

THE RAREST
THE FINEST



VASWANI
AVANIA

30TH ROAD, BANDRA-WEST



VASWANI



90007 88843



MahaRERA No. P51800076876
(<https://maharera.mahaonline.gov.in>)



Site Address: Vaswani Avania, 30th road, Bandra West, Mumbai 400050

Disclaimer: All plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of the respective authorities or as required by the promoter / developer in the interest of continuing improvement, without prior notice or obligation. Variation is possible in unit area on account of design and constructions variances. The pictures and perspective views of the premises / buildings are an artist's impression of the development and for representational purpose only. This printed material does not constitute an offer and / or contract of any type between the promoter / developer and the recipient. All transactions in this development shall be subject to the terms and conditions of the agreement for sale to be entered into between the parties.



VASWANI



LIMITED EDITION LUXURIES FOR THE ONE & ONLY YOU

Unfold an experience, where prestige meets the perfection. Crafted for the discerning few,

a rare world exquisitely enwrapped in the finest luxuries of life, complimenting the high-status vibes of Bandra.

Welcome to the destination of impeccable spaces, offering an ode to your refined taste.

VASWANI AVANIA -

Where life's rarest experiences meet the finest lifestyle address.

A woman with long brown hair, wearing a light blue, flowing, sleeveless dress with a subtle floral pattern, stands in the foreground. The dress is voluminous and appears to be blowing in a breeze. Behind her is a tall, modern apartment building with many lit windows and balconies, set against a twilight sky. The building has a dark facade with light-colored balconies. The overall mood is elegant and sophisticated.

THE RAREST THE FINEST

LIMITED EDITION SIGNATURE- LIFESTYLE RESIDENCES

VASWANI
Avania



VASWANI
AVANIA

RAREST LIFESTYLE EXPERIENCES
AT THE FINEST ADDRESS OF MUMBAI

PROJECT HALLMARKS

- G+19 Storey Magnificent Landmark
- At Mumbai's Most-coveted Address- Bandra (W)
- 2, 3 & 4 Bed Premium Residences with Pre-fitted Luxuries
- Extraordinary Health & Recreation Privileges on Podium Level
- Bespoke Sky-Lifestyle Avenues on Rooftop
- Fully Air-conditioned Designer Lobby
- 4 Level Vehicle Parking

VASWANI
AVANIA

THE CAPTIVATING PANORAMA
CURATED EXCLUSIVELY FOR YOU

PANORAMIC VIEW OF THE SEA AND THE CITY



BANDRA

THE ADDRESS OF THE DISTINGUISHED & DISCERNING

LOCATION HIGH-POINTS



UPSCALE RESIDENTIAL AREA

Bandra is a luxurious neighborhood favored by HNIs, celebrities, and top executives



PRESTIGIOUS EDUCATION

Home to renowned educational institutions for students of all ages



EXCELLENT CONNECTIVITY

Well-connected via Linking Road and SV Road with proximity to Worli Sea Link, Coastal Road and Airport



ENTERTAINMENT & NIGHTLIFE

A vibrant area with a mix of cultures, trends, fashion, and a hub of upper-crust nightlife exclusivities



CONVENIENT LIVING

Premium malls, multiplexes, supermarkets, 5-star hotels, and fine-dining restaurants are easily accessible



SCENIC AND RECREATIONAL

Offers stunning sea views, entertainment zones, and lush parks for a balanced lifestyle



HIGHLY DEVELOPED

A well-developed area catering to the posh and privileged with major business centers and Lifestyle hubs around

UNLEASH YOUR WORLD

IN THE CENTRE OF PRIVILEGES

LOCATION MAP



LOCATION ADVANTAGES

CONNECTIVITY

- Linking Road - 3 mins
- SV Road - 4 mins
- Carter Road - 10 mins
- Bandra Worli Sea link - 12 mins
- Coastal Road - 12 mins
- Western & Eastern Express Highways - 22 mins

RESTAURANTS

- Bastian Bandra - 3 mins
- China Gate - 4 mins
- Khar Social - 4 mins
- Escobar - 5 mins
- Izumi Bandra - 5 mins
- Oberoi Mall - 22 mins
- Phoenix Market City Mall - 25 mins
- Inorbit Mall - 30 mins
- Infiniti Mall - 40 mins

COLLEGES

- MMK College - 2 mins
- National College - 3 mins
- Podar International - 5 mins
- St. Andrews - 7 mins
- NMIMS - 20 mins
- Mithibhai - 22 mins

BUSINESS CENTRES

- Maker Maxity - 16 mins
- Bandra Kurla Complex (BKC) - 20 mins
- Jio World Trade Centre - 20 mins

HOSPITALS

- Hinduja (Khar) - 5 mins
- Nanavati - 14 mins
- Lilavati - 14 mins
- SL Raheja - 15 mins
- Asian Heart Institute - 15 mins

SCHOOLS

- Podar International - 11 mins
- Bombay Scottish - 13 mins
- Dhirubhai Ambani International School - 20 min
- Manekji Cooper - 20 mins
- Jamnabai - 26 mins



RAREST INDULGENCES MEET FINEST AVENUES

UPPER-CRUST SKY LEVEL AND PODIUM LEVEL
LIFESTYLE FEATURES



SCULPTING YOUR BEST SELF

FULLY AIR-CONDITIONED FITNESS CENTRE





BREATHE IN THE FRESH BLISS
YOGA & MEDITATION LAWN





SERENITY SOAKED TO INFINITY

SKY INFINITY POOL AND SKY LOUNGE WITH LUXURY SIT-OUTS



CHILDHOOD'S PLAYTIME PARADISE

KIDS PLAY AREA WITH DESIGNER GARDEN & WALKING TRACK



RAREST COMFORTS MEET
FINEST SPACES

BEST-IN-CLASS APARTMENT & TOWER FEATURES



HAVEN OF HANDPICKED LUXURIES

WELL-PLANNED VASTU COMPLIANT RESIDENCES OFFERING PALATIAL
LIVING SPACE & DINING AREA WITH IMPORTED MARBLE FLOORING



THE SPACE OF STATUS LIVING

BESPOKE LUXURY APARTMENT FEATURES



SPACIOUS BEDROOMS WITH FRENCH WINDOWS



MODULAR KITCHEN WITH GRANITE PLATFORM & SS SINK



LUXURY BATH SPACES WITH WORLD-CLASS SANITARY WARE



WHERE ARRIVAL IS A STATEMENT

GRAND AIR-CONDITIONED ENTRANCE LOBBY





A WORLD OF CURATED CONVENIENCES

FINEST COMMON FACILITIES IN THE TOWER

HIGH-SPEED BRANDED LIFTS AND DECORATIVE LIFT LOBBIES



MULTILEVEL RAMP VEHICLE PARKING



ADVANCED SECURITY WITH CCTV SURVEILLANCE



AT A GLANCE

PROJECT HALLMARKS

- G+19 Storey Magnificent Landmark
- At Mumbai's Most-coveted Address-
Bandra (W)
- 2, 3 & 4 Bed Premium Residences with
Pre-fitted Luxuries
- Extraordinary Health & Recreation Privileges
on Podium Level
- Bespoke Sky-Lifestyle Avenues on Rooftop
- Fully Air-conditioned Designer Lobby
- 4 Level Vehicle Parking

EXCLUSIVE ROOFTOP & PODIUM FEATURES

- Sky Infinity Pool with Loungers
- Sky Lounge with Luxury Sit-outs
- Well-equipped Kids Play Area
- Multipurpose Sports Arena
- Fully Air-conditioned Fitness Centre
- Designer Garden with Plantations
- Wellness Walkway
- Lavish Party Hall for Celebrations

APARTMENT FEATURES

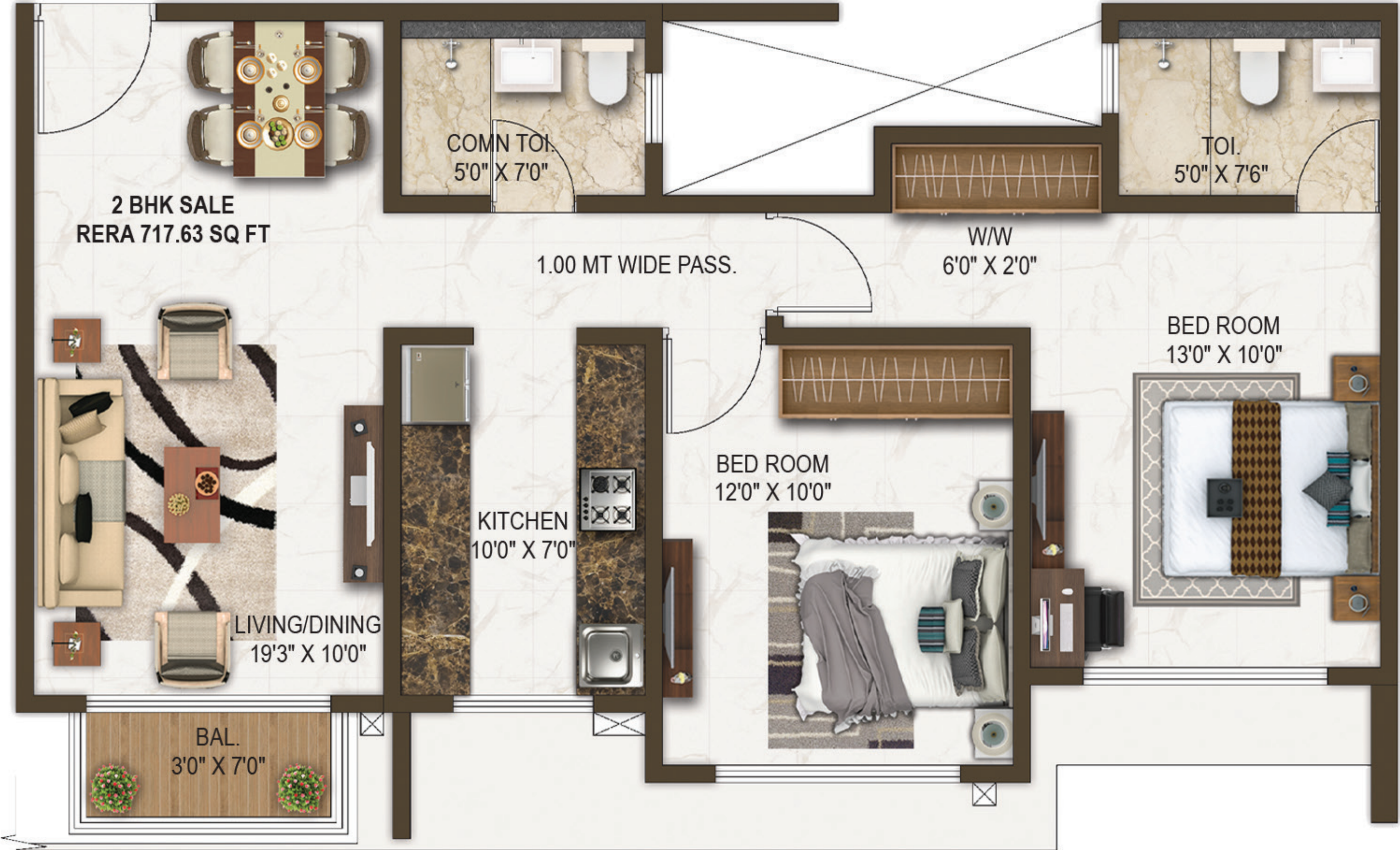
- Living Room with Private Balcony
- Spacious Bedrooms with French Windows
- Modular Kitchen with Granite Platform
& SS Sink
- Luxury Bath Spaces with World-class
Sanitary Ware
- Video-door Phones in Every Residence
- Private Intercom Security

TOWER FEATURES

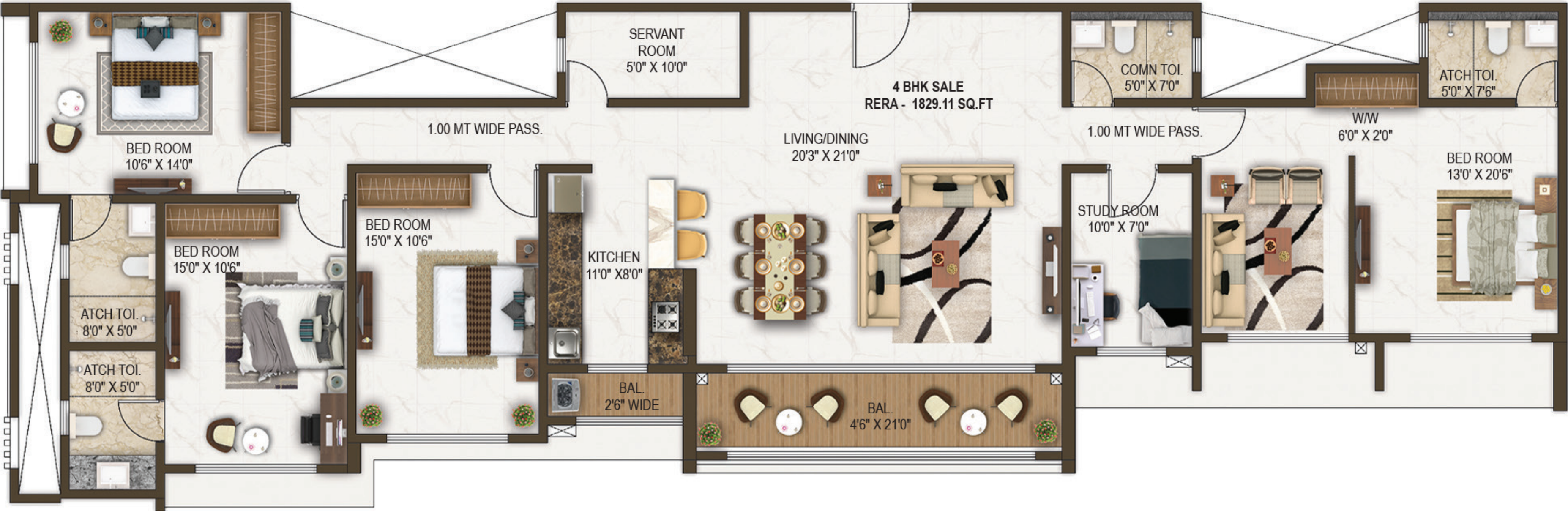
- Grand Air-conditioned Entrance Lobby
- Multilevel Ramp Vehicle Parking
- Advanced Security with CCTV Surveillance
- High-speed Branded Lifts and
Decorative Lift Lobbies
- 24-Hour Water Supply
- Rainwater Harvesting
- Hi-tech Fire Safety Features
- EV Charging Stations
- World-class Building Management System



2 BHK FLOOR PLAN



4 BHK FLOOR PLAN



TYPICAL FLOOR PLAN



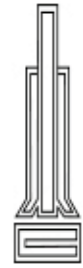


THE MASTERMINDS OF THE MASTERPIECE
OUR ESTEEMED PARTNERS AND ASSOCIATES

ARCHITECTS & INTERIOR DESIGN

MQA

STRUCTURAL CONSULTANTS



HITEN
MAHIMTURA

LEGAL ADVISOR

PRECEPT

FINANCIAL PARTNER

