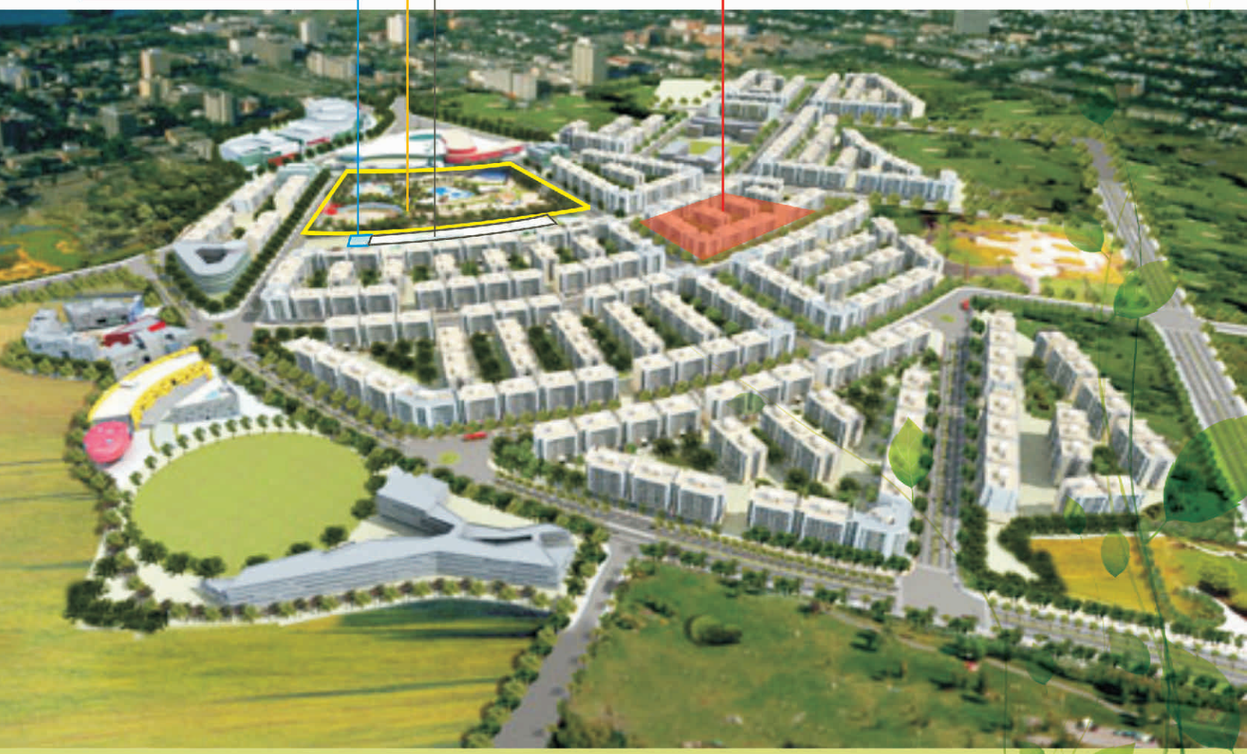
GARDEN AVENUE - K

A WALK TO LIFE...

A LIFE IN THE NATURE'S LAP





GARDEN AVENUE - K

A WALK TO LIFE...



ABOUT VIRAR

Virar has tremendous potential for growth and hence it has got special focus by government. It is crystal clear from the government's recent announcements.

- Quadrupling of railway lines between Borivali and Virar is completed
- 101 new trains services from Virar are already in effect
- It is close to the pristine Arnala beach
- It is a home to the second largest proposed SEZ plan around Mumbai
- It has a well nit infrastructure of roads, trains and highways
- Rs. 957 crores are sanctioned for additional water supply to the city
- Increase in infrastructure, health care, civic amenities & educational institutions like schools & colleges, banks, water supplies, ATM centers, branded showrooms, multiplex, shopping malls and many upcoming townships

GLOBAL CITY, Virar (west)

Designed over a sprawling 217 acres, Global City is a self sufficient township located in the flourishing city of Virar (west), just 1.5 km from the station. Every facilities of the township, from the living spaces, educational institutes and the 12 acre amusement park to the 70-100 ft wide roads, recreational areas and environmentally conscious initiatives, is planned and developed to change the way you live, work and play.

Welcome to Garden Avenue-K, your doorway to this big city! It consists of 2 buildings of 14 stories comprising 10 wings. A project of SRI DUTT CONSTRUCTIONS offering homes of 1 BHK & 2 BHK with world class internal and external amenities creating benchmark in Global City.

GORGEOUS GLOBAL LIVING



Yazoo Park



Multiplex


Shopping Mall


School


Playground


Sitting Areas

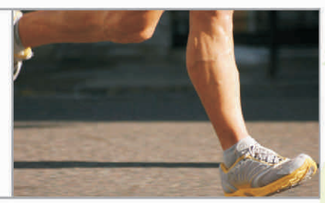
Common Amenities

- 12 acres amusement park
- School with 5 acres playground, that's as big as a cricket ground
- 1 lac sq.ft. club house
- Olymp ic size swimming pool
- Colleges
- Shopping mall
- Landscaped gardens
- High-tech gym
- Tennis court
- Dedicated sewage treatment plant
- Rain water harvesting


Swimming Pool


Spa


Hi-tech Gym


Jogging Track

Garden Avenue - K Club House











- Club House
- Pocket Gardens
- Yoga Room
- Indoor Games

GARDEN AVENUE - K

A WALK TO LIFE...

LIFE WITH
ULTIMATE LUXURY

GARDEN AVENUE - K
A WALK TO LIFE...



- 2 residential towers of total 10 wings, 14 storied each
- Conceriage shopping at ground floor
- Ample parking in stilt and podium
- A dedicated mini-club house
- Children's play park at podium level
- Spacious 1BHK & 2 BHK flats



A WAY OF LIFE IN

MATCHLESS STYLE

Amenities

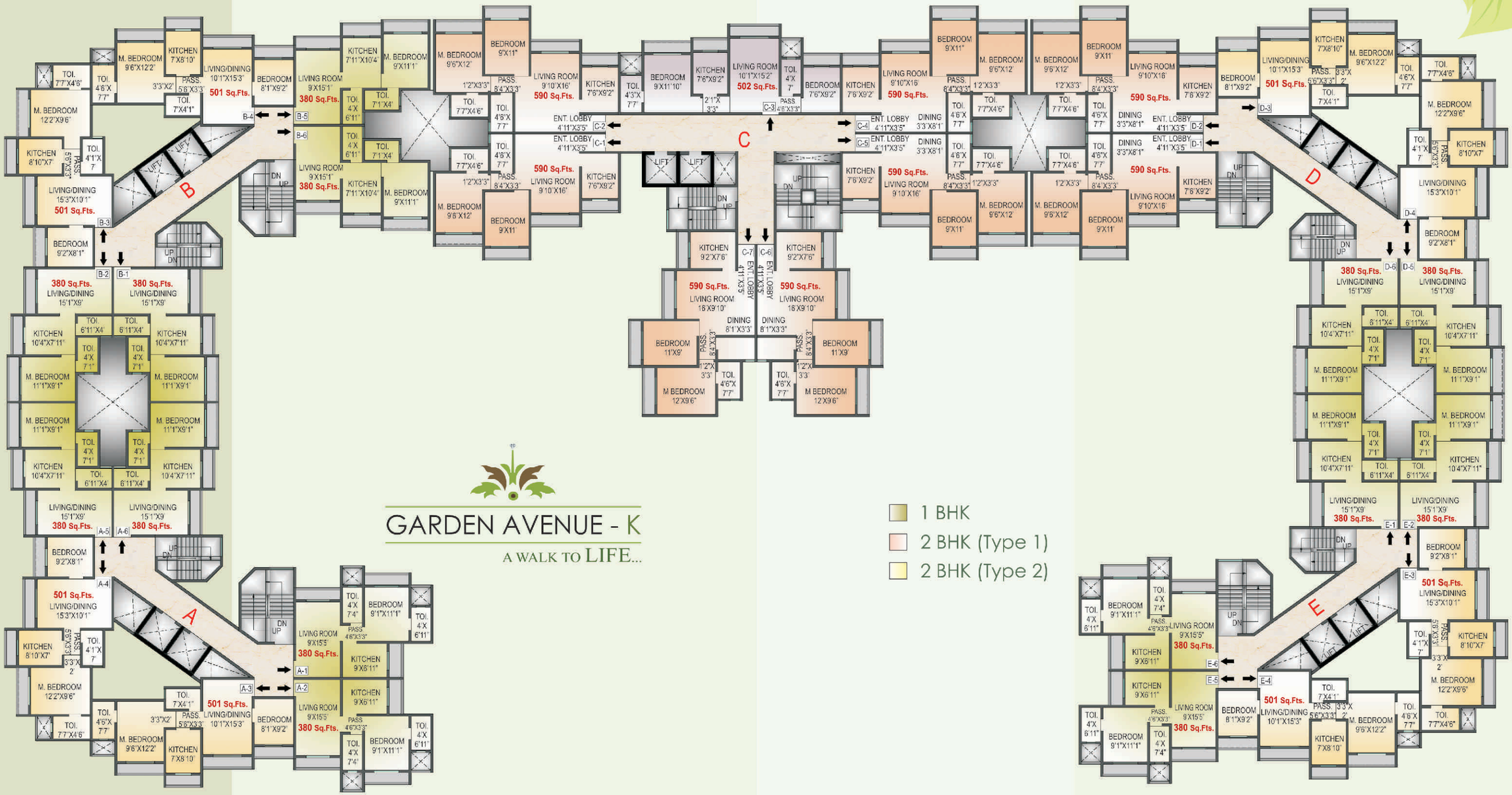
GARDEN AVENUE - K

A WALK TO LIFE...

- **Entrance lobby**
  - Decorative Entrance lobby
- **Living Room & Bed Room**
  - Mirror finished vitrified flooring
  - Decorative Entrance door with ultra-modern lock
  - Plastered smooth finish with paint
  - Anodized aluminum sliding windows with granite window sills
- **Kitchen**
  - Kitchen with granite platform
  - Stainless steel sink with service platform
  - Ceramic tiles up to 2 feet height
  - Drying balcony in kitchen with provision of washing machine outlet
- **Bathroom**
  - Designer bathroom with tiles up to door height
  - Premium sanitary fitting
  - Anti-skid rustic tiles
  - Quality CP fitting or equivalent
- **Electrical**
  - Concealed copper wiring with modular switches
  - Sufficient invertor points in all rooms
  - A.C. points in bedroom
  - Safety features like MCB / ELCB
- **Security & Safety**
  - 24 X 7 securities
  - Power backup for lifts & common areas



TYPICAL FLOOR PLAN



GARDEN AVENUE - K

A WALK TO LIFE...

- 1 BHK
- 2 BHK (Type 1)
- 2 BHK (Type 2)

Building # 3

INTERNAL FLOOR SPACE	380 Sq.Ft.
F.B. / D.B. AREA	50 Sq.Ft.
ACTUAL USABLE SPACE	430 Sq.Ft.



1 BHK - TYPE 2

2 BHK - TYPE 1



INTERNAL FLOOR SPACE	590 Sq.Ft.
F.B. / D.B. AREA	71 Sq.Ft.
ACTUAL USABLE SPACE	661 Sq.Ft.

1 BHK - TYPE 1



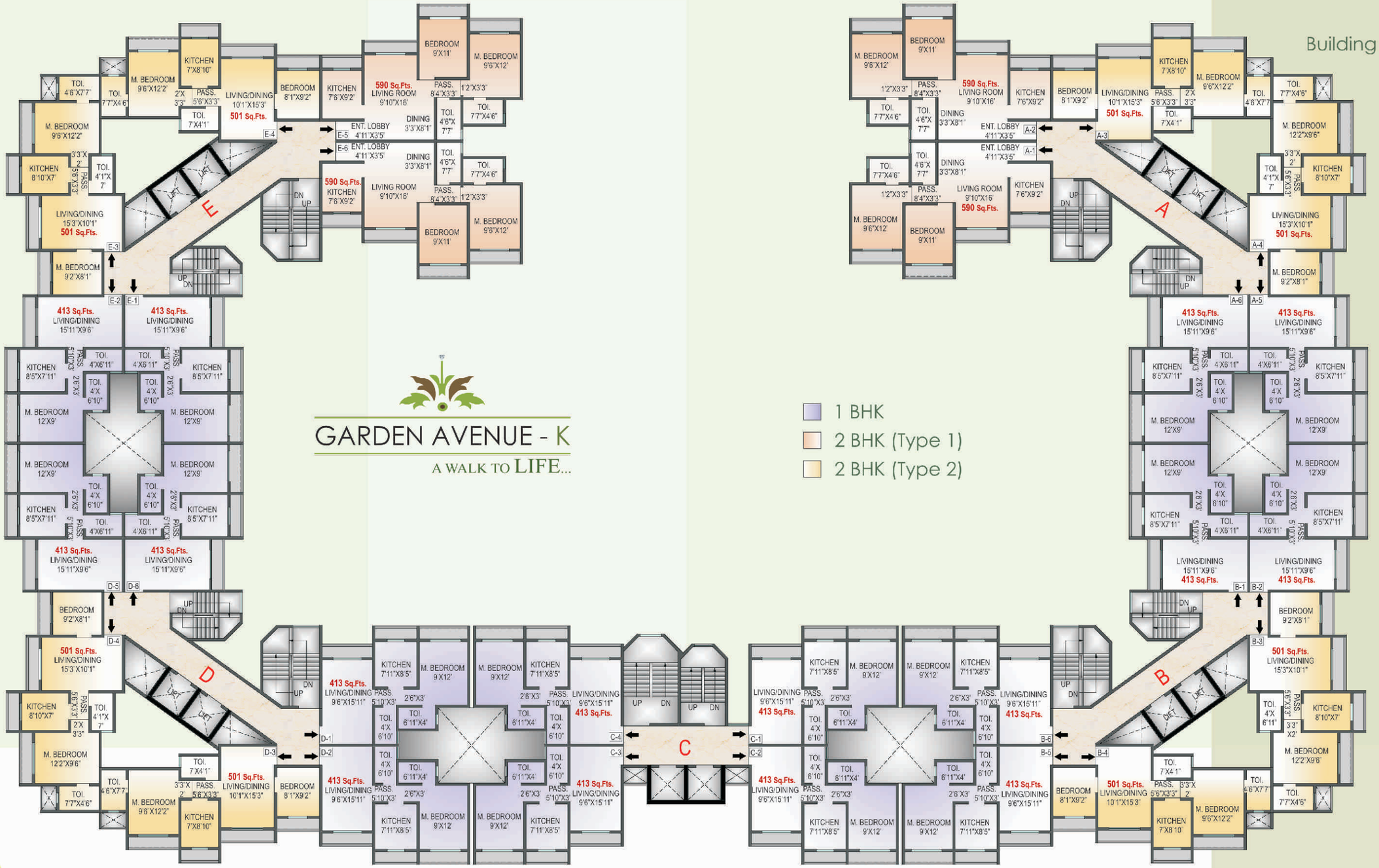
INTERNAL FLOOR SPACE	413 Sq.Ft.
F.B. / D.B. AREA	53 Sq.Ft.
ACTUAL USABLE SPACE	466 Sq.Ft.

2 BHK - TYPE 2



INTERNAL FLOOR SPACE	501 Sq.Ft.
F.B. / D.B. AREA	69 Sq.Ft.
ACTUAL USABLE SPACE	570 Sq.Ft.

TYPICAL FLOOR PLAN



1 BHK
2 BHK (Type 1)
2 BHK (Type 2)

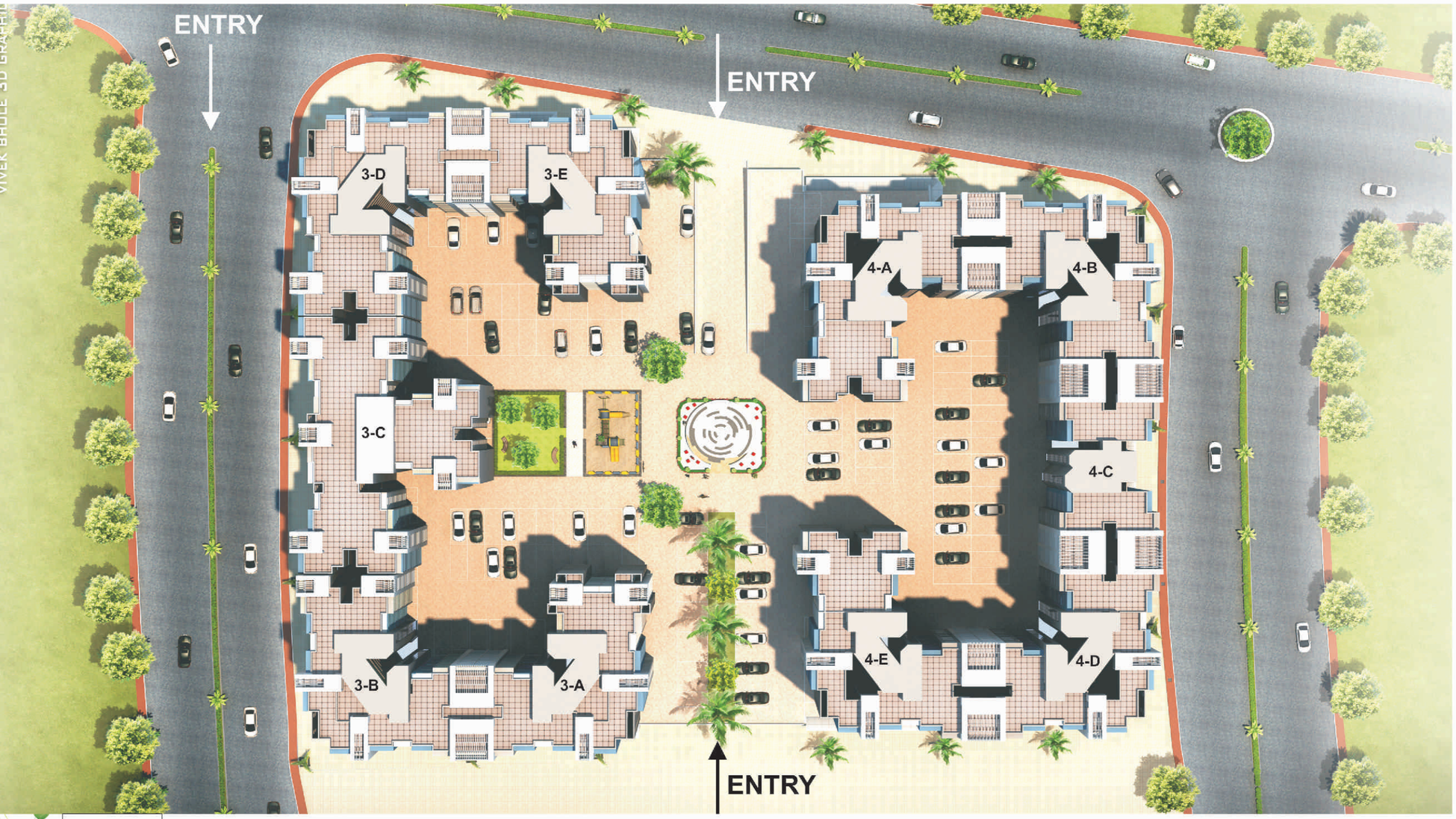
GARDEN AVENUE - K

A WALK TO LIFE...

GARDEN AVENUE - K

A WALK TO LIFE...

TOP VIEW WITH PODIUM



Design Architects

VIVEK BHOLE
Architects Pvt. Ltd.

COMMITMENT OF EXCELLENCE

VBAPL's approach is always towards delivering sustainable architectural solutions to a diverse client base by capitalizing on our strong knowledge base and resources in a dynamic market to determine the strategic needs of each project.

We are determined to create a vibrant, livable residential and mixed-use communities.

Here at Garden Avenue - K, the architecture welcomes you with a grand entrance lobby on the podium plaza with perfectly manicured landscape & ample of parking spaces & recreational areas.

To sooth at leisure time, the residents can enter the state-of-art club house with a small swimming pool easily as it will be their own private luxury.

Strategically planned gardens on the podium gives the buildings an elegant vista & a perfect place for all age groups.

This holistic approach to the process of design along with a range of complementary expertise enables us to deliver a compre-hensive and integrated residential zone in the heart of Global City!



Location Plan

The most promising address in Virar!



SITE ADDRESS : Garden Avenue - K, Global City, Virar (W) - 401 303.



Hospitals



Connectivity



Education



Religious Places

DEVELOPERS

SRIDUTT CONSTRUCTIONS

Design Architect

Vivek Bhole Architects Pvt. Ltd.

BOOKING OFFICE :

Behind Yazoo Park, Global City, Virar (W), Thane - 401 303.
Tel.: 0250 - 6050408 / 9.
Mob.: +91 9920261444, +91 9920618444.
Email : sridutt.constructions@gmail.com

Architect

Shah & Gattani

Solicitor

M. T. Miskita & Co.

archicom graphics 9322403296
3D Images by : Vivek Bhole 3D Graphics Pvt. Ltd.

Note: The information contained in this leaflet is indicative of the kind of development that is proposed and it is subjective to the approval of the authorities. The Developers reserve their right to make changes or alteration at their sole discretion. All the plans and pictures used are rendered according to the artist's perception.