



★
VIHANG
AVANA
MIRA ROAD

A Project by **REYANSHP REALTY LLP**



Welcome to

VIHANG
AVAANA

Transform life into a grand celebration.

Set across 4.25 acres on Mira Road's most coveted address, Vihang Avaana emerges as a premium township crafted to bring together a vibrant community in a lush, expansive environment.

Each corner echoes warmth, openness, and the promise of a life fully lived, where every moment becomes an experience of belonging and luxury.

You are connected to everything you love.

At Avaana, convenience is not just an amenity—it's built into every corner of the township, reflecting a lifestyle where everything is comfortably within reach. Perfectly located on Mira Bhayandar, the township offers seamless access to major transit routes, schools, healthcare, and shopping hubs.

Life here strikes the ideal balance between peaceful retreat and urban accessibility, allowing residents to embrace the best of both worlds without compromise.



📍 CLOSE CONNECTIVITY

Western Express Highway	2 Mins.
Upcoming Kashigaon Metro Station	2 Mins.
MBMT Bus Depot	3 Mins.
Dahisar Toll Naka	10 Mins.
Mira Road Railway Station	12 Mins.
Bhayandar Railway Station	12 Mins.

🛒 RETAIL AVENUES

Fashion Factory	2 Mins.
Vijay Sales	3 Mins.
Zudio	5 Mins.
Dmart	5 Mins.
Thakur Mall	9 Mins.
Maxus Mall	15 Mins.

🎓 EDUCATION

Gcc International School (ICSE)	2 Mins.
Podar International School	3 Mins.
Singapore International School	7 Mins.
RBK School	7 Mins.
LR Tiwari College	7 Mins.
Dalmia College	10 Mins.

🏨 HOTELS

GCC Hotel and Club	2 Mins.
Sai Palace Hotel	3 Mins.
Veggies	3 Mins.
Dara's Dhaba	4 Mins.
Pali Village	4 Mins.

🏥 HOSPITALS

MBMC Hospitals	5 Mins.
Bhakti Vedanta Hospital	8 Mins.
Wockhardt Hospital	8 Mins.
Thunga Hospital	8 Mins.
Deepak Hospital	8 Mins.

🎬 ENTERTAINMENT

Lata Mangeshkar Auditorium	7 Mins.
Rassaz Multiplex	9 Mins.
Moviemax	9 Mins.

✈️ AIRPORT

Chhatrapati Shivaji Maharaj International Airport Mumbai	30 Mins.
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📷 TOURIST POINT

Ghodbunder Fort	5 Mins.
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Luxury at Avaana transcends the ordinary.

Phase One: The Beginning of Belonging.

Phase One opens its arms to those who dream big,
yet wish simplicity.

The 1BHK, 2BHK & grand 2BHK homes with deck
are impeccably crafted, combining spacious layouts
with premium finishes and cutting-edge infrastructure.

Every home is a private haven of comfort, and this is
where aspirations meet reality in perfect harmony.

Here, the sense of belonging is euphoric, with
communal spaces designed for celebrations, leisure,
and everyday moments that bring people closer in
heart and spirit.



Artist's Impression



Artist's Impression

Avaana: every detail, exclusively crafted.

- Excellent connectivity to Metro and Western Express Highway.
- 40000 Sqft Grand Club House
- Low Density High Rise Development
- 24*7 Water Supply
- Full CC Received
- Gated Community
- Homes with Utility Area and Grand Deck.*
- 100 % Vastu Compliant Homes
- Floor to Ceiling Height of 10.6 Ft
- Quality of Construction (MIVAN)
- 1 Tower With 3 High Speed Elevators
- Serene and Peaceful surrounding with high air quality living
- Two level of Amenities. (10th Floor & Top Floor)
- 18 Mts Wide Concrete Road Infrastructure
- Solar Water Heating System
- Unique Floor Planning
- Spacious and Supersized Homes
- Fully Equipped Gym and multi-purpose hall on 10th Floor with Open Views
- 1 exclusive residential Tower in 1.19 acres
- Unobstructed City, Creek, Metro, and SGNP View

Proposed club house facility subject to future development.

A Home for you, A space for your car.

Engineered Advantages of
mechanical automated car parking system (MACPS)

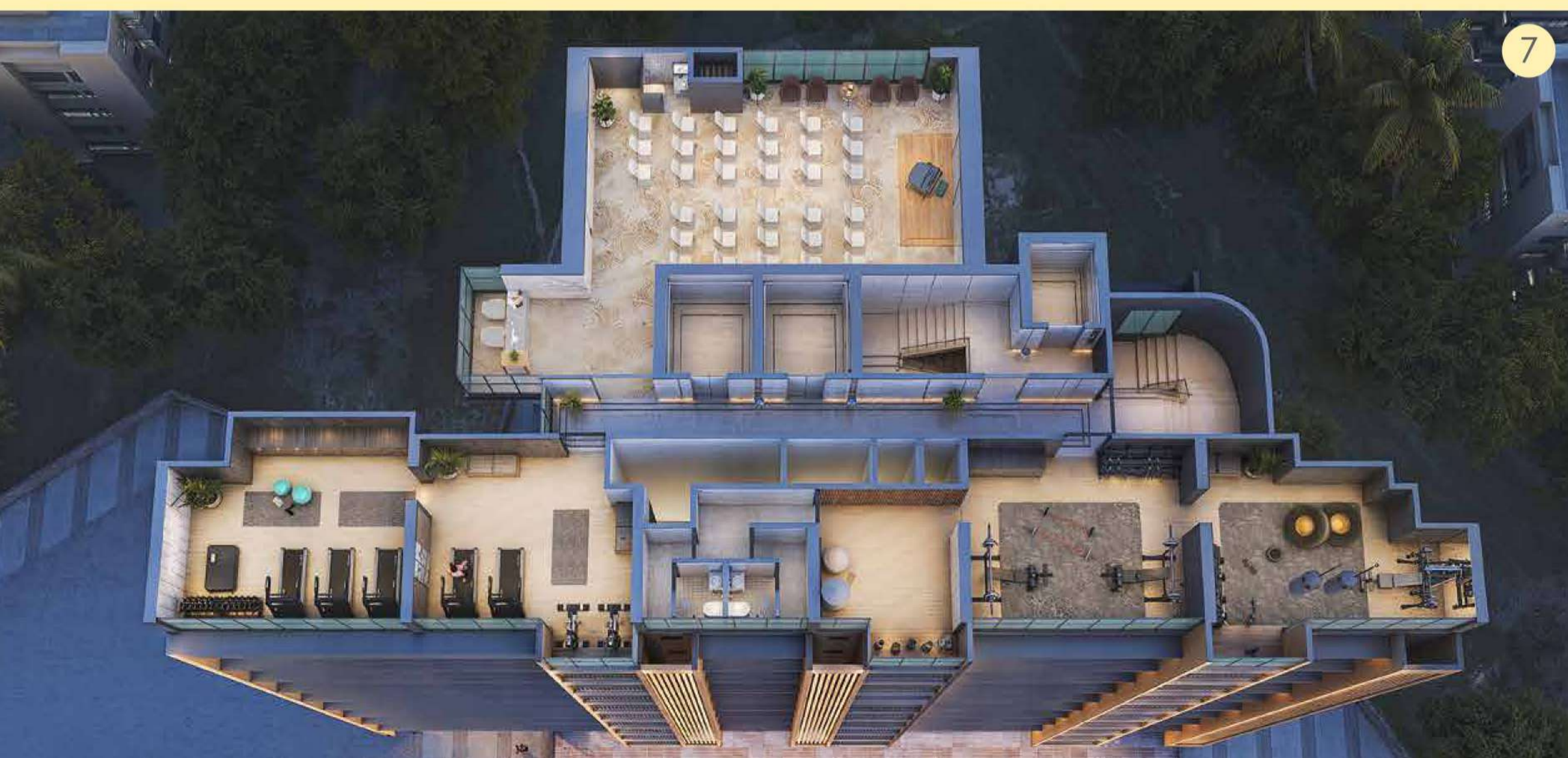
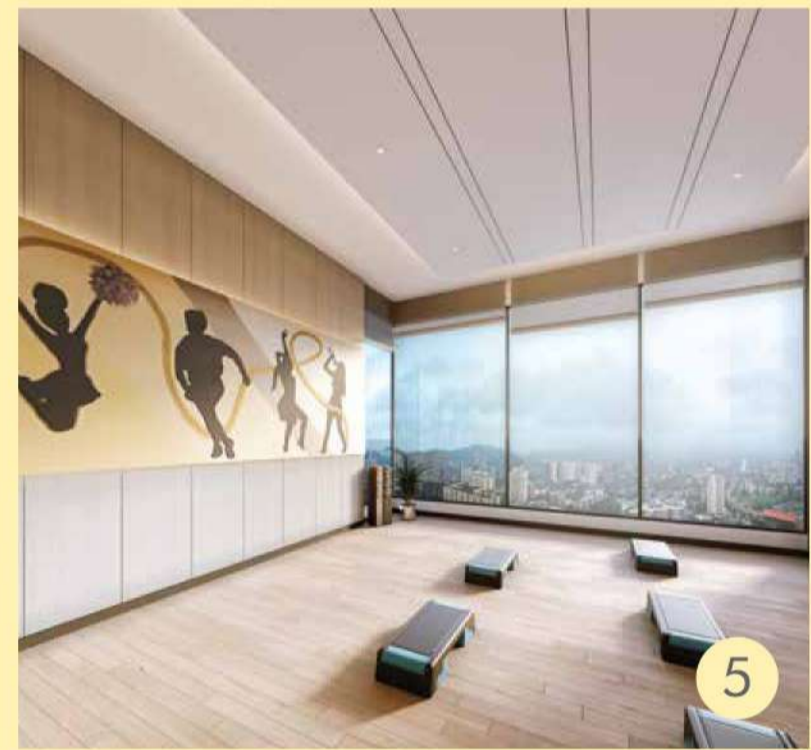
- Hassel-free Parking
- Covered & Secured Parking
- Time & Fuel Efficient
- Reduced Risk Of Wear & Tear
- Less Human Errors
- Eco Friendly Car Parking
- Zero Congestion & Zero Traffic
- Car Free Zone

VIHANG
AVAANA

Exceptional Amenities for a Life Beyond Compare.

At Avaana, every amenity is thoughtfully curated to elevate your lifestyle and cater to the diverse needs of its vibrant community. Here, convenience meets luxury with dedicated spaces.





CURATED AMENITIES.

DEDICATED FOR YOUR BUILDING.

- ① Retail Shops
- ② Grand Entrance Lobby
- ③ Spacious Deck Apartments
- ④ Fully Equipped Gym
- ⑤ Dedicated Zumba Area
- ⑥ Multipurpose Hall
- ⑦ Dedicated Amenity Floor

Living Room



- Flooring and Skirting – Vitrified Tiles
- Adequate Electrical points with branded Switches
- Wooden Door Frames
- UPVC Sliding Windows
- Emulsion Paint

Bedroom



- Vitrified Tiles (Kajaria or Somany or Equivalent)
- Wooden Door Frames
- UPVC Sliding / Fixed Windows
- Emulsion Paint

Kitchen



- Flooring and Skirting
- Vitrified Tiles (Kajaria or Somany or Equivalent)
- Platform – Quartz / Granite top
- Dado above Kitchen Platform Ceramic Tiles
- Adequate Electrical points with branded Switches
- S. S. Sink (Nirali or equivalent)
- UPVC Sliding / Fixed Windows

Toilet



- Flooring & Dado – Anti-Skid Ceramic Tiles
- Adequate Electrical points with branded Switches
- Ceramic Sanitary Ware
- Composite Marble Door Frames
- Plastic Paint / Oil Bound
- Distemper

Balcony



- Flooring & Skirting
- Anti-Skid Ceramic Tiles



Clubhouse Charm: Where Every Day Feels Like A Weekend.

Imagine mornings made for slow swims, afternoons softened by greenery, evenings that spill into laughter.

Vihang Avaana's grand 40,000 sq. ft. clubhouse is more than an amenity, it's the stage for everyday delights. From fitness and wellness zones to sophisticated lounges, landscaped gardens to play spaces, it is where life's joyful pauses live in abundance.





A township where joy, health, and playfulness know no age.

At Avaana, life is designed for every generation.

The children's play areas are a wonderland of imagination and movement, thoughtfully built for adventure and safe discovery. Kids will find dedicated spaces teeming with modern play equipment, vibrant parks, and soft green lawns where every laugh and leap becomes a cherished memory.

For adults and senior citizens, Avaana offers serene seating oases shaded by lush trees, perfect for quiet conversations, brisk walks, or restful afternoons immersed in nature.

The modern fitness center and indoor games zones invite all ages to pursue wellness, recreation, and active living, infusing the community with energy and vitality.





Your Home, Built By The Trusted



Mr. Pratap B Sarnaik
Chairman

Mr. Pratap Sarnaik's 36-years legacy has been instrumental in shaping Vihang Group into a leading real estate powerhouse. His visionary leadership expanded the brand's footprint across luxury housing, commercial spaces, hospitality, and media production. His strategic foresight continues to guide the Group's evolution across sectors. With every milestone, Mr. Sarnaik reinforces Vihang's legacy of excellence and innovation.



Mr. Vihang Sarnaik
Director

Mr. Vihang Sarnaik, Director of Vihang Group and a Kamla Raheja Architecture graduate, brings a sharp eye for design and sustainability to every project. Known for creating striking yet affordable spaces, his commitment to excellence is reflected across the Group's diverse real estate portfolio.



Mr. Purvesh Sarnaik
Director

With a youthful, tech-oriented, and futuristic mindset, Mr. Purvesh Sarnaik, Director at Vihang Ahead is revolutionizing the vision of Vihang Group by creating inviting & irresistible spaces by infusing his extensive hospitality expertise. Currently, at the helm of the business's expansion, he has embarked on a mission in the Mira-Bhainder area, poised to explore new horizons for Vihang Group.

Our Projects - Thane

VIHANG NOVA | VIHANG VERMONT | VIHANG VALLEY | VIHANG HILLS
VIHANG GARDENS | VIHANG ARCADE | VIHANG SHRUSHTI | VIHANG PARK
VIHANG VIHAR | VIHANG VERMONT | VIHANG GOLDEN HILLS
VIHANG VALLEY | VIHANG WOODS | VIHANG MARINA

Our Projects - Mira Bhainder

VIHANG LUXURIA | VIHANG VENTURA | VIHANG ATHARVA

Hospitality Projects

VIHANG'S PALM CLUB | CAFÉ HOLIDAY | VIHANG'S INN

Educational Project

PRATAP SARNAIK INTERNATIONAL SCHOOL

Construction Partner
NA SHELAR AND
COMPANY

Project Architect
ANISH &
ASSOCIATES

MEP Consultant
ENGINEERING
CREATIONS

VIHANG
AVAANA
MIRA ROAD

A Project by **REYANSH REALTY LLP**

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