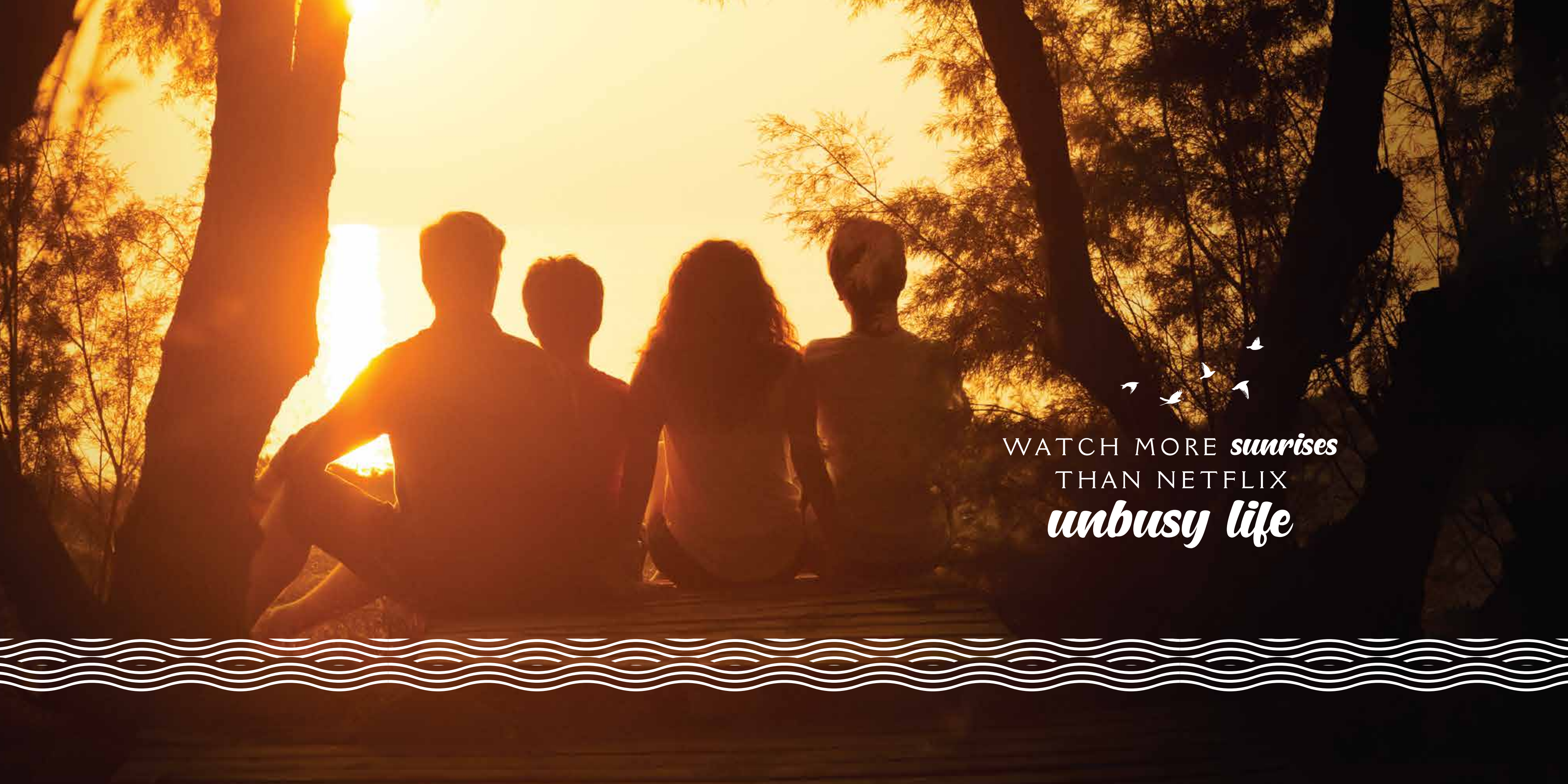




NEO BALINESE LUXURY VILLAS

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

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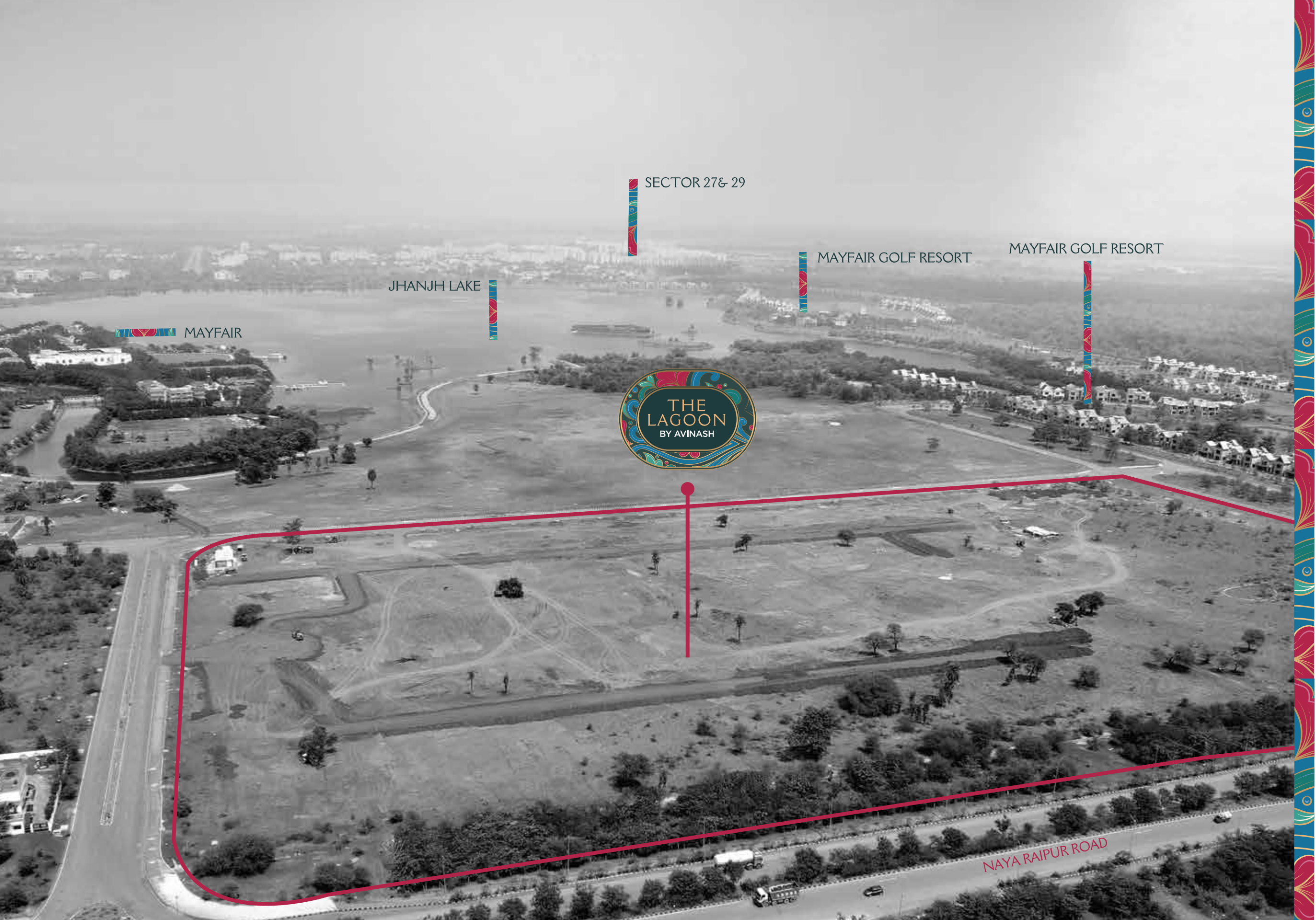
UNBUSY LIVING FINDS  
A NEW DESTINATION  
AT NAYA RAIPUR

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

JHANJH LAKE

MAYFAIR

MAYFAIR GOLF RESORT

MAYFAIR GOLF RESORT



NAYA RAIPUR ROAD

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





# 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)

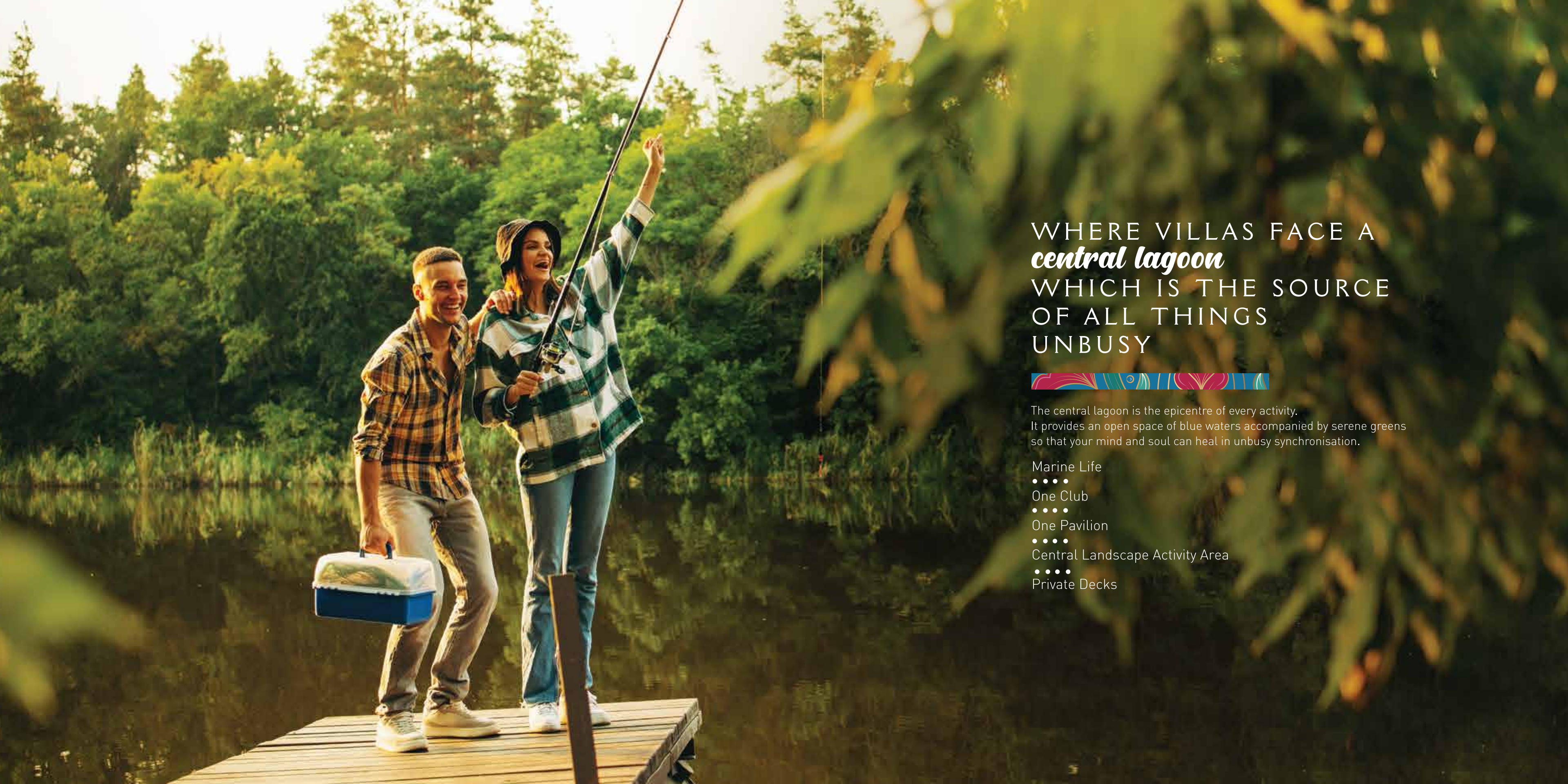
Civil structure with boundary wall

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



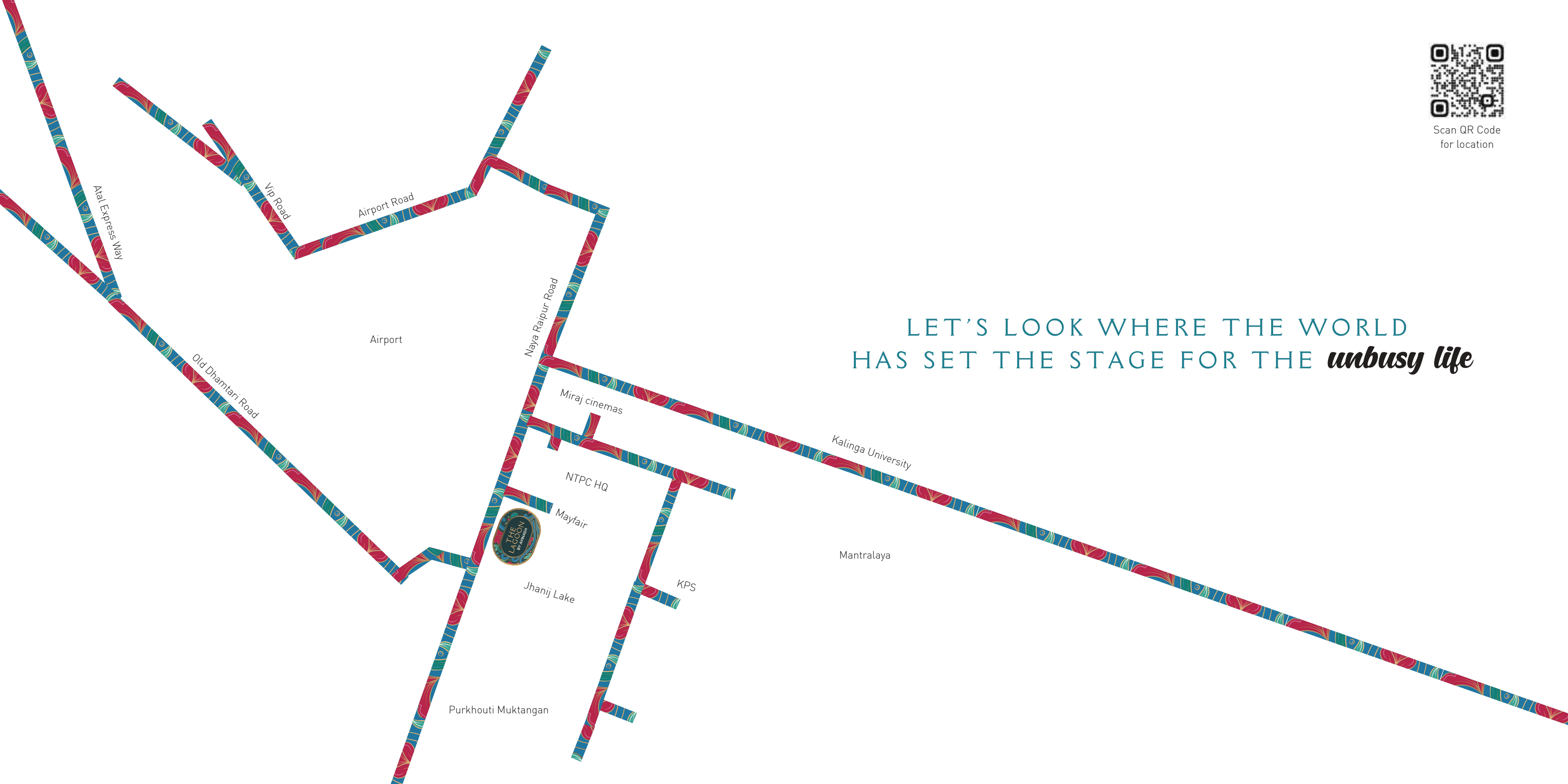
**LANDSCAPE**  
Anuradha Rathore



**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

Naya Raipur Road

Old Dhantari Road

Airport

Miraj cinemas

Kalinga University

NTPC HQ

Mayfair

Mantralaya



KPS

Jhanij Lake

Purkhouti Mukhtangan

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](http://www.avinashgroup.com)

Rera No.: PCGRERA141022001540



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