

THE
FRAME
FOR
YOUR
STOREY



FRAME *of happiness*

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.



The Group's business activities rest on the principles of high quality, superior construction and high consumer satisfaction. Our goal is not limited to becoming the most successful company in the sector, but to become the prominent partner of choice in the process.

Dev Group is constantly working towards creating new benchmarks of architectural excellence in the real estate market of Gandhinagar. In this new environment, the demand for multi-faceted real estate development has become crucial for keeping pace with the progress. Capitalizing on these demand dynamics, we have always taken new initiatives and emerged as one of the prominent entities.

FROM THE MAKERS OF



2 & 3 BHK APARTMENTS
AT KUDASAN



3 BHK APARTMENTS
AT KUDASAN



3 BHK APARTMENTS
AT SARGASAN



3 BHK APARTMENTS
AT SARGASAN



2 & 3 BHK APARTMENTS
AT SARGASAN



We have been working towards development of Gandhinagar city since 1970. We have completed many projects under residential & commercial categories & have established our brand as a leading premium developer in the city.

With vast experience & clear vision we are determined to build the best living spaces for our clients. We provide luxurious residential flats for sale, which satisfy the growing need of our customers. Our past projects in Gandhinagar city have pleased thousands of people till date. Our projects in Gandhinagar are located at the finest locations and are full of world-class amenities with high quality specifications, an absolute epitome of comfortable living.

FROM THE MAKERS OF



2, 3 & 4 BHK APARTMENTS
AT RAYSAN



RESIDENTIAL PLOTS
AT RAYSAN



3 BHK APARTMENTS
AT RAYSAN



5 BHK VILLAS
AT RAYSAN



3 BHK APARTMENTS
AT RAYSAN



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, blending coziness, practicality, and refinement in perfect harmony.

**THE
STORY**

WHERE DREAMS
LEARN TO FLY

100 % RESIDENTIAL

60 % OPEN SPACE

14 STOREY
4 INDIVIDUAL
ELEGANT TOWERS

168 UNITS
56 UNITS OF 4 BHK
112 UNITS OF 3 BHK

02 LEVEL
BASEMENT 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.

The Avante will 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, top-down view of a modern residential complex courtyard. The courtyard is lush with greenery, including various trees, shrubs, and palm trees. It features several swimming pools: a large, irregularly shaped pool with a wooden deck, a smaller circular pool, and a rectangular pool. There are also two basketball courts, one with a blue and red court and another with a blue court. The courtyard is surrounded by tall, modern buildings with dark facades and horizontal wooden slats. The text "THE GRANDEUR, WHERE LUXURY NEVER STOP" is overlaid in white, bold, sans-serif font in the center of the image.

**THE GRANDEUR,
WHERE LUXURY
NEVER STOP**



THE SPACE,
WHERE WE ARE 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



COMMON CHARGING
POINT PROVISION FOR
ELECTRIC VEHICLE



ENERGY EFFICIENT
LIGHTING FIXTURES

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

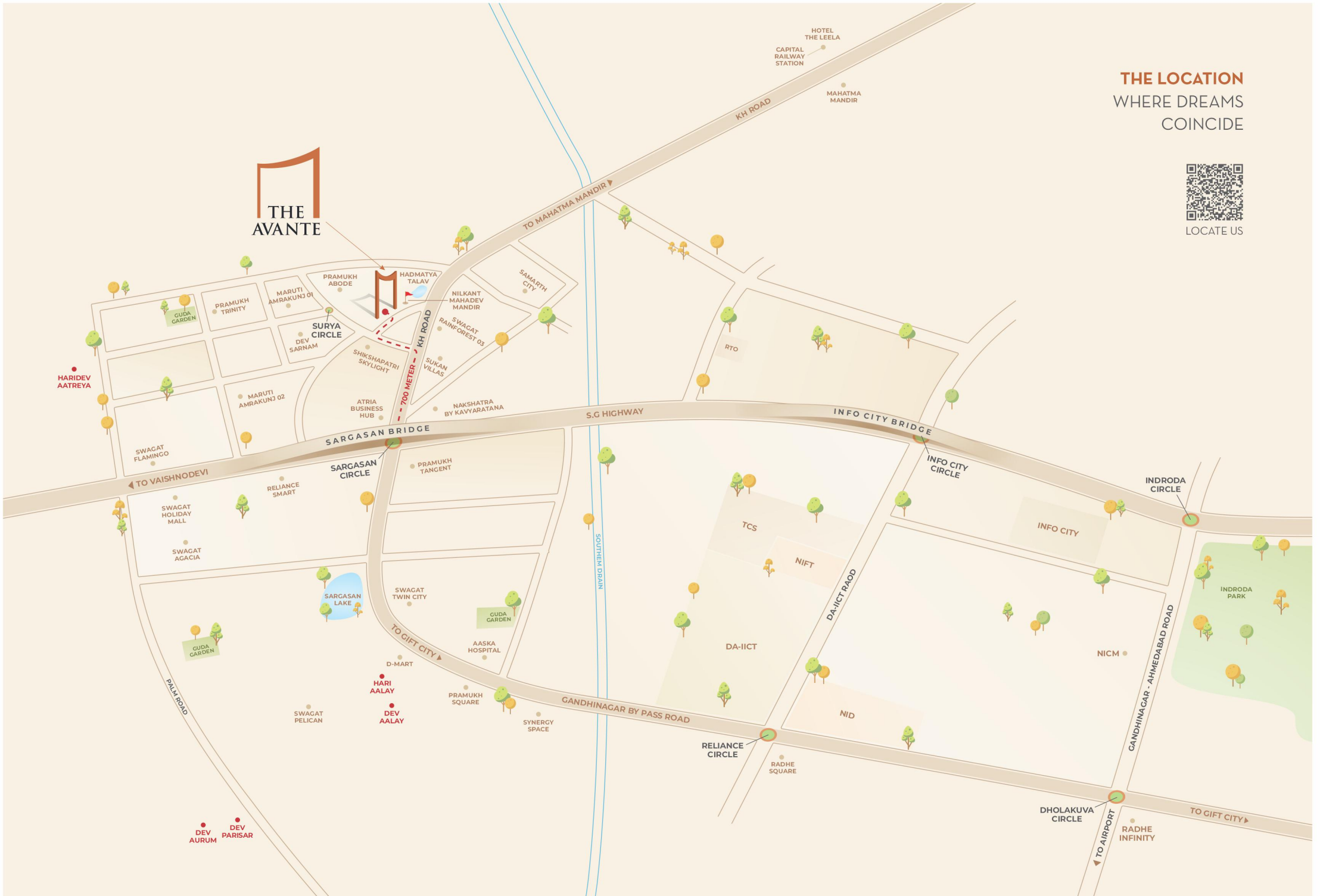
We've created a space where wellness thrives today, while safeguarding the planet for a greener, healthier tomorrow. Experience a sustainable, vibrant community where your well-being and the environment are in perfect harmony.







THE LOCATION WHERE DREAMS COINCIDE






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.

- | | | | | | |
|---|---|--|--|--|---|
| 
ELEGANT
ENTRANCE | 
DENSE
LANDSCAPE | 
LILY
POND | 
LAWN AREA
WITH SIT-OUT | 
GAZEBO
SEATING | 
WATER
BODY |
| 
SWING
AREA | 
MULTIPURPOSE
COURT | 
WALKING
TRACK | 
CHILDREN'S
PLAY AREA | 
ATTRACTIVE
SCULPTURE | 
SUNKEN
SEATING |
| 
MULTIPURPOSE
HALL | 
LIBRARY
/ WFH | 
POOL SIDE
SEATING DECK | 
POTTED
PLANTS | 
ROOF TOP
SEATING | 
OPEN YOGA
SPACE |
| 
INDOOR
GAME | 
TODDLER
ROOM | 
INDOOR
GYMNASIUM | 
HOME
TREATER | 
SWIMMING
POOL | 
BABY
POOL |
| 
NET
SEATING | 
SECURITY
CABIN | 
24 x 7 CCTV
SURVEILLANCE | 
SERVICE LIFT IN
EACH BLOCK | 
ELEGANT
ENT. FOYER | 
MANAGER
CABIN |
| 
TWO LEVEL
PARKING | 
METER
ROOM | 
COMMON
TOILET | 
STORE
ROOM | 
TERRACE
GARDEN | 
DESIGNER
STREET LIGHT |
| 
EV CHARGING
PROVISION | 
LUXURY
LOUNGE SPACE | 
ELEGANT
WATER FALL | 
TERRACE
BRIDGE | 
POWER BACKUP
(FOR COMMON AREA) | 
WASTE
DISPOSAL |



GUDA GARDEN

NILKANTH MAHADEV TEMPLE

DRIVE WAY

DRIVE WAY

DRIVE WAY

NILKANTH MAHADEV MANDIR ROAD

N

 GROUND
 FLOOR PLAN

DRIVE WAY

DRIVE WAY

S.C.

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

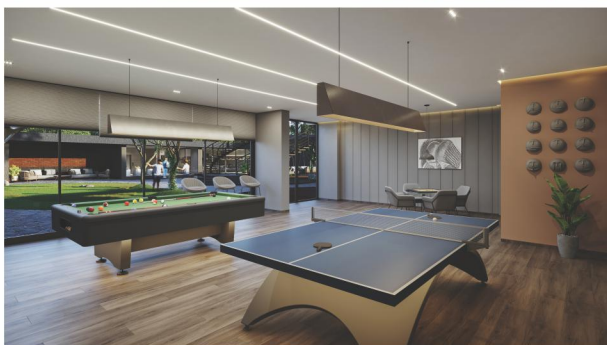
THE LANDSCAPE,
WHERE PEACE RESIDES



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 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.





NILKANTH
MAHADEV
TEMPLE

NILKANTH MAHADEV MANDIR ROAD

N

TYPICAL
FLOOR PLAN



NILKANTH MAHADEV TEMPLE

NILKANTH MAHADEV MANDIR ROAD



TERRACE
FLOOR PLAN



THE
AVANTE



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





SPECIFICATIONS
WHERE MODERNITY MEETS PRECISION



STRUCTURE

Earthquake resistant RCC frame structure designed for seismic condition as per regulations and codes.



FLOORING

Digital / GVT / Vitrified tiles in flooring.
Kota / Marble/tile flooring in wash area. Anti Skid tiles in bathroom & balcony.



TOILETS

Premium brand bath / toilet fittings. (Jaquar/Grohe or equivalent)
Premium brand sanitary fittings.(Cera/Simpolo/Kohler or equivalent)
Hot & Cold water provision in all bathrooms. (Astral /Supreme or equivalent)



DOORS

Decorative Main door with wooden framing with laminate or veneer finish.
Flush doors in internal area with MS/wooden/marble framing.



WINDOWS

Powder coated/anodized aluminum windows.



APARTMENT FOYER

Decorative foyer with name plates & flat numbering.
Branded automatic lifts with lift foyer. (Kone, ThyssenKrupp or equivalent)



WALL FINISH

Internal wall gypsum plaster/single coat mala plaster with putty finish.
External wall double coat plaster/texture with paint.



KITCHEN

Kitchen Platform with granite stone with SS/Quartz/ceramic sink.
Tiling on kitchen wall up-to lintel level.



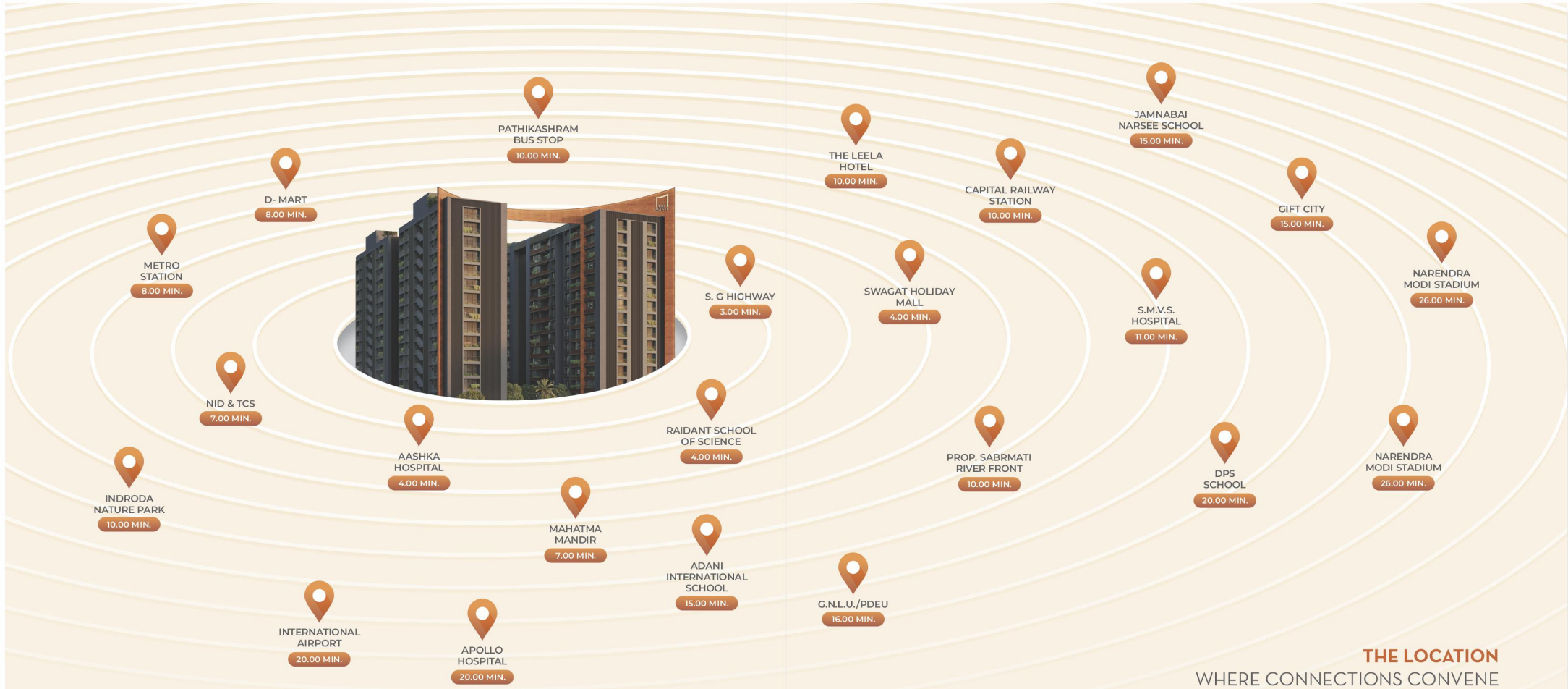
ELECTRICAL

Single or 3 phase Concealed ISI wiring with premium switches.
AC electrical points in all rooms. TV points in all rooms.



PARKING & INTERNAL ROADS

Allotted parking. Distinctively designed internal road.
CCTV camera provision in parking area.



THE LOCATION

WHERE CONNECTIONS CONVENE

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.



- Vikrant Purohit : 98255 06929 ● Aditya Coenka : 97806 19291 ● KshitiJ Diliipbhai Patel : 9824298499
- Jay Purohit : 98240 74454 ● Parth Purohit : 99130 02220 ● Neel M. Patel ● Jay S. Patel
- Yagnesh Upadhyay ● Paresh Dudhiya

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA12402/101023 Web : www.gujrerar1.gujarat.gov.in

TERMS & CONDITIONS : Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external factors beyond developer's control. ● The dimensions shown in the brochure are approximate. ● The developer reserves the right to change, revise or make any modification, addition, omission or alternation in the scheme as a whole or part thereof, at their sole discretion. ● The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. ● Government levies like GEB, GUDA, UGVCL, Stamp Duty, Registration charges, GST and any other additional charges are to be borne by the member. ● Subject to Gandhinagar Jurisdiction.

**SITE ADDRESS : THE AVANTE,
B/s. Mahadev Temple, B/h. Swagat Rainforest-3,
Mahatma Mandir Road, (KH Road), Sargasan, Gandhinagar.**

ARCHITECT & LANDSCAPE



STRUCTURAL CONSULTANT



CONTRACTOR



MEPF

APOORVA PARIKH

