



WHERE LOVE BLOSSOMS



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AVALON

by sheth

WHERE LOVE BLOSSOMS

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A cluster of four 30-storey, glazed, crown-topped towers that floor you with their grandeur.

An ecosystem of uber luxury that offers you everything your heart beats for. And more. The home of your life nestled in the heart of Thane. Come home to Avalon, yet another masterpiece from Sheth Developers. A name that comes with an unrivalled legacy, spanning over 30 years.

A name synonymous with iconic structures in prime cities like Thane, Mumbai and Dubai.

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THE ALL-NEW EPICENTER OF FINE LIVING.



Located just off the Eastern Expressway, Avalon is flanked by Viviana, Thane's premium shopping destination on one side, and an elite neighbourhood on the other. The majestic emerald green stretch of the Yeoor Hills serves as the perfect backdrop. A location so centrally connected, yet so blessed with nature's bloom, it's the perfect synthesis of urban and tranquil living.

THE FINEST IN EDUCATION, HEALTHCARE
AND ENTERTAINMENT: FIND IT ALL IN
YOUR NEIGHBOURHOOD.

ENJOY FAST ACCESS TO ALL MODES OF
TRANSPORT - BE IT ROAD, RAIL OR AIR.

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Transport

- Eastern Express Highway 100 M
- Freeway 22 KM
- International Airport 27.6 KM
- Jupiter Hospital Bus Stand 300 M
- Thane Railway Station 5.9 KM

Education

- DAV International School 4.4 KM
- Euro Kids 2.7 KM
- Hiranandani Foundation School 1 KM
- K.C. College of Engineering 5.7 KM
- NKT Degree College 2.6 KM

Healthcare

- Jupiter Hospital 200 M
- Hiranandani Hospital 5.0 KM
- E.S.I.C. Hospital 1.7 KM
- Chhatrapati Shivaji Maharaj Hospital 2.5 KM
- Karkhanis Super Speciality Hospital 3.1 KM

Malls

- Viviana Mall 500 M
- Korum Mall 1.0 KM
- High Street Mall 2.3 KM
- R - Mall 2.6 KM
- Hypercity 6.5 KM



LAYOUT PLAN



PURE LUXURY.

SPREAD OVER 5.5 ACRES.



AVALON: KEY SPECS.



Land Area/ No. of Units/ Shops

5.5 acres - 532 Residential Units

Shop Area 8000 Sq. Ft. (Tower GH)

Shop Area 18500 Sq. Ft. (Tower AB)

Total 4 Towers (A&B, C&D, E&F, G&H)

Tower Type A&B:

Basement + 4 level parking + Double Heighted Ecodeck + Double Heighted Shop
+ 28 habitable floors

Tower Type C&D, E&F:

Ground + 4 level Parking + 28 habitable floors

Tower Type G&H:

Basement + Ground/Shops + 1 level Podium + 30 habitable floors

Size of Apartment (Carpet Areas)

Tower AB

3BHK (2 nos./ floor) - 1171 sq. ft. - 46 nos.

4BHK (2 nos./ floor) - 1484 sq. ft. - 56 nos.

Tower CD

4BHK luxury (3 nos./ floor) - 1992 sq. ft. - 79 nos.

4BHK standard (1 no./ floor) - 1701 sq. ft. - 23 nos.

Tower EF

2.5BHK (2 nos./ floor) - 1089 sq. ft. - 46 nos.

3BHK (2 nos./ floor) - 1343 sq. ft. - 56 nos.

Tower GH

2BHK (8 nos./ floor) - 775 sq. ft. - 226 nos.

Services

Rain Water Harvesting

STP - Sewage Treatment Plant

Water Treatment Plant

Visitor Car Parks - Driver's Rest Rooms

Entrance Plaza with Security Kiosk



5.5 ACRES
REPLETE WITH
THE FINEST LUXURIES.
EACH DESIGNED TO
OCCUPY A PLACE
OF PRIDE
IN YOUR HEART.



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2, 3, 3.5 & 4 BHK
LUXURY RESIDENCES.
FOR THOSE WHO ARE
ENTICED BY NOTHING
LESS THAN THE
PREMIER.



SUNLIGHT-DRENCHED ROOMS.

WIND-SWEPT HALLWAYS.

ZERO NEGATIVE SPACE.

A HOME FIT FOR KINGS.



Every residence at Avalon is a design masterpiece. Meticulously planned, the layout eliminates negative spaces to help every room stretch its extravagance by a few more square feet. Full-height French windows, which flood every corner of the house with sunlight and breeze, further add to the opulence.

**SUNDECKS WITH PANORAMIC
VIEWS OF THE YEOR HILLS.
FOR THOSE WHO LOVE
SCENIC BEAUTY.**

At Avalon, every room of your sprawling residence extends into a languid sundeck.
From where, you can soak in the beauty of the majestic emerald green Yeoor Hills.
Bathe in Vitamin D here or let your eyes wander faraway into the blissful lap of nature.



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TWO FLATS PER
FLOOR FOR
UNMATCHED
CROSS-VENTILATION.
LOVE IS IN THE AIR,
LITERALLY.



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Besides all the luxuries one would expect of an elite residence, we also offer you one that is truly rare. The wind. A first in the vicinity, at Avalon, most floors house only two apartments. So that the fresh Yeoor hill-scented breeze can serenade you, 24x7. Yes, cross-ventilation now has a new benchmark.

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A 5-STAR
RESORT DISGUISED
AS AN ECO-DECK.

You know you are a part of the upper crust, when you are at the eco-deck. Spread across two levels, it is home to several class-leading luxuries that make Avalon the most sought-after address in Thane.



INDOOR POOL AREA WITH A SEPARATE
MINI POOL AND A LANGUID CAFÉ.

SQUASH COURT



*Dive into luxury or
pamper your fine taste.*

*Smash your way
out of stress.*

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Stay in the pink of health, always.

A 1300 SQ.FT.
STATE-OF-THE-ART
GYMNASIUM



Because inviting friends only for dinner is passé.

PRIVATE THEATRE



For the booklover in you.

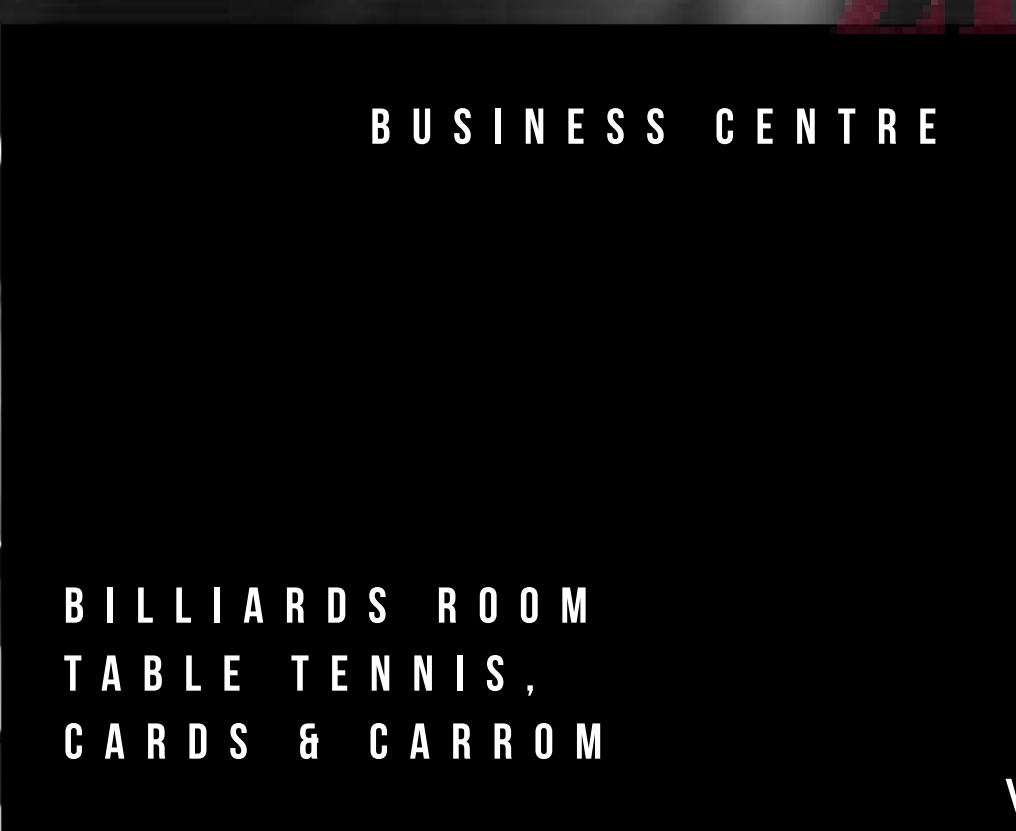
MINI LIBRARY



LAVISH BANQUET SPACES



Play every game in fine style.



BUSINESS CENTRE

BILLIARDS ROOM
TABLE TENNIS,
CARDS & CARROM



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Because work should never keep you away from home.



An opulent setting for every celebration.

ZRICKS



A 60,000 SQ. FT.
PODIUM GARDEN.
SECOND ONLY TO THE
GARDEN OF EDEN.

Kindle your love affair with nature with a 60,000 sq. ft. podium garden, landscaped by renowned international designers. Sprawled atop the 5-level podium, this lush green expanse offers a myriad of experiences. Undoubtedly, it is the crowning glory of Avalon's grandeur.

The road to fitness was never so alluring.

CYCLING & JOGGING TRACKS



Discover your inner self in blissful tranquility.

YOGA LAWN



Because childhood is better spent outside four walls.

CHILDREN'S PLAY AREA



AVALON: LIST OF AMENITIES

Avalon - Internal Amenities

Wings A to F

Entrance Foyer

- Marble flooring
- 4" high marble skirting
- Video Door phone

Living Room

- Marble flooring upto passage
- 4" high marble skirting
- Extensive electrical layout
- Cable point, telephone point and data point
- AC points with well-laid routing provisions

Dining Room

- Marble flooring
- 4" high marble skirting
- Extensive electrical layout
- Panic switch button & intercom
- AC points with well-laid routing provisions

Study Room

- Marble flooring
- 4" high marble skirting
- Extensive electrical layout
- Telephone point and data point
- AC points with well-laid routing provisions

Bedrooms

- Marble flooring
- 4" high marble skirting
- Extensive electrical layout
- Telephone point, data point and cable point
- AC points with well-laid routing provisions

Master Bedroom

- Laminated wooden flooring & skirting
- Extensive Electrical layout
- Telephone point, data point and cable point
- AC points with well-laid routing provisions

Kitchen

- High-quality Vitrified flooring
- Fitted modular kitchens of reputed make
- Gas leak detector
- Extensive electrical layout with points for water purifier, refrigerator, exhaust and mixer-grinder
- Provision for piped gas connection
- Service deck with water & electrical provision for washing machine

Toilets

- High-quality Vitrified flooring
- Designer tiles dado upto door height

- Marble or granite counters
- Hot & cold water mixer
- Extensive electrical layout with point for exhaust & geyser
- High-end sanitary ware fixtures & CP fittings

Master Toilet

- Designer bathroom with marble flooring
- Marble Dado upto door height
- Marble or granite counters
- Hot & cold water mixer
- Extensive electrical layout with point for exhaust & geyser
- High-end sanitary ware fixtures & CP fittings

Powder Room

- High-quality Vitrified flooring
- Designer tiles dado upto door height
- Extensive electrical layout with point for exhaust & geyser
- High-end sanitary ware fixtures & CP fittings

Utility Room

- Ceramic tiles flooring
- Ceramic tiles dado upto door height
- Electrical point for exhaust & washing machine
- Mid-end CP fittings

Store Room

- Ceramic tiles flooring
- Ceramic tiles skirting, 4" high

Servant's Room

- Ceramic tiles flooring
- Ceramic tiles skirting, 4" high

Servant's Toilet

- Ceramic tiles flooring
- Ceramic tiles dado upto door height
- Electrical point for exhaust
- Mid-end CP fittings & sanitary ware fixtures

Doors

- Main door - 8' high decorative flush door fire-rated
- 8' high laminated doors for bedrooms & toilets

Windows

- Windows with granite or marble cills
- Heavy aluminium powder-coated sections

Internal Wall finish

- Gypsum plaster
- Lustre paint in living room, dining room, passage & entrance foyer

Electrification

- Extensive layout in concealed copper wiring
- Modular switches in flats
- Provisions for lights, fans & TV points with adequate extra points

Security System

- Video door phone & Intercom facility within each apartment
- Camera with bell-push at entry for each apartment
- Panic switch in each apartment
- CCTV in entrance lobby & common areas

Safety Features

- Gas leak detector in all kitchens
- Fire alarm system
- Common areas & apartments with sprinklers
- DG power back-up for designated common areas & elevators

Common Area Amenities

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

Wing GH

Living and Dining Room

- High-quality vitrified tile flooring upto passage
- 4" high skirting in vitrified tiles
- Extensive electrical layout
- Video door phone
- Cable point, telephone point and data point
- AC points with well-laid routing provisions
- Panic switch button & intercom

Bedroom

- High quality vitrified tile flooring
- 4" high skirting in vitrified tiles
- Extensive electrical layout
- Telephone point, data point and cable point
- AC points with well-laid routing provisions

Master Bedroom

- Laminated wooden flooring & skirting
- Extensive Electrical layout
- Telephone point, data point and cable point
- AC points with well-laid routing provisions

Kitchen

- High-quality Vitrified flooring
- Fitted modular kitchens of reputed make
- Gas leak detector

- Extensive electrical layout with points for water purifier, refrigerator, exhaust and mixer-grinder
- Provision for piped gas connection
- Service deck with water & electrical provision for washing machine

Common Toilet and Master Toilet

- High-quality Vitrified flooring
- Designer tiles dado upto door height
- Marble or granite counters
- Hot & cold water mixer
- Extensive electrical layout with point for exhaust & geyser
- High-end sanitary ware fixtures & CP fittings

Doors

- Main door - 7'6" high decorative flush door fire-rated
- 7'6" high laminated doors for bedrooms & toilets

Windows

- Windows with granite or marble cills
- Heavy aluminium powder-coated sections

Internal Wall finish

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

Electrification

- Extensive layout in concealed copper wiring
- Modular switches in flats
- Provisions for lights, fans & TV points with adequate extra points

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**SHETH DEVELOPERS.
A 30-YEAR-OLD LEGACY
OF FINE REAL ESTATE.**

Driven to develop benchmark Residential, Township, Retail and Commercial spaces with focus on world-class quality, exclusive utilization of space and innovative architecture.

Emphasis on customer-centric approach and the commitment of on-time delivery.

More than 18,000 homes, 6 international projects and 15 million sq. ft. of commercial space constructed.

Multiple accreditations like ISO 9001 : 2008, ISO 14001 : 2004, American Concrete Institute (ACI) and LEED.

32 international awards for Design & Execution.

VIVIANA MALL
(THANE)
ONE OF INDIA'S BIGGEST
MALLS.

BEAUMONDE
(PRABHADEVI, MUMBAI)
SIGNATURE RESIDENCES FOR
THE ELITE FEW.





CYNERGY

(PRABHADEVI, MUMBAI)

COMMERCIAL & IT SPACES

REDEFINED.



GRANDEUR

(MALAD,

MUMBAI)

UBER-LUXURY

RESIDENTIAL

ENCLAVE.

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VASANT LAWNS
(THANE)
ECONOMIC LIVING IN THE LAP
OF LUXURY.

POLARIS
(GOREGAON,
MUMBAI)
UBER-LUXURY
RESIDENTIAL
ENCLAVE.



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DUBAI PROJECTS



IRIS BAY

BECAUSE DESIGNS ARE MEANT TO SURPRISE.



IRIS CRYSTAL

54 STOREYS OF OPULENCE.

DUBAI PROJECTS



IRIS BLUE

THE HIGH LIFE BECKONS.



IRIS MIST

RADICALLY DESIGNED.
PROUDLY OWNED.



NEXT TO JUPITER HOSPITAL, EASTERN EXPRESS HIGHWAY, THANE (W) - 400606.
LANDMARK: VIVIANA MALL.

FOR AN EXCLUSIVE PREVIEW:
CALL 02265521666, 8879619150/80 | SMS 'SHETH' TO 567678

Disclaimer: All the plans, drawings, facilities etc are subject to the approval of the respective authorities and would be changed if required. The discretion remains with Sheth Developers Pvt. Ltd. All renderings and maps are artist's conception and not actual depiction of the walls, driveways or landscaping and Sheth Developers Pvt Ltd reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure.

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