



AVANTE

LBS ROAD, KANJURMARG

HOMES FROM WHERE
EVERYTHING IS NEARBY!





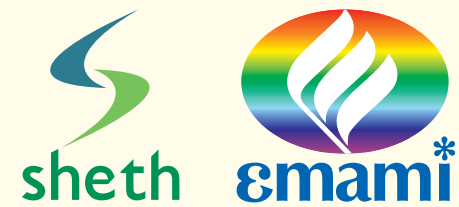
INTRODUCING

AVANTÈ

LBS ROAD, KANJURMARG

ZRICKS

A project by



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Sheth Group & Emami, two of the most respected names in the real estate business, join hands to give Kanjurmarg an iconic address. Now, you can find everything you need in your neighbourhood, benefit from superfast connectivity to any corner of the city and experience the uber-luxury lifestyle, you have always aspired for.

Come, be part of a project that is all set
to change the face of Kanjurmarg.



ABOUT SHETH GROUP.

With more than three decades of delivering excellence,
Sheth Group Pvt. Ltd is known for their genre of fine real estate.

Our mission is to develop benchmark Residential, Township, Retail and Commercial spaces with focus on world-class quality, exclusive utilization of space and innovative architecture. We draw our inspiration from human behaviour. And take immense pride in our customer-centric approach and the commitment of on-time delivery. More than 18000 homes, 6 international projects and 15 million sq.ft. of commercial space 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 keep fuelling our quest of setting new benchmarks.



OUR PRESENCE IN MUMBAI.

VASAI

Vasant Park
Vasant Kutir
Vasant Mahal
Vasant Geet/Sangeet
Vasant Nagari
Vasant Kunj
Vasant Villa
Vasant Karishma
Vasant Nagari

VASAI

Sheth Ind. Estate

DAHISAR

Vasant Avenue
Midori

BORIVALI

Vasant Vandan
Vasant Marvel - Grandeur
Vasant Krupa

KANDIVALI

Vasant Angan	Vasant Vaikunth
Vasant Laxmi	Vasant Vijay
Vasant Vaibhav	Vasant Hsg. Complex
Sarita	Utsav
Smruti	Vasant Aishwarya
Marvel Phase I & II	Vasant Pride
Vasant Sadhana-aradhana	Sagar Phase I, II & III

MALAD

Vasant View

MALAD

Vasant Plaza

GOREGAON

Vasant Valley
Vasant Valley - Ivy
Vasant Galaxy
Aiyana

ANDHERI

Mile stone

PRABHADEVI

Beaumonde

PRABHADEVI

Cnergy
Sigma

THANE

Leela
Vasant Lawns
Athena
Vasant Fiona
Avalon

THANE

Viviana Mall

MULUND

Oscar Phase I to III
Vasant Garden
Montana



OFFICES



MALLS



RESIDENTIAL

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PROJECTS BY EMAMI.

EMAMI CITY, KOLKATA: At 2.5 mn sq. ft., this is North Kolkata's largest residential project with amenities like golf putting green, mini cricket and soccer field and an 30000 sq. ft. (approx.) clubhouse.

EMAMI TEJOMAYA, CHENNAI: 1.6 mn sq. ft. of premium living in India's 2nd largest IT hub. Built with international expertise and Indian sensibilities.

EMAMI NATURE, JHANSI: A luxury villa project spread across of 300 acres.

EMAMI SWAN LAKE, HYDERABAD: 1.1 mn sq. ft. with 80% open space, set amidst a serene lake.

ALTAIR, COLOMBO: An iconic landmark of 1.3 mn sq. ft. designed by the internationally celebrated architect, Moshe Safdie. At 240 mts it is twice the height of the tallest tower in Colombo.

URBANA, KOLKATA: 7 mn sq. ft. of uber-urban living set amidst 66 acres of prime land.

SOUTH CITY, KOLKATA: An integrated residential development of 4.5 mn sq. ft. with a 1 mn sq. ft. iconic mall and school.

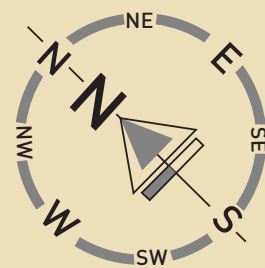
OTHER PROJECTS ACROSS INDIA: 3 mn sq. ft.





EXCELLENT LOCATION

ZRICKS.COM



THE HOME OF YOUR DREAMS, COMES ALIVE.

1. MAIN ENTRANCE
2. RETAIL
3. SENIOR CITIZEN PARK
4. MOUND LAWN
5. KIDS' PLAY AREA
6. CRICKET PITCH - 22 M X 6 M
7. AMPHITHEATRE
8. CLIMBING WALL (PODIUM WALL)
9. JOGGING/ CYCLING TRACK (2 M WIDE) - 200 M
10. GAZEBO
11. INFINITY POOL - 20 M X 8 M
12. MEN'S CHANGING ROOM - 20 SQ.M.
13. LADIES' CHANGING ROOM - 20 SQ.M.
14. STEAM AND SAUNA - 20 SQ.M.
15. GYMNASIUM - 56 SQ.M.
16. KIDS CRECHE - 30 SQ.M.
17. INDOOR GAMES SPACE - 109 SQ.M.
18. MULTIPURPOSE HALL - 109 SQ.M.
19. SPILL OVER PARTY LAWN/COMMUNITY SPACE - 64 SQ.M.
20. MOUND LAWN
21. KIDS' PLAY AREA
22. SITTING OUT GARDEN
23. COMMUNITY GATHERING AREA
24. WALKING TRACK - 150 M
25. MURAL AND WATER BODY
26. RECEPTION & FOYER
27. FOOD & BEVERAGES
28. UNITS
29. ENTRY FOYER FOR WINGS



KEY SPECS.

Total of 3 Towers - 2 Basements + Ground (Parking)
+ 7 Podiums (Parking) + Eco Deck + 28 Habitable floors.
Total no of units: 460

Tower A

28 Floors consisting of 6 units on each floor - 3 x 1BHK (Carpet Area: 427sft.),
3 x 1.5BHK (Carpet Area: 527sft.). 4 refuge levels with 5 units on each level
Total units in this tower: 164

Tower B

28 Floors consisting of 6 units on each floor - 3 x 1BHK (Carpet Area: 427sft.),
2 x 1.5BHK (Carpet Area: 527sft.), 1 x 2BHK (Carpet Area: 710sft.).
2 x 1BHK units start from the 2nd Podium level. Total units: 14
4 refuge levels with 4 units on each level
Total units in this tower: 174

Tower C

28 Floors consisting of 4 units on each floor - 1 x 1.5BHK (Carpet Area : 527sft.) ,
1 x 2BHK (Carpet Area : 710sft.) , 2 x 3BHK (Carpet Area : 857sft.).
2 x 3BHK units start from the 2nd Podium level. Total units: 14
4 refuge levels with 3 units on each level
Total units in this tower: 122



AN ICONIC STRUCTURE THAT'S
ALL SET TO CHANGE
THE FACE OF KANJURMARG.



EVERYTHING YOU ASPIRED FOR. AND MORE.

Sweat it out in the state-of-the-art gymnasium or beat the heat by swimming in the pool.

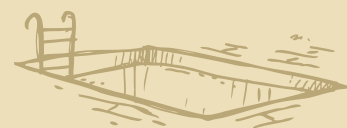
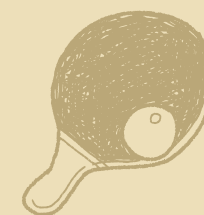
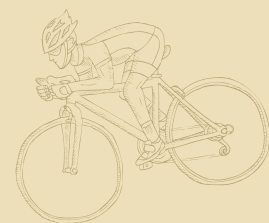
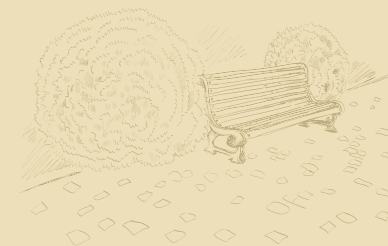
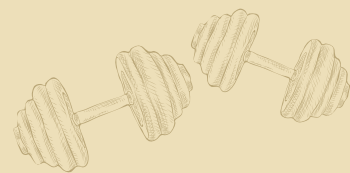
Inspire envy by calling your friends over to chill at the 5-star like eco-deck,
or make a statement by clicking selfies on the spectacularly landscaped lawns.

At Avantè, indulge in luxuries, not often offered in the vicinity.

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LIFESTYLE FEATURES

- Kids' Play Area
- Cricket Pitch
- Multi-purpose Court
 - Amphitheatre
- Jogging & Cycling Track
 - Infinity Pool
 - Steam & Sauna
 - Gymnasium
 - Kids' Day Care
- Room for Indoor Games - TT, Carrom, Chess
 - Multi-purpose Hall
- Party Lawn/ Community Space
- Rooftop Meditation Pavilions
- Rooftop Walking Trails & Viewing Decks
- Senior Citizen Park

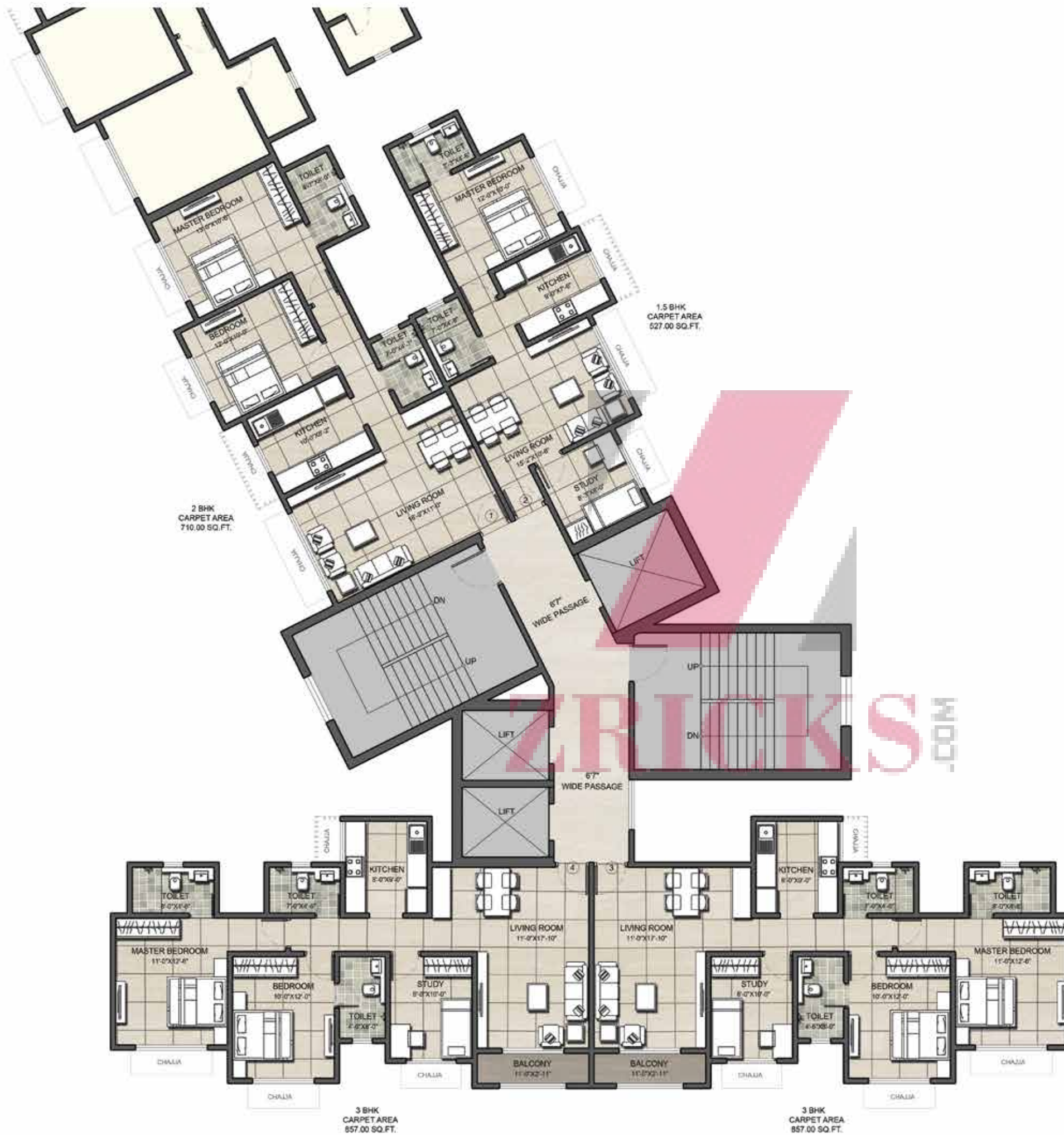


1, 1.5, & 2BHK LUXURY RESIDENCES WITH ZNS – ZERO NEGATIVE SPACE.



WING A TYPICAL FLOOR PLAN





WING C
TYPICAL FLOOR PLAN

A MASTERPIECE FROM EVERY ANGLE.



1BHK UNIT PLAN
CARPET AREA: 427 SQ. FT.



1.5BHK UNIT PLAN
CARPET AREA: 527 SQ. FT.



2BHK UNIT PLAN
CARPET AREA: 710 SQ. FT.

APARTMENT AMENITIES

Living and Dining Room

Vitrified flooring, extensive electrical layout, windows with granite or marble sill, cable point, telephone point, AC points as per well-laid routing provisions, intercom facility.

Bedroom

Vitrified flooring, extensive electrical layout, windows with granite or marble sill, cable point, telephone point, AC points as per well-laid routing provisions.

Study Room

Vitrified flooring, extensive electrical layout, windows with granite or marble sill, cable point, telephone point, AC points as per well-laid routing provisions.

Kitchen

Vitrified flooring, granite platform with stainless steel sink, auxiliary platform, gas leak detector, provision for piped gas connection, extensive electrical layout with points for water purifier, refrigerator, exhaust and mixer-grinder.

FITTED MODULAR KITCHEN ON REQUEST.

Bathrooms

Vitrified flooring, glazed dado tiles, high quality sanitary ware & CP fittings, extensive electrical layout with point for exhaust & geyser.

Doors

Decorative fire-rated main door, laminated doors for bedrooms & toilets.



APARTMENT AMENITIES

Windows

Heavy aluminium powder-coated sections with granite or marble sill.

Internal Wall Finish

Gypsum plaster, Lustre paint in living/ 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.

Security & Safety System

Intercom facility within each apartment, gas leak detector in
all kitchens, fire alarm system, Common areas with sprinklers, DG power back-up for
designated common areas & elevators.

Common Area Amenities

High-speed passenger elevators, designer entrance lobbies,
designated service elevators.

Plumbing

Concealed plumbing with high-quality fixtures.





CORPORATE ADDRESS

Sheth House, Next to Dindoshi Fire
Station, Gen A.K. Vaidya Marg, Malad (E),
Mumbai - 400097
T: 02242602400/ 02242933400.

SITE ADDRESS

Next to D-Mart, LBS Road,
Kanjurmarg (W), Mumbai
T: 9769743412/8879619105

W: shethcorp.com

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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 Sanjeevani Vyapaar LLP. All renderings, maps & images are artist's conception and not actual depiction of the walls, driveways or landscaping and Sanjeevani Vyapaar LLP reserves the right to make changes at any time, without notice or obligation, to the information contained here.

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