

## ONE AVIGHNA PARK SKY VILLAS, LOWER PAREL

# IN PURSUIT OF PERFECTION

Designed by a team of world-renowned consultants, One Avighna Park is one of Mumbai's most awaited projects. It offers a wide range of amenities whilst ensuring surprisingly low maintenance costs for a lifetime through implementation of practical and sustainable solutions

One Avighna Park is a luxurious residential high-rise complex that raises the bar in affluent living through its thoughtful design and eco-friendly innovations. Not only has it been designed by a team of world-renowned consultants, but the developer has also recruited 300+ skilled workers from the Middle East to ensure international quality execution.

#### ADVANTAGES OFFERED BY ONE AVIGHNA PARK

- Assurance on delivery - 51st storey under construction; 2014 delivery
- A community of like-minded families as neighbours
- Excellent connectivity
- Wide range of amenities
- Low maintenance costs
- The project has been awarded the 'Best Residential High Rise Development in the World 2013' award by International Property Awards in London

#### EXTRAVAGANT AMENITIES; LOW MAINTENANCE

Avighna's definition and approach to luxury is unconventional - the company ensures that luxury doesn't become a burden. Residents of One Avighna Park will not be burdened with expensive monthly maintenance, despite of enjoying the benefits of a luxurious and wide range of indoor and outdoor amenities. Several initiatives to ensure that, include:

- International standard design, materials and most importantly execution - windows from Germany, switchgears from France, fire fighting systems from UK. Spending capital on high quality materials and installation will certainly result in lower expenses resulting from rework and repairs in the future.
- Reducing power consumption drastically - most common areas (128 floor lobbies, staircases etc.) will be naturally lit and ventilated.
- Reducing water requirement drastically - most societies today require external sources of water to fulfill their water requirements. One Avighna Park has a Sewage Treatment Plant that will recycle waste water and use the treated water for flushing pur-

poses, gardening and washing cars. Other sources such as rainwater harvesting and bore wells are also being explored.

- Annual Maintenance and equipment repair (elevators, pumps etc.) is probably the single biggest expense borne by societies today. In One Avighna Park, all such costs have been pre-negotiated.
- One Avighna Park is a cluster redevelopment project, therefore residents will enjoy substantially lower property taxes

#### A MOST DESIRABLE LOCATION

One Avighna Park is in the heart of the city with excellent connectivity. Since several businesses have moved to BKC and Lower Parel, residents would save substantial time driving to and from work. Instead of spending hours in traffic jams, residents can enjoy quality time with their loved ones every day. BKC is at a quick 15 minute driving distance from One Avighna Park. Also, in just 5 minutes one can drive to Palladium, Atria Mall, PVR Cinemas etc. for premium shopping and entertainment options.

#### SKY VILLAS

These 3, 4, & 5 Bed Sky Villas are a treat to the senses. They provide a breathtaking view and a feel of majestic living. Some features include:

- 25 feet high landscaped deck in every apartment
- Vastu compliant layouts
- No beams and minimum columns, allowing flexibility in planning
- Ample cross ventilation
- Separate service entrance for domestic staff, vendors etc. These service entrances also open into the service corridors which house garbage chutes, electrical shafts etc.
- Domestic staff quarters with separate bathrooms
- Dedicated wash and dry areas

#### AMENITIES FOR RECREATION

- Valley garden 100 feet above the ground
- Covered jogging track
- 25 ft high banquet hall with private parking and elevator to ensure neighbors do not get disturbed
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- Covered jogging track
- Salon and spa
- 30 seat private cinema
- Sporting facilities including squash, tennis badminton, basketball courts and indoor cricket
- Reading library and study rooms



- Toddler and kids play area
- Several indoor games including table tennis and air hockey
- Card room
- Indoor and outdoor pools for leisure and for exercise
- Indoor and outdoor gym
- Jain derasar with private access, making it unobtrusive

#### AMENITIES FOR RECREATION

Avighna India is a leading real estate development company in Mumbai. The group is debt free and has no project partners. Avighna is best known for their less trodden path and delivering "blockbuster" products. The group concentrates on only one development at any given time and is therefore meticulous and detailed - their design and execution parameters are constantly setting new benchmarks in the industry. The group's last development, Nishika Terraces on Worli Sea Face, was delivery in 2004 and is still amongst the finest residential towers in the country.



**Nishant Agarwal**  
MD, Avighna India Ltd.

#### Awards and recognition

Several prestigious international and domestic awards

- World's Best Residential High-Rise Development- IPA, London Dec-20132
- Best Residential High-Rise Development, Asia Pacific- 2012, 2013
- Best High-Rise Architecture, Asia Pacific- 2013
- Best High-Rise Architecture, India- 2012, 2013
- Best Residential High-Rise Development, India- 2012, 2013
- Best Apartment, India- 2012
- Best Residential Renovation Redevelopment, India- 2012, 2013
- Highly Commended - Development Marketing at the Asia Pacific Property Awards 2013 -14
- Best Interior Design Apartment, India- 2013
- Best Landscape Architecture, India- 2013
- Platinum Pre certification by Indian Green Building Council for One Avighna Park
- Best Residential High-rise Development in the World - 2013"- IPA, London

