



AVAANA
RESORT AND VILLAS

EXPERIENCE 5-STAR RESORT OWNERSHIP

The perks of a **Luxurious Villa** surrounded by **10,000+ trees** where the property **earns** by itself year-round. One of the most stunning concepts of investment for a Villa, **Avaana Resort & Villas**.

The seeds of Avaana were sown by **SCD Resort Properties LLP** to offer a complete experience of Luxury, Comfort and Tranquility.

We offer an unmatched investment that promises both serenity & financial growth.



NA Plot Ownership



Highway Touch
Property



Fully Furnished
Suite Villas



Assured Rental
Plan



No Maintenance /
Electricity Cost



30 Nights Free
Stay Every Year



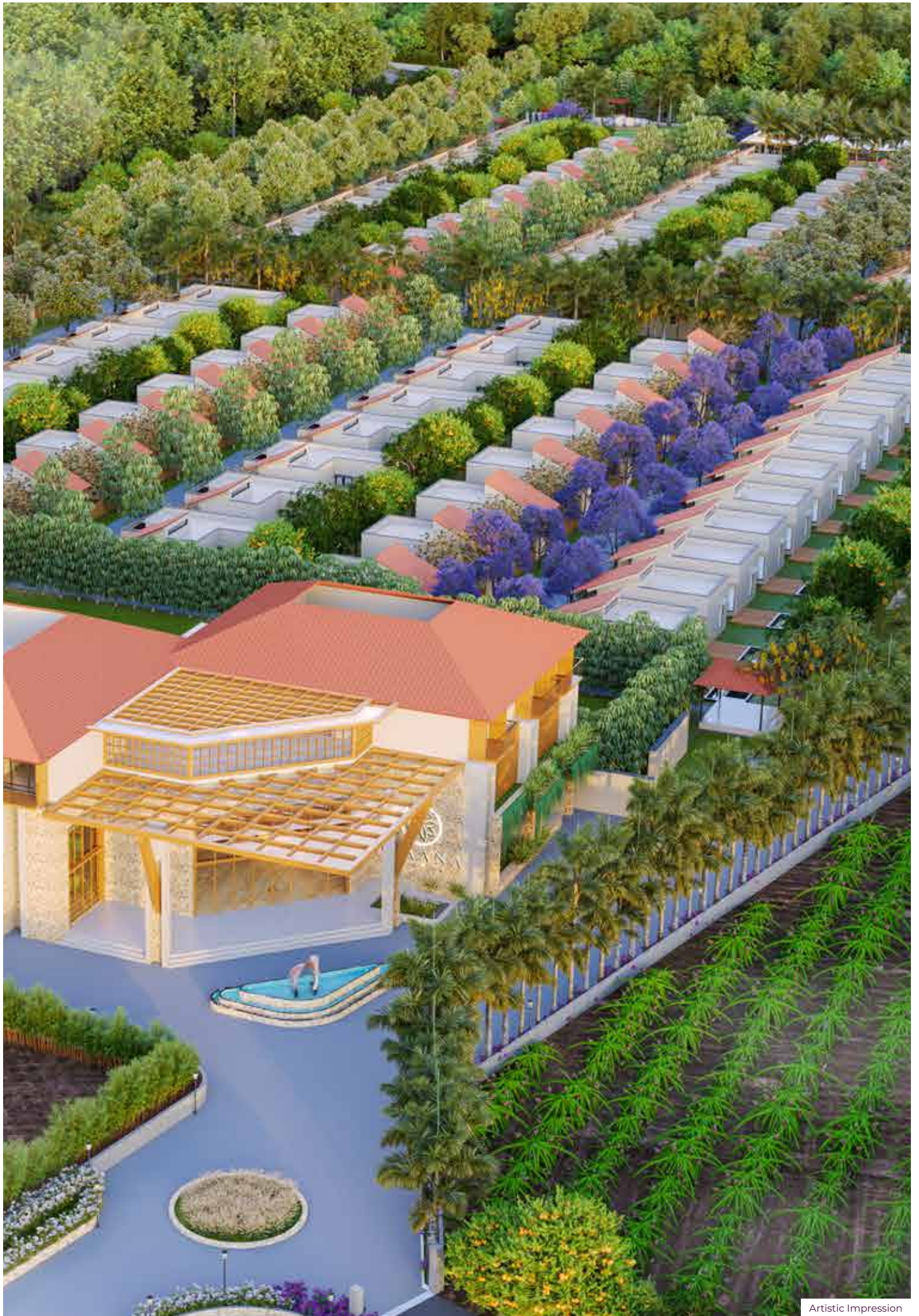
Book Multiple Rooms
on Same Night



Transferable
Free Nights



15% off on Food &
Beverages, Spa, and
Banquet services







MASTER LAYOUT

Step into your future home, where every corner of our carefully planned master layout is crafted with your comfort and happiness in mind, ensuring that your dreams find a perfect sanctuary here.

-  Lily - 2 BHK Suite Villa
-  Sage - 1 BHK Suite Villa with Pool
-  Tulip - 1 BHK Suite Villa



Plot No.	Plot Area (sq. yards)	Plot No.	Plot Area (sq. yards)	Plot No.	Plot Area (sq. yards)	Plot No.	Plot Area (sq. yards)
01	184.45	014	177.88	039-045	183.2	094-104	178.14
02	185.06	015	177.79	046	188.07	105	177.59
03	184.49	016	177.53	047	185.58	106	183.05
04	185.09	017	177.14	048-055	179.92	107	176.34
05	184.52	018	177.01	057-063	183.26	108	178.76
06	184.99	019	178.14	064	188.07	109	179.08
07	185.37	020	177.40	065	192.74	110	179.09
08	184.61	021	177.92	066-074	179.09	111	179.03
09	184.92	022	150.53	075-081	183.2	112	178.90
010	186.43	023-028	183.26	082	184.03	113	178.76
011	188.53	029	188.06	083	188.69	114	372.54
012	176.44	030	185.58	084-092	179.09	115	365.59
013	180.08	031-038	179.92	093	174.84	116	244.87



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- This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only.
- The visuals and information contained herein are artistic impressions being indicative in nature and are for general information purposes only.
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BASKET OF JOY

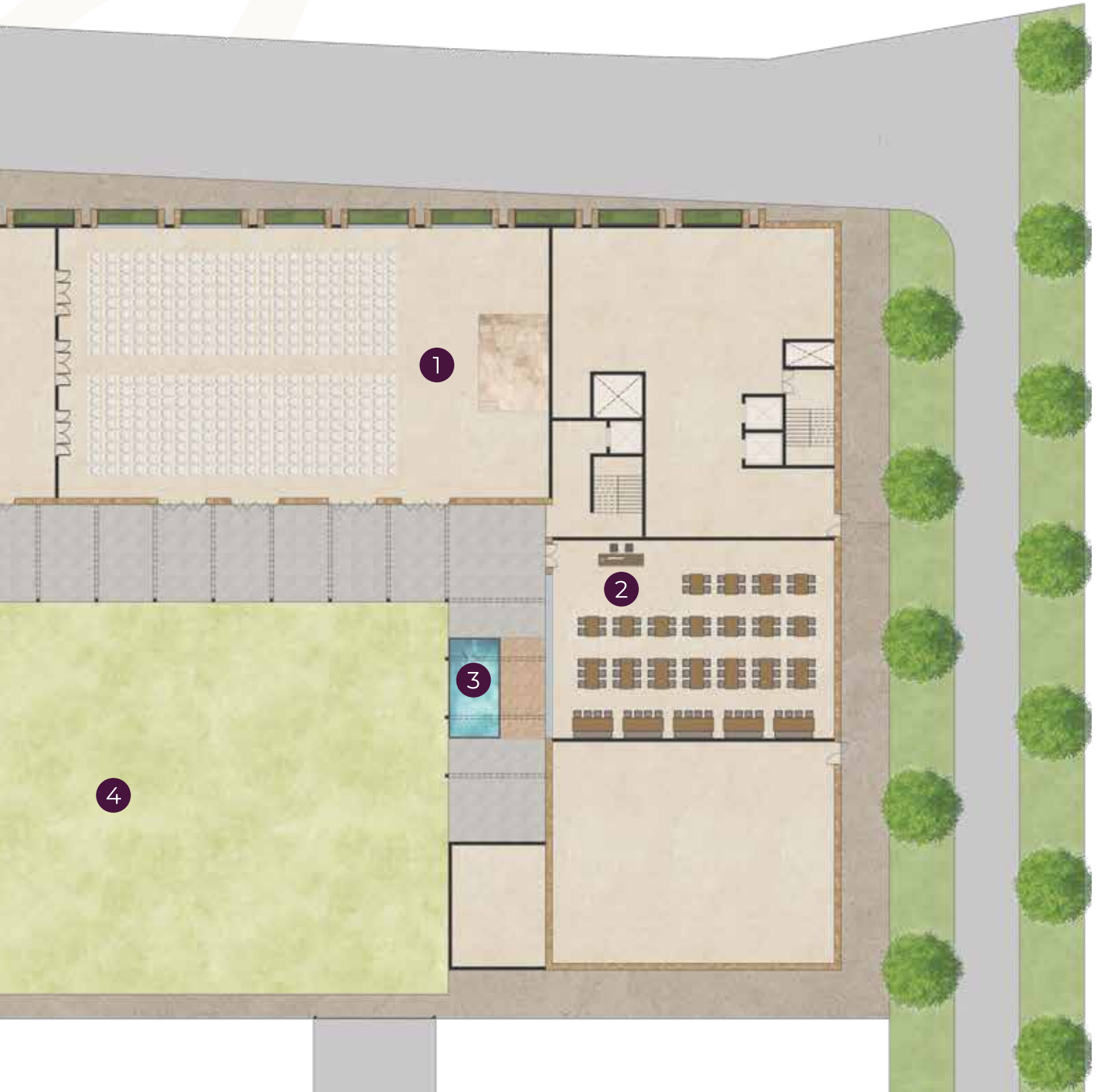
A vibrant atmosphere filled with laughter and festivities, a diverse array of events and celebrations bringing joy to your special occasions. The amenities include -

1. Banquet Hall
(capacity of 500 people approx.)
2. Pure Veg. Restaurant
3. Swimming Pool
4. Party Lawn
5. Spa
6. Gym





Artistic Impression



BASKET OF BLISS

Step into relaxation and entertainment, where every experience is crafted to envelop you in a cocoon of serenity and joy.

The amenities include -

1. Cafeteria
2. Indoor Games
3. Swimming Pool
4. Waterfall
5. Lawn
6. Pickle Ball Court



Artistic Impression



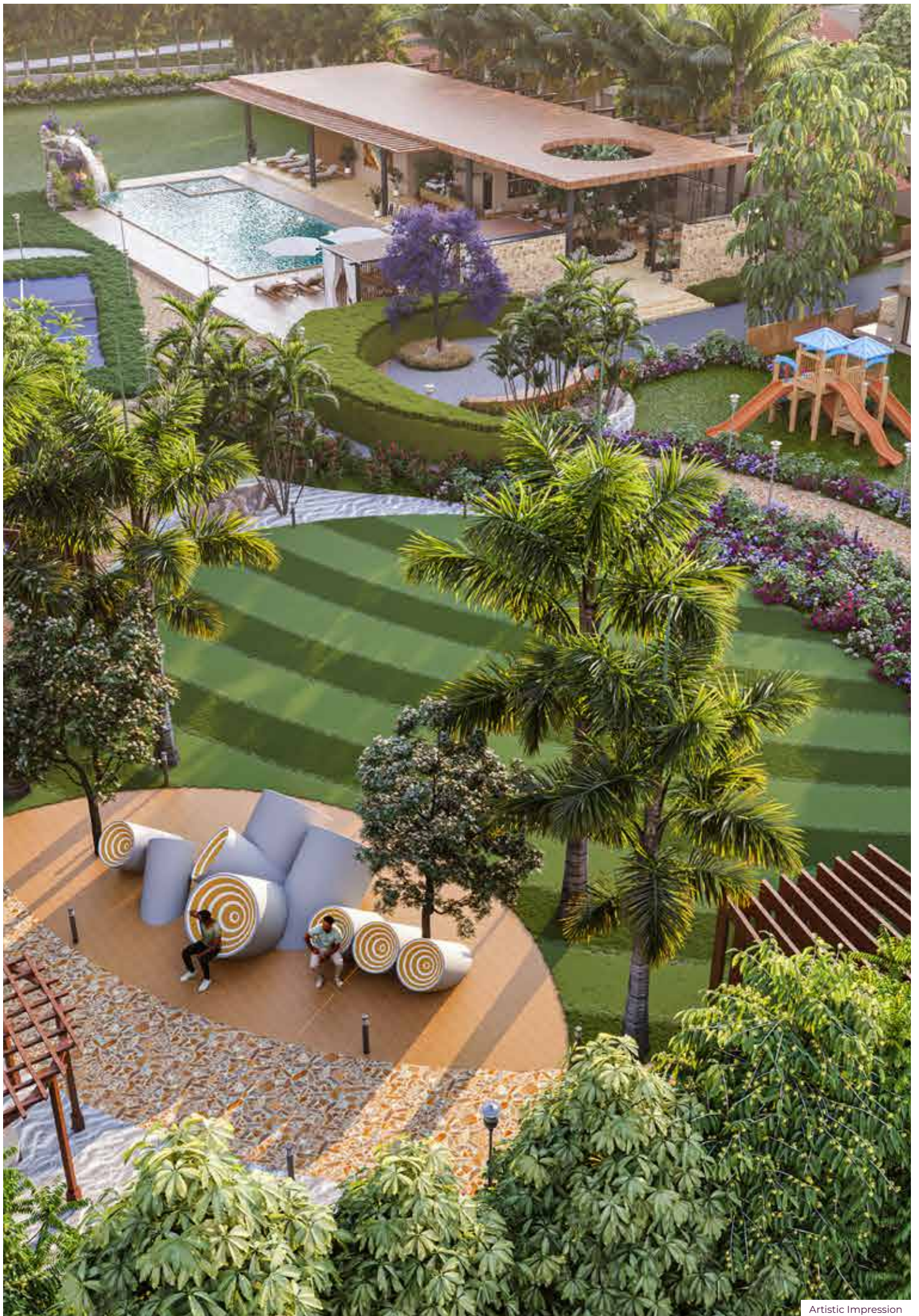
Artistic Impression



Artistic Impression



Artistic Impression



SENSESCAPE GARDEN

Carefully landscaped with a variety of flora, it provides a peaceful retreat to unwind and connect with nature. Serene pathways wind through vibrant flower beds and green lawns, offering a perfect setting for leisurely strolls or moments of quiet contemplation.

1. Sense Court
2. Ornamental Hedge
3. Outdoor Kid's Play Area
4. Spirit Court
5. Framed Walkway
6. Informal Seating
7. Lawn Mounds
8. Paved Pathway
9. Abstract Seating
10. Zen Seating
11. Sculptures
12. Green Gym Area



LILY

Two Bed Suite Villa - 763 sq. feet Built Up Area



[CLICK TO SEE 3D WALKTHROUGH](#)

SAGE

One Bed Suite Villa with Pool - 588 sq. feet Built Up Area



[CLICK TO SEE 3D WALKTHROUGH](#)

TULIP

One Bed Suite Villa - 588 sq. feet Built Up Area



[CLICK TO SEE 3D WALKTHROUGH](#)



Artistic Impression



Artistic Impression

ECO - CONSCIOUSNESS



WATER HARVESTING

A harmonious dance between technology and nature. This eco-friendly method involves collecting and storing rainwater to address water scarcity issues.



SOLAR PANELS

The sun's abundant power to generate clean and sustainable electricity. Comprised of photovoltaic cells, these innovative panels convert sunlight into electrical energy, providing a green alternative to traditional energy sources.



VEHICLE-FREE ZONE

By restricting vehicular access within this designated area, we prioritize to reduce noise pollution as well encourage a more serene and relaxing atmosphere.



EV CHARGING

A crucial stride towards a cleaner and greener transportation future. These charging points are the lifelines for electric vehicles, providing a convenient and accessible infrastructure to power up.



LOCAL ARTISANS

An approach that celebrates the authenticity of the region. By fostering partnerships with these local artisans, we not only showcase the authentic artistic heritage of the region but also contribute to the economic sustenance of the community.



LOCAL FLORA

A design that adds natural beauty but also fosters a connection with the region's unique ecological balance. By incorporating native plants and trees in landscaping, we create a habitat that supports local ecosystems.

Time	Drive From
35 mins	Bhuj Railway Station
40 mins	Bhuj Airport
50 mins	Mundra Airport
02 mins	Hospital
03 mins	Samarpan Ashram
12 mins	72 Jinalaya
25 mins	Shyamji Krishna Varma Memorial
25 mins	Mandvi Beach
35 mins	Vijay Vilas Palace
35 mins	Prag Mahal Palace
35 mins	Smritivan Earthquake Memorial and Museum
55 mins	Kadiya Dhrow
150 mins	White Rann of Kutch
120 mins	Road to Heaven





Project Managed by



Design Architect & Landscape Consultant : M/s Atelier Lanschaft
Ar Shruti Dabir (M.Arch - London)

PMC & Engineer : M/s Universal Engineers : Er. Lakhmir Singh Dadwal (D.C.E)

Structural Consultant : Rahul Vaishy and Associates (M.E. Structure, BE Civil, AMIE)

MEP Consultant : ARKK Consulting Pvt Ltd (Mumbai)

For Inquiry :

 Mumbai +91 7506 777 333 | Kutch +91 9512 442 443

 www.avaana.in

 **Site** - S No. 553, next to SPM Farm, Vil: Punadi,
Tal: Mandvi, Dist: Kutch

For 3D Videos



For Google Maps

