





The Avenue



2 & 3 BHK S

A PROJECT BY



of Possibilities



MART HOMES

AVANI HOUSING



Timeless Elegance

W E L C O M E T O



AVANI
12th AVENUE

2 & 3 BHK SMART HOMES

A seamless blend of architecture, nature, and
comfort. Homes of light, openness, and peace where
mornings shine brighter, evenings slow down, and
life stays beautifully balanced.



**3-SIDED OPEN
APARTMENTS**



**ELEGANT FAÇADE WITH
CONTEMPORARY ELEVATION**



**SUPERIOR CROSS-VENTILATION
AND NATURAL AIRFLOW**



**LARGE,
BREEZY DECKS**





WAKE UP TO
THE BEAUTY OF

Every Sunrise

Where Mornings Greet You
With Light, Calm, And Togetherness.





**SMART PLANNING
IN 9,000 SQ. FT.**



**EXCLUSIVE COMMUNITY
OF 32 FAMILIES**



**VASTU-COMPLIANT
HOMES**



**SMART ZONING FOR
PRIVACY & FUNCTIONALITY**





Crafted with Vision

INSPIRED BY NATURE

Every line, every space, every view
in balance with the land around you.



20+ SCHOOLS
& COLLEGES



12+ SHOPPING &
ENTERTAINMENT



8+ HOSPITALS
CLINICS



2+ IT
PARKS





Connected to Everything

CENTRED AROUND YOU

Strategically located in Tathawade, 12th Avenue Phase 2 connects you to everything that matters — business, leisure, learning, and well-being. Enjoy effortless connectivity to major IT corridors, educational hubs, and lifestyle destinations, all within minutes.







A WORLD OF *Experiences* RIGHT AT HOME.



**SKY LOUNGE &
GAZEBO DECK**



**OPEN-AIR
FITNESS ZONE**



**YOGA &
MEDITATION DECK**



**BARBECUE CORNER
& PARTY DECK**



**MULTIPURPOSE
LAWN**



**EV CHARGING
POINTS**



**KIDS' PLAY AREA
& SANDBOX**



**CCTV SURVEILLANCE
& SECURITY CABIN**

CRAFTED WITH CARE

Finished with Finesse

Every detail inside your home reflects Avani's craftsmanship premium materials, soothing palettes, and features that make everyday living effortless.



DIGITAL MAIN-DOOR LOCK SYSTEM



PREMIUM VITRIFIED FLOORING



BRANDED CP FITTINGS (JAQUAR/CERA)



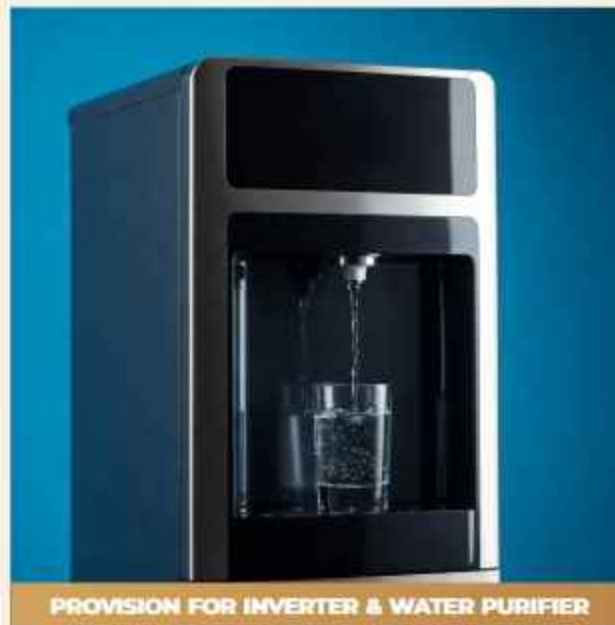
MODULAR ELECTRICAL SWITCHES (LEGRAND/ANCHOR)



UPVC SOUND-PROOF WINDOWS



PREMIUM WALL PAINTS & FALSE-CEILING LIGHTS



PROVISION FOR INVERTER & WATER PURIFIER



GRANITE KITCHEN PLATFORM WITH SS SINK

SPECIFICATIONS

KITCHEN

- Kitchen platform in granite stone
- 1200 mm X 600 mm Dado tiles till 2 Ft. height above kitchen platform
- Acrylic sink in kitchen and SS sink in dry balcony with granite platform

TOILETS

- Jaquar / Cera (equivalent) CP & sanitary fittings
- Shower with hot and cold diverter
- 1200 mm X 600 mm tiles in bathrooms till lintel level
- Acrylic false ceiling with light fittings in bathrooms

DOORS

- Both side laminated post-form doors with frame in living & bedrooms
- Both side laminated flush doors for bathrooms with granite frame
- Branded digital biometric lock for main entrance door
- Branded cylindrical locks for other doors

RAILING

- Glass railing in all balconies

ELECTRICAL

- Branded fire resistant wires
- Electrical point for fridge, washing machine, kitchen chimney, and oven
- AC points in living area & all rooms
- Electrical point for geyser in toilet
- Exhaust fan in bathrooms and kitchen
- Branded modular switches
- Circuit breakers
- Provision for inverter
- Telephone point in living room
- TV point in living room and all bedrooms

WATER PROOFING:

- Brick bat and chemical water proofing

SECURITY

- Fire fighting system in flat and common area as per Govt. norms
- CCTV in common areas

WINDOWS

- 8 Ft. 3-track UPVC terrace door with mosquito net
- 3-track UPVC sliding window with mosquito net in all bedrooms
- Openable UPVC windows in bathrooms
- 4-side window sill of granite
- MS safety grill for windows

LIFTS

- Branded automatic lifts with automatic rescue device

FLOORING

- 1600 mm x 800 mm GVT tiles in flat
- 1200 mm x 600 mm tiles in bathroom
- 1200 mm x 200 mm wooden finish tiles in balconies

PAINTS

- Branded emulsion paint in flat
- Branded paint on external walls

STRUCTURE

- AAC blocks masonry
- Gypsum finish internal walls
- Sand finish external plaster
- Earthquake resistant RCC frame structure

COMMON FEATURES

- Genset backup for common areas
- Rainwater harvesting
- Sewage Treatment Plant (STP)
- Solar water heating system in one master bedroom
- Organic Waste Converter (OWC) and garbage chute
- Provision for electric vehicles' charging
- Borewell

REFUSE FLOOR PLAN

SALEABLE AREA = (CARPET + 100% TERRACE CARPET) X 1.35

FLAT NO.	TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	TOTAL CARPET
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
501, 1001, 1501, 2001	3 BHK - TYPE 5	81.38	2.84	8.39	92.61	997
502, 1002, 1502, 2002, 503, 1003, 1503, 2003	2 BHK - TYPE 1	60.86	2.68	7.69	71.23	767
504, 1004, 1504, 2004	3 BHK - TYPE 1	78.25	8.83	8.83	89.38	962

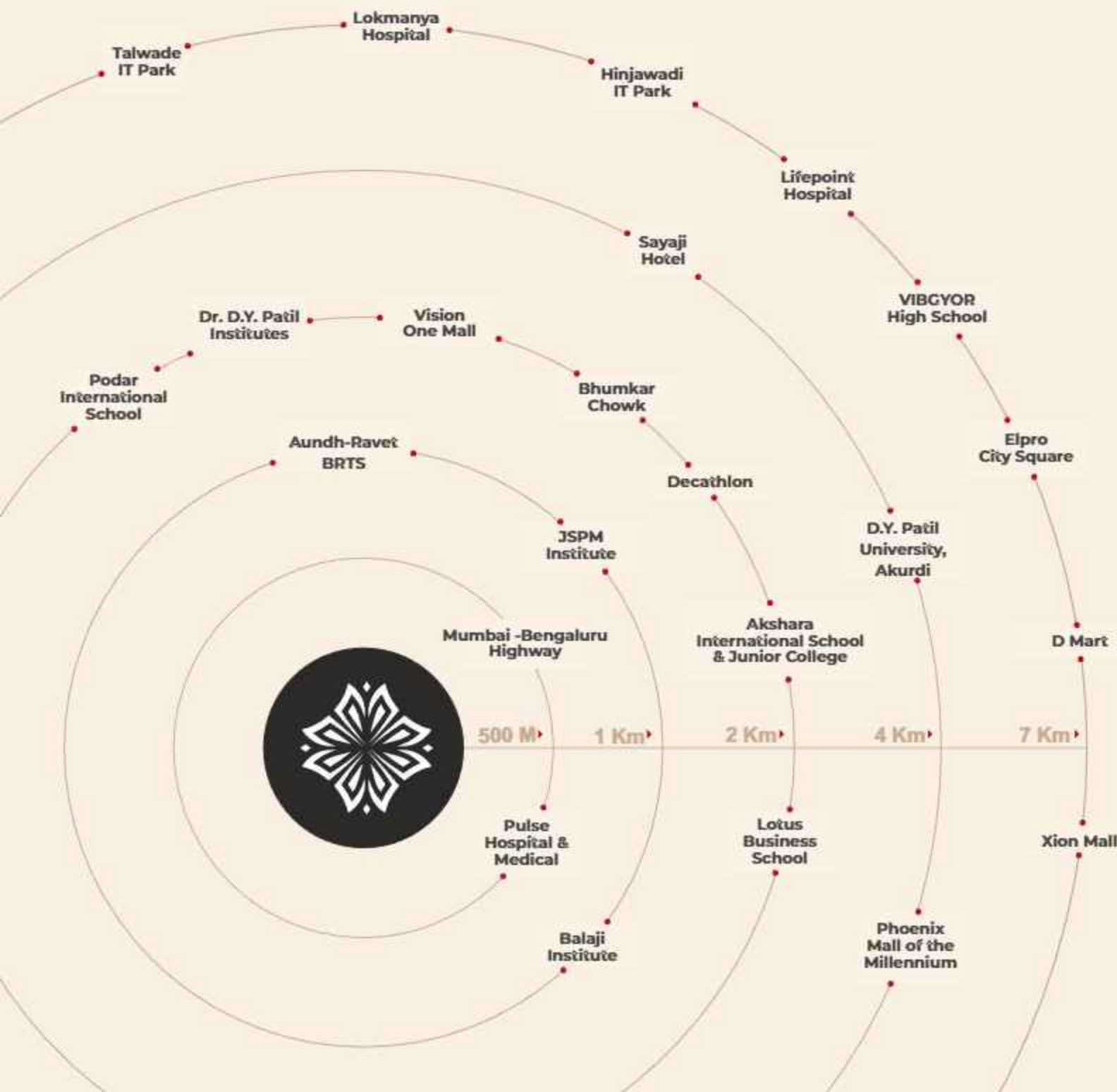


TYPICAL FLOOR PLAN

$$\text{SALEABLE AREA} = (\text{CARPET} + 100\% \text{ TERRACE CARPET}) \times 1.35$$

FLAT NO.	TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	TOTAL CARPET
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101, 201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901	3 BHK - Type 5	81.38	2.84	8.39	92.61	997
102, 202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 103, 203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903	2 BHK - Type 1	60.86	2.68	7.69	71.23	767
104, 204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904	3 BHK - Type 1	78.25	2.30	8.83	89.38	962
105, 205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905	2 BHK - Type 2	49.23	2.30	2.77	54.30	584





WHERE
CONVENIENCE &
*Comfort
Meet*



Scan For Location



LANDMARKS

Mumbai-Bengaluru Highway	3.7 KM
Pune University	14.6 KM
Hinjewadi	6.9 KM
Dange Chowk	0.5 KM

HOSPITALS

Aditya Birla Hospital	4.0 KM
Yashda Multi-specialty Hospital	2.7 KM

TRAVEL AND ACCESSIBILITY

Shivajinagar Railway Station	7.1 KM
Pune Railway Station	20.1 KM
Pune International Airport	24.8 KM
HP Petrol Pump	1.7 KM

HOTELS

Barbeque Nation	5.2 KM
Hotel Blue Water	2.7 KM
McDonald's	4.3 KM

BANKS

State Bank of India	2.4 KM
HDFC Bank ATM	2.5 KM
Axis Bank ATM	3.4 KM

EDUCATION

The Academy School	0.5 KM
Indira College	4.9 KM
Rajiv Gandhi Business School	2.9 KM
Orchid School	0.5 KM

COMPLETED PROJECTS



BASERA AT CHIKHALI PRADHIKARAN



VAASTU AT PRADHIKARAN



SANKUL AT INDRAYANI NAGAR



NILAY AT KOREGAON BHIMA



TATVA RESIDENTIAL AT KHARADI



TATVA COMMERCIAL AT KHARADI



BIZWORLD AT CHINCHWAD



NIVAS AT CHAROLI



12TH AVENUE PHASE 1 AT TATHAWADE



HADAPSAR

UPCOMING PROJECT

More Spaces Of Peace, Joy, And
Connection Coming Your Way Soon.



FROM VISION TO REALITY.

From Homes to Communities

At Avani Housing, we believe life deserves thoughtful spaces. After the success of 12th Avenue Phase 1, we proudly present Phase 2 a continuation of our commitment to design, comfort, and connection. Every detail, from architecture to amenities, is crafted with care to create homes that feel as good as they look.

STRENGTH THROUGH THE NUMBERS

12 COMPLETED
PROJECTS

1000+ HAPPY
FAMILIES

10+ LAKH SQ.FT.
DELIVERED

10+ LAKH SQ.FT.
IN PROGRESS





BECAUSE

Happiness Lives Here

Every smile, every bond, every quiet evening
this is where life finds its true meaning.





MahaRERA Registration No.:
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Disclaimer: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.