



LIVE THE LIFE
YOU HAVE ALWAYS
DREAMED





INDULGE IN
LUXURY
LIKE NEVER BEFORE

A PROJECT BY
 **Pratham**
DEVELOPERS



 **Pratham**
AVENUE
4 BHK PREMIUM HOME





TIMELY DELIVERY

On time project completion has always been our top priority. We always make sure that you get the possession of your home on time.



WORLD CLASS QUALITY

Homes built with passion and precision, with the knowledge that every home we build carries our name.



HOME LOAN SUPPORT

Tie-ups with top banks and institution to get you home loans at attractive rates and on time.



TOP CLASS PROPERTY MANAGEMENT

We manage your property to ensure that the value of home continues to appreciate. And we do it for a long time.

13 Storeyed

02 Magnificent Tower

52 Happy Family

10'4" Floor Heights

LIFE IS TRULY
BLISSFUL

Pratham
AVENUE

4 BHK PREMIUM HOME

A home where every corner promises delights of happiness...
A home where you and your loved ones make memories of a lifetime...
A home where there is no space for compromise...
A home you will feel blessed to call your own.





AVENUE

A PRESENT-DAY
PARADISE
YOU CAN CALL
HOME



THE LOCATION



Most Developed Area in City

Just 500 mt. Away from Ring Road &
2 km. from Proposed Metro Station

Excellent Connectivity to N.H. 8 Highway via
Outer Ring Road

Near by Proposed Tapi River Front

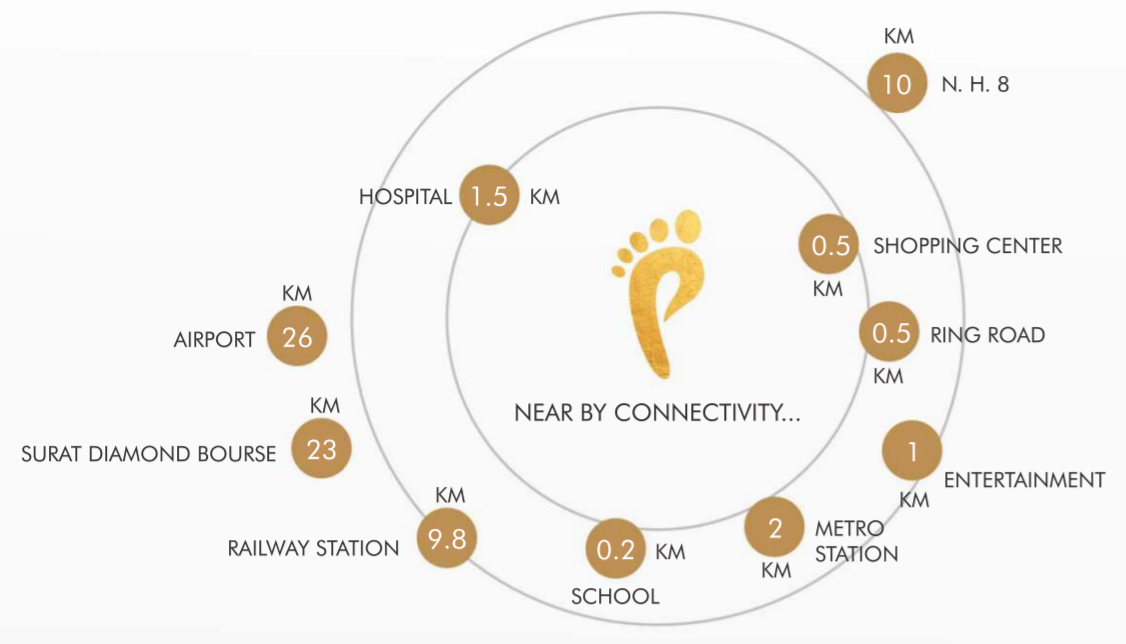
EVERYTHING THAT
MATTERS IS
JUST A FEW MINUTES AWAY





Pratham AVENUE

SITE : T.P. 25, F.P. 90/A+90/D, Opp. Gokuldham Bungalows, Abrama Road, Mota Varachha, Surat.



The map illustrates the Pratham Avenue project area, situated along the Tapi River. Key features include:

- Roads:** BRIS Road, Varachha Main Road, Padiar Bridge, Sarji Korar Bridge, Pedar Road, Abrama Road, and 300' Outer Ring Road.
- Landmarks:** AAIMS Hospital, Swaminarayan Mandir, Amideep Petrol Pump, Metro Station, INOX Raj Imperial, Natural Park Zone, D-Mart, Shyamdhham Mandir, Vikas Gatha, River Palace, River Penta Sky, Riviera The Atlantis, Avadh Viceroy, Swastik Tower, Vitinagar, Gateway, Dreamland Farm, Sagwadi, Skyview Business Horizon, Mantra Luxuria, Glory Heights, Mantra Homes, Abrama Check Post, Sahjand Prasth, SMC Garden, Tirth Heights, Savani Farm, Opera Business Hub, Raghuvir Shopping, Rajhans Tower, Sanskarirth School, Harekrishna Residency, Nand Heights, Sahjanand Viha, Mithila Heights, Gokuldham Bungalows, Gopin Gam, The Friday Cinema, and P.P. Maniya Hospital.
- Water Bodies:** Tapi River, Mota Varachha Lake Garden, and Lake Garden.
- Other Points of Interest:** Chikwadi, Chopati Garden, Power House, SUDAMA CHOWK, and 26 Gold Coin.

Scan For Location



WHY SETTLE FOR ANYTHING ELSE?

Be it your need for privacy and security or your desire for a modern lifestyle and lush greenery, these 4 BHK apartments are built keeping in mind all your aspirations.





THE AMENITIES



Extravagant Entrance Gate and shaped
To merge into The Garden Landscaping

State-of-the-art Gymnasium

Lawn with Sculpture and lawn Mound

Jogging Track, Gazebo, Play Area
and Many More...

CREATING A LEGACY OF
JOY THROUGH LIFESTYLE
PRIVILEGES





THE GLORY OF ELEGANT ARCHITECTURE



It is an architectural marvel decked with some of the most amazing elements and amenities you will ever witness.





GET
A GLIMPSE OF
NATURE
EVERYWHERE
YOU LOOK

.....

The outdoor spaces around your apartment are stunningly adorned with the beautiful elements of lush greenery.



MODERN LIVING IS ALL ABOUT LIVING TO THE FULLEST



Pleasure is what you'll never be short of here at Pratham Avenue. With loads of pleasure and play amenities for adults and kids alike, Primero is your go to destination to destress and enjoy.





WHERE THE PLEASURES OF LIFE COME TOGETHER

.....



GRAND
ENTRANCE GATE



PICKUP
DROP OFF ZONE



CCTV
SURVEILLANCE



SECURITY
CABIN



RECEPTION
FOYER



SCULPTURE



KIDS PLAY
AREA



LAWN AREA



GAZEBO
SENIOR CITIZEN



JOGGING
TRACK



BUILT - IN
SENIOR SEATING



GREEN LAWN
MOUNT



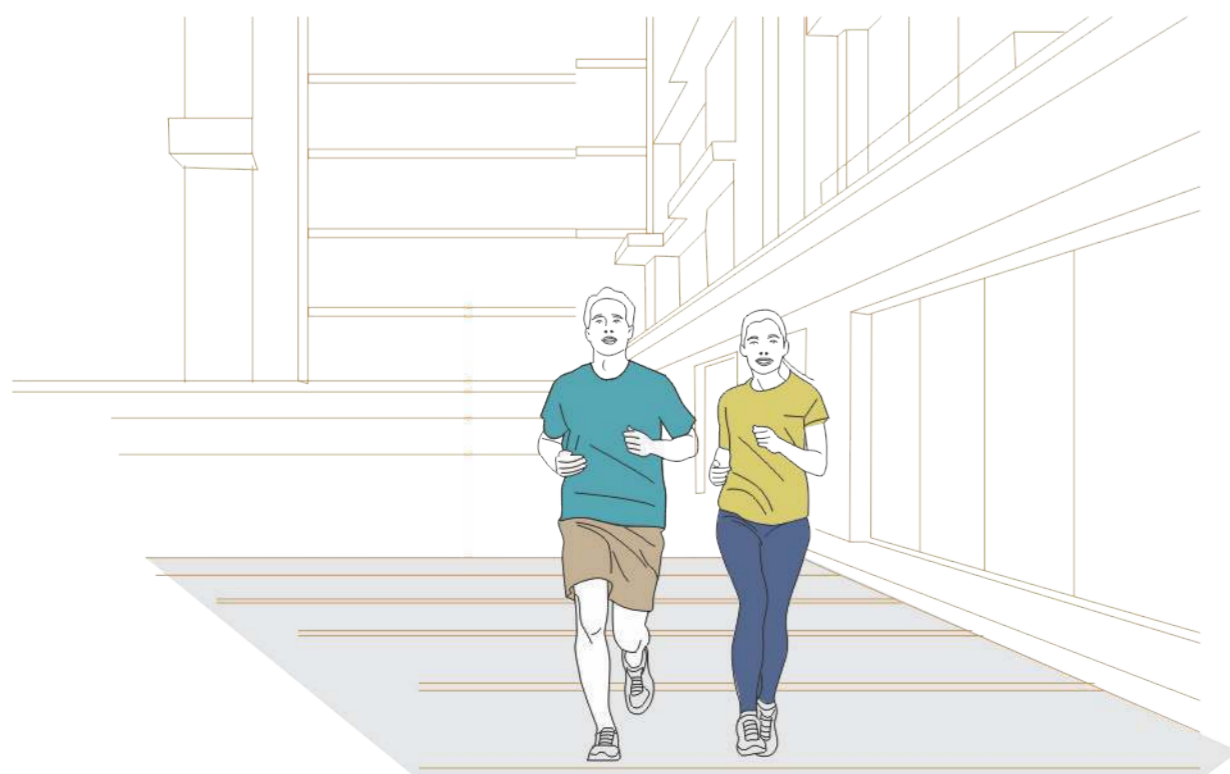
GYMNASIUM



ALLOTTED
PARKING SPACES



BASEMENT
PARKIGN





EVERYTHING
BEGINS WITH
YOUR WISH
AND ENDS AT
YOUR
HAPPINESS
.....



THE RESIDENCE



Premium 4 BHK Residences

Mesmerising Green Views

Per Floor 2 Flats Only

Ample Light and Ventilation

15 to 32 Feet Wide Balcony

ULTRA LUXURIOUS HOMES
TO ELEVATE YOUR
QUALITY OF LIFE



LAYOUT PLAN

LEGENDS

- | | |
|-----------------------|-----------------------------|
| 1) Entrance Gate | 9) Jogging Track |
| 2) Security Cabin | 10) Built-in Seating |
| 3) CCTV Camera | 11) Gazebo - Senior Citizen |
| 4) Drop Off Zone | 12) Gymnasium |
| 5) Sculpture | 13) Ele. Meter Space |
| 6) Children Play Area | 14) Toilet |
| 7) Lawn Area | 15) Ele. Transformer |
| 8) Lawn Mound | 16) Parking |



18.00 MT. WIDE ROAD

36.00 MT. WIDE ROAD



TYPICAL
LAYOUT PLAN
.....



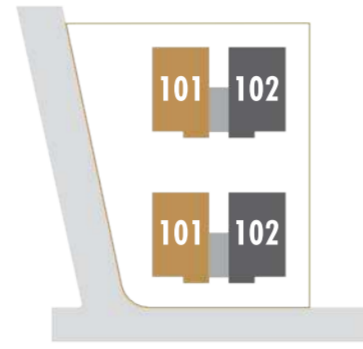
18.00 MT. WIDE ROAD

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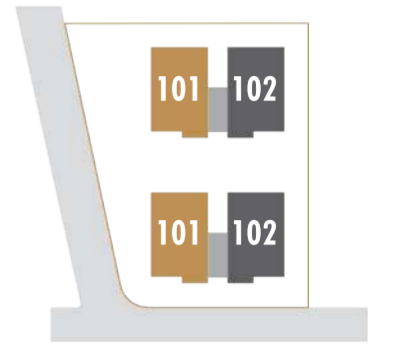
TYPICAL FLOOR PLAN

BUILDING : A & B
1ST TO 11TH FLOOR



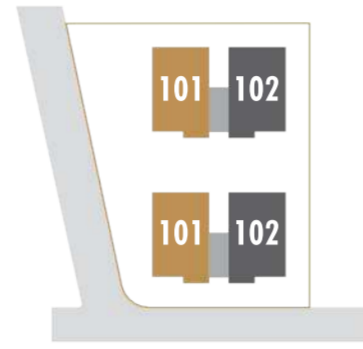
TYPICAL FLOOR PLAN

BUILDING : A & B
12TH FLOOR

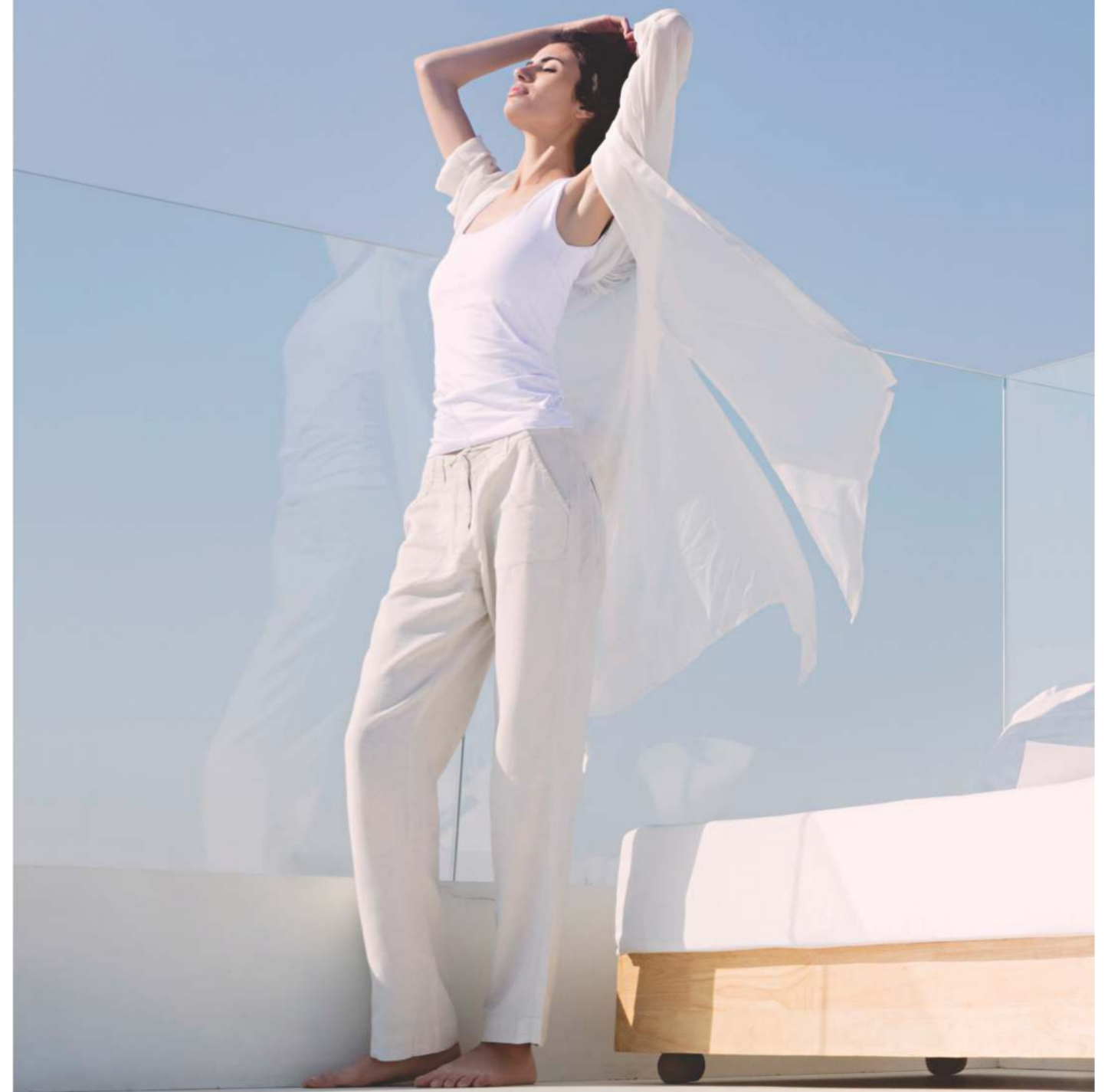


TYPICAL FLOOR PLAN

BUILDING : A & B
13TH FLOOR



GET READY
TO
REJOICE THE EXCITING
MOMENTS OF LIFE




Pratham
AVENUE
4 BHK PREMIUM HOME




A HOME
YOU ARE
DESTINED TO
FALL IN
LOVE WITH
.....



Pratham
AVENUE

Pratham
AVENUE

ENTRY

SPECIFICATION



Super Structure

Earthquake resistant RCC frame structure.



Doors & Windows

Decorative main door with wooden frame and brass / S.S fitting, All internal door, flush door with wooden frame and brass / S.S fitting, Fully anodized aluminium / powder coated sliding windows with stone frame.



Floors

Premium quality vitrified tiles in entire apartment.



Kitchen

Good quality granite platform and SS sink, Gas supply, Designer tiles dado up to lintel level.



Electrical

Concealed copper wiring of good quality, Decorative modular switches with adequate points in entire apartments, A.C Point in All bedrooms & Living room, modular switches, MCB, ELCB distribution panel, TV & telephone points provided in living and master bedrooms



Bathrooms

Top of the line CP fitting of jaguar or equivalent, Quality, elegant sanitary ware of Cera / Hindware or equivalent quality, Designer wall tiles up to lintel level with anti-skid flooring, Gas / Electrical geyser points in all toilets.



Walls

External - Double coat plaster with 100% acrylic paint / texture paint.
Internal - Gypsum finish / cement plaster with putty finish.

SALIENT FEATURES

- Autodoor Lift
- Bore Well for Water Supply
- CCTV Camera
- Double Height Entrance Foyer
- Intercom Toilet
- Common Toilet
- Security Cabin
- Basement Parking
- EV Charging Points

NOTES

- Developer reserve all the rights for any changes in plan, elevation, specification, amenities and other details were in to comply with statutory regulations and shall be binding to all the members.
- Any Govt. Duty like GST and any other tax applicable from time to time shall be charged extra at actual.
- In the event of cancellation of unit for any reason by client, 10% of the basic amount of the unit shall be deducted and balance amount shall be refunded after booking of the same unit.
- This brochure is only for advertisement and it shall not be treated as part of legal document.
- Changes/Alteration of any nature by member in external elevation and which are affecting the design of the structure shall not be permitted during and after completion of the scheme.
- In case of any dispute Gandhinagar court shall prevail.

Pratham AVENUE

4 BHK PREMIUM HOME

Architect



Structural designer



Hemant Shukla

MEP Consultant



Site Address

Pratham Avenue

SITE : T.P. 25, F.P. 90/A+90/D, Opp. Gokuldham Bunglows,
Abrama Road, Mota Varachha, Surat.

Inquiry @

+91 98258 12498, 98251 72403

