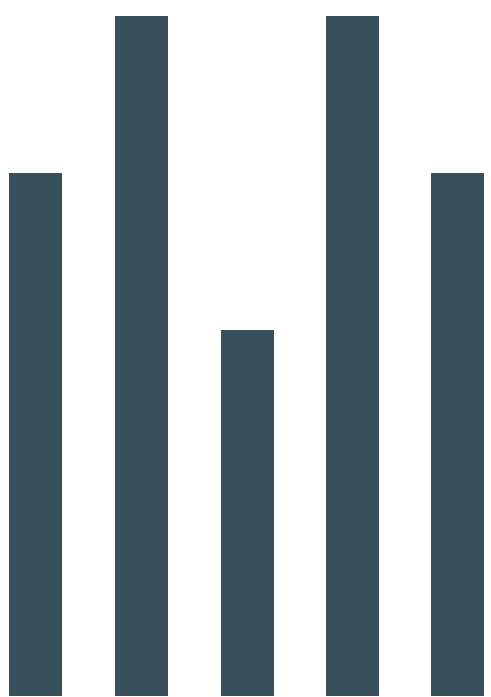


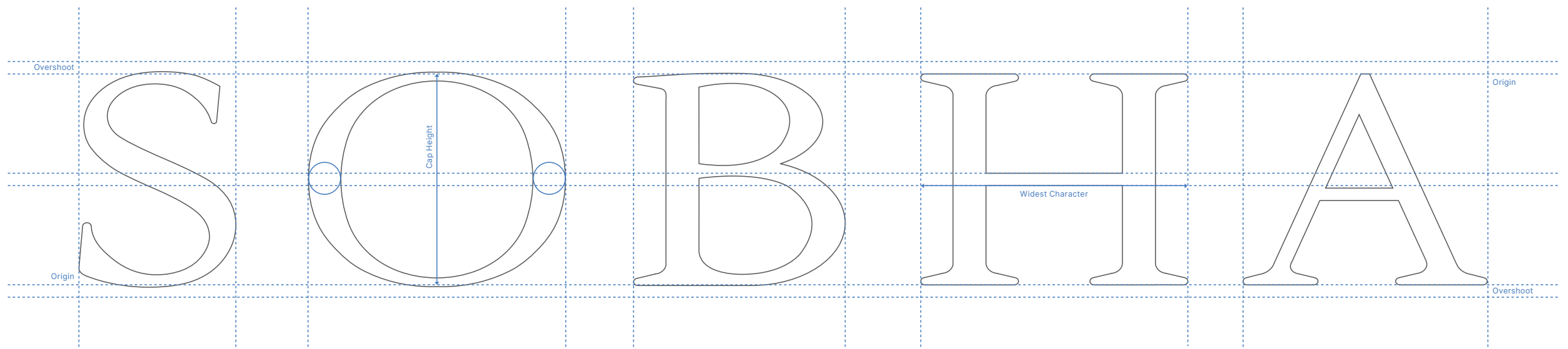


PASSION AT WORK



SOBHA
AVALON
THE URBAN UTOPIA

Estd.
**19
95**



PASSION. INKED WITH PERFECTION.

SOBHA has crafted over 500 iconic projects in the residential & commercial spaces spread over 120 million sq. ft., by paying minute attention to detail – in systems, processes, and design. With a steadfast approach to deliver impeccable quality, SOBHA performs 1,456 quality checks before handover.

27 Years of
Passion at Work

Over 200
Prestigious Awards

Strong Workforce
10,000+ Employees

National Footprint
27 Cities in 14 States

PIONEERING SELF-RELIANCE

SOBHA introduced the concept of backward integration in the real estate industry, allowing us to provide unmatched quality to customers.

SOBHA's manufacturing verticals



Concrete Products Division
Spread across 55,000 sq. ft.



Interiors Division
Spread across 3,75,000 sq. ft.



Glazing & Metal Works Division
Spread across 1,00,000 sq. ft.



Precast Facility
Spread across 73,000 sq. ft.

ABOUT GIFT CITY

Gujarat International Finance Tec-City (GIFT) is spread over 886 acres and is envisioned as India's first planned Central Business District. The city is set to position itself as a premier hub for financial services, and be at par with globally benchmarked business districts. With eco-friendly infrastructure and state-of-the-art facilities, it will transform Gujarat and India's position in the global Finance & IT / ITeS sectors.



GIFT City, Gujarat

Key Features

- IGBC-Platinum Certified City with green building principles
- Strategic Location connecting Ahmedabad and Gandhinagar
- Walk-to-Work with meticulously planned infrastructure
- Multi-service SEZ to attract businesses

Existing Infrastructure

- District Cooling System provides centralised air-conditioning
- Utility Tunnels to avoid digging of roads
- Automated Waste Collection System through garbage chutes
- Advanced Water Treatment System for potable water from every tap
- Centralised Power Grid optimises electricity usage

Existing Developments

- Jamnabai Narsee School
- 200+ companies
- 16,000 jobs created; 10 lakh jobs set to be created

Upcoming Developments

- 28 km long Ahmedabad Metro Phase 2
- Lilavati Hospital
- DMart



Jamnabai Narsee School, GIFT City

LIMITLESS LIVING

Lead a lifestyle that lets you balance work and play. Embrace a dynamic way to live – one where your mind remains keen and body stays active. Strategically located in GIFT City, SOBHA Avalon offers mesmerising views and contemporary indulgences for the discerning few.



Artist's impression

MASTER PLAN

- No balconies facing each other, ensuring maximum privacy
- Clubhouse, swimming pool and other amenities on the podium.
- Double-height entrance lounge
- Walkway and driveway separated by softscape for the safety of pedestrians
- 10m wide fire driveway for enhanced safety



- | | | | |
|---|-------------------------|----|------------------|
| 1 | Entry | 8 | Clubhouse |
| 2 | Reflexology Walk | 9 | Swimming Pool |
| 3 | Jogging / Cycling Track | 10 | Pedestrian Entry |
| 4 | Events Plaza | 11 | Kids' Play Area |
| 5 | Celebration Lawn | 12 | Kids' Pool |
| 6 | Pool Plaza & Sun Deck | 13 | Exit |
| 7 | Meditation Lawn | | |

PROJECT OVERVIEW

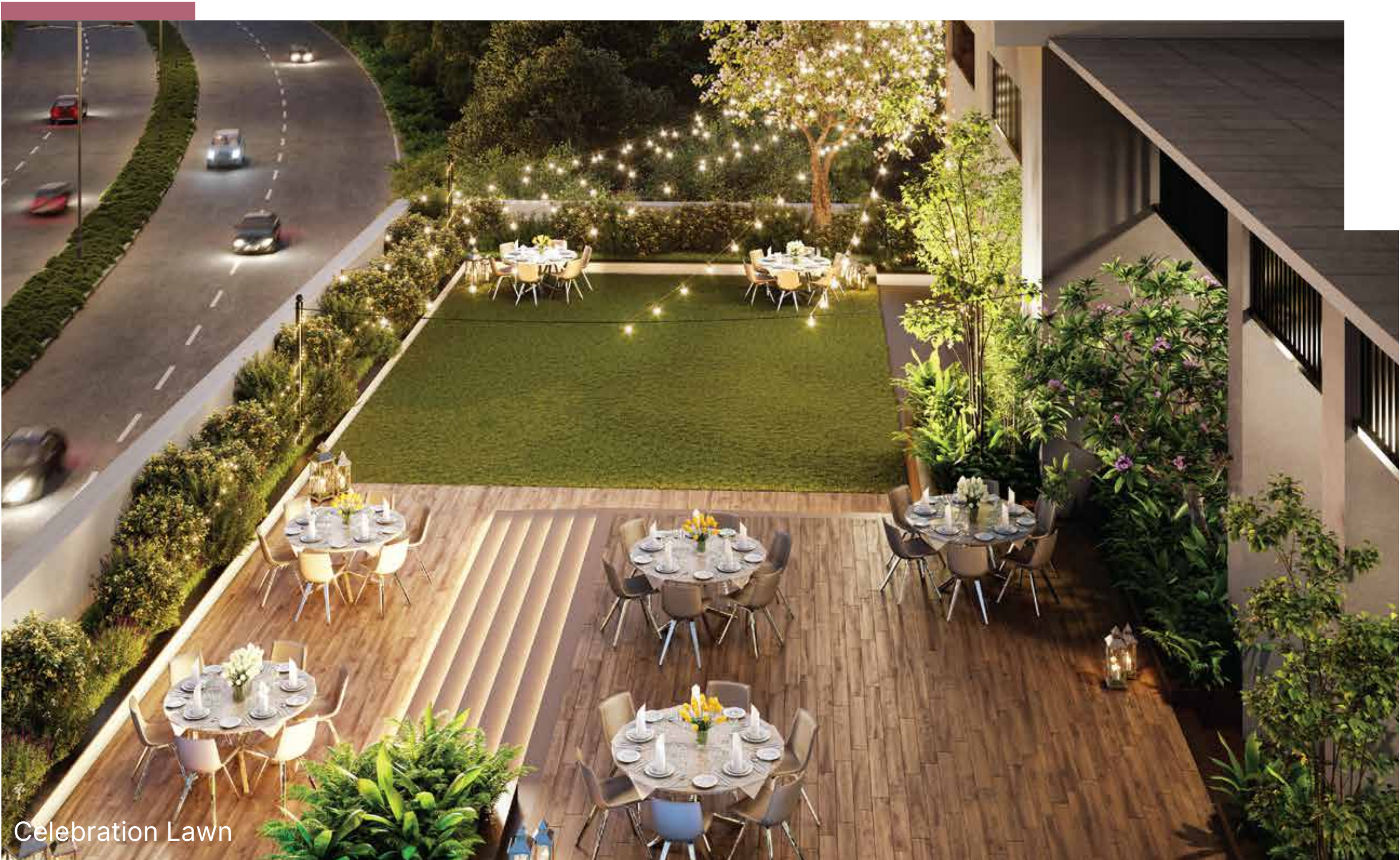


268 Residences | 2 Level Basement Parking + 3 Level Parking + 1 Clubhouse + 1 Service Floor + 27 Floors | 326 Parking Slots

Unit Type	No. of Units	SBA (sq. ft.)
1 BHK	68	735 - 760
1.5 BHK	31	936 - 1077
2 BHK	128	1150 - 1485
3 BHK	39	1750
3 BHK Duplex	2	2277

AMENITIES

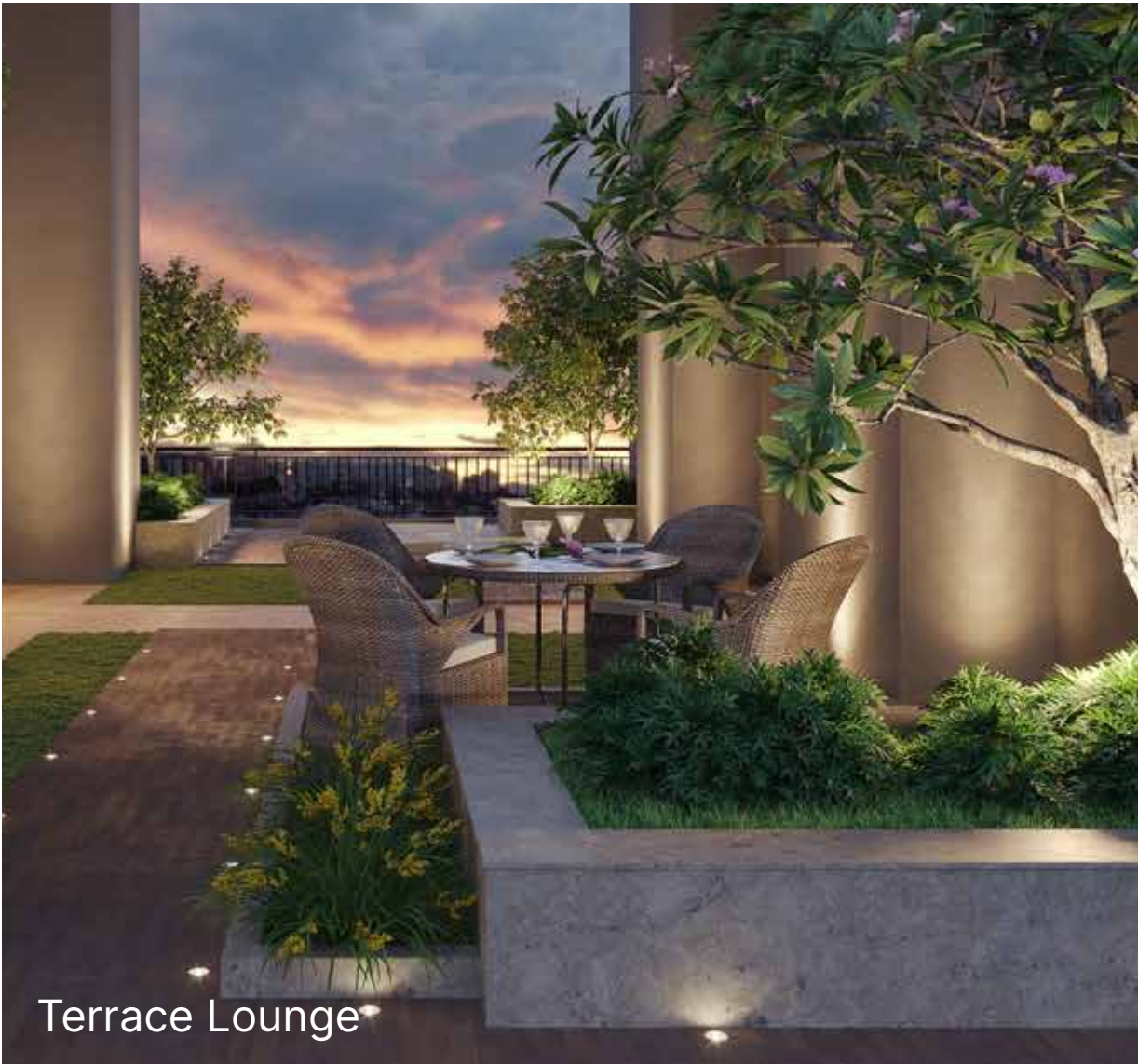
Immerse yourself in a world of distinct modern-day conveniences – curated to help you lead a healthy and active lifestyle. Engage in daily routines that never cease to inspire, at the Jogging Track, Swimming Pool, Meditation Lawn, and more.



Celebration Lawn



Swimming Pool



Terrace Lounge

INTERIORS

Each element in the interiors reflects plush, modern living. Indulge in beautiful views from the comfort of your bedroom that welcome sample natural light and airflow. The kitchen is thoughtfully designed to perform, thanks to the work triangle principle.



Spacious Living Room



Well-designed Bedroom



Luxe Bathroom

NEIGHBOURHOOD



TYPE A

3 BHK

SBA - 1749 SFT

CARPET AREA - 1005 SFT

BALCONY AREA - 127.77 SFT

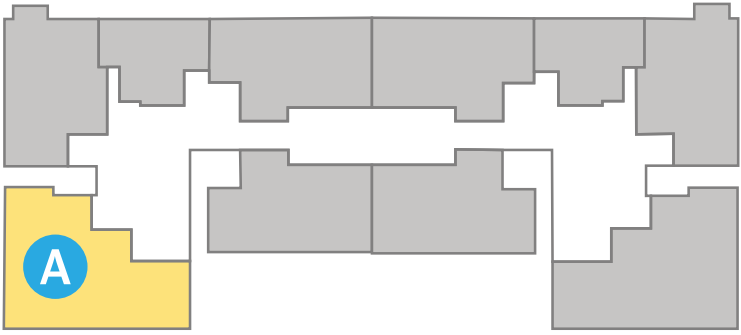
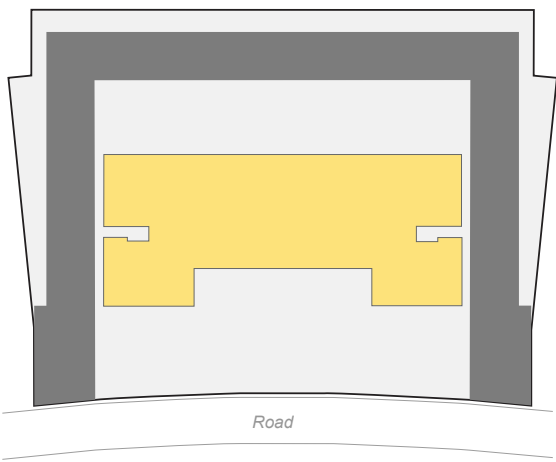
FLOOR PLAN



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE B

2 BHK

SBA - 1304 SFT

CARPET AREA - 743 SFT

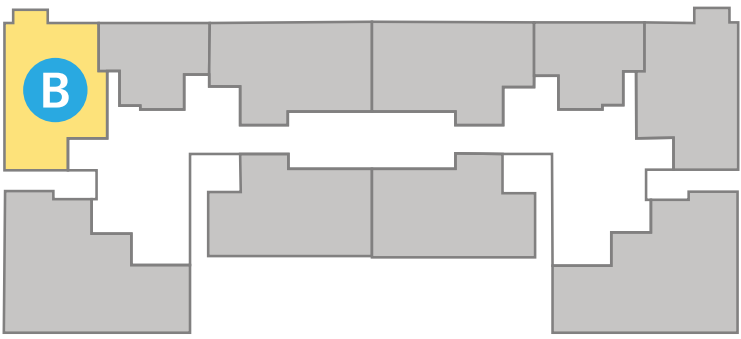
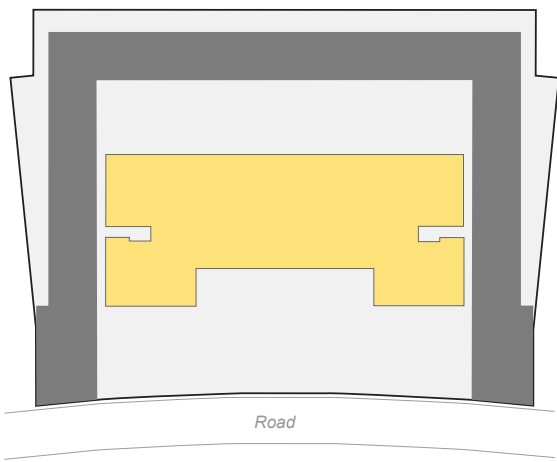
BALCONY AREA - 98.38 SFT

FLOOR PLAN



Key plan

All dimensions in mm
SBA & Carpet Area rounded up to nearest whole number



TYPE C

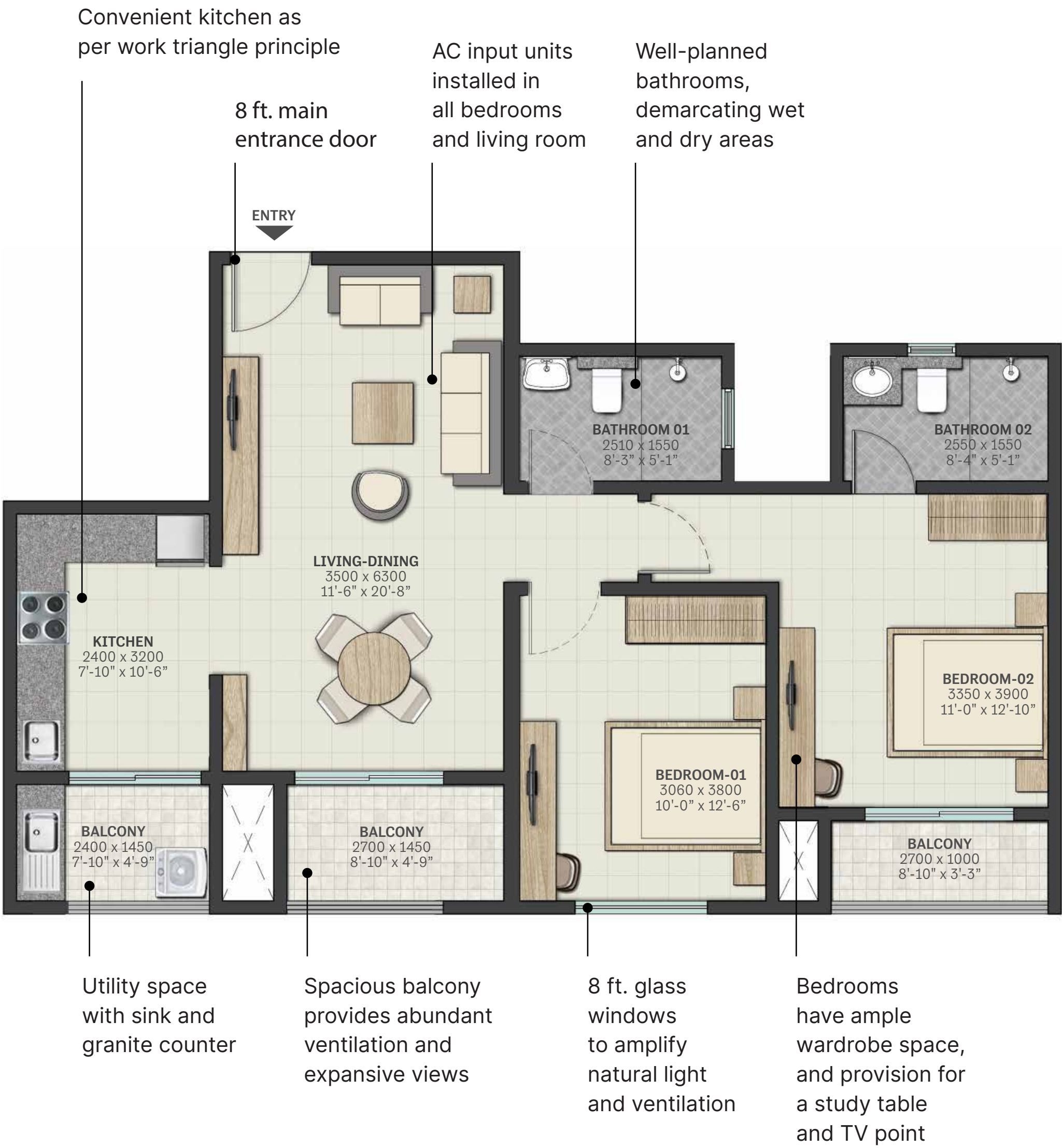
2 BHK

SBA - 1307 SFT

CARPET AREA - 731 SFT

BALCONY AREA - 102.47 SFT

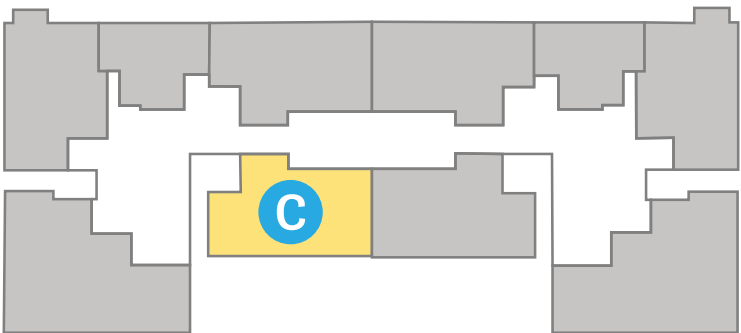
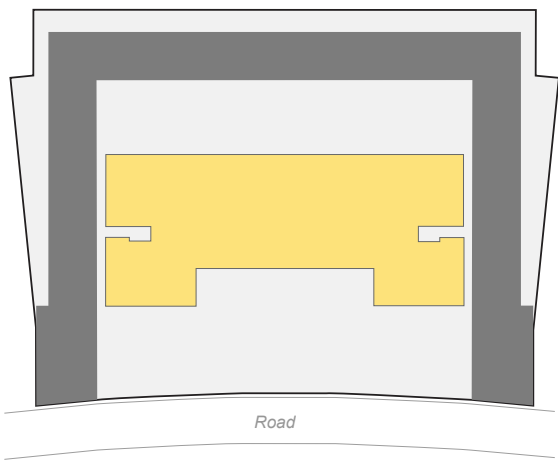
FLOOR PLAN



Key plan

All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number



TYPE C1

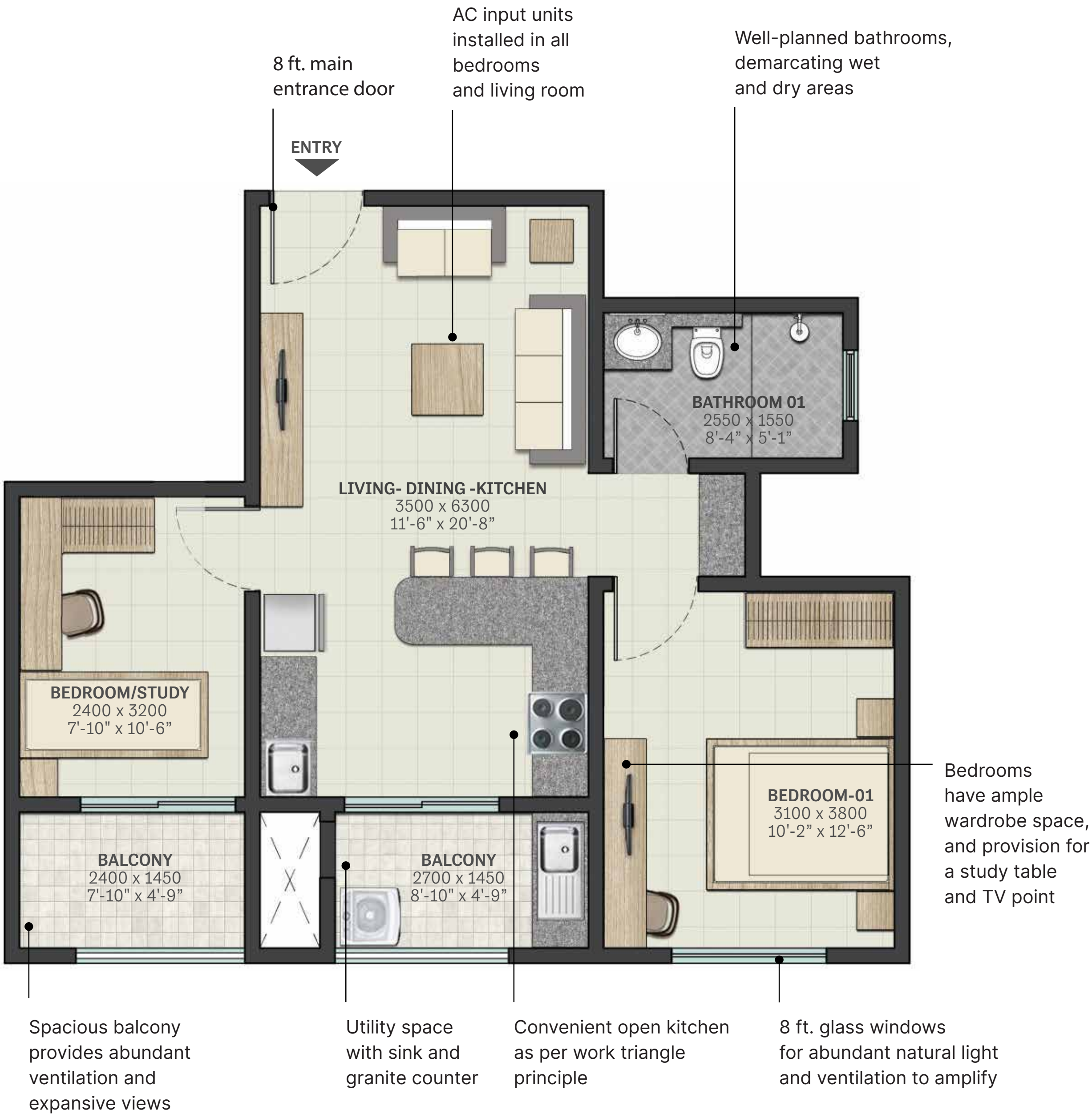
1.5 BHK

SBA - 952 SFT

CARPET AREA - 516 SFT

BALCONY AREA - 75.35 SFT

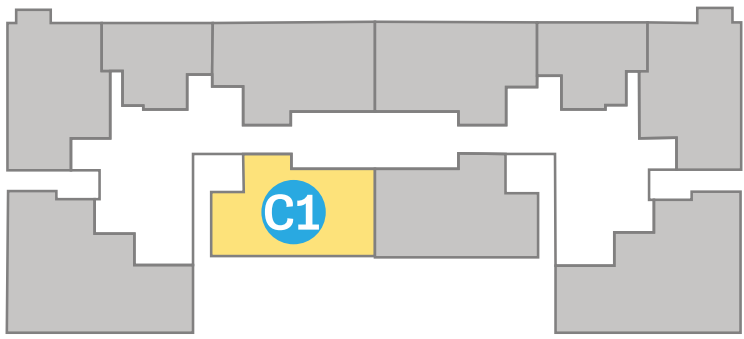
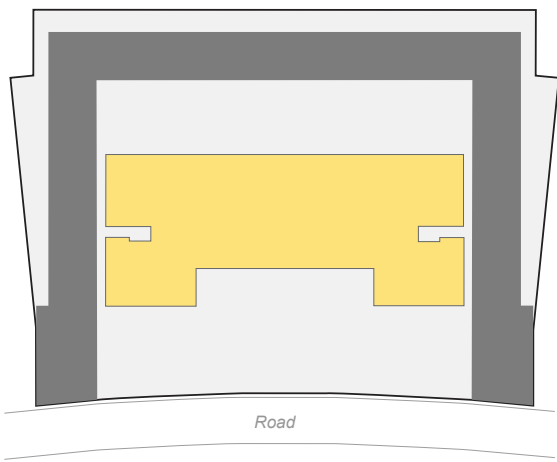
FLOOR PLAN



All dimensions in mm

Key plan

SBA & Carpet Area rounded up to nearest whole number



TYPE E

1 BHK

SBA - 736 SFT

CARPET AREA - 405 SFT

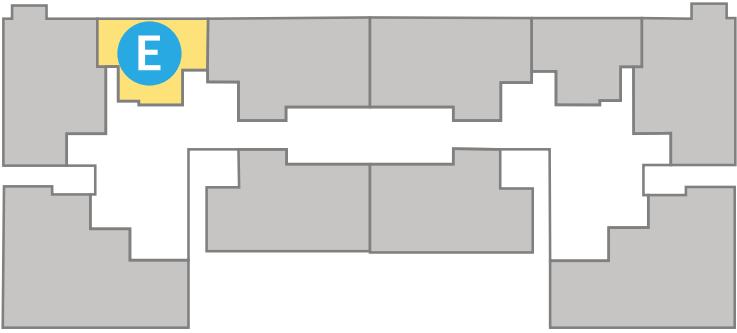
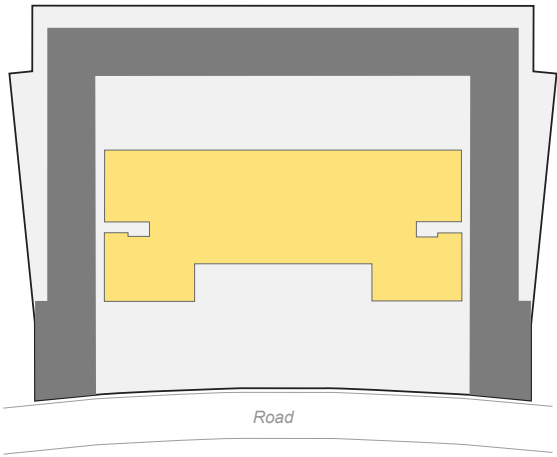
BALCONY AREA - 60.06 SFT

FLOOR PLAN



Key plan

All dimensions in mm
SBA & Carpet Area rounded up to nearest whole number



Site Address: 41C & 41D, Block 41, Zone-04, Shram Marg, GIFT City, Gandhinagar, Gujarat 382355

 080 4646 4500  marketing@sobha.com  www.sobha.com

PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA09000/070921 | www.gujrera.gujarat.gov.in

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.