

AN
EPITOME
OF
LUXURY


Avalon
RESIDENCY
GOREGAON (WEST)

A PROJECT BY
AVALON RESIDENCY LLP

BALWA GROUP | A2O REALTY
REPRESENTING THE BEST OF REAL ESTATE

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

The background is a solid dark blue color. On the left side, there are several overlapping, curved, organic shapes in various shades of blue, ranging from a very light, almost white-blue to a dark, navy blue. These shapes create a sense of depth and movement, resembling stylized waves or flowing fabric. The text is centered horizontally and positioned in the lower-middle part of the frame.

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.



Avalon

RESIDENCY
GOREGAON (WEST)

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

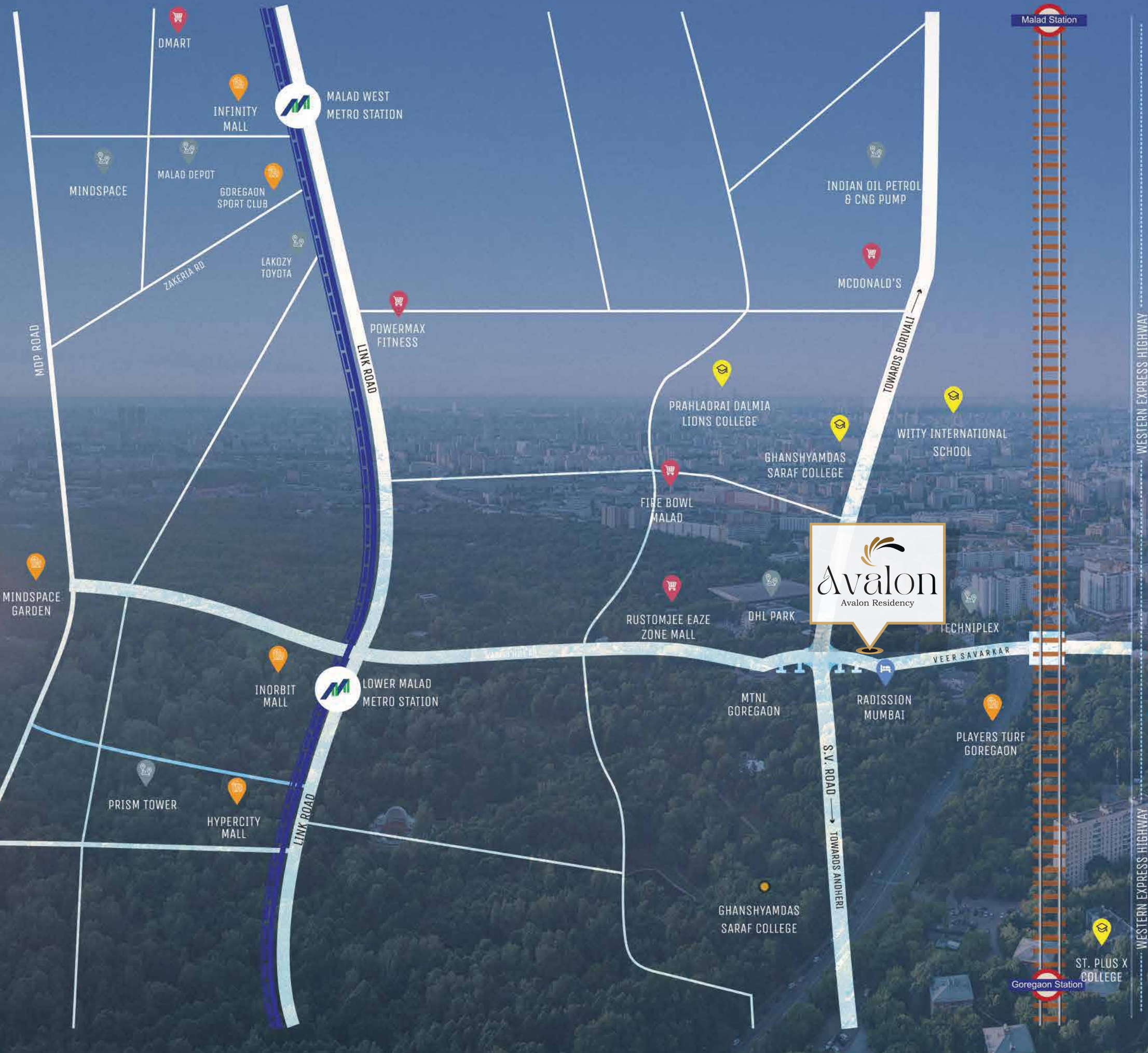
Goregaon
Railway Station

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. Radhakrishnan 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



Stock Image



ZONES FOR HAPPINESS
AND LAUGHTER

BLOSSFUL SPACES
TO FEEL REFRESHED





ENJOY GREAT FAMILY
TIME WITH
SOMETHING FOR
EVERYONE



VIBRANT SPACES
TO HELP YOU
STAY FIT AND
ENERGETIC





Stock Image



Stock Image



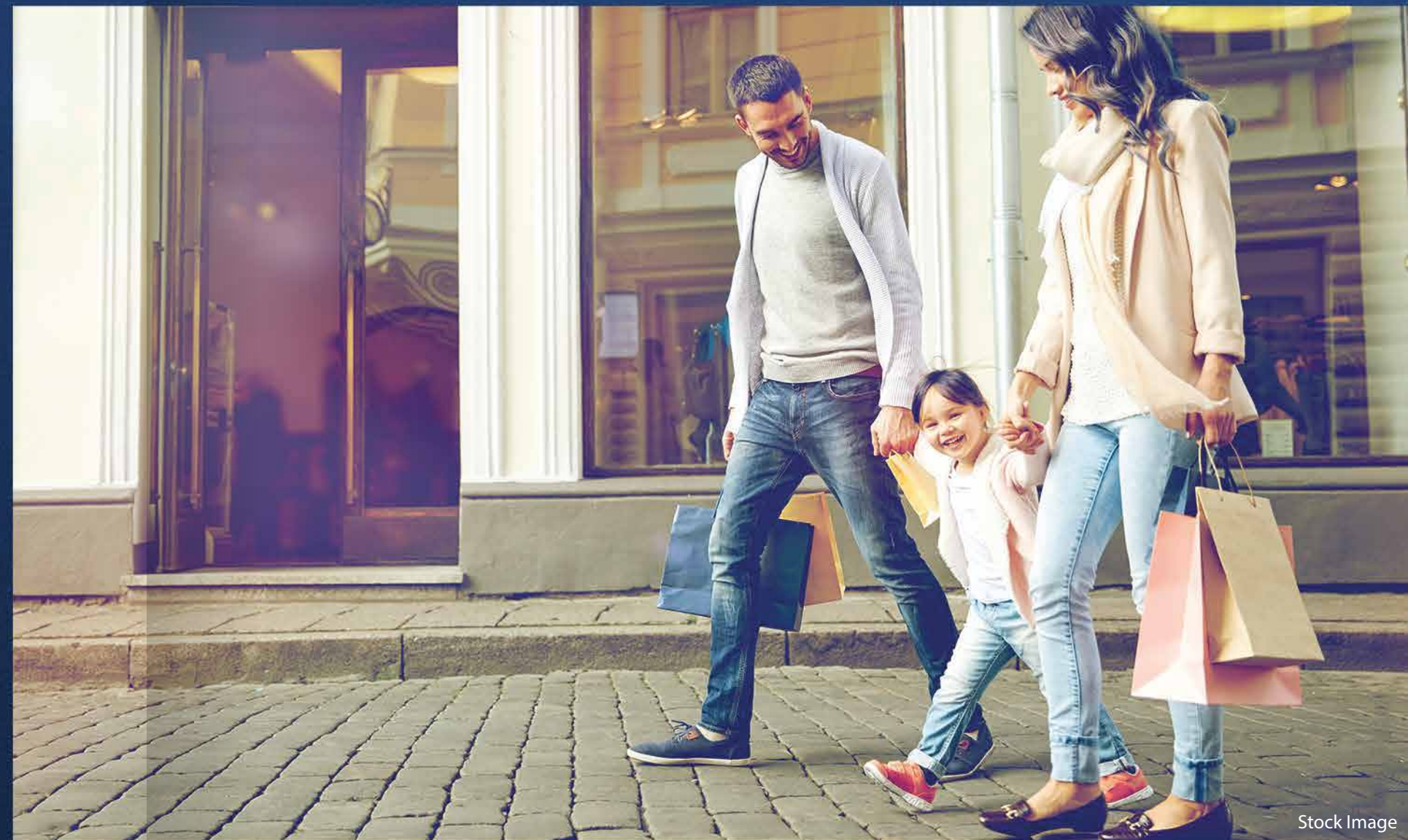
Artist's Impression

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.



Stock Image

AN EDIFICE
THAT
COMMANDS
PRIDE





Artist's Impression

CONVENIENCES
THAT MAKE
YOUR LIFE
COMFORTABLE



CRAFTSMANSHIP
TO MAKE EVERY
CORNER AN EPITOME
OF ELEGANCE.

INTERIOR FEATURES

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.



Stock Image

CHERISH LIFE
AT ITS FULL GLORY
WITH BREATHTAKING VIEWS.



SPACIOUS EXTRAVAGANCE
THAT TRIUMPHS ABOVE
EVERYTHING





Artist's Impression

PERSONAL SPACE THAT
ELEVATES THE FEELING OF
RELAXATION



Artist's Impression

35+ 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 Fazlani 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




Avalon
RESIDENCY
GOREGAON (WEST)

A PROJECT BY
AVALON RESIDENCY LLP



Site Address: Junction of Veer Savarkar Flyover and S.V. Road, Goregaon West, Mumbai - 400104
Experience Centre: 3rd Floor, Techniplex - I, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai - 400104.
Head Office: 4th Floor, Techniplex - I, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai - 400104.
Email: sales@avalonresidency.co.in | **Website:** www.avalonresidency.co.in | **☎ +91 70020 30700** | **Tollfree:** 1800 103 0700

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

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