

# Luxury Re-invented



who says LUXURY is all about size?





**COME  
LET US WALK  
IN A LUXURY LANE**

WHERE LUXURY IS VISIBLE IN EVERY DETAIL,  
EVERY CORNER AND EVERY INCH.



**आविष्कार**  
RESIDENTIAL AND RETAILS

Where Luxury is Re-invented



## WELCOME TO THE ULTRA LUXURIOUS 2-3 BHK APARTMENTS.

We call it ultra luxurious not for one or two but for many reasons. To start with, it is located in most talked about and happening area of South Bopal. The place is surrounded by greenery and peace. Here, serenity is not luxury but mandatory. The project is designed by one of the best architect and will be supervised by team of experts. Here, safety measures are at par with any luxurious projects. Amenities are such that it will be envied by those "big projects".

2-3 BHK projects are normally considered as economical project, but we have "re-invented" and infused luxury into it. This will be the first of its kind; and so we have named it "aavishkaar". This "aavishkaar" of luxury is just for you.





LUXURY RE-INVENTED



**GRAND FOYER**



# LAYOUT PLAN

First Floor

- |                    |                        |                  |
|--------------------|------------------------|------------------|
| 01: Security Cabin | 06: Party Lawn         | 10: Yoga Deck    |
| 02: Swimming Pool  | 07: Open Amphi Theater | 11: Skating Ring |
| 03: Gymnasium      | 08: Children Play Area | 12: Garden       |
| 04: Library        | 09: Cricket Pitch      | 13: Miniplex     |
| 05: Indoor Games   |                        |                  |



and you thought 2-3 BHK apartments aren't luxurious?

amenities that will leave you spellbound



**AMENITIES :**

- Swimming pool
- Open Amphi theater
- Miniplex

- Club house with indoor games
- Gymnasium
- Library

- Yoga Deck
- Jogging Track
- Cricket Pitch

- Basket ball Court
- Children play area
- Lush Green Lawn with seat outs

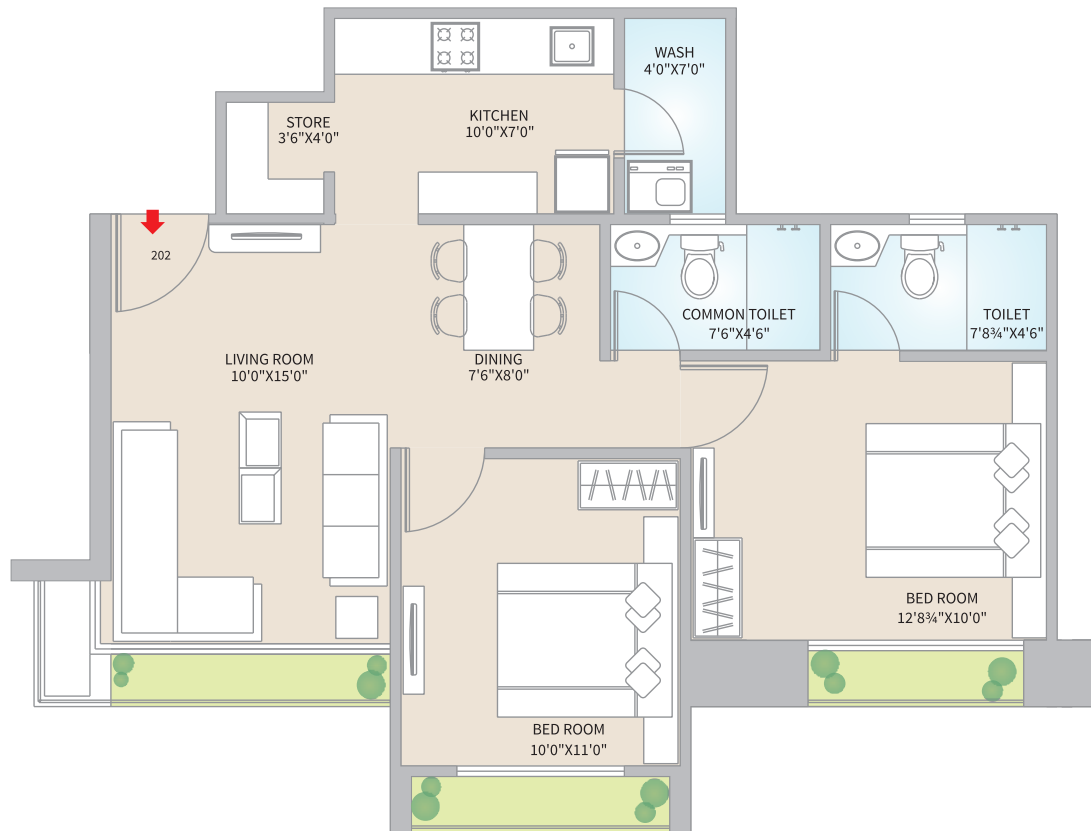
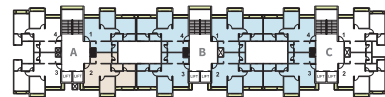




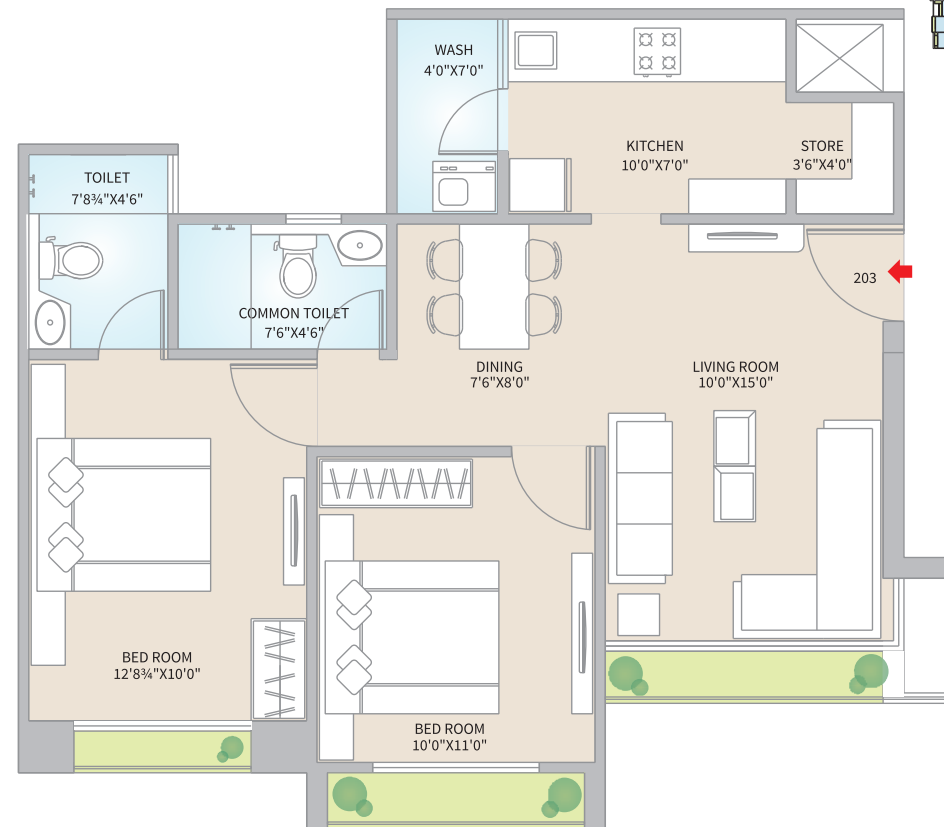
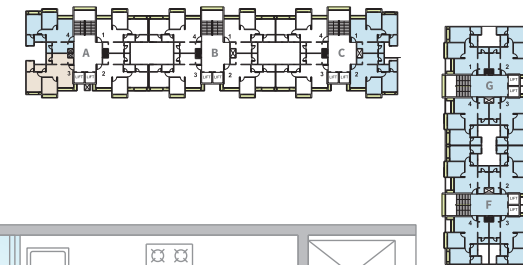
and you thought 2-3 BHK apartments aren't luxurious?

luxury has now made its way to your  
dream home

A / B / C - BLOCK- 2 BHK



A / C / F / G - BLOCK - 2 BHK

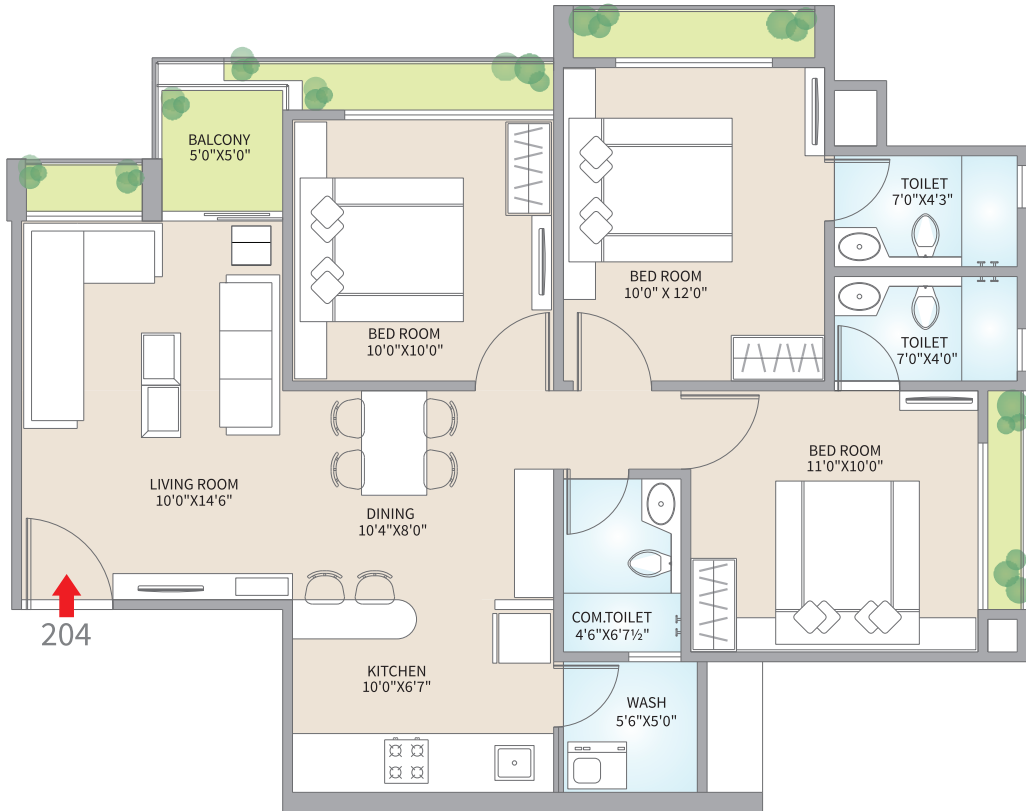
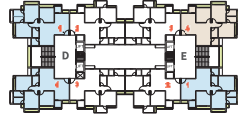




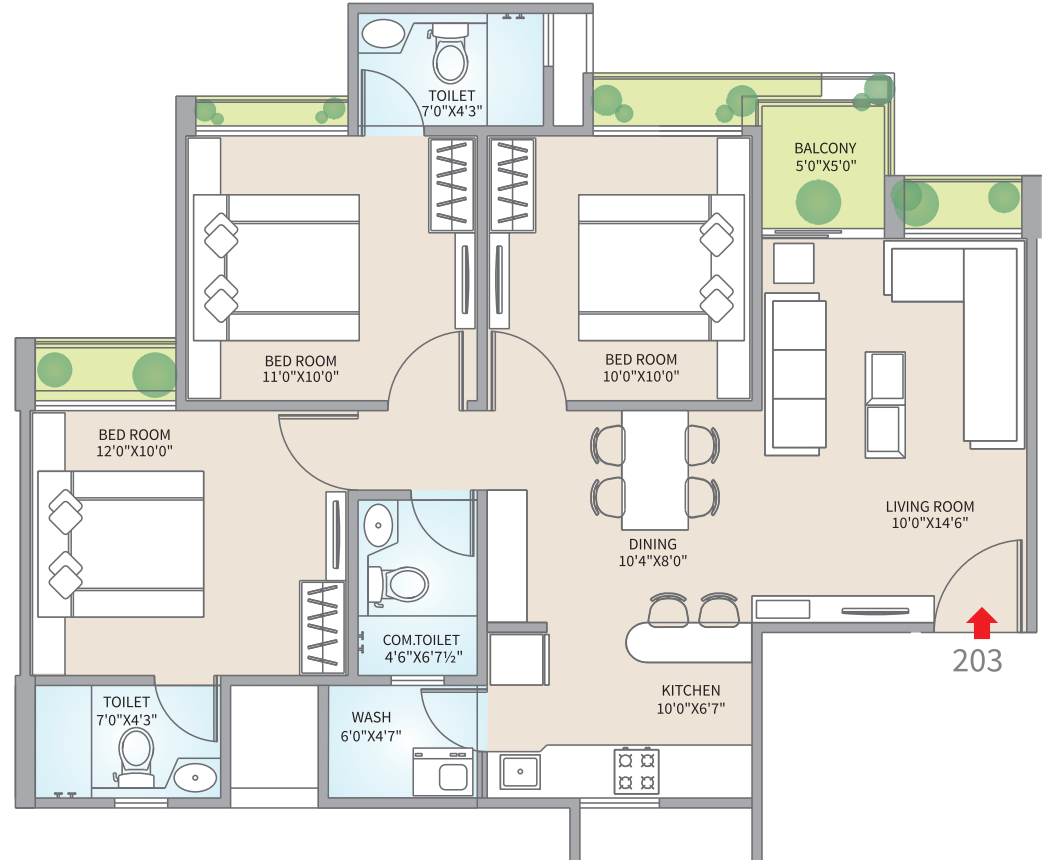
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greenery outside luxury inside

D & E - BLOCK - 3 BHK



D & E - BLOCK - 3 BHK



## SPECIFICATION

<b>Structure:</b>	Earthquake resistant RCC frame structure designed as per Indian standard code for safety aspects. All filler walls are of partition brick masonry
<b>Exterior Finish:</b>	Plaster with weather proof premium acrylic emulsion exterior paint of superior quality.
<b>Internal Wall Finish:</b>	Inside double cot mala plaster with cement putty coating (ready for paint)
<b>Flooring:</b>	premium quality vitrified floor in all areas. Rustic tiles in balcony & wash. Granite / Marble in staircase & foyer.
<b>Door - Windows:</b>	Main veneered door & other laminated doors with standard S.S. fittings and wooden frames. Sliding anodized high quality aluminum windows.
<b>Kitchen:</b>	Polished granite platform top with premium quality S.S. sink. Designer glazed tiles dado up to lintel level.
<b>Electrification:</b>	With modular switches and MCB distribution panel to ensure safety. Ample electric points in all areas.
<b>Toilets and Plumbing:</b>	concealed CPVC/UPVC pipes with premium quality accessories of renowned make. Designer tiles upto lintel level with anti skid leak proof floor. Standard quality sanitary ware. Standard quality C.P. fittings.
<b>Terrace:</b>	China mosaic flooring to ensure water proofing and reduce heat transfer.
<b>Water Supply:</b>	24 hours water supply.
<b>Garbage Area:</b>	To maintain cleanliness with conviction.
<b>Parking:</b>	We provide ample parking.

### Notes

No external changes shall be permitted.

Internal changes will be permitted with prior permission and shall be changed extra in advance.

Every care has been taken in preparation of the particulars contained in this brochure, which are for guidance only. They do not form the basis of any contract.

Variations may occur due to local regulations and our policy of constant improvement.

Member shall abide by the change in design, size and specifications, if made to comply with the statutory regulations and advice from architect.

All rights reserved by developer for any changes in scheme.

Stamp duty, Registration charges, other legal expenses, AMC charges, Tariff power charges including cable cost, sub station cost, service tax or any govt.

tax shall be borne by the member's separately extra.

## FINAL DESTINATION

a destination  
that will change  
the concept  
of luxury!  
soon to be a  
new land mark  
of ahmedabad!

# आविष्कार



PROJECT BY  
**aaryan**



We aim to shape this vibrant city with structures that are furnished with the best amenities and stand on strong structural foundations. Having worked with some of the best architects has nurtured our ability to imagine outcomes and device more adaptive strategies. When we first envisioned Aavishkaar, we wanted it to be brilliant by design and also accommodate luxury, accessibility and convenience. Powered by the perseverance of diverse professionals working constantly to realize our vision, Aavishkaar will stand re-imagined living experience unlike any other.

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**Architect**  
ADS Architect Pvt. Ltd.

**Structure engineer :**  
Amee Associates

**Legal Advisor**  
Nanavati & Nanavati Advocates.



We are celebrating  
5000 happy homes  
in shortest time.  
Our reputation of  
one of the fastest  
executor of projects  
is the reason, why  
so many family trust  
the name...

**aaryan**

PROJECT BY  
**aaryan**

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