

**Site Address :** Sub-Plot No. B of Original Plot No.10 and Final Plot No.17 of TPS II of Ghatkopar situate at J.V. Road, Near Railway Station, Ghatkopar (West), Mumbai 400 086.

**Corporate Office :** Vasundhara Building, 2nd Floor, S. V. Road, Vile Parle (West), Mumbai 400 056

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LANDMARK BUSINESS PARK  
GHATKOPAR (WEST)

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## About Avani Signature

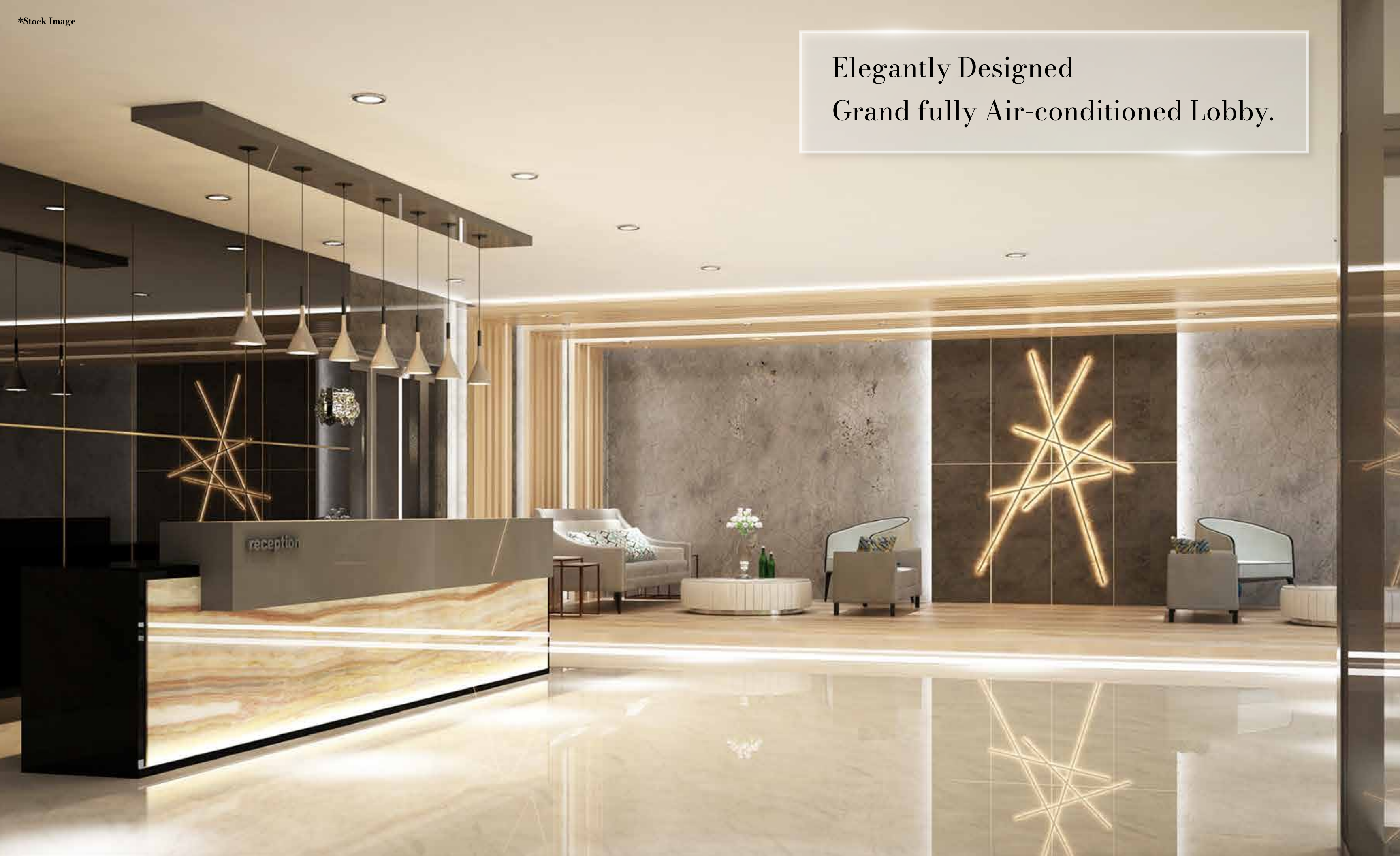
Welcome to Avani Signature - a state-of-the-art 12 storey commercial project in the heart of Ghatkopar.

This ultra luxurious project is future ready and designed to encompass modern lifestyle without compromising the standard of design.

Avani signature, along with an experienced set of architects and consultants, extends to you the very best in terms of design, planning, construction, innovation and amenities. It is the perfect way to start and end your day!



Elegantly Designed  
Grand fully Air-conditioned Lobby.



## Why Choose Avani Signature?

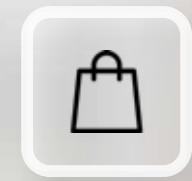
- Strategically Located in the Heart of Ghatkopar Metro and Railway Station.
- Great Assets to Buyers and Investors due to its premium quality construction.
- Clear Marketable Title along with all the mandatory approvals.
- Impeccably planned premium boutique offices and retail spaces too cater to all business communities, entrepreneur's and mastermind startups to experience class and elevate their company to higher altitudes.
- Great appreciation value due to prime location and shortage of commercial office and retail space in the Ghatkopar locality.



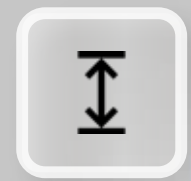
# Retail Features



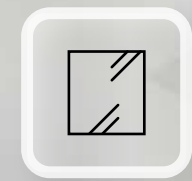
Limited Edition Premium  
Multi Utility Retail Spaces



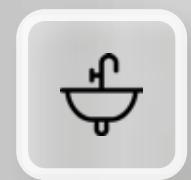
Ground plus one  
Storey Shopping Zone



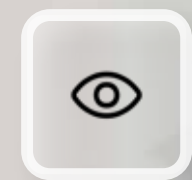
28 ft. Ground plus  
one frontage



Road Facing Facade



Exclusive washrooms  
in each retail space



Prominent Brand  
Visibility





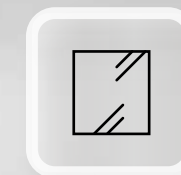
## Office Features



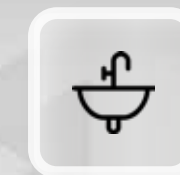
Well planned premium office spaces with flexible floor plates



PT Slabs for Bigger Carpet Area.  
Whole floor can be bought



Beautiful Glass Facade



Exclusive washrooms in each office units



Ample Natural Light



Cross Ventilation

## Parking & Additional Features



Double Basement  
& Stack Parking



Dedicated Tower  
Parking



Next to Metro &  
Railway Station



Grand Entrance Lobby  
with Waiting Lounge



Sky Breakout Zone  
(Subject to MCGM approvals)



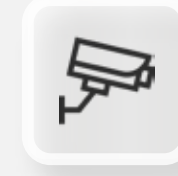
Cutting Edge  
Fire Fighting Systems



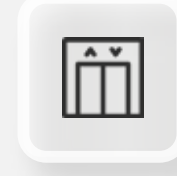
EV Charging Station



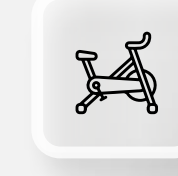
World Class  
Security



CCTV and  
Intercom facility



High Speed Elevators  
& Car Lifts



Gymnasium  
(Subject to MCGM approvals)



Vastu  
Compliant



Earthquake Resistant

# Connectivity

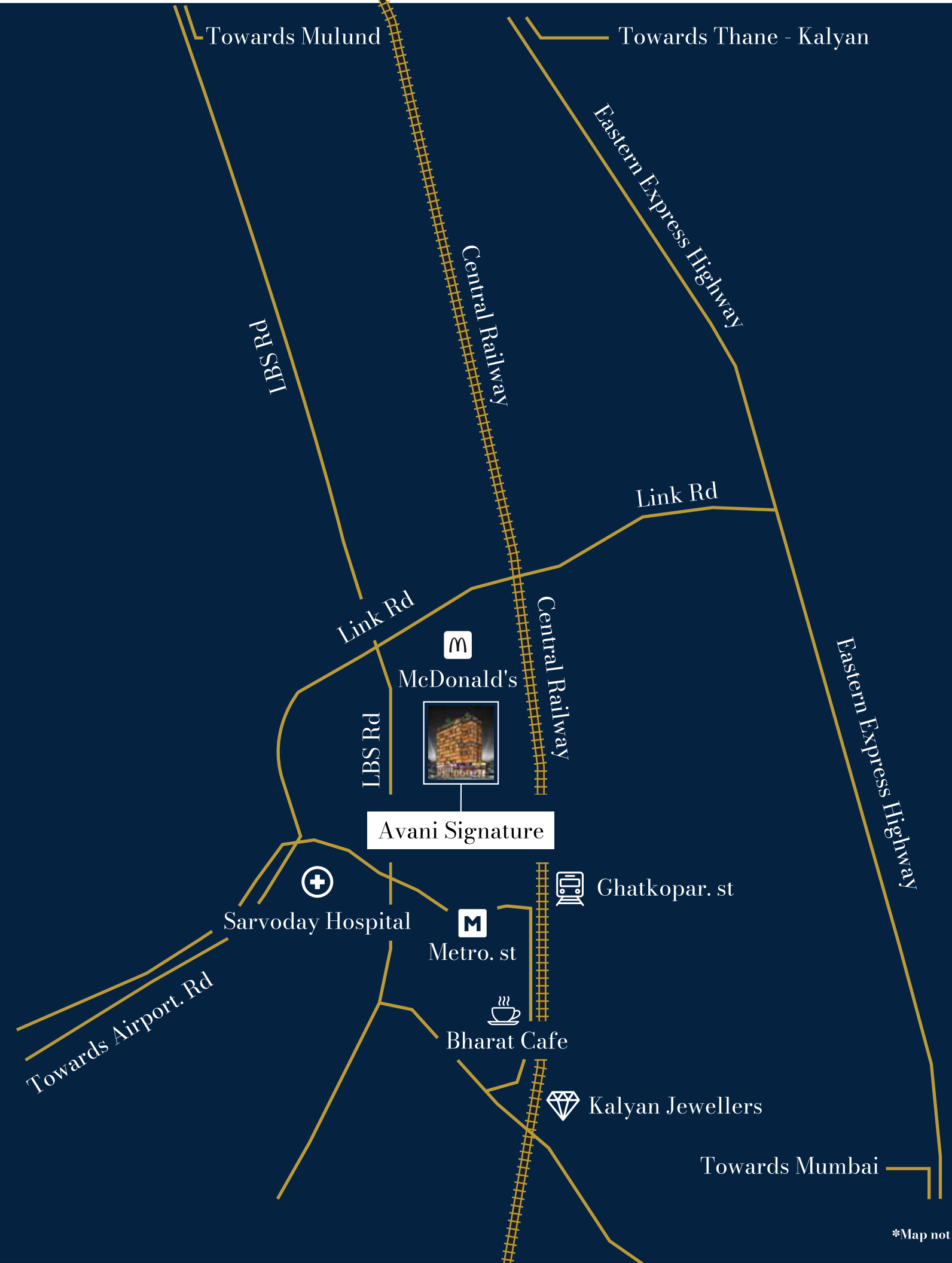
## Travel & Commute

- Next to Ghatkopar (West) Metro Station
- Next to Ghatkopar (West) Railway Station
- BandraKurla Complex (BKC) - 15 Minutes'
- Eastern Express Highway- 5 Minutes'
- Freeway- 15 Minutes'
- International Airport (T 2 Terminal)- 15 Minutes'
- Ghatkopar Bus Depot- 5 Minutes'

## Retail & Entertainment

- Opposite McDonalds
- All major restaurant brands in close proximity
- Close proximity to R City Mall and Phoenix Market City Mall
- Major Banks nearby
- Highly Populated Multi-functional Retails Spaces in and around
- MG Market- 5 Minutes'
- SarvodayHospital- 2 Minutes'
- Godrej Memorial Hospital- 15 Minutes'

\*Above are approx. distances from the project site



\*Map not to scale





## Work Life Balance

In order to have a healthy work environment, the balance between life and work should be restored. Measures need to be taken to support the working individuals in their fight with stress, both mental and physical.

Avani signature has been planned according to the new age needs of a new age employee.

## Gym And Yoga Centre

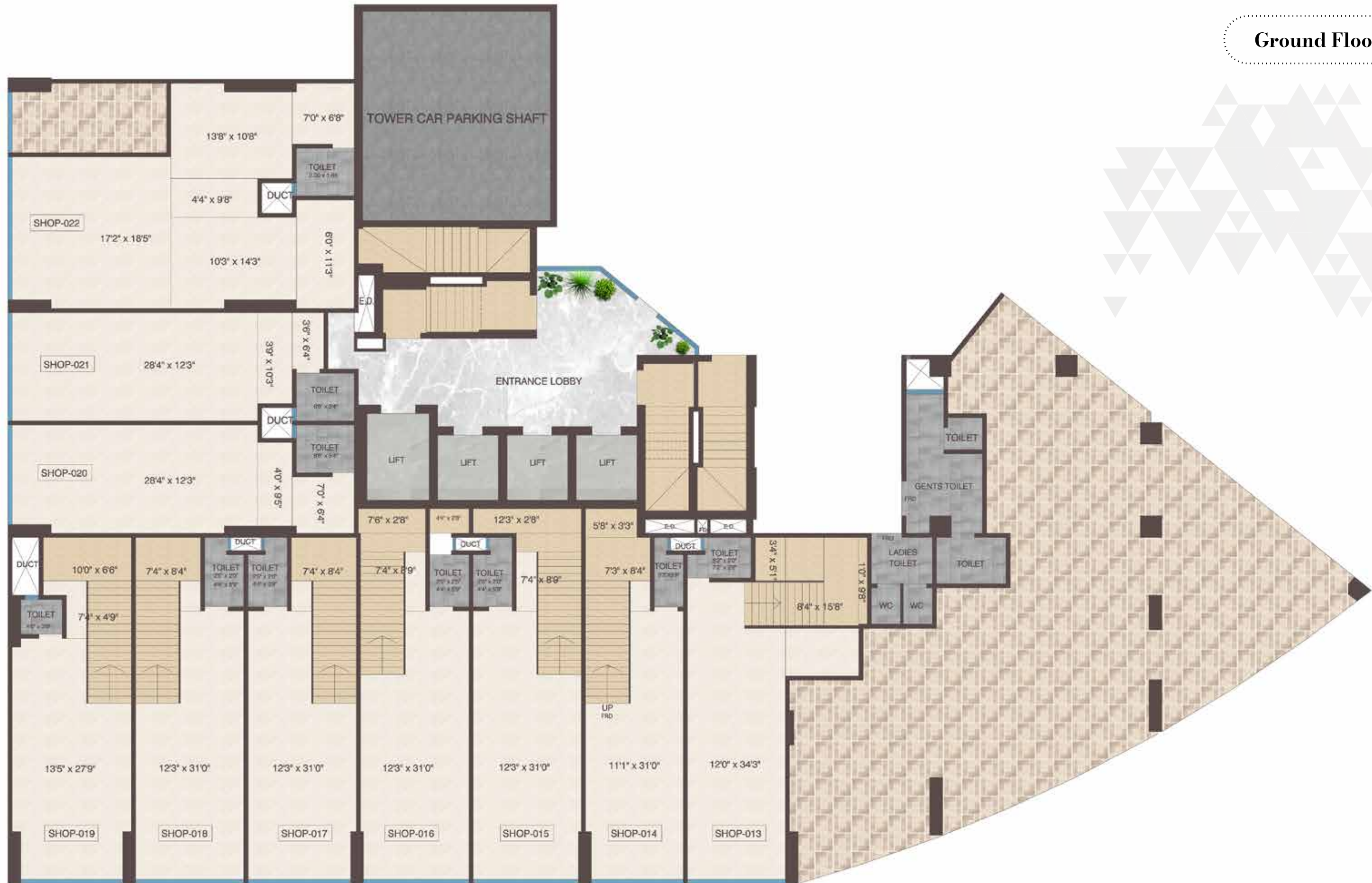
There is a dedicated place for yoga and gym in the building so that anyone can stretch out or burn out their workload in a way that benefits them even better. The proximity of such locations plays a vital role in motivating people towards better choices.

## Terrace Garden

Commitment towards work makes a lot of employees to skip the much needed break with nature. It is stated that a look into greenery can do wonders for tired eyes and that a small walk session in open air can reduce stress by a lot. Therefore, at Avani Signature we have a terrace garden with a walking track so that no one needs to step out in the crowd for a much needed break.



Ground Floor Plan



Disclaimer : Subject to change as per final government approvals. Furniture layout for reference purpose only.

# First Floor Plan



Disclaimer : Subject to change as per final government approvals. Furniture layout for reference purpose only.

# Typical Floor Plan



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