

MUMBAI

ONE AVIGHNA PARK

This lavish oasis of tranquillity redefines the city skyline and raises the bar for affluent living

One Avighna Park – the iconic twin-tower premium residential project at Lower Parel, offers an exceptional blend of the finest comforts, practical luxury and eco-conscious living.

From its majestic entrance to its glimmering pinnacle, One Avighna Park is a tribute to dignified elegance. Above the grand entrance is a landscaped three-level podium garden with sculpted waterscape and lush greenery. The 64-storey twin towers host 278 sprawling Sky Mansions and Sky Villas (of 3-, 4-, and 5-Bed configuration). Each expansive residence features private decks, plunge pools, breathtaking

views, and exquisite interiors. With generous room sizes, skyhigh ceiling space, these residences serve as lush, rejuvenating retreats for body and mind. Vastu compliant interior design further enhances the harmonious ambience of these residences.

The Pinnacle Garden forms the crowning glory of One Avighna Park. This landmark organic sky garden atop architectural trellis, with its mood lighting, presents an iconic signature feature to Mumbai's skyline.

World-class amenities are just a lift ride away at One Avighna Park (see: Swank Factor). The multiple sports courts, swimming pools, a covered

jogging track, manicured gardens and meditation/yoga spaces serve as oases of tranquillity to rejuvenate the mind. The club house with its exclusive services provides a perfect avenue for social activities, while the business centre is fully equipped to host critical meetings.

One Avighna Park's development philosophy is shaped by the objective of raising the living standards of the surrounding neighbourhood and positively impacting the community.

The project has been meticulously crafted to augment the refined lifestyle and exquisite tastes of those discerning buyers who are globally well-travelled, well-read and who aspire to stay in ▶

THE LOT

Structure: Twin towers

Floors: 64

Units per floor: 3

Layouts: 3-, 4-, 5 Bed Sky Villas and Sky Mansions with private landscaped decks

Estimated handover: Q3, 2014

Developers: Avighna India Ltd.

Website: OneAvighnaPark.com

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MUMBAI



LOCATION

One Avighna Park is located in the heart of Lower Parel with close proximity to:

- Prime business districts like BKC, Nariman Point (20 minutes)
- Premium entertainment and leisure avenues like Atria, Palladium, Four Seasons, ITC Grand Central (7 minutes)
- Reputed schools and hospitals like JBCN International, Dhirubhai Ambani International School, JJ Hospital, Breach Candy Hospital and Hinduja Hospital (20 minutes)
- International and domestic airports (35 minutes)
- Plans for surrounding infrastructure development like skywalk and road-widening are underway, making the approach to One Avighna Park more inviting and less congested

ACHIEVEMENTS

- Winner of 19 international and national awards including:
- Best Residential High Rise Development in the World, IPA, London, 2013 and 2012
 - Best Residential Architecture, Asia Pacific, IPA, Malaysia, 2013 and 2012
 - Best Landscape Design, International Hotel & Property Awards, London 2013
 - Platinum Pre-certification by Indian Green Building Council

ADVICE

Critical factors to consider when you are buying a premium luxury residence:

DELIVERY SCHEDULE

Is the promised delivery schedule genuinely realistic? Is it backed by facts about current status of construction?

HASSLE FREE MAINTENANCE

Ask yourself, "Would the monthly outgoings be a burden in future?"

LIKE-MINDED NEIGHBOURS

Are most of the buyers, investors or end users? You are not just buying a house, you are also buying into a community. In the long run, being surrounded by like-minded residents becomes



With meticulous attention to details and functionality-centric design executed using the best materials available by the best available teams, One Avighna Park promises the finest living experience in the city.



critical to enjoying a happy, peaceful life.

ECO-FRIENDLY PRACTICES

Has the building been designed in a way that can be sustained for a long time? For instance, water is a scarce resource and going forward, it will only get dearer. Does the building have a functioning sewage treatment plant, from which treated water can be used for flushing, gardening and washing cars?

AMENITIES PROVIDED

What is there for everyone in the family whether it be elderly parents, couples, teens, kids and even pets?

FOCUS ON SUSTAINABILITY

Function precedes form at One Avighna Park. The Sky-Mansions and Sky-Villas have been designed to ensure optimal natural daylight and cross ventilation. One Avighna Park also incorporates thoughtful conservation initiatives in the form of wind turbines and solar panels for sustainable energy and rainwater harvesting and sewage treatment plant for water conservation.

This is the first residential project in India to be pre-certified Platinum by the Indian Green Building Council. This earns One Avighna Park the distinction of being the tallest eco-friendly residential structure in Mumbai.

SWANK FACTOR

- Banquet Hall
- 30-seat private cinema
- Jain Derasar with private access, making it unobtrusive for the residents
- Multiple pools
- Covered jogging track
- Children's Library
- Multi-purpose Sports Courts - including Squash, Tennis
- Indoor Cricket
- Indoor and Outdoor Gymnasium

SHOWCASE

Nishka Terraces, Worli, Mumbai
Satlaj Terraces, Walkeshwar, Mumbai
Yashika Apartments, Vile Parle, Mumbai

IN CONVERSATION WITH NISHANT AGARWAL, MANAGING DIRECTOR, AVIGHNA INDIA

elaborates on the concept of Practical Luxury that serves as the central principle at One Avighna Park

**WHAT IS THE VISION FOR ONE AVIGHNA PARK?**

One Avighna Park has been designed to ensure a perfect blend of luxury, sustainability and practicality. Sustainable practices like water management systems, alternative power generation technologies and optimal use of natural light and ventilation have been incorporated into the project's core design to ensure that maintenance costs don't become prohibitive.

With uncompromising focus on sustainability, this project is designed for those discerning buyers who wish to stay in a community of like-minded people, want easy access to world class amenities, want easy accessibility to work places and other premium leisure and entertainment destinations.

WHAT ARE THE FEATURES THAT MAKE THIS PROJECT UNIQUE?

There are many unique factors - be it location, design, architecture, workmanship, amenities or quality of neighbours, but two factors stand out. Firstly, One Avighna Park is one of the projects in Central Mumbai that will be delivered in the coming year.

Real estate development in Mumbai is complex, time consuming and challenging due to which there is a huge lag between supply and delivery. Buyers have become extremely sensitive to the delivery factor. Our show Sky Villas are ready on the 33rd level. It gives our prospective buyers a real understanding of how lavish and

“ We are a debt-free Group company, committed to focusing on only one project at a time. Our previous projects stand testimony to our credibility and long-term commitment to each project. Our goal is to ensure that there are no compromises on critical factors like timely delivery, quality of material used and standards of execution. ”



spacious their homes could be

Another important aspect that is often overlooked in so called "luxury" projects is that of practicality and running costs. For instance our building is designed such that all floor lobbies will get natural ventilation and light resulting in a saving of approximately six crore rupees a year. One Avighna Park will change people's perception. Buying a luxurious home will no longer result in high monthly outgoings.

WERE ANY SPECIALISTS INVOLVED IN THE PROJECT?

We have collaborated with many international consultants for the design and implementation of various aspects of this project. Vivek Bhole who has designed multiple international projects in GCC and Africa, is the principal architect. Belt Collins from Singapore have designed the landscape. DHA, UK are our lighting consultants, while WSP Cantor, USA are our structural consultants.

We have imported materials from across the globe to ensure international standards. In order to do justice to the materials used, we have employed more than 300 skilled workers from various GCC countries to ensure international standard execution of our project. We have employed flat slab MIVAN construction technology from Malaysia.

We are also working with Elemec-UAE for developing intelligent mechanical, electrical and plumbing design that helps in avoiding the costs incurred due to repair and reconstruction of faulty designs that are difficult to repair post construction. ©