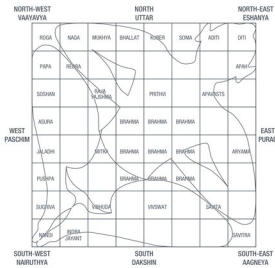




REFLECTION OF YOUR DREAMS





AVENUE 77

THE UP-MARKET RESIDENTIAL PROJECT THAT REFLECTS ROYALTY

Set in the fast-developing suburb of Vesu in Surat, AVENUE 77 is that address which propels you to the league you have always admired and dreamt of.

The exclusively landscaped plot, encircled with lush greenery, is well-laid out in spacious surroundings with more than 70% open area. Rich and resplendent with facilities that befit the Royalty!

Designed by the world-renowned Architect Hafeez Contractor who has conceptualized, designed and executed a wide range of personal comfort projects, AVENUE 77 is developed under his personal stewardship - right from concept to commissioning.

The Vastu-compliant AVENUE 77 breaks down the barriers of religious & spiritual ignorance, and brings the new generation of residents closer to the powers of the cosmic science to help everyone – irrespective of his religious belief or faith; everybody benefits. Vastu-compliance renders true happiness, real prosperity, safety and protection in life.

The Project has been designed for spacious 4 & 5 BHK apartments with 3 sides open cross-ventilated flats. Lavish Duplex penthouses atop 2 Towers are a treat for the discerning residents who value style and taste with affordable reach.





NOT JUST ANY HOME AVENUE 77 IS A REFLECTION OF YOUR DREAMS

Adding solidity to the foundation of this precision-focused residential complex is its immaculate planning and its superior structural design.

No two apartments overlook into each other, providing for complete personal privacy. This alone reflects a complete lifestyle package. Designed for ample breeze to flow around each tower at all times of the year, there's sufficient and more cross-ventilation and natural light within each apartment.

The luxurious decks and spacious balconies for each apartment, with waist-high stainless steel grills and an aesthetic glass protection partition - one on each floor of the 7-wing exclusive complex that is set to become your latest address in town.

The well-ordained drop-off points are the entrance of these opulent lobbies lead the way for a smooth ramp-down drive to the basement of your tower into the parking lot that is sufficiently designed and engineered for the vehicles of your visitors, too.

Numerous conveniences style the vicinity-Veer Narmad South Gujarat University and VIP City Center are reflections of the nearness to world class facilities in the neighbourhood. Proximity to the airport that is within 5 kms distance and the railway station is within 10 kms distance. The spread of AVENUE 77 from the bustling Canal Road can soon become your home-retreat beyond your imagination!



THE ABODE FOR THE ROYALTY

AVENUE 77 is the address that propels you into the league you have always admired and dreamt of - the league that announces that you have arrived!

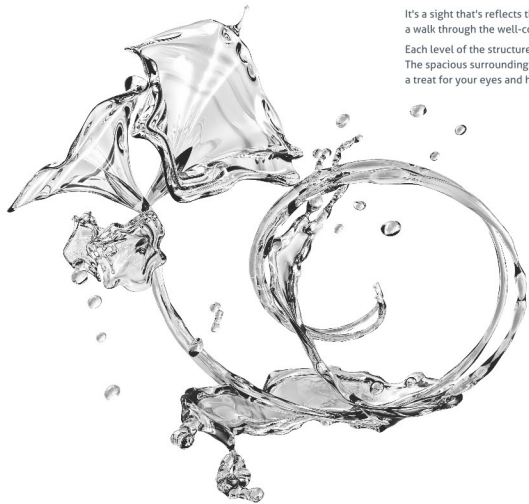
Well-landscaped and encircled with lush greenery, the panoramic view of the lawn - centric gardens from each home is a standard and unparalleled feature that enables this residential complex stand apart.

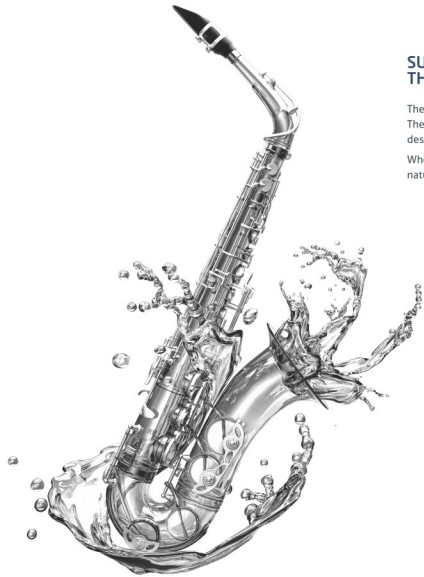


THE OPULENCE OF YOUR HOME NOW REFLECTS THE CRADLE OF MOTHER EARTH

It's a sight that's reflects the Paradise of your Gods! The panoramic view of the lush-green lawns and a leisurely jog or a walk through the well-contoured landscape, including the Reflection Pools, takes your breath away!

Each level of the structure envelopes you with tranquility, even while you are beyond the privacy of your own apartment. The spacious surroundings enable you breathe the pure air as naturally as a squirrel. The tastefully designed atmosphere is a treat for your eyes and helps you lead a healthy life-style with effortless ease.





SURROUND YOURSELF WITH THE MUSIC OF NATURE

The tranquility of the swimming pool has cascading steps bringing in clear and energizing water!
The two together are complemented by the kiddies' splash pool - and these together are an architect's delight in design and utility-packed conveniences for the entire family, every hour of the day!
When you surround yourself with the music of nature, relaxation at the end of a hectic business day too is effortless, natural and blissful!





A REFLECTION OF YOUR SOCIAL STATUS

Successful people don't relax in chairs - they relax in their work, they sleep with a dream and wake up with a commitment.

The grandeur and various degrees of comfort at AVENUE 77 deserve appreciation by discerning users.

The tranquil pool surroundings rejuvenate every user's senses, and recharge your body - transforming your abode into a Paradise on Earth - every moment is a reflection of celebration of your social status and enables you refresh, any moment of the day!





THE REFLECTION OF A CHAMPION

The exclusive Club House and Health Center have amenities that also befit royalty. The resourcefully-equipped Gymnasium has unique amenities for enhancing every whim of yours with a healthy lifestyle that's both handsome and charming - befitting a true champion!

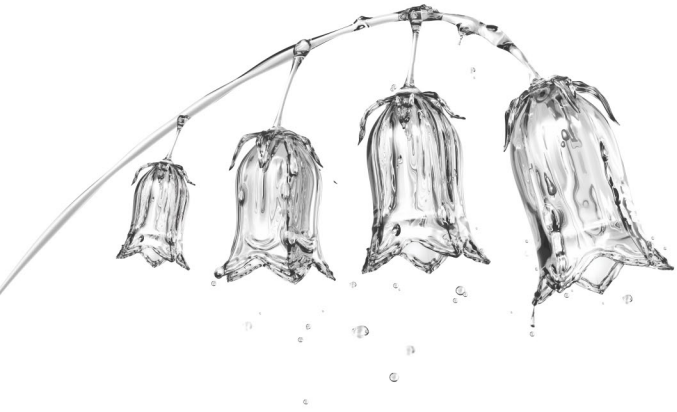
Adorned with facilities and luxuries that essay fine urban living, AVENUE 77 provides for recreation that is unparalleled in its magnificence - thoroughly reflective of discoveries of a world of sophistication, best understood and appreciated by the Champions and citizens of tomorrow in their truest sense.

Numerous useful facilities in the surroundings around your tower include a multi-purpose community hall. This grand and impressively designed hall well doubles up as yet another well-planned amenity, with high-ceilinged spaces engineered for pleasure-generating indoor and outdoor games.



REFRESHING REFLECTIONS

For a supremely energizing experience every day of the year, the resplendent swimming pool offers amenities that are designed with you in mind. The tastefully facilitated sun-bathing area has the privacy of an exclusive club, where the quiet tickle of a waterfall inter-mingled with the unbeatable chirping of the sparrows provides you with the tranquility that's only experienced at a hill-station.





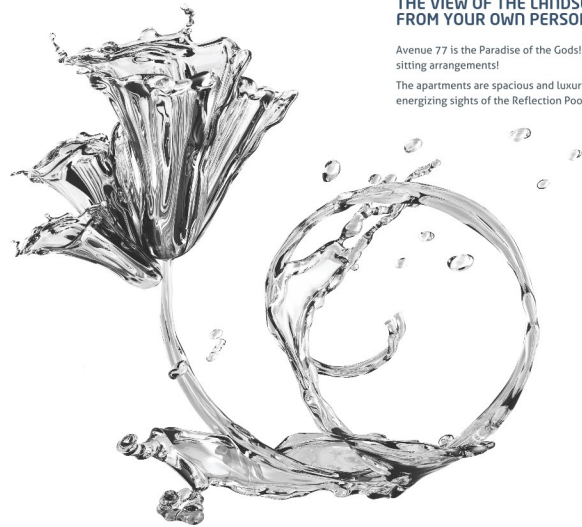
A REFLECTION OF YOUR ARRIVAL

The tranquil reflection pools that dot the landscape, are simply visible through the three-sided glass facade of the double-heighted, glittering Italian marble flooring and well air-conditioned Entrance Lobbies of each tower, providing for aristocratic luxury, almost effortlessly.

The tranquil surroundings and the lush green sights add to your opulence, simply. The supremely well-lit, the fragrant aromas of fresh flowers and the tastefully furnished sitting areas bring immediate solace to your tensions and senses.

The close-at-hand High-Speed Elevators quickly help you arrive home within moments.



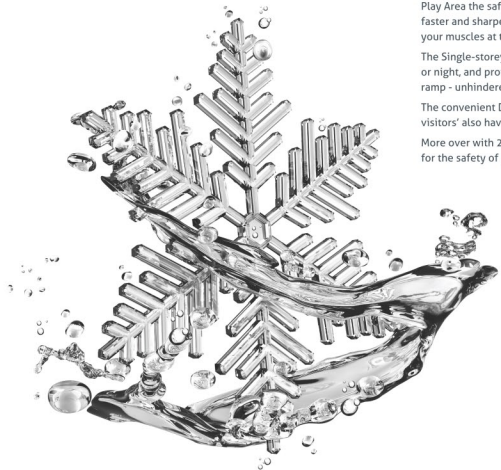


THE VIEW OF THE LANDSCAPE AND THE REFLECTION POOLS FROM YOUR OWN PERSONAL DECK TAKES YOUR BREATH AWAY

Avenue 77 is the Paradise of the Gods! Every space is unique - the level, the space, the sight of the lush green trees, the opulent sitting arrangements!

The apartments are spacious and luxurious, with wide, open decks for a relaxed retreat of your own providing you with exclusive energizing sights of the Reflection Pools.





CHERISH YOUR YESTERDAYS, DREAM YOUR TOMORROWS, BUT LIVE YOUR TODAY'S

Your children can now play with gay abandon, independently. Your vehicles ply away from their exclusive space, making their Play Area the safest place under the sun! With the most modern and contemporary garden equipment to make them stronger, faster and sharper. And that's not all even you can make your days start with a healthy Jog or Walk at the Jogging track or flex your muscles at the Gymnasium and take a refreshing dip at the swimming pool.

The Single-storey basement has spacious vehicle parking space and visitors parking area. It's well-lit at all times of the day or night, and provides for a smooth flow of vehicles - exclusive area where vehicles can be systematically driven down the ramp - unhindered, unobstructed!

The convenient Drop-off Points at the Entrances of each Tower are a functional delight for every connoisseur! Your esteemed visitors' also have an exclusive Vehicle Parking Area conveniently located in the basement.

More over with 24x7 hi-tech security systems such as CCTV cameras, intercom system and access card systems you will be assured for the safety of your family at all times.



LEGEND

- | | |
|--------------------------------------------------|------------------------------------------------------------------|
| 01) Entry | 16) Interactive Fountain in Reflective Pools |
| 02) Exit | 17) Walking / Jogging Track |
| 03) Security Cabin | 18) Reflective Pools with Ornamental Trees |
| 04) Entrance Fountain with Branding | 19) Steps to Basement Level Pool Area |
| 05) Overflowing Waterbody with Bubblers | 20) Pool Deck at Basement Level |
| 06) Palm Groves | 21) Lower Level Pavement |
| 07) Car Park | 22) Swimming Pool with Fountain at Basement Level |
| 08) Building Drop off Point | 23) Wade / Play Pool at Basement Level |
| 09) Ramp to Basement | 24) Relaxing Islands |
| 10) Drop off Club House | 25) Cascade Connecting Upper Reflective Pool and Lower Wade Pool |
| 11) Club House Entrance Plaza | 26) Kids Play Area with EPDM Flooring |
| 12) Building Entry Plaza - Podium / Ground Level | 27) Lawns |
| 13) Seating Plazas on The Pathway | 28) Multipurpose Hall |
| 14) Clubhouse Plaza | 29) Party Lawn |
| 15) Covered Deck for Seating | |



A-WING

5-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 4950 sq. ft.



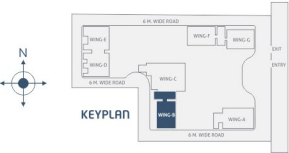
A-WING

5-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 4950 sq. ft.



B-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 4160 sq. ft.



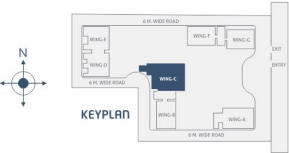
B-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 4160 sq. ft.



C-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 4176 sq. ft.



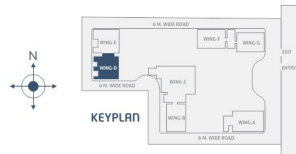
C-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 4176 sq. ft.



D-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3771 sq. ft.



D-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3771 sq. ft.



4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3942 sq. ft.

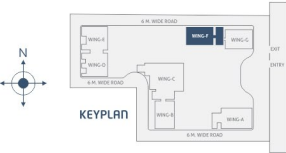


4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3942 sq. ft.



F-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3978 sq. ft.



F-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3978 sq. ft.



G-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3942 sq. ft.



G-WING

4-BHK UNIT FLOOR PLAN | SUPER BUILT-UP - 3942 sq. ft.





A REFLECTION OF YOUR LIFESTYLE YOUR LIVING & DINING AREA

Spacious Living and Dining Areas in every apartment are so designed as to add a distinctive style to your opulence - with the efficiency of an interior designer, graciously. These special areas serve to bring the entire Family together. The French Windows enable a panoramic view of the landscape. Make your esteemed Guests and visitors feel welcomed quite simple and effortlessly.





A REFLECTION OF YOUR PERSONALITY YOUR BEDROOM

Some of the most personalized areas within the apartment house make it a 'home' in style. The attached Wash Rooms to each bedroom make the facility convenience for the young and the aged. The Deck areas attached on the outer edge enhance the relaxing atmosphere extravagantly. Rest-enhancing Bedrooms are well-ventilated, naturally, reflecting your well-cultured style and graceful elegance.



A REFLECTION OF YOUR WELL BEING YOUR KITCHEN

The kitchen space is well-fortified in each apartment. Conveniently located and well-fortified Kitchen Spaces have ceiling-high tiled walls and vitrified floorings & granite platforms that add to your royal living style.





REFLECTION OF YOUR LUXURY YOUR BATH ROOMS

The Bath Rooms are well-amenitised with

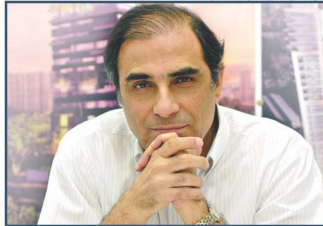
- Temperature-controlled shower cubical
- Aesthetically-designed hand wash basins
- Uninterruptible and stable power supply at all times
- Spacious placements of storage units



PROJECT SPECIFICATIONS AND AMENITIES

- **Flooring** : Living room, kitchen, dining all bedrooms with the Italian design vitrified tiles
- **Door Window Frame** : Composite marble
- **Main Door** : Teak wood single opening
- **Plaster** : Internal gypsum and outer double coat
- **Plumbing System** : Pneumatic pressure system, with hot and cold water point at each and every point inside flat
- **Bath Fittings** : Kohler / Grohe / Jaquar or similar
- **Bathroom Dedo** : High lighter composite marble or similar material and dado is vitrified tiles
- **Electric** : Switches siemens or similar & finolex wires / cable with three phase meter connection
- **Door** : Flush door with laminate
- **Kitchen Platform** : Granite material with, stainless steel sink with crusher
- **AC** : VRV system Hitachi, Daikain, Mitsubishi
- **Generator** : Power back up is capable for fan and light point in each room, lift, common passage area.
- **Parking** : Parking allotment for 2 cars for each flat
- Pest Control treatment
- **Lift** : Schindler, Kone or similar.
- Stair, lift dedo, passage, is with granite and vitrified tiles combination
- **Safety Grill** : Aluminum or glass fibre material
- **Sanitary Ware** : Kohler / Duravit / Roca or similar
- **Window** : Anodised aluminum section
- **Foyer** : Individual foyer with granite and vitrified tiles
- **Securities** : Video Door phone, Access control system, Intercom
- CCTV camera's for added security in the entire complex
- Wi- fi system and dish tv or tata sky connection provided
- Guest room, laundry room, cafe area, health club, banquet hall
- Entrance gate, driver's lounge, school pick up point near gate is provided
- Jogging track, children play area, senior citizen park





ARCHITECT HAFEEZ CONTRACTOR

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www.hafeezcontractor.com

MESSAGE FROM ARCHITECT HAFEEZ CONTRACTOR

The city of Surat, being the diamond and textile capital of the world is one of the fastest growing and active urban Indian city centres. Situated in the vibrant state of Gujarat, Surat is well known for its urban fabric, densely interwoven like their world famous textiles and embroideries along the left bank of the Tapti River.

When I was first approached by the directors of Aphrodite Infra Pvt. Ltd., they came to me with a dream of developing one of the first residential address in Vesu, Surat. We took that dream and developed our vision; we sat down and decided that we were not going to do something ordinary; we wanted to create a first of its kind in Surat.

From the moment you enter Avenue 77's world you experience the vast openness between spaces. Never seen before in a dense urban setting sprawling lush landscaped gardens and tantalizing water bodies spread across various intricately designed levels.

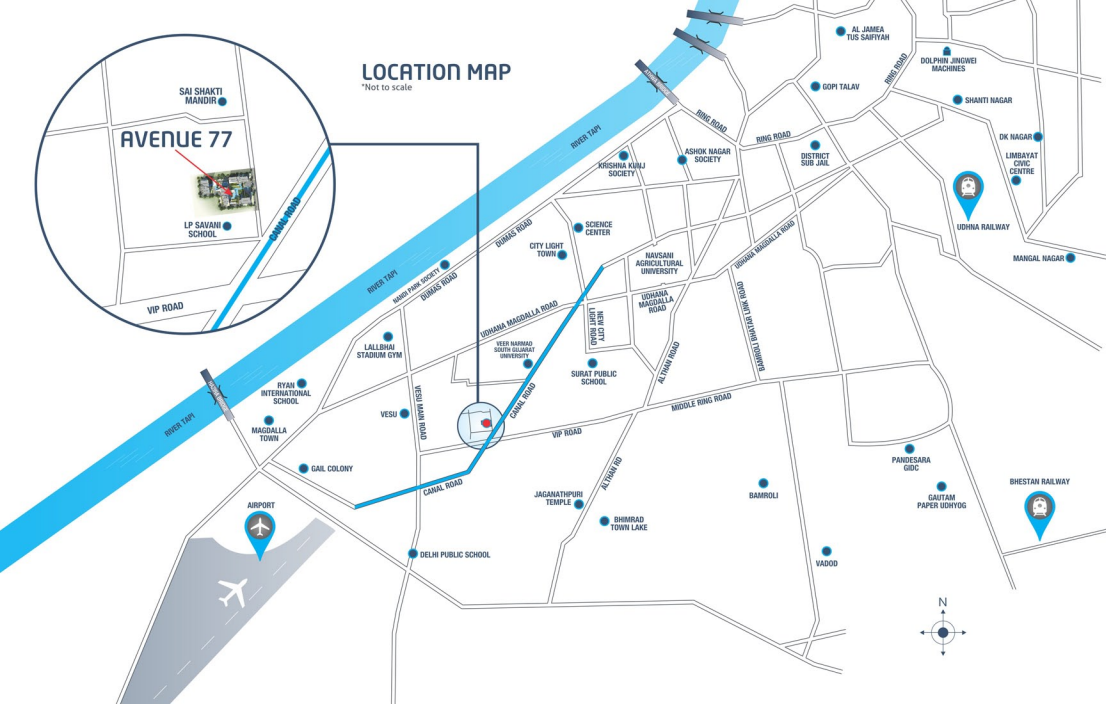
Keeping this dream in mind, we provided Avenue 77 not only with 100% Vastu compliant planning and vision, but world class facilities, amenities and internationally acclaimed design thought processes.





LOCATION MAP

*Not to scale



Site Address:
Avenue 77, T.P. 2, Near L. P. Savani School,
Green City Light, Canal Road, Vesu, Surat - 395007

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ARCHITECT HAFEEZ CONTRACTOR

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P S LANDSCAPE DESIGN AND ECOLOGY

Structural Designer
JALIL SHEIKH

Plumbing / Electrical Consultant
SHABBIR MALWAWALA

Liaison Architect
KALPEN HARSORA

Project Management
JITU PATEL - (SARJAK)

Legal Advisor
AJAY MEHTA

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