

LIVE
WORK
PLAY

 **Site address:** Avinash One, Opposite Avinash Magneto Mall, Raipur, C.G.

 **Corporate Address:** Avinash House, Maruti Business Park, G.E. Road, Raipur, Chhattisgarh 492 001

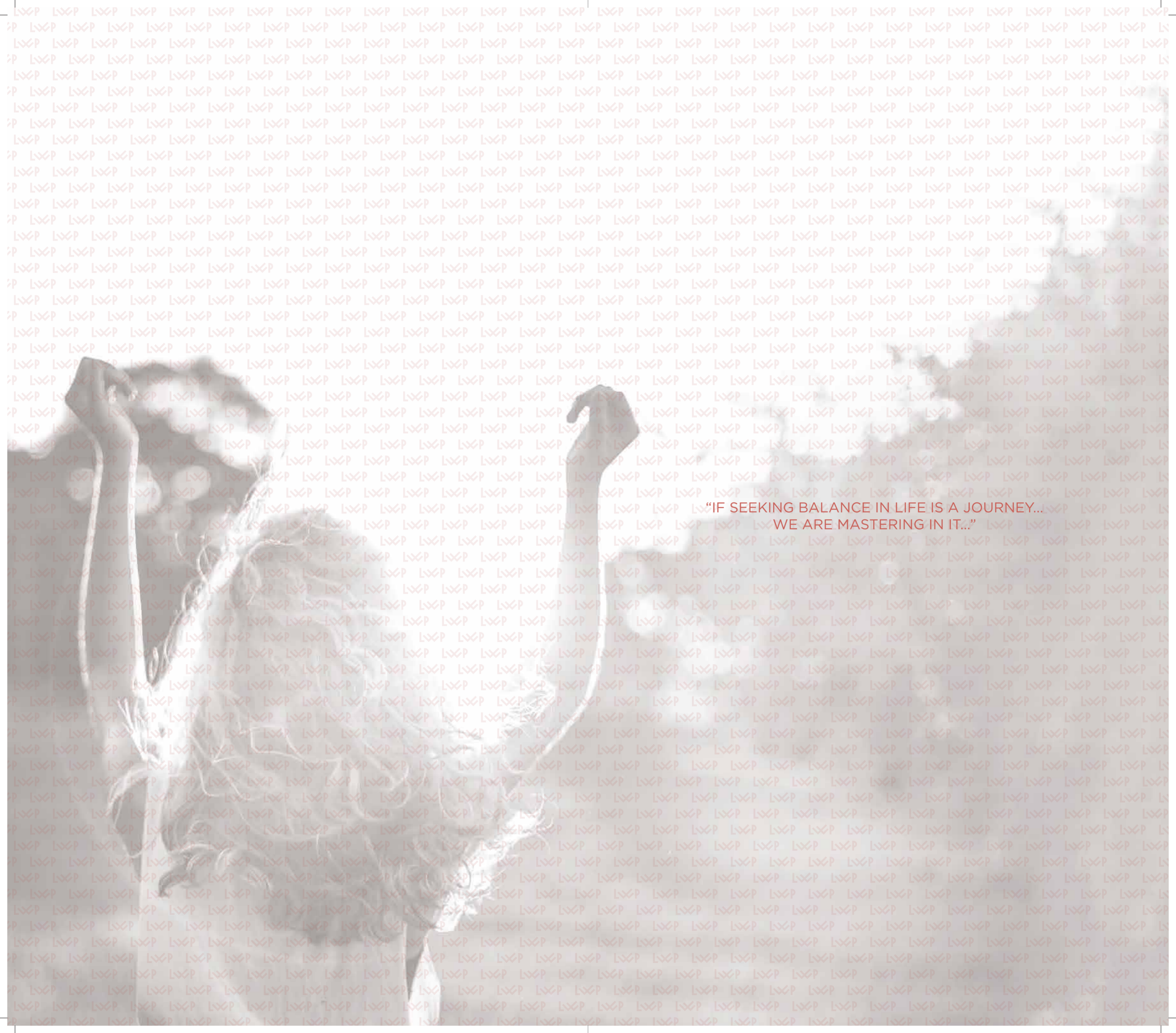
 88273 92213/99075 88444  www.avinashgroup.com  sales.avinashone@avinashgroup.com



AVINASHONE

DISCLAIMER:

This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.



"IF SEEKING BALANCE IN LIFE IS A JOURNEY...
WE ARE MASTERING IN IT..."



**GLOBAL MIXED
DEVELOPMENT
LIFESTYLE.
A GIFT TO RAIPUR
FROM AVINASH.**

"Being a responsible developer we strive to give our consumers the lifestyle that the world is following. The world is now looking for a single centre of action where one does not have to go beyond his comfortable circle for work, shop, unwind or socialize. It's a new culture, called Inclusive Living. Because by doing so, everyone is getting quality time that brings work life balance in their life.

Avinash One happened in this way. But we have made it differently. We have maintained a synergy with nature while building this new type of living in Raipur. We have made it more than a living space that embraces biophilia (love for green) with new age superlative facilities. Made for those who travelled the world, appreciated the international style but with a green mind."

Anand Singhania

MD, Avinash Group



LUXURIOUS TALLEST TOWER IN CHHATTISGARH



Residential
Towers



Offices



Green
Podium



Service
Apartment



Celebration
Street



Retail

Subject to increase in the number of floors of office building

ARTIST'S IMPRESSION

AVINASHONE

One-of-its-kind happy abode
that will change Raipur's Skyscape

G+19 | 3 & 4 BHK | Apartment & Penthouse | Club | Boutique Offices | Service Tower | Retail





FUTURE WILL
LIVE THIS WAY

The time has
come to rethink.

Re-imagine the geometry
of the spaces we belong.

And let's make it the best
for us. Get ready for
the future living.



Where we can have
everything surrounded.

Inclusive.

THE LOCATION

FALLS IN THE HAPPY STREET WHERE
CELEBRATIONS ARE THE ORDER OF THE DAY.



Scan QR Code
for the location

College 4.6km Hospital 5km
Rail Station 6.8km Naya Raipur 18.9 km
Airport 10km





ARCHITECT SPEAKS

AVINASH ONE- the abode of integrated living.

The need of smart urban lifestyle: Why dilute the lifestyle quotient due to paucity of time. The time we waste hopping from one place to another.

LIVE, WORK, DINE, SHOP: All into a single precinct experience is one of its kind in Raipur. This integrated development reduces unnecessary travel time for its occupants giving them better utilisation in wellness activities for body, mind and soul.

A complete urban neighbourhood: The very definition of smart living, the proposed mixed use development combines all lifestyle needs in a form of a futuristic megalopolis.

A landmark destination for the city: Redefining the city skyline, the 63m tall residential tower promises to become the new city landmark.

A great place to work: The development lifts the work experience by infusing recreational facilities with biophilic properties. The same level parking facility. The executive club with gym, pool, spa and board rooms with FNB dining facility maintains work life balance. The open decks, yoga terrace etc provides much needed nature connect.

High street shopping experience: A dedicated pedestrian friendly street with festivity around it creates great hangout areas. A complete break away from the stereotypical mall experience, the shopping floors offer multitude of shopping and food experience with cascading terraces that doubles up as alfresco dining areas during fair weather evening times. The development is very much aligned with the aspirational index of the citizens of Raipur, the city which is fast growing in terms of development and infrastructure.

High rise club experience: The building grows vertically above the mall to create double height facility floor that houses the club with opulent green decks. Facility podium houses 200m of podium walking track, swimming pools, passive cooling cascades, podium lawns, festive halls, restorative park, petting corner and much more.

Well-lit and well-ventilated Premium Residency (apartments): Starting from 50 feet above ground, the apartments of residential towers will flood with daylight and pollution free air. The building façade has been designed with continuous landscaped balconies and vertical louvers to cut off direct sun. It also helps improving the daylight quality inside the building by diffusing direct sunlight. This system of exoskeletal structure also reduces heat load on the main building external walls and reducing the AC load.

Premium Serviced Apartments: Bring home the much needed quality stay for the business goers. Designed in as boutique studio and duo combinations, they offer exclusive facilities for fitness, wellness and culinary aspirations. Business and secretarial services are also a part in package.

A continuous green belt along the beautified existing canal is proposed with various sporting activity for the residents and on the commercial side, the canal side area extends into a food park. The green trail has been taken up vertically into cascading terraces and podium to create a bio reserve for the health and wellbeing of its residents. Planned for IGBC/ LEED gold rating, the building shall comply with all green building norms to improve sustainability index and reduce its carbon footprint.

FROM THE MIND OF VIVEK RATHORE





WHERE
GREENS
FLOW WITH
BALANCED
DESIGN

- ✓ Spend quality time with family on green paradise
- ✓ Nature builds your eye movement
- ✓ Green gives you energy that doesn't get diverted



Landscaped Garden | Walkways | Sculptures



ARTIST'S IMPRESSION

RESIDENTIAL FRONT VIEW



ARTIST'S IMPRESSION

LANDSCAPED AREA



ARTIST'S IMPRESSION

RESIDENTIAL
SIT-OUT AREA



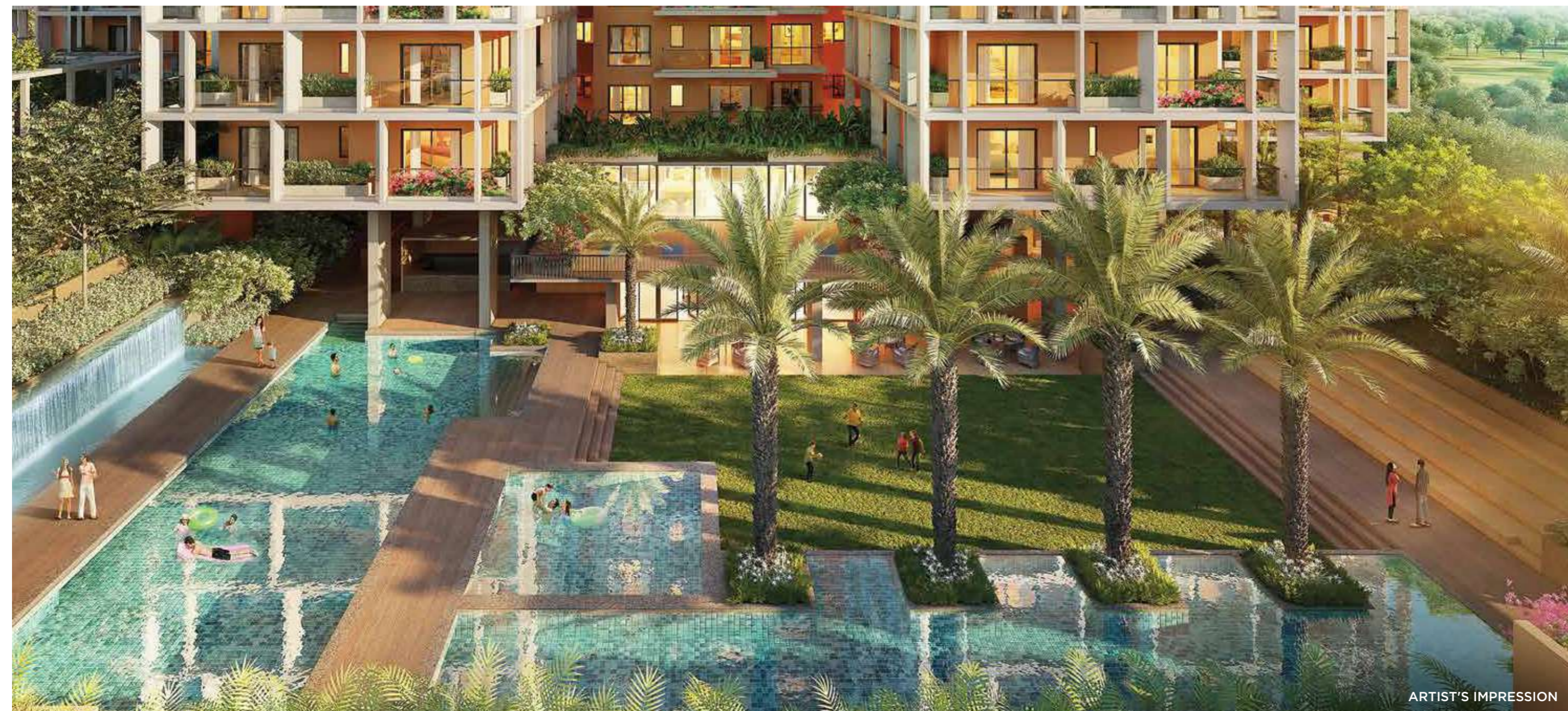
ARTIST'S IMPRESSION

RESIDENTIAL
DROP-OFF LOBBY



ARTIST'S IMPRESSION

RESIDENTIAL
ENTRANCE AREA



ARTIST'S IMPRESSION

RESIDENTIAL
SWIMMING POOL VIEW



YOUR KIDS WILL FEEL STIMULATED IN WELL-BALANCED LIVING

IT BUILDS CHILDREN'S
SELF-ESTEEM

IT STRENGTHENS
FAMILY BONDINGS

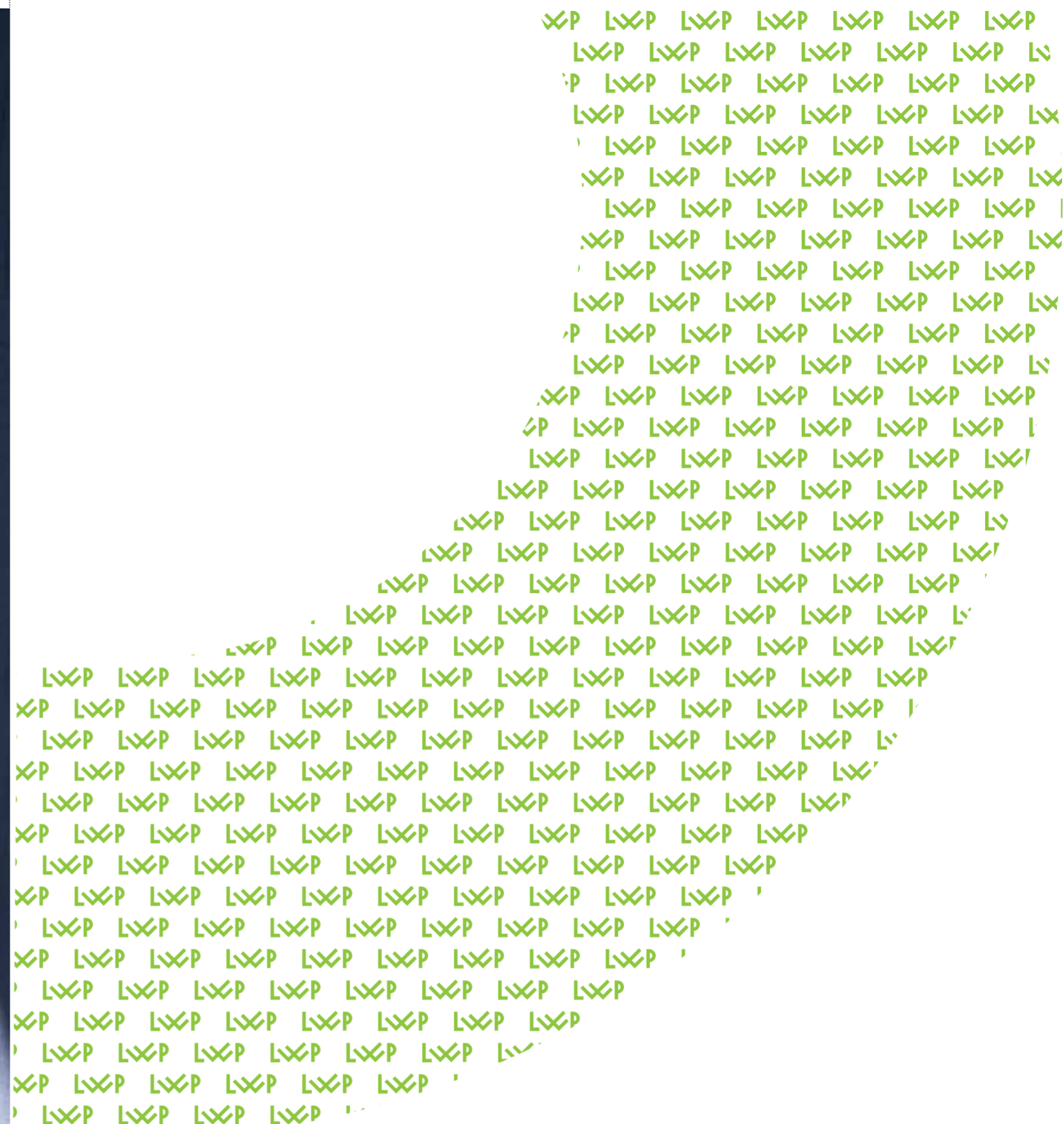
IT DEVELOPS
POSITIVE BEHAVIOURS

IT ENCOURAGES
COMMUNICATION



WHEN WE CHOOSE MIXED DEVELOPMENT, WE BUILD SUSTAINABLE ENVIRONMENT FOR FUTURE CITIZENS

The close physical integration of places for work, living, recreation, entertainment and relaxation—is an essential ingredient in creating sustainable communities.



It places the day-to-day things in **immediate proximity** to each other. **01**

Less transportation is required for daily life. **02**

The massive amount of consumption associated with **transportation is minimized.** **03**

Less need for **using daily transports** like cars, buses and transit systems. **04**

Fewer roads and rails are required, **consuming less land.** **05**

The need for **parking lots and garages** is reduced. **06**

Consumption of **fossil fuel or other energy sources** associated with transportation is minimized. **07**



ARTIST'S IMPRESSION

GREEN LAWN
AREA



ARTIST'S IMPRESSION

KID'S PLAY AREA

KEY TAKEAWAYS

CLUB UNO

Amenities that exude your goodness & grandeur

A healthy way of living has become essential in today's times. Regular physical activities alleviate stress and most of all reduce screen time and mental fatigue. Crazy busy schedules with work and family leave very little time for yourself and your pursuit of a regular health regime.

RESIDENTIAL AMENITIES

Nature Walking Trail



Indoor Game-Pool Table



Open Badminton Court



Juice Parlour



Organic Play Space for Kids



Swimming Pool & Kid's Pool

Outdoor Gymnasium



Library & Reading Lounge



Fragrance Garden



Celebration Court for Festivals



Moon Light Garden

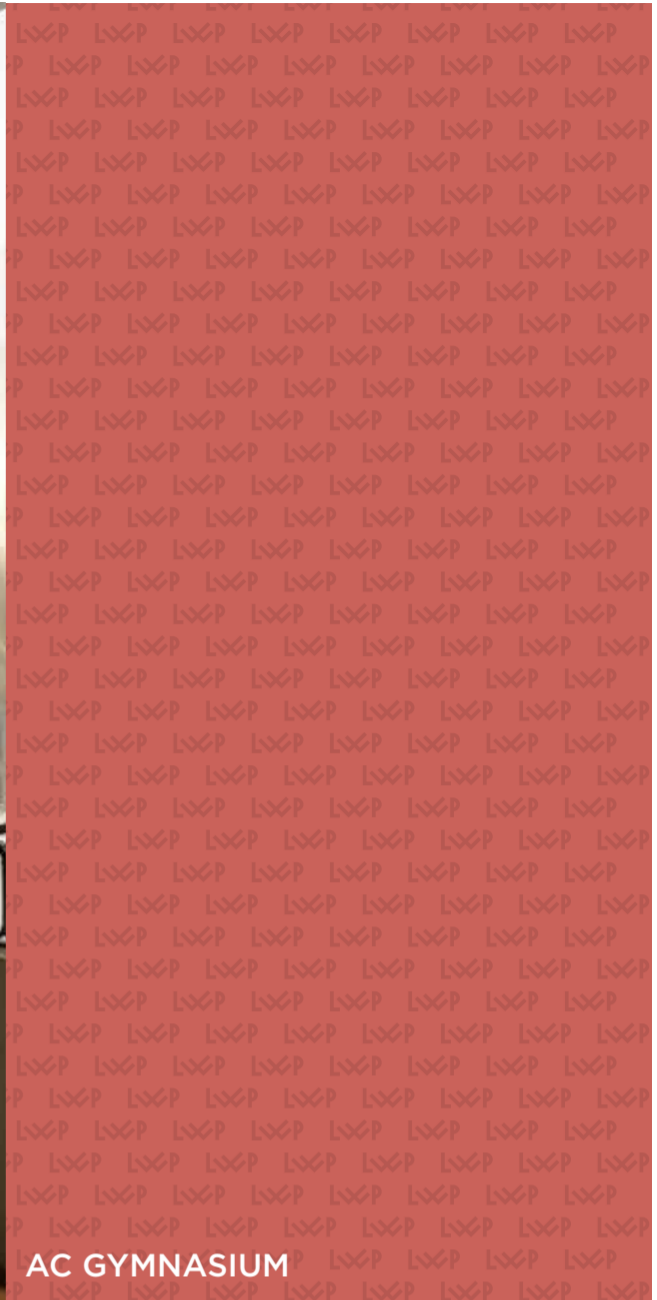


Net Cricket



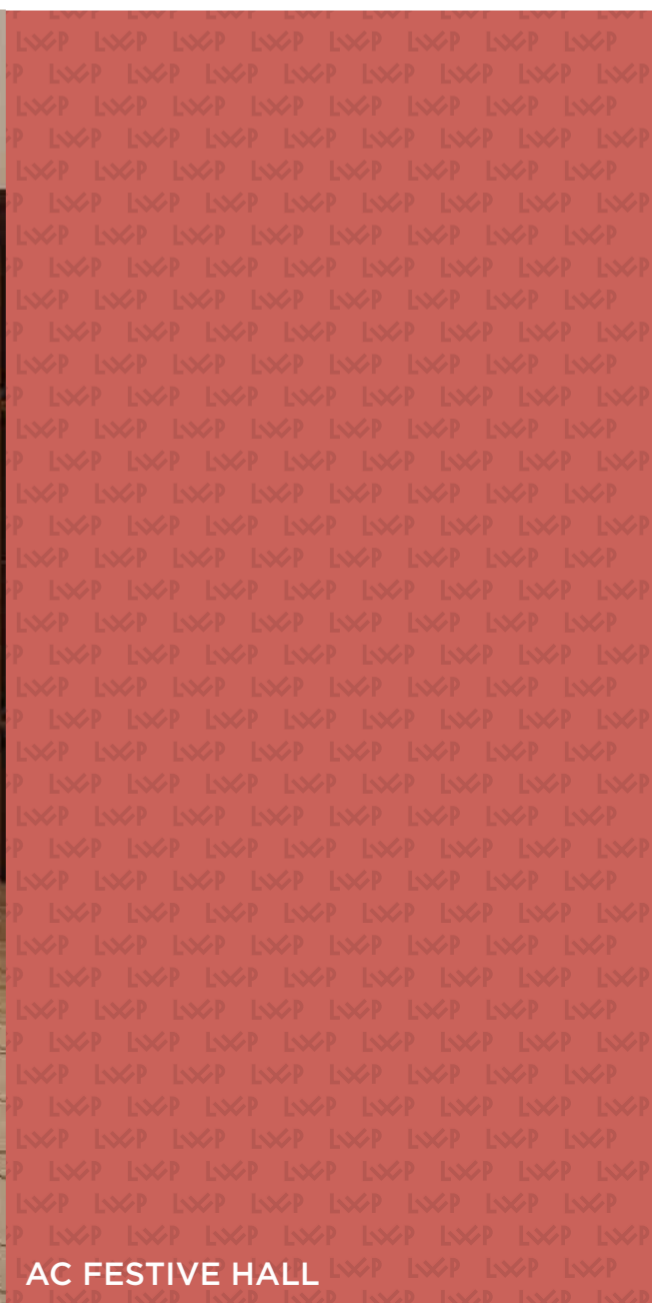
ARTIST'S IMPRESSION

AC GYMNASIUM



ARTIST'S IMPRESSION

AC FESTIVE HALL





K

R

O

N

CONNECTED
WORKSPACE
ENVIRONMENT
MAKES YOU
**POSITIVE &
PRODUCTIVE**

BELIEVE.
THINK.
INNOVATE.
ACHIEVE.
SUSTAINABLY



10 BENEFITS OF HAVING WORKPLACE NEAR HOME

**REDUCE
TRAVEL TIME**

**INCREASE
PRODUCTIVITY**

More focused thinking

**REDUCE
POLLUTION**

**IMPROVE
RELATIONSHIPS**

**IMPROVE
PERSONAL HEALTH**

More time to sleep

More time to exercise

**SAVE MONEY
ON TRANSPORTATION**

**MINIMIZE
STRESS**

High work life balance

High quality time

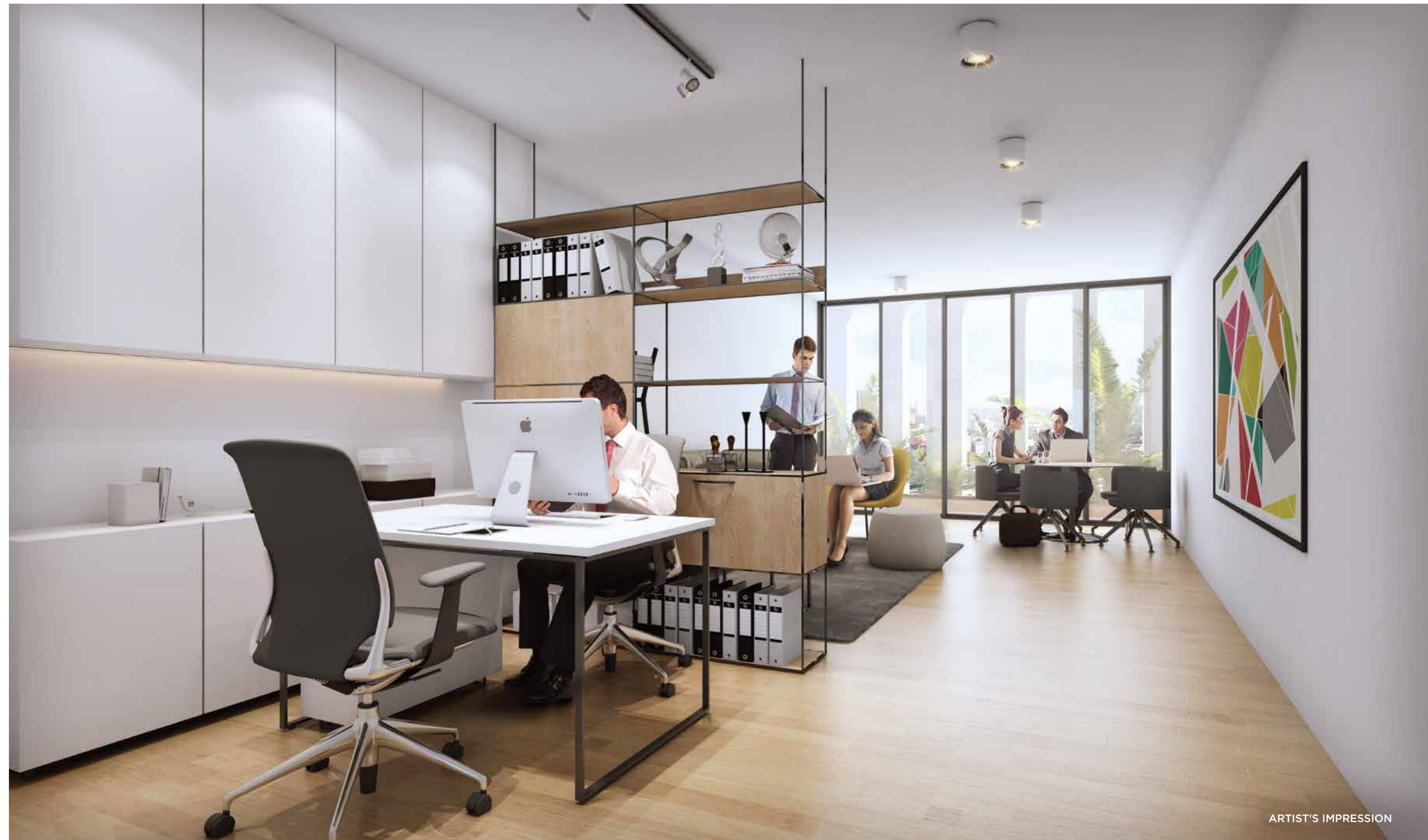
**FLEXIBILITY IN
WORK-LIFE BALANCE**

**IMPROVE
QUALITY OF LIFE**

**IMPROVE
RELIABILITY AT WORK**

Fewer absence

Fewer late starts



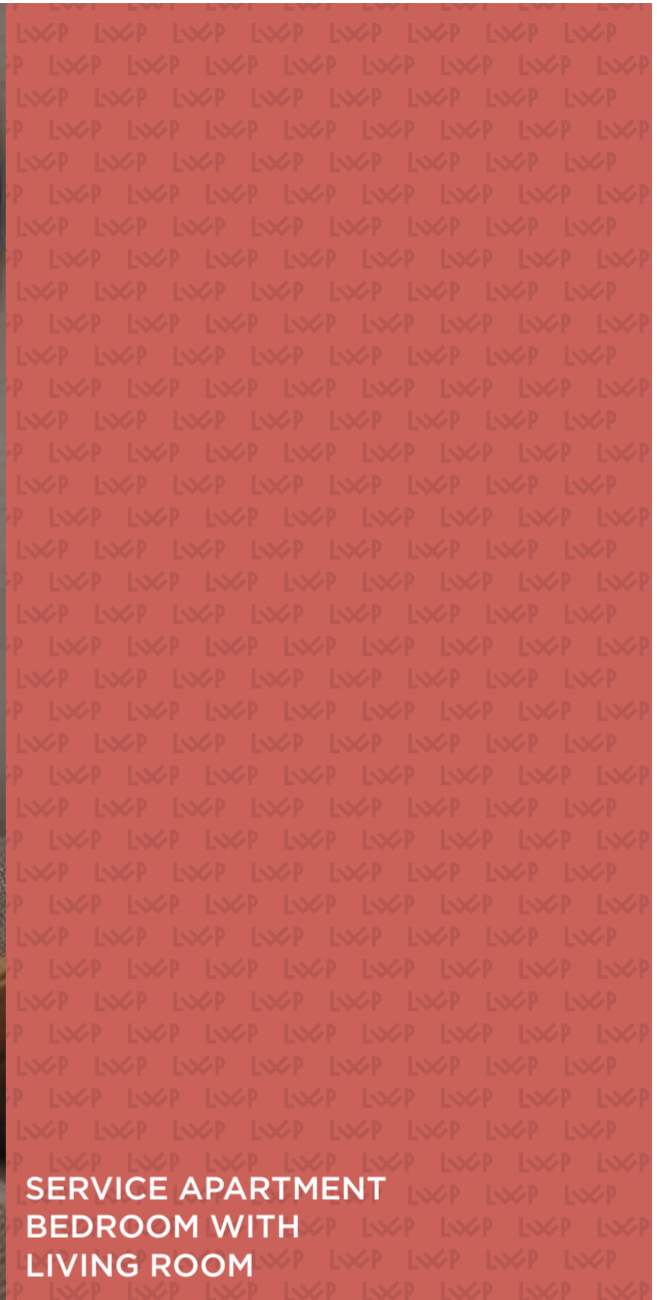
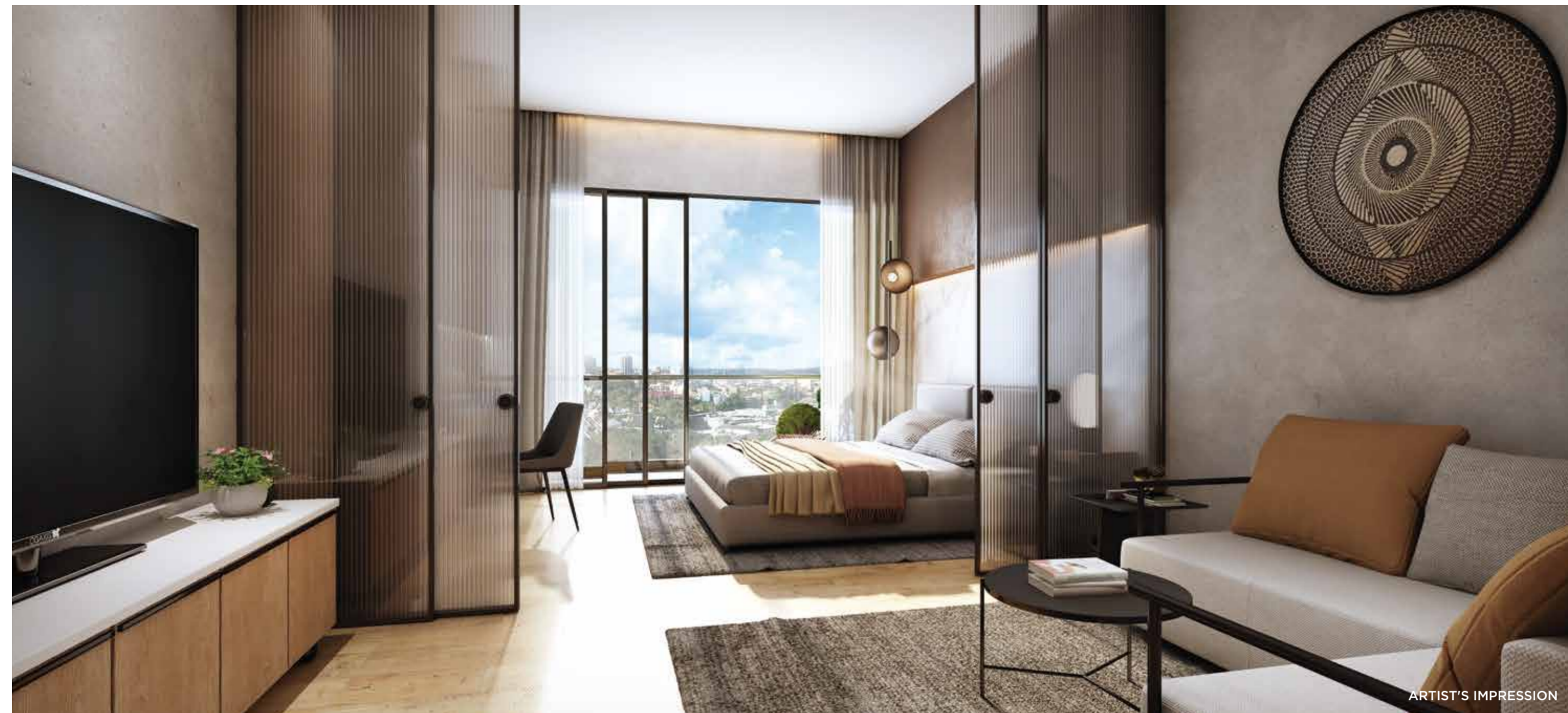
ARTIST'S IMPRESSION

BOUTIQUE OFFICE SPACE

INTEGRATED PREMIUM SERVICE APARTMENT TO BOOST YOUR BUSINESS

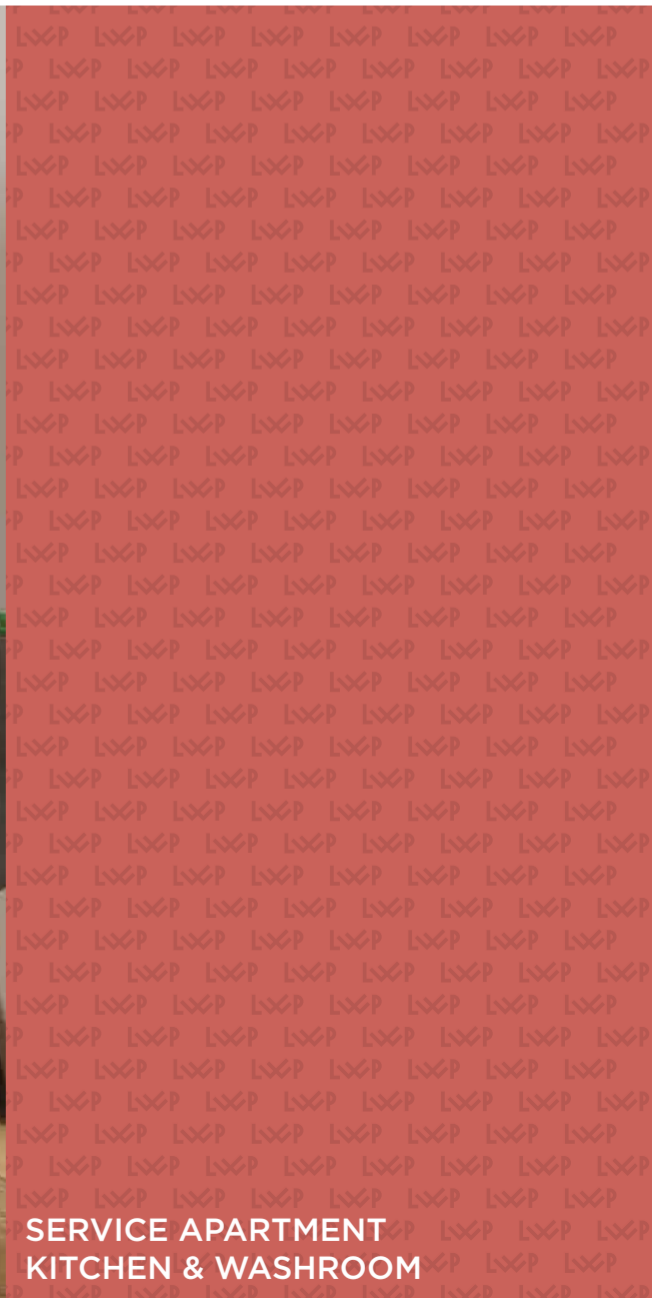
For corporate travelers to Raipur, Avinash One will be the primary choice because of its location, amenities and thoughts behind the creation.

MORE RELAXED STAY THAN HOTEL
MORE SPACE
COST EFFECTIVE
PRIVACY AND FLEXIBILITY
LUXURY SURROUNDINGS



SERVICE APARTMENT
BEDROOM WITH
LIVING ROOM

ARTIST'S IMPRESSION



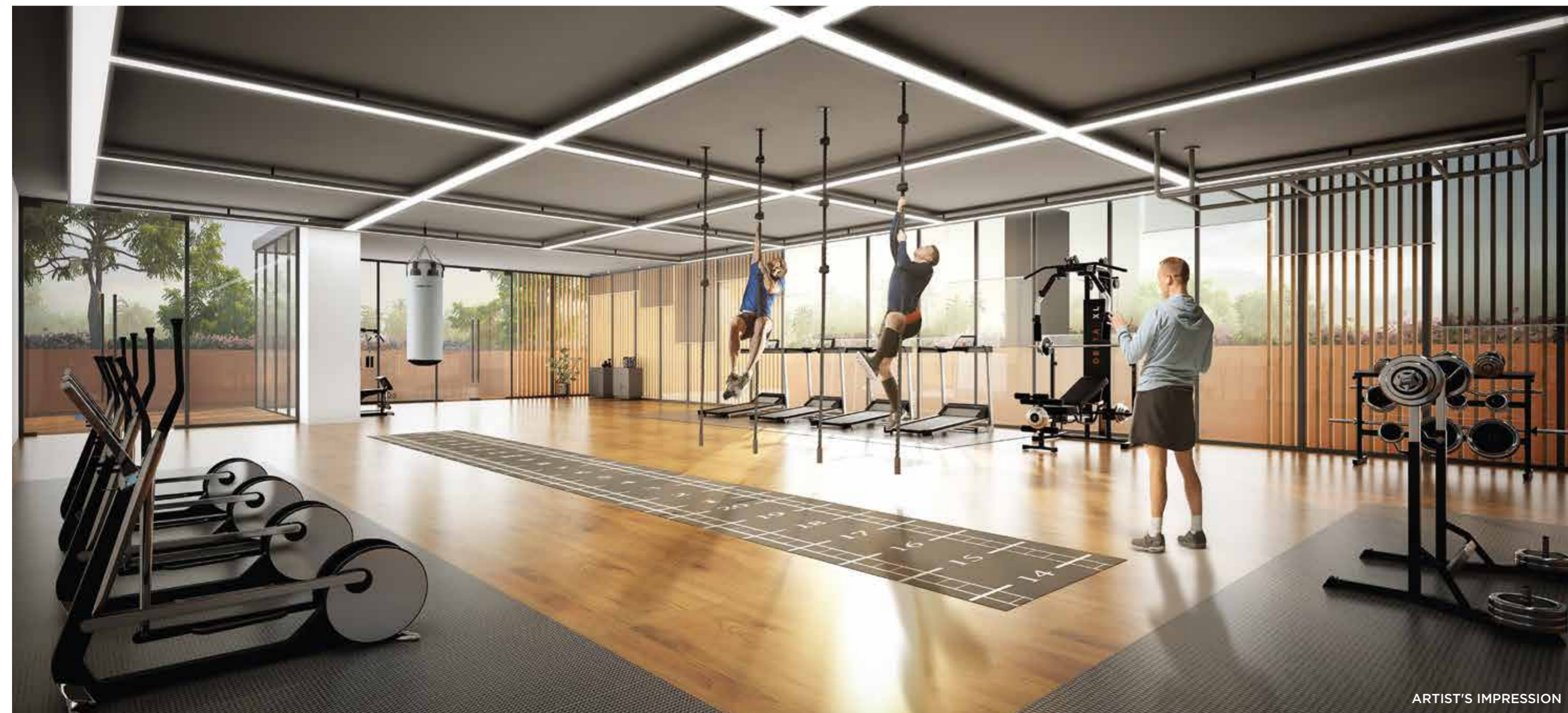
SERVICE APARTMENT
KITCHEN & WASHROOM

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

SERVICE TOWER
SWIMMING POOL



ARTIST'S IMPRESSION

SERVICE TOWER
GYMNASIUM



ARTIST'S IMPRESSION

AERIAL VIEW
HANDSHAKE ZONE



ARTIST'S IMPRESSION

MALL-CORPORATE
CLUB
HANDSHAKE ZONE

ROSES

A FRENZY THAT VISITS IN YOUR DREAM

At integrated shopping mall of this project,
your life will blossom in those leisurely shopping hours. Sip a
cup of coffee while reading your favourite novel at the cafeteria.
Catch for dear conversations with your friends at the boutique
restaurant or walk down the celebration street in
the gleaming euphoria light.

Retail Shops | Boutique Restaurant
Celebration Street



**2000 SQ. FT. +
5000 SQ. FT. SHOPS**



**AIR-CONDITIONED
STORES**



**DESIGNER
LANDSCAPE**



ADDA ZONES



GLOBAL BRANDS



**TALL
CEILINGS**



EATERIES



**BOUTIQUE
SHOPS**



**HIGH-SPEED
ELEVATORS**



SCULPTURES



**STAIRCASES FOR
HANG-OUT**



RETAIL SIDE NIGHT VIEW



ARTIST'S IMPRESSION

RETAIL FRONT NIGHT VIEW



ARTIST'S IMPRESSION

HAPPY STREET WITH FOOD OUTLETS



ARTIST'S IMPRESSION

DOUBLE HEIGHT HAPPY STREET INTERACTIVE ZONE

OTHER AMENITIES

PROVISION FOR LIFT

PASSENGER, STRETCHER & FIRE LIFT

2 GARBAGE CHUTE (DRY & WET)
IN EACH TOWER

FIRE FIGHTING AS PER NORMS

CCTV CAMERA AT ENTRANCE GATE
AND COMMON AREA

RAINWATER HARVESTING

POWER BACK-UP FOR COMMON AREA

CAR WASH AREA

TEAM



ARCHITECT
VIVEK SINGH RATHORE
SALIENT, KOLKATA



LANDSCAPE DESIGNER
ANURADHA RATHORE
SALIENT, KOLKATA



STRUCTURAL CONSULTANT
SANJIV J. PAREKH
S.P.A CONSULTANT, KOLKATA



PHE CONSULTANT
AVINISH NAYYAR
SUNIL NAYYAR CONSULTING
ENGINEERS, GURGAON

DE-CONSTRUCTING THE LANDSCAPE FOR NEW

13000+ SATISFIED CUSTOMERS

56 LANDMARK PROJECTS

39 RESIDENTIAL COLONIES & TOWNSHIPS

13 COMMERCIAL COMPLEXES

4 SHOPPING MALLS & CLUBS

CORE VALUES OF avinash



TRUST



TRANSPERENCY



INNOVATION



QUALITY



TIMELY DELIVERY

DEVELOPED BY

avinash
a relation for life

ABOUT OUR GROUP

Avinash Developers Pvt. Ltd. (ADPL), founded in 1996, is a pioneer in the state of Chhattisgarh in the realty sector, a renowned promoter, developer and builder. True to its name, Avinash group has built a revered reputation based on the timeless values of honesty, integrity and trust. It straddles the domains of Realty, Automobile, Logistics, Transportation and Retail. Our array of world-class projects exceeds 1 crore sq.ft. construction completed with 55 lacs sq.ft. of construction and 50 lacs sq.ft. plotted development. Currently, over 1 crore sq.ft. construction is in progress with 36 lacs sq.ft. of ongoing construction and 76 lacs sq.ft. construction in planning phase. Its unprecedented success in the realty sector of Chhattisgarh has been reached in a very short span and is rooted in the philosophy of providing superlative quality consistently within the committed time frames and aiming for total customer delight. Its spectrum of landmark projects includes premium independent bungalows, row houses, residential apartments, corporate towers, malls & multiplexes, gated townships & premium clubs, residential & industrial plots, logistic park.

WALL OF FAME FOR avinash



OUR LANDMARK PROJECTS



Magneto The Mall
Labhandi, Raipur



Avinash Chitwan
Kachna Road, Raipur



Lifestyle Tower
Kota Road, Raipur



Magneto Signature Homes-2
Raipur



Maruti Lifestyle
Kota, Raipur



Avinash New County
Naya Raipur



Avinash Times Square
Sector 19, Naya Raipur



Avinash Capital Homes-2
Behind Ambuja Mall Saddu, Raipur



Avinash Metropolis
Khoka-Junwri Road, bhilai



Maruti Solitaire
Shankhar Nagar, Raipur



Avinash Smart City
Sejhar, Raipur



Avinash New Town
Kumhari - Patan Road



Avinash Twin City
Toll Plaza, Kumhari



Avinash Sun City
Daldal Seoni, Raipur



Avinash Garden City
Semeria, Raipur

EXPERIENCE
THE ENIGMA OF
INCLUSIVE LIVING