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Aahvan Phase - I

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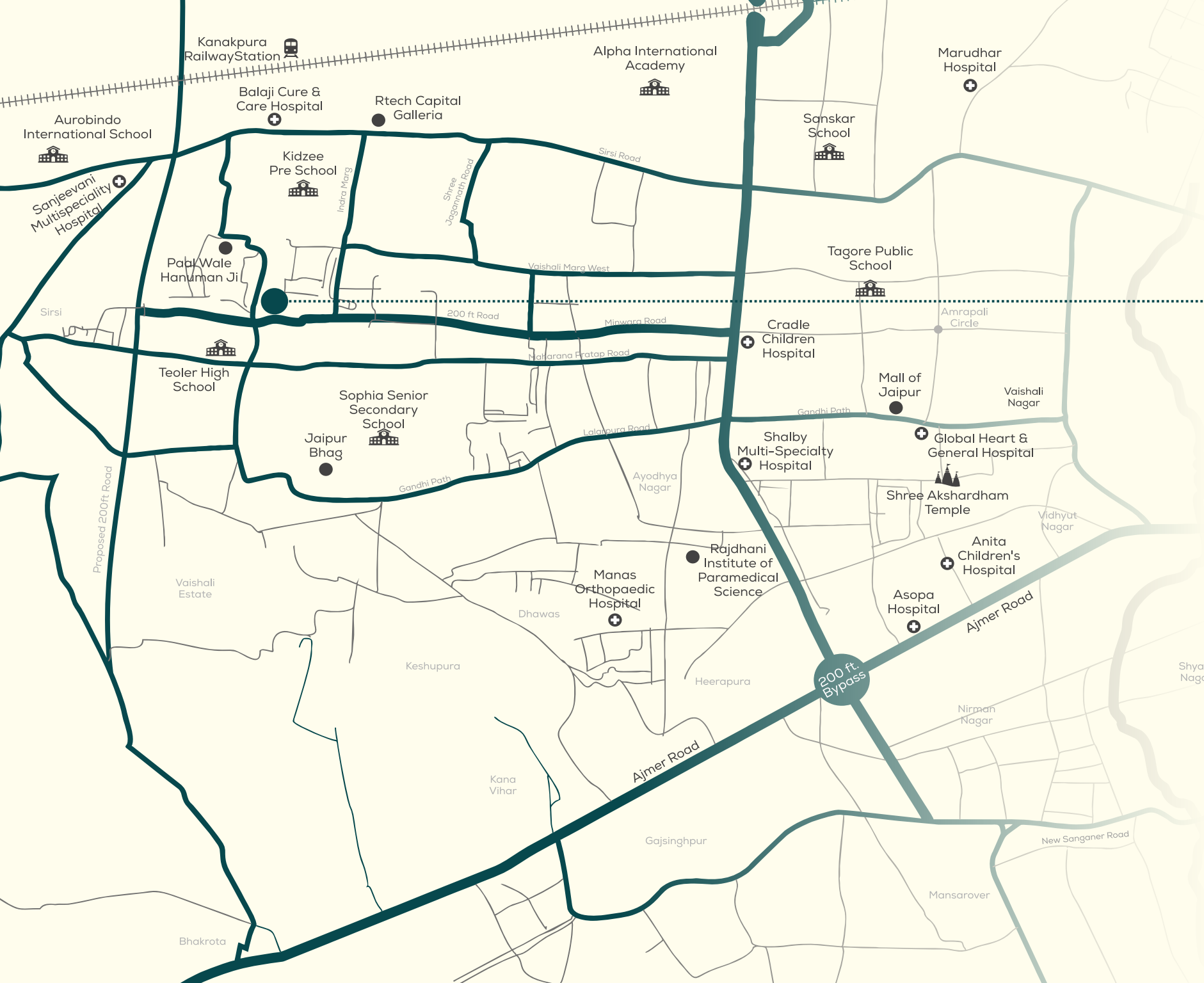


aahvan



3, 4 & 5 BHK RESIDENCES

At Aahvan, luxury extends beyond your home. Our facilities are designed to cater to your every need, ensuring that you live a life of comfort and convenience. From state-of-the-art amenities to thoughtful services, Aahvan offers a holistic living experience.



aahvan

At the heart of convenience

Positioned at Vaishali Nagar West Edge, Aahvan offers a prime location with seamless connectivity. Just minutes away from the Delhi Ajmer Expressway and Gandhi Path, the site is easily accessible from all directions. Whether you're heading to work, school, or a weekend getaway, Aahvan places you at the center of it all.





An expansive canvas

Aahvan is a grand masterpiece of modern living. A gateway to a life of elegance and comfort. Here, every detail is thoughtfully crafted to offer you an unparalleled living experience.



Towering Elegance

6 Grand Towers rise majestically into the sky, each offering **G+18 Floors** of luxurious living. With maximum four flats per floor, enjoy the exclusivity and privacy that Aahvan offers. A total of **394 Residential Units** in variants of 3, 4 and 5 BHK, each a haven of comfort and style.

	Tower 01	Tower 02	Tower 03	Tower 04	Tower 05	Tower 06	Tower Units
Ground Floor	0	3	2	0	2	3	10
1st Floor	0	3	2	0	2	3	10
2nd to 18th Floor	4	4	3	4	3	4	22



A life of luxury inside & out

At Aahvan, luxury extends beyond your home. Our facilities are designed to cater to your every need, ensuring that you live a life of comfort and convenience. From state-of-the-art amenities to thoughtful services, Aahvan offers a holistic living experience.

Timeless grandeur in every detail

Experience an unparalleled sense of arrival as you step into our magnificent double-height lobby. This grand entrance sets the tone for the luxury that awaits, offering a warm and elegant welcome. Every detail is designed to make your first impression unforgettable.



Embrace the calmness

Breathe in nature with fresh, light-filled spaces.





An exclusive retreat crafted for leisure

The Grand Clubhouse stands as the centerpiece of leisure and relaxation. Designed to meet every aspect of your recreational needs, this exclusive space offers a luxurious environment for unwinding, hosting gatherings, or staying active. Whether you seek relaxation after a busy day or a vibrant space for socializing and fitness, the clubhouse has it all.

Experience unmatched amenities

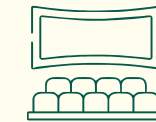
At Aahvan, luxury is in the details. Our amenities include a fully equipped fitness center, a swimming pool, a children's play area, and a multi-purpose hall. Whether you're looking to stay active, relax, or entertain guests, Aahvan has the perfect space for every activity.





A hub of activity and relaxation

From a state-of-the-art fitness center to a cozy lounge and entertainment zones, the club areas are thoughtfully designed to bring residents together in an atmosphere of comfort and camaraderie. The expansive clubhouse serves as the perfect venue for everything from casual meet-ups to grand celebrations, all within the luxurious confines of Aahvan.



A community that cares

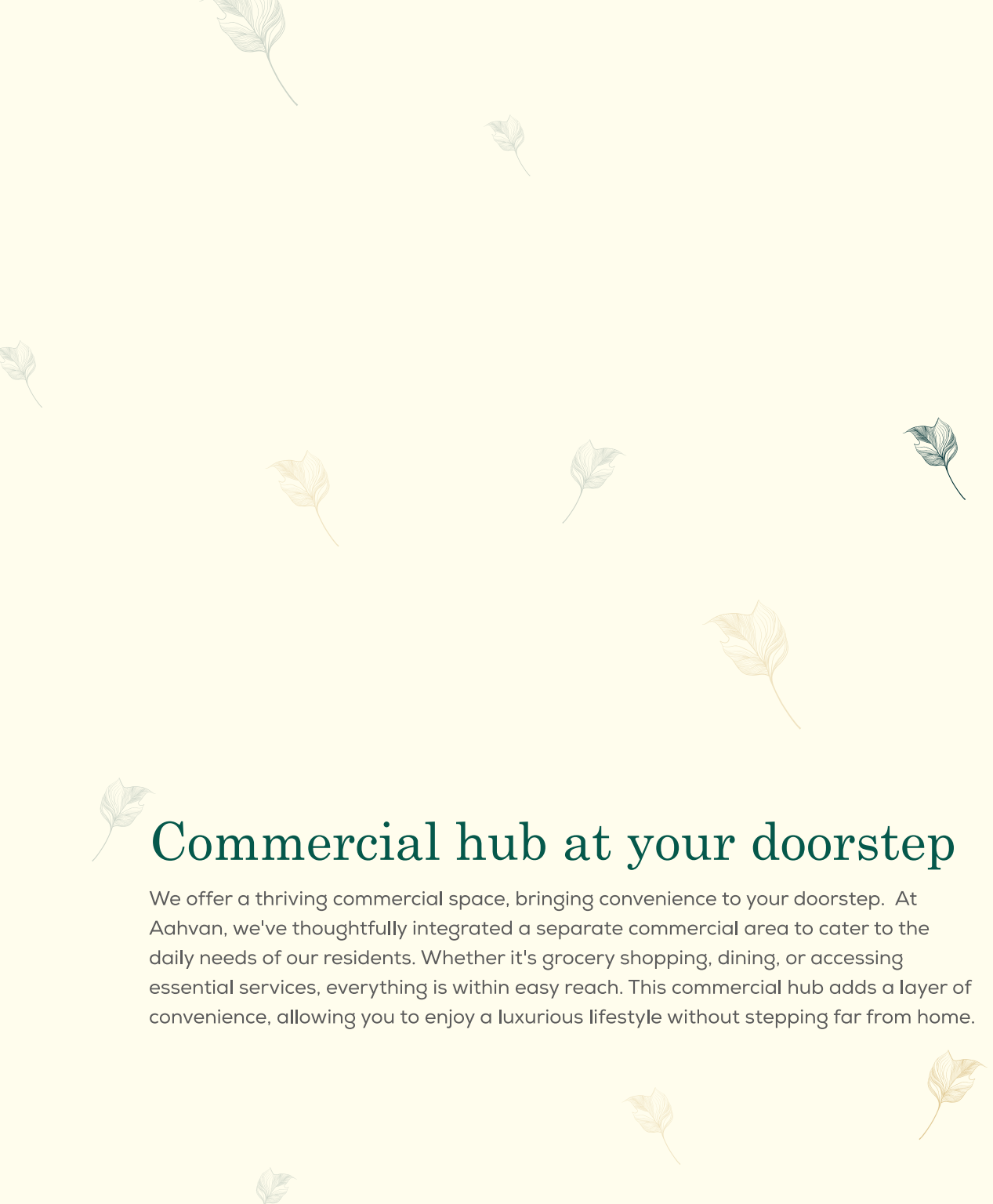
From well-planned social spaces to exclusive club facilities, Aahvan fosters a sense of belonging. Here, you'll find neighbors who become friends and a community that feels like family.





A grand welcome every time

Step into Aahvan through a magnificent double-heighted reception lobby that exudes elegance and sophistication. The expansive space, with its soaring ceilings and refined decor, offers a grand sense of arrival. This lobby is not just an entrance; it's a statement of the luxurious lifestyle that Aahvan embodies, setting the tone for the exceptional living experience that awaits you.



Commercial hub at your doorstep

We offer a thriving commercial space, bringing convenience to your doorstep. At Aahvan, we've thoughtfully integrated a separate commercial area to cater to the daily needs of our residents. Whether it's grocery shopping, dining, or accessing essential services, everything is within easy reach. This commercial hub adds a layer of convenience, allowing you to enjoy a luxurious lifestyle without stepping far from home.





Seamless parking effortless access

Say goodbye to parking woes with two levels of secure basement parking, offering ample space for all residents. Aahvan ensures that your journey from car to home is smooth and effortless, with well-designed access routes and modern facilities that cater to your convenience.

Total Car Parks	:	850 Equivalent Car Unit
Total Scooters Parks	:	715 Nos. (238.33 Equivalent Car Unit)



Welcome to **aahvan**

Where every day is an invitation to live beautifully

Your invitation to a life of luxury and tranquility awaits. Discover the perfect blend of modern amenities, natural beauty, and convenient living at Aahvan. This is more than a home; it's a lifestyle.



A legacy of
Quality | Perfection | Excellence



Established in 2010 as a distinguished offshoot of the esteemed KGK Group, renowned for its century- long legacy in the Gems & Jewellery industry, we bring a fresh perspective to real estate. Departing from conventional norms, we don't merely follow trends; we set new benchmarks. Since our inception, we've unlocked the doors to a diverse portfolio of sought-after residential, industrial, and commercial properties. Each project reflects our unwavering commitment to turning visions into realities, embodying the ethos of a brand dedicated to surpassing expectations and establishing new standards in the real estate realm. Our dedication extends beyond the tangible realms of concrete and steel; it's about crafting environments that inspire and empower.

Specifications

	LIVING/DINING	MASTER BEDROOM	OTHER BEDROOMS	TOILETS	KITCHEN	BALCONY	LIFT LOBBY
Flooring	Premium quality vitrified tiles (Size: 800 X 1600) Make - Somany / Johnson / Kajaria or equivalent	Wooden finish premium quality vitrified tiles (Size: 200 X 1200) Make - Kajaria/ Somany/ Johnson or equivalent	Premium quality vitrified tiles (Size: 600 X 1200) Make - Kajaria / Somany / Johnson or equivalent	Anti-Skid tiles (Size: 600 X 600) Make - Kajaria/ Somany/ Johnson or equivalent	Premium quality vitrified tiles (Size: 600 X 1200) Make - Kajaria/ Somany/ Johnson or equivalent	Anti-Skid Premium quality vitrified Tiles (Size: 450 X 450) Make - Kajaria / Somany / Johnson	Marble/ Granite stone/ Tiles
Skirting	Premium quality vitrified tiles Make - Somany / Johnson / Kajaria or equivalent	Premium quality vitrified tiles Make - Kajaria/ Somany/ Johnson or equivalent	Premium quality vitrified tiles Make - Kajaria / Somany / Johnson or equivalent		Premium quality vitrified tiles Make - Kajaria/ Somany/ Johnson or equivalent	Anti-Skid premium quality vitrified tiles Make - Kajaria / Somany / Johnson or equivalent	
Walls Finishes	POP punning with plastic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	POP punning with plastic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	POP punning with plastic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	Full height dado premium quality ceramic tiles upto false ceiling (600 X 1200) Make-Somany/ Johnson/ Kajaria or equivalent	POP punning with emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	Exterior grade texture paint (Make - Asian/ Dulux/ Birla opus or equivalent	POP punning with acrylic emulsion paint (Make - Asian/ Dulux/ Birla opus or equivalent)
Ceiling	POP punning with acrylic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	POP punning with acrylic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	POP punning with acrylic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	PVC planks ceiling	POP punning with acrylic emulsion paint, make-Asian Paint/ Dulux/ Birla opus or equivalent	POP punning with emulsion paint/ false ceiling (as per design) (Make - Asian/ Dulux/ Birla opus or equivalent	Maintainance free false ceiling
CP Fittings & Sanitary Fittings				Sanitary fixtures of Jaquar/ Kohler/ Grohey/ Totte or equivalent. Wall Hung WC. CP fitting of Jaquar/ Kohler/ Grohey/ Totte or equivalent			
Wall Tiles					Tiles upto 2' height above counter top (Size: 600 X 1200) Make - Kajaria/ Somany/ Johnson or equivalent		
Counter Top					Granite stone counter top as per selection		
RO					Provision of point for RO		
Sink					Single bowl kitchen sink with drainboard Make - Franke / Jindal / Nilkamal or equivalent		
Railing						Toughened glass railing with SS hardware (Make - Saint Gobain / Modi/ Asahi or equivalent)	

An invitation
to grand living



Direction



Rera Details