

GANGA
AVANTA

40 Years of Building Homes

88+

Completed Projects

45+

Million Sq.Ft Delivered

1.5L+

Happy Families

ISO
9001-2000

First ISO Certified Real Estate Company



DO BETTER, DREAM BIGGER &
CREATE A BETTER FUTURE.

With over four decades of excellence, Goel Ganga Developments is one of Pune's most trusted real estate pioneer. We redefine living experiences, exceeding expectations through innovation and customer-first principles. Precision and attention to detail are the foundation of our projects, ensuring each one is a masterpiece. Punctuality is our hallmark, guaranteeing on-time deliveries.

Our diverse portfolio of residential, commercial, and business complexes has transformed Pune's skyline. Beyond structures, we create legacies. Join us on a journey where dreams meet dedication, and aspirations find a home in a standard-setting community. With Goel Ganga Developments, you're not just investing in real estate; you're investing in a future of excellence.

Luxury Never Goes Out Of Style

Luxury is a feeling evoked through the idea of comfort, high quality, elegance and exclusivity. At Ganga Avanta, we have brought to you, just that. The already impeccable location of Mundhwa-Magarpatta is all set to welcome the elite and bountiful Ganga Avanta - a new plush project by Goel Ganga. This landmark project will add exuberance to the lives of connoisseurs who have the finest taste in life.



A Bounty to the Skylines

Goel Ganga's Avanta offers 3, 3.5, & 4 bedroom residences to accommodate all your dreams. The thoughtfully designed spaces make an excellent choice for all your living activities. A combination of high quality design, functionality and efficiency - it is set to change the face of Mundhwa with its grace and panache. Every aspect of these homes is designed to impress with its luxury and comfort. These homes will delight your senses, giving you a unique experience of style and luxury.



NIGHT VIEW | ARTIST VISUALISATION

Amenities

HEALTH & WELLNESS CENTER

- Swimming Pool
- Yoga / Meditation Zone
- Zumba/ Aerobics
- Gymnasium
- Dance Room
- Ayurved Garden

ENTERTAINMENT

- Pool-side Lounge
- Cabanas
- Reading Area
- Club Lawn for Sports / Events / Picnics
- Party Lawn
- Event Stage

GAMES CLUB

- Card Poker Room
- Chess
- Carrom
- Table Tennis
- Fussball

SPORTS

- Tennis Court
- Half Basket Ball Court
- Athletics Track
- Kids Toddler Play Zone
- Hot fut Court

PROJECT FEATURES

- Grand Entrance Gate
- Hi - Speed Guest Elevators
- Fire/ Service Elevators
- Garbage Chutes
- Genset / Power Back Up
- Solar Net Metering for Common Area Electricity
- CCTV Surveillance in all Common Areas



AMENITIES | ARTIST VISUALISATION

Tranquilize with Aristocracy

Soothe yourself amid world-class amenities relishing every moment of it. Well-crafted conveniences to treat you with leisure and blissful environ.



SWIMMING POOL | ARTIST VISUALISATION



DYNAMIC VIEW | ARTIST VISUALISATION



BIRD EYE VIEW | ARTIST VISUALISATION

Experience A Vibrant Lifestyle

Dwelve into the vibe of luxury living wrapped with effulgence of elegance. Devour the pure essence of comfort and leisure at its best. An embodiment that defines the opulence with astounding infra and alluring amenities. Reside amid the most secure gated community, and stroll worry-free around every corner of the project. We know secured services and a safer neighborhood is of paramount importance, that's why your safety is our topmost priority.



Yoga / Meditation
Zone



Gymnasium



Swimming
Pool



Table
Tennis



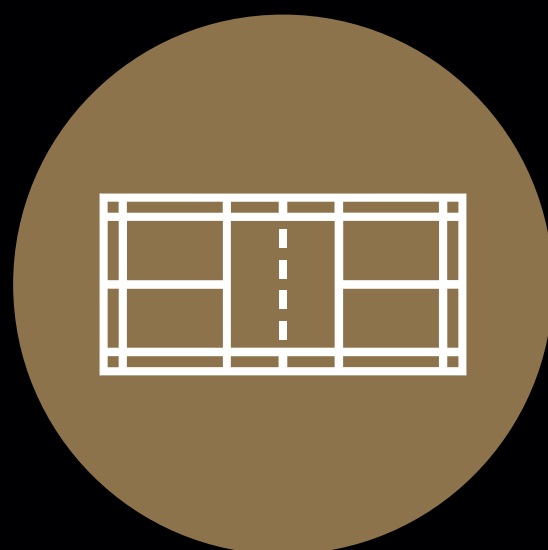
Party
Lawn



Ayurved
Garden



Kids Toddler
Play Zone



Half Basketball
Court



Event
Stage

Specifications

STRUCTURE

- RCC wall structure

EXTERNAL & INTERNAL PLASTER

- External Double Coat plaster and internal wall with Gypsum finish

KITCHEN

- Granite platform with stainless Steel Sink.
- Electric points for washing machine, water purifier & fridge

DOORS

- Finished Flush Doors with CP fittings

WINDOWS

- Aluminum sliding windows.

FLOORING

- Vitrified Tiles in entire flat with matching skirting
- Parking- Chequered tiles / Tremix concrete

TOILETS AND BATHROOM

- Ceramic tile flooring and dado up to 8 ft.'height
- Sanitary fitting-WC & washbasin Provided
- WHB counter in mater bathroom with the basin mixer
- C.P Fitting-Hot and Cold wall Mixer



LIVING ROOM | Artist Visualisation



MASTER BEDROOM | Artist Visualisation

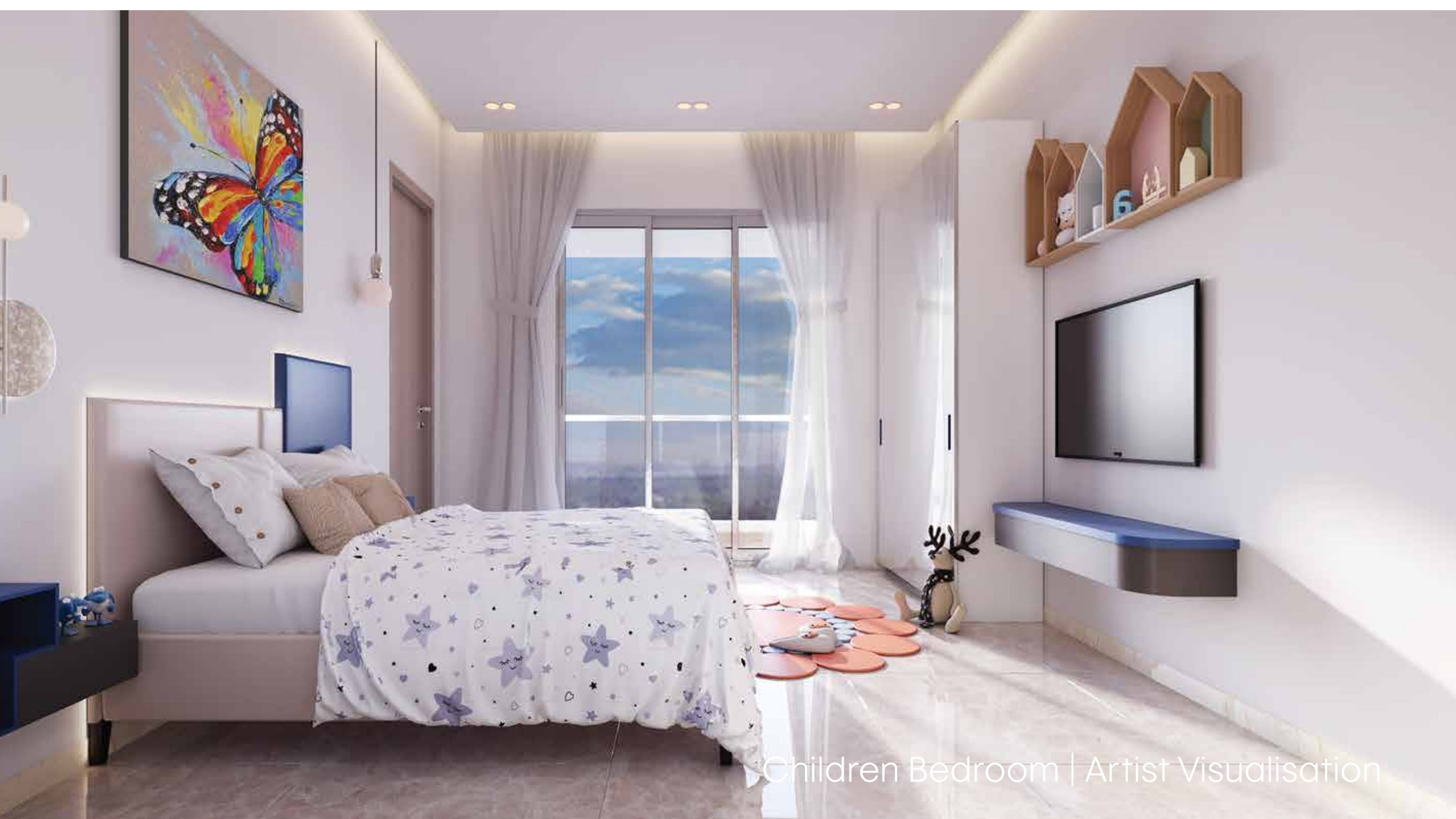
Disclaimer: Furniture shown is for representational purpose, actual flat will be unfurnished



KITCHEN | Artist Visualisation



Guest Bedroom | Artist Visualisation

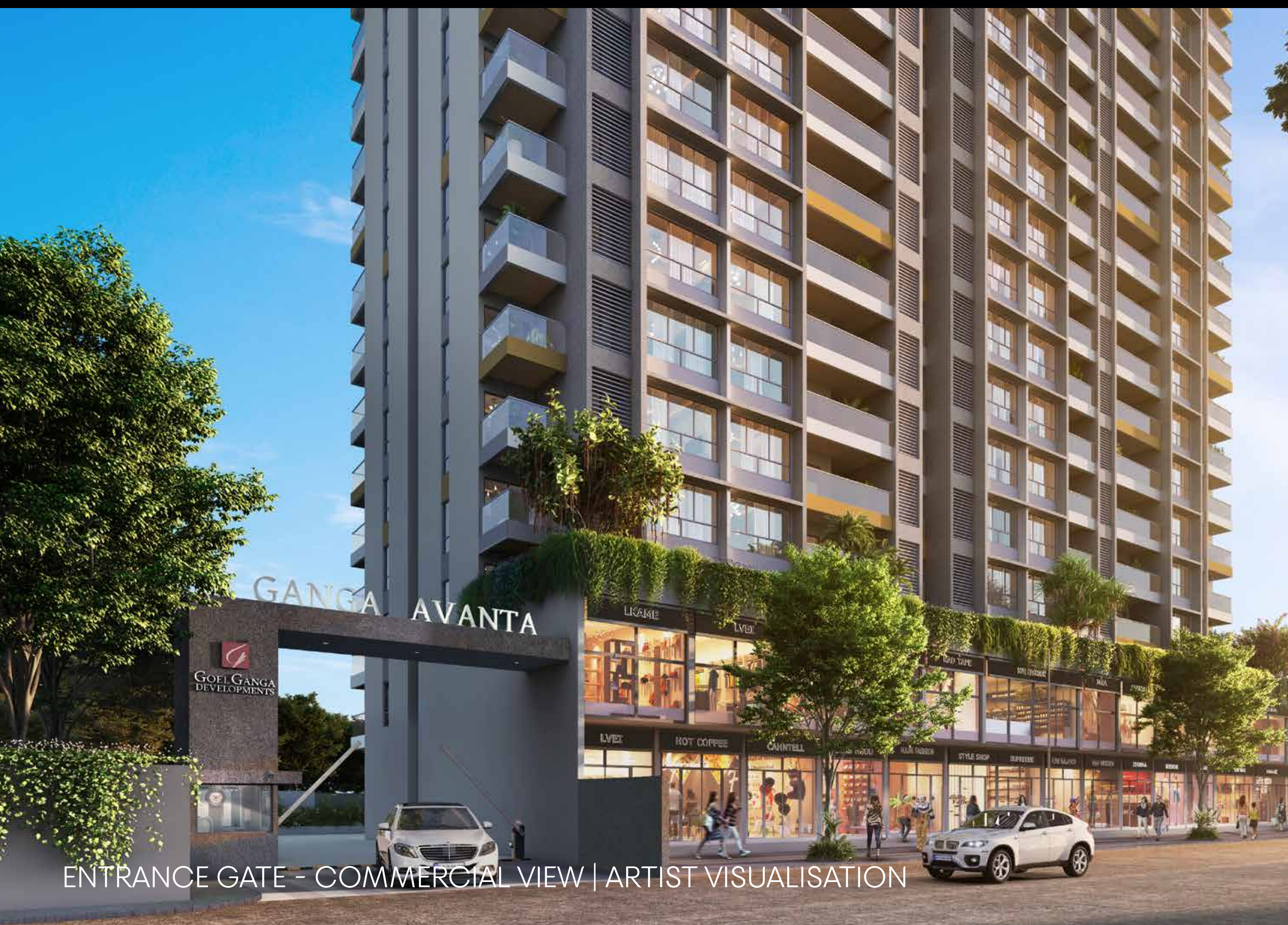


Children Bedroom | Artist Visualisation

Disclaimer: Furniture shown is for representational purpose, actual flat will be unfurnished

Resplendence Beyond Imagination

A place for the hedonist offering magnificence with every corner. Owning a home at Avanta is a treat to your lifestyle. Get ready to witness alluring infrastructure studded with eye-gazing environment and world-class convenience that enliven your lifestyle.



ENTRANCE GATE - COMMERCIAL VIEW | ARTIST VISUALISATION



COMMERCIAL VIEW | ARTIST VISUALISATION

Conveniences with Comfort And Luxury

Indulge into the lifestyle that defines quality living, studded with a sprightly environment all around you. Not only work ease, but Ganga Avanta is located in the heart of a bustling social infrastructure, fulfilling your shopping and entertainment needs with utmost ease.



F&B
Outlets



Salon



Convenience
Store



Luxury
Boutiques



Furniture
Showroom



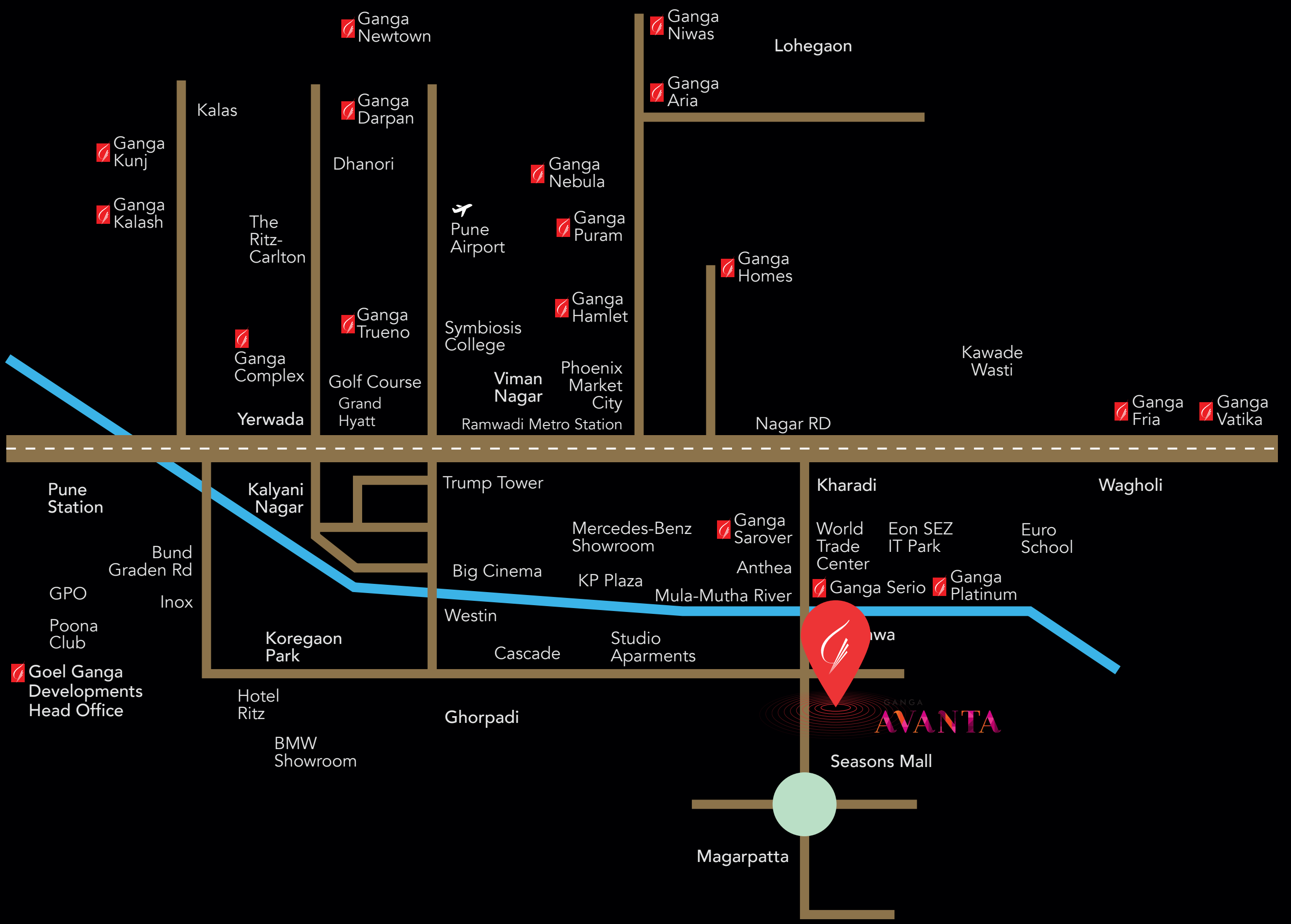
Jewelry
Store



Bookstore



Cafes



Ultimate Elegance With Seamless Connect

CONNECTIVITY

· Pune International Airport	6.8	KMs
· Pune Railway Station	200	Mi
· Bus Stop	300	Mi
· Magarpatta City	900	Mi

HOSPITALS

· Hospitals: Columbia Asia Hospital	1.8	KMs
· Hospitals: Noble Hospital Hadapsar	2.4	KMs

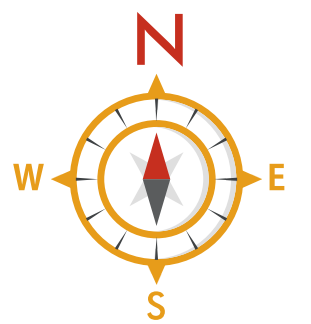
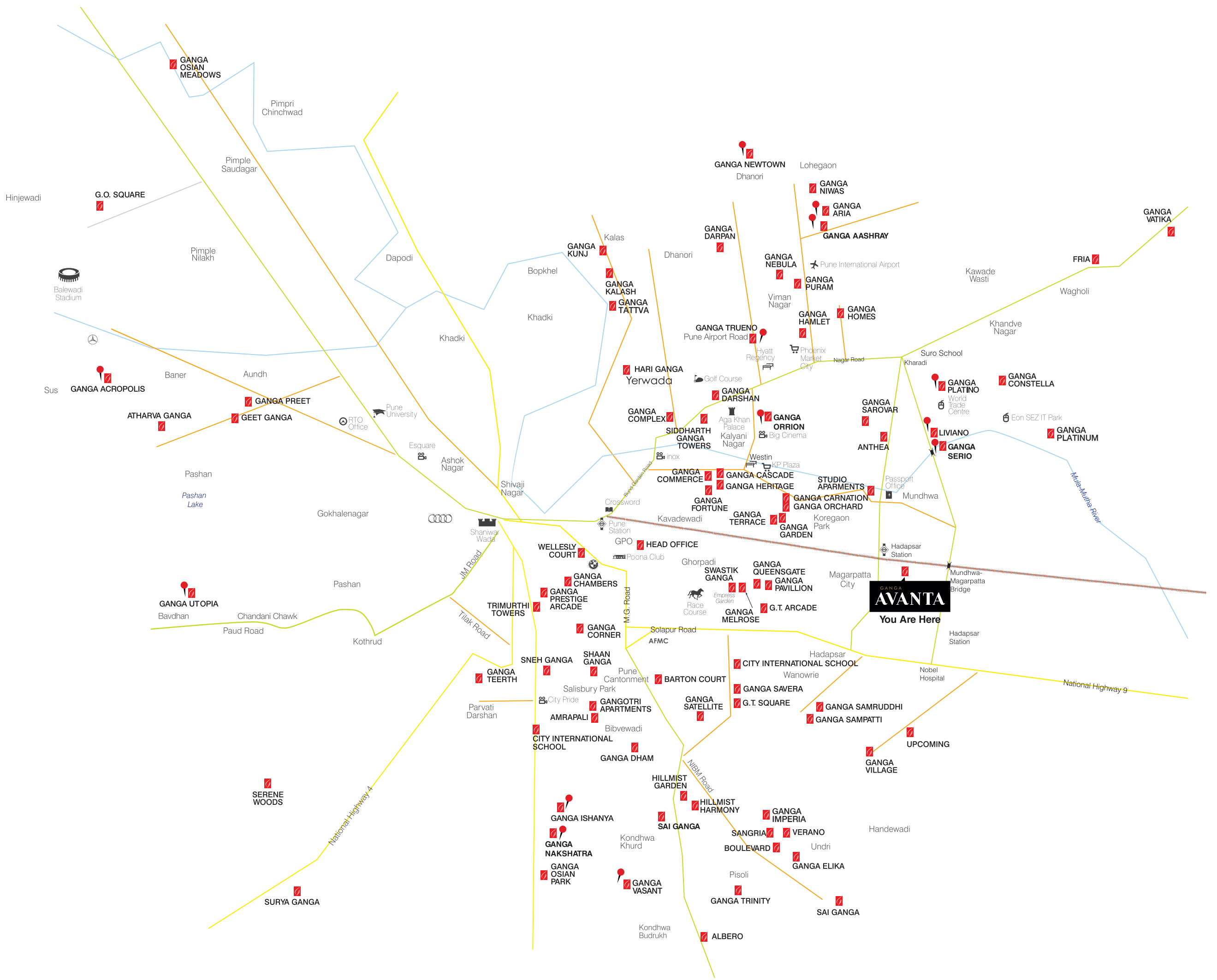
SHOPPING & ENTERTAINMENT

· Seasons Mall	900	Mi
· Amanora Mall	900	Mi
· Cinepolis Cinemas (Seasons Mall)	700	Mi
· Phoenix Mall	10	Min

EDUCATIONAL INSTITUTES

· Intervida Jagriti School	03	KMs
· Atelier International Preschool	4.2	KMs
· Vidya Pra Magarpatta City School	300	Mi
· Euro School Kharadi	05	Min
· Symbiosis College	10	Min

GOEL GANGA DEVELOPMENTS LANDMARK PROJECTS ACROSS PUNE



Ongoing Projects

EAST

G A N G A
PLATINO
KHARADI

G A N G A
LIVIANO
KHARADI

G A N G A
SERIO
KHARADI

G A N G A
ORRION
KALYANI NAGAR

G A N G A
AVANTA
MUNDHWA

G A N G A
PLATINUM
KHARADI

UPCOMING
KHARADI

WEST

G A N G A
ACROPOLIS
BANER-SUS

G A N G A
UTOPIA
BAVDHAN

UPCOMING
WAKAD

NORTH

G A N G A
NEWTOWN
DHANORI

G A N G A
ARIA
DHANORI

G A N G A
AASHRAY
DHANORI

G A N G A
TATTVA
DHANORI

G A N G A
TRUENO
AIRPORT ROAD

SOUTH

G A N G A
ISHANYA
BIBWEWADI

G A N G A
NAKSHATRA
BIBWEWADI

G A N G A
SANGRIA
MOHAMMADWADI,
NIBM ANNEXE

G A N G A
VASANT
HADAPSAR-
HANDEWADI RD.

CODENAME
IMPERIA
NIBM ANNEXE



www.goelgangadevelopments.com



WEBSITE

SITE

GANGA AVANTA, MAGARPATTA ANNEXE, 47-P, MUNDHAWA - MAGARPATTA ROAD,
PUNE MAHARASHTRA 411036

CORPORATE OFFICE

GOEL GANGA DEVELOPMENTS, SANMAHU COMPLEX, 5 BUND GARDEN ROAD,
PUNE 411001

 WWW.GOELGANGADEVELOPMENTS.COM

JV PARTNER
MILIND KACHI
& FAMILY



GANGA AVANTA
MAHARERA QR CODE



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<https://maharera.mahaonline.gov.in/>

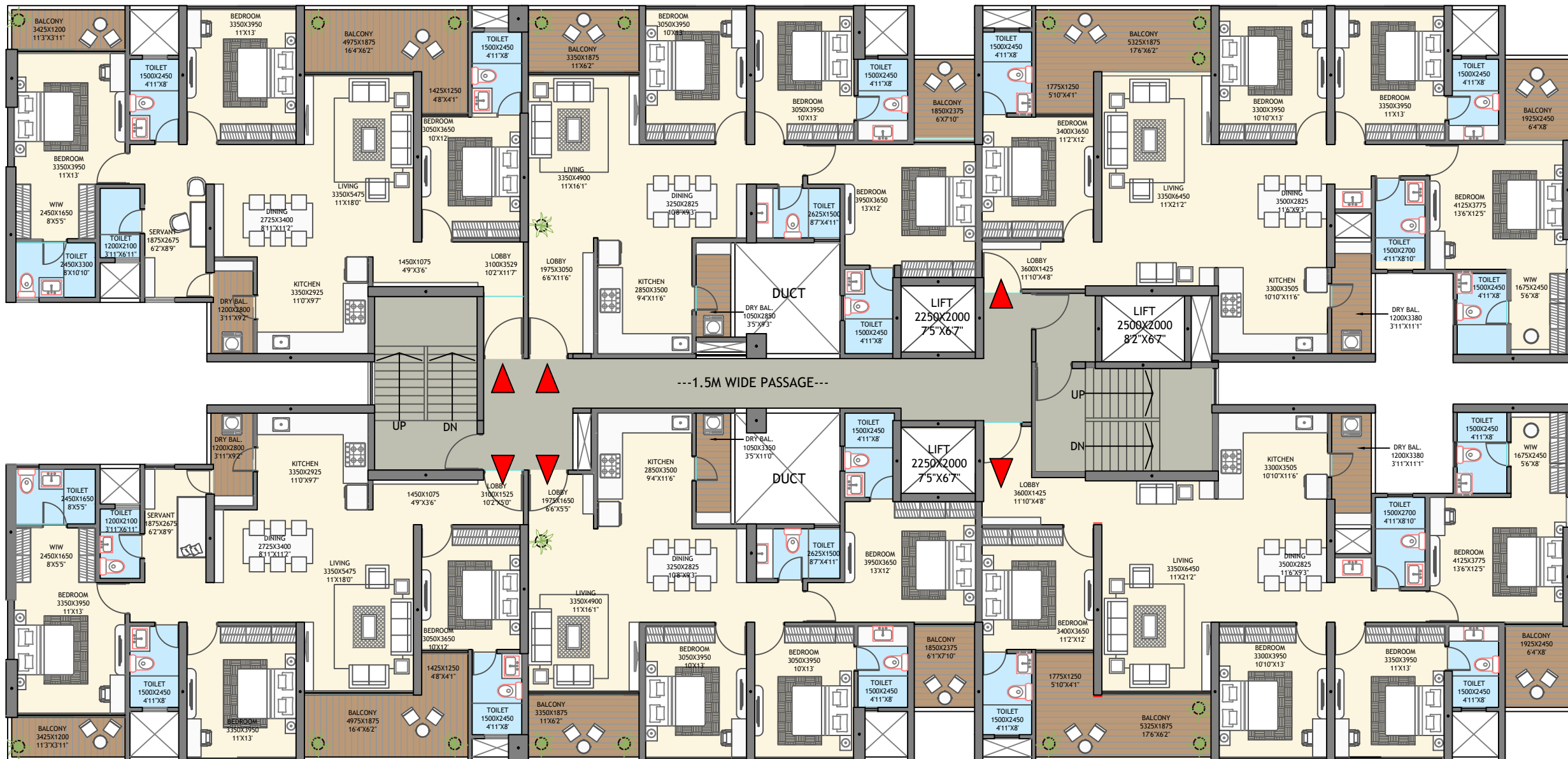


DISCLAIMER: THIS BROCHURE IS PURELY CONCEPTUAL AND NOT A LEGAL OFFERING,
NOR WILL BE A PART OF THE AGREEMENT. NUMBER OF UNITS AND FLOORS MAY BE REVISED.
DEVELOPERS RESERVE THE RIGHT TO AMEND LAYOUTS, PLANS, ELEVATION, COLOR SCHEME,
SPECIFICATIONS, AMENITIES, ETC

A1 -101

A1 -102

A1 -103



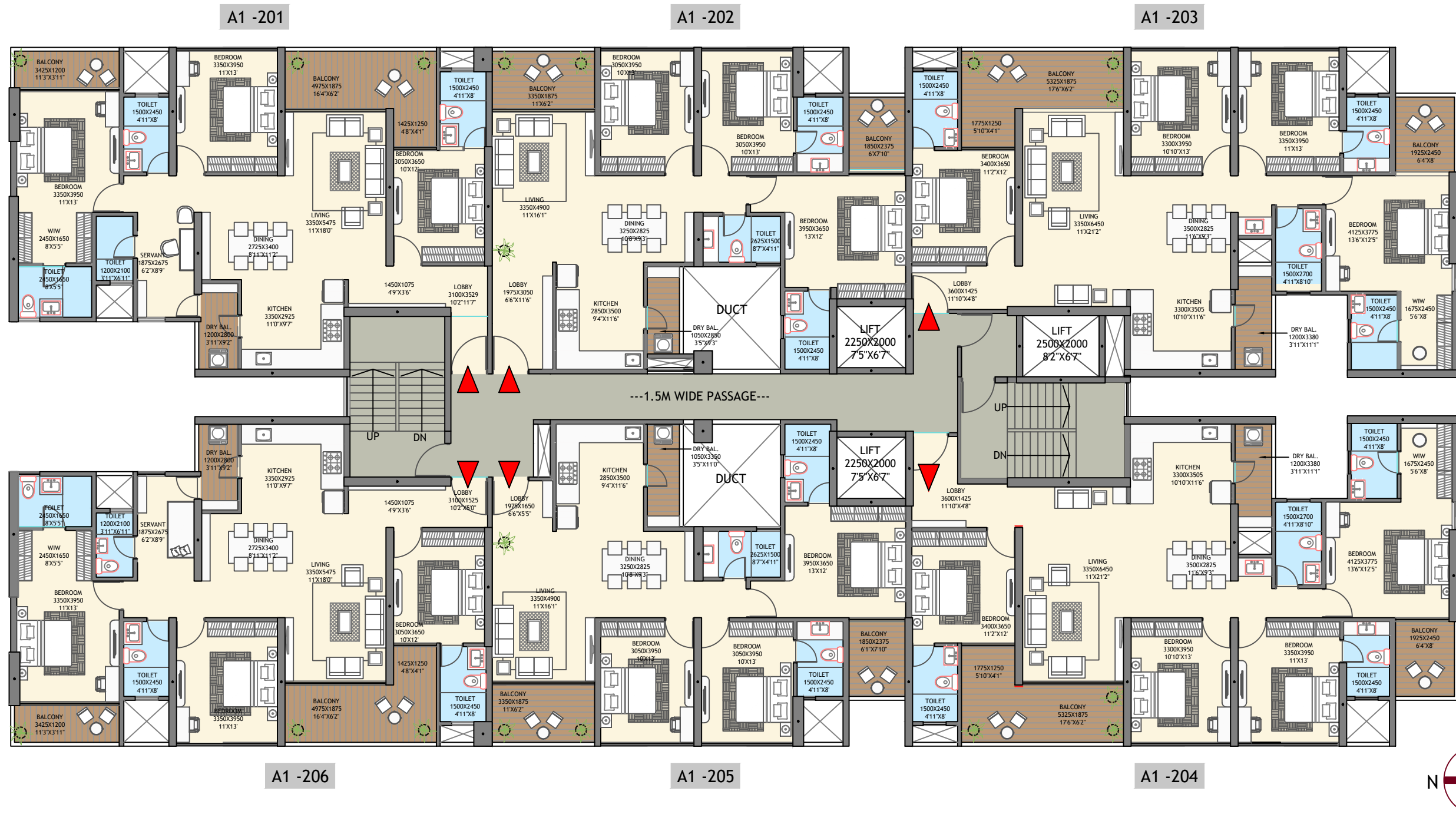
A1 -106

A1 -105

A1 -104



Floor	Flat No.	Type of Unit	Carpet Area	Balcony Area	Utility Area	Total Carpet Area Sq.mt.	Total Carpet Area Sq.ft
FIRST FLOOR	A1-101	3.5 BHK	119.37	15.22	3.49	138.08	1,486.29
	A1-102	3 BHK	103.76	10.81	2.99	117.56	1,265.42
	A1-103	4 BHK	135.17	16.92	4.06	156.15	1,680.80
	A1-104	4 BHK	137.48	16.92	4.06	158.46	1,705.66
	A1-105	3 BHK	98.92	10.81	3.52	113.25	1,219.02
	A1-106	3.5 BHK	117.11	15.22	3.49	135.82	1,461.97



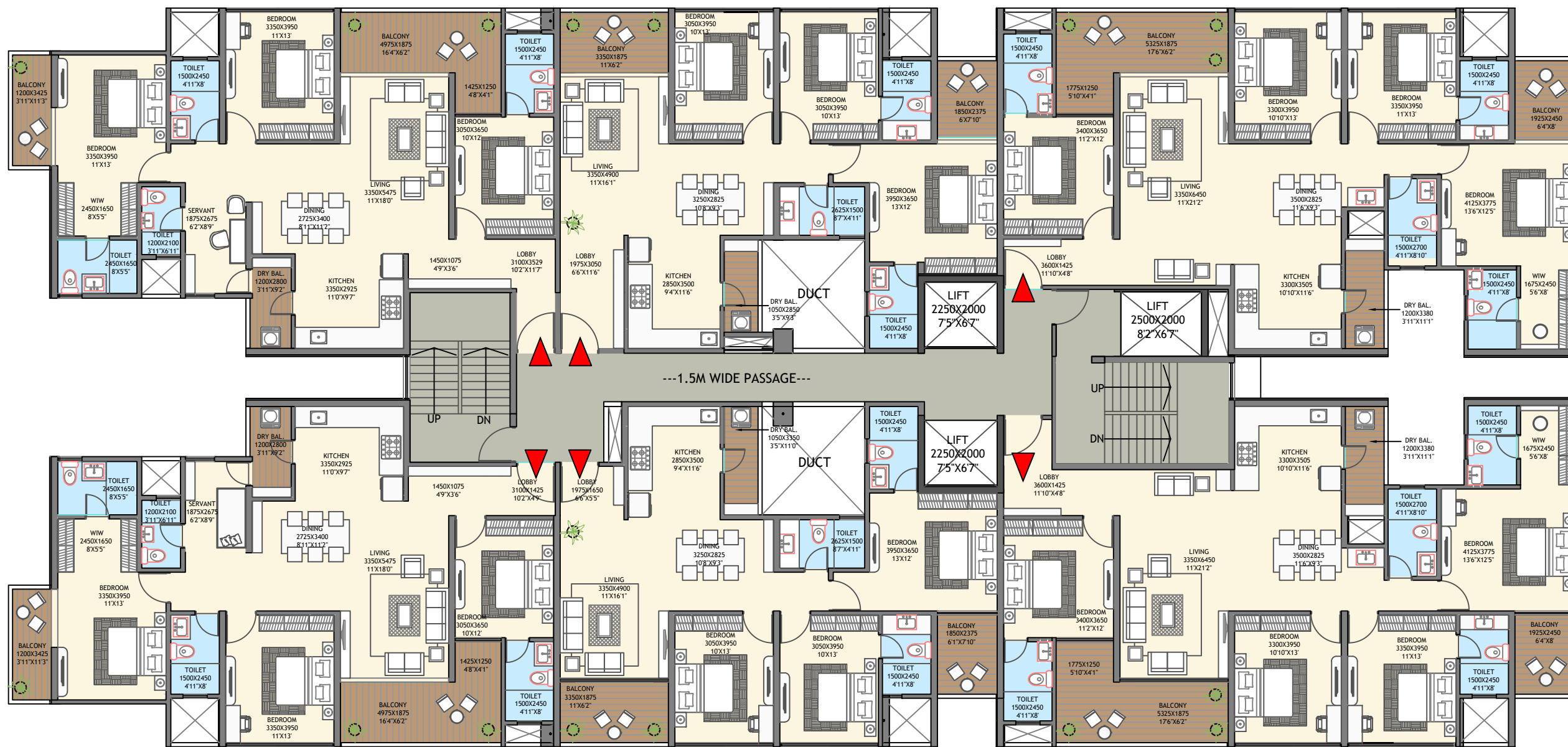
Floor	Flat No.	Type of Unit	Carpet Area	Balcony Area	Utility Area	Total Carpet Area Sq.mt.	Total Carpet Area Sq.ft
SECOND FLOOR	A1-202	3.5 BHK	119.37	15.22	3.49	138.08	1,486.29
	A1-202	3 BHK	103.76	10.81	2.99	117.56	1,265.42
	A1-203	4 BHK	135.17	16.92	4.06	156.15	1,680.80
	A1-204	4 BHK	137.48	16.92	4.06	158.46	1,705.66
	A1-205	3 BHK	98.92	10.81	3.52	113.25	1,219.02
	A1-206	3.5 BHK	117.11	15.22	3.49	135.82	1,461.97

A1 - 301,401,501,601,801,901,1001,1101,1301,
1401,1501,1601,1801,1901,2001,2101,2301

A1 - 302,402,502,602,802,902,1002,1102,1302,
1402,1502,1602,1802,1902,2002,2102,2302

A1 - 303,403,503,603,803,903,1003,1103,1303,
1403,1503,1603,1803,1903,2003,2103,2303

TYPICAL FLOOR PLAN - BUILDING A1



A1 - 306,406,506,606,806,906,1006,1106,1306,
1406,1506,1606,1806,1906,2006,2106,2306

A1 - 305,405,505,605,805,905,1005,1105,1305,
1405,1505,1605,1805,1905,2005,2105,2305

A1 - 304,404,504,604,804,904,1004,1104,1304,
1404,1504,1604,1804,1904,2004,2104,2304



Floor	Flat No.	Type of Unit	Carpet Area	Balcony Area	Utility Area	Total Carpet Area Sq.mt.	Total Carpet Area Sq.ft
TYPICAL FLOOR	A1-301,401,501,601,801,901,1001,1101,1301,1401,1501,1601,1801,1901,2001,2101,2301	3.5 BHK	119.63	15.22	3.49	138.34	1,489.09
	A1-302,402,502,602,802,902,1002,1102,1302,1402,1502,1602,1802,1902,2002,2102,2302	3 BHK	103.76	10.81	2.99	117.56	1,265.42
	A1-303,403,503,603,803,903,1003,1103,1303,1403,1503,1603,1803,1903,2003,2103,2303	4 BHK	135.17	16.92	4.06	156.15	1,680.80

Floor	Flat No.	Type of Unit	Carpet Area	Balcony Area	Utility Area	Total Carpet Area Sq.mt.	Total Carpet Area Sq.ft
TYPICAL FLOOR	A1-304,404,504,604,804,904,1004,1104,1304,1404,1504,1604,1804,1904,2004,2104,2304	4 BHK	137.48	16.92	4.06	158.46	1,705.66
	A1-305,405,505,605,805,905,1005,1105,1305,1405,1505,1605,1805,1905,2005,2105,2305	3 BHK	98.92	10.81	3.52	113.25	1,219.02
	A1-306,406,506,606,806,906,1006,1106,1306,1406,1506,1606,1806,1906,2006,2106,2306	3.5 BHK	117.38	15.22	3.49	136.09	1,464.87



Floor	Flat No.	Type of Unit	Carpet Area	Balcony Area	Utility Area	Total Carpet Area Sq.mt.	Total Carpet Area Sq.ft
REFUGE FLOOR	A1-701,1201,1701,2201	3.5 BHK	119.63	15.22	3.49	138.34	1,489.09
	A1-702,1202,1702,2202	2 BHK	83.00	6.28	2.99	92.27	993.19
	A1-703,1203,1703,2203	3 BHK	116.89	11.00	4.06	131.95	1,420.31
	A1-704,1204,1704,2204	4 BHK	137.48	16.92	4.06	158.46	1,705.66
	A1-705,1205,1705,2205	3 BHK	98.78	10.81	3.52	113.11	1,217.52
	A1-706,1206,1706,2206	3.5 BHK	117.38	15.22	3.49	136.09	1,464.87