



**GAGAN
DEVELOPERS**
CREATING EXPERIENCES

SITE ADDRESS:

Survey No. 63/1/1, Kharadi, Pune - 411014

📞 8888 800 230

MAHARERA REGISTRATION NO.
P52100005102

CORPORATE OFFICE ADDRESS:

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3rd Floor (Office No. 301 and 302)
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2 & 3 BHK PREMIUM HOMES
IN KHARADI

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: **EXTRA***ordinary* Surprise

We all crave that little extra in life. Be it in terms of happiness, space, indulgence, or convenience. It's this little extra that adds more joys to our lives and makes every moment memorable. That's why we have gone an extra mile to ensure that you get more than you have ever wished for, and relish a lifestyle that's truly EXTRAordinary in every aspect.



: **EXTRA**ordinary Luxury

Just lavish amenities is not what you truly wish for. You deserve a true indulgence that offers you a few extra moments to revisit the inimitable experience you just had, and bask in the memories of its blissful experience. At Gagan Avencia, our wide range of lifestyle features do exactly that, and let you soak in the luxury of an EXTRAordinary achievement.



EXTRAordinary IS THE ADDRESS.

Presenting Gagan Aventura, a development par excellence designed by one of the best architects. This development of 2 & 3 BHK lavish residences offer you the extra advantage of well-planned spaces, maximum space usage, ample daylight, refreshing ventilation, and a plethora of lifestyle features that pamper your desires. There's always something extra here for you. There's everything here, for you!



Artistic impression



: **EXTRA**ordinary Lifestyle

For us, lifestyle has always been a holistic experience that one experiences. An experience where every need and desire blends seamlessly and offers you the best of both worlds. At Gagan Avencia, it is not just the plethora of lavish amenities that will astound you. The vibrant community around you, the constellation of fine dining options and shopping avenues will satiate your thirst for that extra fun as well.



EXTRAordinary IS THE CONVENIENCE HERE.

We understand your time is precious and so is your comfort. At Gagan Avencia, we have taken that extra effort to delight you more with a range of conveniences, right here in the premises. Whether it is your need for more peace to focus on your work, or your passion for fitness, or your desire to relish your free time your way, we have you covered.



Business lounges and workstations -

Work from home might soon become the new way of life. And with our well-planned business spaces and facilities, we ensure your work hours are fruitful and convenient.



Creche and children's play area -

Now you won't need to worry about children's safety while you are away. The creche and children's play area at Gagan Avencia is designed to offer your children a safe and secure environment. While also ensuring, they spend their childhood exactly the way you did amidst fun and frolic.



Clubhouse with gymnasium -

Mingle with the like-minded and never miss your fitness routine. With Gagan Avencia, you will never need to travel miles, fight the traffic woes, or compromise on your fitness. The state-of-the-art gymnasium here takes care of your fitness needs and makes your fitness routine a cherishable affair.



Mini theatre -

Whether you are an ardent movie buff or you wish to just enjoy your weekends, the mini theatre here offers you the perfect cinematic experience. Come home to a fun-filled weekend, and experience the sheer joy of a magnum-opus lifestyle.



: **EXTRA**ordinary

Convenience

Whether you seek rejuvenation after a hectic work schedule, or you wish to follow your passion, or delight your desires, Gagan Aventura has that extra set of lifestyle features for your every need. Come, bask in an unmatched experience of indulgence, enter a world of sheer luxury, and live extraordinary.



Be EXTRAordinary.





TAKE AN EXTRAordinary LEAP.





: **EXTRA**ordinary Happiness

Planned to perfection, our meticulous layout offers you the best of everything. From your comfort to your privacy, desire for more space, luxury, and celebrations, everything here is well taken care of. Enjoy the bliss of togetherness and make your festivities grander with an array of indoor and outdoor features.



LIVING ROOM

- Vitrified Tile Flooring
- Telephone & TV Point
- POP / Gypsum Finish for Walls & Ceilings
- Vitrified Tile Flooring in All Bedrooms

KITCHEN

- Vitrified Tile Flooring
- Dry Balcony
- Granite Kitchen Platform with SS Sink

BATHROOMS

- Vitrified / Ceramic flooring
- Top Quality Dado tiles
- International Standard Fittings and Sanitary Ware
- Solar Water Connection in One Bathroom

AUTOMATION & SECURITY

- Video Door Phone
- Smoke Detectors

OTHERS

- OBD Finish for Internal Walls
- Superior Quality Paint for External Walls
- Entrance Lobby
- Door & Door Frames
- Laminated Plywood Door Frames and Both Side Laminate Flush Doors

Artistic Impression

THERE'S
MORE TO LUXURY

EXTRAordinary OFFERINGS.



- Entrance Avenue
- Entrance Lobby
- Pick Up & Drop Off Points
- Badminton Court
- Deck
- Half Basketball Court
- Kid's Pool
- Swimming Pool
- Pool Cabana
- Pathway / Jogging Track
- Trellis with Seating Area
- Children's Play Area
- Multi-purpose Lawn
- Dedicated Seating Area
- Multi-Purpose Hall

TYPICAL UNIT PLAN °

A&B - 3 BHK



FLAT TYPE	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	TOTAL AREA (SQ.M)	PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT.)
3 BHK	89.50	11.58	101.08	38.41	139.49	1501

TYPICAL UNIT PLAN °

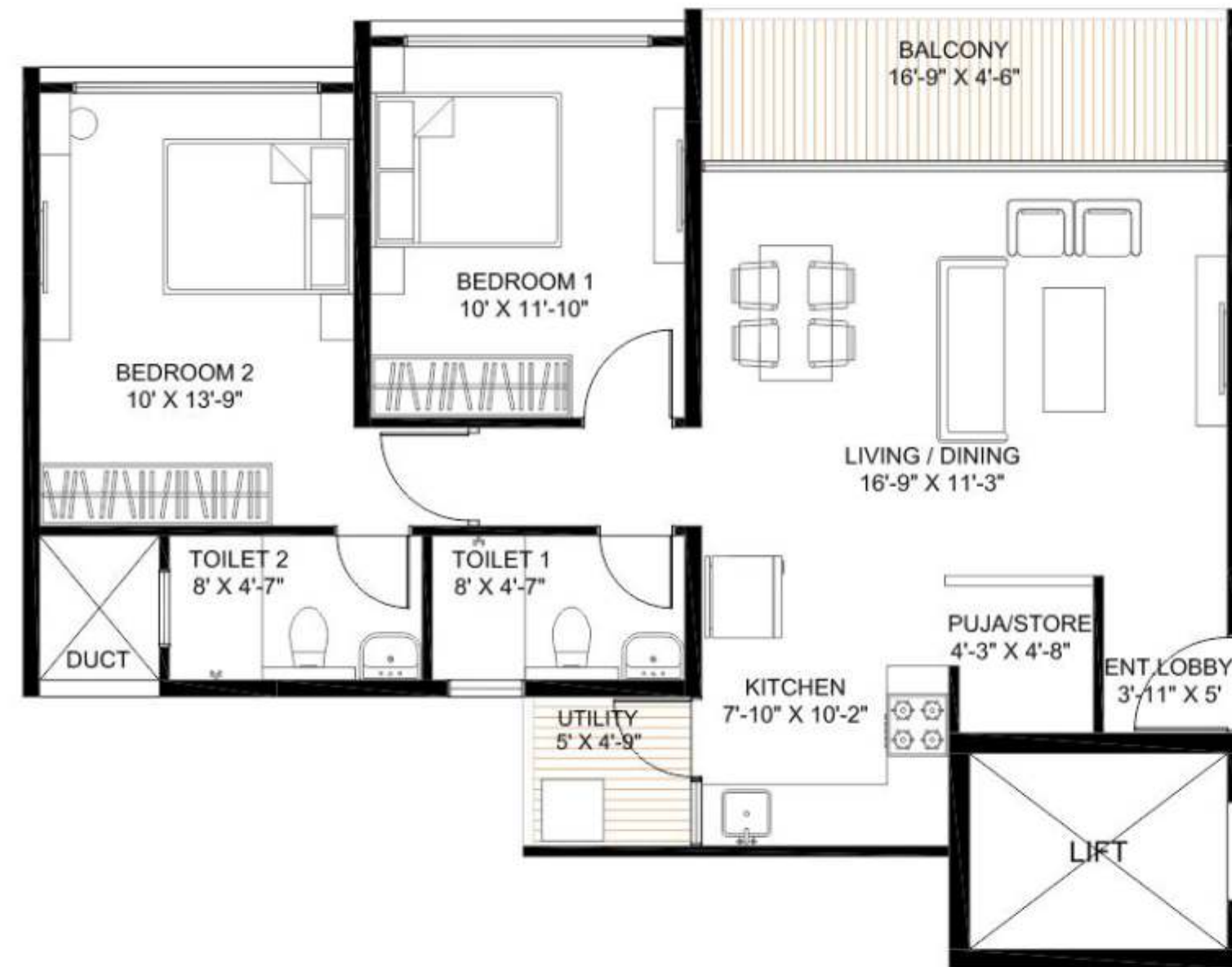
A&B - 2 BHK



FLAT TYPE	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	TOTAL AREA (SQ.M)	PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT.)
2 BHK_TYPE 01	63.62	10.19	73.81	28.05	101.86	1096

TYPICAL UNIT PLAN °

C&D - 2 BHK



FLAT TYPE	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	TOTAL AREA (SQ.M)	PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT.)
2 BHK_TYPE 02	67.65	9.23	76.88	29.21	106.09	1142

TYPICAL UNIT PLAN °

D - 2 BHK



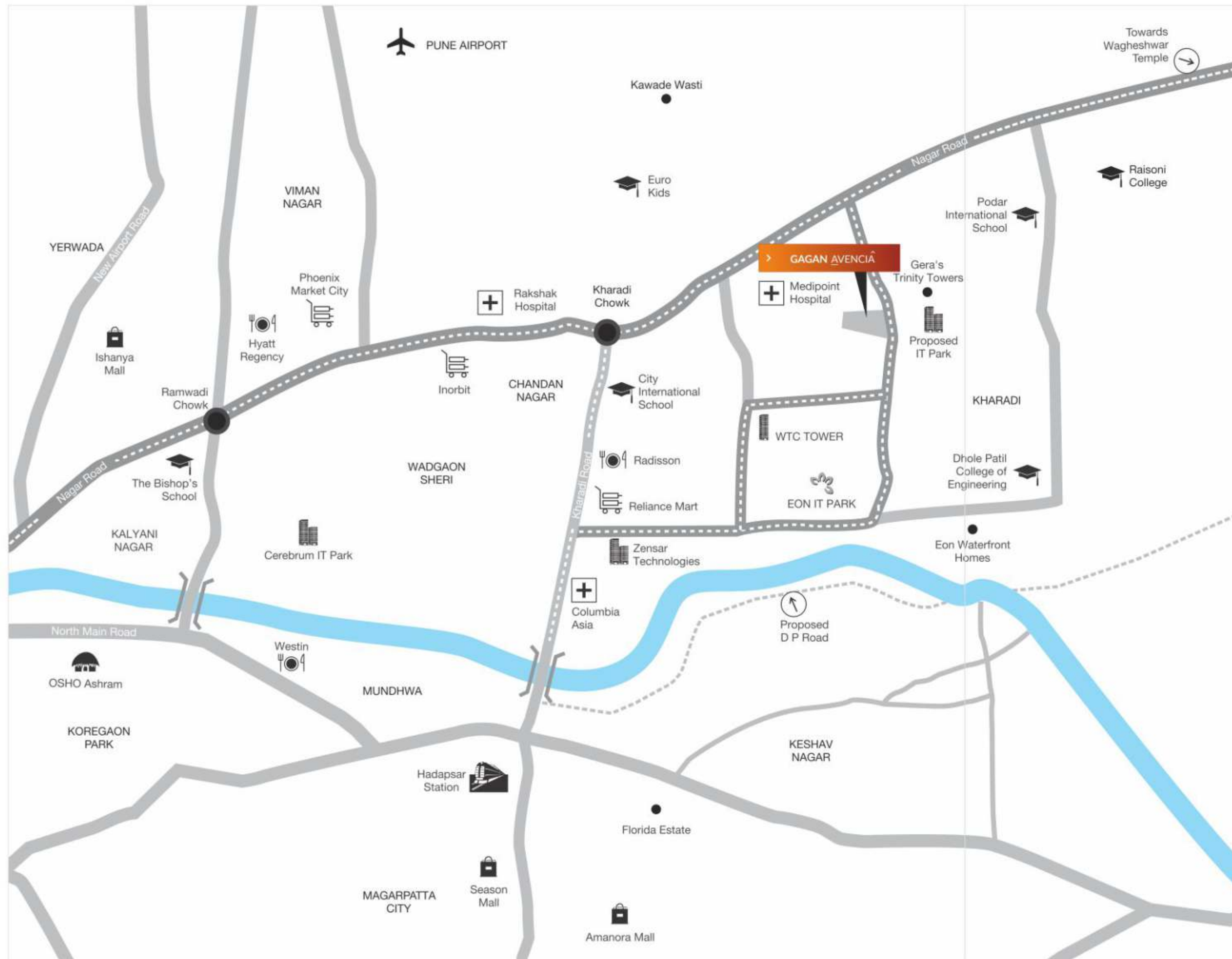
FLAT TYPE	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	TOTAL AREA (SQ.M)	PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.M)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT.)
2 BHK_TYPE 03	59.94	6.76	66.70	25.35	92.05	991



: **EXTRA**ordinary Location

You wished to spend more time with your loved ones and less commuting. Well, we heard you.

The strategic location of Gagan Avencia places you right next to your needs, workplace, and leisure avenues, so that you reach to and fro in a jiffy, and make the most of your free time.



EXTRAordinary

KEY DISTANCES

IT Parks:

2-10 minutes

- EON IT Park
- WTC Tower
- Zensar Technologies

Schools & Colleges :

5-10 minutes

- Dhole Patil Engg. College
- City International School
- Euro Kids

Malls & Supermarkets :

10-15 minutes

- Phoenix Market City
- Seasons Mall
- Amanora Mall

Hospitals:

10-15 minutes

- Medipoint Hospital
- Rakshak Hospital

Hotels & Restaurants:

12-15 minutes

- Radisson Blu
- Four Points by Sheraton
- Choki Dhani

Easy commute:

25-20 minutes

- Pune Airport - 15 minutes
- Pune Railway Station - 25 minutes
- Pune City Centre - 20 minutes