

THE
FRAME
FOR
YOUR
STOREY



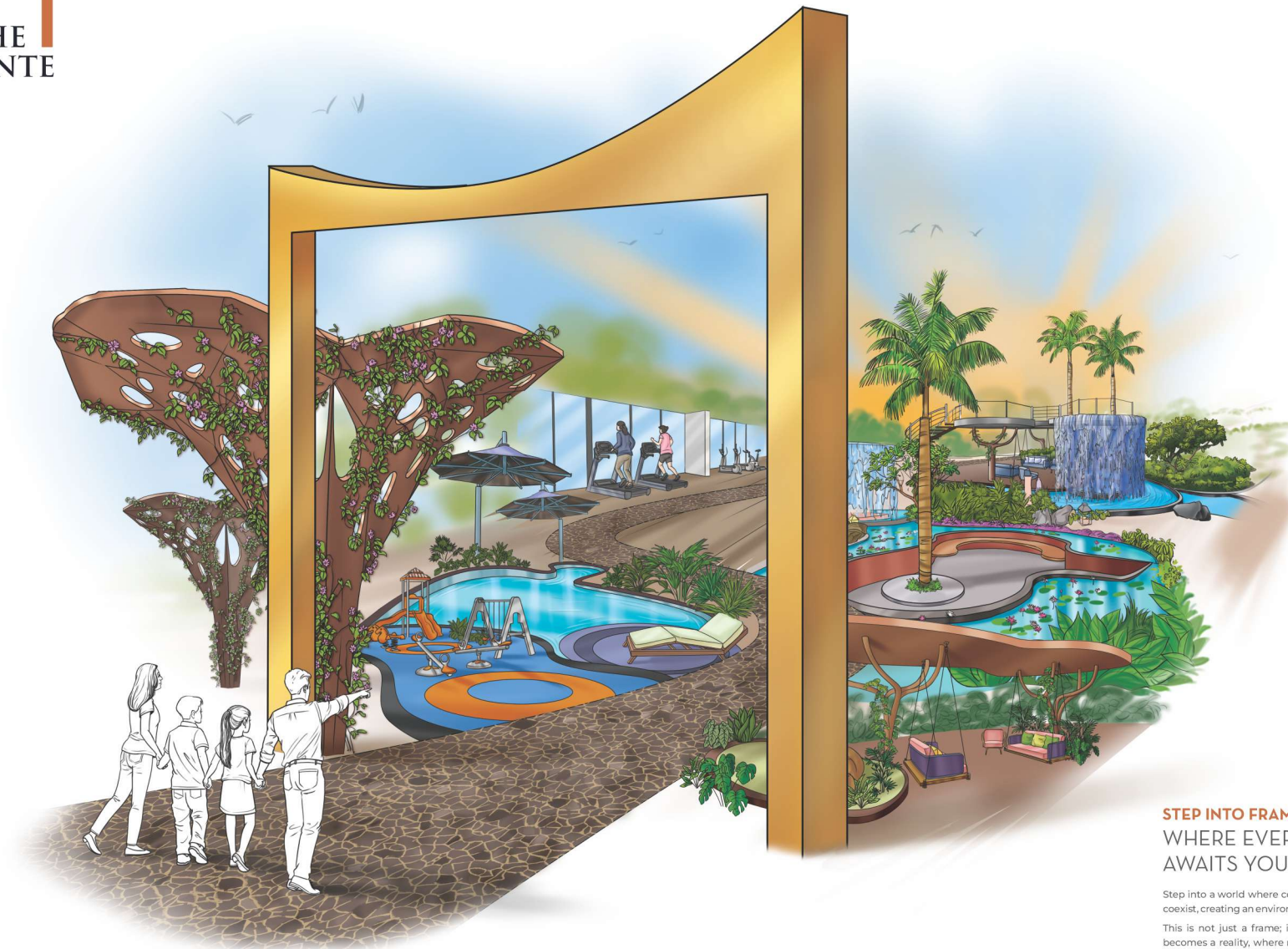
FRAME

your future

REDEFINING LIVING
FRAME BY FRAME

Welcome to The Avante, where your dream of luxurious living comes to life. Nestled in the heart of Sargasan, our exclusive 3 & 4 BHK apartments offer an unparalleled blend of elegance, comfort, and sophistication.

Your future, framed in luxury, begins here.



STEP INTO FRAME,
WHERE EVERYTHING
AWAITS YOUR ARRIVAL

Step into a world where comfort, convenience, and sophistication harmoniously coexist, creating an environment that goes beyond expectations.

This is not just a frame; it's a window into a future where your dream home becomes a reality, where modern living takes center stage, combining comfort, convenience, and sophistication in perfect harmony.

**THE
STORY**

WHERE DREAMS
LEARN TO FLY

14
STOREY

4 INDIVIDUAL
ELEGANT TOWER

168
UNITS

56 UNIT OF 4 BHK
112 UNIT OF 3 BHK

02
LEVEL

2 BASEMENT
LEVEL PARKING



THE
AVANTE

THE
AVANTE

THE SPACE, WHERE LIFE REACHES NEW HEIGHTS

Here, spaciousness isn't just a luxury, it's a way of life. As you step into The Avante's exterior view, you'll be greeted by a world of grandeur, filled with abundant natural sunlight that bathes your surroundings in a warm embrace.

Our lifts seamlessly elevate you to new perspectives and experiences, while the expansive open spaces offer endless possibilities.



WIDE BALCONY

These expansive viewing decks are the ideal place for delightful conversations, indulging in your favorite books, or savoring a hot cup of coffee. They bring a sense of openness and spaciousness to your apartment.



ABUNDANT NATURAL LIGHT

The strategic positioning of the tower and oversized windows guarantees ample natural light and fresh air circulation. This means you not only enjoy a well-lit and airy living space, but also a deeper connection to the outdoor environment.

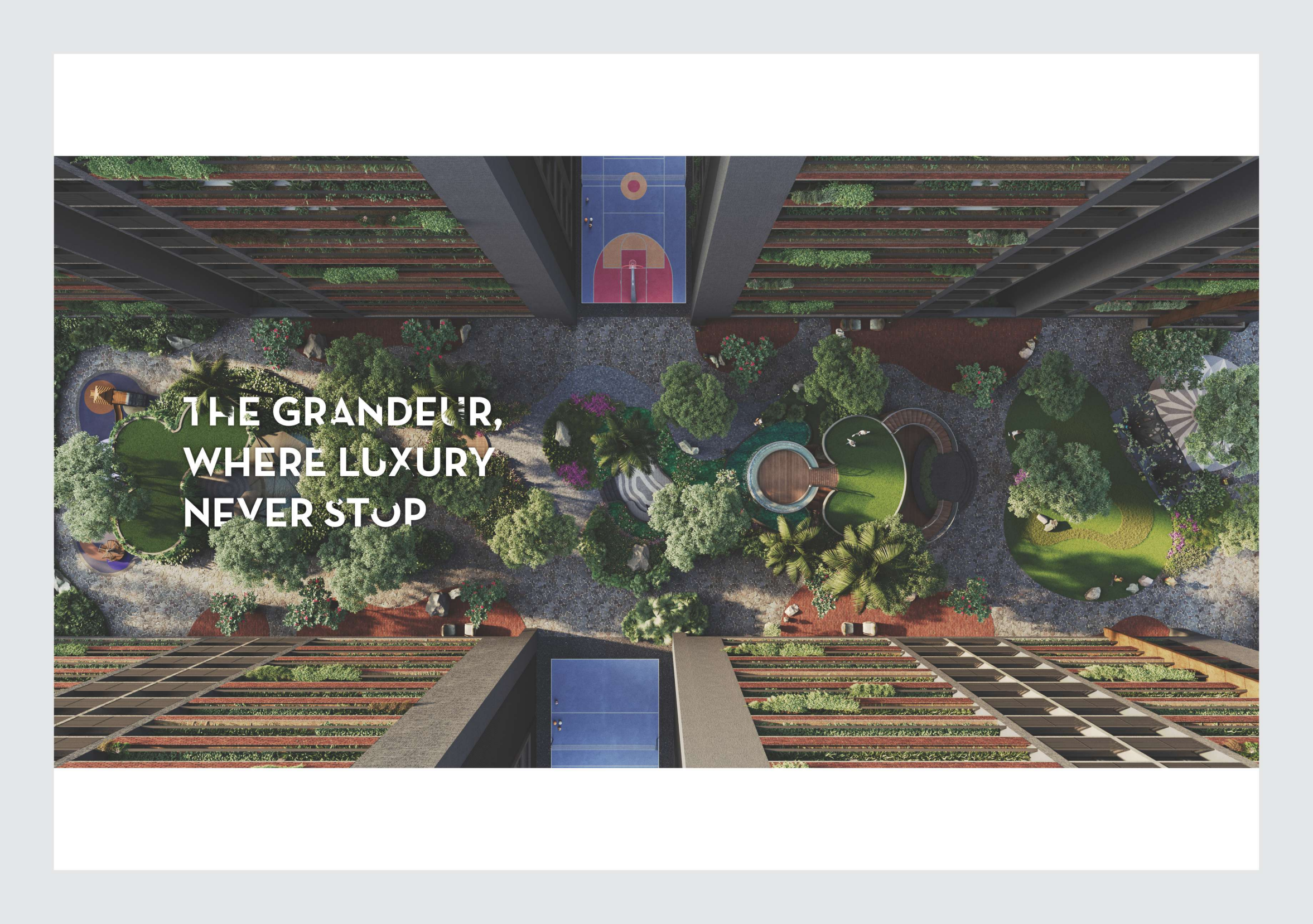


THREE LIFT IN EACH BLOCK

where luxury meets convenience. In each tower, we offer three lifts for quick and easy access.

The 4 BHK towers come with a personal lift and private foyer, ensuring a unique, private entry experience. In our 3 BHK towers, a spacious and elegant foyer is complemented by three lifts, ensuring seamless access for you and your guests.



An aerial photograph of a modern building's central courtyard. The courtyard is a lush green space with various trees, shrubs, and a winding path. In the center, there is a large, irregularly shaped green area with a small, circular, light-colored structure. To the left and right of this central area are two basketball courts with blue and red flooring. The building's facade is visible on the left and right sides, featuring a series of horizontal wooden slats and greenery. The text "THE GRANDEUR, WHERE LUXURY NEVER STOP" is overlaid in white, bold, sans-serif font on the left side of the image.

**THE GRANDEUR,
WHERE LUXURY
NEVER STOP**

THE SPACE,
WHERE FOSTERING
TOMORROW'S WELLNESS, TODAY!



LOW VOC CONTENT
PAINTS, ADHESIVES



HIGHLY EFFICIENT
MOTOR PUMP



SOLAR PANEL
FOR COMMON AREAS



PLENTY OF DAYLIGHT &
PROPER AIR VENTILATION



CHARGING POINT
FOR ELECTRIC VEHICLE



ENERGY EFFICIENT
LIGHTING FIXTURES

Celebrate a harmonious blend of modern living and eco-consciousness at The Avante.

We've created a space where wellness thrives today, while safeguarding the planet for a greener, healthier tomorrow. Experience a sustainable, vibrant community where your well-being and the environment are in perfect harmony.





THE LOCATION
WHERE DREAMS
COINCIDE



LOCATE US





THE
AVANTE

THE AMENITIES,
A WORLD OF DELIGHT

50+ features

The Avante offers an array of exceptional facilities that transcend convenience to offer a life enriched with joy. Dive into the pool of leisure, gather with friends and family, or simply savour moments of relaxation – it's all part of the grand tapestry of delights that await you at The Avante.



THE GARDEN,
WHERE MEMORIES FLOURISH



The Avante's garden view is not just a place; it's an enchanting sanctuary where the seeds of moments take root and blossom into beautiful recollections. Whether it's a quiet stroll, a family gathering, or a tranquil moment of solitude, The Avante offers a picturesque backdrop for the stories of your life.





60%
OPEN SPACE

THE LANDSCAPE,
WHERE PEACE RESIDES



At The Avante, our waterbody garden view is a serene haven where peace takes centre stage. It's not just a landscape; it's a canvas where the gentle ripples of water mirror the calmness of your soul.

A place where the gentle hum of water and the beauty of nature unite to create a peaceful refuge, ensuring that you find harmony and respite in every moment.





**THE WATER,
A TRANQUILITY IN STREAMS**

This waterbody garden view is more than just a visual delight; it's a soothing escape for the senses. Step into this tranquil oasis, where you can find solace in the soft whispers of the water and let your worries drift away, leaving you with a profound sense of calm.

THE SPACE,
WHERE STRENGTH LIGHTS THE WAY



The Avante's fitness centre is not just a place to work out; it's a realm where determination fuels the journey towards a healthier, more vibrant you. Whether you're starting your fitness journey or continuing it, every step you take here is a testament to your dedication and the bright, healthy future that lies ahead.



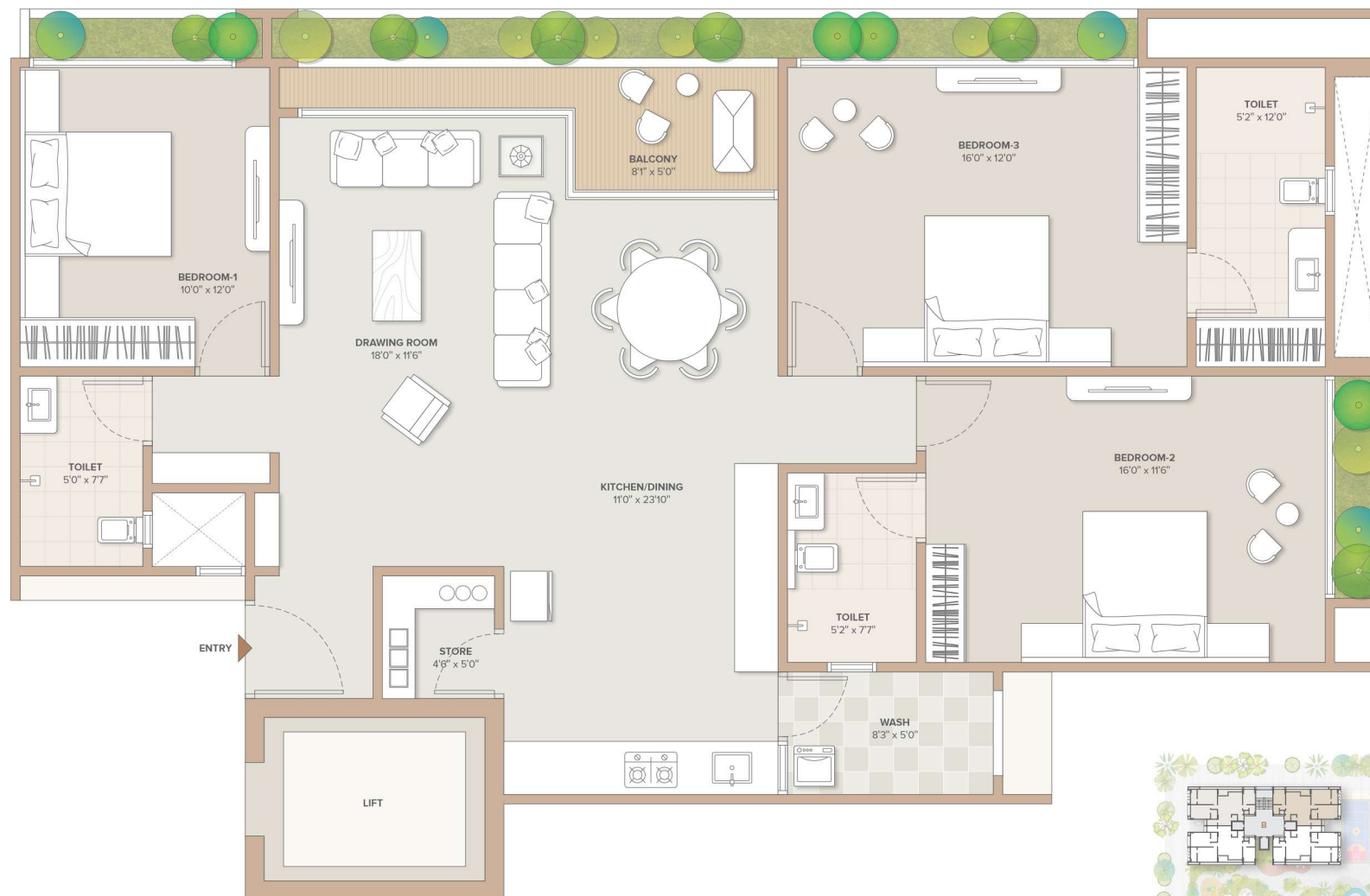


THE
AVANTE



NILKANTH MAHADEV MANDIR ROAD





BLOCK - A & B

UNIT NO.
101 TO 1401, 102 TO 1402
103 TO 1403, 104 TO 1404

3 BHK
UNIT FLOOR



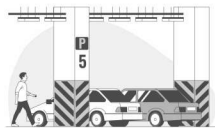


4 BHK
UNIT FLOOR

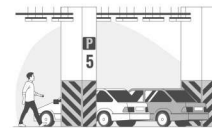
BLOCK - C & D

UNIT NO.
101 TO 1401, 102 TO 1402





FIRST
BASEMENT LEVEL



SECOND
BASEMENT LEVEL



SPECIFICATIONS

WHERE MODERNITY MEETS PRECISION



STRUCTURE

RCC frame wall structure designed for seismic conditions as per regulations & codes.



WALL FINISH

Internal wall mala plaster with putty finish, External wall texture with acrylic paint.



DOORS & WINDOWS

Heightened decorative veneer finished ain door with wooden framing, Flush doors with double side oil paint colour in internal area with wooden framing, Doors with high quality locking arrangements. Powder coated/anodized heavy aluminum windows of section with granite jamb, Heat reflective & noise reduction window.



APARTMENT FOYER

Decorative porch with name plates & flat numbering, Branded automatic lifts (KONE or equivalent make) Granite or kota stairs with wide width.



BATHROOM / TOILET

CP brass fittings - (jaquar/equivalent make), Wall mounted closet (Cera/Simpolo equivalent make) Concealed plumbing for hot & cold mixture for shower, Astral brand/equivalent UPVC pipes for water/waste supply Counter basins in bathrooms.



KITCHEN / STORE ROOM

Exclusive kitchen platform with granite stone with ceramic/SS sink, Granite shelves in store room, Glazed tiles above platform up to lintel level.



ELECTRICAL

3 phase concealed ISI copper wiring with modular switches, ELCB paneling for maximum safety. Adequate numbers of charging points AC points in 3 rooms, TV points in drawing room with DTH/GTPL wiring.



THE LOCATION

WHERE CONNECTIONS CONVEGE

At The Avante, our prime location in Sargasan is not just an address; it's a hub where convenience and accessibility meet. Whether it's work, leisure, or exploration, this is where your journey begins and conveniences convene, making every aspect of your life just a little more effortless.

SITE ADDRESS :
The Avante, Hadmatiya Nilkanth Mahadev Road,
Sargasan, Gandhinagar, Gujarat 382422

For more information
98240 74454 • 90990 93355

ARCHITECT
VPA
VPA ARCHITECTS
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