

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 Skyscrapers

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



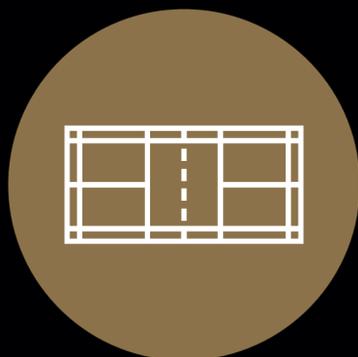
Party  
Lawn



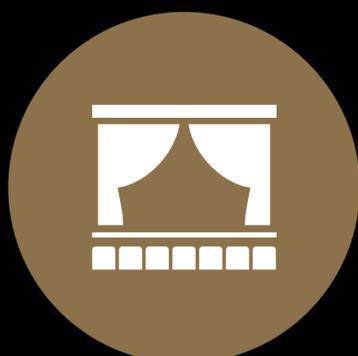
Ayurved  
Garden



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



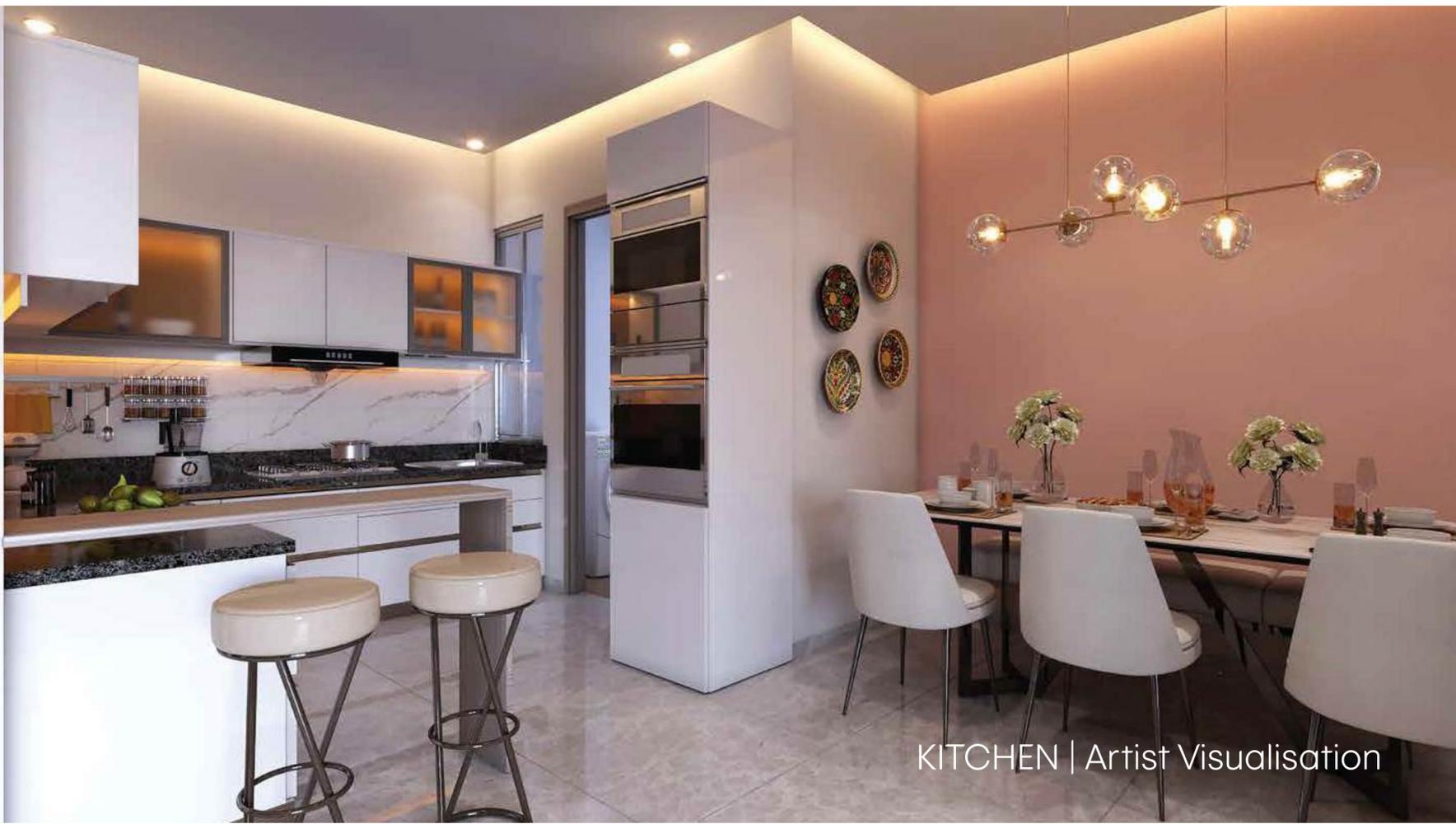


LIVING ROOM | Artist Visualisation



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





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



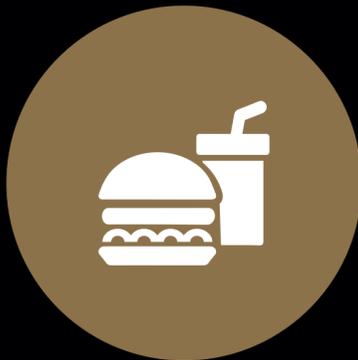
Furniture  
Showroom



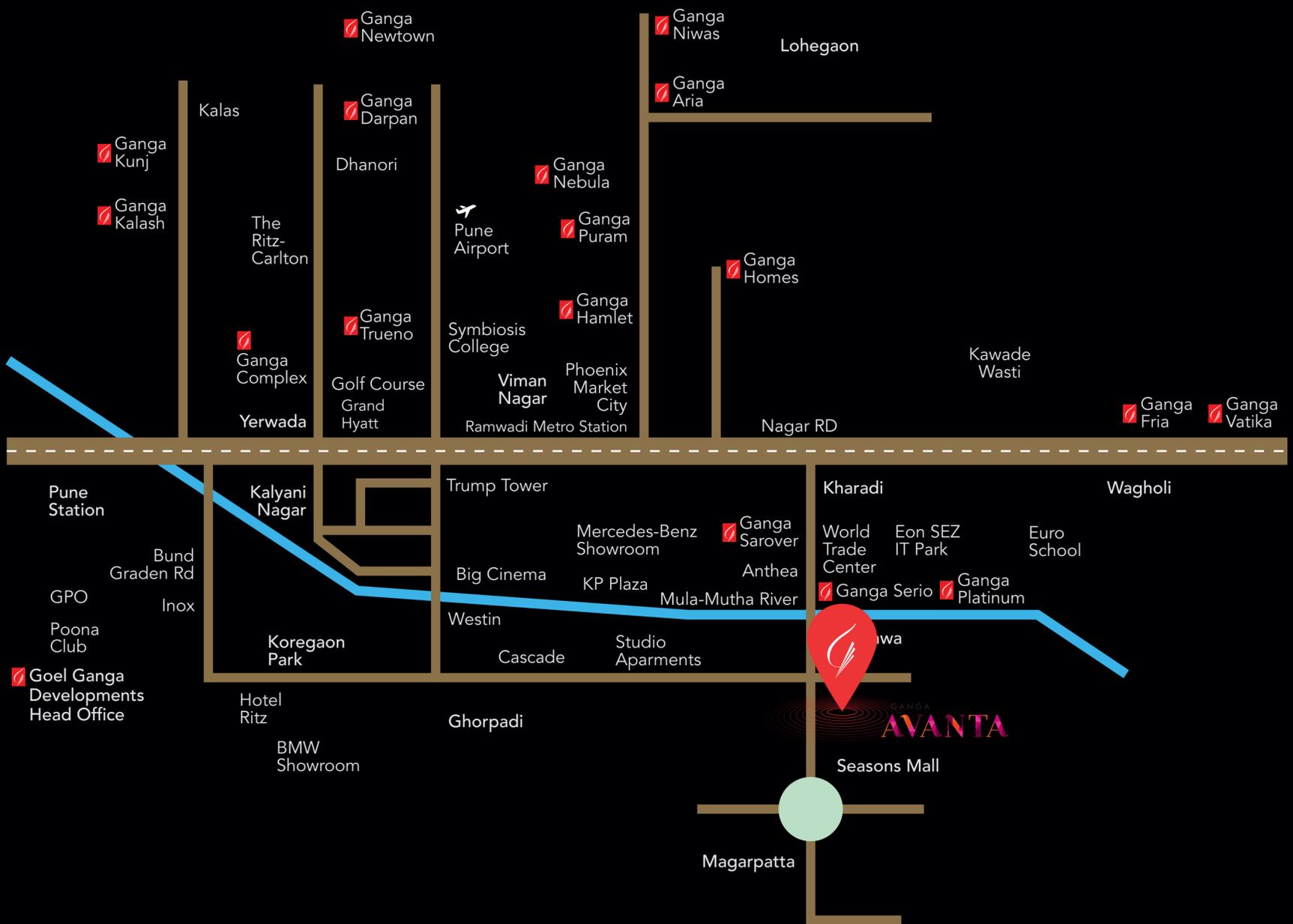
Jewelry  
Store



Bookstore



Cafes



Goel Ganga Developments Head Office

GANGA AVANTA

Magarpatta

Seasons Mall

Wagholi

Kharadi

Ghorpadi

Hotel Ritz  
BMW Showroom

Koregaon Park

Westin

Studio Apartments

Wagholi

Ganga Plasma

Ganga Serio

Mula-Mutha River

KP Plaza

Anthea

Mercedes-Benz Showroom

Ganga Sarover

Euro School

World Trade Center

Eon SEZ IT Park

Trump Tower

Kalyani Nagar

Pune Station

Ganga Fria

Ganga Vatika

Nagar RD

Kawade Wasti

Viman Nagar

Phoenix Market City

Symbiosis College

Ganga Hamlet

Ganga Homes

Ganga Puram

Ganga Nebula

Ganga Aria

Ganga Niwas

Lohegaon

Ganga Darpan

Dhanori

The Ritz-Carlton

Ganga Complex

Golf Course Grand Hyatt

Kalas

Ganga Kunj

Ganga Kalash

Ganga Newtown

# 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



# Ongoing Projects

## EAST

GANGA  
PLATINO  
KHARADI

GANGA  
LIVIANO  
KHARADI

GANGA  
SERIO  
KHARADI

GANGA  
ORRION  
KALYANI NAGAR

GANGA  
AVANTA  
MUNDHWA

GANGA  
PLATINUM  
KHARADI

UPCOMING  
KHARADI

## WEST

GANGA  
ACROPOLIS  
BANER-SUS

GANGA  
UTOPIA  
BAVDHAN

UPCOMING  
WAKAD

## NORTH

GANGA  
NEWTOWN  
DHANORI

GANGA  
ARIA  
DHANORI

GANGA  
AASHRAY  
DHANORI

GANGA  
TATTVA  
DHANORI

GANGA  
TRUENO  
AIRPORT ROAD

## SOUTH

GANGA  
ISHANYA  
BIBWEWADI

GANGA  
NAKSHATRA  
BIBWEWADI

GANGA  
SANGRIA  
MOHAMMADWADI,  
NIBM ANNEXE

GANGA  
VASANT  
HADAPSAR-  
HANDEWADI RD.

CODENAME  
IMPERIA  
NIBM ANNEXE



[www.goelgangadevelopments.com](http://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

+91 90718 89988 | (020) 26113702

SALES@GOELGANGADEVELOPMENTS.COM

WWW.GOELGANGADEVELOPMENTS.COM

JV PARTNER  
**MILIND KACHI**  
& FAMILY



GANGA AVANTA  
MAHARERA QR CODE

MAHARERA REG. NO. P52100047366



<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



THE PROJECT IS MORTGAGED IN FAVOUR OF PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED FOR FUNDING BY **PIRAMAL FINANCE LIMITED (FORMERLY KNOWN AS PIRAMAL CAPITAL & HOUSING FINANCE LIMITED)** AND THE BUYER WILL BE REQUIRED TO OBTAIN A NO OBJECTION CERTIFICATE FROM PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED PRIOR TO ENTERING INTO AGREEMENT FOR SALE OF ANY UNIT/FLAT IN THE PROJECT.