



2 & 3 BHK LUXURIOUS BUNGLOW



AVSAR2
BUNGLOW-
CRAFTED FOR SPACIOUS LIVING.



WELCOME *To* AVSAR BUNGLOW-2

where refined architecture meets warm hospitality. The entrance gate stands as a symbol of elegance and timeless design, inviting you into a space crafted with care, comfort, and a touch of luxury. Step inside to experience a home that truly celebrates serenity and style.



Entrance
Gate



Security
Cabin



CCTV
Camera



NEAR BY CONNECTIVITY



3 Minutes
Shopping Mall



3 Minutes
Hospital



5 Minutes
Temple



5 Minutes
School Collage



10 Minutes
Railway Station



10 Minutes
Vadodra
Mumbai Exp

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BUNGLOW

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EXPLORING *The* ART OF ARCHITECTURAL CREATIVITY

Architecture is more than structure—it is imagination shaped into space. Through innovative forms, thoughtful details, and expressive design, we explore creativity that transforms everyday living into an elevated experience. Each line, texture, and volume tells a story, turning ideas into inspiring, livable art.





WHERE *Design* MEETS INNOVATION

Thoughtful geometry and modern materials come together seamlessly. These elevations celebrate originality while maintaining functional beauty.



Pasting Page

AMENITIES

The diagram is a circular infographic titled "AMENITIES". At the center is a white circle containing the "AVSAR 2" logo, with "AVSAR 2" written below it and "AVSAR 2" written above it. Surrounding this central circle are ten orange segments, each containing an icon and a label. The segments are arranged in a circle and labeled as follows: ENTRY/EXIT (top), SITTING AREA (top-right), GAZEBO (right), CHILDREN'S PLAY AREA (bottom-right), MULTIPURPOSE AREA (bottom), WALK WAY (bottom-left), SKATING RINK (left), PARTY LAWN (top-left), HIDE AREA (top-left), and STAGE (top-left). Each segment also contains a small icon representing the amenity: a building for Entry/Exit, a bench for Sitting Area, a gazebo for Gazebo, a slide for Children's Play Area, a multi-purpose building for Multipurpose Area, a person walking for Walk Way, a person skating for Skating Rink, a table and chairs for Party Lawn, a person hiding for Hide Area, and a stage for Stage.

ENTRY/EXIT

SITTING AREA

GAZEBO

CHILDREN'S PLAY AREA

MULTIPURPOSE AREA

WALK WAY

SKATING RINK

PARTY LAWN

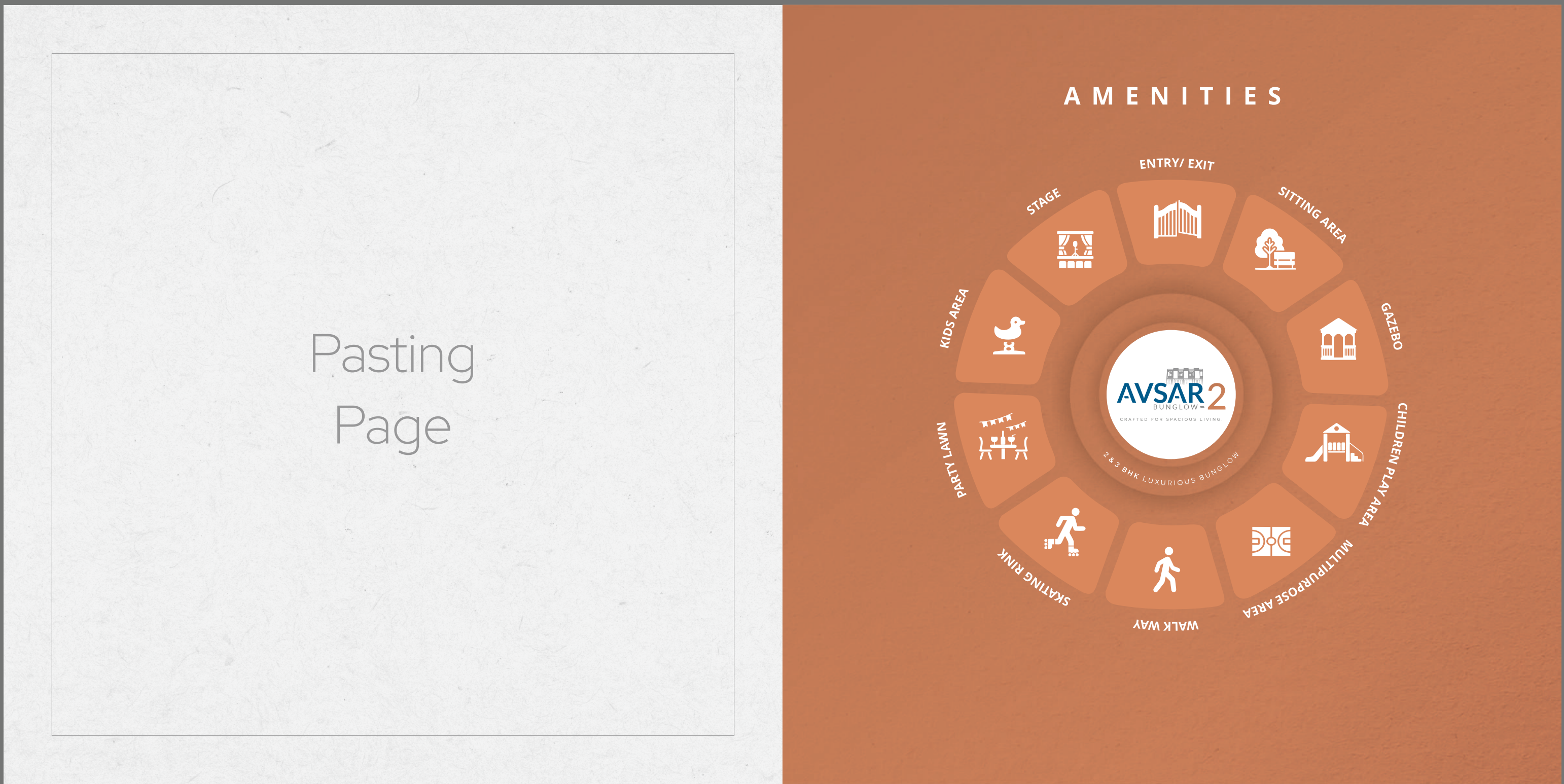
HIDE AREA

STAGE

AVSAR 2

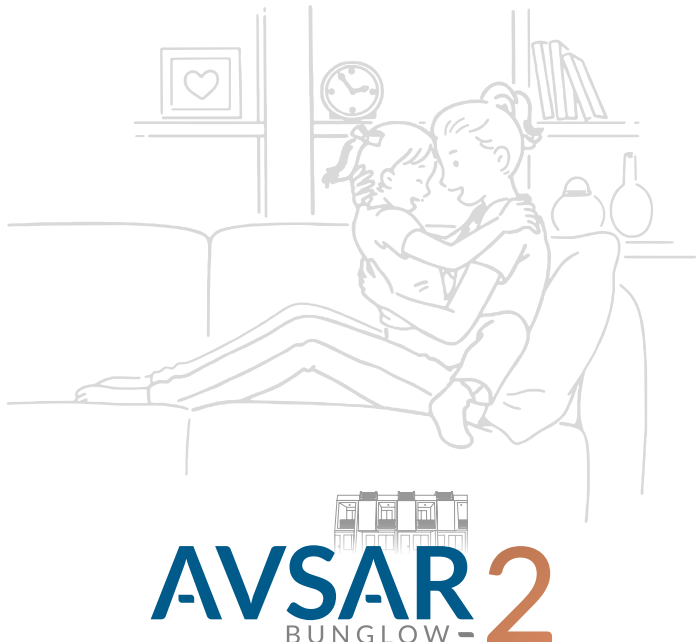
AVSAR 2

AVSAR 2



Redefining the Spaciousness

United Avsar, with its thoughtful planning, gives more room to your joy and provides every member of the family the space they desire.



AVSAR 2
BUNGLOW

PRECISION IN
EVERY PLOT

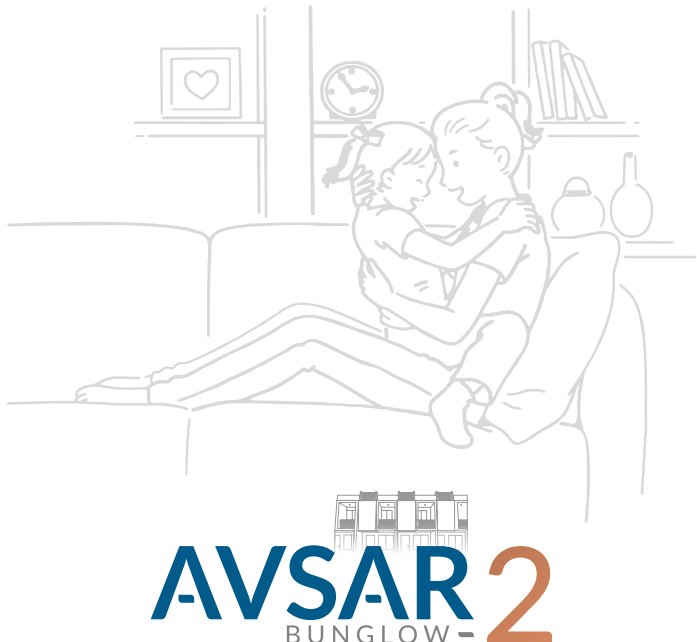


LAYOUT
PLAN

283 BHK LUXURIOUS BUNGLOW

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AVSAR 2
BUNGLOW

PRECISION IN
EVERY PLOT



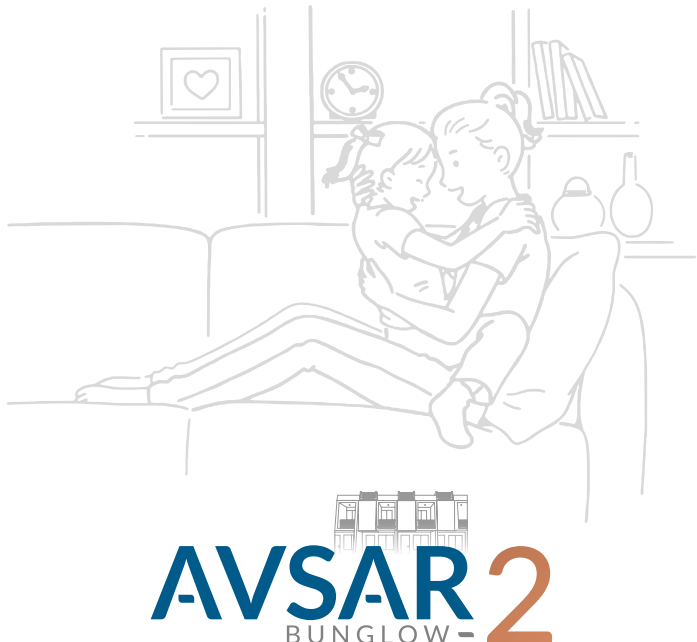
LAYOUT
PLAN

283 BHK LUXURIOUS BUNGLOW



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BUNGLOW

PRECISION IN
EVERY PLOT



LAYOUT
PLAN

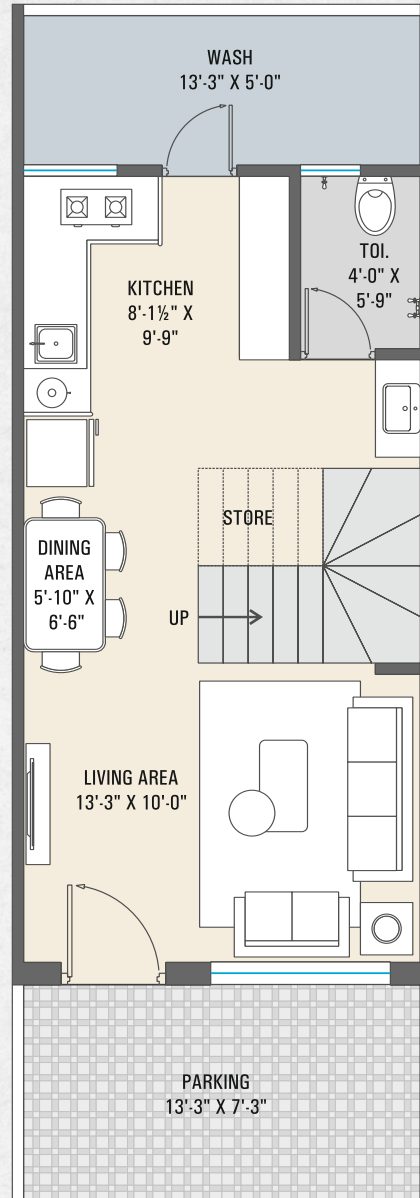
283 BHK LUXURIOUS BUNGLOW



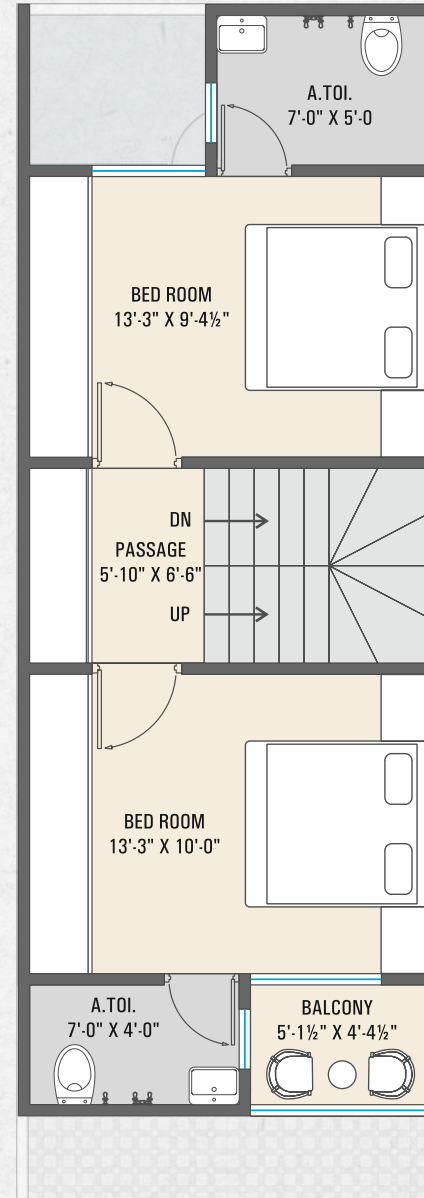
2-BHK

14' X 40'

UNIT
FLOOR PLAN



GROUND FLOOR

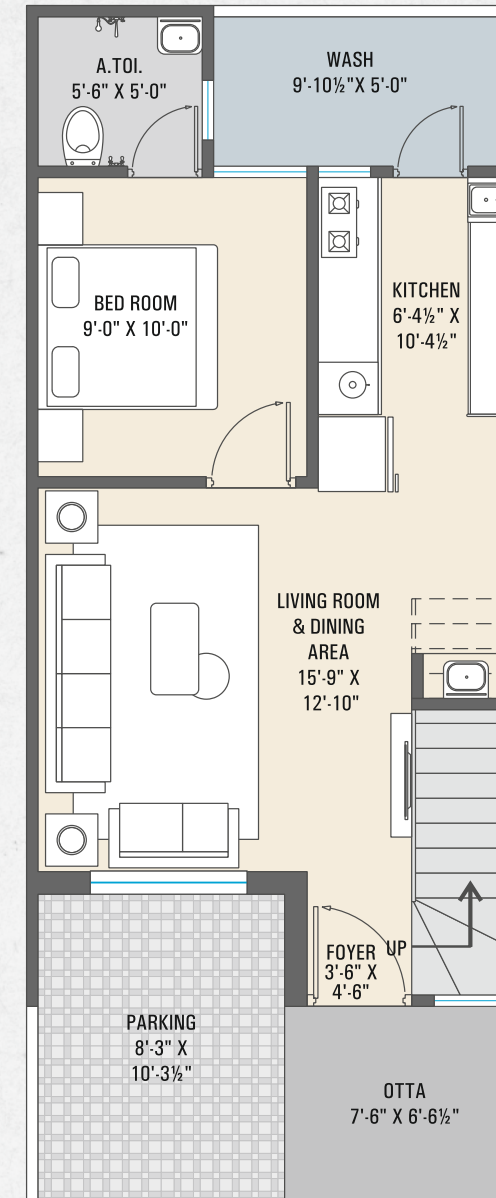


1 ST FLOOR

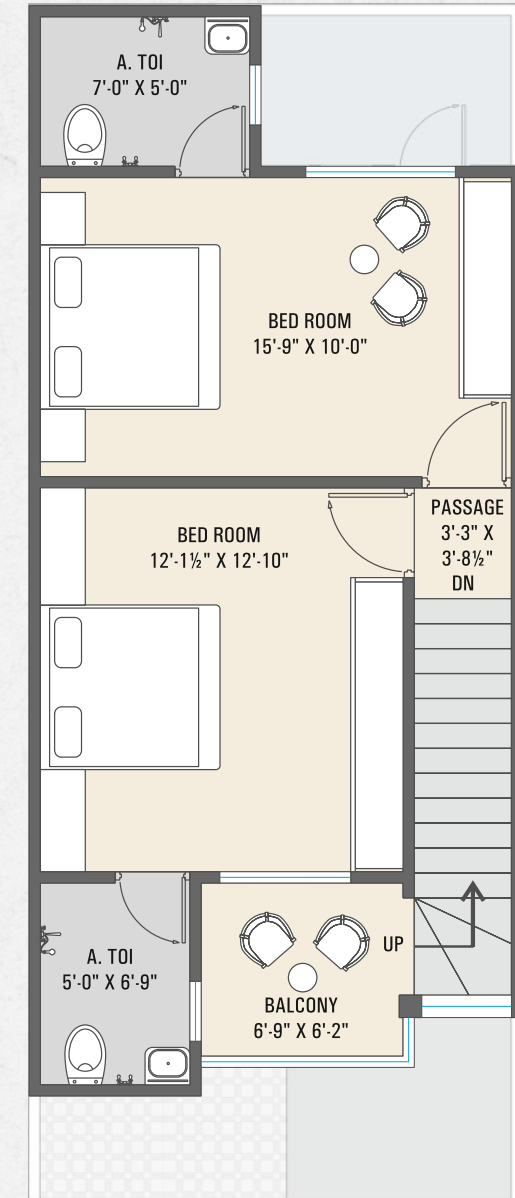
3-BHK

16'-6" X 40'

UNIT
FLOOR PLAN

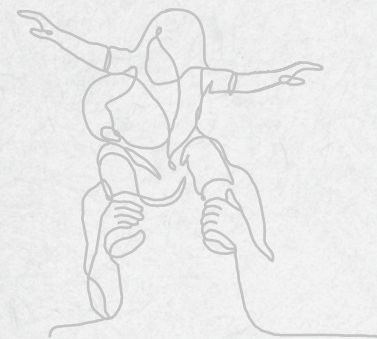


GROUND FLOOR



1 ST FLOOR





AN EXAMPLE *Of* LUXURIOUS MODESTY

A refined balance of elegance and simplicity, an example of luxurious modesty that speaks quietly yet leaves a lasting impression.



SPECIFICATION



Electrical

- Single Phase Concealed Copper Wiring.
- Distribution Board With MCB & ELCB To ENSUR Maximum Safety.
- Premium Quality Modular Switches.
- Sufficient Electric Points In All Rooms.



Flooring & Tilling

- Vitrified Tiles In All Rooms.
- Premium Quality Tiles Lintel Heights All Bathroom.



Kitchen

- Premium Quality Granite Platform.
- Premium Quality Quartz Kitchen Sink.
- Designer Tiles Dado up to Lintel Height.



Structure

- Quality Controlled, Earthquake Resistant, RCC Framework Structure with red Bricks masonry wall.



Colour

- Damp-proof Chemical outside.
- Two-Coat Putty Finish on Interior Walls.
- Two-coat Apex paint on outside wall.



Doors & Windows

- Decorative & Alterative flush door with laminate finish
- Main Entrance Door With Hi-quality Locking Arrangement.
- Fully Laminated Internal Flush Doors with Granite Frames & Premium SS Hardware.
- High Quality Powder Coated Aluminium Window with Granite Jambs For All Windows.



Terrace

- Roda Water Proofing In Terrace.



Plumbing & Sanitation

- Pressurized Water-supply In Each Flat.
- Premium Quality Sanitary Ware & Fittings In All Toilets (Jaguar, Plumber, CERA, Or Equivalent)
- Hi-quality Concealed CPVC Plumbing Lines.



Plaster Work

- Apply two-coats of plaster on the outside walls.
- Apply mala plaster on the inside walls.



Water

- Common Underground Water Tank With Motor System And Individual Approx 1000 Ltr Overhead white Pvc Tank .

Developer



Architect



Site Address :-

Survey No - 339, **Avsar Bunglow -2**
Behind UPL Colony, Umraj Village Road, Umraj Canal Road,
Shrvan Chowkdi, Kasad , Bharuch-392012



Contact No :-

99797 58557

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Aadhya Realty



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• Any amendments in rule & regulations by authorities will be bound to all members. • All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, 2pinched charges, city survey charges, society maintenance, safety grill, incidental charges (drainage, water supply, IC, etc.) gas connection, electrical connection charges (GEB charges, cabling etc.) including material & labour cost are to be borne by members. • External & internal changes shall not be allowed. • Before possession, execution of sale deed is compulsory. • Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking. • Developers reserves right of making any changes in the scheme & it shall be bound to all members. • This booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice. • The interior design/furniture work/lighting/ plantation/ architectural presentation/taglines & literature/ measurements etc. shown in this brochure is just for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project, as unit is sold without furniture.