




PROJECT BY

AV -GROUP-

Delivering Your Dream Homes

**SHREE SAI JEEVDANI DEVELOPERS LLP & AVM BUILDCON LLP**

**Regd Office:** 41/42, Sanskruti Apartment, Vasai-Nallasopara Link Road, Opp. Punjab National Bank, Vasai (E), Palghar - 401209.

**Email:** info@av-group.in | **Web:** www.av-group.in

**Site:** Viva Hari Tara Complex, Opp. Le Vivanta Hotel, Virar East.

- **Architect:** Ajay Wade & Associates & Dawa & Associates
- **RCC Consultant:** Jay Shree Krishna Consulting Engineer
- **Legal Advisor:** Adv. Shambhu Jha
- **Elevation Design:** Element Design

MahaRERA Registration Number - P99000079276

For More Details Scan the RERA QR Code

Call: **9016 427 427**

**Disclaimer -** This brochure is purely conceptual and not a legal offering. All buildings, layouts, specifications, etc. as seen in the brochure/pictures,are tentative / indicative and subject to variations and modifications by the Developer without any prior notice / obligation. Any purchaser / lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease to be entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction.

# JEWEL OF VIRAR

AV PEARL

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PRESENTS

# JEWEL OF VIRAR

AV PEARL

After successfully delivering over 1 million sq. ft. of residential and commercial space, and with a range of iconic ongoing projects such as AV Pride, AV Crystal Prestige, AV Smart City, AV Aashirwad, AV Infinity & AV Signature Downtown, we are excited to introduce AV Pearl—a premium residential development that sets a new standard in luxurious living.

Strategically located in the heart of Virar, AV Pearl is part of the largest planned layout in the region, offering expansive & thoughtfully designed spaces. Situated equidistant from both Nalasopara and Virar stations, it provides seamless connectivity to all parts of Mumbai, making it an ideal choice for homeowners seeking both convenience and comfort.

Homes at AV Pearl are designed with precision, ensuring the best possible use of carpet area available. Enjoy breathtaking views of the Jeevdani Temple and the expansive 1.25 lakh sq. ft. Municipal Garden, offering peaceful and serene surroundings every day. With quality construction and ergonomically designed homes, your comfort and lifestyle are our top priorities, delivering you an unmatched living experience.

Icing on the cake is our bouquet of world-class amenities including a Rooftop Swimming Pool, Star-Gazing Point, 24X7 Power Backup, Doctor on Call, Mini Theatre, Multipurpose Turf, Children's Play Area, and a State-Of-The-Art Gymnasium.

With improved infrastructure, better connectivity and increasing demand for quality living, AV Pearl presents an ideal investment opportunity. Come, be a part of this iconic project and experience a lifestyle that combines luxury, convenience, and future-ready investment.

Join us at AV Pearl, where your dream home awaits!




Artistic Impression

# Aerial View



Artistic Impression

# Sweat, Live, Thrive!



Gymnasium



Yoga & Meditation



Roof Top Children Play Area



Multi Purpose Turf



Roof Top Badminton Court



Roof Top Swimming Pool

*Pictures are for representation purpose only*



Artistic Impression

# Amenities Like Never Before



VVCMC Garden



Sr. Citizen Corner



Doctor on Call



Mini Theatre



EV Charging Station



Star Gazing Point



BBQ Corner

*Pictures are for representation purpose only*

# MASTER LAYOUT




## PROJECT HIGHLIGHTS

- Grand Entrance Lobby
- 24 X 7 Surveliance
- Ample Parking
- Ergonomically Designed Homes
- Earthquake Resistant Structure
- Brickbat Waterproofing
- High Speed Elevator With Power Back Up
- 24 X 7 Power Back Up*
- Round The Clock Security
- Fire Fighting System in Each Flat

*in common areas only

## LOCATION ADVANTAGE

### CONNECTIVITY:

- Nsp/Virar Rly Station - 10 Mins
- Virar East West Fly Over - 5 Mins
- Bullet Train Station - 10 Mins
- NH 48 - 20 Mins

### HELATH CARE:

- Yashoda Hospital - 5 Min
- Bhushan Orthopedic Hospital - 5 Min
- VVCMC Hospital - 10 Mins
- Aarush Multi Speciality Hospital - 8 Mins

### EDUCATION:

- St Peter's High School - 10 Mins
- Yash Vidya Niketan - 5 Mins
- SBS Global School & Jr. College - 10 Mins
- Viva College - 15 Mins
- Moreshwar College - 8 Mins

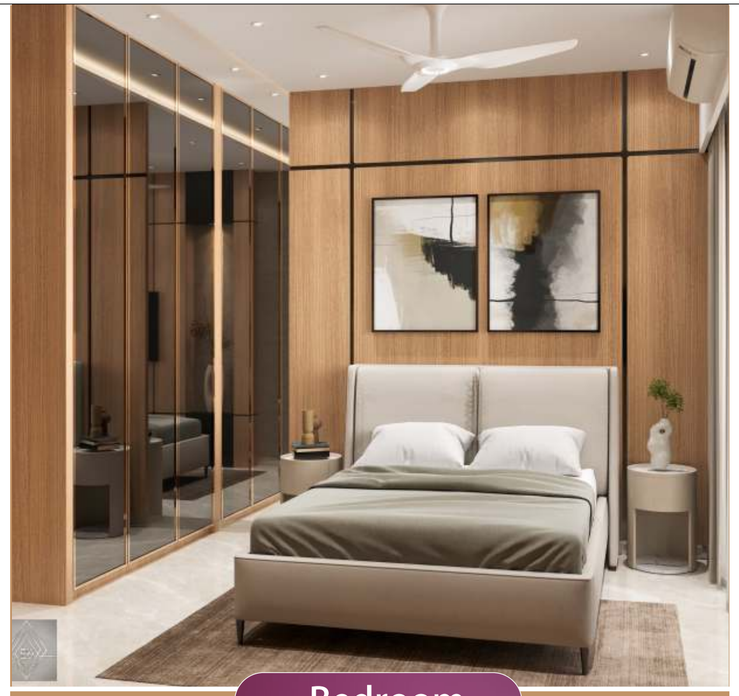
### SHOPPING & ENTERTAINMENT:

- D'Mart -5 Mins
- McDonald's - 5 Mins
- Le Vivanta Hotel - 2 Mins
- Domino's - 5 Mins
- Pizza Hut - 5 Mins
- Box 8 - 5 Mins
- Manvel Pada Talav - 5 Mins



Living Room





Bedroom





Kitchen



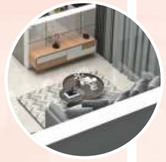
ACTUAL SHOWFLAT

AV PEARL

## Internal Features

### LIVING ROOM

- Vitrified Tiles.
- Corner POP False Ceiling.
- Full Ht. Aluminium Windows with Powder Coating.
- FRD Main Door.
- Provision For Safety Door.



### BED ROOM(S)

- Vitrified /Wooden Flooring.
- Full Ht. Aluminium Windows with Powder Coating.
- Painted Flush Door.
- Corner False Ceiling.



### KITCHEN

- Modular Kitchen.
- Vitrified Tiles.
- Aluminium Window with Powder Coating.
- Point Provision for Exhaust Fan.
- Ceramic Tiles Backdrop Above Platform.
- Dual Platform.
- Dry Balcony.



### BATHROOM & PLUMBING

- Ceramic Tiles Flooring.
- Ceramic Tiles up to Door Height.
- Loft Tank Provision.
- Branded Sanitary Ware & Fixtures.
- Concealed Plumbing.



### ELECTRIFICATION

- Concealed Wiring.
- Branded Modular Switches.
- Invertor Provision.
- ELCB As A Safety Device.
- Geyser, Fridge & Washing Machine Point Provision.
- TV & Telephone Point Provision.



## 1 BHK



## 2 BHK



AV GROUP

Delivering Your Dream Homes

# Project Gallery

## About Us

AV Group has established itself as one of the Leading Real Estate Developer with footprints spread across Malad,Vasai, Nallasopara,Virar, Palghar, Boisar and Umroli & Darbhanga. The company is developing some of the most iconic and prestigious 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 VALUE:**

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:

| | |
|---|---|
| **11+** Completed Projects | **1500+** Happy Families |
| **15+** Years of Experience | **10,00,000 sqft** Area Delivered |

**20,00,000 sqft**
**Area Under-Construction**

# THE JOURNEY OF PAST 15 YEARS

## ONGOING PROJECTS



**AV CRYSTAL PRESTIGE -** NALLASOPARA (E)



**AV PRIYAM RESIDENCY,** MALAD (W)



**PARK INN &SUITES BY RADISSON,** DARBHANGA



**AV SMART CITY**, PALGHAR (W)



**AV CRYSTAL UPTOWN -** EVERSHINE, VASAI (E)



**AV PRIDE -** NALLASOPARA (W)



**AV SAMAIRA RESIDENCY-** VASAI(E)



**AV PEARL**, VIRAR (E)



**AV SIGNATURE DOWNTOWN,** DARBHANGA



**AV AASHIRWAD -** NALLASOPARA (W)

## COMPLETED PROJECTS




**AV PARAMOUNT ENCLAVE, PHASE-I & II**, PALGHAR (W)



**AV CRYSTAL -** NALLASOPARA (E)



**AV SIGNATURE RESIDENCY-** DARBHANGA, BIHAR



**AV CRYSTAL TOWER-** VASAI (E)



**AV SAI AANGAN -** NALLASOPARA (E)



**AV MITHILA APARTMENT-** UMROLI (E)



**AV SHREE KRISHNA RESIDENCY-** BOISAR (E)