

VANTI VILLA TOWER - 2



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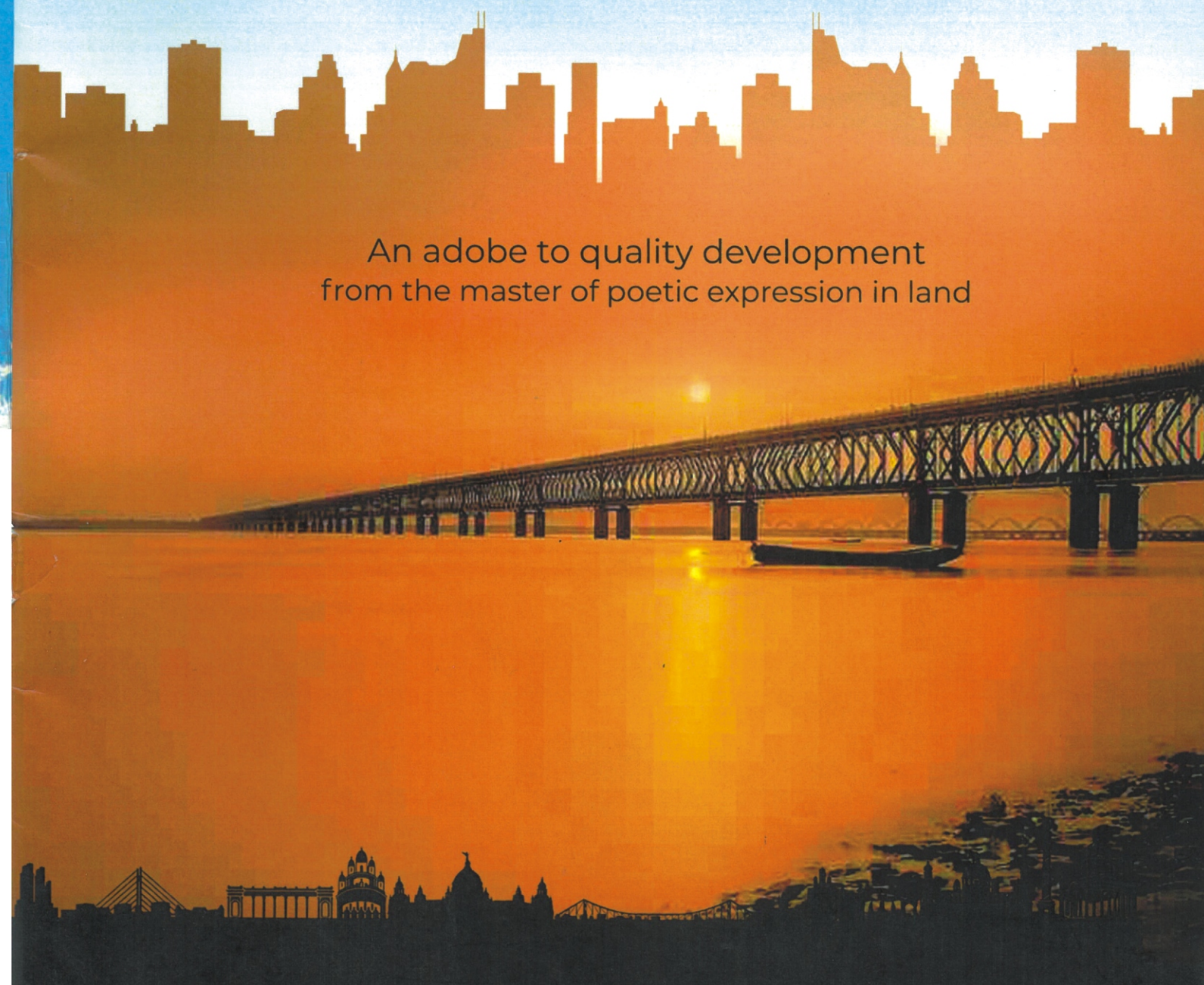
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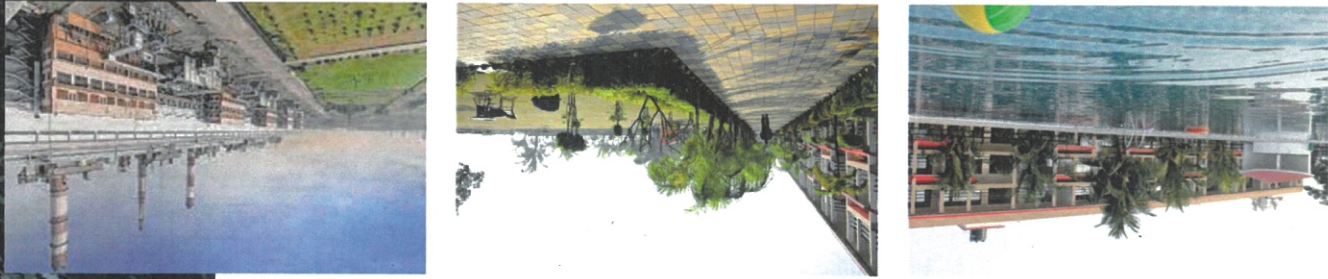
Kolaghat

The latest destination in Bengal

An adobe to quality development
from the master of poetic expression in land



Bengal & Its Upcoming City Kolkata!



Kolkata, 75kms from Kolkata, is situated on the banks of the Rupnarayan River in the Midnapore East district of West Bengal. The riverside is a popular picnic spot, often crowded with people, particularly during the Christmas and New Year holidays. The town is notable for its Hilsa fish and the flower market, which is one of the biggest in the state. Kolkata is well connected by road through NH-16 and NH-6 (namely Bombay road). It is 54.4 km from Kolkata and 60.45 km from Kharapur. The Kolkata Bridge (Namely Sarat Setu) is the only which connects the South India.



The Brand Promise

"At Sovia Real Estate, we recognize that our customers are not only investing in our properties, but are also investing their trust in us. It is this trust that is at the heart of all that we do, inspiring us to live up to it and deliver more than what customers expect. Sovia Real Estate, as a brand, will constantly endeavour to build customer delight on the foundation of quality construction, transparent operations and timely deliveries."



Sarat Chandra Kuthi, also known as Sarat Smriti Mandir, is a house museum located in the village of Samta, in the Howrah district of West Bengal, India, on the banks of the Rupnarayan river. It is noted for being the house of Bengali novelist, Sarat Chandra Chattopadhyay for twelve years. Sarat Chandra Kuthi is a heritage-historical site protected under the West Bengal Heritage Commission Act (IX) of 2001. This popular destination is only a few kilometers from the project.



About Project



...aking free from mundane aspects in harmony and singing in right octaves

...e fully secured and exquisitely conceptualized project will have all the modern amenities. Additionally, aesthetically pleasing or ndscape gardens, sidewalks will give you a complete luxurious feel. Whether one observes from a cleanliness perspective or om a visual perspective or considers the range of amenities being provided. The project is a truly worthwhile investment.

Our Previous Projects

SITARAM ARCADE & SRIHARI MARKET
SITE ADDRESS: SONAMUI, DASPUR, PASCHIM MEDINIPUR

Avanti Villa
Site Address: Kolaghat, Purba Medinipur



Listed among the top real estate property developers and builders in West Bengal, India, Sovo Real Estate LLP have completed over 4 projects covering more than 1 million sq. ft. Sovo Real Estate LLP's property development portfolio is diverse in scope and style, attracting considerable interest from not just end consumers but also from investors as well. The company's key competitive advantages lie in its sound financial backing, the availability of large resources and a high level of management expertise. The company's corporate philosophy focuses on balancing the evolving needs of a modern city while maintaining and conserving the environment. Most of Sovo Real Estate LLP's ongoing & upcoming projects are located in TIRE 2-3 cities in West Bengal, offering a choice of 1/2/3/4 BHK affordable and luxurious residential apartments, penthouses and villas. Since its inception, Sovo Real Estate LLP has maintained steady growth, launching not only unique and comprehensive projects that have revolutionized the concept of urban living in West Bengal. With all projects being completely customer-centric, Sovo Real Estate LLP believes in ensuring that projects are developed to serve the needs of their customers & and meet their satisfaction. Moreover, all Sovo Real Estate LLP projects are well planned and executed to ensure that homes are delivered on time, every time. A virtue that Sovo Real Estate LLP are best known for in West Bengal. At Sovo Real Estate LLP, the belief goes beyond just developing innovative projects. Emphasis is always maintained on keeping up to commitments by offering the best in class residential projects that cater to the changing urban lifestyle in Sovo Real Estate LLP.

About Company-

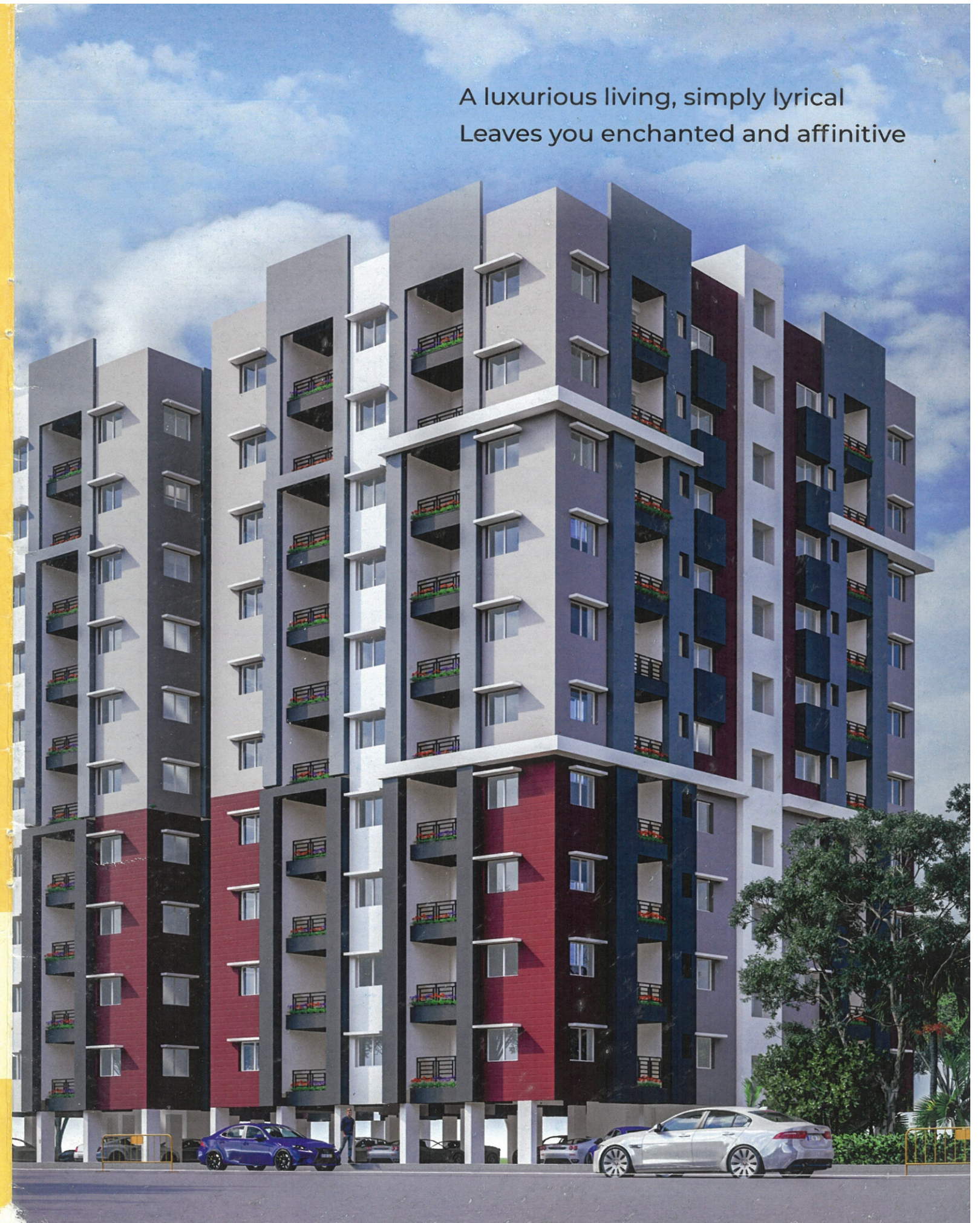
A VANTI VILLA TOWER - 2



Furniture Layout



A luxurious living, simply lyrical
Leaves you enchanted and affinitive

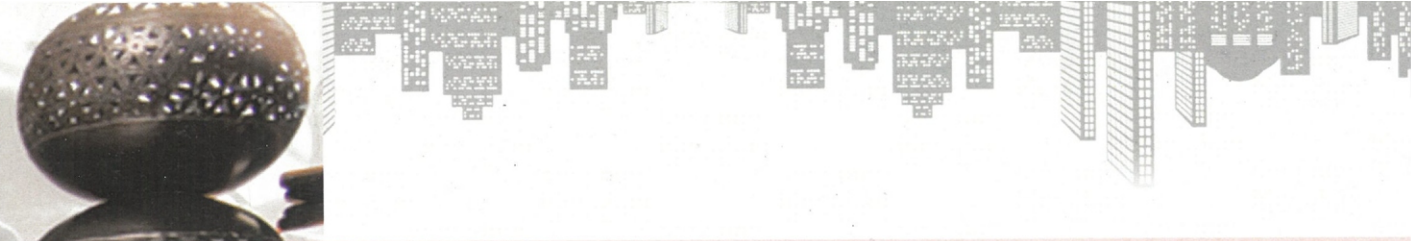


A COMPLETE WORLD TO LIVE AND TO INVEST



A woman, as suave and savvy she is, can catch the scent of a wise investment miles away. Welcome to the gift of a joyful life at Avani Villa. A place that comes loaded with awesome options for the womenfolk. If you thought a diamond necklace could really make her happy, it's perhaps time you surprised her with a home even better.

The gated community here is breathtaking with 77 per cent of its entire area earmarked for open spaces and greenery. This not only enhances the aesthetic value but also pumps adrenaline to a one-of-its-kind lifestyle. No more jostling around, no more cramped places, no more the restricted flow of traffic. Further, the landscaped greenery elevates the mood for lively and zestful living.



PLAN

PERFECT CONSULTANCY SERVICES
27, SRI AUROBINDO ROAD, KOL-75



ROOF

OPTIMUM SPACE UTILIZATION

The well-planned interiors gives you more usable space. The clutter-free planning gives provision to plan out the furniture layout without having to compromise. The large windows, spacious balconies, well-laid out kitchens add grace to the indoors. The planned outdoors have variations in the balconies to add more attraction to your elevations.





FLOOR PLAN



VANTIVILLA
TOWER - 2



FIRST F

A SAFE, SECURE AND JOYFUL COMMUNITY

Security at Avanti Villa is simply top-notch. Mounted CCTVs and a security vigil put to rest the safety concerns of children and adults. The sprawling play areas provide ample opportunity to play outdoors. In today's world, where the kids are always zoned in on their gadgets, it's time to rejuvenate them with an outdoor activity that's both amusing and healthy.



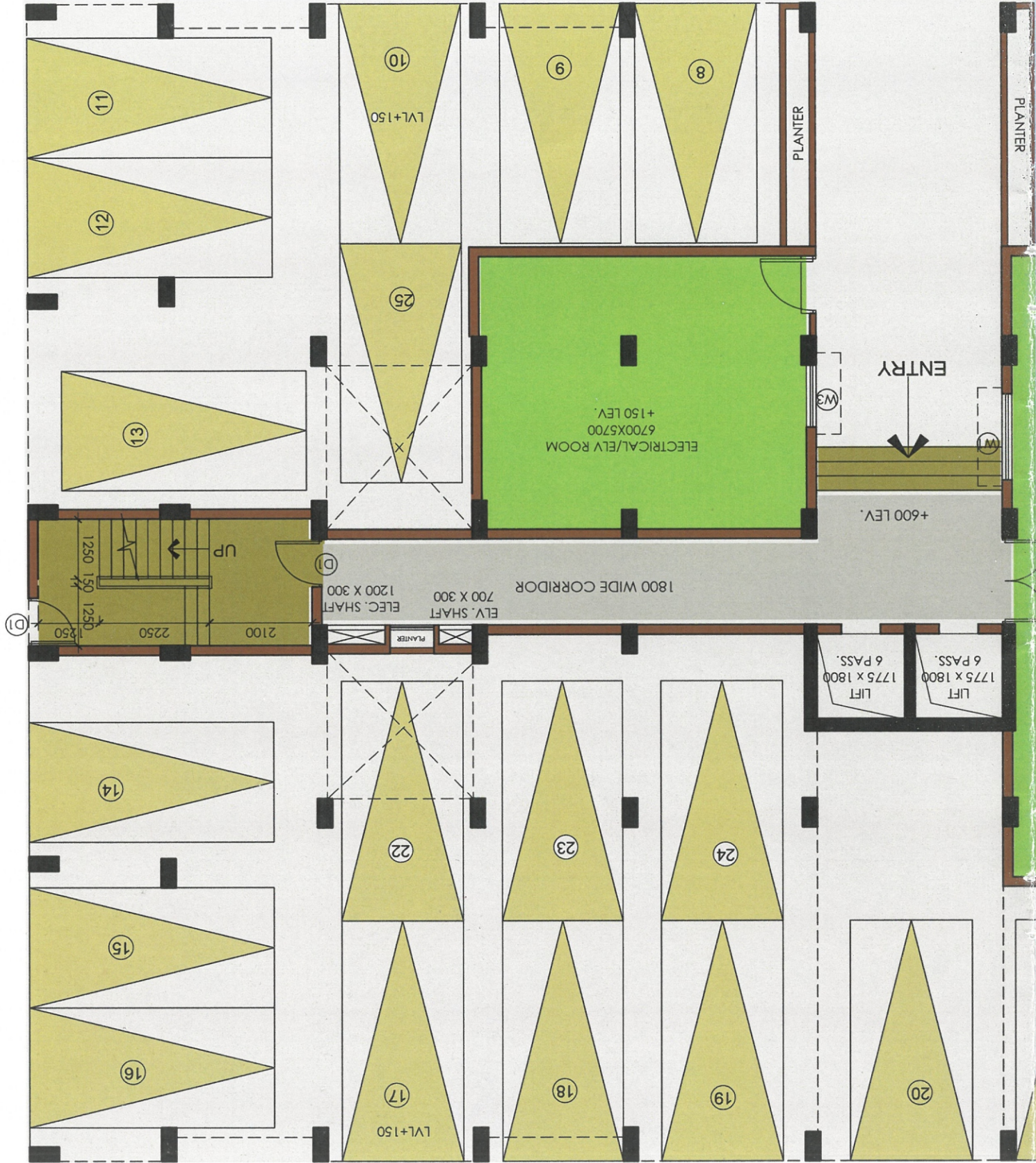
AVANTI VILLA TOWER - 2 Amenities

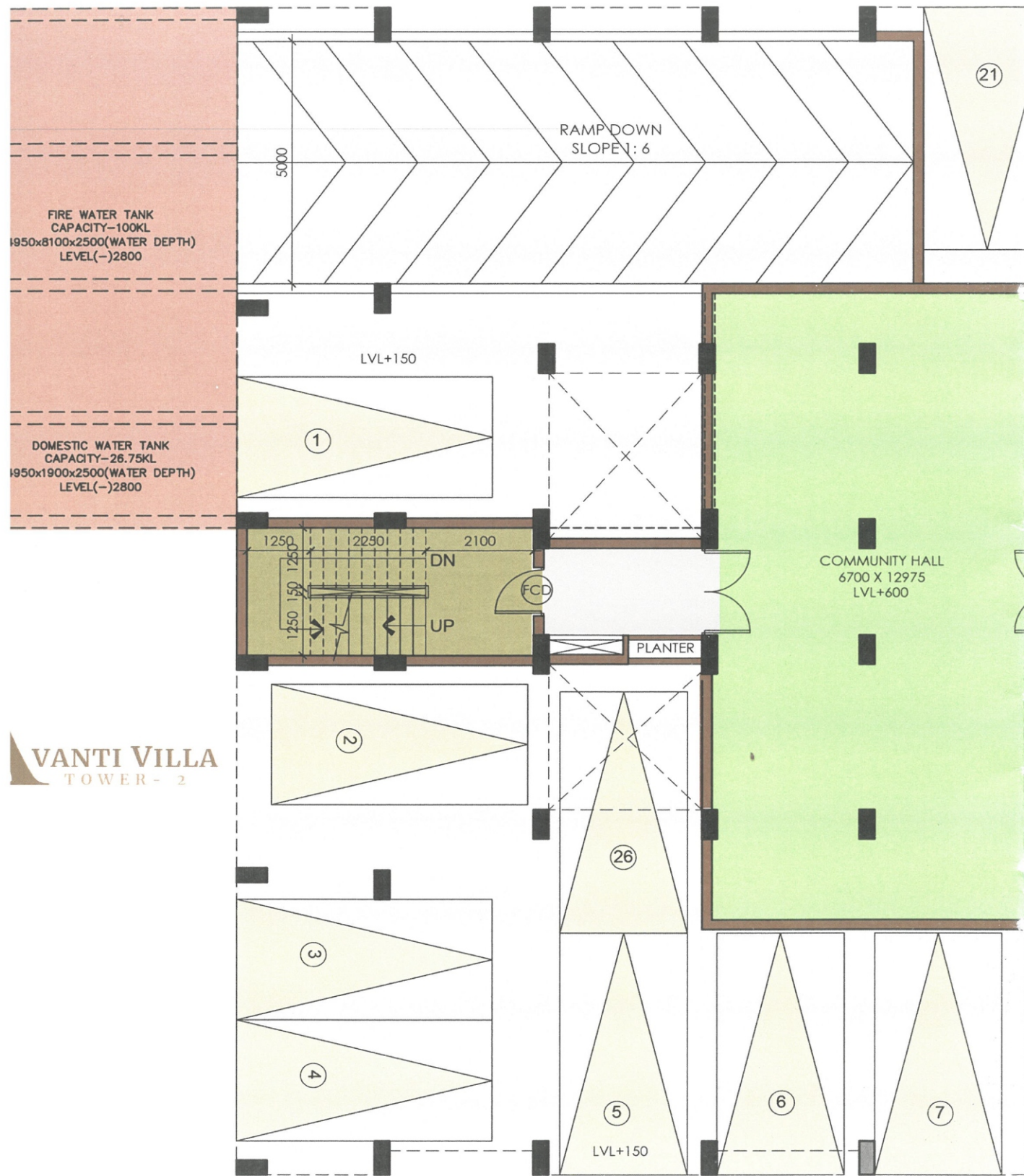
Avanti Villa Tower 2, a right mix of amenities ensures a balanced life for lush green play area and a relaxing rooftop addazone, open space, or games room and a community space, finest of materials and well gned residences, 24-hour water supply to round-the-clock CCTV rity - Avanti Villa Tower 2 sets a new standard of balanced living in heart of Kolaghat.



ssentials • 24 Hours Water Supply • 24 X 7 CCTV Surveillance • Commercial Ground • Community Hall Cum Club • Landscape arden • Round the Clock Security • 24 hrs. Power Supply and Diesel Generator (Backup) elevators • Anti-termite Treatment • Well Decorated Entrance Lobby

GROUND FLOOR PLAN

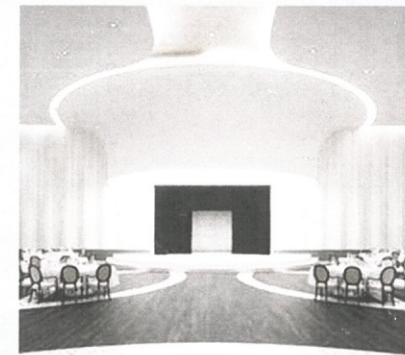




Yoga Area



24x7 Security



Multipurpose Hall



24x7 Water Supply



Entrance Lobby



Jogging Area



Power Backup



CCTV



Children Play Area



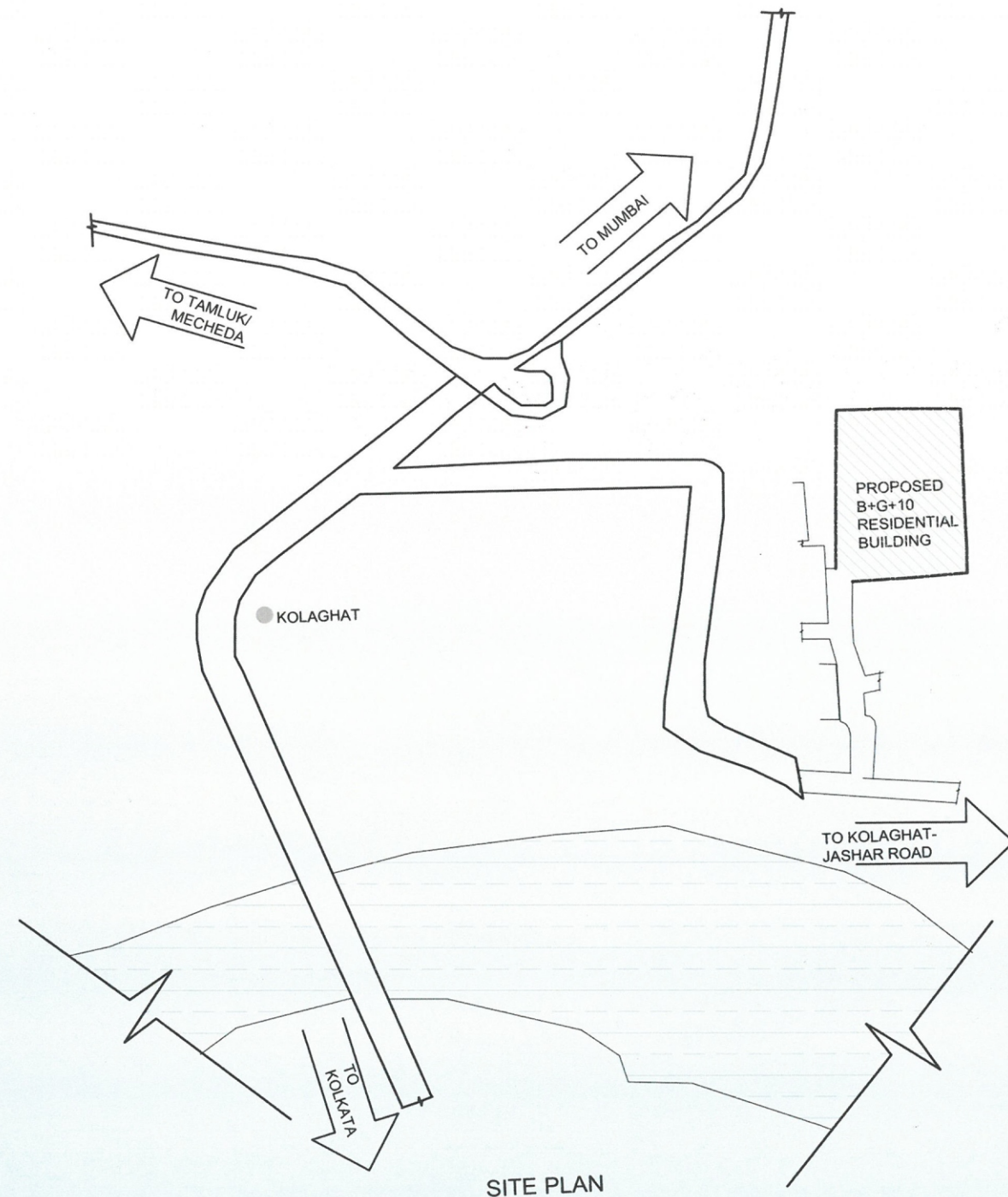
Roof Top Adda Zone

Strategically Located



Avanti Villa Tower 2 is right next to the National Highway 16, which connects Kolkata, Howrah Railway Station and Netaji Subhash Chandra Bose International Airport. And several means of conveyances ranging from Railways to Bus Services are easily available. Connectivity, Healthcare, Educational Institutes, Shopping, Leisure & Entertainment, Banking, and Safety/Helpine all necessary things are available just a thought away.





The Luxury of Convenience & Conveyance

Avanti Villa Tower 2 - Netaji Subhash Chandra Bose International Airport - 2 hr 05 mins (Approx) Drive
 Avanti Villa Tower 2 - Howrah Railway Station - 1 hr 30 mins (Approx) Drive
 Avanti Villa Tower 2 - Kolaghat - 18 mins (Approx) Drive
 Avanti Villa Tower 2 - Bagnan Railway Station - 15 mins (Approx) Drive

Avanti Villa Tower 2 - Police Station - 10 mins (Approx) Drive
 Avanti Villa Tower 2 - Schools - 5 mins (Approx) Drive
 Avanti Villa Tower 2 - Colleges - 15 mins (Approx) Drive
 Avanti Villa Tower 2 - Hospitals - 5 mins (Approx) Drive
 Avanti Villa Tower 2 - Markets - 2 mins (Approx) Drive

Specifications

- ✿ **Specifications** - At Avanti Villa Tower 2, we have achieved the perfect balance of quality and functionality without worrying about expenses and with the best-in-class materials handpicked by professionals
- ✿ **Structure** - Pile foundation and earthquake resistant with anti-termite RCC framed structure as per engineers recommendation.
- ✿ **External Finish** - Blending of weather proof paint and other decorative finish.
- ✿ **Staircase & Lobby** - Spacious staircase, and all floor corridors with the best quality marble available.
- ✿ **Flooring** - Bedrooms/ Living Room/ Dining Room/ Balcony - Vitrified Tiles Kitchen & Toilet - Anti Skid Ceramic Tiles
- ✿ **Kitchen** - Granite countertop with Stainless Steel Sink. Ceramic tiles upto 2ft. height above platform.



- ✿ **Toilets** - Glazed tiles upto door height. Hot & Cold water point. European style sanitary & elegant CP fittings of ESS or equivalent make.
- ✿ **Windows** - Anodized Aluminium operable/ sliding windows.
- ✿ **Doors** - Seasoned Hardwood, Waterproof, and Flush Door Frame Flush Doors with Cylindrical Lock. Decorative Main Door With Night Latch.
- ✿ **Interior Finish** - Smooth finish plaster of paris / Birla Putty
- ✿ **Electricals** - Infrastructure provision for one Air Conditioner in each Bedroom and Living/ Dining inside the flat. TV power points in Master Bedroom & Living / Dining Adequate electrical points in all Bedrooms, Living, Dining, Kitchen and Toilets Washing Machine Point Modular switches of reputed point



- ✿ **Common Facility** - Lift of reputed make. 24 hrs. Filtered water supply. Sufficient light in Common Passage.

