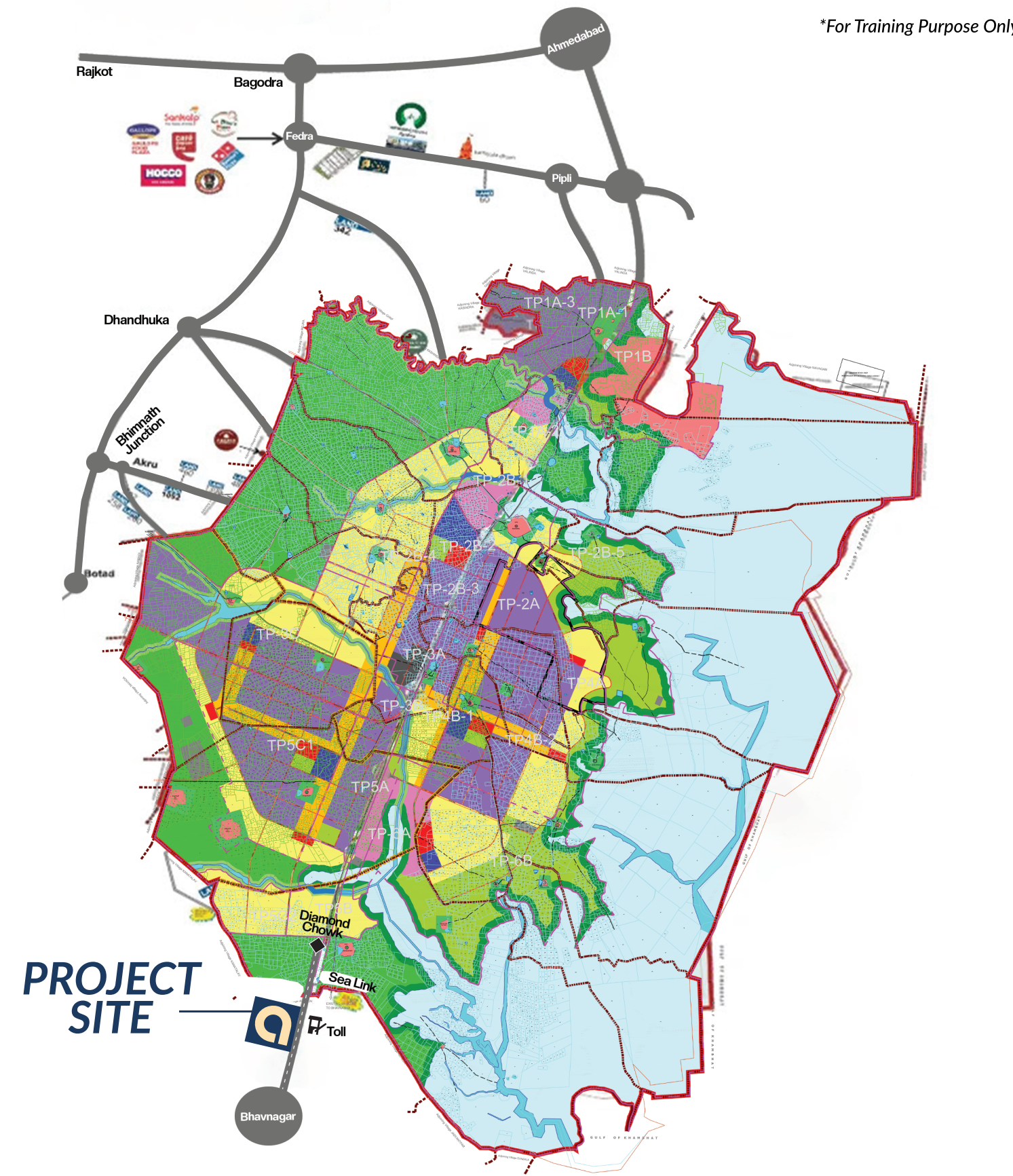


Avnii Villas brings to you a modern residential township in Dholera SIR. One of India's fastest-rising investment destinations. Spanning 22 acres of well-planned land, it features spacious 500-1000 sq. yd. plots, premium amenities, including a clubhouse and a serene temple, along with lush green surroundings.

Whether you're planning your dream home or a smart investment, Avnii Villas is crafted to elevate lifestyle and unlock long-term value.



*For Training Purpose Only

- It City - 5 mins
- Bhavnagar - 20 mins
- Dholera Airport - 25 mins
- Railway Station - 10 mins
- Diamond Chowk - 3 mins
- Lethal Heritage Culture - 40 mins

Email: info@avniiinfra.com | Website: avniiinfra.com | Contact Info: +91 75728-00005
 Address: SCO 1A, 3rd Floor Sagar Ratna, Sec 66 A, Airport Road, Mohali.

Disclaimer: The information provided is believed to be accurate but is subject to change. The developer reserves the right to modify project details. Images and plans are for illustrative purposes only and may not represent final designs.



Experience the Future of *Smart Living* in **DHOLERA**



Build Your Future in India's
SMARTEST ADDRESS



World's Largest infrastructure project



Dholera is emerging as one of India's largest and most ambitious smart cities, a planned urban hub spanning 920 sq. km, nearly 20% larger than Singapore. Much like Gurgaon or Dubai, Dholera is creating its own identity with future-ready infrastructure, advanced connectivity, and world-class industrial development. As a key node of the DMIC corridor, land values here have already seen 3X appreciation in the last 5 years and are projected to grow up to 4X in the next 4-5 years, positioning Dholera among the most promising cities of tomorrow.



PM Narendra Modi's latest announcement on Dholera

Recently, Prime Minister Narendra Modi highlighted Dholera's strategic importance during a major visit to Gujarat, where he inaugurated and laid the foundation stones for development initiatives worth over ₹34,200 crore across the state, and specifically undertook an aerial survey of the Dholera Special Investment Region (DSIR) — underscoring its role as a future-ready industrial and smart city hub built around sustainable infrastructure and global investment. His engagement signals continued central support for Dholera's accelerated development as a key economic and urban growth engine in India.



Why Dholera?

Dholera SIR — A Government-Backed Investment Destination

Dholera SIR stands for Dholera Special Investment Region, a government-planned mega development created to drive industrial, residential, and smart city growth. What makes it truly unique is its fixed ownership structure — 51% investment by the Government of Gujarat and 49% by the Central Government, a framework that cannot be altered in any manner. Developed under the Delhi-Mumbai Industrial Corridor (DMIC), Dholera SIR follows independent planning regulations, fast-track approvals, and world-class infrastructure standards, ensuring long-term stability, transparency, and sustainable urban development.

UPCOMING TOP BRANDS IN DHOLERA



International Airport



Artificial Riverfront



ABCD Building



World's Largest Solar Plant (900 Megawatts)



ReNew Manufacturing Power Plant

SITE PLAN



AMENITIES CURATED FOR A REFINED LIFE

- Gated & Secured Community
- Daily Need Shops
- 24x 7 CCTV Security
- Led Street Lights
- Badminton Court
- Skating Rink
- All in One Clubhouse
- Jogging & Walking Track
- Open Air Theatre
- Open Air Gym
- Kids Tunnel Fountain
- Sand Pit
- 40 to 60 ft. Wide Internal Roads
- Gazebo
- Pergola
- Ample Parking Space
- Pickle Ball Court
- Mandir
- Kids Play Area
- Yoga & Meditation Area
- Pool Area