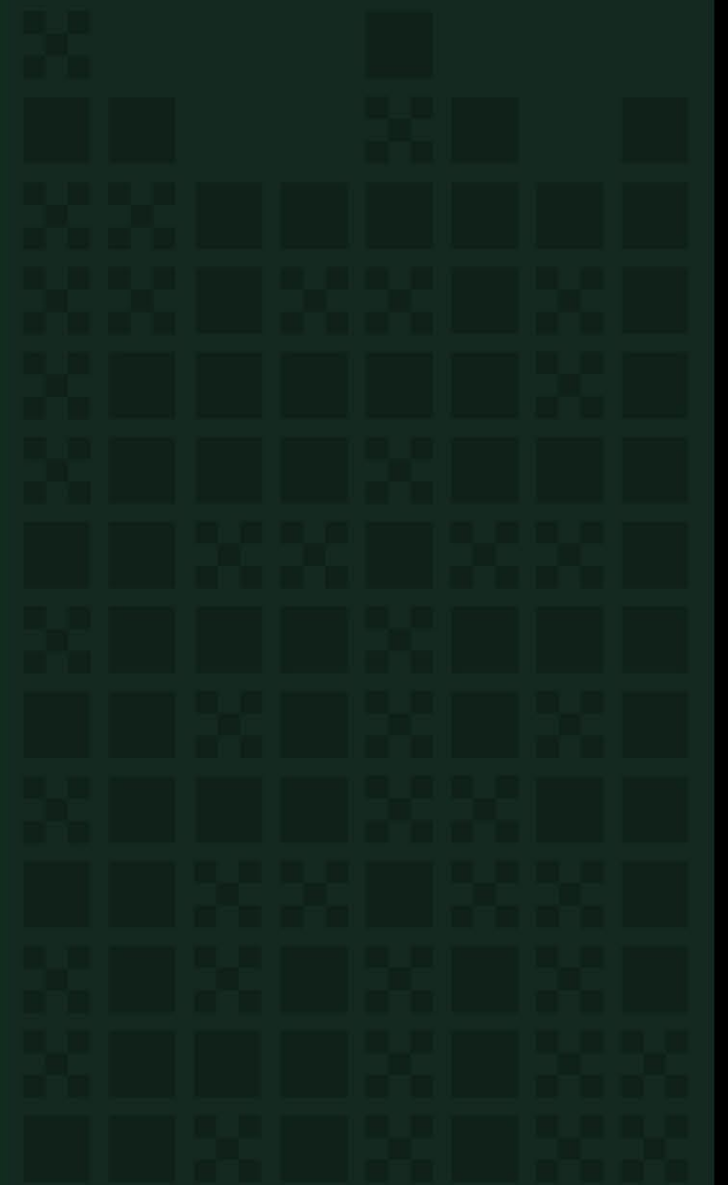
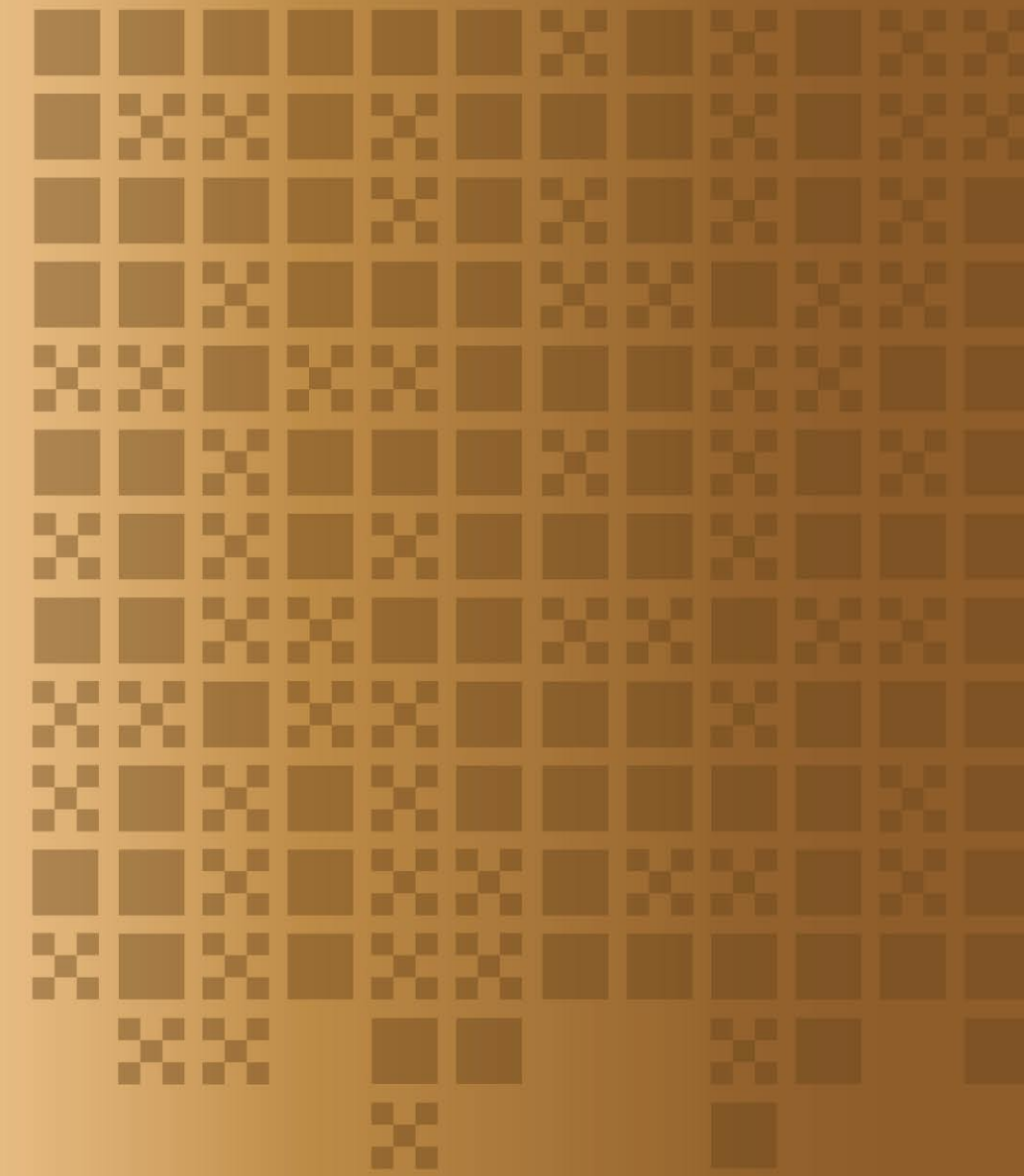




LIVE **LUXE**
AT ROLEX TOWER





ROLEX
TOWER



OUR ORGANISATION WORKS WITH A STRONG VISION IN OUR OWN FIELD AND THE WORLD AROUND US

AVANTIS GROUP

Starting from humble beginnings, the Avantis group has now become a name to reckon with in real estate in Surat. From the days of designing the architecture of the structures to building huge high-rise apartments, the Avantis group has come a long way without letting go of its core values of dedication to quality and eye for detail.










From 2000 till now, the Avantis group stands for grand, top quality, and internationally comparable designs in its infrastructure projects. We are known for our unique designs, contemporary architecture, timely delivery and the sheer magnitude of our projects.

Be it a commercial shopping destination like VIP plaza, or a luxury service apartment like Hardrock or a luxury residential haven like Ofira, each project that we take up is not only a masterpiece in design but also a value-for-money, when it comes to world class amenities at a reasonable price. The company has also come up with we well-acclaimed luxurious Bungalows project Umiya I & II and is further coming up with some of the most high-end commercial as well as residential projects.

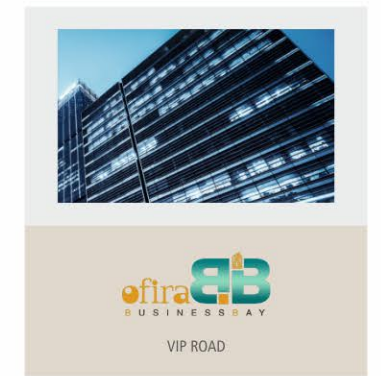
If luxury and grandeur is your idea of a good living in Surat, all our projects score high on that parameter. All our projects reflect the love and care with which we go about completing our projects. When we build residential spaces, we want the people living there to feel homely and secure. When we build shopping complexes, we want the buying public to have an incredible shopping experience. When we design service apartments for the visiting travellers, we want them to remember their stay in Surat more than just a passing experience.

Therefore, our projects are not only resplendent in their features, but also incredible for the finest combination of strength, aesthetics, design, and architecture. At the Avantis group, we focus on nothing less than sheer excellence.

OUR ACCOLADES

 <p>OFIRA Received 7-star ratings by CRISIL</p>	 <p>WHITE HOUSE Awarded as "Commercial property of the year - 2017" by ESTRADÉ</p>	 <p>OFIRA Awarded as "Ultra luxurious lifestyle project of the year - Rest of Gujarat " by PROP REALTY</p>
 <p>OFIRA Awarded as "Best project in non- metro" by ESTRADÉ</p>	 <p>VIP PLAZA Awarded as "Developer of the year - Best commercial project" by DIVYA BHASKAR</p>	 <p>SHANKARLAL SHAH Awarded as "India's most inspirational business leader " by WHITE PAGE INTERNATIONAL</p>
 <p>OFIRA POSH Awarded as "Most environment friendly residential space" by REALTY PLUS</p>	 <p>OFIRA Awarded as "Best project in non- metro - (West)" by FRANCHISE INDIA</p>	 <p>OFIRA Awarded as "Luxurious Project of the year - (West)" by FRANCHISE INDIA</p>

OUR PROJECTS





Are you in search of a luxurious residential tower

that offers top-notch amenities and is situated in a prime location?

Look no further than the Rolex Residential Premium Tower!





Our tower boasts spacious 3 & 4 BHK apartments that are designed to cater to your every need.



SKATING RINK



SWIMMING POOL



BADMINTON COURT



CHILDREN PLAY AREA

amenities

- RECEPTION AREA
- KITTY PART HALL
- AMPHITHEATRE
- LAUNDRY
- DAIRY PARLOUR
- VIRTUAL GAME ZONE
- YOGA COURT
- MULTI-PURPOSE COURT
- BABY POOL
- GAZEBO SITTING
- SWIMMING POOL
- STEAM / SAUNA / JACUZZI
- SKATING RINK
- CHILDREN PLAY AREA
- LANDSCAPE AREA
- BANQUET HALL
- 2 GUEST ROOM
- LIBRARY
- INDOOR GAME ZONE
- CAFETERIA
- TODDLER'S PLAY AREA
- MINI THEATRE
- BUS PICK UP STAND
- FOYER AREA





GARDEN



SWIMMING POOL



Elevate Your Lifestyle Today

Amenities that take luxury living to the next level at Rolex Residences



SITTING AREA



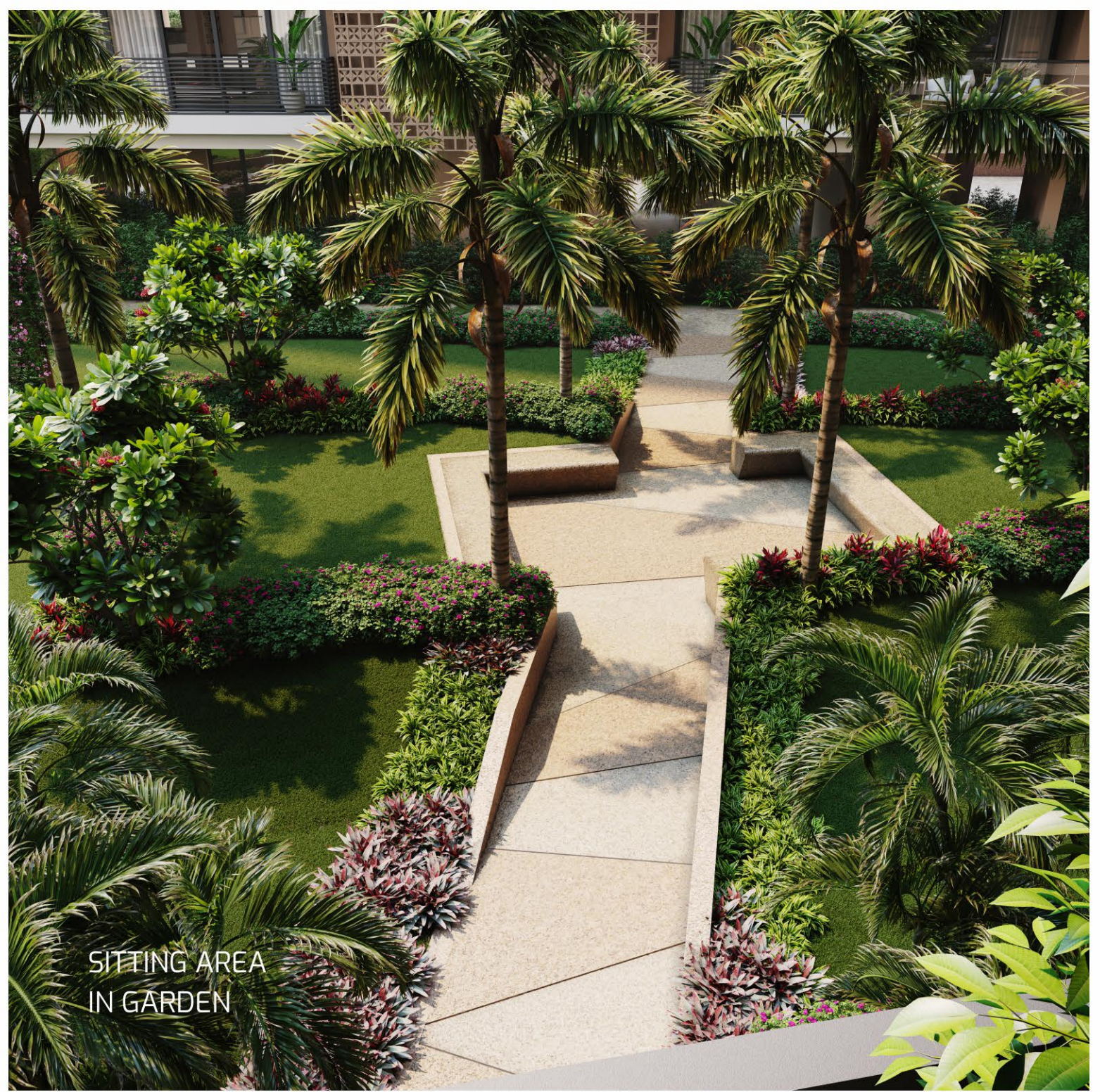
Experience the epitome of luxury living

Don't let this opportunity pass you by!

Invest in the Rolex Residential Premium Tower today and experience the epitome of luxury living.

Contact us now to book your dream apartment!





Exper

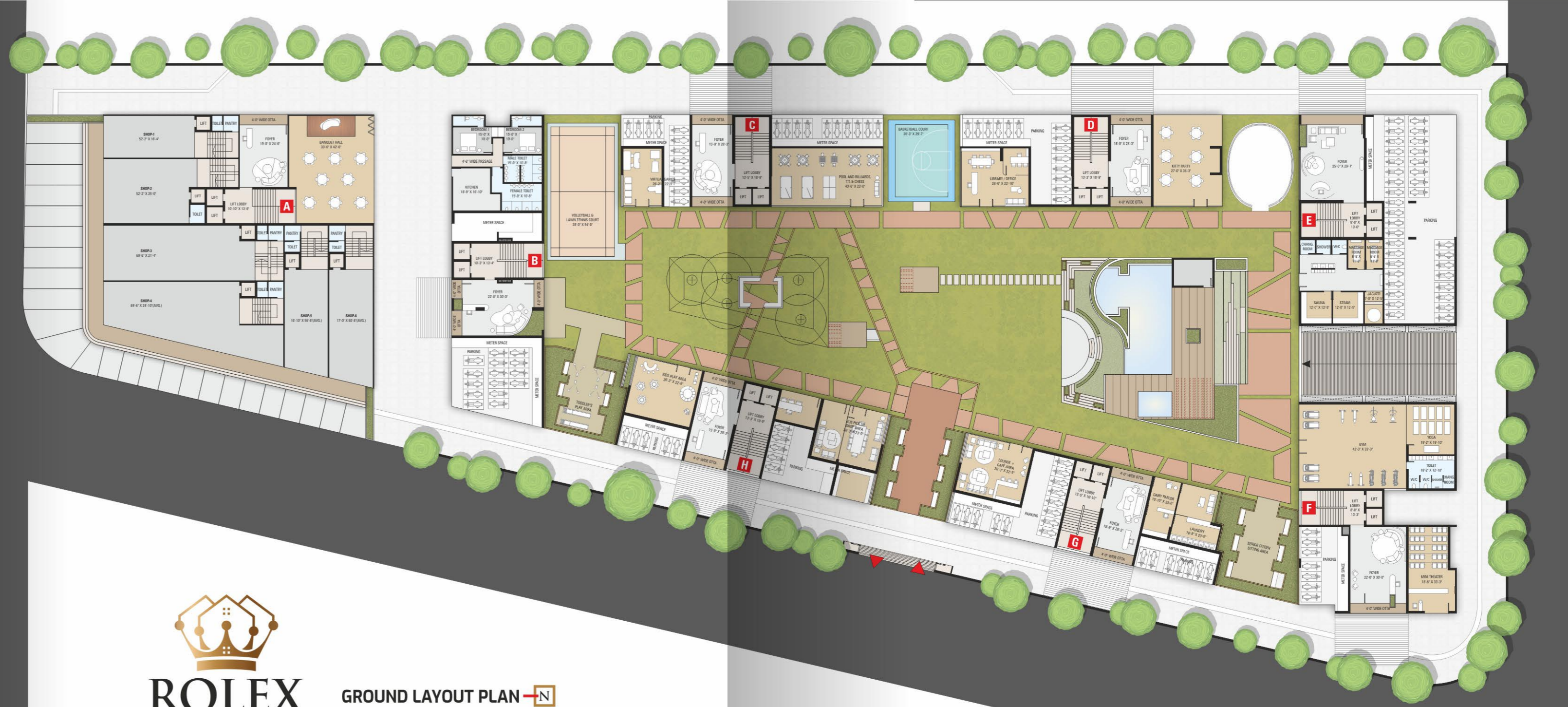
Don't let this op
Invest in the Re
Contact us now

SITTING AREA
IN GARDEN



Exper

Don't let this op
Invest in the Rc
Contact us now



GROUND LAYOUT PLAN - N



TYPICAL LAYOUT PLAN 



BUILDING A GROUND FLOOR



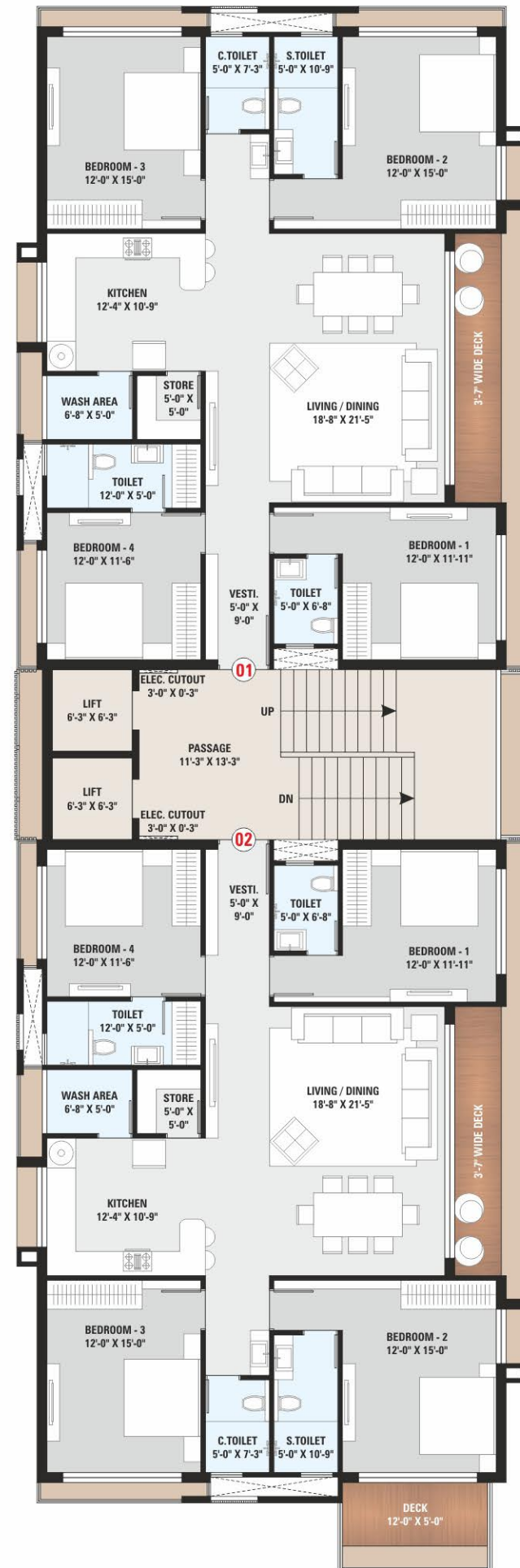
BUILDING A FIRST FLOOR

Stunning views

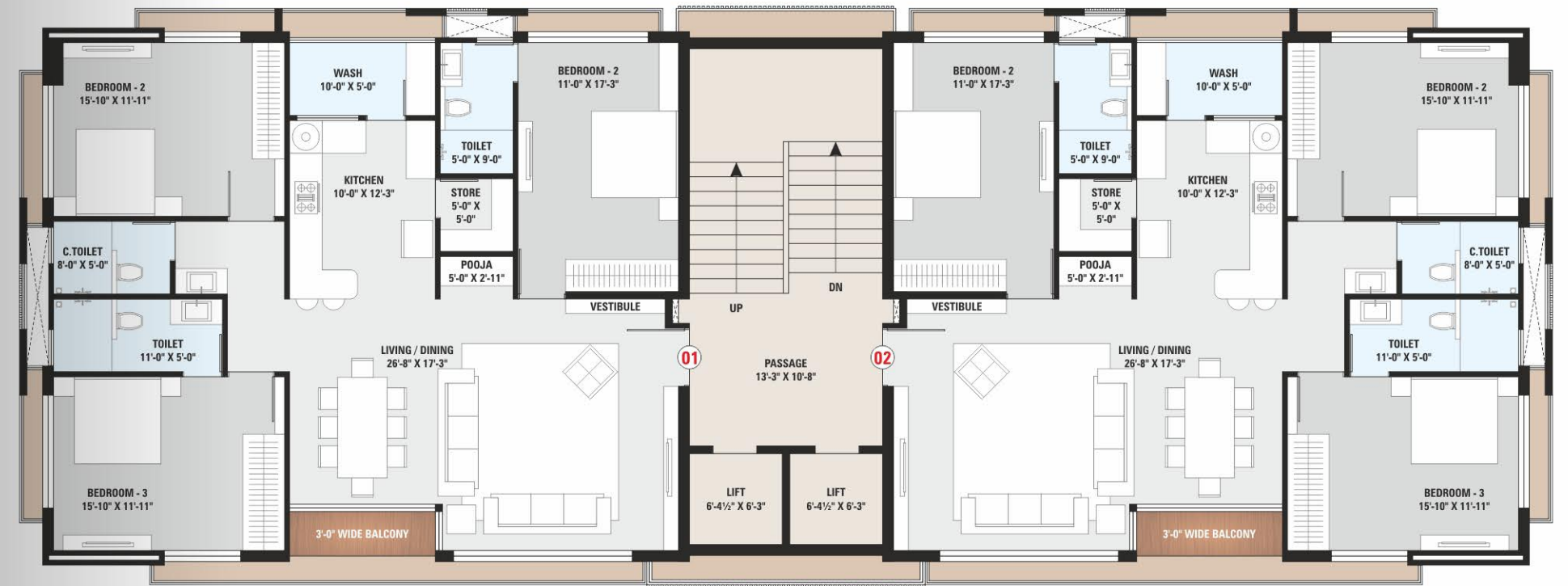
The spacious floor plans offer adequate natural lighting, while multiple balconies provide stunning views of the surrounding landscape.



BUILDING B TYPICAL FLOOR 



it also has modern kitchenette with maximum storage space and comfortable bedrooms decorated with exquisite fixtures and fittings to match your taste and lifestyle.



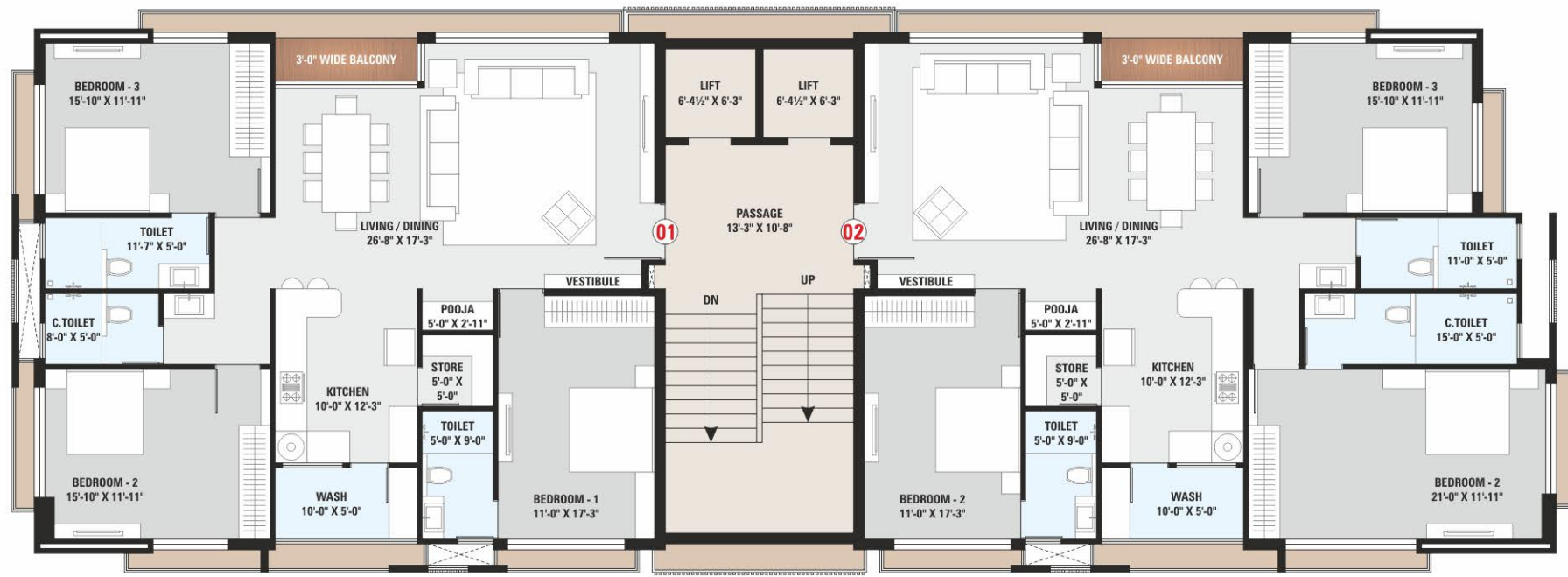
BUILDING C & D TYPICAL FLOOR 

BUILDING E TYPICAL FLOOR 

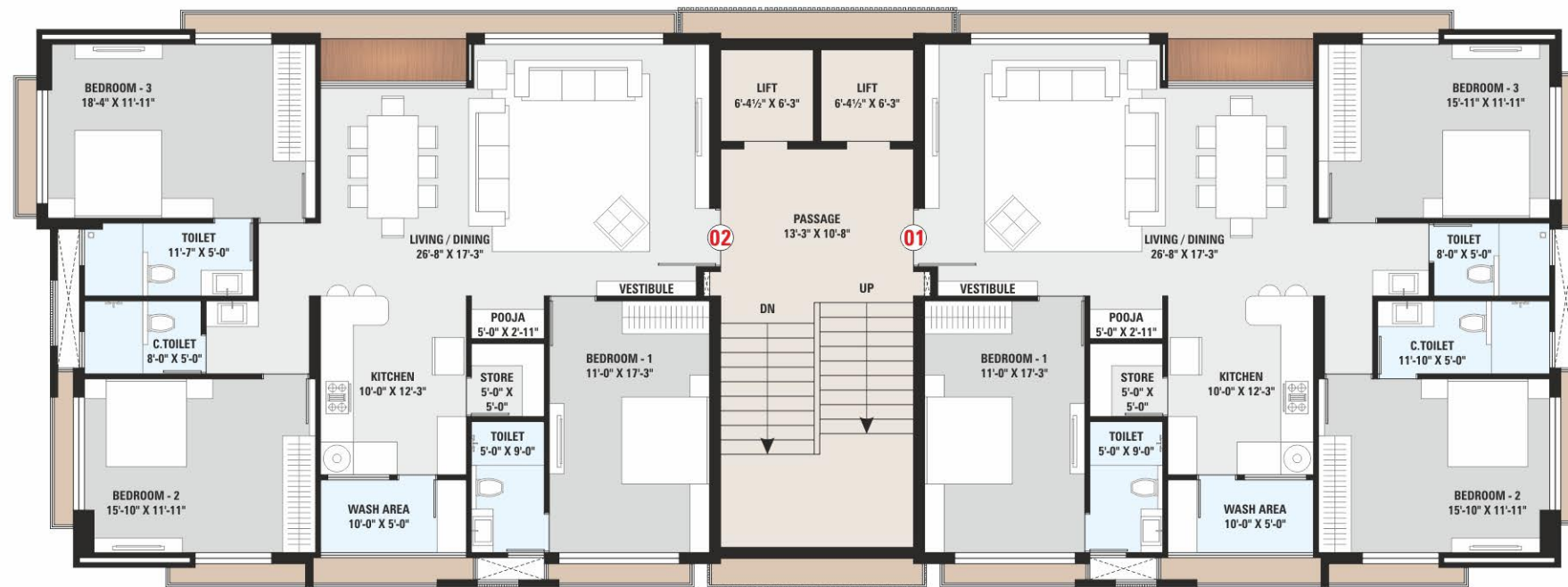


BUILDING F TYPICAL FLOOR 





BUILDING G TYPICAL FLOOR 



BUILDING H TYPICAL FLOOR 



Specifications



■ Flooring

- Italian marble in Living, Dining & Kitchen area.
- 32" X 64" Vitrified tiles in all bed-rooms.
- 2' X 4' Vitrified tiles in all toilet-bathrooms.

■ Bathrooms

- Flooring with designer granamite / vitrified tiles.
- Superior quality designer wall tiles.
- Branded C.P. bath fittings and other sanitary ware.

■ Electrical work

- Sufficient points with branded modular switches and MCB in 3 phase concealed ISI copper wiring.

■ Internal & External Finishes

- Internal smooth finished mala plaster.
- All external walls are finished with weather shield paint.

■ Kitchen

- Superior quality designer granite stone finished platform with S.S sink.
- Super quality designer wall tiles upto lintel level on wall above the platform.

■ Door

- Veener finished heavy main door provided.

■ Windows

- Aluminum anodized or powder coat framing window with glass(ISI).

■ Others

- Allotted car parking.
- 11'-0" Ground level height.
- Surrounding S.S railing with toughen glass providing in all balcony area.
- 2 lifts.
- 2 flats on each floor.



Elevate your lifestyle

Immerse yourself in the splendor of our exquisite 3 & 4 BHK apartments, featuring a stunning night view, in the prestigious Rolex Premium Project.




Site Address:
 ROLEX TOWER, Beside Swapna Sangini, Opp. Soham Heights & Ratna Jyoti, VIP road, Surat-395007

Office address:
 S-7, 4th floor, VIP Plaza, Beside Shyam Baba Temple, Vesu, Surat.

Phone: 89808 08068 | **Email:** info@avantisgroup.co.in | **website:** www.avantisgroup.co.in

RERA Reg. No.: PR/GJ/SURAT/SURAT CITY/SUDA/MAA11810/220523 | **website:** www.gujrerar1.gujarat.gov.in

Architect  Sanjay Josshi	Structure  ER. JALIL A. SHEIKH	MEP CONSULTANT PDA	Landscape  DESIGN CELL
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- Terms & Conditions**
- Purchaser shall bear the following expenses charges additionally.
 - Stamp duty, registration fees or any other levies for registration of sale deeds.
 - Service tax, GST and any other taxes levied in future by government.
 - Electric meter and SMC charges.
 - Advocate's fee for registration / documentation charges.
 - External charges or modifications not permitted, in any circumstances.
 - An outdoor unit of split air-conditioner is to be positioned according to the space provided by developer.
 - The rights to alter the plan fully or partly or specifications or amenities mentioned are received with developer.
 - Plans of various floor indicated are graphic representation only. Kindly do not scale.
 - The brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document.
- * Subject to Surat Jurisdiction only.

Please Note:
 The computer generated visual images shown in this brochure / booklet or website includes artist's impression of the property only. The actual design of the property may vary from, and may be inconsistent with such representation. All the elements, objects treatments, materials, equipments & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form part of the amenities, feature or specification of our final product.