



# AVATARA

THE FOREST KINGDOM





**BUILT FOR SOVEREIGNTY.**

In the animal kingdom, a home is a fortress.  
In **THE FOREST KINGDOM**, your home is an empire.  
Surrounded by green, shielded from noise, and crafted  
for those who refuse to settle for ordinary boxes.



AT AVATARA,  
YOU DON'T JUST BUY A HOME; YOU INVEST IN THE  
FUTURE CAPITAL OF CONNECTIVITY.







## ABOUT THE PROJECT:

Positioning the project as an "Advanced Civilisation" where residents command every facet of forest living.

Drawing from the legacy of Royals to offer modern royalty.

### A FOREST KINGDOM

Transforming an abundance of green into an extraordinary living experience.





Ace Realty Has Been Consistently Enhancing Lives With Its Unique Constructions. We Pride Ourselves With Zero Customer Complaints In Any Forum.

**25+**  
Completed Projects

**11+**  
Ongoing Projects

**1300+**  
Happy Families

**12.60 Lac**  
sq.ft. Delivered

**6.20 Lac**  
sq.ft. Under Construction



The Squarefeet Group Has Many Successful Housing & Commercial Projects To Its Credit. Its Long And Solid Experience In The Construction Industry, Firm Commitment To Good Quality Structures And Timely Delivery Of Homes & Workplaces Has Made Squarefeet A Most Sought-After Group.

**50+**  
Completed Projects

**10+**  
Ongoing Projects

**7000+**  
Happy Families

**5 M+**  
sq.ft. Delivered

**20 M+**  
sq.ft. Under Construction



## THANE - CONVENIENTLY CONNECTED

Thane is a bustling location that's grown into one of the most vibrant cities of India. Picturesque and well-connected, Thane is today ranked among the world's top 20 real estate investment destinations.



### CONNECTED BY ROAD

- Ghodbunder Road
- JVLR
- SCLR
- Eastern Freeway
- NH 8
- Mumbai-Nashik Highway
- Navi Mumbai Road (Thane - Navi Mumbai)

### UPCOMING INFRASTRUCTURE

- Thane-Kalyan - Metro Line 5
- Proposed tunnel connecting Borivali and Thane
- Metro Line 10- Mira Road- Gaimukh Junction
- Metro Line 4A- Gaimukh Junction - Kasarvadavali
- Metro Line 4- Kasarvadavali - Wadala



**615 IS NOT JUST A LOCATION PIN CODE.  
IT'S A DOMINION OF CONVENIENCE.**

Thane's success story flows through Ghodbunder Road, and Avatara places you at its helm. We are situated in a self-sufficient empire where towering commercial hubs coexist in harmony with pristine nature. With major malls, top-tier schools, and the upcoming Metro just minutes away, this is a neighborhood designed for those who value their time above all else.



**SHOPPING**

- Hypercity Mall
- D Mart
- Big Centre
- The Walk
- R Mall
- Cosmos Mall



**WORK**

- G corp Park
- Regus – Thane
- Orion Business Park
- Thane One It Park
- Hiranandani Business Park



**NATURE**

- Sanjay Gandhi National Park
- Heart Lake
- Butterfly Garden
- Yeoor Hills
- Tiger Hill Top
- Vasai Creek



**LEISURE**

- Suraj Water Park
- TMC Traffic Park
- Tikujini-Wadi
- Gaimukh Promenade
- The Blue Roof Club



**EDUCATION**

- New Horizon School
- Hiranandani School
- Podar International School
- Ryan International School
- Pratap Sarnaik International School



**HEALTH CARE**

- Vedant Multispeciality Hospital
- Solaris Superspeciality Hospital
- Kevalya Multispeciality Hospital
- Diya Multispeciality Hospital
- Hiranandani Hospital
- Titan Hospital



### AMENITY ZONES

The recreational amenities for **AVATARA** are spread across four main zones in 3.5 Acres.



## 1. GROUND LEVEL

### MOTHER EARTH LEVEL AMENITIES

(To be completed with Phase 1B)

This level hosts a variety of outdoor sports and functional features, located mostly near Phase 1A and 1B. As it is situated 25 meters below the first residential floor, it ensures minimal noise disturbance for residents.

#### Key Features:

- Water bodies near each building entrance of A, B, C and G
- Dedicated drop-off zones for each wing
- Uber/Ola pickup zones
- Multi-purpose court
- One futsal court, one cricket turf, one net cricket area
- Spectator sit-outs for match viewing and waiting area
- A dedicated bus bay near Wing G on the 30-meter road with a waiting area for kids and parents
- Kids washroom near the bus bay for convenience
- Miyawaki plantation





## 2. PODIUM LEVEL (P5)

### OPEN TO SKY

(To be completed with Phase 1B)

This level is designed for active, leisure, and social engagement in an open, natural setting. A flowing water swale starts at the swimming pool and ends near the clubhouse, with pop jets for children's play and enjoyment.

#### Phase 1B Completion Will Include:

- Main swimming pool with a dedicated kids' pool and deck
- Main kids play area
- Skate park
- Partial Woodland Forest area
- Jogging track (partial)

#### Future Inclusions:

- Full jogging/cycling loop with bridges
- Balance Woodland Forest Area
- Amphitheatre with mini lawn
- Water swale with pop jets
- Socio-cultural lawn
- Mini kids play area
- Cycle rental zone





### 3. PODIUM LEVEL (P5)

#### COVERED PODIUM SPACE

(Within the Building)

These enclosed areas will be constructed along with their respective buildings and will be common for all residents, regardless of their phase.

#### Phase 1 Covered Amenities Include:

- Squash court
- Party hall for small gatherings and house warming parties/birthday parties
- Open play areas for kids in the P5 covered areas
- Swing plazas
- Cafe in Wing G
- Creche (indoor and outdoor areas)
- Start-Up Club
- Rock climbing wall
- Washrooms near Wing G to support cafe and podium usage
- Games room
- Changing rooms and gender-specific washrooms for pool users
- Studio and activity rooms
- Seating areas/Waiting areas near podium entrances of each wing
- Society office with manager's cabin



## 4. CLUBHOUSE (P5 LEVEL)

### THE GREENDOM CLUB

(To be completed with Phase 1B)

Strategically located behind Buildings G & H, this G+2 clubhouse with terrace is the central hub for leisure, fitness, and social life.



#### Ground Level:

- Mini theatre (for movies, live matches, etc.)
- Banquet hall (can be combined into one big banquet hall), with a pre-function and spillover area
- Assembly kitchen
- Reception lobby
- Business center with meeting room, tuition rooms, a conference room, and work pods (WFH space)
- Washrooms for banquet guests and clubhouse

#### First Level:

- Indoor games zone (TT, chess, carrom, cards, board games, air hockey, fooseball, pool table, etc.)
- Large gym with kickboxing setup
- Common washrooms with lockers
- Badminton courts (access from this level)

#### Second Level:

- Zumba/Cross Fit gym
- Aerobics studio & yoga room
- Multipurpose space for drama, dance, workshops
- Open terrace with Pickleball courts and viewing gallery overlooking the podium garden

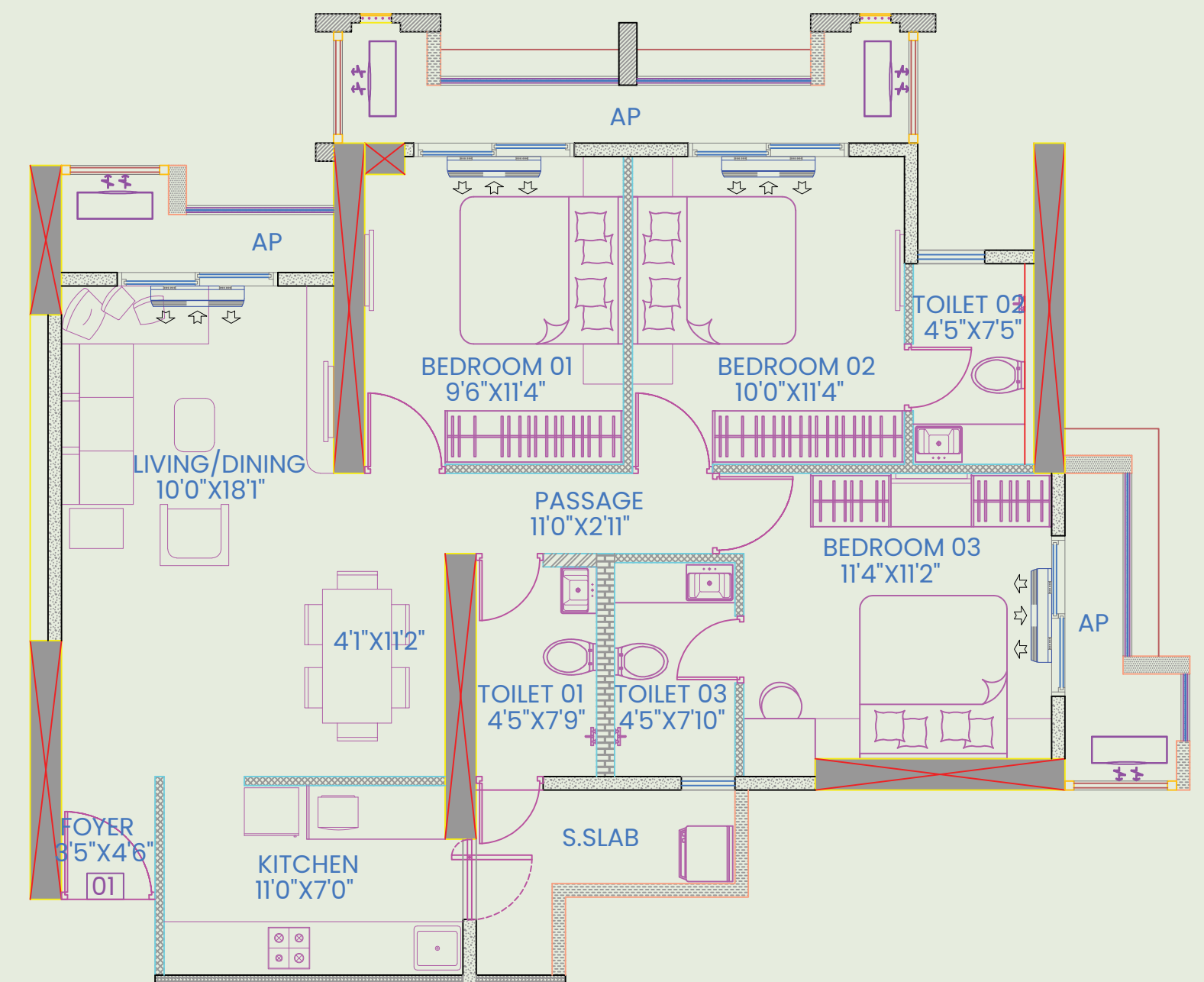




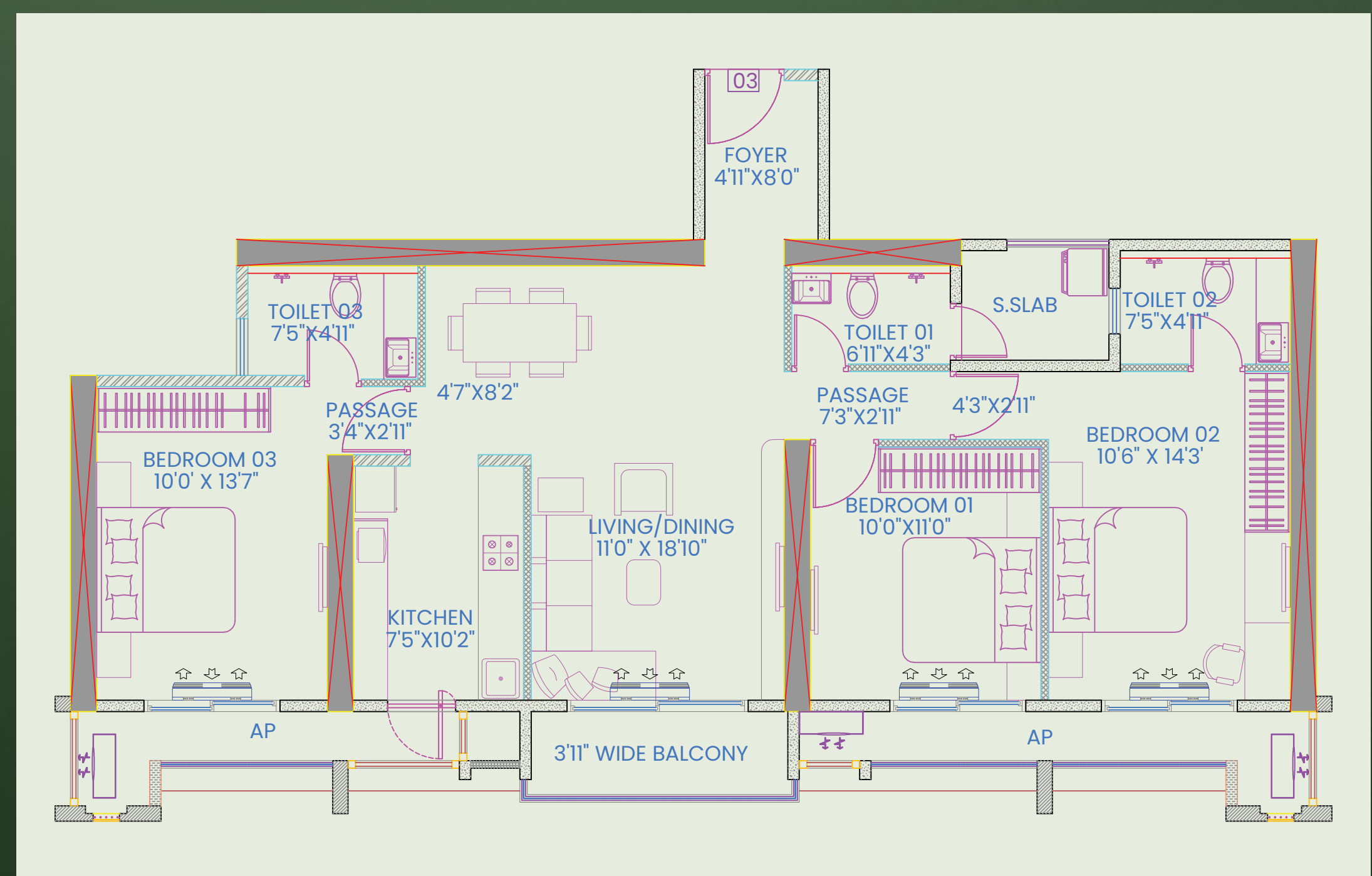
**THE MASTER PLAN OF YOUR DOMINION.  
WHERE EVERY INCH IS DESIGNED TO RULE.**

From the majestic entry of the 30-meter royal road to the serene expanse of the podium gardens, the master layout of Avatara is a blueprint of abundance. Thoughtfully segregated into active sport zones, tranquil forest pockets, and social hubs, this is not just a site plan—it is the geography of an advanced civilization designed for your command.

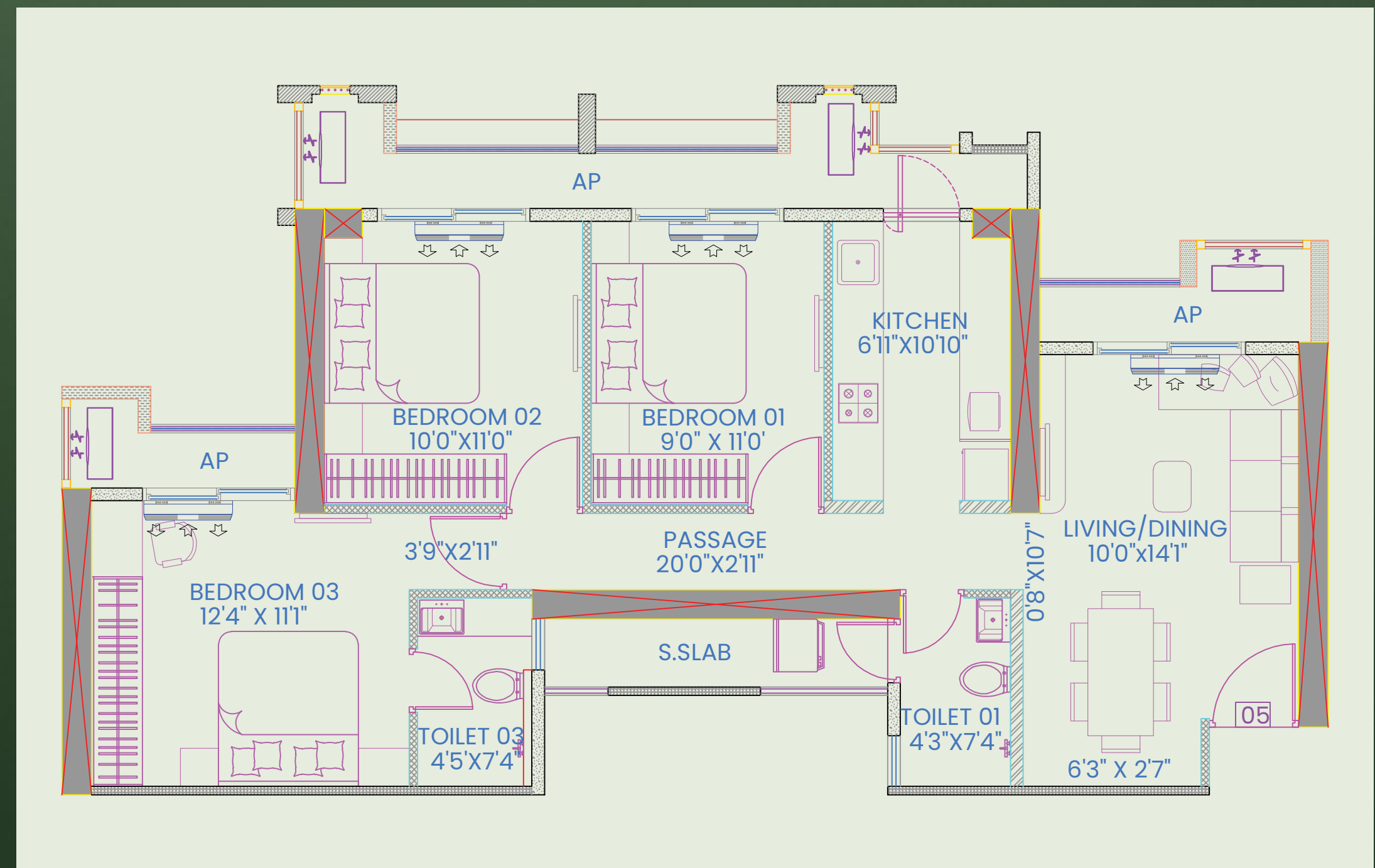




FLAT TYPE	FLAT NO.	RERA CA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
3 BHK	G-01, 02	78.8	78.8	848.2



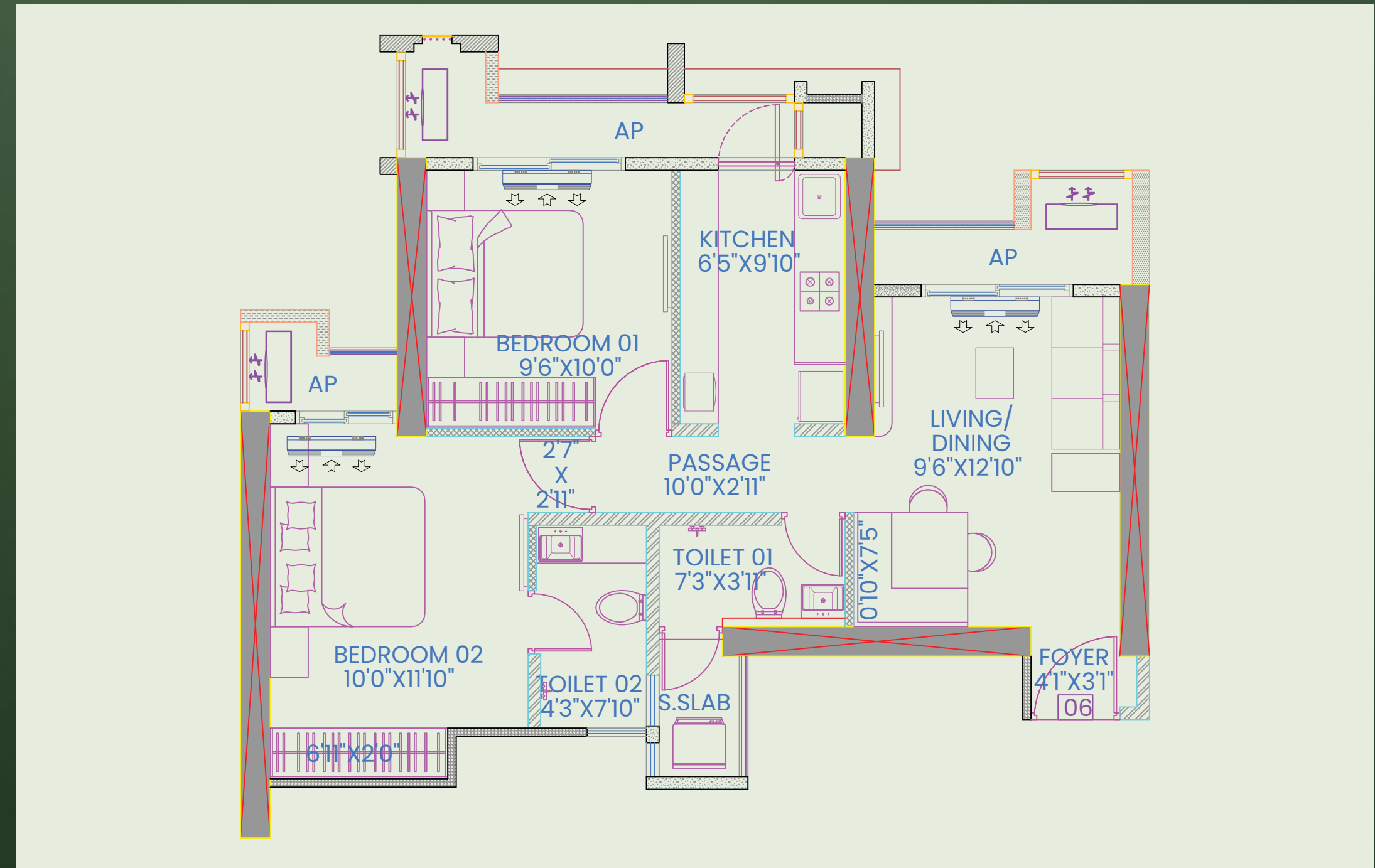
FLAT TYPE	FLAT NO.	RERA CA (SQ. MT.)	BALCONY (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
3 BHK	G-03, 06	89.29 & 89.31	3.8	93.09 & 93.11	1002

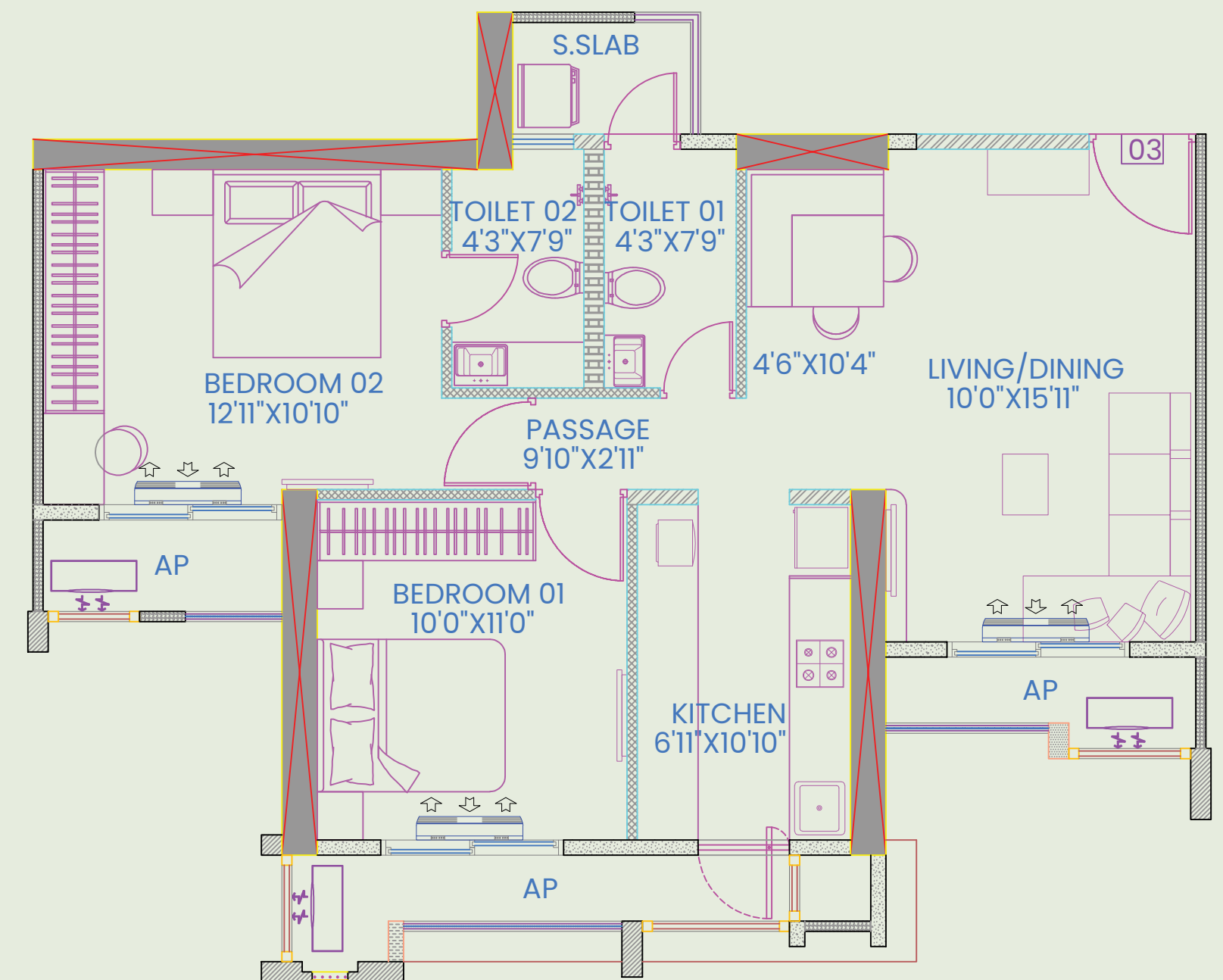


FLAT TYPE	FLAT NO.	RERA CA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
3 BHK	G-04, 05	69.77	69.77	751



FLAT TYPE	FLAT NO.	RERA CA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
2 BHK	C-01, 02, 05, 06	51.72 & 51.6	51.72 & 51.6	556.71 & 555.42

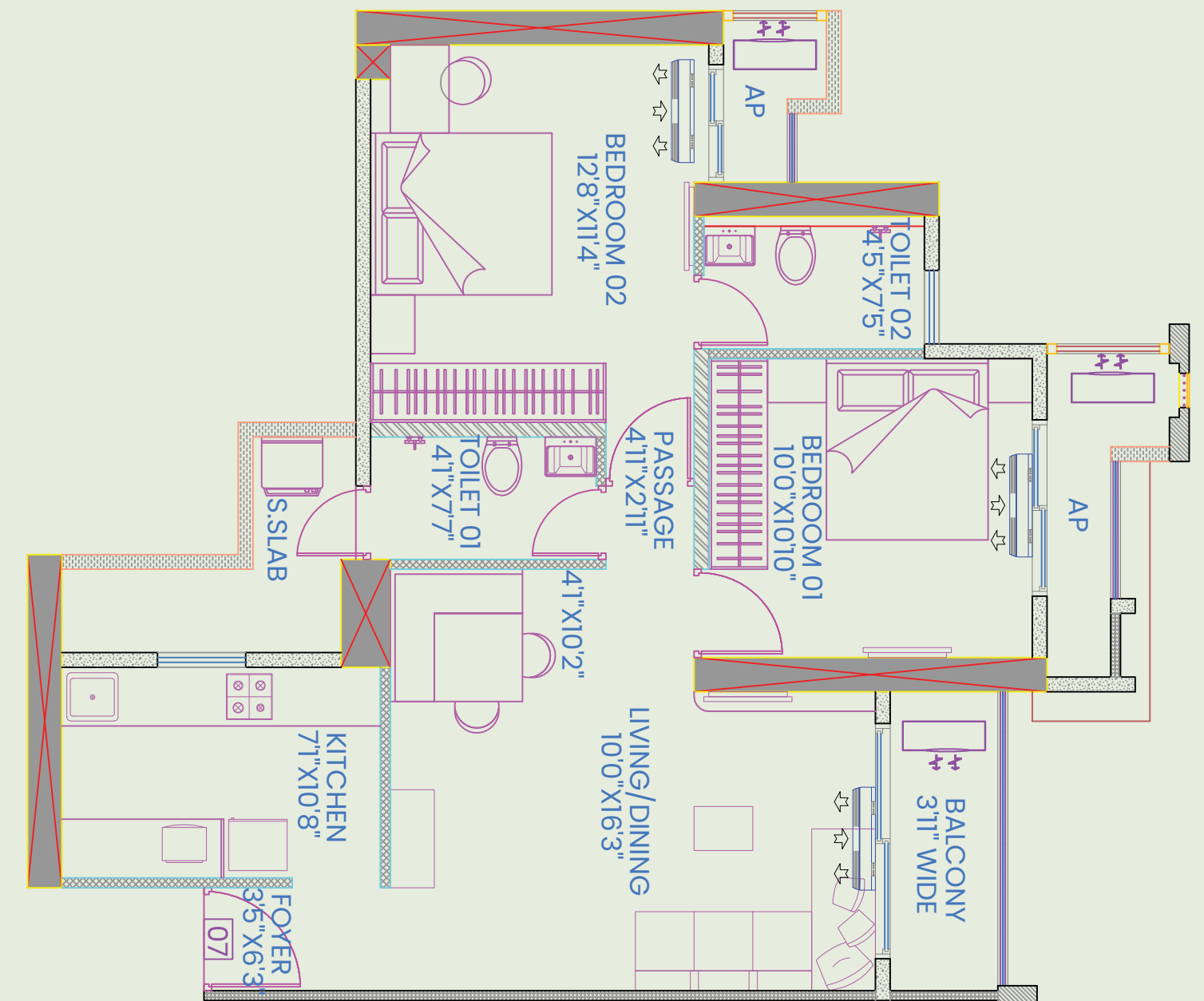




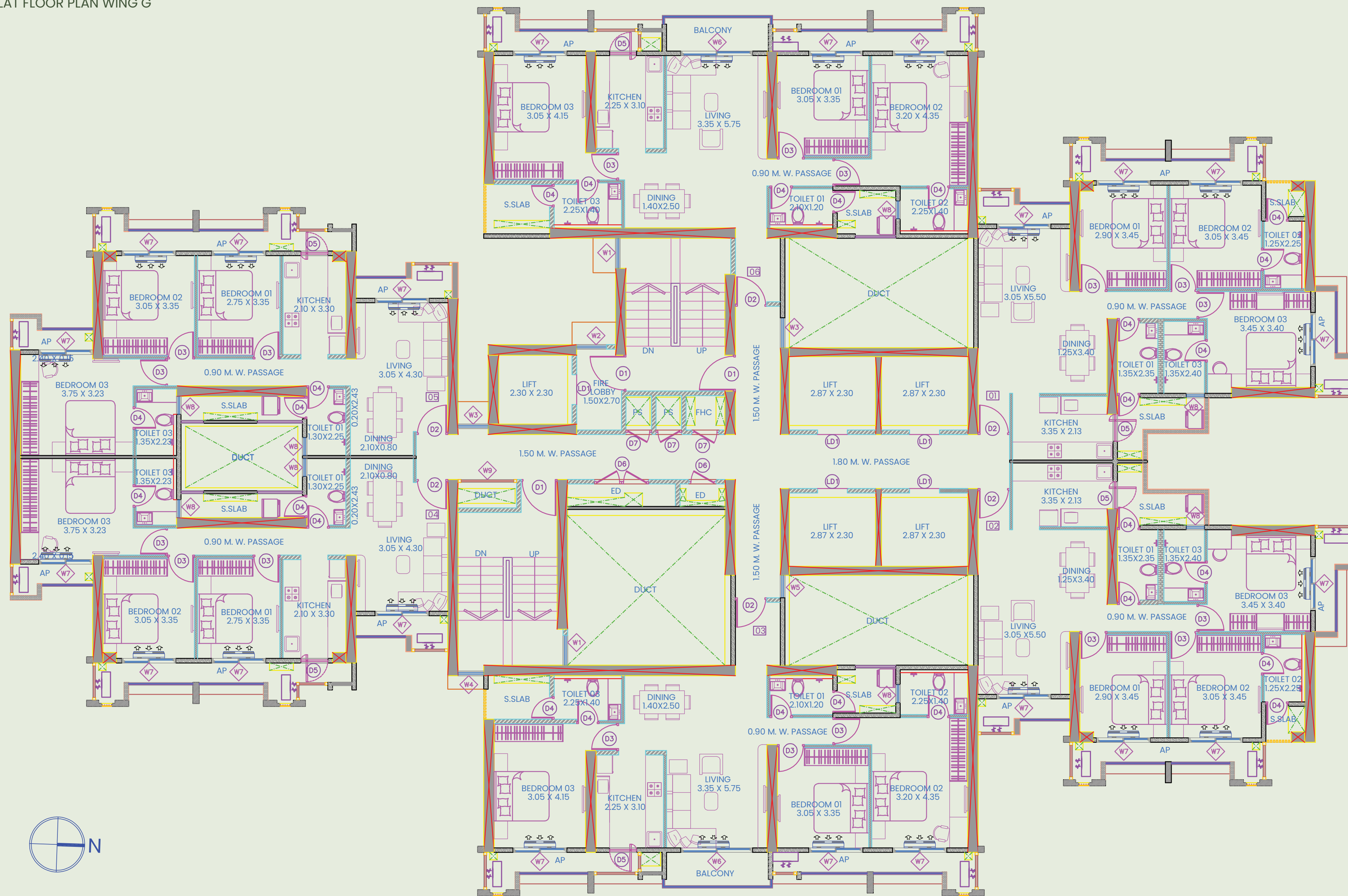
FLAT TYPE	FLAT NO.	RERA CA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
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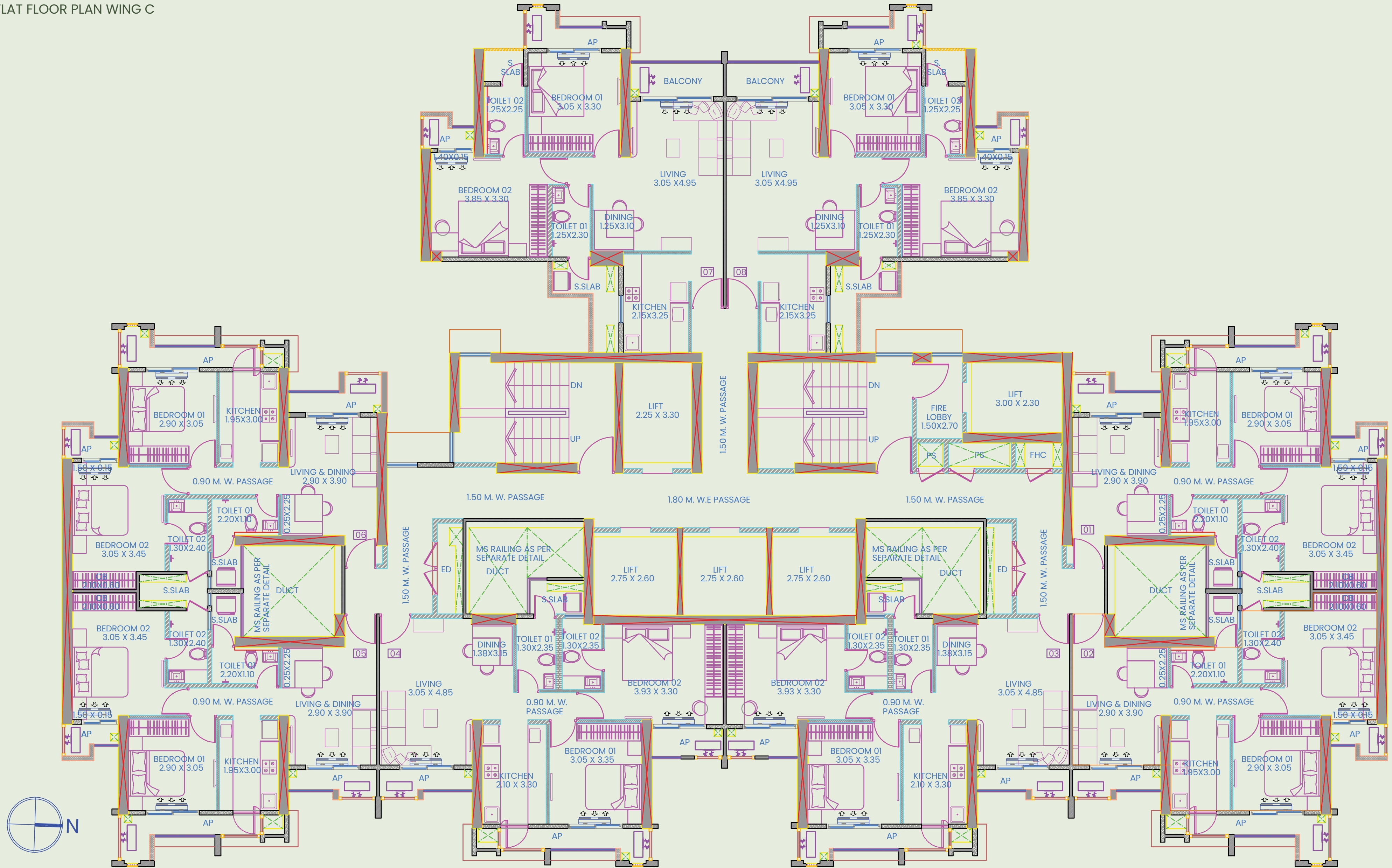
FLAT TYPE	FLAT NO.	RERA CA (SQ. MT.)	BALCONY (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
2 BHK	G-07, 08	61.73	3.48	65.21	702



FLAT FLOOR PLAN WING G



FLAT FLOOR PLAN WING C





# THE FOREST KINGDOM

WHERE YOU DON'T JUST LIVE, YOU RULE.






 [metropolisforestkingdom.com](http://metropolisforestkingdom.com)



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