



AVIGNA
IX
INSPIRED BY TRADITION

A PROJECT BY  **AVIGHNA**

9 REASONS TO CHOOSE
AVIGHNA IX

I

INSPIRED BY TRADITION

HIGHLIGHTS

01 Tower

02 Blocks,
East and West

01 Level of Club
Podium with
Amenities

Elevated Jogging
Track

Rooted in Indian philosophy, an abode blessed by divinity, an environment of positivity and the perfect fusion of harmony and luxury.

Avighna IX is the ultimate address for fine living, with its architectural elements that create an air of peace and prosperity, rich design that symbolises luxury and world-class amenities that deliver a great lifestyle.

Avighna IX is an oasis of opulence created for a community of residents who want the best for themselves, and their families.

Right:
Artist's impression of Avighna IX



Artist's impression of the Entrance Lobby



II

LUXURY & LIFESTYLE

HIGHLIGHTS

Club Lobby

Swimming Pool

Wellfare Centre

Indoor &
Outdoor Gym

Recreation Area

Recreation Lobby

Spa

Elevated
Jogging Track

Landscaped Gardens

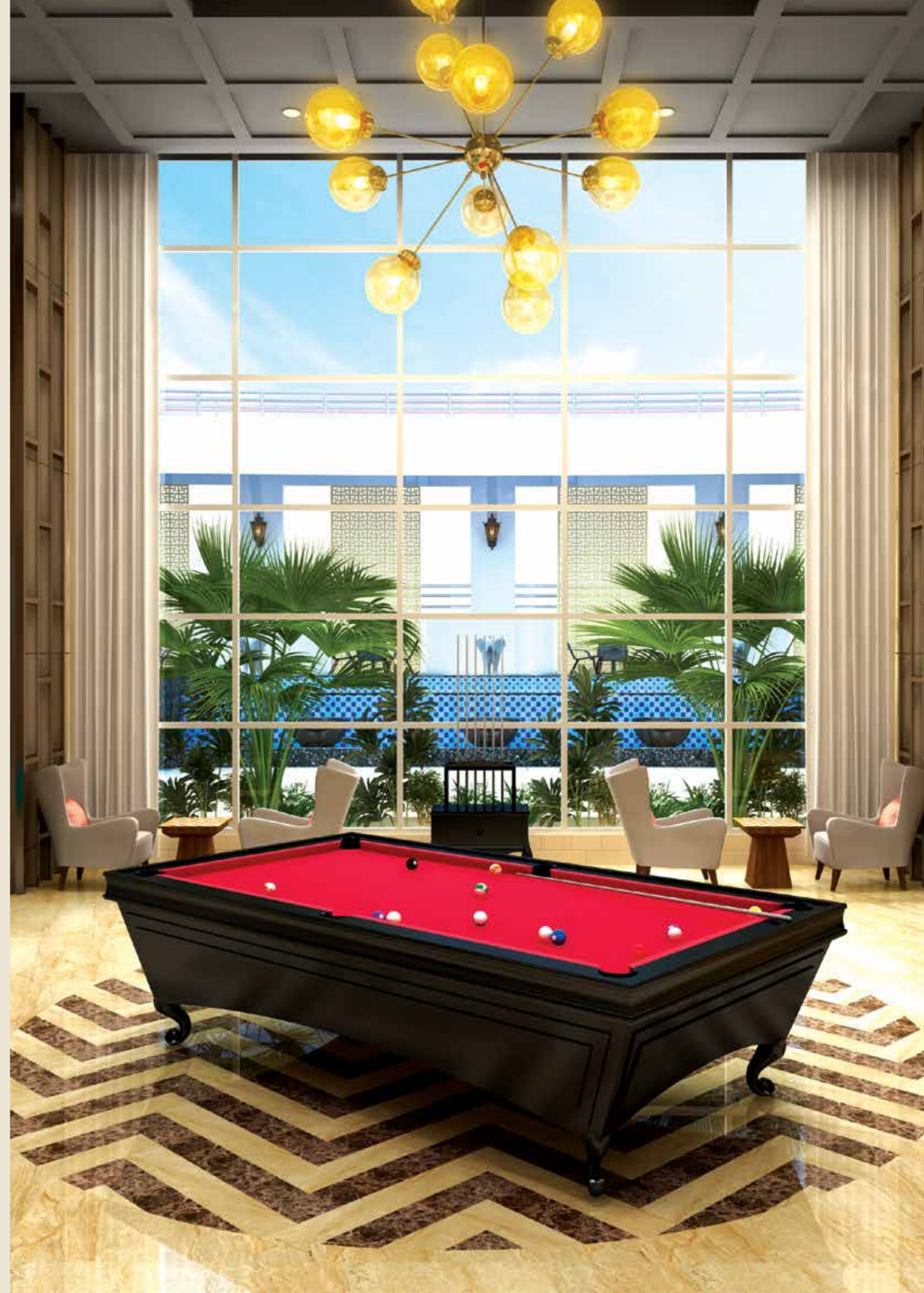
Indoor & Outdoor
Kids Play Area

Thoughtfully conceived, Avighna IX has luxury and lifestyle elements that enrich the life of every member of the family.

From crystal blue swimming pools and exclusive play zones for children, to sports arenas and recreation areas for the enthusiasts, Avighna IX has it all. An elevated jogging track, an indoor & outdoor gym, spa, meditation zone and a lush green landscaped zone for a leisurely walk - the property is loaded with amenities. The opulent welfare centre is the perfect venue for all celebrations.

With homes that nurture the mind, body and soul, and amenities that deliver a complete lifestyle, Avighna IX has the perfect setting to live the good life.

Right:
Artist's impression of the Club Lobby



Artist's impression of
the Swimming Pool





Artist's impression of
the Gym



Artist's impression of
the Welfare Centre



Artist's impression of
the Kids Play Area



Artist's impression of
the Indoor Football Turf

III

THE SCIENCE OF PLANNING

HIGHLIGHTS

863 Sq.ft.
2.5 BHK Ultima

1145 Sq.ft.
3 BHK Optima

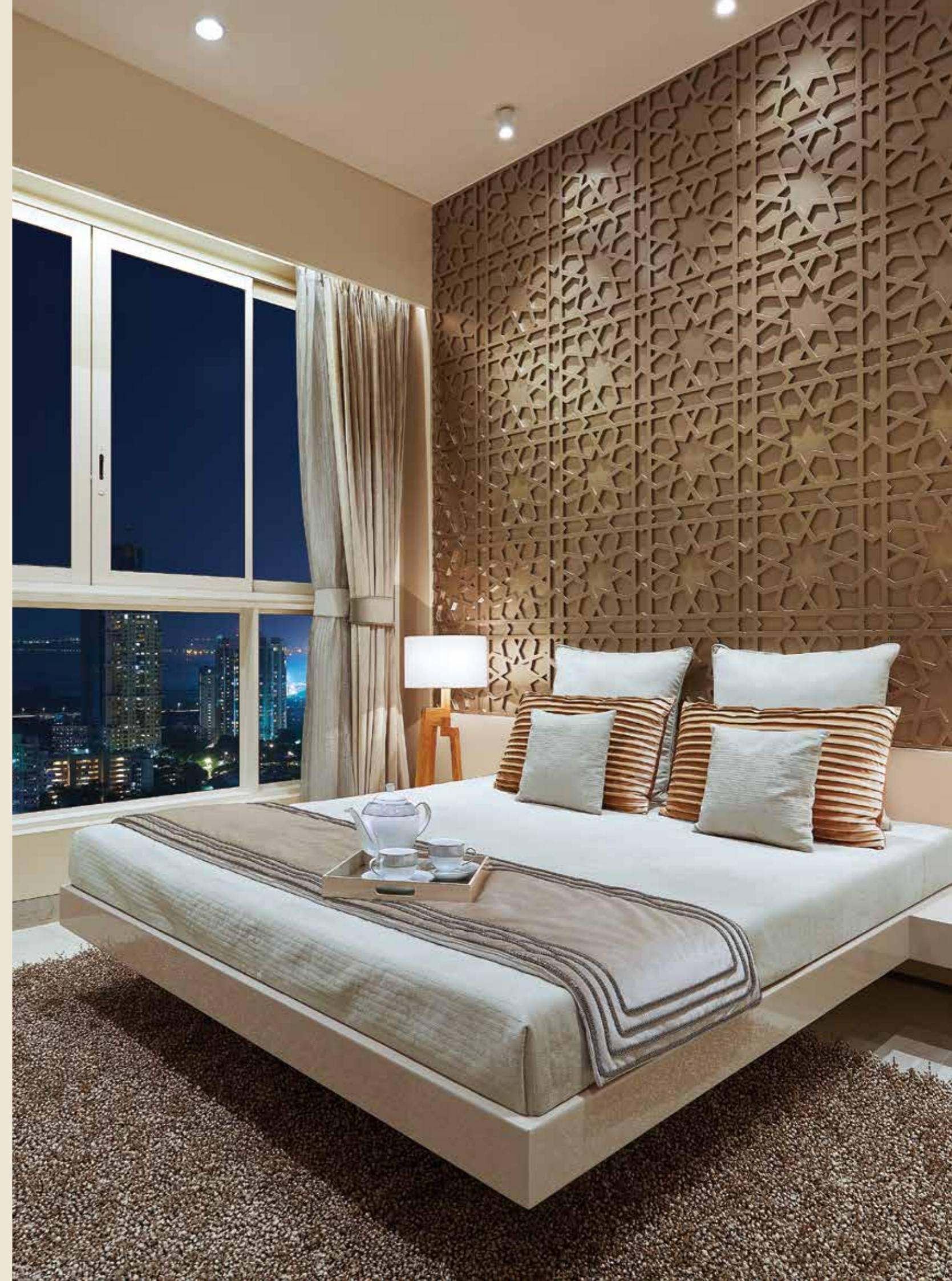
1318 Sq.ft.
4 BHK Maxima

*Carpet areas mentioned above are as per the Registration of RERA

After months of research, intense planning and learned refinements, Avighna IX is ready with three exclusive configurations of smartly designed luxury apartments. Besides offering maximum natural light, superb ventilation and fire safety, every apartment at Avighna IX is Vaastu compliant.

With just four apartments in each block, every apartment enjoys privacy. To ensure the highest levels of safety, every floor has latest fire-fighting systems and easily accessible emergency exits. Besides world-class amenities for the comfort and convenience of residents, there are service elevators and separate toilets for staff, stretcher elevators for medical emergencies and separate entry points to each block as well.

Right
Actual image of the Show Flat





HIGHLIGHTS

- ✓ All walls crafted with premium Mivan technology which delivers durability and allows much faster construction
- ✓ High-quality A-Grade cement, concrete and quality steel used for construction
- ✓ Intelligently designed service lobby for maximum efficiency
- ✓ Only four apartments per floor in each block, ensuring privacy for all
- ✓ 3 high-speed lifts for residents, with a separate service lift for each block
- ✓ Servant toilets with the bathing facility on each floor
- ✓ No apartments overlooking each other
- ✓ Sprinklers installed in every apartment, providing maximum fire safety

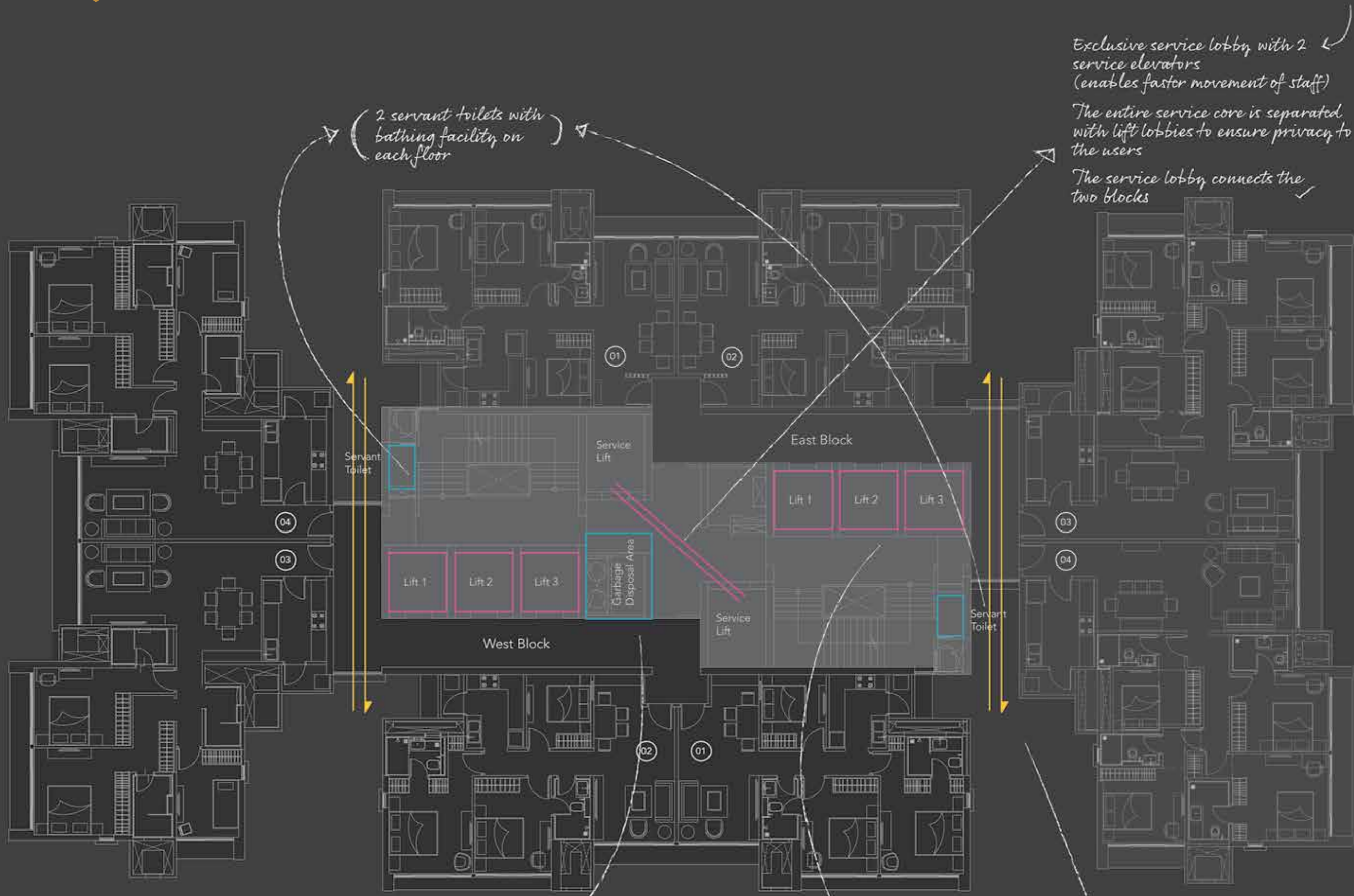
Left
Actual image of the Show Flat

HIGHLIGHTS

- ✓ Vastu compliance for each aspect of the apartment
- ✓ Large sliding windows for maximum natural light, ventilation and fire safety
- ✓ High quality double-glazed sound-resistant windows for heat and noise insulation
- ✓ No obstructive beams within the apartment
- ✓ 11 feet clear height from ceiling to floor
- ✓ Smart architecture that ensures minimum area wastage within the apartment
- ✓ Video door phones at each apartment
- ✓ Modular switches of ISI standard and concealed conduits with high-quality copper wire
- ✓ Fire-rated main door for each apartment
- ✓ Premium quality CP and sanitary fittings sourced from Europe

Right
Actual image of the Show Flat





Sanitation
Centrally located garbage disposal area (easy access from all apartments)

3 passenger lifts and a separate service lift for each block

Light
Maximum natural light and air ventilation

2 servant toilets with bathing facility on each floor

Exclusive service lobby with 2 service elevators (enables faster movement of staff)
The entire service core is separated with lift lobbies to ensure privacy to the users
The service lobby connects the two blocks

Dr. B. Ambedkar Road

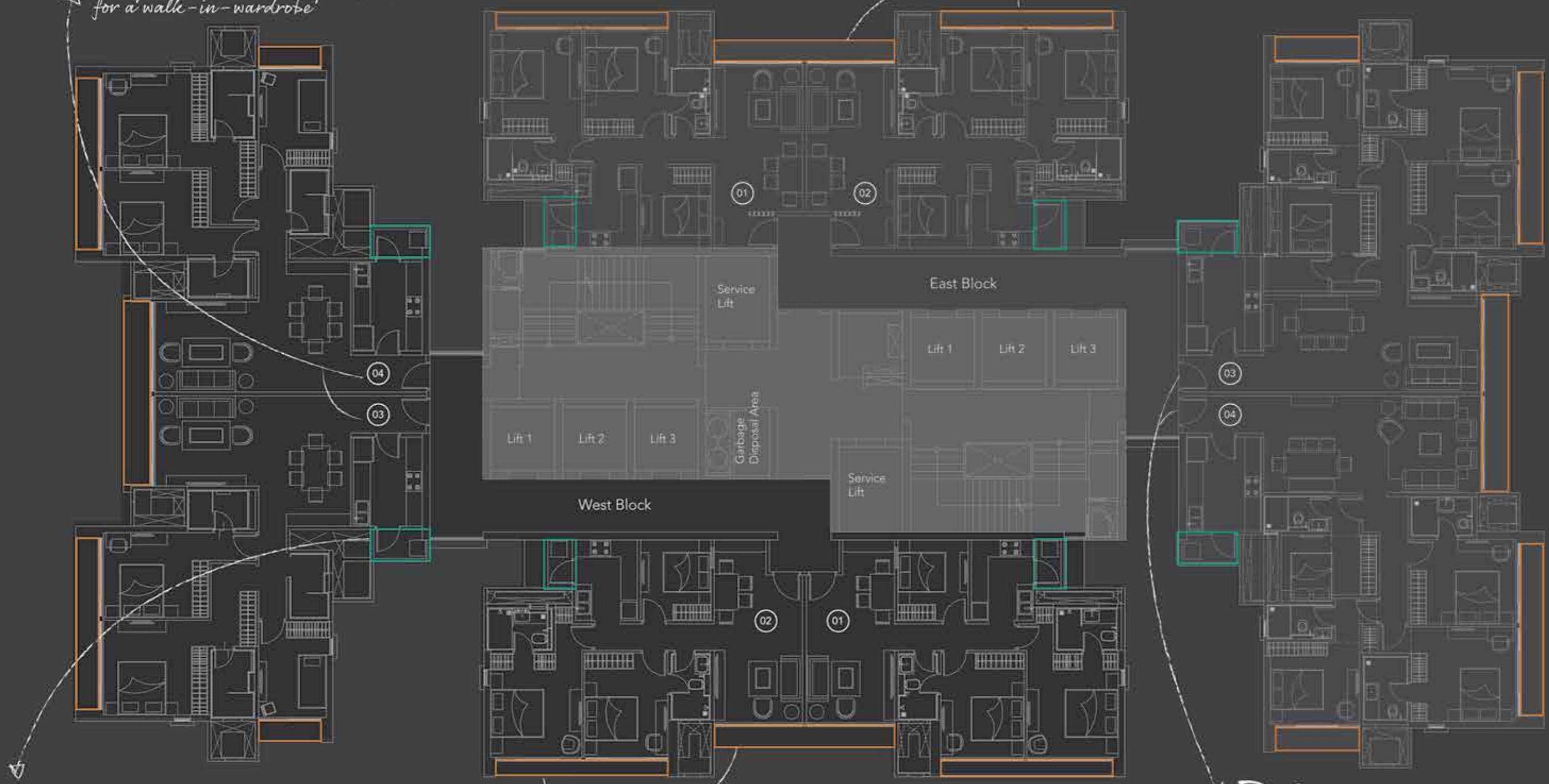


Space

Minimal area wastage in each apartment
No obstructive beams inside the apartment
Every master bedroom has provisions for a walk-in-wardrobe

Windows

All windows are with chajjas for rainwater protection ✓
Double-glazed windows for better heat and noise insulation ✓



Dr. B. Ambedkar Road

Every kitchen comes with a dry balcony that can be used as a utility area

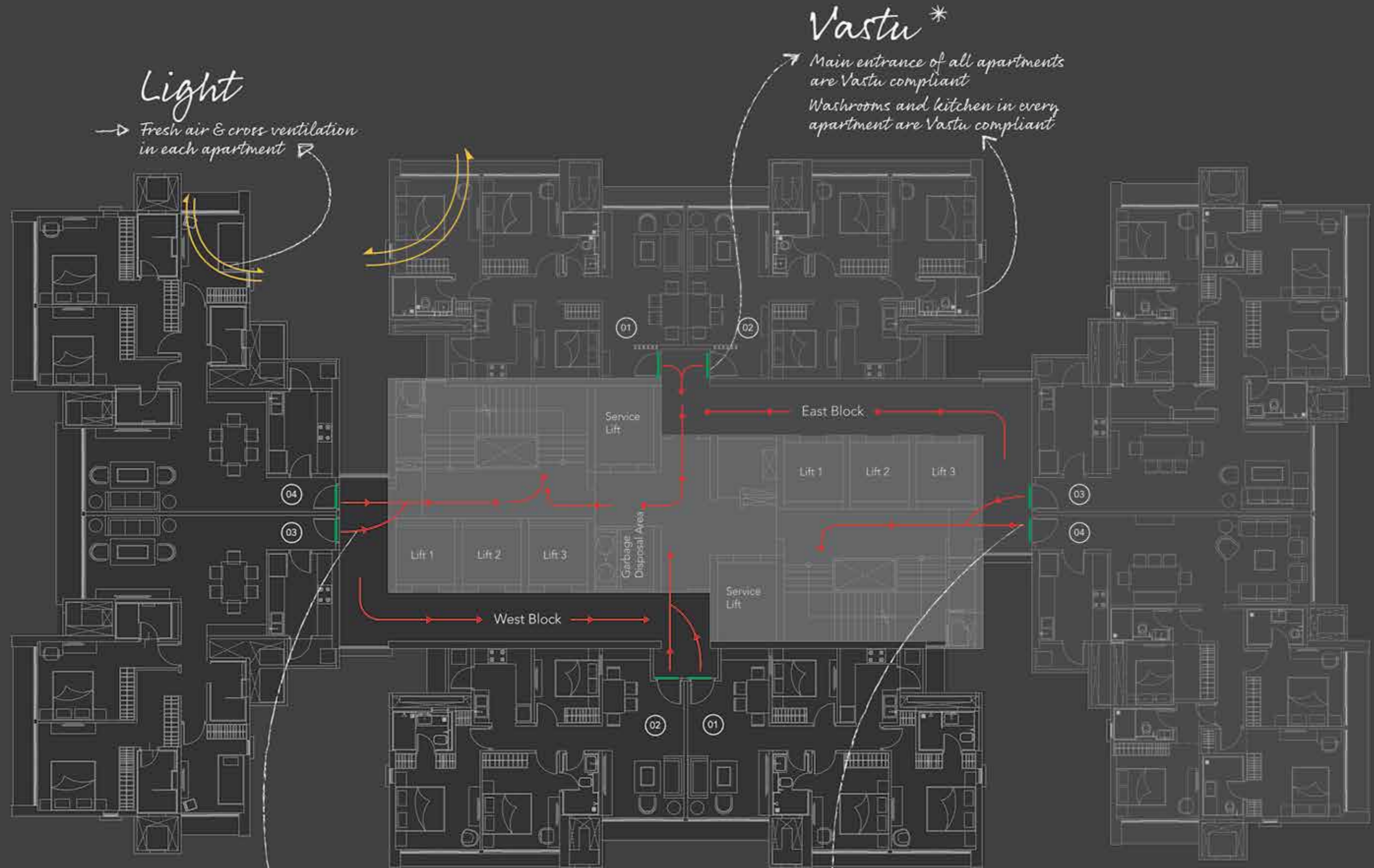
Windows

Special window systems ensuring more light and ventilation and not glass facade

Privacy

Every apartment ensures privacy to personal spaces
No apartment facing one another
4 apartments per block ✓





Light

→ Fresh air & cross ventilation in each apartment

Vastu*

Main entrance of all apartments are Vastu compliant
Washrooms and kitchen in every apartment are Vastu compliant

Fire Safety

Minutely taken care of fire safety on every typical floor in case of emergency

No apartment opens directly facing the lifts

Each apartment has service ducts to accommodate outdoor services like ACs

Dr. B. Ambedkar Road



IV

CHOOSE THE BETTER ADDRESS

HIGHLIGHTS

Direct access from Dr. B. Ambedkar Road as well as Mahadev Palav Marg

Faster connectivity to all parts of Mumbai via Dr. B. Ambedkar Road

Situated in the heart of Lower Parel's vibrant locality yet away from the urban clutter.

Strategically located in the lower density area of Lower Parel with direct access from two main roads, Avighna IX enjoys an enviable location. Minutes away from all the happening hotspots and yet miles away from the crowds and chaos, Avighna IX is ideally located for easy access and smooth drive-ins.

Right:
Artist's impression of Drop-off Lobby



LIVE IN THE BETTER PART OF LOWER PAREL

Today, there is heavy traffic on this side of Lower Parel due to numerous large-scale commercial and residential developments. This issue will only get worse in near future given the ever-increasing number of vehicles every year.

Tulsi Pipe Road

Get faster access to the suburbs/ BKC via Dr. B. Ambedkar Road

Avighna IX is strategically located in the lower density area of Lower Parel, hence it is far away from the chaos despite being in the heart of Lower Parel

Direct access from Mahadev Palav Marg

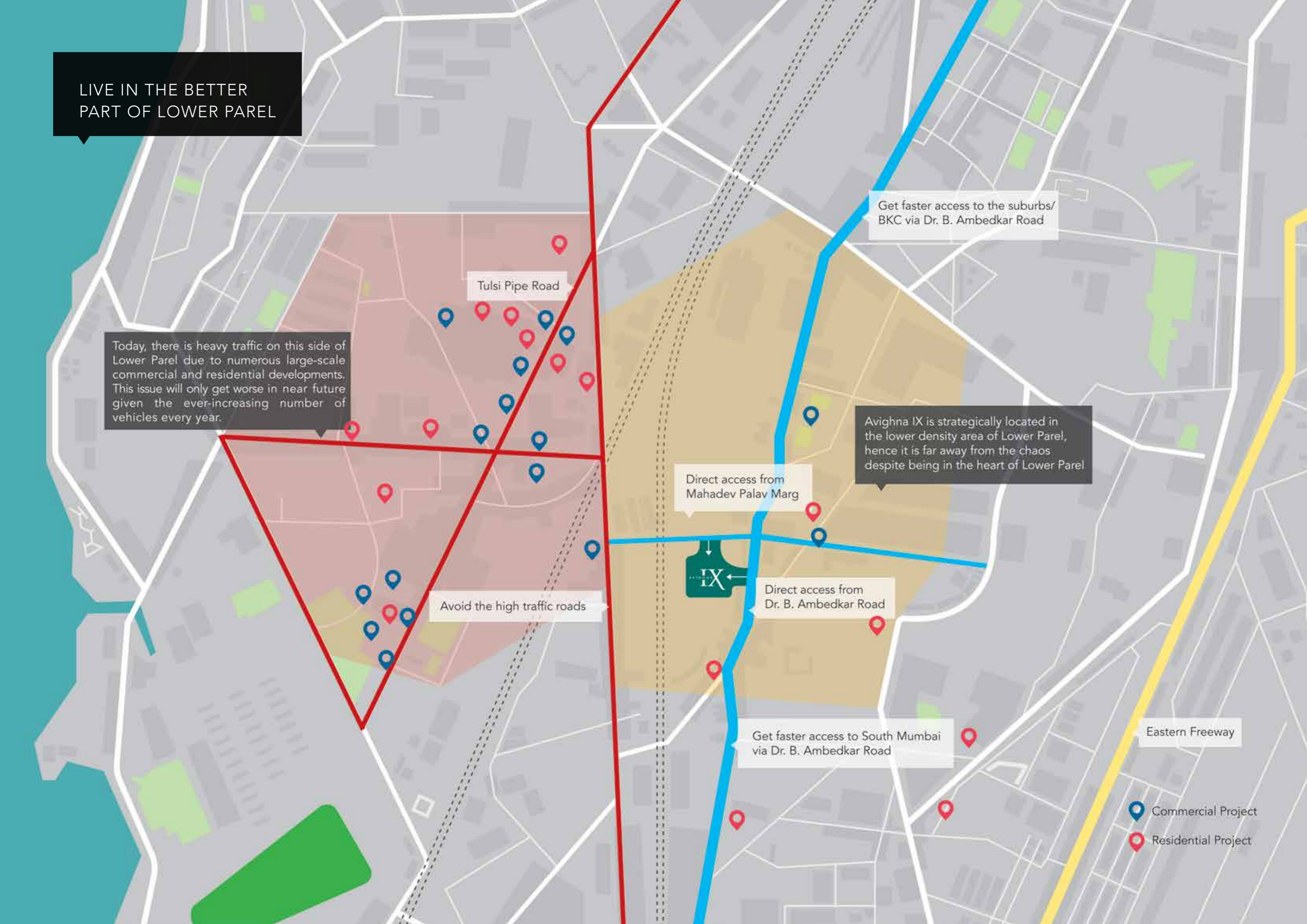
Direct access from Dr. B. Ambedkar Road

Avoid the high traffic roads

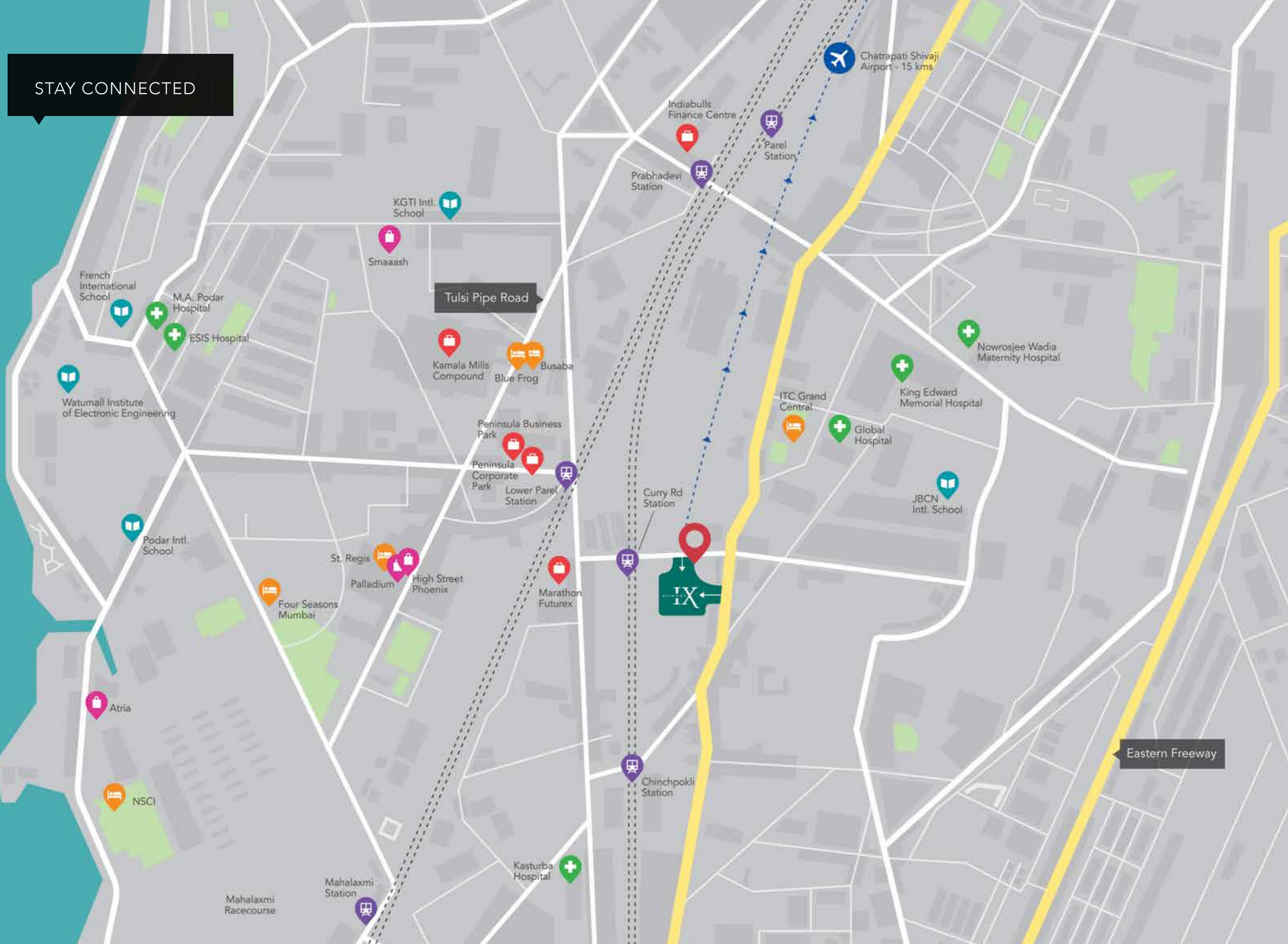
Get faster access to South Mumbai via Dr. B. Ambedkar Road

Eastern Freeway

- Commercial Project
- Residential Project



STAY CONNECTED



Chatrapati Shivaji Airport - 15 kms

Indiabulls Finance Centre

Prabhadevi Station

Parel Station

KGTI Intl. School

Smaaash

Tulsi Pipe Road

French International School

M.A. Podar Hospital

ESIS Hospital

Watumall Institute of Electronic Engineering

Kamala Mills Compound

Blue Frog Busaba

Peninsula Business Park

Peninsula Corporate Park

Lower Parel Station

ITC Grand Central

King Edward Memorial Hospital

Global Hospital

Nowrosjee Wadia Maternity Hospital

Podar Intl. School

St. Regis

Palladium

High Street Phoenix

Four Seasons Mumbai

Marathon Futurex

IX

Curry Rd Station

JBCN Intl. School

Atria

NSCI

Eastern Freeway

Mahalaxmi Racecourse

Mahalaxmi Station

Kasturba Hospital

Chinchpokli Station

V

WHERE EVERY ROOM
COMES WITH A VIEW

The lush greens of the Racecourse meet the deep blues of the Arabian Sea, right outside your window! Enjoy the luxury of unmatched views from the comforts of your home.

Right:
View of Mahalakshmi Racecourse from Avighna IX



Artist's Impression of the view of
Mahalaxmi Racecourse from Avighna IX



VI

BE A PART OF AVIGHNA ESTATE

HIGHLIGHTS

Prime freehold
real estate

6.75 Acre
development

02 Residential
towers

03 Retail zones

Jain Derasar and
Upashraya

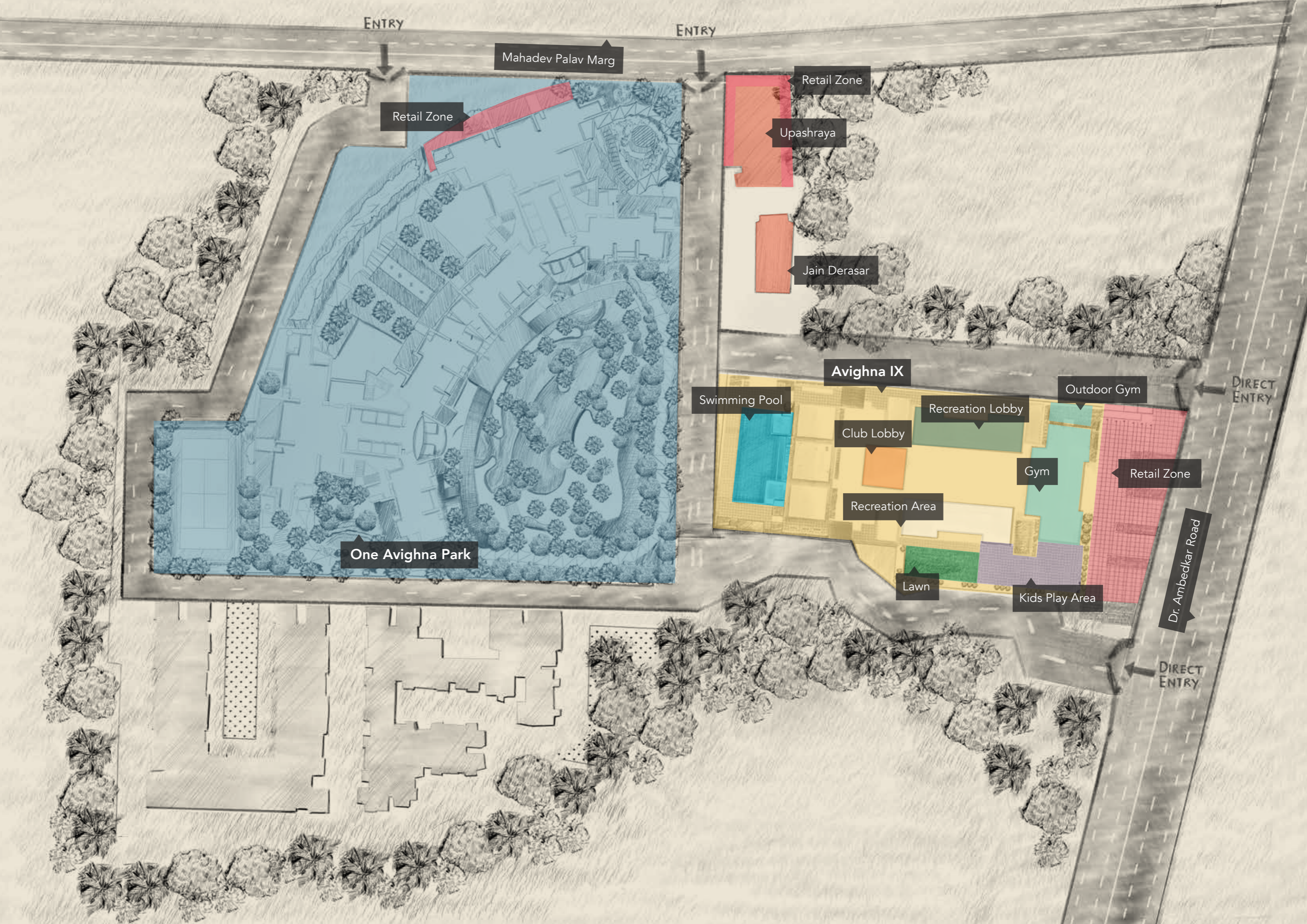
The much-anticipated Avighna IX stands tall adjacent to the multiple award-winning One Avighna Park, making the premium developments of Avighna Estate.

Conceptualized as a private paradise for a community of like-minded residents, Avighna Estate has redefined the benchmarks of luxury living in Mumbai. Set amidst 6.75 acres of prime freehold real estate, it is the 1st successfully executed cluster re-development project of the metropolis.

Besides the two residential towers offering luxury homes, Avighna Estate also has three retail zones, a Jain Upashraya and a magnificent Jain Derasar.

Right:
Actual image of One Avighna Park





ENTRY

ENTRY

Mahadev Palav Marg

Retail Zone

Retail Zone

Upashraya

Jain Derasar

Avighna IX

Swimming Pool

Recreation Lobby

Outdoor Gym

Club Lobby

Gym

Retail Zone

Recreation Area

Lawn

Kids Play Area

One Avighna Park

DIRECT ENTRY

Dr. Ambedkar Road

DIRECT ENTRY

VII

COMMITMENT TO DELIVERY

HIGHLIGHTS

All civil works completed as on March 2019

Pre-certified green building

Save water - Low water consuming fixtures

Sewage Water Treatment Plant

No paints and coatings emitting harmful gases

Special provisions for differently abled

Reusing organic waste from landscaped areas

At Avighna Group, we focus on quality and timely delivery. Each of the landmark constructions of Avighna Group is a testimony to our commitment to delivering industry-leading quality to our customers.

International design elements, world-class sourcing of materials and gold-standard workmanship are the hallmark of Avighna Group and the best-in-class effort will go into each element of Avighna IX.

Avighna Group's philosophy of taking up one project at a time is rooted in ensuring that we deliver top quality work, on time, every time. Our robust teams allow us to set high targets for completion of work, so that we fulfill our commitment to deliver homes on time to our discerning customers.

Right:
Actual under construction image of Avighna IX



PARTNERS

Consultants:

Principal Architect
Mr. Vivek Bhole -Neo
Modern Arch. Pvt. Ltd.

Planning Consultant
Jayesh Shah Architects

Structural Consultant
Mahimtura Consultants
Pvt. Ltd.

MEP Consultant
MEP Consulting Engineers

Landscape Consultant
New Arch. Landscape
Consultant

Geo-tech Consultant
Geocon International
Pvt. Ltd.

Environment Consultant
Greencepts Technology
and Solutions Pvt. Ltd.

Contractors:

Construction Contractor
J.C.C Infraprojects Pvt. Ltd.

MEP Contractor
Elemecs India Pvt. Ltd.

Lifts
Toshiba

VIII

A LEGACY OF LANDMARKS

HIGHLIGHTS

One Avighna Park completed in 2016 has won over 40 prestigious international and national awards

Over the past 18 years, Avighna Group has developed avant-garde commercial buildings and monumental residential towers. Customer delight is at the core of our work ethos, and every project of Avighna Group has architectural and design elements that spell class, even as they stand the test of time.

One Avighna Park, our 61-storeyed twin-tower flagship project, has won rave reviews globally and is recognised as one of the finest residential developments in the country.



Advent Plaza
Andheri, Mumbai
2010



Advent Atria
Malad, Mumbai
2010



Nishika Terraces
Worli Sea Face, Mumbai
2004



Yashika Apartments
Vile Parle, Mumbai
2003



Satlaj Terraces
Walkeshwar, Mumbai
2001



Yashika Residencies
Borivali, Mumbai
2000

Actual image of One Avighna Park





Actual image of Grand Entrance Lobby
at One Avighna Park featured in
Limca Book of Records



Actual image of
Grand Ballroom at
One Avighna Park



Actual image of 3-Level
Valley Podium Garden at
One Avighna Park



Actual image of
Kids Play Area at
One Avighna Park

IX

THE AVIGHNA ASSURANCE

HIGHLIGHTS

A 100% debt-free
company

1 project at a time

No project partners

Focus on delivery,
not promises

Focus on reducing
maintenance cost
for residents

Marketing only
post-regulatory
approval

As a debt-free company, Avighna Group commands a reputation in the real estate industry as a developer who delivers. The Avighna Assurance means the homebuyer is assured of best quality in good time.

Avighna Group has redefined luxury living in Mumbai, consistently setting new benchmarks across the real-estate sector. Our projects stand out as the perfect amalgamation of smart design and architectural brilliance.

Avighna IX reflects the Group's commitment towards innovation and excellence in creating quality residential landmarks, which are at par with the best in the world.



AVIGHNA



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AVIGHNA

www.AvighnaGroup.com