



AVENTUS  
HEIGHTS

*Phase II*

*A modern  
way of living*

*Surrender your intelligence to an address ordained  
for comfort & opulence. The majestic edge features an  
exquisite set of residences that have been meticulously  
designed to tender an elite lifestyle which is elevated  
above the mere ordinary.*



## True definition of contemporary design & Affordable luxury

A 34 storey elegantly crafted 2 BHK residences, with its comprehensive & artistically designed layout, the project exemplifies timeless grace. Proudly embellished with striking amenities like Rooftop Sky Garden, Rooftop Walking Track, Fully equipped Gym, Grand Entrance Lobby and High Speed Lifts. Discover yourself in a paradise that is characterized by unprecedented opulence.

Situated at the strategic location of Govandi, you are forever close to a world of conveniences. Close to the high desirable Mumbai Pune National Highway and Eastern Freeway. Abscond from the hustle – bustle of the city and enter a peaceful settlement called beautiful homes.



34 Storeys Elegant Residences



Indoor Games



2 BHK Residences



Hi Speed Lifts



Rooftop Sky Garden



Designer Lobby



Rooftop Walking Track



Earthquake Resistance  
RCC structure



Fitness Center



Power Backup for Lifts



Adequate Car Parking



\*Artist's Impression

Grand Entrance Lobby





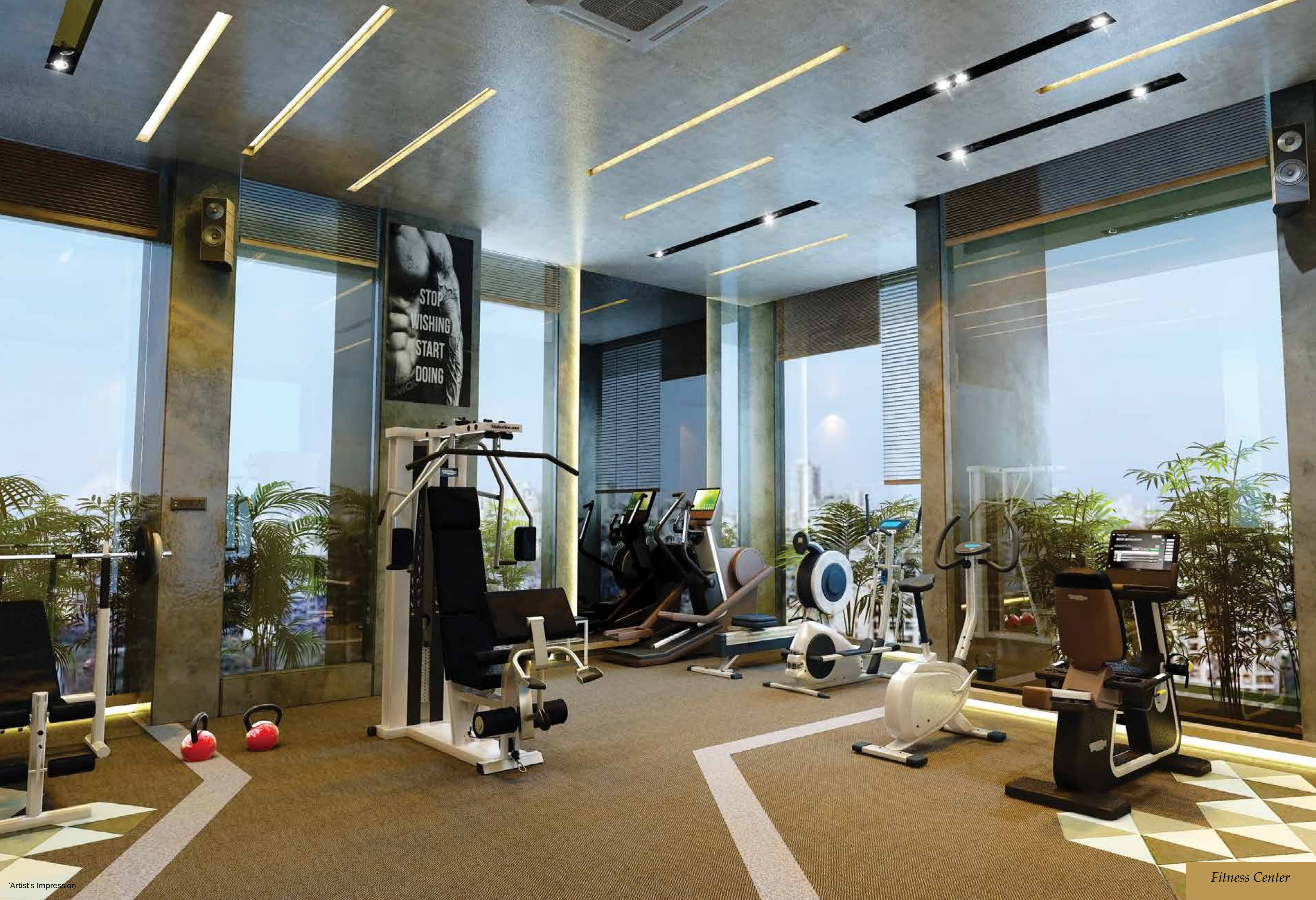




## *Surround yourself with more*

The rooftop is crafted with gorgeous landscape to enjoy an inclined charming view. Rooftop garden gives the scenic view of the city with amenities like walking track , indoor games and fitness center which always indulge your senses and pamper you with unrestrained luxury.





STOP  
WISHING  
START  
DOING



*Club House*



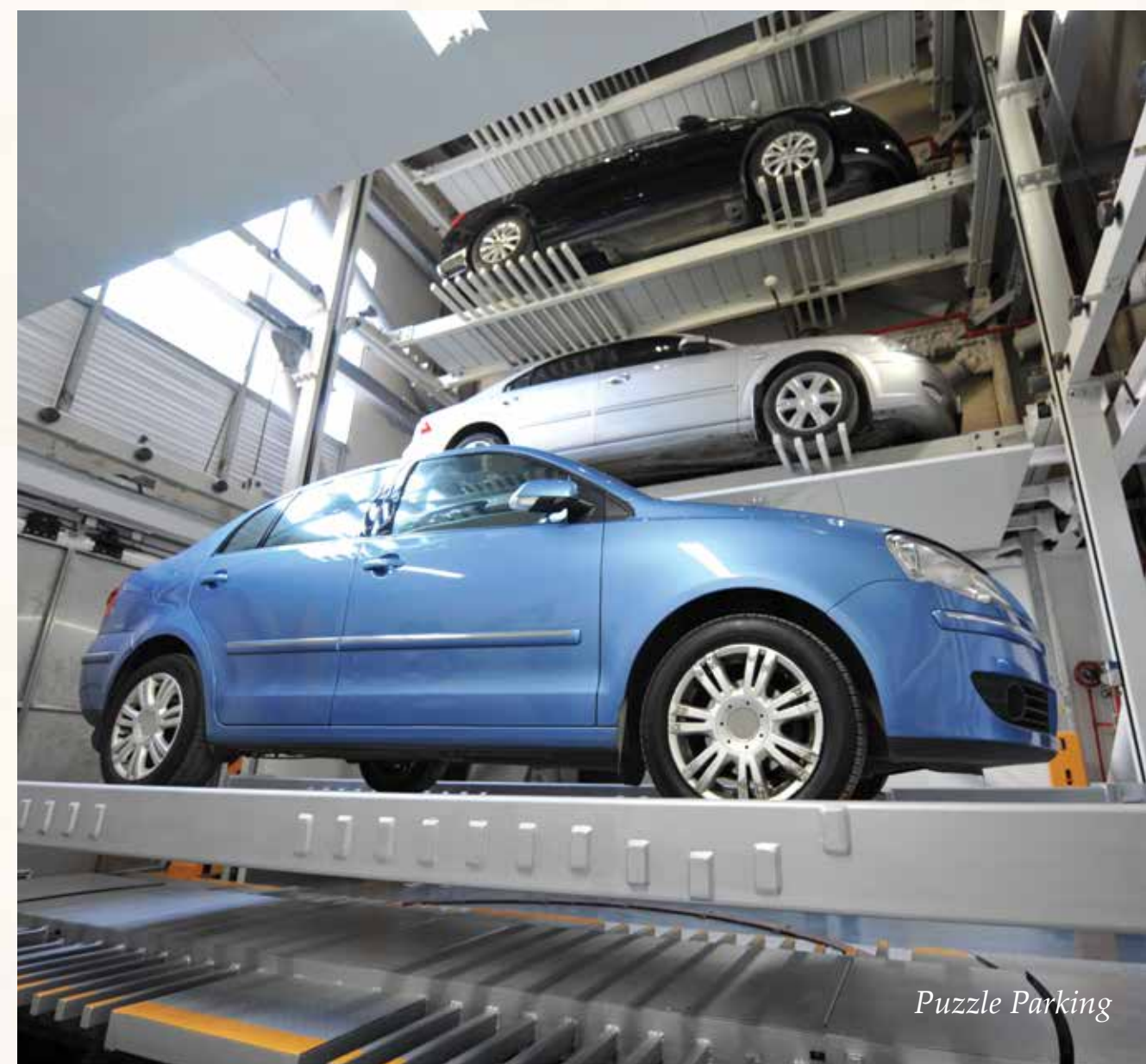
*Walking Track*



*Rooftop Garden*



*Kids Play Area*



*Puzzle Parking*



Typical Floor Plan



2 BHK Plan

Find more, without going too far



**Connectivity**

- Govandi Railway Station
- Shivaji Nagar Bus Depot
- Eastern Freeway
- Mumbai Pune Highway
- Monorail
- Upcoming Railway Station

**Education**

- Narayan Guru College
- Narayan Guru High School
- NG Acharya College
- RBK international School
- BMC Schools

**Healthcare**

- Joy Hospital
- Bombay
- City Hospital
- Vikas Nursing Home
- Diagnostics Centers

**Places**

- Mosques & Temples
- Ambedkar Garden
- Banks & ATMs
- Local Garden
- Shops & Restaurants



Municipal Colony

Asha Marriage Hall

Malhar Lawn & Banquet

Mata Ramai Garden

MCGM Ward Office

Shreenath Hyundai

Ghatkopar - Mankurd Link Road

Dr. Babasaheb Ambedkar Garden

Govandi Railway Station

Dnyansampada High School



## *Aventus Legacy*

For more than two decades, Aventus Realty has been influencing the landscape of Indian architecture & building history. Renowned as one of Mumbai's most esteemed residential and commercial builders, we successfully take on challenges and seeing our work come to fruition is always a delight. Aventus Realty delivers the highest standard of quality, at the same time proving excellent value for money.

Continuous improvement and innovation are hallmark of Aventus Realty's approach to business. Our resources and market position ensure we are exposed to the latest construction techniques, Products & materials & apply them to our projects in the most practical, efficient and commercial manner.

When we commence any project, we do it right at the first time itself. Like a great artist, when we deliver the end result is like a masterpiece. We pride ourselves on undertaking the most complex and challenging projects and promise the timely completion without compromising on quality standards, comforts and luxury.





Project By  
**Ratnaakar Shelters LLP**  
MahaRERA Approved Project

**Architect**  
Mukesh Bahadur  
(Consultant Combined)

**Structural Design**  
Optimal

**Design Architecture**  
Ingrain  
(Abhay Bhosale)

**Site Address:** Aventus Heights Phase II, Near Geeta Vikas Hall, Shivaji Nagar, Road No.5 & 6, Govandi (W), Mumbai- 400043.

info@aventusrealty.in

Disclaimer: The designs, photographs, elevation are proposed and tentative. The complete plans are in the process of being approved. This has a tentative idea and images of the proposed construction. This printed material does not constitute an offer, an invitation to an offer and/or commitment of any nature between the developer and the recipient. 3d images are given for a better understanding and perspective to the customer. The advertising and publicity material include artist's impressions indicating the anticipated appearance of the development. No warranty is given that the completed development will comply in any degree with such artist's impressions. The management reserves the right to alter, amend and vary the layout, plans, specifications or features.

The project has been registered via MahaRERA Registration No.: P51800047961 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

