



*Smart City For Smart People*

# **AV SMART CITY**

**Era of Smart Living**

**1 & 2 BHK FLATS | PALGHAR-WEST**





## **AV SMART CITY**

Era of Smart Living

**AV GROUP Presents  
The Luxurious  
AV SMART CITY,  
an abode of magnificently  
designed apartments  
in Palghar,  
equipped with  
all modern amenities  
required for a contemporary  
Living lifestyle.**

# AV SMART CITY

Era of Smart Living



## PROJECT HIGHLIGHTS



The Smartest Township Project of Palghar spread across 12 acres



Largest Clubhouse with Swimming Pool, Gymnasium, Indoor Games, Meditation Area, Banquet Hall, Restaurant & Guest Room



Spacious Garden with Jogging Track, Children's Play Area & Pristine Lush Green Surroundings

Large Terrace Flats Available



Modern Security System with CC TV camera



24 Hr Power Backup\*

## CONNECTIVITY



Palghar Railway Station – 8 Min



JP International School – 1 Min

Sundaram School – 5 Min



Kelwe Beach – 12 Min

Mahim Beach – 10 Min



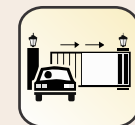
Palghar District Head Quarter – 10 Min

Palghar District Court – 10 Min



Bus Stop – 1 Min

## SMART CITY, SMART FEATURES



Smart Automated Entry For Vehicles



Home Automation\*



E Charging Station



24/7 CCTV Surveillance

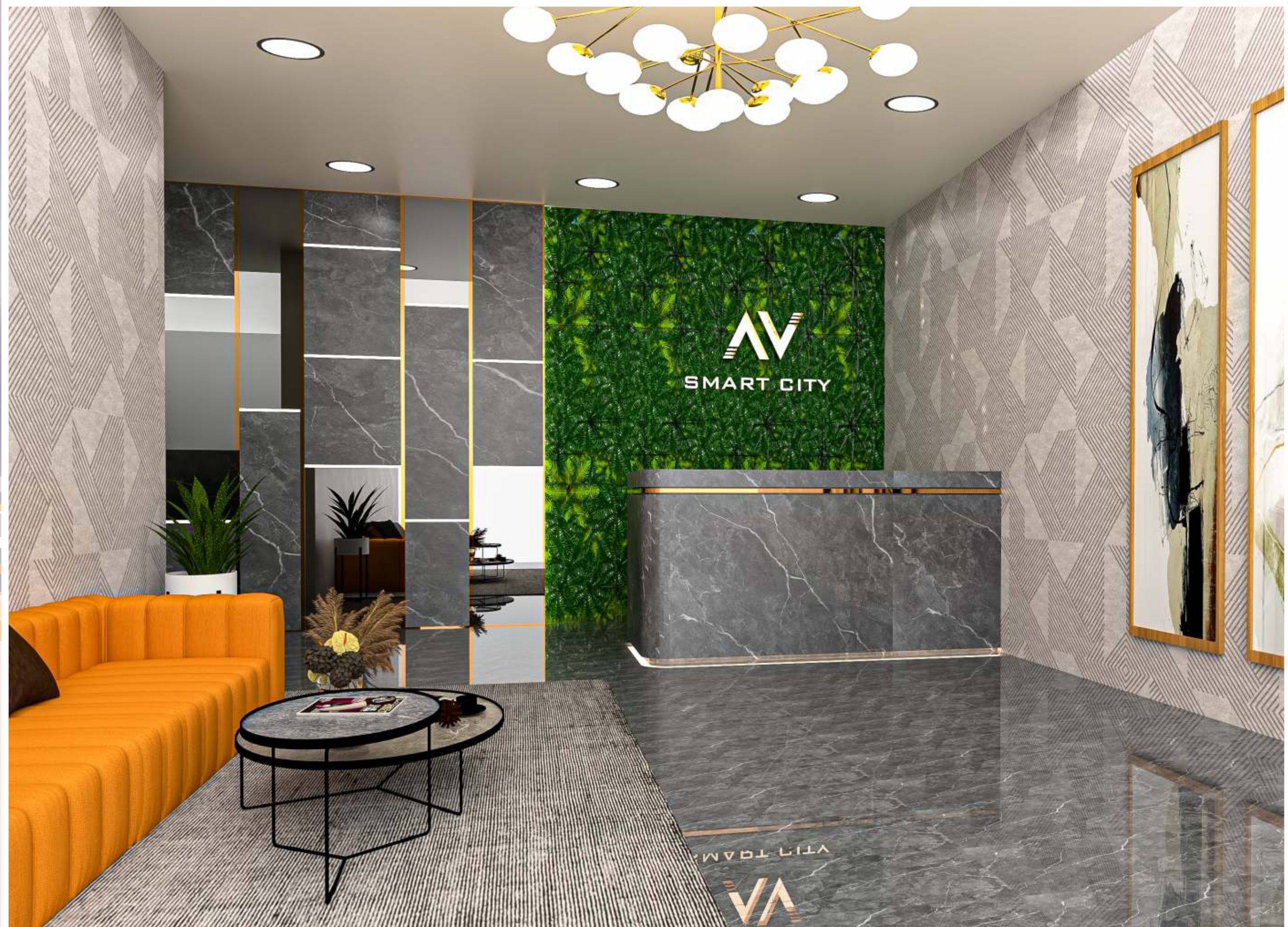


WiFi Enabled Homes\*

# ELEGANTLY DESIGNED LAYOUT



# SMART ENTRANCE LOBBY



# SMART CLUB, SMART AMENITIES



Swimming Pool



Gym



Indoor Game



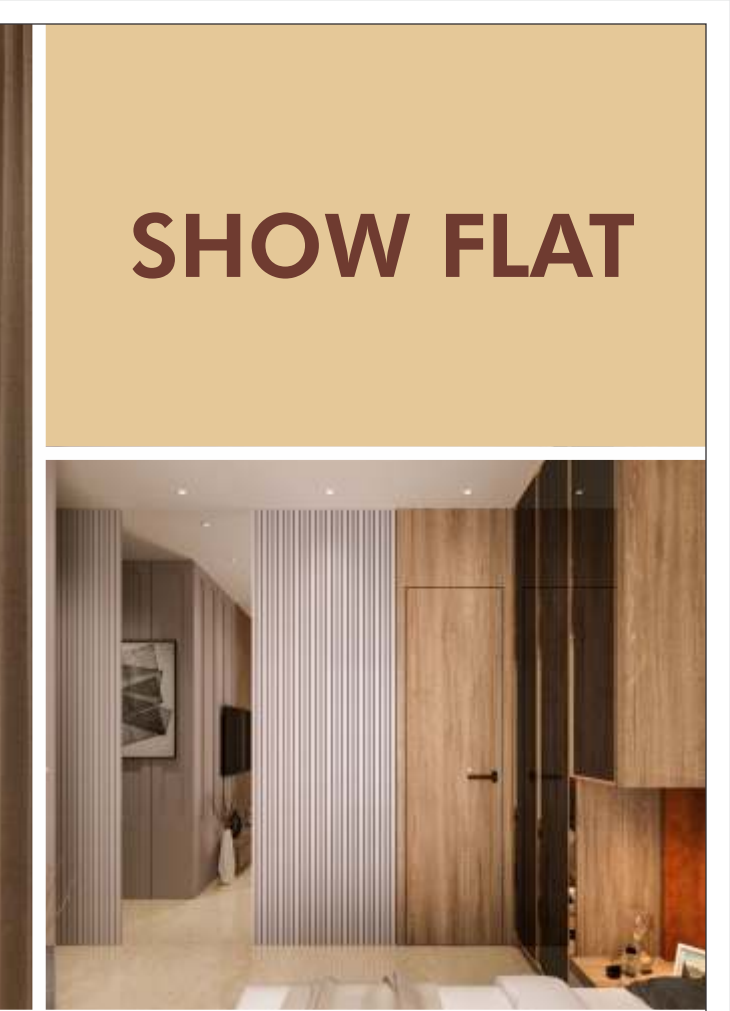
Restaurant



Banquet Hall



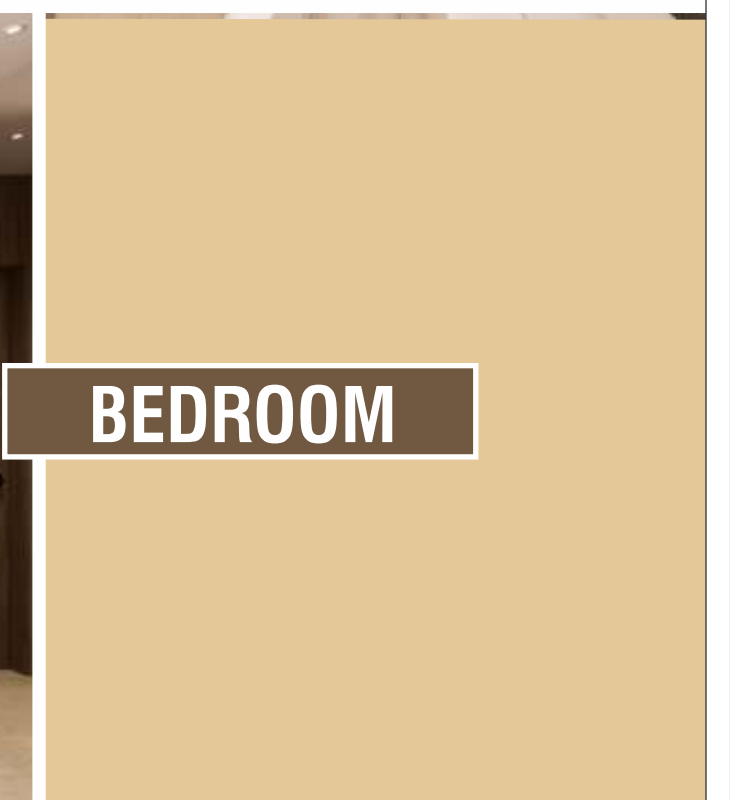
Guest Room



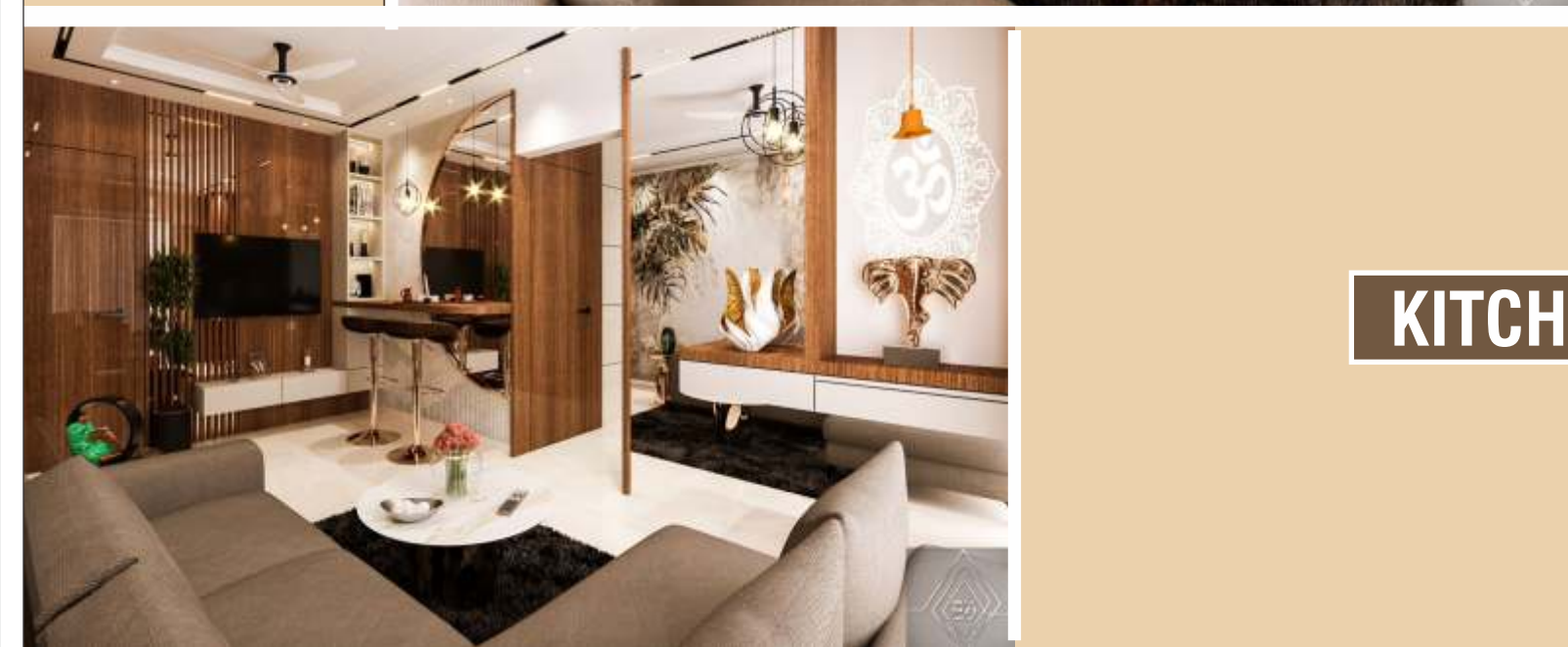
# SHOW FLAT



# LIVING ROOM



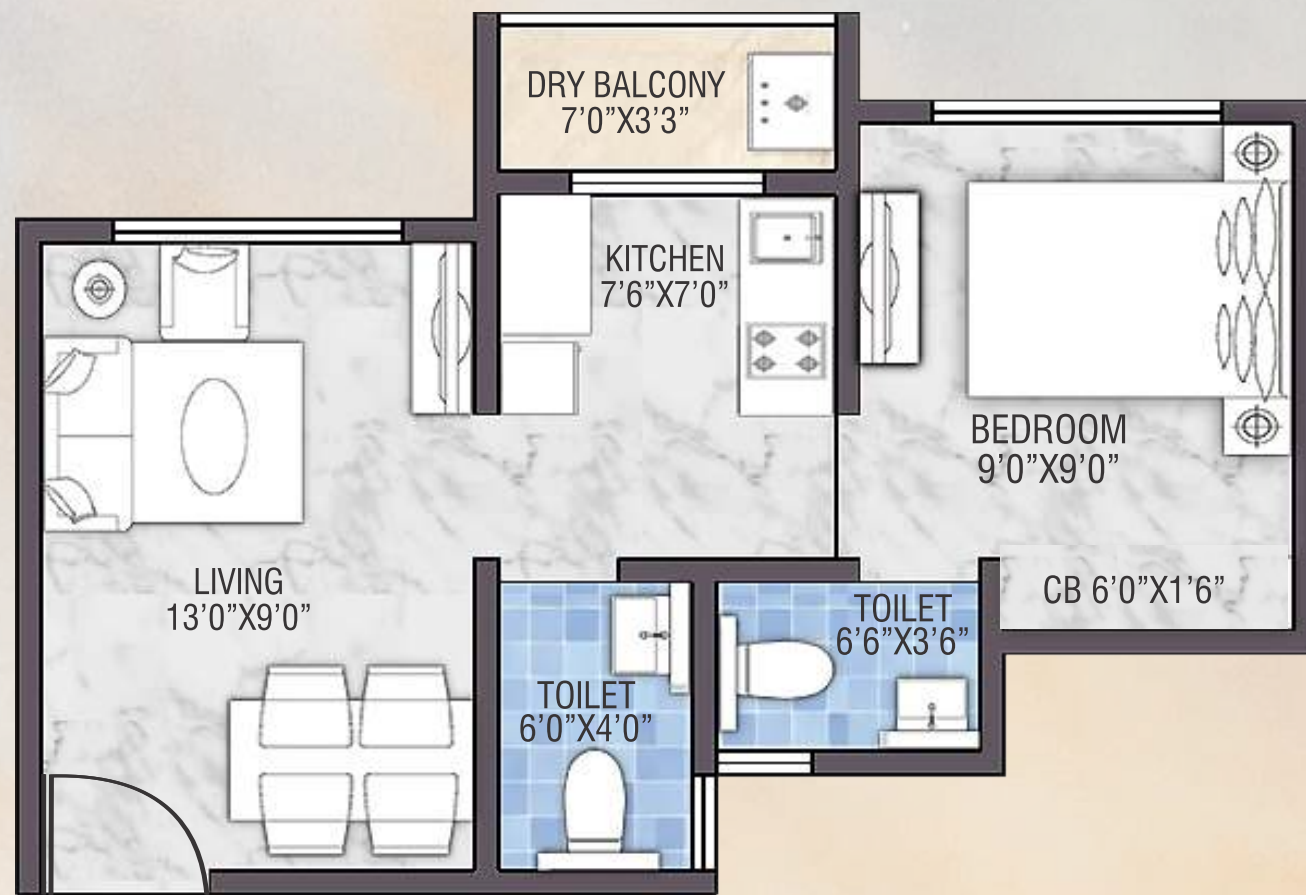
# BEDROOM



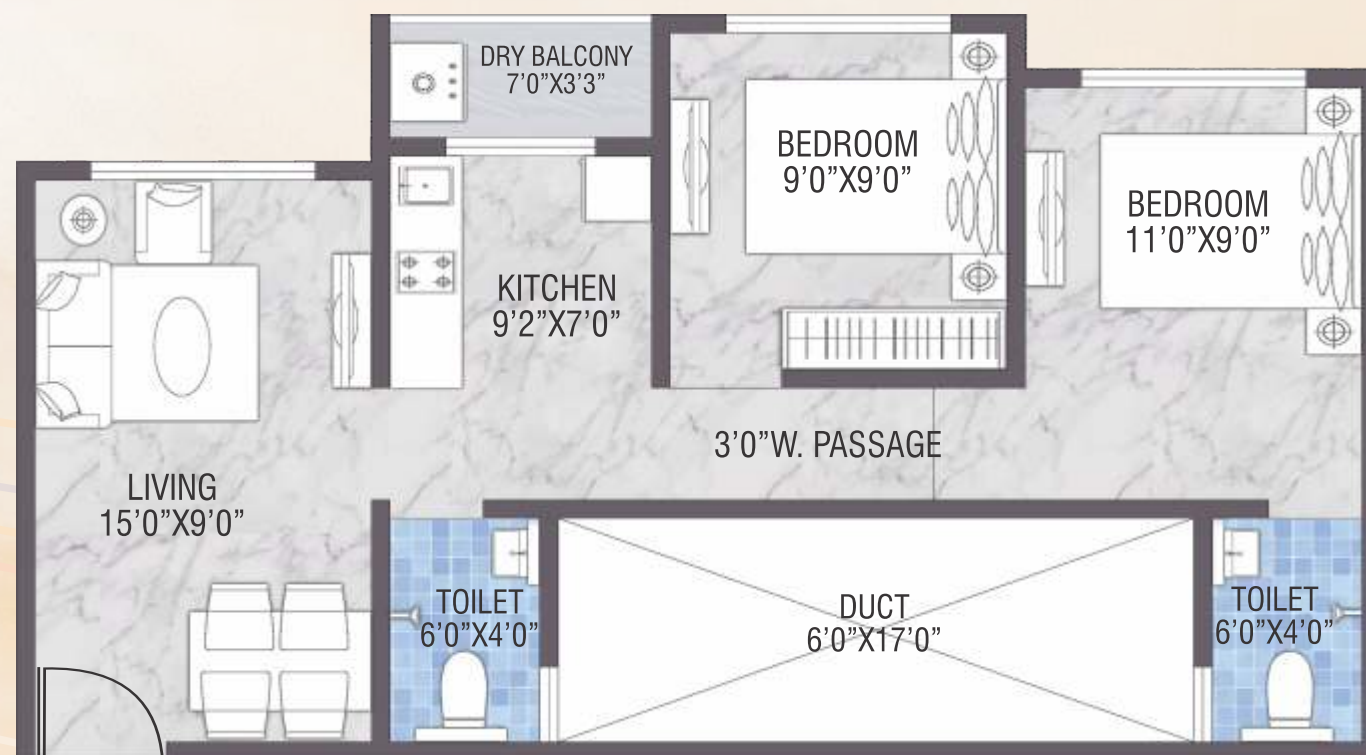
# KITCHEN



## 1 BHK UNIT PLAN



## 2 BHK UNIT PLAN



**2 BHK  
3D VIEW**

## FLAT AMENITIES:

### LIVING ROOM

- Designer Main Door
- Provision for Safety Door
- Vitrified Tile Flooring
- AC, Fans, LED Lights Point Provision
- French Windows with Powder Coating
- Marble / Granite Window Sills

### BED ROOM(S)

- Vitrified tile Flooring
- French Windows with Powder Coating
- Painted Flush Door
- AC, Fans, Led Lights Point Provision

### KITCHEN

- Modular Kitchen
- Fine Finish Granite In Kitchen Platform with Stainless Steel Sink
- Tiles up to Beam Level in Kitchen Over Platform
- Vitrified Tile Flooring
- Aluminium Window with Exhaust Fan Provision
- Fans, Led Lights Point Provision
- Washing Machine Provision in Dry Balcony
- Designer Railing in Dry Balcony

### BATHROOM & PLUMBING

- Branded Sanitary Fittings
- Ceramic Tile Flooring
- Ceramic Tile Dado upto Door Height
- Anti Corrosive CPVC Pipeline for Internal & External Plumbing
- Concealed Plumbing
- Branded Wash Basin

### ELECTRIFICATION

- Concealed Copper Wiring
- Invertor Provision
- Earth Leakage Circuit Protection
- Cable Point In Living Room
- AC Point In Living & Bedroom
- Fridge & Washing Machine Point Provision

### INTERNAL FINISH AND PAINT

- Internal Walls Finished with Smooth POP Finish
- Acrylic Paint on Internal Walls
- 100% Acrylic Waterproof Anti Fungal Paints on External Walls





**BUILDING NO-01(TYPE-B)  
GROUND FLOOR COMMERCIAL PLAN**



**BUILDING NO-03(TYPE-D)  
GROUND FLOOR PLAN**



**BUILDING NO-01(TYPE-A)  
GROUND FLOOR COMMERCIAL PLAN**

**BUILDING NO-02(TYPE-C)  
GROUND FLOOR PLAN**





**BUILDING NO-01 (TYPE-B)  
1ST FLOOR PLAN**



**BUILDING NO-03 (TYPE-D)  
1ST FLOOR PLAN**



**BUILDING NO-01 (TYPE-A)  
1ST FLOOR PLAN**



**BUILDING NO-02 (TYPE-C)  
1ST FLOOR PLAN**



**BUILDING NO-01 (TYPE-B)**  
2ND TO 6TH FLOOR PLAN



**BUILDING NO-03 (TYPE-D)**  
2ND TO 6TH FLOOR PLAN



**BUILDING NO-01 (TYPE-A)**  
2ND TO 6TH FLOOR PLAN

**BUILDING NO-02 (TYPE-C)**  
2ND TO 6TH FLOOR PLAN





**BUILDING NO-01 (TYPE-B)  
7TH FLOOR PLAN**



**BUILDING NO-03 (TYPE-D)  
7TH FLOOR PLAN**



**BUILDING NO-01 (TYPE-A)  
7TH FLOOR PLAN**

**BUILDING NO-02 (TYPE-C)  
7TH FLOOR PLAN**





**BUILDING NO-05 (TYPE-D1)  
GROUND FLOOR PLAN**



**BUILDING NO-04 (TYPE-C1)  
GROUND FLOOR PLAN**



**BUILDING NO-05 (TYPE-D1)  
1ST FLOOR PLAN**



**BUILDING NO-04 (TYPE-C1)  
1ST FLOOR PLAN**





**BUILDING NO-05 (TYPE-D1)  
2ND TO 6TH FLOOR PLAN**



**BUILDING NO-05 (TYPE-D1)  
7TH FLOOR PLAN**



**BUILDING NO-04 (TYPE-C1)  
2ND TO 6TH FLOOR PLAN**



**BUILDING NO-04 (TYPE-C1)  
7TH FLOOR PLAN**



# OUR PROJECT GALLERY

## ABOUT US

AV Group has established itself as one of the Leading Real Estate Developer with footprints spread across Vasai, Virar, Palghar, Boisar and Umroli & Darbhanga. The company is developing some of the most iconic and prestigious residential projects in these regions.

The core team comprises of highly qualified and committed individuals. These are handpicked talents boasting rich experience of over 10 years in relevant industry.

Our projects that extend across multiple locations plan to redefine skyline and landscape of these localities. Furthermore, with ample land bank at its disposal, the group plans to start many more residential and commercial projects in the near future.

### OUR VALUES:

The company is built on the strong values of ethics, quality, prudence, humility, respect, honesty and transparency. Our success is directly related to our commitment towards our work. We will continue delivering best in industry while sticking to our values.

### OUR ACHIEVEMENTS:

- Completed Projects: 11
- Happy Families: 1500
- Years of Experience: 11
- Area Under-Construction: 10,00,000 sqft

### OUR UPCOMING PROJECTS:



AV PRIDE - NALLASOPARA (W)



AV CRYSTAL CROWN - VIRAR (E)



AV CRYSTAL PRESTIGE - NALLASOPARA (E)



AV CRYSTAL UPTOWN - VASAI (E)



AV SIGNATURE - DARBHANGA, BIHAR



AV CRYTAL SPACE - VASAI (E)



AV PARAMOUNT ELCLAVE, PHASE-I & II, MAHIM ROAD, PALGHAR (W)



AV CRYSTAL - NALLASOPARA (E)



AV CRYSTAL TOWER - VASAI (E)



AV SAI ANGAN - NALLASOPARA (E)



AV SHREE KRISHNA RESIDENCY - BOISAR (E)



MITHILA APARTMENT - UMROLI (E)

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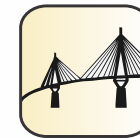
## FUTURE DEVELOPMENT



**Bullet Train Station**  
Reach BKC in just 20 min



**Mumbai-Delhi Express way**  
Reach Mumbai in Just 45 min



**Mumbai-Palghar Sea Link**  
Reach Mumbai in just 35 min



**4 Lane Railway Tracks** between Dahanu & Virar on Western Railway



A PROJECT BY:



### ADITYA REALTORS

Site Address:

Survey No: 1023/9, 1023/8, Village Mahim, Palghar - Mahim Station Road, Near Haranwadi Naka, Opp. J.P. International School, Palghar West - 401404.

Regd Office:

41/42, Sanskruti Apartment, Vasai-Nallasopara Link Road, Opp. Panjab National Bank, Vasai East, Palghar - 401209.

Email: [info@avsmartcity.com](mailto:info@avsmartcity.com) | Web: [www.avsmartcity.com](http://www.avsmartcity.com)

Architect: Nishant Patil

Legal Advisor: Adv. Shambhu Jha | RCC Consultant: Yogesh Vaja

STRATEGIC PARTNER



Call: 8422 846 946 | 9016 427 427



The project has been registered with MahaRERA registration numbers - P99000050740 is available on the website - [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in) under registered projects.

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