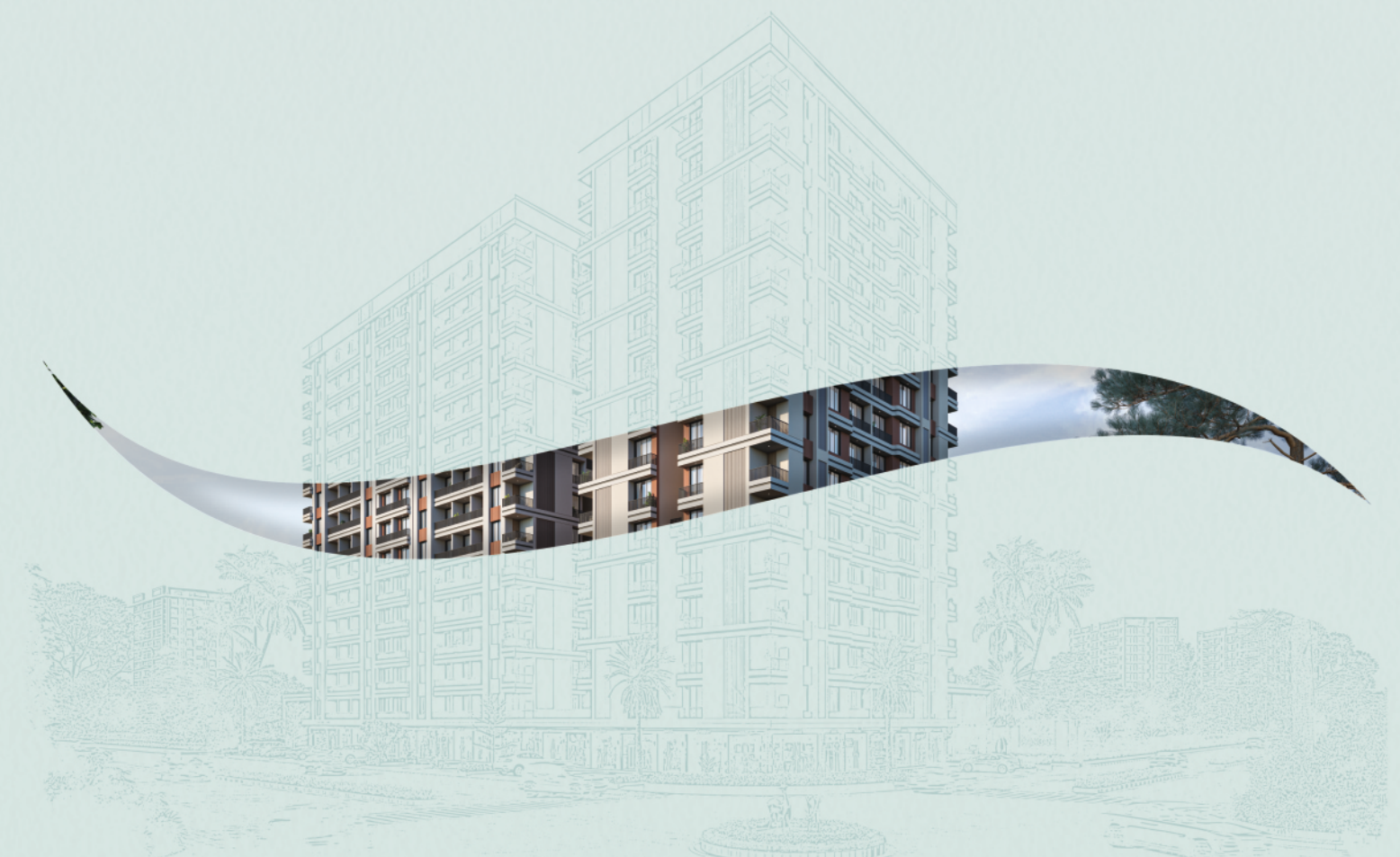


The Grandeur Fit For
Luxurious Lifestyle!



|| • 2 & 3 BHK PREMIUM FLATS & SHOPS • ||



A PERFECT HOME YOU'VE DREAMED OF

The splendor of surreal living is ready to shine brightly to illuminate life.
Welcome to **Avsar Aangan** - A magnificent
milestone in vertical living.



THE
ELEGANCE
OF NATURE



THE
COMFORT
OF LIVING



2&3 BHK

Opulent Living Apartments Where You Can
Enjoy The Lifestyle Of Your Dreams...



A GRAND ENTRANCE THAT REDEFINES FIRST IMPRESSIONS

Step into luxury with a grand entrance that combines stunning elevation design with serene beauty.

A glass atrium connects each apartment, offering grandeur, elegance, and breathtaking daily views.





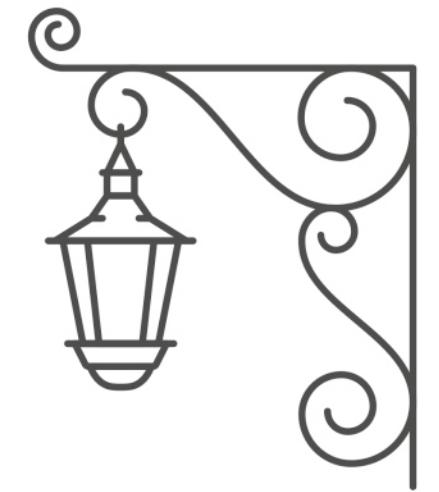
THE ELEGANCE OF NATURE

Welcome to **Avsar Aangan** –
A Landmark of Nature's Elegance.

Discover a thoughtfully crafted community where luxury, nature, and modern comfort exist in perfect harmony.

Thoughtfully designed residences, premium amenities, and serene surroundings create a lifestyle filled with peace, joy, and timeless elegance.

LIVE SURROUNDED
BY THE ELEGANCE
OF NATURE...





EMBRACE THE HIGH LIFE AWAITS...

When space is luxury, Avsar Aangan is the ultimate prize you should possess.

It's a home that let you enjoy the spaciousness of a bungalow and gorgeous skyline views of a high-rise development.



A WORLD OF
ABSOLUTE
HAPPINESS...

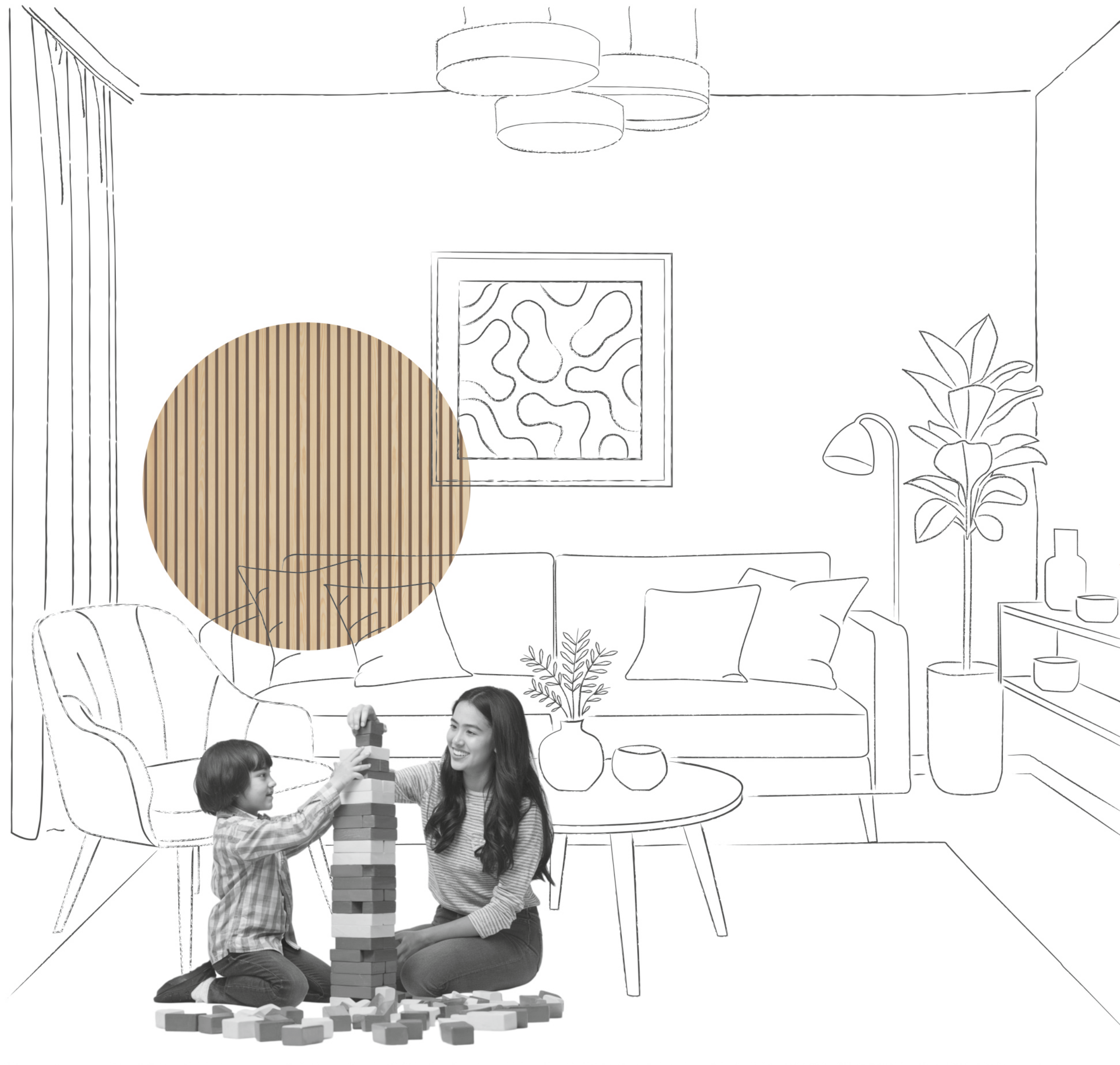




WHERE EVERY MOMENT BECOMES A MEMORY

Let your little ones roam around and find the true meaning of childhood or let your elder ones rediscover the peace and serenity.

For your entire family, a safe cocoon of happiness is here.



THE **COMFORT** OF LIVING

WHERE COMFORT MEETS EVERY
MOMENT OF LIFE...

Experience thoughtfully crafted homes that blend modern convenience with timeless comfort, creating a lifestyle you'll cherish every day.

Where every space is designed to make life simpler, calmer, and more comfortable.



THE BIRD'S VIEW OF
BEAUTIFUL LIVING!



WHERE GRANDEUR GOES HIGH!

The most fantastic way to stay healthy and happy is to play sports. Get ready to experience the plethora of sports amenities.

No matter what's your age or liking, there is a perfect game for you.





GROUND FLOOR

Layout Plan

N TYPICAL
LAYOUT PLAN



CLUB HOUSE
23'9"X31'4"

5' WIDE OTTA

COMMON PLOT

CHILDREN PLAY AREA

6.0 M WIDE APPROACH ROAD

BLOCK C
2BHK
G+14

BLOCK B
2BHK
G+14

PARKING

PARKING

PARKING

PARKING

RAMP DN TO BASEMENT

EXIT

ENTRY

S-1
20'3"X
11'3"
C.A.=
234.51 SQ. FT

S-2
21'6"X
8'11"
C.A.=
194.82 SQ. FT

S-3
22'5"X10'0"
C.A.=
229.88 SQ. FT

S-4
23'7"X10'2"
C.A.=
245.46 SQ. FT

S-5
24'8"X10'2"
C.A.=
256.80 SQ. FT

S-6
25'9"X10'0"
C.A.=
263.18 SQ. FT

LIFT
6'3"X7'0"
LIFT
6'3"X7'0"
PASSAGE
13'3"X10'6"
DN UP

S-26 12'10"X23'0" C.A.= 319.12 SQ. FT	S-25 8'6"X 21'0" C.A.= 178.49 SQ. FT	S-24 10'2"X 21'0" C.A.= 213.93 SQ. FT	S-23 10'2"X 21'0" C.A.= 213.93 SQ. FT	S-22 12'0"X 23'0" C.A.= 273.16 SQ. FT	S-21 10'7"X 23'0" C.A.= 242.93 SQ. FT	S-20 10'7"X 23'0" C.A.= 242.93 SQ. FT	S-19 12'0"X 23'0" C.A.= 273.16 SQ. FT	S-18 10'2"X 21'0" C.A.= 213.93 SQ. FT	S-17 10'2"X 21'0" C.A.= 213.93 SQ. FT	S-16 8'6"X 21'0" C.A.= 178.49 SQ. FT	S-15 13'10"X 23'0" C.A.= 319.12 SQ. FT	S-14 9'8"X 23'0" C.A.= 221.83 SQ. FT	S-13 9'7"X 23'0" C.A.= 220.40 SQ. FT	S-12 9'7"X 23'0" C.A.= 220.40 SQ. FT	S-11 11'0"X 23'0" C.A.= 253.00 SQ. FT	S-10 12'4"X 23'0" C.A.= 275.51 SQ. FT	S-9 9'7"X 18'10" C.A.= 180.88 SQ. FT	S-8 12'4"X 18'10" C.A.= 233.57 SQ. FT	S-7 16'4"X 18'11" C.A.= 326.51 SQ. FT
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45.0 M WIDE T.P. ROAD

18.0 M WIDE T.P. ROAD



FIRST FLOOR

Layout Plan

N TYPICAL
LAYOUT PLAN



CLUB HOUSE
23'9"X31'4"

5' WIDE OTTA

COMMON
PLOT

CHILDREN
PLAY AREA

6.0 M WIDE APPROACH ROAD

RAMP DN TO BASEMENT

EXIT

ENTRY

C.A.=
760.0 SQ. FT

C.A.=
745.0 SQ. FT

C.A.=
745.0 SQ. FT

C.A.=
760.0 SQ. FT

C.A.=
760.0 SQ. FT

C.A.=
745.0 SQ. FT

C.A.=
745.0 SQ. FT

C.A.=
760.0 SQ. FT

C.A.=950.0 SQ. FT

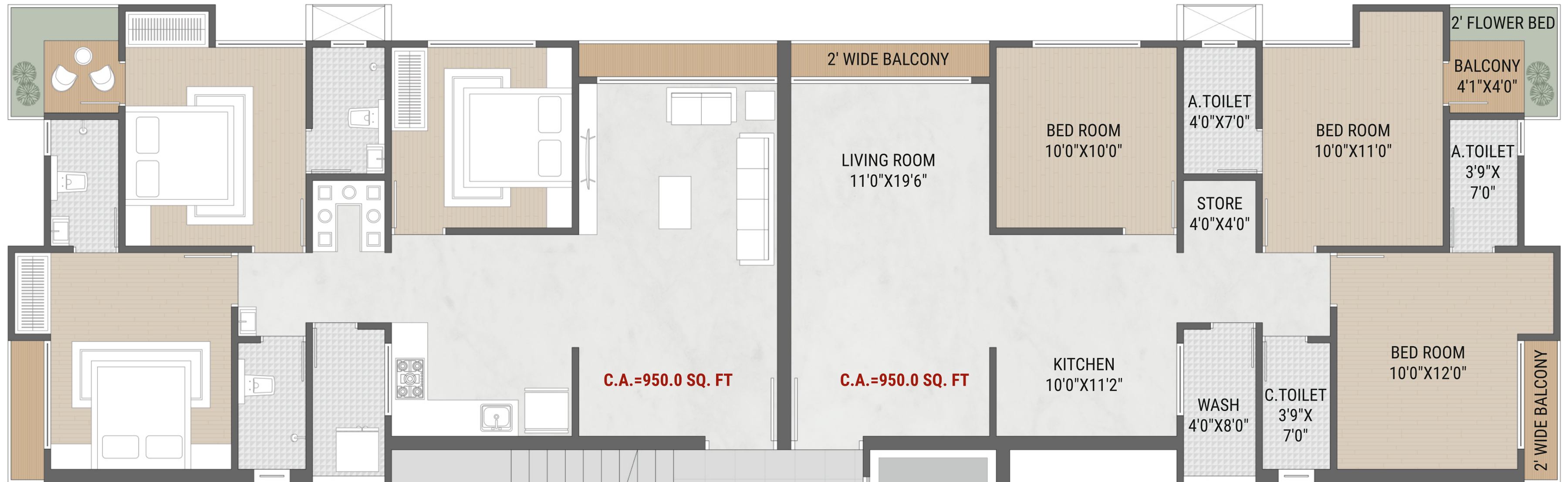
C.A.=950.0 SQ. FT

C.A.=950.0 SQ. FT

C.A.=950.0 SQ. FT

45.0 M WIDE T.P. ROAD

18.0 M WIDE T.P. ROAD



C.A.=950.0 SQ. FT

C.A.=950.0 SQ. FT

C.A.=950.0 SQ. FT

C.A.=960.0 SQ. FT

FIRST FLOOR
Tower - A (3 BHK)

TYPICAL
FLOOR PLAN



DN

UP

PASSAGE
10'6"X13'3"

LIFT
7'0"X6'3"

LIFT
7'0"X6'3"



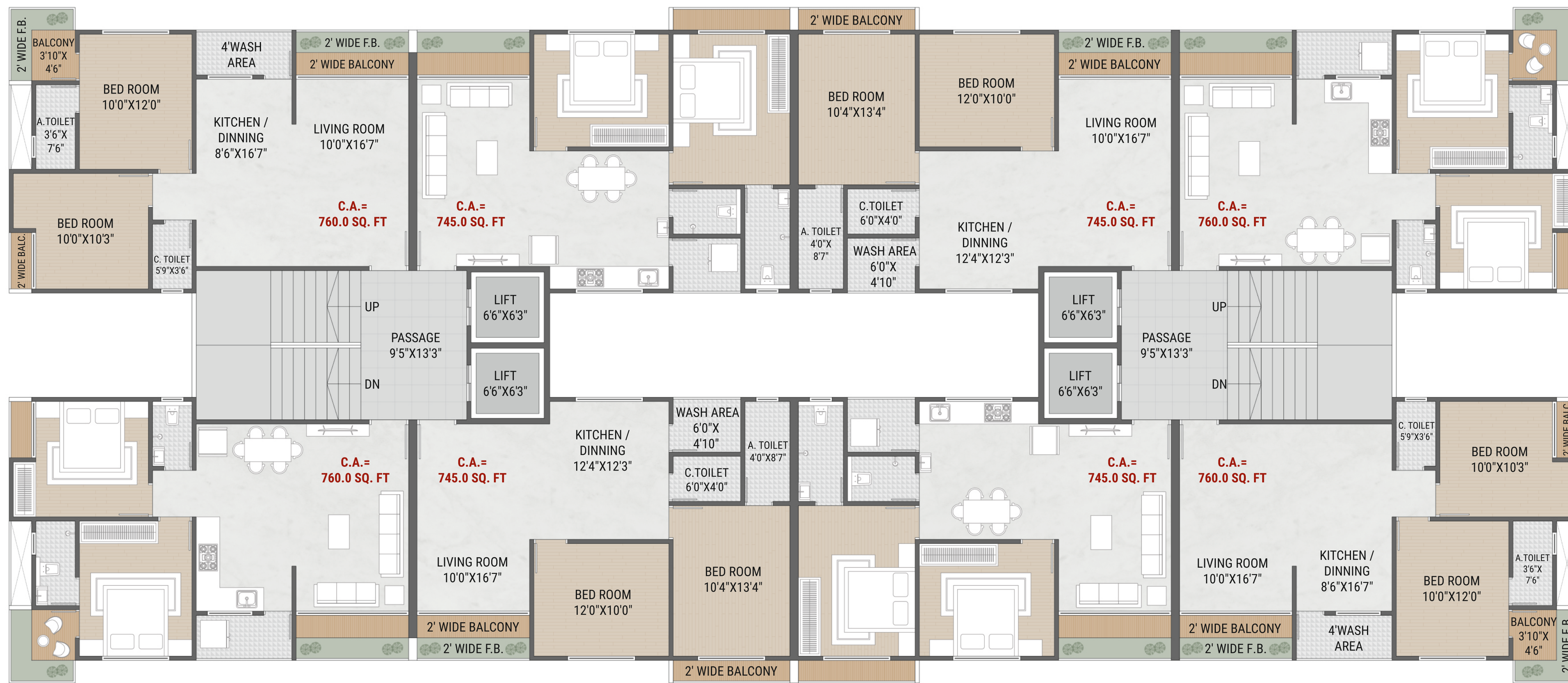
FIRST FLOOR

Tower - B & C (2 BHK)



TYPICAL

FLOOR PLAN





TOWER - A

3 BHK UNIT PLAN

Isometric Floor Plan



TOWER - B

2 BHK UNIT PLAN

Isometric Floor Plan



Amenities



Entrance Gate



Security Cabin



C.C.T.V Camera



Gazebo



Street Light



Club House



Garden



Children Play Area



SPECIFICATIONS

STRUCTURE



Earthquake resistant RCC frame structure
With brick masonry wall as per structural engineers design.


FLOORING



- 2X4 Standard Quality Vitrified flooring in all rooms.
- Anti skid vitrified tiles in bathroom.

PAINT & FINISH



- Internal : Smooth plaster with wall putty.
- Exterior : Double coat plaster with waterproof  fungal resisantpaint with texture.

DOOR



Standard Printed Enterance Door. Internal flush door, stone frame in all doors.

WINDOWS



Premium quality anodized powder coated alluminium section windows.

KITCHEN



Granite counter top in kitchen with stainless steel sink and premium quality tiles upto lintel level.

ELECTRIFICATION & HVAC



- Concealed copper wiring ISI Mark with adequate number of points and modular switches in all rooms.
- A.C. point in all bedrooms. centralized distribution board with MCBC for total safety.

BALCONY



Standard quality MS railing.

PARKING AREA



Power block in parking area.

WATERPROOFING



Terrace waterproofing with chemical treatment.

SECURITY



24X7 security with security cabin & CCTV surveillance.

LOCATION MAP

LOCATION MAP

ARCHITECT:



Ar. Brij Patel
+91-9913296150

Address:

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Behind Ganesh Nandan, zadeshwar, Bharuch - 392011.

Booking Inquiry:

+91 93874 11111
+91 99240 25515

Email:

Riddhisiddhiinfraworld@gmail.com

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