



**UNRAVEL KANJURMARG'S  
SMARTEST  
LIFESTYLE CHOICE.**

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In a city where lifestyles have become similar and amenities have emerged as a long list of unthoughtful offerings, here's a boutique development of a well-curated lifestyle for the discerning few.

Here, every feature is carefully conceived, meticulously crafted and executed with finesse.

The indulgences are designed to pamper you in no half measures.

The amenities delight you every single moment.

And the bustling neighbourhood comforts you in every way.

It's a choice for those who have a taste for the finer facets and an eye for the smartest lifestyle.

**It's time to embrace Kanjurmarg's smartest lifestyle.  
Welcome to Avantè.**





# STEP INTO A WORLD OF ENRICHING INDULGENCES.

## AVANTÈ

LBS ROAD, KANJURMARG (W)

A resplendent ecosystem offering luxurious 1, 2 & 3 bed residences in a thoughtfully-planned boutique development. With 1 tower of 3 wings, 25 floors and more than 20+ amenities to choose from, Avantè is a superlative paradise of comfort and convenience. Hosting one-of-a-kind Rooftop amenities amongst other Ground-level and E-Deck amenities, it's your haven of handpicked indulgences for leisurely moments.

## THE SMARTEST LOCATION AT A FLOURISHING HUB.

Strategically located off LBS Road, Avante is nestled in one of Kanjurmarg's most promising locations and offers seamless connectivity to all nearby places of importance. The uniqueness of this location is that every road that leads to different parts of the city begins from your home. Be it Powai, BKC, Thane, Navi Mumbai or South Mumbai, all business hubs are easily accessible from your new home. What's more, the life-ready infrastructure makes the location most sought-after in the central suburbs.

### Smart connectivity that eases your commute.

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

• EEH – 5 mins • SCLR – 10 mins • JVLR – 3 mins • Eastern Freeway – 15 mins

#### ENJOY FANTASTIC RAIL CONNECTIVITY.

• Kanjurmarg Stn. – 2 mins • Bhandup Stn. – 13 mins • Vikhroli Stn. – 12 mins  
• Ghatkopar Metro Stn. – 20 mins • Proposed Kanjurmarg Metro Stn. – 1 min

#### LEADING EDUCATIONAL INSTITUTES.

• Hiranandani School – 14 mins • St. Xavier's School – 5 mins • IIT Bombay – 8 mins

#### KEY BUSINESS HUBS.

• Powai – 5 mins • Vikhroli – 5 mins • SEEPZ – 15 mins • BKC – 20 mins

#### THE FINEST MALLS, SUPERMARKETS AND MULTIPLEXES.

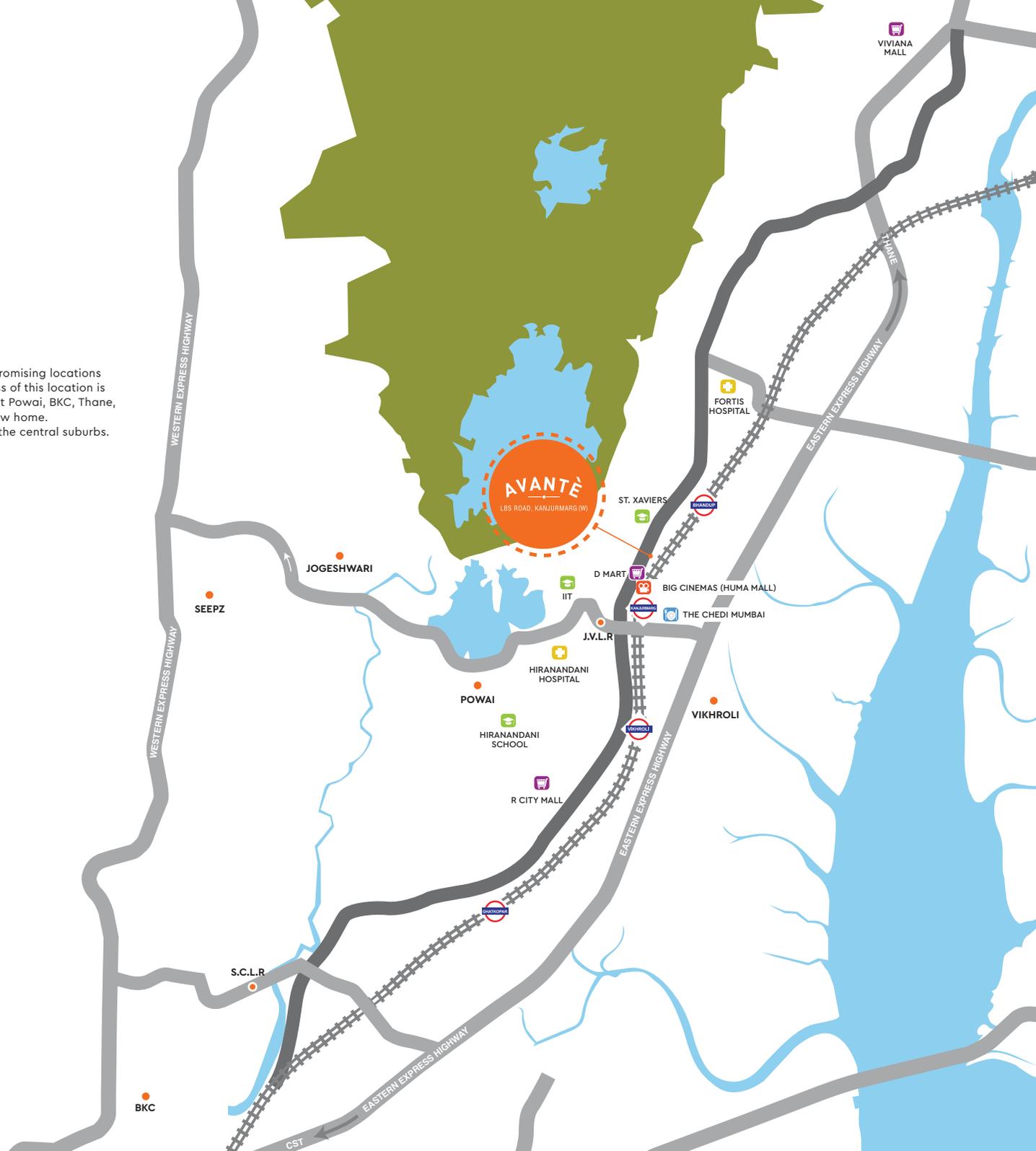
• DMart – 1 min • R City – 15 mins • Neptune Mall – 5 mins • Viviana Mall – 25 mins

#### STATE-OF-THE-ART HEALTHCARE FACILITIES.

• Hiranandani Hospital – 10 mins • Fortis Hospital – 15 mins

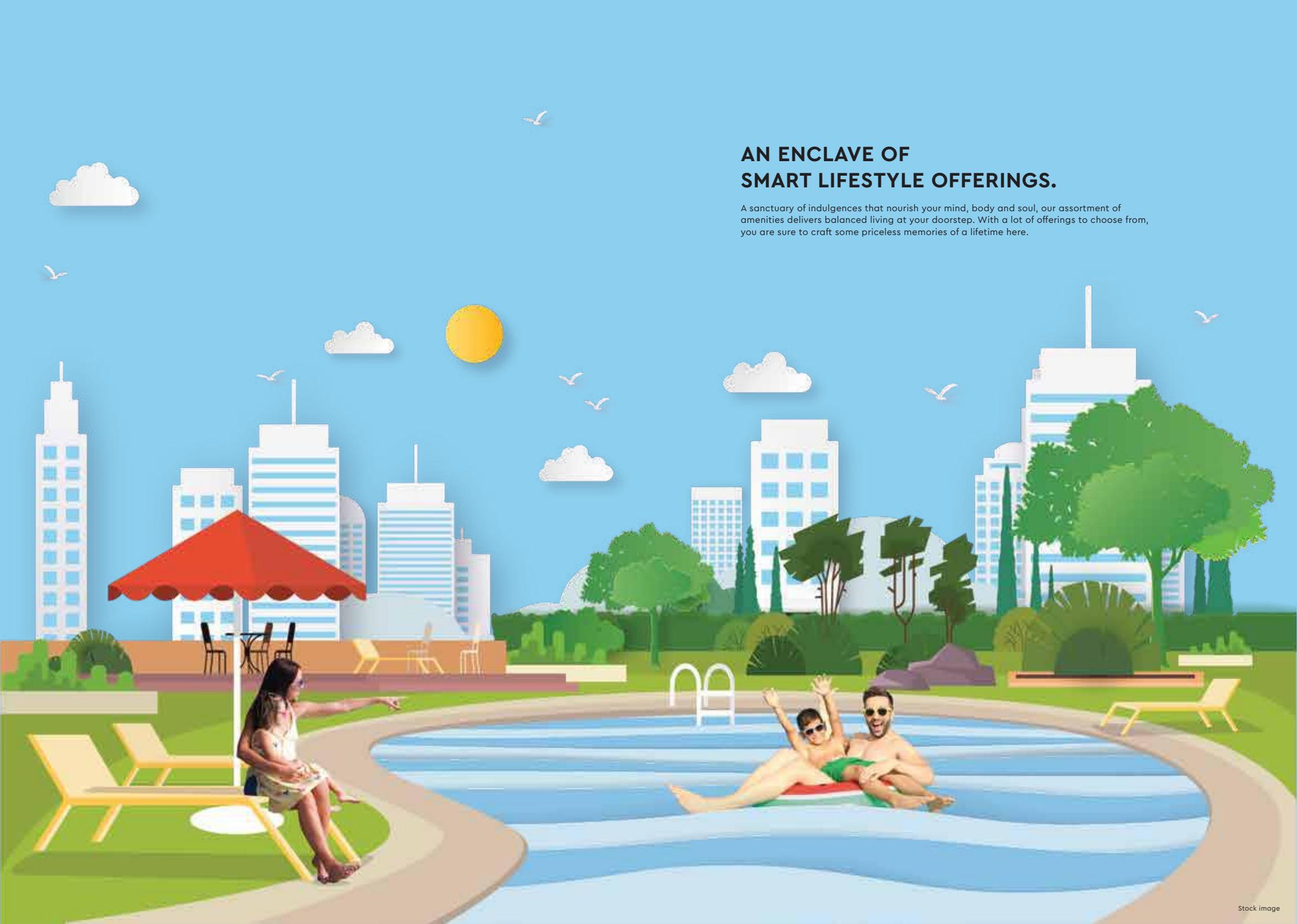
#### QUICK ACCESS TO THE AIRPORT.

• Domestic / International Airport – 30 mins



## AN ENCLAVE OF SMART LIFESTYLE OFFERINGS.

A sanctuary of indulgences that nourish your mind, body and soul, our assortment of amenities delivers balanced living at your doorstep. With a lot of offerings to choose from, you are sure to craft some priceless memories of a lifetime here.



## GROUND-LEVEL AMENITIES

A preview of the luxury that awaits to pamper you, our ground-level amenities are thoughtfully laid out to offer the best of lifestyle choices. A splendid bundle of recreational indulgences to choose from, there is something particularly crafted to delight each age group.

### Themed Garden

The well-manicured beautiful themed garden is an ideal spot to spend some moments of worldly pleasure with your friends and family on a weekend.



### Senior Citizens' Corner

For the ones who are eternally young at heart, the senior citizens' corner offers an ideal precinct to indulge in fun-filled conversations with friends or to luxuriate in peace alone.





Stock image

### Cricket Pitch

If you enjoy playing a match of cricket as much as watching one, the cricket pitch is a fun laden world for you. Pick a friendly match with your neighbours or plan a game with your friends and family on a Sunday afternoon, it's the perfect arena for you to have a good time.



Stock image

### Kids' Play Area

Decked with amusing and fun-filled play facilities, the kids' play area is designed to add charm to the essence of childhood. Spacious and guarded, it's an ideal medium for your kids to revel in joy.



Stock image

### Multipurpose Court

Pick the sport of your choice and let an energizing pastime at the multipurpose court let you restore physical and mental equilibrium while you sweat it out.



Stock image

### Jungle Gym

Adorned with varied equipment, the jungle gym is designed to add excitement and fun to your kid's playtime. Colourful, inviting and pleasing, it lets your little one discover their love for gymnastics and sports.

## E-DECK AMENITIES

An urban lifestyle is best enjoyed when it comes adorned with extraordinary offerings. Our E-Deck amenities are meticulously crafted to serve your varied needs and add a dash of comfort and conveniences to your life. Be it a hall for your parties or a gateway for your fitness requisites, we have it all covered. What's more, this car-free zone is a safe haven for your kids.

### Gymnasium

Graced with state-of-the-art equipment, the gymnasium is conceived to turn fitness into a passion for all. Lift those weights, run on the treadmill or indulge in a high-intensity workout, the gymnasium is bound to take you closer to your fitness goals.



### Amphitheatre

If you're an admirer of art or an artist ready to explore your own imagination, the amphitheatre offers you a stage to shine. Perform, witness and interact, it's your gateway to bring your art alive.



## Infinity Pool

Dive into serenity and let the tranquil blue waters of the infinity pool melt your worries away. Nestled amidst pleasing surroundings, offering moments of absolute luxury, taking a swim in the pool is an ideal choice for your recreational needs.





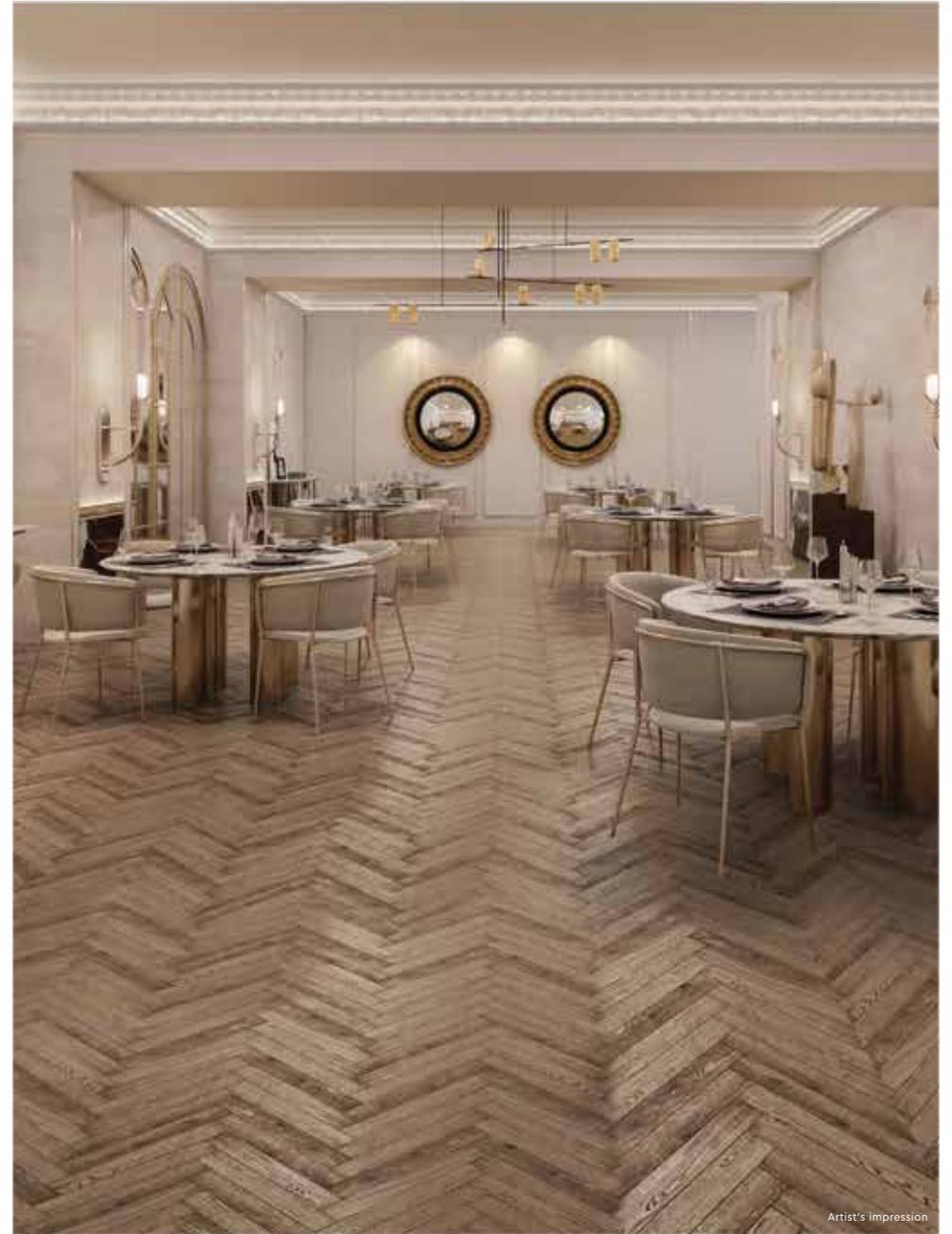
### Games Room

Whether you want to play a round of cards or are in the mood for a nail-biting game of chess or if you just want to relax with your friends around the pool table, all your indoor activity needs are taken care of in the games room.



### Crèche

When work keeps you away from your little ones, be rest assured they're in safe company. The proficient caretakers at our crèche don't just take care of your kids but also nurture them like their own.



### Multipurpose Hall

Extraordinary occasions call for extraordinary celebrations. Our magnificent multipurpose hall delights all your celebrations with an inviting ambience making for an excellent venue to host any event.

## Party Lawn

Turning every occasion into a celebration of a lifetime, the majestic party lawn takes the charisma of your events up by a few notches. Its pleasing ambience and aura will certainly leave you looking for more reasons to party.



## Pool Deck

The splendid pool deck is well-crafted to complement your fine taste. Laze around with a book or enjoy soaking in the Sun on a relaxed Sunday afternoon, the choice is all yours.



## Kids' Pool

A separate kids' pool for your little ones to splash and swim. Designed with attention to safety, this pool is an ideal recreational gateway for your water babies.





### Co-working Spaces

The thoughtfully designed co-working space pleases one and all with its fine aesthetics and detailing. Offering optimum convenience and comfort makes working from home all the more interesting.



### Library

Lose yourself in an enchanting tale every time you open a new book and dive into a world of beautiful stories in the calming aura of the library.



### Sand Pit

Designed to let your little ones hop, jump and dive to their heart's content, the sandpit is an ultimate paradise for children. Set them free and see them make good use of all their pent up energy.



### Veteran's Avenue

Life is beautiful when you get to spend some relaxing moments with like-minded people. Our veteran's avenue offers an ideal setting to unwind with your close ones while revelling in the beauty of the city skyline.

## Little Angels' Nook

The more they play, the smarter they grow. Carefully designed and laid-out to make growing up fun and exhilarating, the little angels' nook is a true treat for your little ones.



## Jogging Track

While working out at the gym gives you the much-needed adrenaline rush, there's nothing refreshing than a perspiring walk or jog at our jogging track where you relish your moment with nature.



## Activity Area

Family get-togethers, a musical night with neighbours or a special games evening for your kids, the activity area is your ideal choice for such occasions.



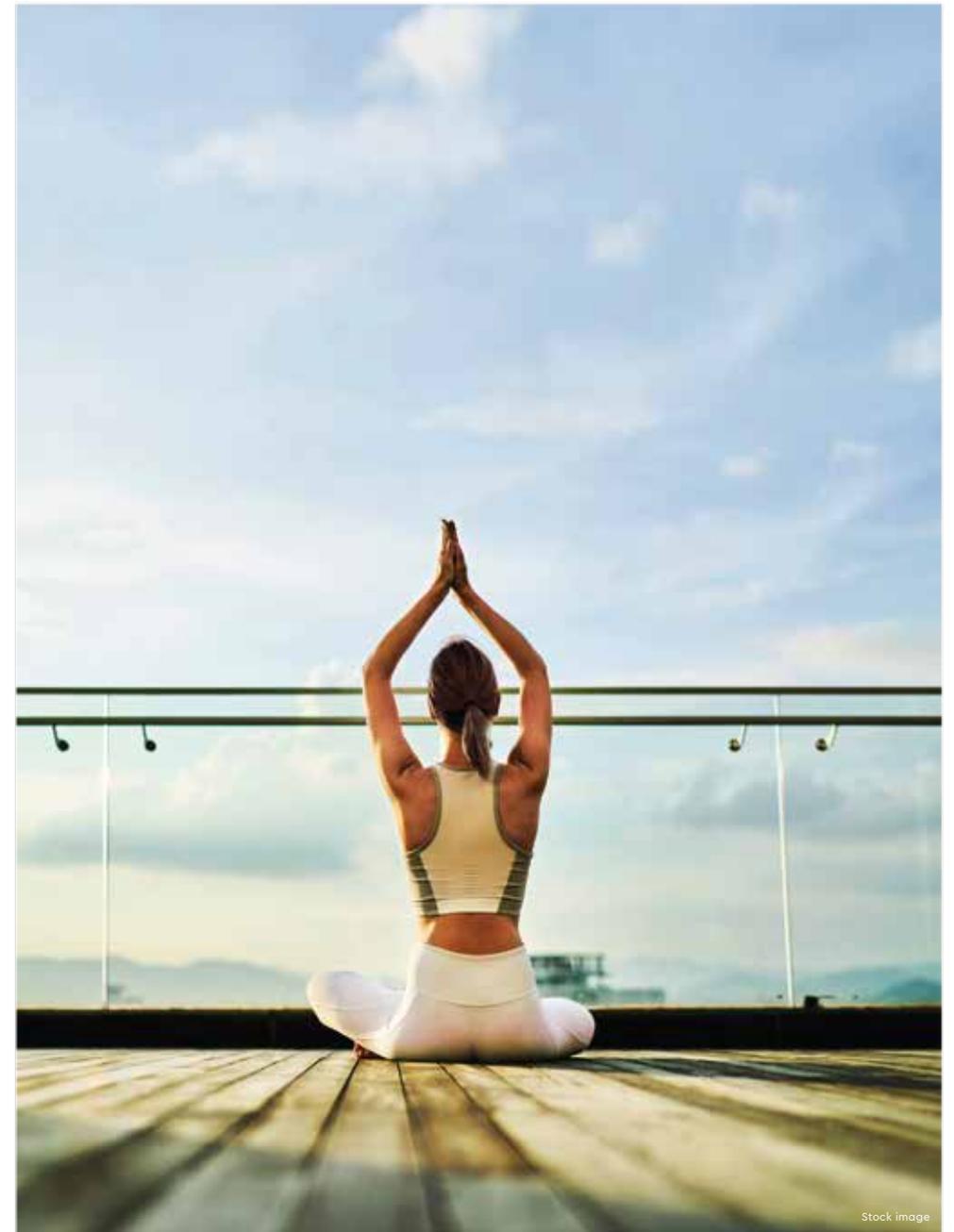
## Manicured Lawn

The well-manicured lawn is designed to unwind in the lap of splendid greenery. Replete with an aura of tranquillity, surrounded by green environs, it's an ideal spot to spend your evenings at.



## ROOFTOP AMENITIES

Amenities are no longer restricted to ground level, our rooftop amenities are specifically designed for leisure evenings, special events, moments of relaxation and larger-than-life parties. These are not just amenities, these are indulgences that add value to your lifestyle.



Stock image

### Rooftop Yoga Deck

Stretch, meditate and rejuvenate while the serenity of the surrounding nurtures your spirit. Conceived carefully to serve its purpose, the rooftop yoga deck is an ideal layout to connect with your inner self.

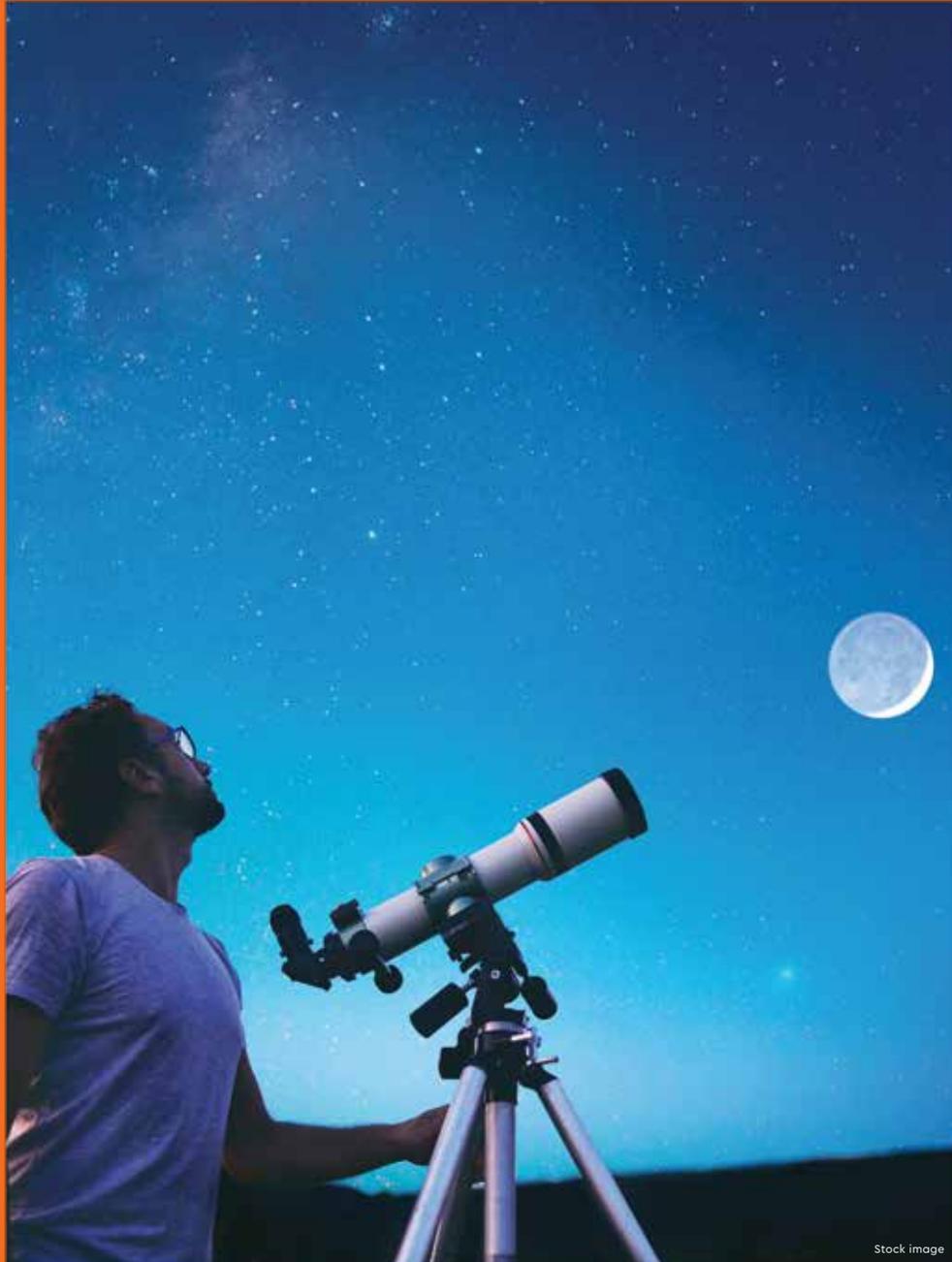
## Party Deck

Offering a panoramic view of the surroundings, the party deck is an ultimate paradise for the ones who like to party under the night sky. Enjoy a delightful evening with your friends and family as you savour a delicious meal and craft memories of a lifetime.



## Stargazing Pedestal

If you're amongst those keen on knowing the night sky, the stargazing pedestal offers a perfect setting for you to discover constellations and explore that enthralling universe out there.



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## Landscaped Garden

Relish a world of smart luxuries as you let our landscaped garden greet you with warmth. Comprehensively laid out with attention to every minuscule detail, this garden lets you savour the best of nature.



Stock image

# A SMART ENSEMBLE OF FINE AESTHETICS AND SPLENDID ARCHITECTURE.

## Internal Specifications



Stock image

### ▲ Living Room and Dining Room

- Vitrified flooring
- Extensive electrical layout
- Windows with granite or marble sill
- AC points as per well-laid routing provisions
- Intercom facility



Stock image

### ▲ Bedroom and Study Room

- Vitrified flooring
- Extensive electrical layout
- Windows with granite or marble sill
- AC points as per well-laid routing provisions



Stock image

### ▲ Kitchen

- Vitrified flooring
- Granite platform with stainless steel sink
- Extensive electrical layout with points for water purifier, refrigerator, exhaust and mixer-grinder
- Windows with granite or marble sill
- Auxiliary platform
- Gas leak detector
- Fitted modular kitchen (on request)



Stock image



### Bathrooms

- Ceramic Tile (matt/anti-skid) flooring
- Ceramic Tile (glazed/matt) Dado
- High-quality sanitary ware and CP fittings
- Electrical layout with a point for exhaust and geyser
- Water heater in master toilet



### Electrification

- Extensive layout in concealed copper wiring
- Modular switches in apartments
- Adequate provisions for lights, fans, TV points and telephone points



### Doors

- Decorative fire-rated main door
- Laminated doors for bedrooms and toilets with high-quality door locks



Stock image



### Security & Safety System

- Intercom facility within each apartment
- Fire alarm system
- Sprinklers in common areas
- DG power back-up for designated common areas and elevators



Stock image



Stock image



### Windows

- Aluminum powder-coated sections with tinted glass



### Common Area Amenities

- High-speed passenger elevators
- Designer entrance lobbies
- Designated service elevators



### Internal Wall Finish

- Gypsum plaster
- Lustre paint in living/dining room and passage



Stock image



### Plumbing

- Concealed copper plumbing with high-quality CP and sanitary fixtures



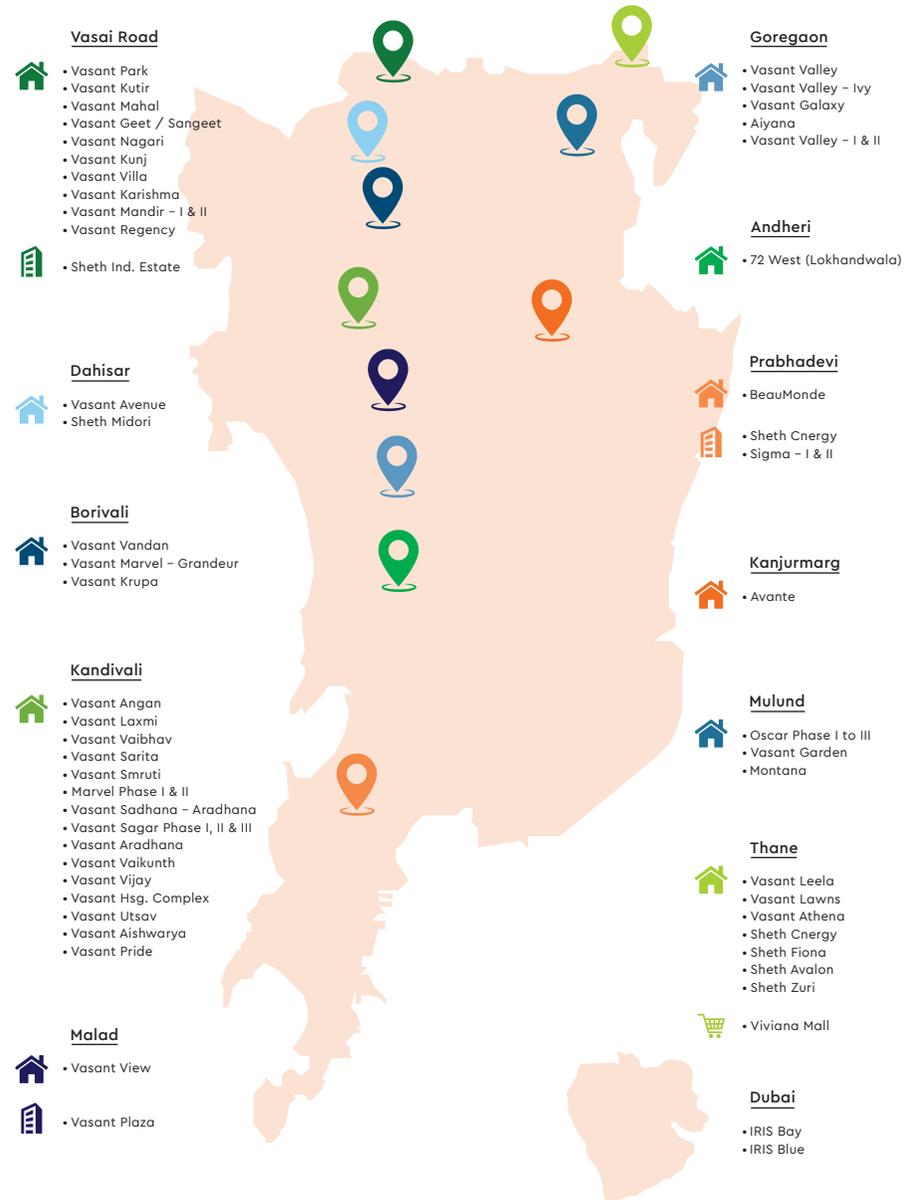
## ABOUT SHETH GROUP

Established in 1986, Ashwin Sheth Group is one of the leading real estate developers in the country, with an identity rooted in unique designs infused with contemporary thinking. Since its inception, the group has delivered some of the finest Residential, IT, Commercial, and Retail projects in India and abroad, through resourceful planning, unwavering focus on quality and customer-oriented designs. With over 80 diversified luxury projects across Mumbai, including landmarks like Viviana Mall, BeauMonde and 2 international projects in Dubai, the brand has nestled over 25,000+ happy families in their dream homes and crafted over 20 million sq. ft. of brilliant spaces. Currently, some of the group's ongoing projects are adorning the skyline in different parts of Mumbai and Thane. In Mumbai, the projects in full swing include 72 West at Lokhandwala, Avante at Kanjurmarg, Montana in Mulund, and Midori at Dahisar. While Avalon, Zuri, and Sheth Cnergy are shaping up in Thane.



Actual Photos

## OUR PRESENCE IN MUMBAI AND DUBAI



**25000+** Happy Families. | **80** Diversified Projects. | **2** International Projects. | **20** Million Sq. Ft. Developed.

Our projects and endeavours 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

RESIDENTIAL  
 RETAIL  
 COMMERCIAL



1 ENTRY

2 EXIT

3 THEMED GARDEN

4 SENIOR CITIZENS CORNER

5 CRICKET PITCH

6 MULTIPURPOSE COURT

7 KIDS PLAY AREA

8 ACCESS ROAD

9 SAND PIT

10 JUNGLE GYM

11 SENIOR CITIZENS CORNER

12 AMPHITHEATRE

13 KIDS PLAY AREA

14 JOGGING TRACK

15 MANICURED LAWN

16 INFINITY POOL

17 POOL DECK

18 PARTY DECK

19 STAR GAZING PEDESTAL

20 LANDSCAPED GARDEN

21 ROOFTOP YOGA DECK



**MASTER PLAN**



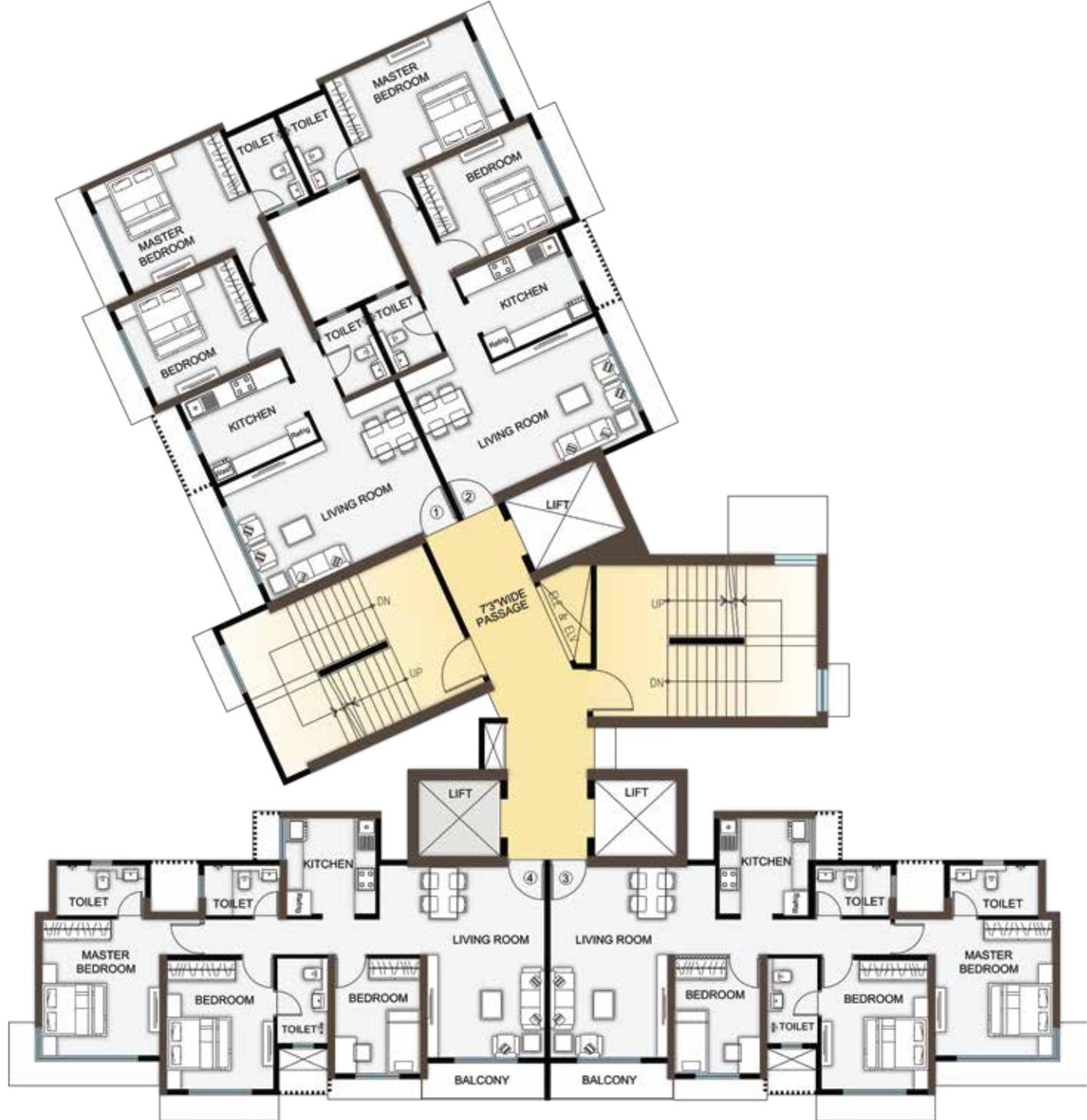
**A WING TYPICAL FLOOR PLAN**





**B WING TYPICAL FLOOR PLAN**





**C WING TYPICAL FLOOR PLAN**

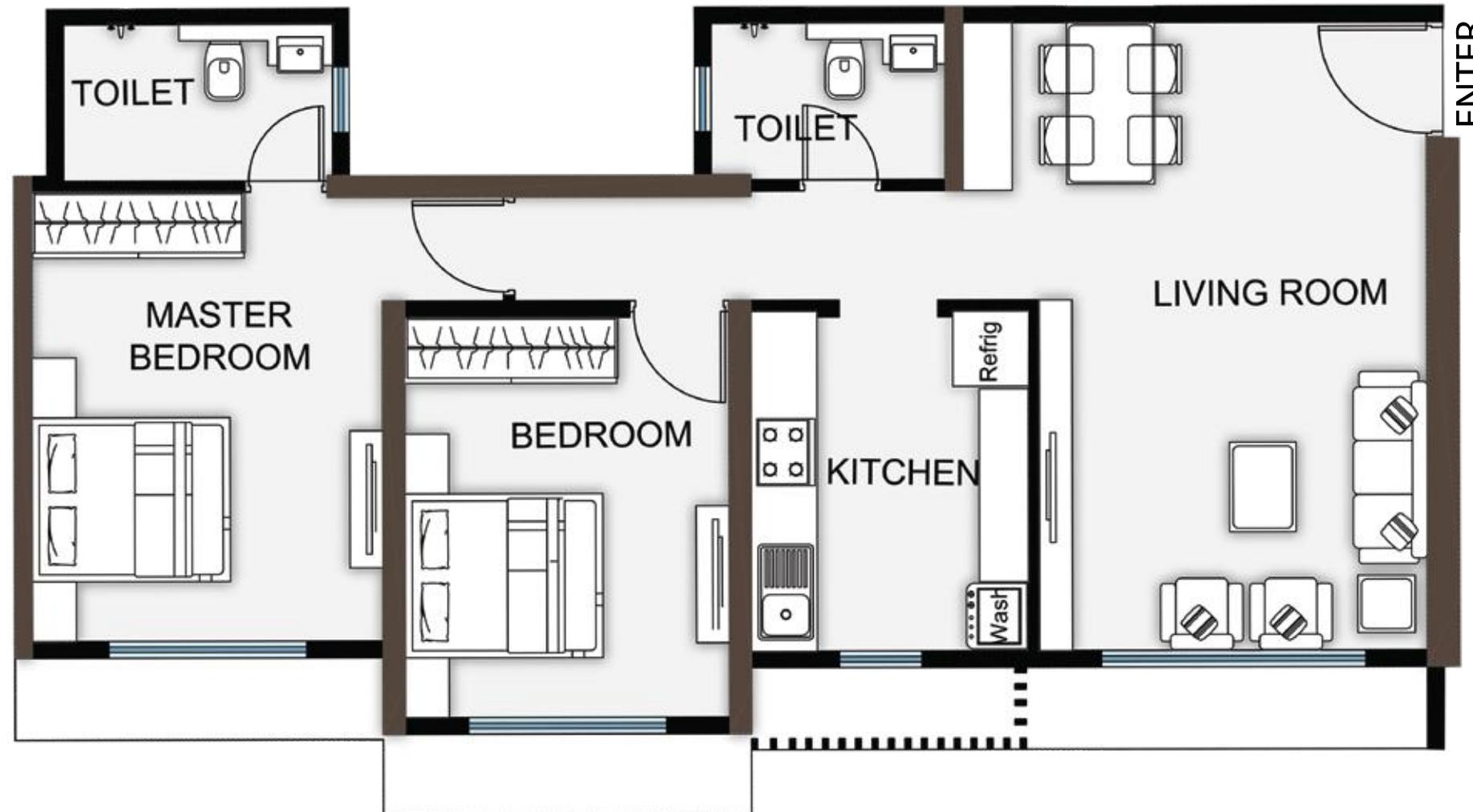




Description	L (ft)	W (ft)	SQ.FT.
Living + Dining	10'6"	14'0"	140
Kitchen	7'0"	8'3"	58
M.Bedroom	9'9"	12'0"	117
	2'9"	3'3"	9
M.Toilet	7'3"	4'9"	34
C.Toilet	7'3"	4'9"	34
Passage	5'6"	3'3"	18

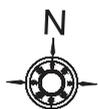
**UNIT CONFIGURATION OF 1 BHK - 446 sq.ft**





Descripton	L (ft)	W (ft)	SQ.FT.
Living + Dining	18'9"	11'6"	216
	2'3"	8'3"	19
Kitchen	10'3"	8'3"	85
C.Bedroom	12'0"	9'9"	117
M.Bedroom	13'6"	10'6"	142
	3'6"	3'0"	11
M.Toilet	4'9"	8'0"	38
C.Toilet	4'9"	7'0"	33
Passage	13'0"	3'0"	39

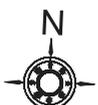
**UNIT CONFIGURATION OF 2 BHK LUX - 740 sq.ft**



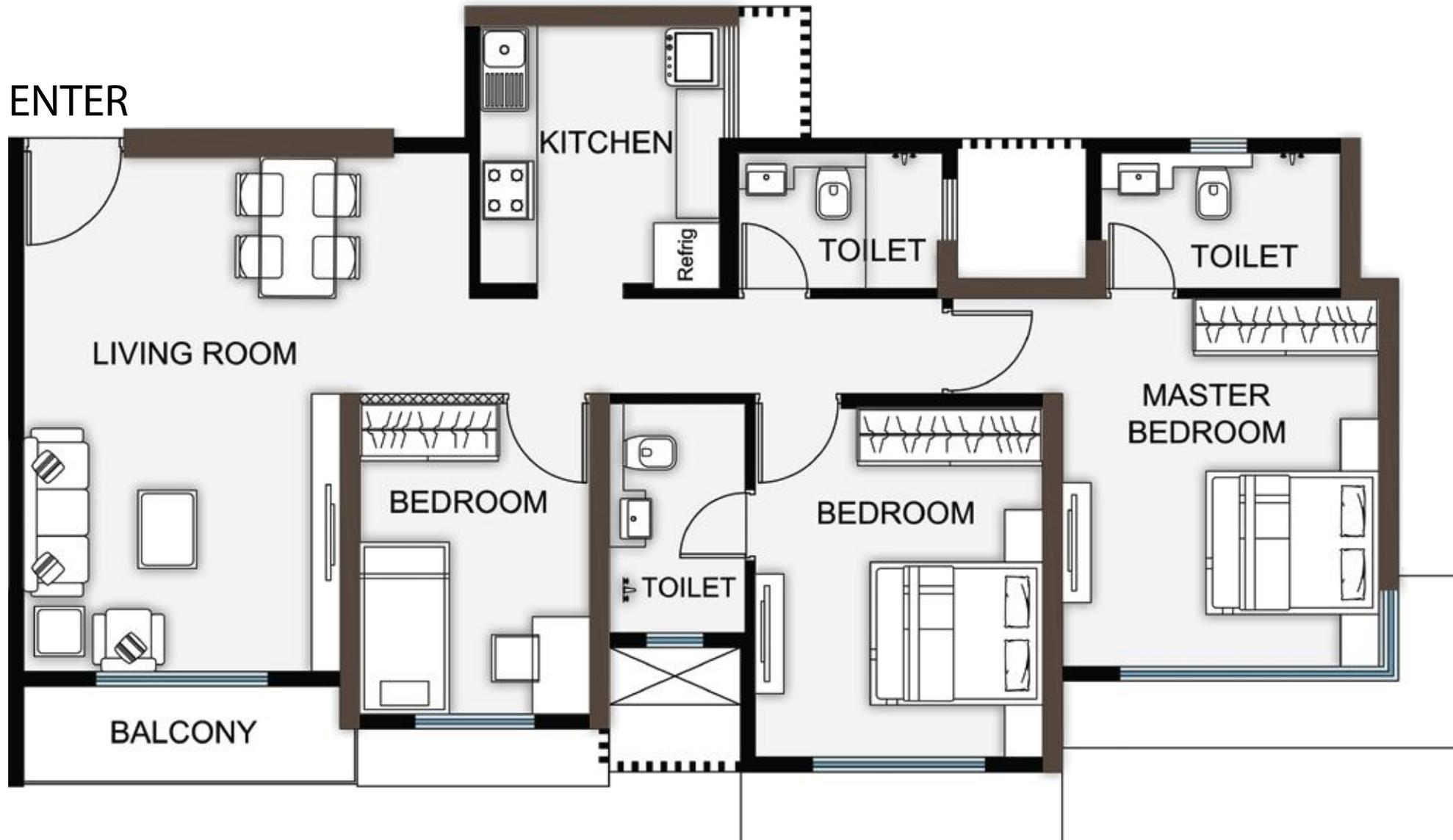


Descripton	L (ft)	W (ft)	SQ.FT.
Living + Dining	10'6"	15'3"	160
Kitchen	7'3"	9'0"	65
C.Bedroom	8'0"	9'3"	74
C.Toilet	7'0"	4'6"	32
M.Bedroom	9'9"	11'9"	115
	2'0"	3'3"	7
M.Toilet	5'0"	7'3"	36
Passage	5'6"	3'0"	17

**UNIT CONFIGURATION OF 2 BHK STD - 555 sq.ft**



ENTER



Descripton	L (ft)	W (ft)	SQ.FT.
Living + Dining	10'9"	17'9"	191
	4'6"	8'3"	37
Kitchen	8'3"	9'0"	74
C.Bedroom 1	7'9"	10'9"	83
C.Toilet 1	7'0"	4'9"	33
C.Bedroom 2	9'9"	12'0"	117
C.Toilet 2	4'9"	7'9"	33
M.Bedroom	10'9"	12'9"	137
	3'9"	3'3"	11
M.Toilet	4'9"	8'3"	39
Passage	16'0"	3'3"	52
Balcony	10'9"	3'0"	32

**UNIT CONFIGURATION OF 3 BHK - 891 sq.ft**





## ABOUT EMAMI

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A renowned brand in the FMCG segment, Emami group has extended its footprints in the real estate world. From residential to commercial, from retail to infrastructure, they have expertise in developing diversified projects. The company has a pan India presence with over 3.6 cr. sq. ft. of development. Some of their landmark creations are:  
Emami City – Kolkata, Emami Tejomaya – Chennai, Emami Nature – Jhansi,  
Emami Swan Lake – Hyderabad.

# AVANTÈ

LBS ROAD, KANJURMARG (W)

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ASHWIN SHETH GROUP



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