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

Artistic Impression

Artistic Impression

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

Disclaimer:

- *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.*
- *No representation or warranty is expressly or impliedly given as to the accuracy of information given in this brochure.*
- *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.*

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

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

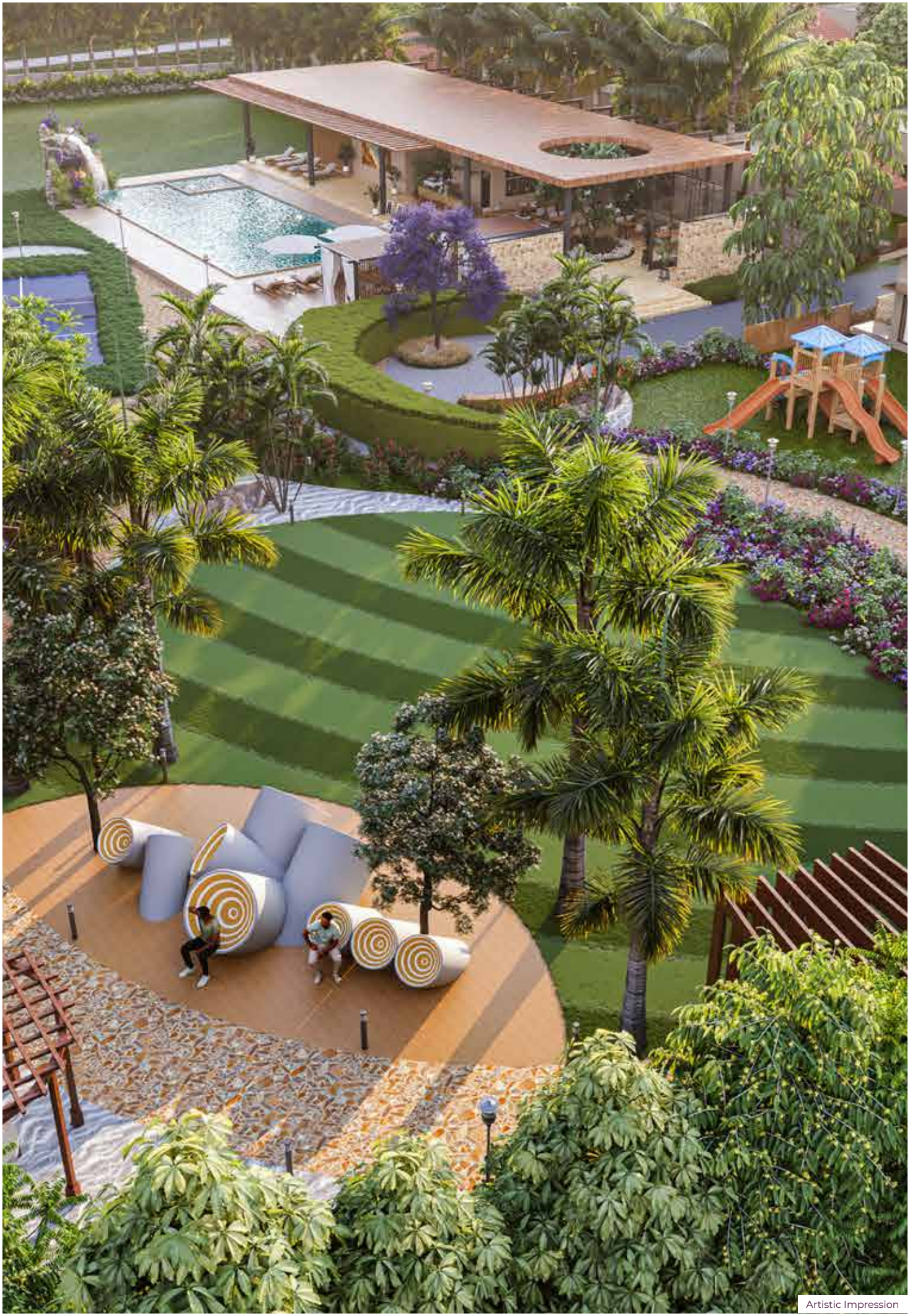
Artistic Impression

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

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
Rann of Kutch
Bhuj
Bhuj Airport
Prag Mahal Palace
Bhuj Railway Station
Swaminarayan Mandir
Smritivan Earthquake Memorial and Museum
Deshalpar
Mankuwa
Gadhsisa
Kera
Dahisara
Vijaysagar Dam
Samarpan Ashram
AVAANA
RESORT AND VILLAS
Villas
Hospital
BHUJ - MANDVI HIGHWAY
Don
Godhra
SPM Farm
Punadi
72 Jinalay
Koday
Bidada
Mandvi
Shiracha
Vijay Vilas Palace
Mandvi Beach
Shyamji Krishna Varma Memorial
Mundra Airport
Gulf Of Kutch

AVAANA

RESORT AND VILLAS

Project Managed by

ORCHID

ECOTEL HOTELS & RESORTS

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 :

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www.avaana.in

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

For 3D Videos

For Google Maps