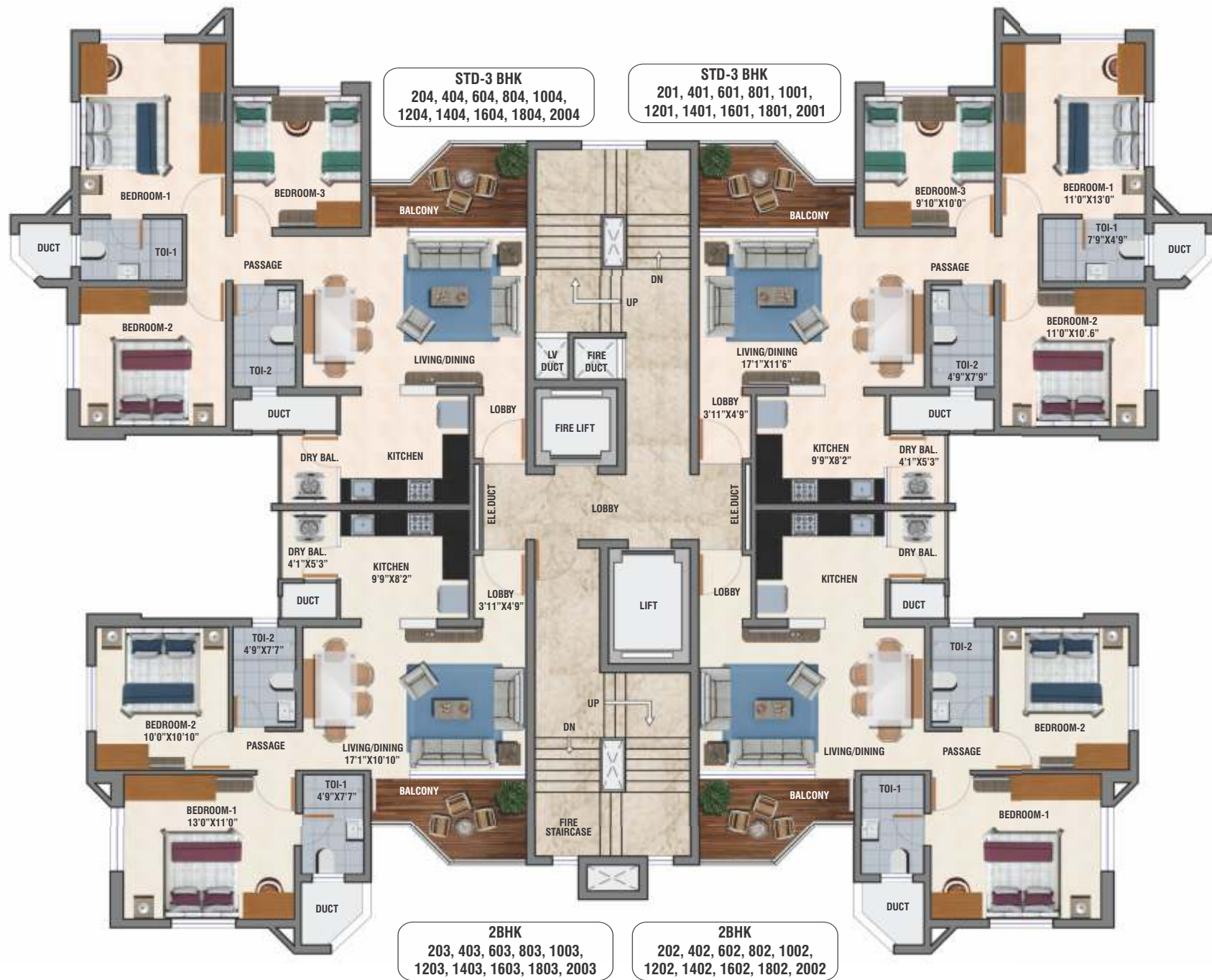
A2- 1ST FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
102	2BHK	58.31	627.65	10.59	113.99	29.55	318.08	98.45	1059.72
103	2BHK	58.80	632.92	10.59	113.99	37.06	398.91	106.45	1145.83



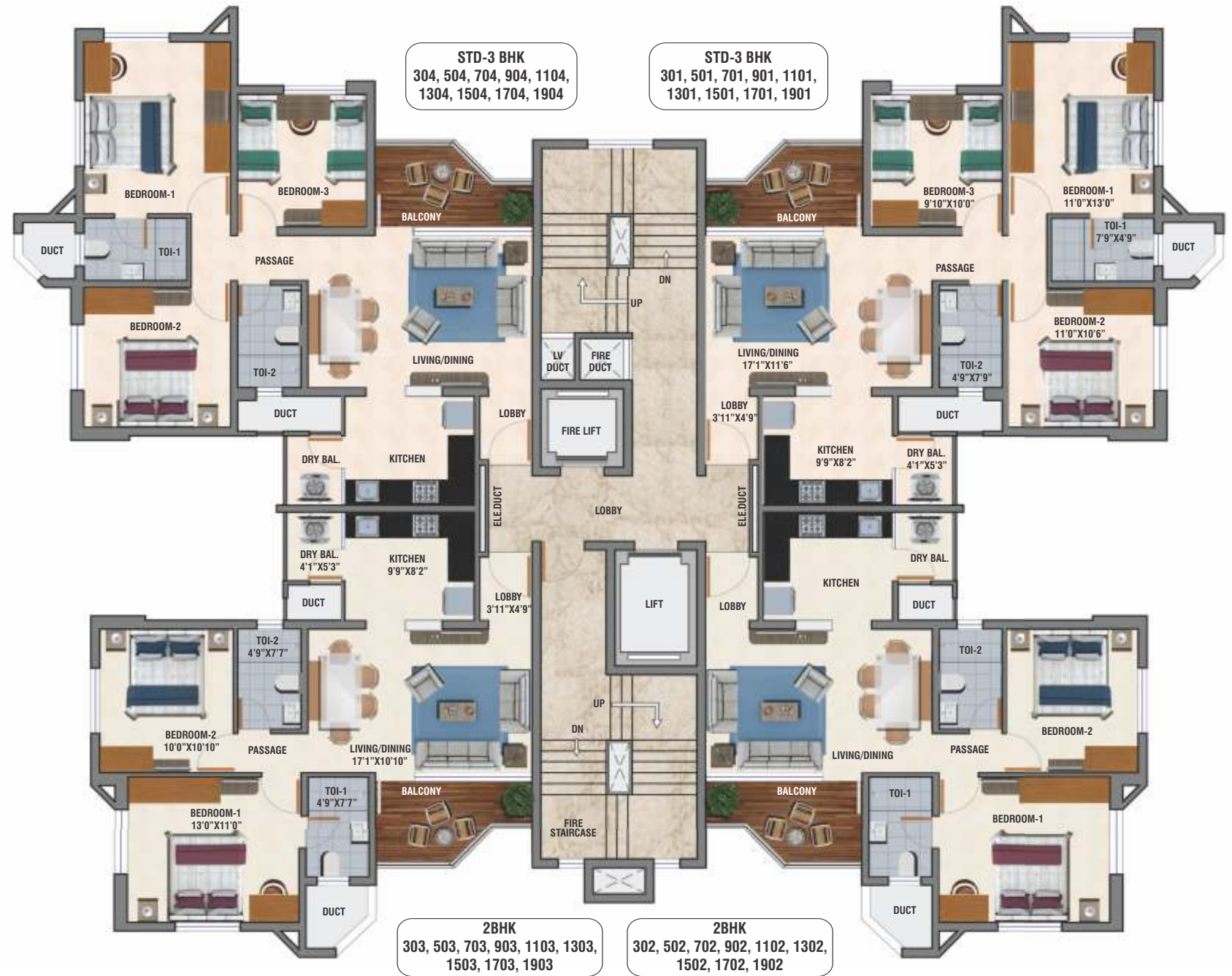
A2- 2ND, 4TH, 6TH, 8TH, 10TH, 12TH,
14TH, 16TH, 18TH & 20TH FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201, 204, 401, 404, 601, 604, 801, 804, 1001, 1004, 1201, 1204, 1401, 1404, 1601, 1604, 1801, 1804, 2001, 2004	3BHK	72.10	776.08	10.51	113.13	0.00	0.00	82.61	889.21
202, 203, 402, 403, 602, 603, 802, 803, 1002, 1003, 1202, 1203, 1402, 1403, 1602, 1603, 1802, 1803, 2002, 2003	2BHK	57.66	620.65	10.96	117.97	0.00	0.00	68.62	738.63



A2- 3RD, 5TH, 7TH, 9TH, 11TH, 13TH,
15TH, 17TH & 19TH FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 304, 501, 504, 701, 704, 901, 904, 1101, 1104, 1301, 1304, 1501, 1504, 1701, 1704, 1901, 1904	3BHK STD	72.31	778.34	10.51	113.13	0.00	0.00	82.82	891.47
302, 303, 502, 503, 702, 703, 902, 903, 1102, 1103, 1302, 1303, 1502, 1503, 1702, 1703, 1902, 1903	2BHK	57.84	622.59	10.96	117.97	0.00	0.00	68.80	740.56



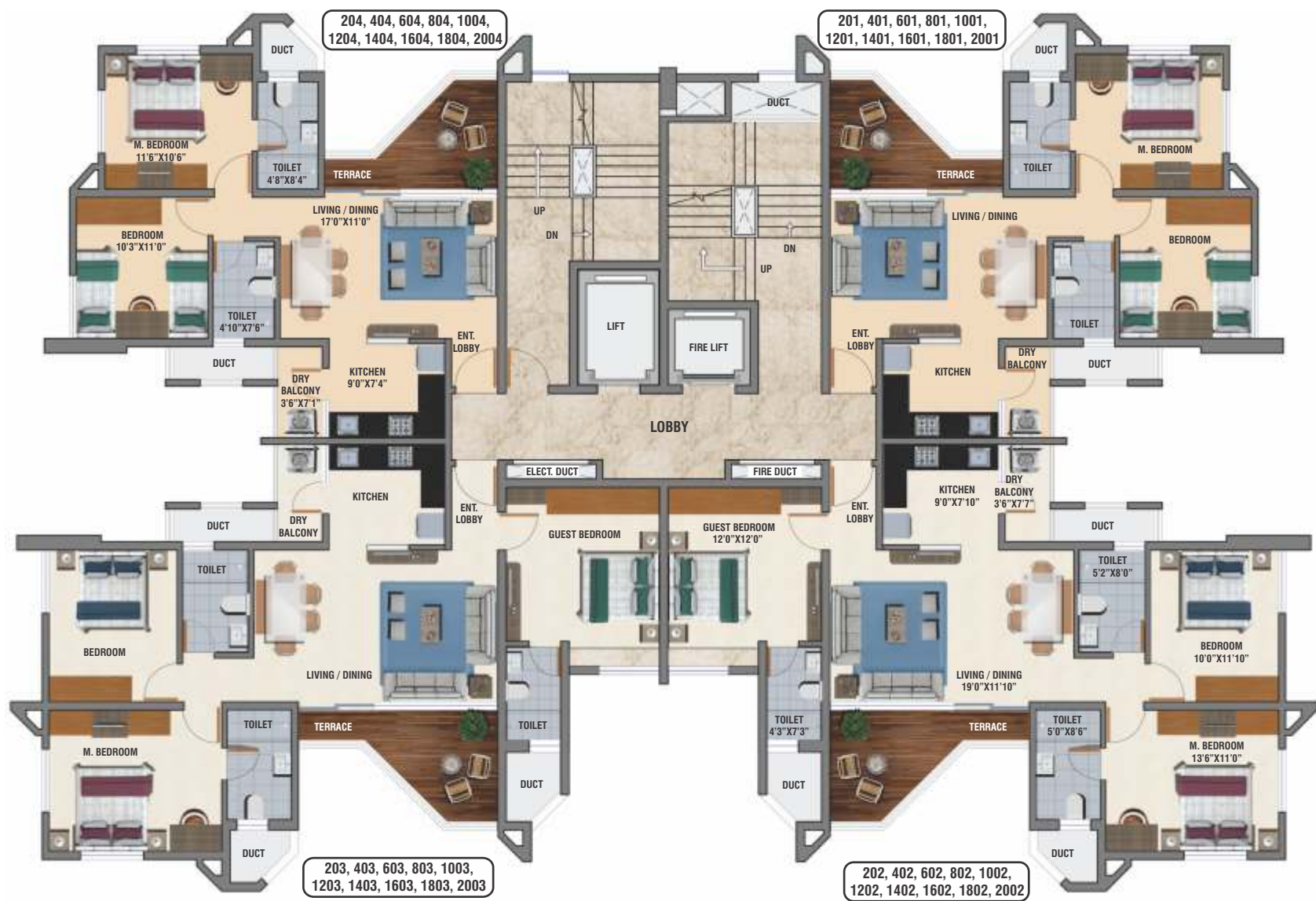
A2-21ST FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2101, 2104	3BHK STD	72.31	778.34	11.78	126.80	0.00	0.00	84.09	905.14
2102, 2103	2BHK	57.84	622.59	12.21	131.43	0.00	0.00	70.05	754.02



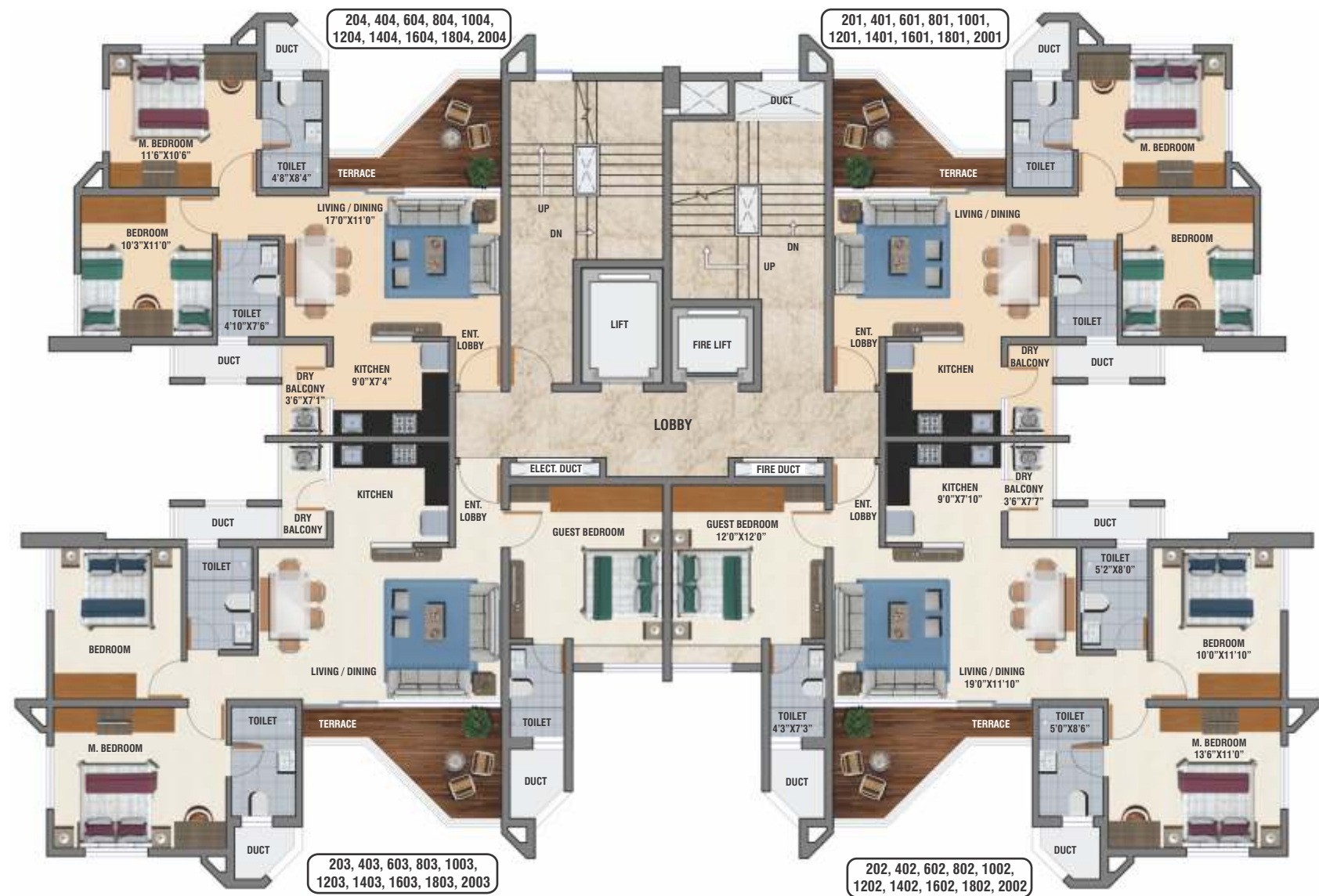
B1 - 2ND, 4TH, 6TH, 8TH, 10TH, 12TH
14TH, 16TH, 18TH, 20TH FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1201, 1204, 1401, 1404, 1601, 1604, 1801, 1804, 2001, 2004, 201, 204, 401, 404, 601, 604, 801, 804, 1001, 1004,	2BHK	50.79	546.70	10.48	112.81	6.36	68.46	0.00	0.00	67.63	727.97
202, 203, 402, 403, 602, 603, 802, 803, 1002, 1003, 1202, 1203, 1402, 1403, 1602, 1603, 1802, 1803, 2002, 2003	3BHK	76.95	828.29	11.40	122.71	7.39	79.55	0.00	0.00	95.74	1030.55



**B1 - 2ND, 4TH, 6TH, 8TH, 10TH, 12TH
14TH, 16TH, 18TH, 20TH FLOOR PLAN**



**B1 - 3RD, 5TH, 7TH, 9TH, 11TH,
13TH, 15TH, 17TH, 19TH FLOOR PLAN**



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1201, 1204, 1401, 1404, 1601, 1604, 1801, 1804, 2001, 2004, 201, 204, 401, 404, 601, 604, 801, 804, 1001, 1004,	2BHK	50.79	546.70	10.48	112.81	6.36	68.46	0.00	0.00	67.63	727.97
202, 203, 402, 403, 602, 603, 802, 803, 1002, 1003, 1202, 1203, 1402, 1403, 1602, 1603, 1802, 1803, 2002, 2003	3BHK	76.95	828.29	11.40	122.71	7.39	79.55	0.00	0.00	95.74	1030.55



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301,304,501,504,701,704,901,904,1101,1104,1301,1304,1501,1504,1701,1704,1901,1904	2BHK	51.14	550.47	10.48	112.81	6.41	69.00	0.00	0.00	68.03	732.27
302,303,502,503,702,703,902,903,1102,1103,1302,1303,1502,1503,1702,1703,1902,1903	3BHK	78.25	842.28	11.40	122.71	14.48	155.86	0.00	0.00	104.13	1120.86



B1 - 21ST FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT		TOTAL BALCONY AREA		EXCLUSIVE OPEN TERRACE AREA		EXCLUSIVE GARDEN AREA		TOTAL USABLE AREA OF FLAT INC.BAL., TERR & EXL.GARDEN	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2101, 2104	2BHK	51.14	550.47	10.48	112.81	10.46	112.59	0.00	0.00	72.08	775.87
2102, 2103	3BHK	78.44	844.33	11.22	120.77	19.42	209.04	0.00	0.00	109.08	1174.14



BEST-IN-CLASS
SPECIFICATIONS

BEAUTY IN EVERY DETAIL.
CARE AT EVERY STEP.

From flooring to fittings. From bedrooms to terrace. There is thought behind every design and sensibility behind every luxury feature.

Here beauty lies in every detail making your daily living more comfortable and pleasurable.

Flooring & Dado

- Vitrified tiles flooring in living room, bedrooms, kitchen, terraces & utility
- Vitrified/ceramic tiles flooring in toilets with vitrified/ceramic tile dado for kitchen & toilet

Kitchen

- Granite-top kitchen platform with S.S. Sink
- Provision for washing machine in dry balcony
- Provisions for water filter
- Piped gas for each flat from MNGL
- Provision for boiler

Doors & Windows

- Main door – Shutters with laminate on both sides with wooden door frame with night latch
- Internal doors & toilet doors – Skin moulded door shutter with wooden door frame spray paint finish with cylindrical mortise lock
- UPVC sliding doors for living room terrace
- UPVC sliding windows with 8mm/6mm toughened glass along with mosquito net
- G.I. louvered windows for toilets
- M.S window grills for windows

Glass railing for living room balcony

Plumbing & Water supply

- Concealed plumbing in all toilets
- C.P. fitting of Jaquar or equivalent make
- Sanitary ware of Jaquar or equivalent make

Electrification & Cabling

- Concealed copper wiring with modular switches
- Television point in living room & all bedrooms
- Multi-DTH system
- Telephone point in living room
- Provision for inverter in all flats
- Exhaust fan in kitchens & all toilets
- Power back up for lifts, pumps & clubhouse and common lighting
- Provision for AC in living room & all bedrooms
- Provision for internet in living room

Painting

- Acrylic water base paint for internal walls & OBD paint for ceiling
- Acrylic textured paint for external walls

Security

- CCTV surveillance for campus & entrance lobbies
- CCTV camera surveillance
- Intercom system connected to all flats & security point

Naiknavare Developers Pvt. Ltd

Naiknavare Developers Pvt. Ltd., with a legacy of more than three decades is one of Pune’s most trusted developer. Founded in Pune, by a family of technocrats, now also has presence in Navi-Mumbai, Goa & Kolhapur. It has spread its wings across multiple industry segments, from SRA housing to Uber luxury homes, Commercial & Hospitality. The company is led by a team of Directors, who are qualified engineers & architects, passionately committed to delivering best in class quality.

The company has successfully completed and handed over more than 50 residential projects. It lays emphasis on developing in-house facilities in architecture, construction, structural designing and property management, synergized by a team of over 200 employees. These in-house divisions, located at the corporate office in Pune, facilitate quick decision making and efficient construction methods.

The latest monolithic technology/ construction equipment, along with the revolutionary patented ‘Aluform ’ technology a monolithic aluminum formwork system, enables the company to complete 2 million sq. ft. of construction annually.

Well known for their quality and transparency Naiknavare Developers has been honored with many prestigious awards.

