



NEO BALINESE LUXURY VILLAS

SECTOR 24, NAYA RAIPUR



WATCH MORE *sunrises*
THAN NETFLIX
unbusy life



WHERE
'pause', 'play', and 'rewind'
HAVE DIFFERENT MEANINGS
ALTOGETHER

unbusy life





NATURE IS NOT A
PLACE, IT IS A HOME

HERE YOU WILL GET
THE INCOMING CALL FROM
SINGING BIRDS

unbusy life

WELCOME TO YOUR *unbusy home*



You've read about the pastoral life and fantasized about it, maybe even lived it in your childhood, but none like this!

5500 - 9000 Sq. Ft Plots ● 68 Villas

1 Lakh Sq. Ft Lagoon ● 1 km Linear Microforest ● Club & Party Pavilion

● Neo Balinese Architecture

TIME *slows*
DOWN FOR YOU
WHEN LIFE IS UNBUSY





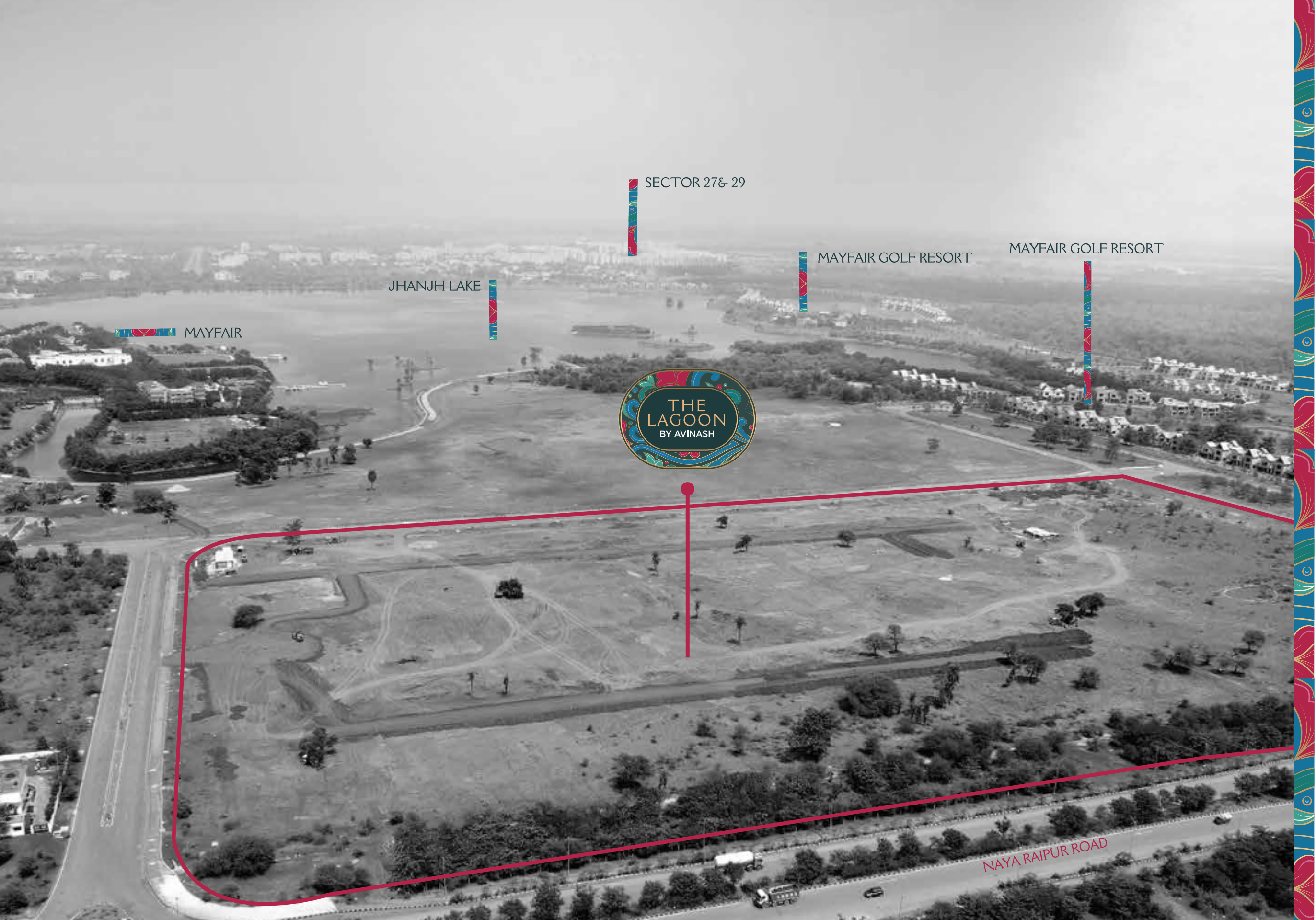
UNBUSY LIVING FINDS
A NEW DESTINATION
AT NAYA RAIPUR

Anand Singhania

Being responsible developers, we work to provide consumers with the lifestyle that the rest of the world is adopting. The modern world seeks transcendent luxury that resonates with their thoughts and beliefs, reminds them of their favourite places they've travelled, and evokes those memories. This belief is based on the idea that one does not need to leave their comfortable existence in order to achieve extravagance; instead, it is based on the harmony that is the hallmark of their home. Because doing so gives everyone the time necessary to maintain a balance in all spheres.

Avinash Lagoon took shape in this exact manner, as we brought this new style of living in Naya Raipur keeping in harmony with the environment. We have transformed it into more than just a place to live by including biophilia (the love of green) and hydrophilia (the love of water) along with the finest amenities there are. These villas have been made with a great deal of affection for those who have travelled the world and have come to value their peaceful, modest lifestyle.

Anand Singhania
MD, Avinash Group



SECTOR 27& 29

MAYFAIR GOLF RESORT

MAYFAIR GOLF RESORT

JHANJH LAKE

MAYFAIR



ALL YOUR *destinations*,
AN UNBUSY
MOMENT AWAY
AND EVERY STEP
TAKEN IS A
GETAWAY



Jhanjh Lake - 500 m
Mayfair Resort - 800 m
Golf Resort - 900m

NAYA RAIPUR ROAD



MASTER PLAN



KEY FEATURES



- 01. Main Entry
- 03. Temple
- 04. Sculpture Island
- 05. Club
- 06. Commercial Block
- 07. Villa Entry
- 08. Nature Trail Entry
- 09. Nature Trail
- 10. Rockscape Waterfall
- 11. Lagoon Pool
- 12. Change Room Block
- 13. Pool Side Deck
- 14. Club Lawns
- 15. Outdoor Kids Play
- 16. Party Pavilion
- 17. Party Lawn
- 18. Walking Deck
- 19. Bridge To Island
- 20. Bridge To Central Landscape
- 21. Summer Lawns
- 22. Shipwreck Play Area
- 23. Pavilion
- 24. Tranquility Corner
- 25. Bamboo Garden
- 26. Bench Seating
- 27. Adventure Kids Play
- 28. Stalagmite Garden
- 29. Resting Area
- 30. Forest
- 31. Shallow Water
- 32. Lagoon
- 33. Island





BALINESE
INSPIRED *gateway*
STANDS AS A GRAND
WELCOME TO YOUR
UNBUSY VILLAS



ARRIVE HOME TO THE
BEAUTY OF SCULPTURES
AND GREENS THAT ADORN
YOUR PAVED *driveway*



WHERE
neo-balinese
VILLAS OPEN UP
TO A LAGOON
OR A FOREST
MAKING LIFE
UNBUSY





Artist's Impression

Your villa either faces a Lagoon or a Micro-forest

Slanted roofs, linear wooden patterns and organic greens all constitute your balinese-inspired living

Private swimming pool features in each villa

Expansive parking spots for you and your guests (2 for owners + 2 for visitors)

Civil structure with boundary wall

WAKING UP TO
AQUA HUES AT THE
unbusy villas

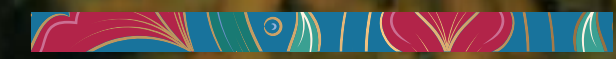


SHARE INTIMATE
MOMENTS WITH
YOUR CLOSEST BY THE
picturesque LAGOON
AT YOUR HOME





WHERE VILLAS FACE A
central lagoon
WHICH IS THE SOURCE
OF ALL THINGS
UNBUSY



The central lagoon is the epicentre of every activity. It provides an open space of blue waters accompanied by serene greens so that your mind and soul can heal in unbusy synchronisation.

- Marine Life
••••
- One Club
••••
- One Pavilion
••••
- Central Landscape Activity Area
••••
- Private Decks
••••

WHERE
A LAGOON
OFFERS YOU
nature's UNBUSY
BOONS

LIVING BY A LAGOON IS A GIFT
THAT KEEPS YOU UNBUSY



Fresh oxygen translates to better breathing and lower stress levels



Helps in releasing serotonin and oxytocin, improving mental health



Gentle breeze cools the atmosphere around the villas



Increases productivity and increases your life-span



Unbusy ambiance helps de-stress



WHERE VILLAS FACE
A LINEAR
micro-forest THAT MAKES
CONVERSATIONS
UNBUSY



LET'S TAKE
A STROLL THROUGH
THE MEANDERING
micro-forest



1 km wide micro forest trail



Grow within foliage,
earthiness, flora, fauna, sunlight,
shadow, & lots of oxygen



Fragrance Garden
& white flower resting area



Yoga Lawn & Meditation
Cabana welcomes rejuvenation

Greenery THAT
MAKES CHILD'S
PLAY UNBUSY

At Avinash Lagoon, greenery is everywhere you look. A Nature Trail serves as an exotic experience of walking amongst greens.



CENTRAL LAWN
ADORNS THE
central landscape
AREA WITH LUSHNESS





A CANOPY
OF *evergreen*
TREES SURROUND
YOUR HOME





Artist's Impression

THE ISLAND
club-life AT LAGOON

Gym | Indoor Games Room | Children's Play Area
Lounge | Indoor Kids Play Area | Swimming Pool
Coffee Shop | Restaurant



INDOOR BADMINTON COURT

INDOOR KIDS' PLAY AREA





GYMNASIUM

DEVELOPER AVINASH GROUP

Each of its projects has made a significant mark in terms of liveability and aesthetics. Because of its picturesque surroundings, the splendour of space, closeness to utility services, and adherence to eco-friendly norms, the group's architectural marvels serve a lasting impact. The goal of Avinash is to transform the bustle of the city into a natural extravaganza making their properties dependable and exquisite .

ABOUT DEVELOPER'S LANDMARK PROJECTS

A glance at Avinash Group's legacy of real-estate development



Maruti Lifestyle
Kota, Raipur



Magneto The Mall
Labhandi, Raipur



Avinash One
Naya Raipur



Avinash Chitwan
Kachna Road, Raipur

+ 52 MORE PROJECTS

TEAM



ARCHITECT
Vivek Singh Rathore



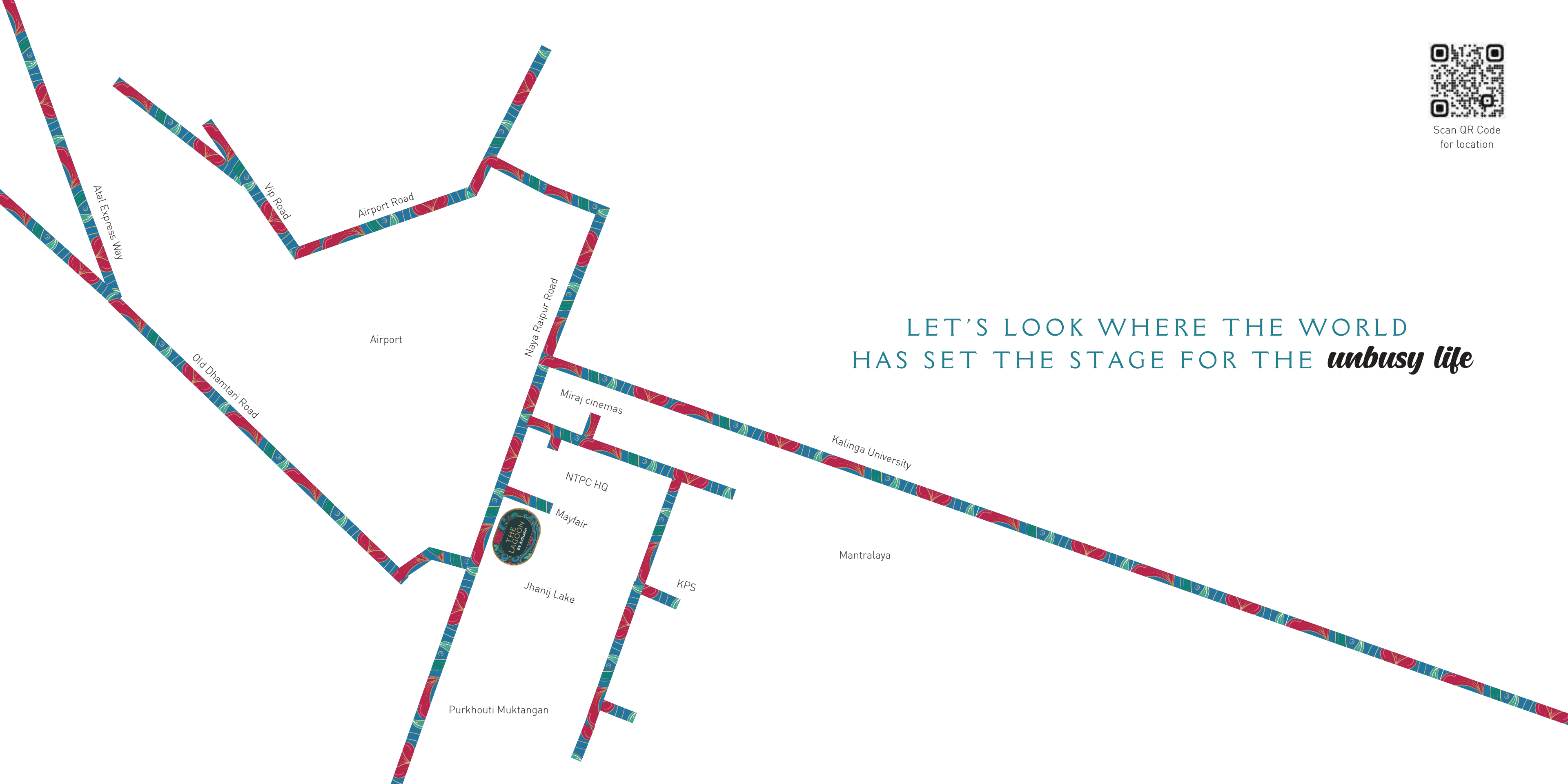
LANDSCAPE
Anuradha Rathore



MEP CONSULTANT
Avinash Nayyar
Sunil Nayyar
Consulting Engineers, Gurgaon



Scan QR Code
for location



LET'S LOOK WHERE THE WORLD
HAS SET THE STAGE FOR THE *unbusy life*

Ajal Express Way

Vip Road

Airport Road

Old Dhantari Road

Airport

Naya Raipur Road

Miraj cinemas

Kalinga University

NTPC HQ

Mayfair

Mantralaya

KPS

Jhanij Lake

Purkhouti Muktagan



STAND. STARE. BE AMAZED AND
live unbusy.





 Site address: Next To Mayfair Lake Resort, Sector 24, Naya Raipur (C.G.)

 Corporate Address: Avinash House, Maruti Business Park, G.E. Road, Raipur, Chhattisgarh 492 001

 99075 88444  www.avinashgroup.com

Rera No.: PCGRERA141022001540



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NEO BALINESE LUXURY VILLAS

SECTOR 24, NAYA RAIPUR

HIGHLIGHTS OF
THE *neo-balinese*
WAY OF LIFE



SHARE INTIMATE
MOMENTS WITH
YOUR CLOSEST BY THE
picturesque LAGOON
AT YOUR HOME



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You've read about the pastoral life and fantasized about it, maybe even lived it in your childhood, but none like this!

- 68 Villas ● Plot Size : 5500 - 9000 Sq. Ft
- 1 Lakh Sq. Ft Lagoon ● 1 km Linear Microforest ● Club & Party Pavilion
- Neo Balinese Architecture

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INSPIRED *gateway*
STANDS AS A GRAND
WELCOME TO YOUR
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MASTER PLAN



KEY FEATURES



- 01. Main Entry
- 03. Ganesh Kund
- 04. Club
- 05. Commercial Block
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- 31. Lagoon
- 32. Island





Lagoon Villa
East Facing Option -01
Ground Floor Plan



Lagoon Villa
East Facing Option -01
First Floor Plan



Facing	Type	Floor	BUA	TOTAL BUA
East Facing	Option -01	Ground Floor	2113	3995
		First Floor	1882	



Lagoon Villa
 East Facing Option -02
 Ground Floor Plan



Lagoon Villa
 East Facing Option -02
 First Floor Plan



Facing	Type	Floor	BUA	TOTAL BUA
East Facing	Option -02	Ground Floor	2083	3751
		First Floor	1668	



Lagoon Villa
West Facing
Ground Floor Plan



Lagoon Villa
West Facing
First Floor Plan



Facing	Floor	BUA	TOTAL BUA
West Facing	Ground Floor	2083	3751
	First Floor	1668	



Nature Trail Villa
East Facing Option -01
Ground Floor Plan



Nature Trail Villa
East Facing Option-01
First Floor Plan



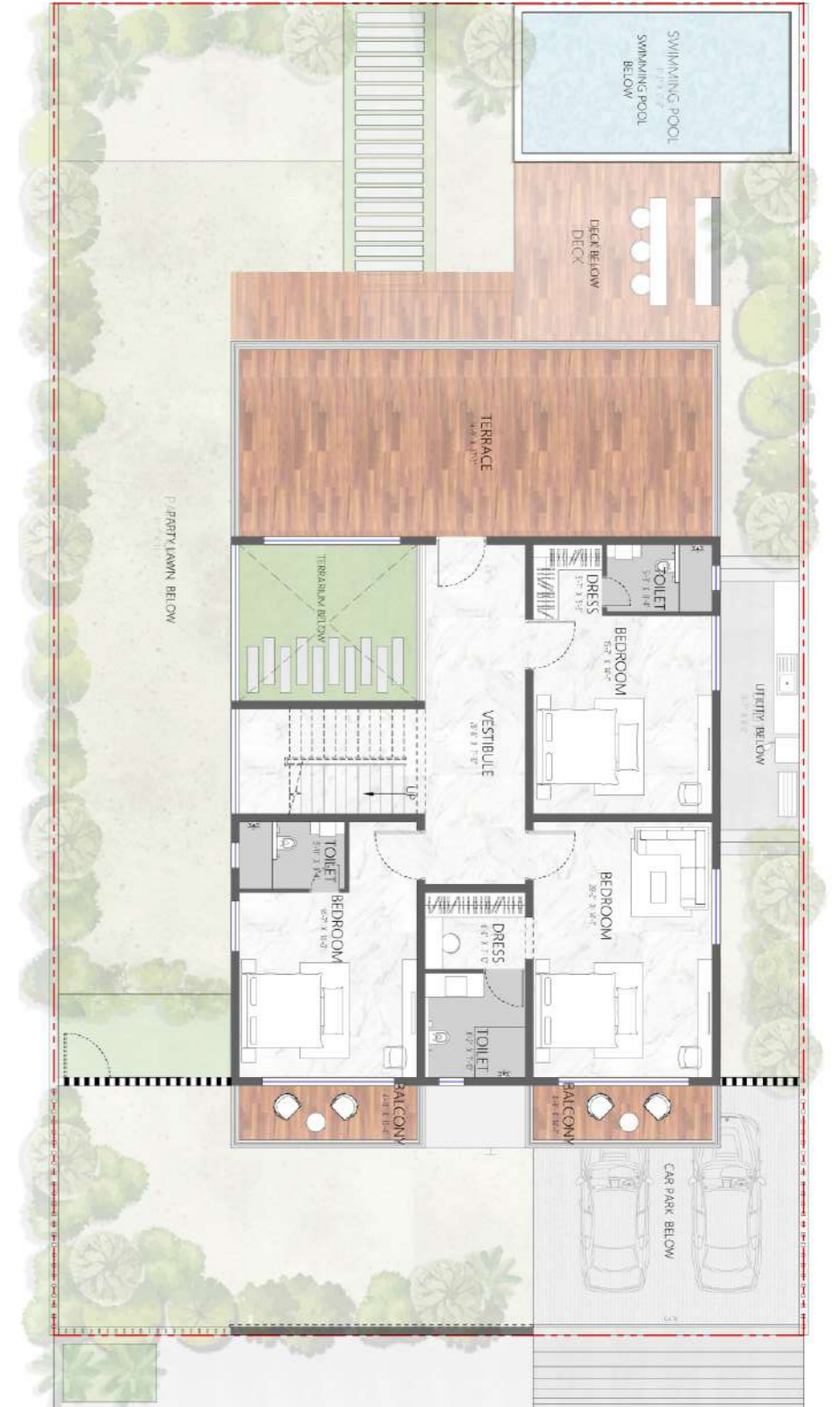
Facing	Type	Floor	BUA	TOTAL BUA
East Facing	Option -01	Ground Floor	2113	3995
		First Floor	1882	



Nature Trail Villa
East Facing Option -02
Ground Floor Plan



Nature Trail Villa
East Facing Option -02
First Floor Plan



Facing	Type	Floor	BUA	TOTAL BUA
East Facing	Option -02	Ground Floor	2083	3751
		First Floor	1668	



Nature Trail Villa
West Facing
Ground Floor Plan



Nature Trail Villa
West Facing
First Floor Plan



Facing	Floor	BUA	TOTAL BUA
West Facing	Ground Floor	2083	3751
	First Floor	1668	



NORTH
Nature Trail Villa
North Facing Villa
Ground Floor Plan



NORTH
Nature Trail Villa
North Facing Villa
First Floor Plan



Facing	Floor	BUA	TOTAL BUA
North Facing	Ground Floor	2082	3938
	First Floor	1856	



Your villa either faces
a Lagoon or a Micro-forest

Slanted roofs, linear wooden patterns
and organic greens all constitute your balinese-inspired living

Private swimming pool
features in each villa

Expansive parking spots for you and your
guests (2 for owners + 2 for visitors)

Civil structure with boundary wall
Swimming Pool (Structure Only)

Thank You

