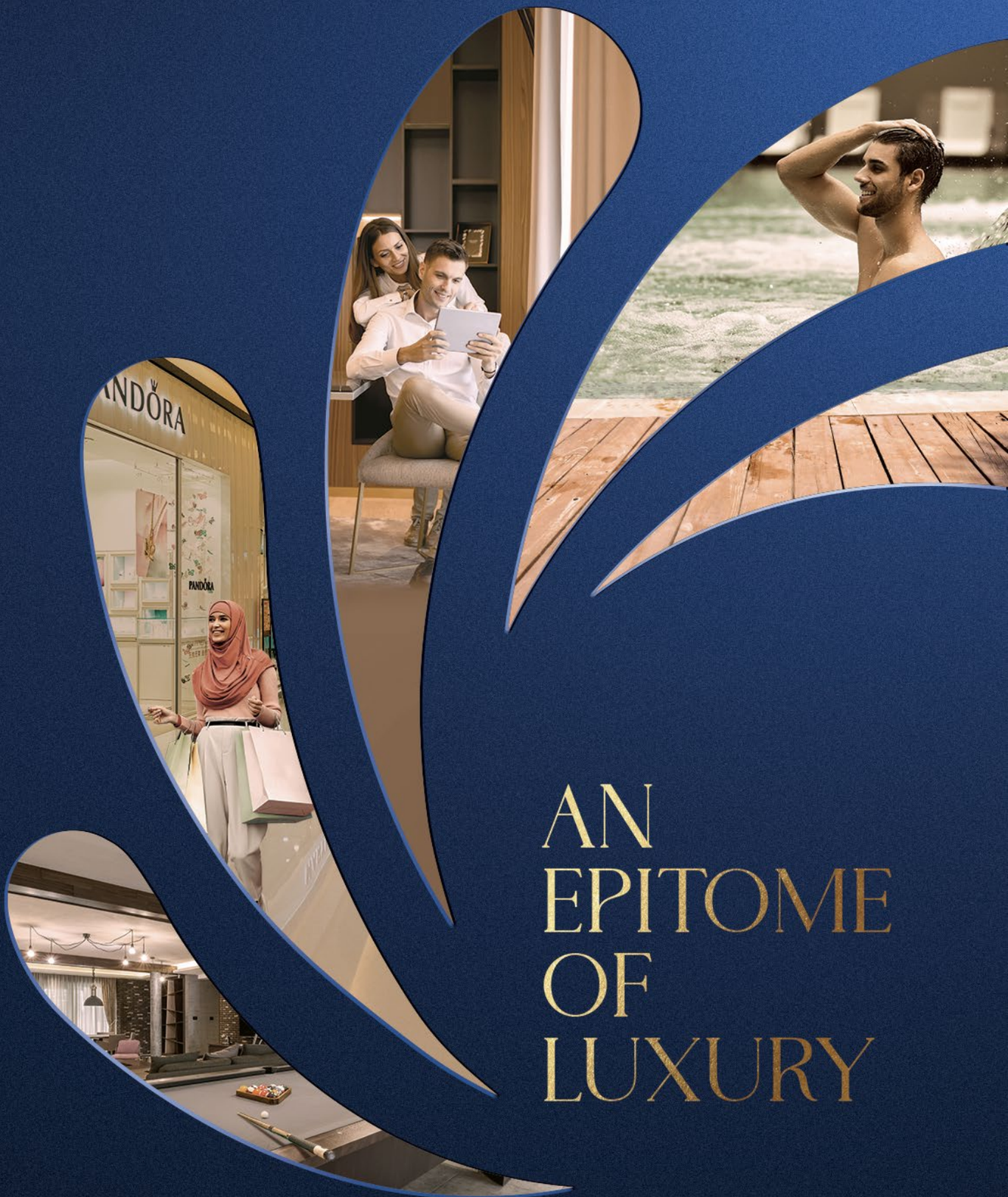


AN EPITOME OF LUXURY

A PROJECT BY

BALWA GROUP
HOSPITALITY | REALTY | ENGINEERING | FOODS

&

A2O
REALTY

YOUR PERSONALITY IS THE EPITOME OF PERFECTION

SO SHALL BE YOUR ABODE

YOUR STYLE IS THE EPITOME OF SOPHISTICATION

SO SHALL BE YOUR ABODE

YOUR VISION IS THE EPITOME OF EXCLUSIVENESS

SO SHALL BE YOUR ABODE

WITNESS A LANDMARK
DESIGNED TO BE THE
EPITOME OF LUXURY.



ELEVATE YOUR LIFE WITH A FINELY CRAFTED LIFESTYLE.



ARRIVING HERE IS
THE EPITOME OF
GRANDIOSITY.

A GRAND WELCOME FOR YOUR GUESTS IS A MUST.

WELCOME
TO YOUR



EPITOME
OF LUXURY

Avalon
RESIDENCY

2 BED
LAVISH
RESIDENCES

GOREGAON

DESTINED TO BE THE EPITOME OF PROGRESS.

Goregaon is emerging as one of the most sought-after real estate destinations in Mumbai with its sound connectivity, infrastructure development, and upward price trends. Moreover, it's a burgeoning urban enclave, replete with a diverse range of commercial and recreational amenities.

Techniplex | Veer Sawarkar Flyover | W.E. Highway | Aarey Colony | Radisson Hotel | Goregoan Railway Station | Swami Vivekananda Road | MTNL Goregaon | DLH Park



ENJOY THE LUXURY OF TIME AS EVERYTHING IS CENTERED AROUND YOU.



CONNECTIVITY
S.V. Road
Western Express Highway
Goregaon Railway Stn.
Link Road
Goregaon-Mulund Link Road
Lower Malad Metro Stn.
Malad West Metro Stn.

FOOD CAFE & ESSENTIALS
Dmart
Metro Wholesale
Smart Bazaar
Reliance Mart

EDUCATIONAL CENTRES
Vibgyor Roots & Rise School
Dr. S. Radhakrishshnan School
D.G. Khaitan School
Oberoi International School
Witty International School
Saraf College
Dalmia College

HOSPITALS & MEDICAL CARE
Cloud Nine Hospital
Chemist Hub
Vivanta Hospital
Wellness Forever 24x7
Life Line Medicare Hospital

LEISURE & ENTERTAINMENT
Goregaon Sports Club
Inorbit Mall
Oberoi Mall - II
Infiniti Mall
Decathlon

HOTELS & BANQUETS
Radisson
Residency Sarovar Portico
Westin
Grand Blossom Banquet

AN EXCLUSIVE SPREAD OF LIFESTYLE ELEMENTS

- A TOWER 1 LOUNGE AREA
- B PARTY HALL
- C GAMES ROOM
- D KID'S PLAY AREA
- E CRICKET TURF
- F MULTIPLAY COURT FOR BASKETBALL AND BADMINTON
- G GYM FOR MEN
- H GYM FOR WOMEN
- I GAZEBO SEATING
- J WOMEN'S CHANGING ROOM
- K SWIMMING POOL EXCLUSIVE FOR WOMEN
- L WOMEN'S POOL DECK WITH LOUNGERS
- M MEN'S CHANGING ROOM
- N SWIMMING POOL EXCLUSIVE FOR MEN
- O MEN'S POOL DECK WITH LOUNGERS
- P TOWER 2 LOUNGE AREA
- Q AMPHITHEATRE
- R SENIOR CITIZEN AREA
- S JOGGING/WALKING TRACK
- T LANDSCAPED PLANTATIONS



EVERY EXPERIENCE IS THE EPITOME OF RICHNESS.

LIFESTYLE AMENITIES



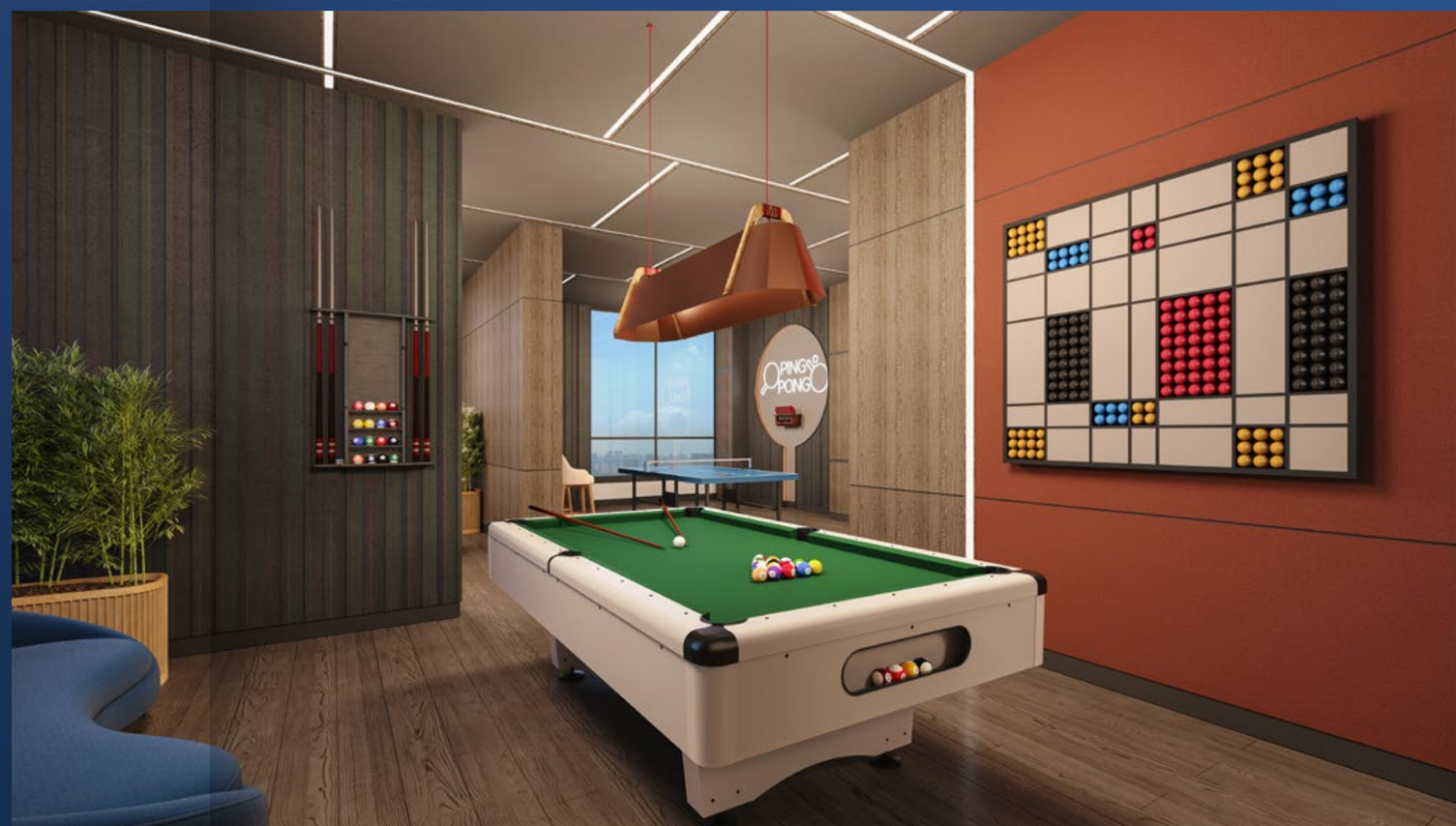
ZONES FOR HAPPINESS AND LAUGHTER

BLISSFUL SPACES TO FEEL REFRESHED



ENJOY GREAT FAMILY TIME WITH SOMETHING FOR EVERYONE





VIBRANT SPACES TO HELP YOU STAY FIT AND ENERGETIC





SPORTS ARENA TO BRING OUT THE SPORTSMAN IN YOU





ENJOY HI-STREET RETAIL FEATURING GLOBAL BRANDS.

RETAIL PLAZA

Access the latest trends from around the world right outside your door. From fashion to food, every day here is an escapade filled with great times.



AN EDIFICE THAT COMMANDS PRIDE

CONVENIENCES THAT MAKE YOUR LIFE COMFORTABLE









Come back home to an exclusive world finely crafted for timeless memories. From living room to bedroom, from kitchen to washroom, every aspect is the epitome of design.

CRAFTSMANSHIP TO MAKE EVERY CORNER AN EPITOME OF ELEGANCE.

INTERIOR FEATURES



CHERISH LIFE
AT ITS FULL GLORY
WITH BREATHTAKING VIEWS.

SPACIOUS EXTRAVAGANCE THAT TRIUMPHS ABOVE EVERYTHING

PERSONAL SPACE THAT ELEVATES THE FEELING OF RELAXATION



50+ YEARS OF LEGACY WHERE EVERY ICON IS THE EPITOME OF BRILLIANCE.

Imagine a world where homes transcend mere structures, becoming a Royal Enclave where luxury harmoniously co-exists with eco-consciousness. In a realm where urban living transcends the ordinary, two giants The **Balwa Group** and **A2O Realty-"An Arif Fazlani Venture"**, join forces to redefine skylines and the essence of city life.

With over 35 years of experience, The **Balwa Group** boasts a diverse portfolio spanning hospitality, real estate, engineering, and food processing. Renowned for their exceptional projects that have become city landmarks, including Fairfield Marriot, Radisson, Residency Sarovar Portico and high-end commercial, residential, and industrial units like Techniplex, Resiplex and Indiplex in Mumbai, the group is committed to enhancing trade and development on a global scale.

A2O Realty-"An Arif Faztlani Venture", stands at the forefront of innovation, seamlessly intertwining luxury and sustainability. With a legacy spanning over 35 years, we boast a track record of excellence in identifying, developing, and delivering real estate projects that have garnered widespread acclaim. Our unwavering commitment to sustainable development practices and cutting-edge architectural designs reflects our dedication to environmental and social responsibility. From our upcoming projects in Agripada and Khar to our commercial endeavor in Andheri and the opulent Luxury Resort in Pawna, Lonavla, each venture embodies our ethos of elegance and eco-consciousness

The collaboration between **Balwa Group** and **A2O Realty-"An Arif Fazlani Venture"** isn't just a business venture; it's the creation of a royal legacy. They envision Avalon Residency not as a mere residence, but as an abode of unparalleled grandeur. This enclave offers elegant design, lavish appointments, and cutting-edge technology—a haven for modern royalty. Here, kindred spirits come together, forging connections over shared luxuries and royal amenities.

We cordially invite you to become a part of "Avalon Residency," where the ordinary transforms into the extraordinary, and the pursuit of a unique urban narrative converges into a Royal Enclave.



ELEMENTS THAT TRULY SYMBOLIZE PERFECTION

INTERNAL SPECS

- Advanced Multi-Tier Security System
- Video Door Phone
- CCTV Monitoring of Key Common Areas
- Marble Vitrified Tiles Flooring in Living Room, Bedrooms & Kitchen
- Marble Vitrified Tile Flooring & Dado in Toilets
- Powder Coated Full Height Aluminium Windows
- TV Point & Wifi Points
- Modular Switches
- Engineered Stone Kitchen Platform
- Stainless Steel Kitchen Sink
- Branded CP & Sanitary Fittings
- Gypsum Wall Finish with Paint
- Piped Gas Line MGL



A PROJECT BY

BALWA GROUP & A2O REALTY

HOSPITALITY | REALTY | ENGINEERIN GOD$O

Site Address: Junction of Veer Savarkar Flyover and S.V. Road, Goregaon West, Mumbai - 400062

Experience Centre: 3rd Floor, Techniplex - I, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai - 400 062.

Head Office : 4th Floor, Techniplex - I, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai - 400 062.

Email: sales@avalonresidency.co.in | Website: www.avalonresidency.co.in

+91 70020 30700 | Tollfree: 180020 92090

The project is registered via MahaRERA registration number: P51800053429
and is available on the website: https://maharera.mahaonline.gov.in under registered projects.

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