

3dvaita
where unity meets serenity



4 BHK Serene Confluence Living

Welcome to Advaita, where every detail is crafted with care and every space is designed for comfort. At AVS Builders, we are dedicated to creating exceptional living environments that elevate everyday experiences.

Discover a residence where joy fills every room, where cherished memories are made, and where you can truly feel at home. With a commitment to excellence, we invite you to experience a living space that's more than just a home—it's a sanctuary.

at RAYSAN, GANDHINAGAR



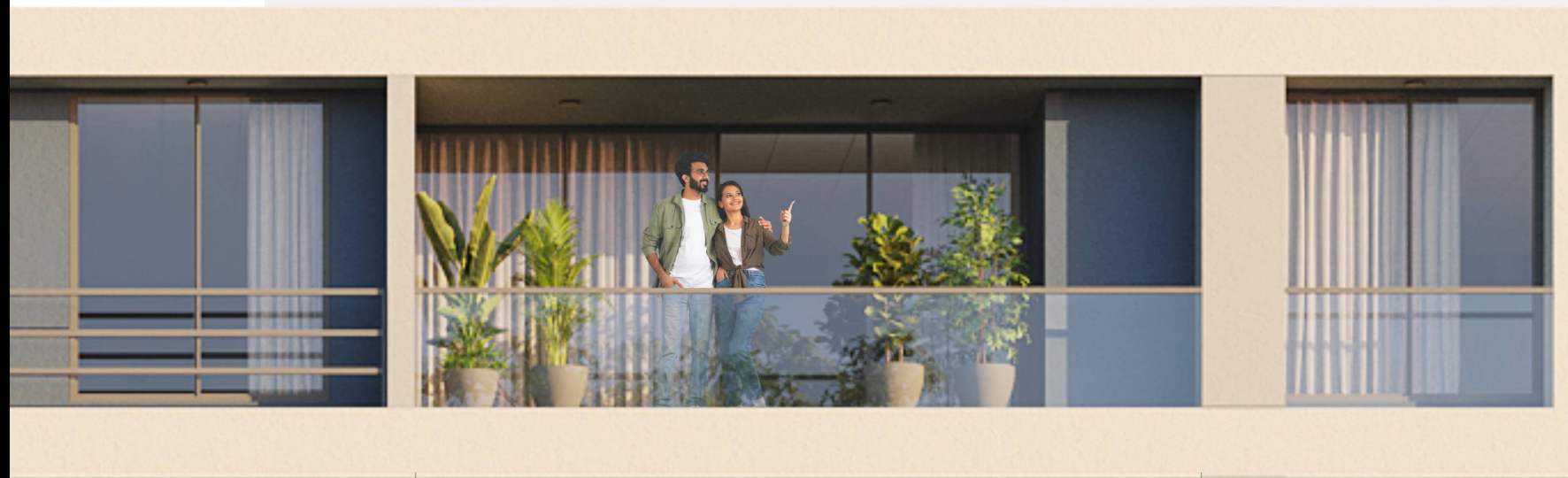
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ONLY 64 UNITS OF 4 BHK LIVING

WHERE
EXCELLENCE
MEETS ELEGANCE
IN EVERY DETAIL



G+17 STOREYED
SINGLE TOWER PROJECT



18' LONG VIEWTIFUL BALCONY

LIVE BEYOND
BOUNDARIES
IN INFINITE LUXURIES

Step into a realm where luxury meets limitless vistas. Your 18-foot-long balcony offers more than just a view; it's an invitation to unwind, relax, and immerse in the serenity of the surroundings. With a lifestyle crafted for those who seek exclusivity, every moment here is a step closer to elevated living.





EACH UNIT HAS
3 SIDES OPEN



ABUNDANT
NATURAL LIGHT



24 x 7 CCTV
CAMERA SYSTEM



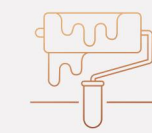
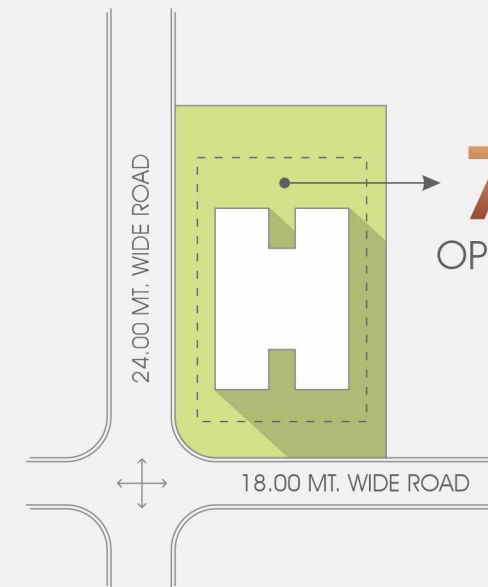
24 X 7 SECURITY
WITH CABIN

EMBRACED BY
LIGHT & AIR
PROTECTED BY
DESIGN

Nestled at a 4-road corner, each unit is designed to embrace the abundance of air and sunlight with its unique 3-side open layout. Experience a home that breathes, ensuring an unmatched flow of natural light and ventilation. With state-of-the-art CCTV surveillance, your safety is prioritized while you enjoy the luxury of open spaces and bright living.

ENJOY SKIES
SO CLEAR
AND VIEWS
SO NEAR





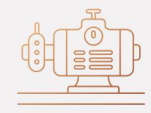
LOW VOC CONTENT
PAINTS, ADHESIVES



SOLAR PANELS
FOR COMMON AREAS



LIGHTING FIXTURE
FOR ENERGY SAVING



HIGHLY EFFICIENT
MOTOR & PUMP

POWERED BY **NATURE** BUILT FOR A **GREENER FUTURE**

Built with eco-friendly solutions, our project integrates solar panels, energy-efficient LED lighting, and an airy design that maximizes natural ventilation. Surrounded by the lush beauty of Green City Gandhinagar, this is where modern living meets sustainability, ensuring a healthier and greener future for you and the environment.

GLIDE WITH
GRACE
IN NATURE'S
EMBRACE

From the landscaped gardens to the serene walking paths, every step brings you closer to tranquility. Enter through a grand foyer and relax in the elegant waiting lounge, where personal lifts ensure privacy and convenience, including a stretcher-sized lift for added comfort. Here, nature and design blend seamlessly to elevate your experience.



4 LIFTS
WITH ADDITIONAL
SERVICE LIFT



LANDSCAPE
LUSH GREEN
GARDEN



SENIOR CITIZEN
SIT-OUT AREA



2 BASEMENTS FOR
2 CARS PARKING



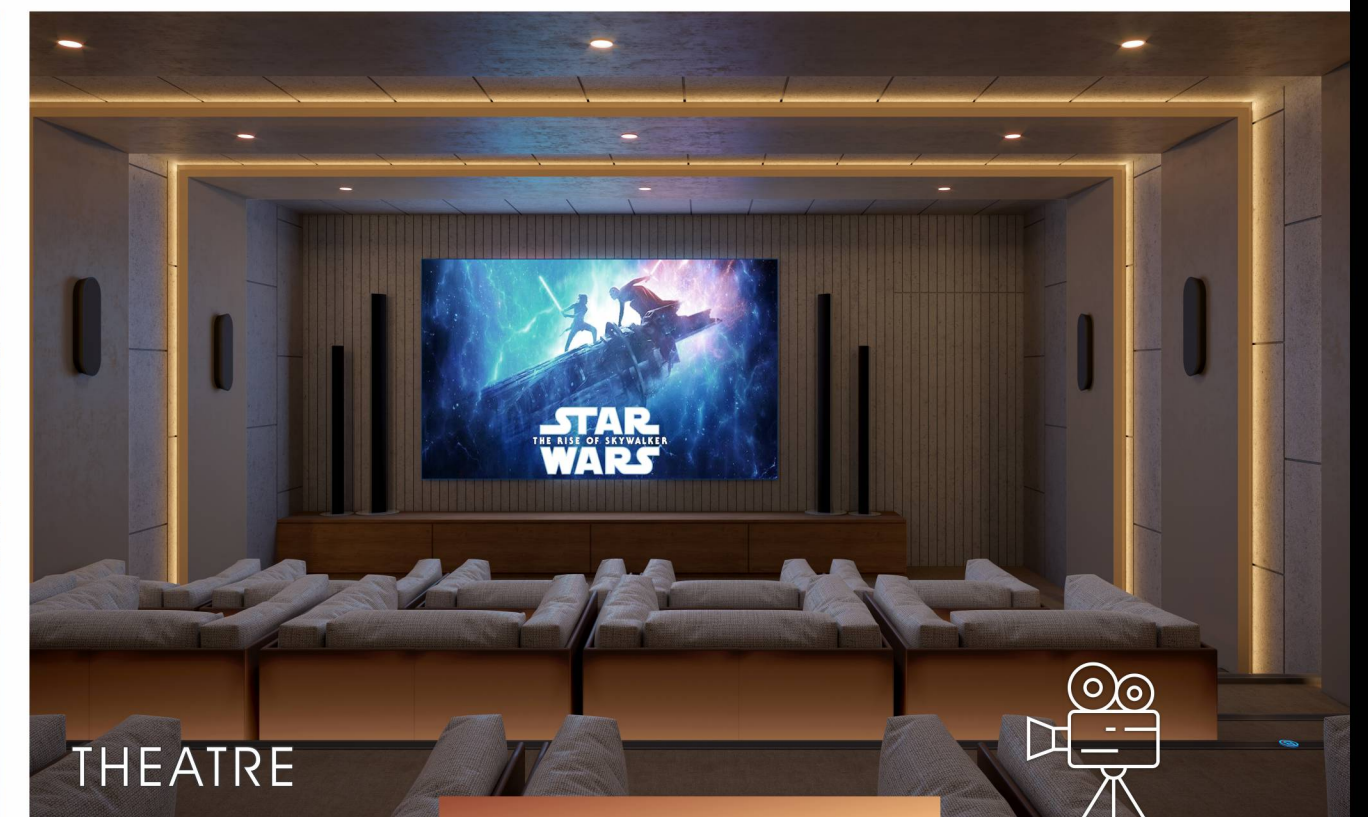
70% OPEN SPACE



WHERE
LEISURE MEETS
LIMITLESS POSSIBILITIES



GYMNASIUM



From energizing workouts in the gymnasium to relaxing movie nights in your private home theatre, every amenity is crafted to elevate your lifestyle. Whether you're playing indoor games or immersing yourself in a good book at the library, these spaces are designed to offer both relaxation and recreation, ensuring every moment is as fulfilling as it is enjoyable.



HEIGHT THAT
INSPIRES, SPACE
THAT AMAZES



SPECIFICATIONS

FLOORING

- Italian marble/ vitrified tiles of size 1800x1200 in kitchen, living & dining area & passage.
- Vitrified tiles of size 1200x800 in Three bedrooms.
- Wooden flooring in one bedroom.
- Ceramic/Vitrified tiles (matt finish) on floor in all toilets & in wash area & dado of wash balcony.
- Balcony with anti-skid tiles

WINDOWS

- Powder coated aluminum section/ UPVC windows with reflective glass
- Provision for mosquito Jali

DOORS

- Main door – Decorative wooden shutter, Lock with VDP
- All internal doors are flush doors with plywood frame with mortise lock

WALL FINISH

- Interior walls are single coat mala plaster with wall putty
- Exterior walls are finished as per Architect design.

BATHROOMS

- Premium CP fittings & Sanitaryware with ceramic / vitrified tiles dado on the walls upto lintel level.
- One bathroom with shower panel, glass cubicle & electronic WC

KITCHEN

- Superior quality polished granite/quartz stone platform with S.S. sinks with crusher machine.

ELECTRIFICATION

- 12kw load for each unit
- 3 phase ISI copper wiring with adequate electrical points with modular switches and MCB distribution panel.

DTH CONNECTION

- All Flats provided with TATA SKY/ AIRTEL / JIO or equivalent DTH connection.

24 MT. WIDEROAD



18 MT. WIDEROAD

24 MT. WIDEROAD

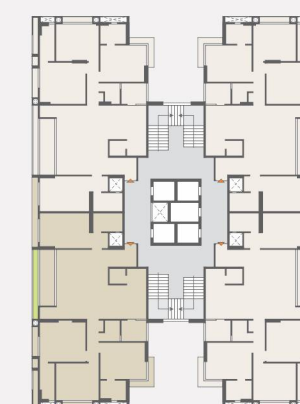
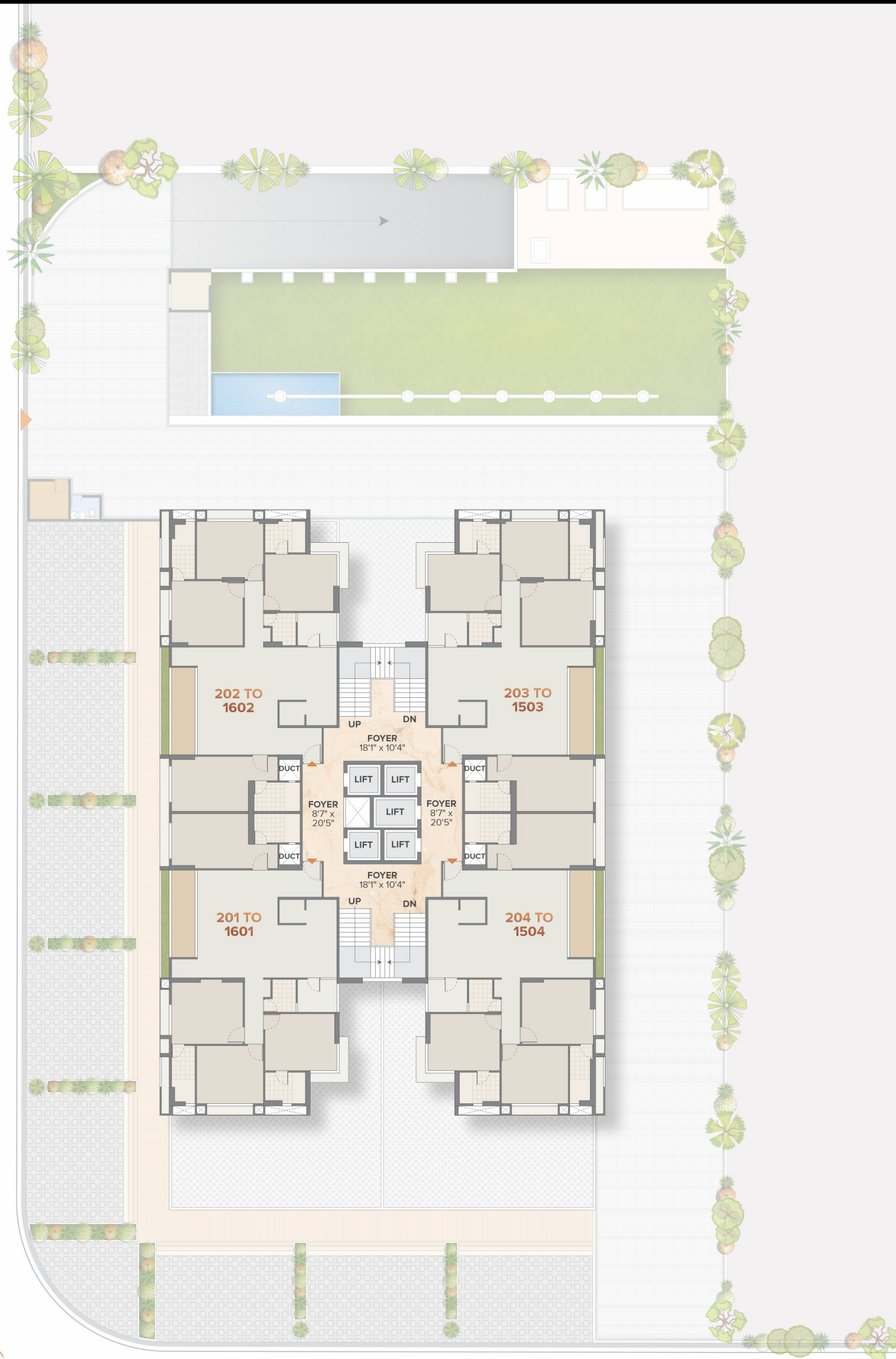


18 MT. WIDEROAD

24 MT. WIDEROAD



18 MT. WIDEROAD



UNIT NO.
101 TO 1601, 102 TO 1602,
203 TO 1503, 204 TO 1504

4 BHK
FLOOR PLAN

24 MT. WIDEROAD

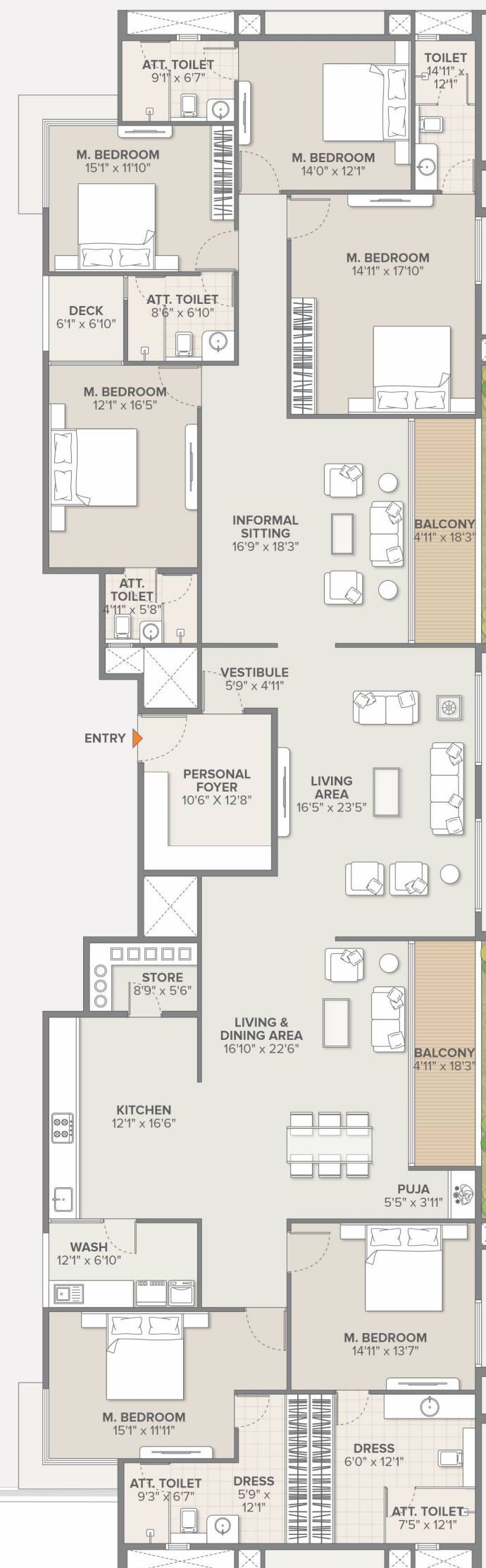
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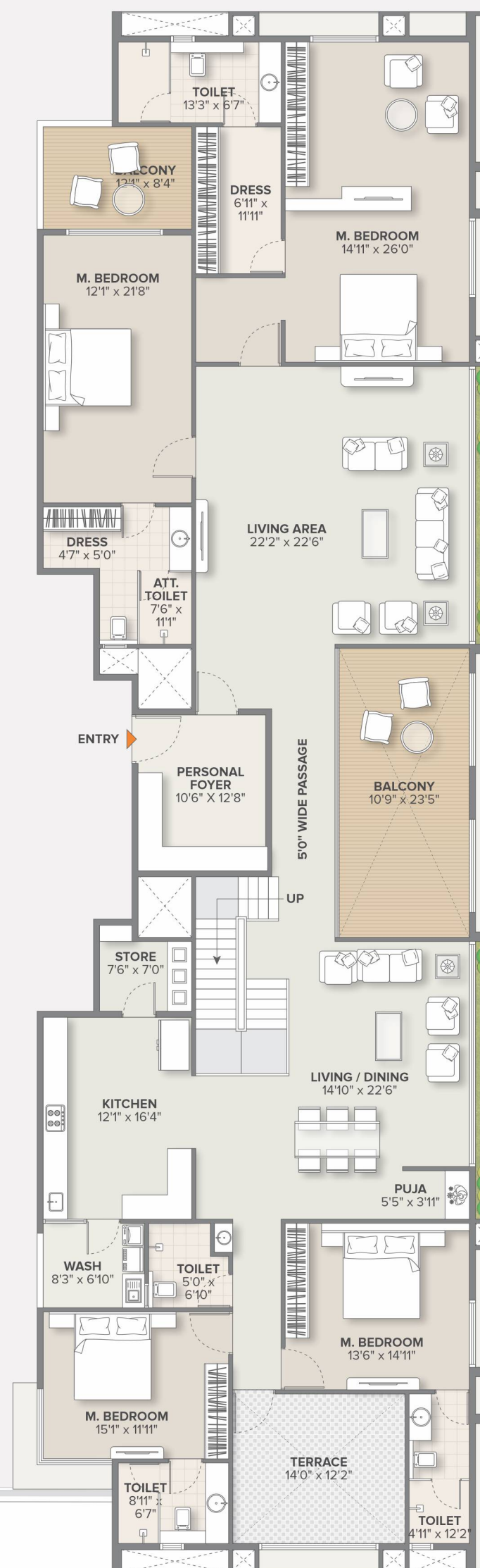
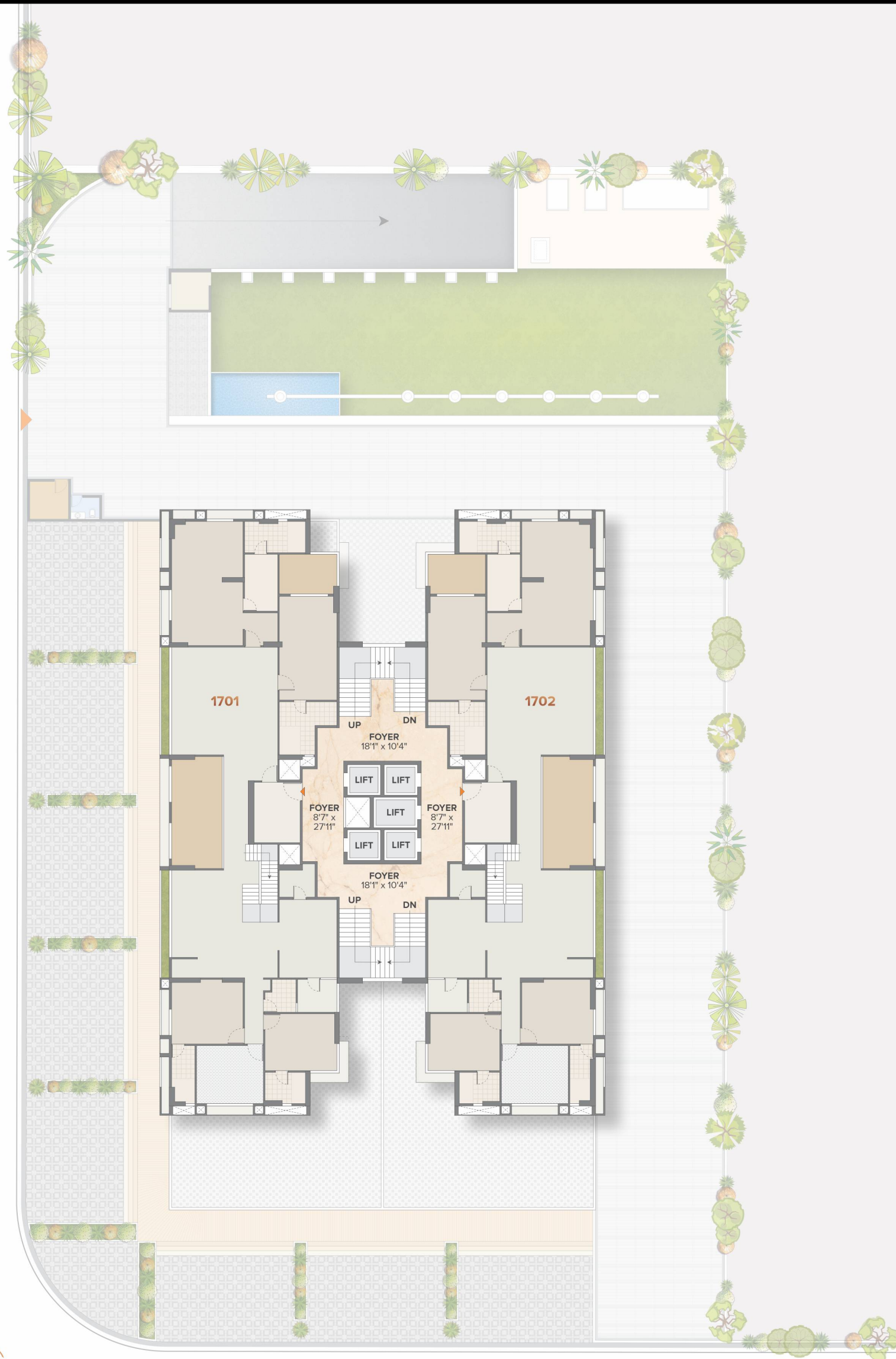
UNIT NO. _____
1603
(2 UNITS COMBINE OPTION)

6 BHK
FLOOR PLAN

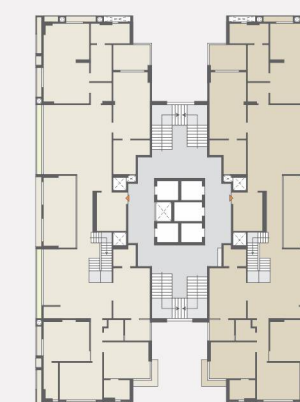


24 MT. WIDEROAD

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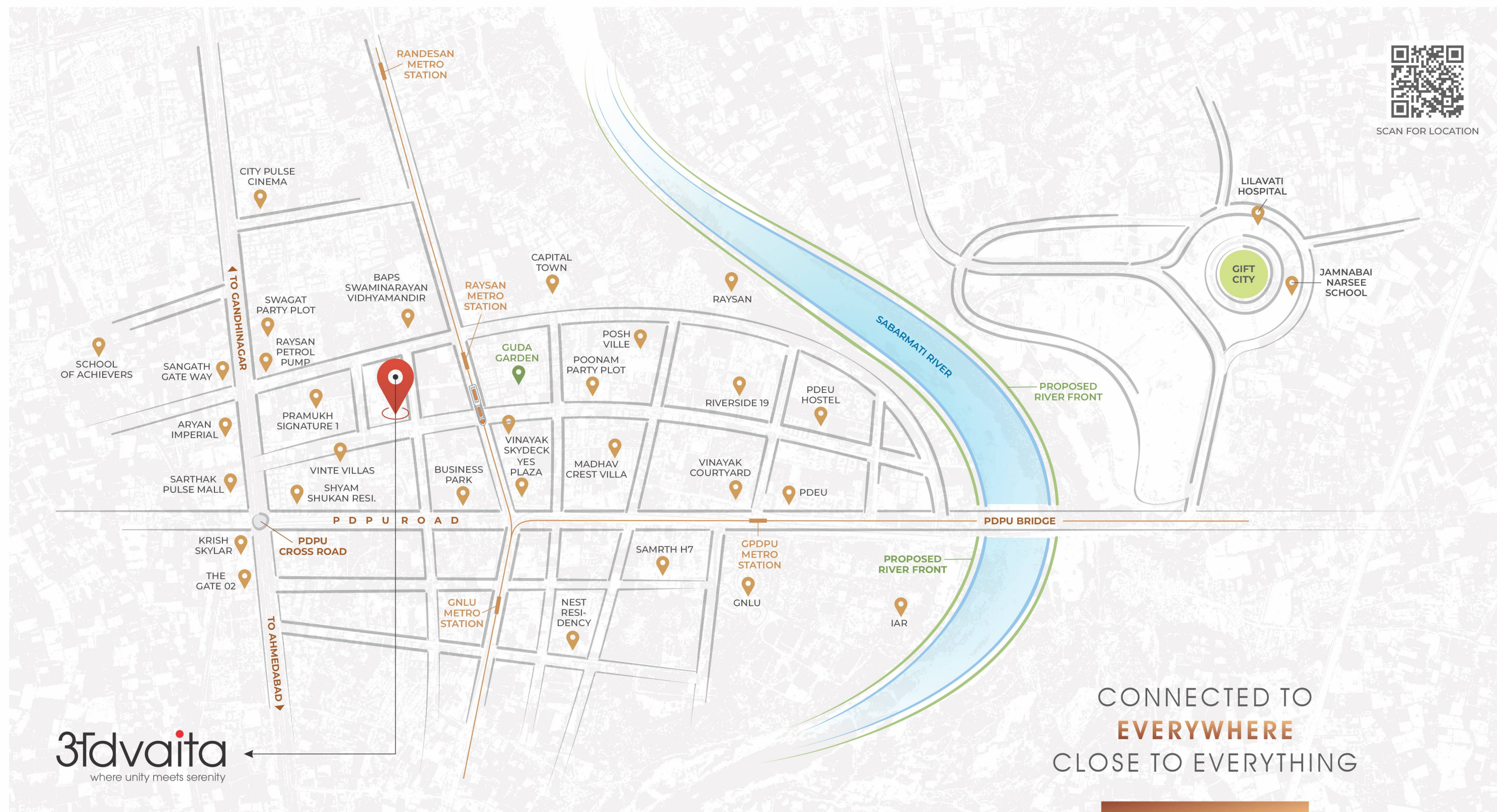


UNIT NO.
1701 & 1702

4 BHK
PENTHOUSE PLAN

NEAR BY
LANDMARKS

- | | | | |
|--------------------------------|-----------------------------|----------------------------|----------------------------------|
| • Raysan Metro Station 0.5 kms | • Swaminarayan Dham 2.7 kms | • Infocity-IT Park 4.9 kms | • Apollo Hospital 8.3 kms |
| • BAPS School 0.6 kms | • PDEU University 2.7 kms | • GIFT City 3.0 kms | • Mahatma Mandir 10.2 kms |
| • City Pulse Cinema 2.1 kms | • Dholshwar Temple 3.3 kms | • TCS Garima Park 6.2 kms | • Railway Station 11.5 kms |
| • SMVS Hospital 2.5 kms | • NID/NIFT/DA-IICT 4.6 kms | • Indroda Park 7.0 kms | • International Airport 12.5 kms |



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Architect



Structure



MEP Consultant



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 **E-CUBE** - 97129 06003

