



City Office: Assotech Pride, Plot No. 274, Rudrapur, Adjacent to NH- 16, Bhubaneswar - 752101

Corporate Office: H-127, Sector-63, Noida | www.assotechlimited.com | Phone Number : +91 94396 60452, +91 63703 56733

#### RERA REGD No.: RP/19/2025/01325

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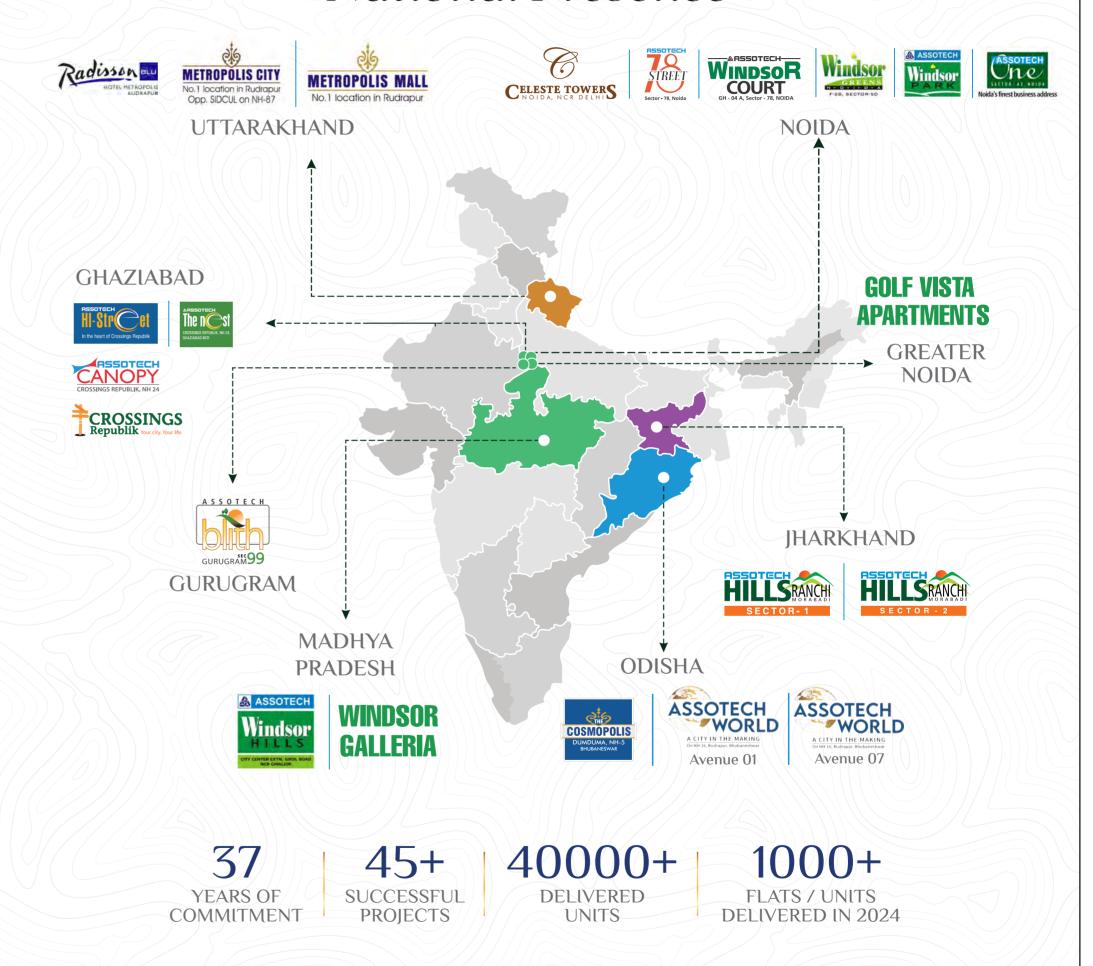


Assotech Group, established in 1987, has delivered over 40,000 homes across prestigious projects in Delhi NCR and beyond. Known for 'Reliability with High Standard Quality,' their work reflects extensive research-led engineering and ethical business practices.

## Unexpectedly Prolific

Assotech One (Noida) | Celeste Towers (Noida) | Windsor Greens (Noida)
Windsor Galleria (Noida) | VSNL Apartments (Noida) | Yarrow Apartments (Noida)
Stella Service Apartments (Noida) | Golf Vista (Greater Noida) | Windsor Park (Indirapuram)
The Nest (Crossings Republik) | Crossings Republik (Ghaziabad) | Assotech Hi-Street (Ghaziabad)
Windsor Street (Ghaziabad) | Cabana Service Apartments (Ghaziabad) | Blith (Gurgaon)
Assotech Hills Sector-I & 2 (Ranchi) | Windsor Hills (Gwalior) | Windsor Galleria (Gwalior)
Metropolis City (Rudrapur Uttarakhand) | Metropolis Mall (Rudrapur)
Gaggal Housing Colony (Himachal) | Cosmopolis (Bhubaneswar) | Avenue 01 (Bhubaneswar)

### National Presence





#### Avenue 07 Master Plan

- 1. Main Entry.
- 2. Resident's Pedestrian Pathway
- 3. Terrace Walk (Stepped Garden).
- 4. Marina (Viewing Pavilions).
- 5. The Arena (Amphitheater).
- 6. Multipurpose Court (Tennis, Futsal, Volleyball).
- 7. Sky Terrace.
- 8. Shady Nook (Garden Pavilions).
- 9. Tiny Trails (Playground).
- 10. Sports Zone Multi Sports Court and Cricket Cage.
- 11. Paved Walkways.
- 12. The Soul Yoga Garden.
- 13. The Magic Forest.
- 14. Courtyard Grove.
- 15. Zen Garden.
- 16. Open Lawn.
- 17. Buffer Greenery With Layered Shrubs.
- 18. Ground Parking.
- 19. Sky Splash Swimming Pool.
- 20. Sky Lounge (Events Deck).
- 21. Central Walk,
- 22. Arrival Plaza.
- 23. Cove Garden (Flower Garden With Cove Seating).
- 24. The Bay (Central Plaza).
- 25. Eco Gym (Outdoor Exercise Area).
- 26. The Alcove (Senior Citizen's Garden).
- 27. Cascading Falls.
- 28. Temple.

Disclaimer: All Plans, design, specifications stated herein are conceptual in nature and not binding and is subject to change, on revision of plan & approval by the competent authorities.



# Unexpectedly Panoramic

Savor breathtaking panoramas from the expansive balconies that grace each apartment. Offering a serene escape amidst verdant surroundings, these grand spaces sprawl far and wide, providing you and your family an entire world to unwind.







# Unexpectedly Quiet

For those seeking solace, the Senior Garden at Avenue 07 provides a serene retreat away from the bustle of everyday life. Here, the elderly can reflect on life, make meaningful connections, and relax in a peaceful environment.



## Elite Haven

The Club at Avenue 07 is a modern architectural marvel, blending opulence and sophistication in every corner. It features a stunning 3-floor-high waterfall cascading down the left sidewall, creating a serene and ambient atmosphere. Spanning across seven floors—including the Basements, Mezzanine, Stilt, and four additional levels—this luxurious destination offers a perfect fusion of elegance and functionality. Whether you're here for a high-energy event or a relaxing evening, it promises an unparalleled experience in a setting that is as breathtaking as it is exclusive.

# Aqua Bliss

Dive into unparalleled luxury at the Swimming Pool at The Club of Avenue 07. Designed to perfection, this sparkling oasis offers a serene escape from the everyday. Whether you're perfecting your freestyle in the lap lanes, basking under the sun in the deck area, or enjoying the pristine ambiance, every moment here is pure indulgence. The pool's temperature-controlled waters ensure year-round comfort, while its chic design adds a touch of sophistication. With poolside loungers and attentive service, it's more than just a swim; it's an experience. Discover your haven of tranquility and vitality, where elegance meets recreation.



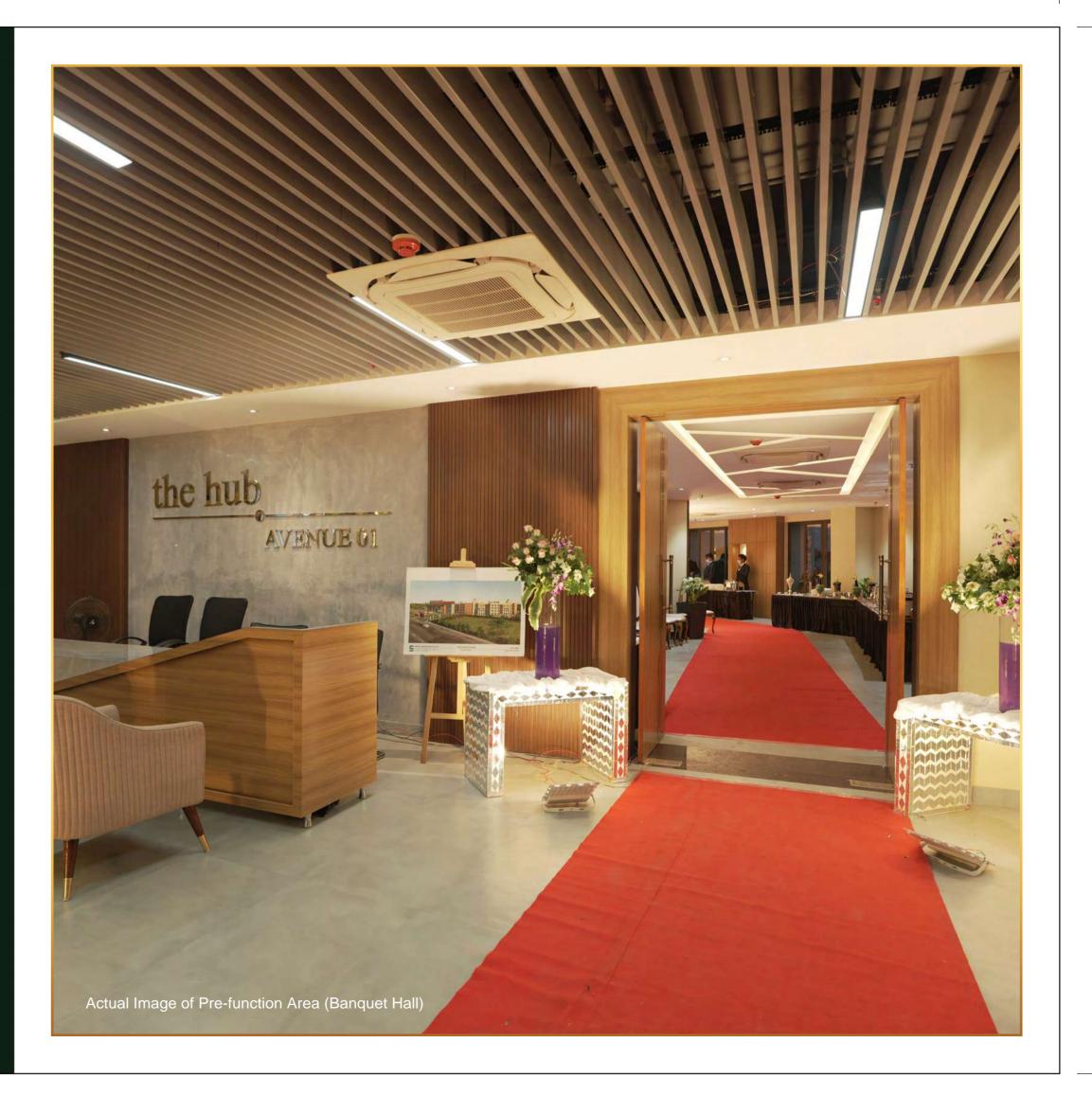
# Unexpectedly—Vibrant

Embrace the energy of community gatherings and cultural events at the amphitheatre or club house, a vibrant hub for outdoor activities within the society. Whether it's a live performance, a movie night under the stars, or a yoga session at dawn, seize the opportunity to connect with your neighbours and the community.





Actual Images of Avenue 01- Club House























# THE PLUS SIDE OF LOCATION

Nestling on the Cuttack-Bhubaneswar 6-lane Expressway, where the silence is punctuated by the cacophony of the birds with a true architectural marvel of Avenue 01 in Assotech World Township.

- Seamless Connectivity to 3 Prime Cities -PURI, CUTTACK and BHUBANESWAR
- ♦ 10 Minutes Drive to City Centre
- ◆ 30 Minutes Drive to Biju Patnaik International Airport, Bhubaneshwar
- ◆ 30 Minutes Drive to Infocity







Type: 01 Carpet Area: 140.62 Sq.mt (1514 Sq.ft.) Built Up Area: 223.00 Sq.mt (2400 Sq.ft.)

Built Up Area includes Balcony Area 26.51 Sq.mt. (285 sq.ft.), external wall area and proportionate common area.

Type: 02

Carpet Area : 139.62 Sq.mt (1503 Sq.ft.) Built Up Area : 222.00 Sq.mt (2390 Sq.ft.)

Built Up Area includes Balcony area 26.51 Sq.mt. (285 sq.ft.), external wall area and proportionate common area.

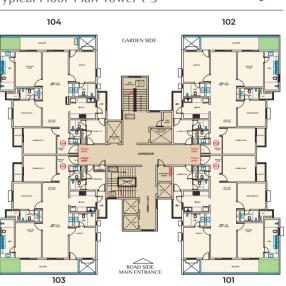
#### Unit Plan



#### Floor Plans



Typical Floor Plan Tower I-3



Typical Floor Plan Tower I-4 & I-5



Typical Floor Plan Tower I-6

# Specification For Supreme and Premium Plus

#### FLOORING



- Living / Dining Room / Bed Room: Designer
  Vitrified Floor Tiles, Granite stone on window sill.
- Kitchen: Designer Vitrified Tiles, Granite Counter
- Toilet: Anti-skid ceramic Tile, Granite Stone on counter, ledge walls, window sills.
- Balcony: Anti-skid Ceramic Tiles, Partially Artificial Grass Turf
- Nanni's Room: Vitrified Tile
- Staircase: Stone / Tile Flooring

#### WALL FINISH



- Living / Dining Room / Bed Room: Acrylic Emulsion paint with Putty Base
- Kitchen: Designer Tiles height upto 2' above working counter, Balance Area OBD
- Toilet: Ceramic Tiles upto False Ceiling Height all around
- Balcony / Deck: Weather Proof Paint / Texture Paint
- Nanni's Room: OBD
- Staircase: OBD

#### DOORS & WINDOW



- Main Door: Polished Hard wood door frame with designer laminated flush door shutter.
- Internal Doors: Polished Hard wood door frame with designer laminated flush door shutter.
- External Door & Window:
   Powder coated Aluminium Door & Window

#### FITTING & FIXTURES

- Kitchen: Stainless Steel Sink.
- Toilet: Branded sanitary / Chinaware / CP fixtures.
- Premium brand of Modular Switches, Switch Plates
  & branded Copper Wire.

#### RAILING 1

- Balcony /Utility: Stainless Steel Glass Fitted Railing
- Staircase: M.S Tube / Solid Bar Railing

#### CEILING FINISH

- Living / Dining Room / Bed Room: OBD with Putty Base
- Kitchen: OBD
- Toilet: Grid False ceiling
- Balcony / Deck: Weather Proof paint
- Nanni's Room: OBD
- Staircase: OBD

#### EXTERNAL WALL FINISH



• Weather Proof Paint / Texture Paint

# Smart Future Ready-Lifestyle Homes...



#### ....with environmentally sustainable features.

Embrace eco-friendly living with sustainable design and renewable energy initiatives, ensuring a harmonious blend of luxury and responsibility. Avenue 07 buildings are designed following the latest eco-friendly methods, creating a community that values and respects the environment.



Front Landscape Activity Garden



**Grand Entrance Lobby** 



High Speed Lift



Two Level covered Car Parking



Earthquake Resistant RCC Framed structure.



DG Power Backup with suitable diversity and load Factor.



Solid waste management system



Advance Fire safety standards.



Rain water harvesting system to recharge aquifer and uses of treated water from STP for flushing and Horticulture.



Fiber to Home (FTH) – For Internet, TV & Telephone.

## A Proven Track Record In Odisha







Actual Site Images





Setting an unmatchable benchmark in the residential sector of Odisha. Assotech Cosmopolis, in the heart of Bhubaneswar, launched in 2009 and delivered well on time in 2012 was literally an instant success! Spread over 12 acres of pristine, sprawling land comprising 845 exclusive apartments on extensive built-up space across acres of rolling greenery, has been the epitome of design and architectural finesse. A first in Bhubaneswar and sold out within months of its launch, the Assotech Cosmopolis offered a choice of spacious 4 BHK, 3 BHK, 2 BHK, and Super-hit Stella apartments.

# Strategic Partners





Bureau Veritas (INDIA)
Private Limited



Geocon International Pvt. Ltd.

www.sand2sky.cpm