

A project by



ABODE
DEVELOPERS



No. P01100004789



ABODE AAHWANAM

A TRADITION OF TRUST

2 & 3 BHK
GATED COMMUNITY

LUXURY APARTMENTS
@ AMEENPUR





Premium Gated Community
in 2 Acres & 4.5 Guntas



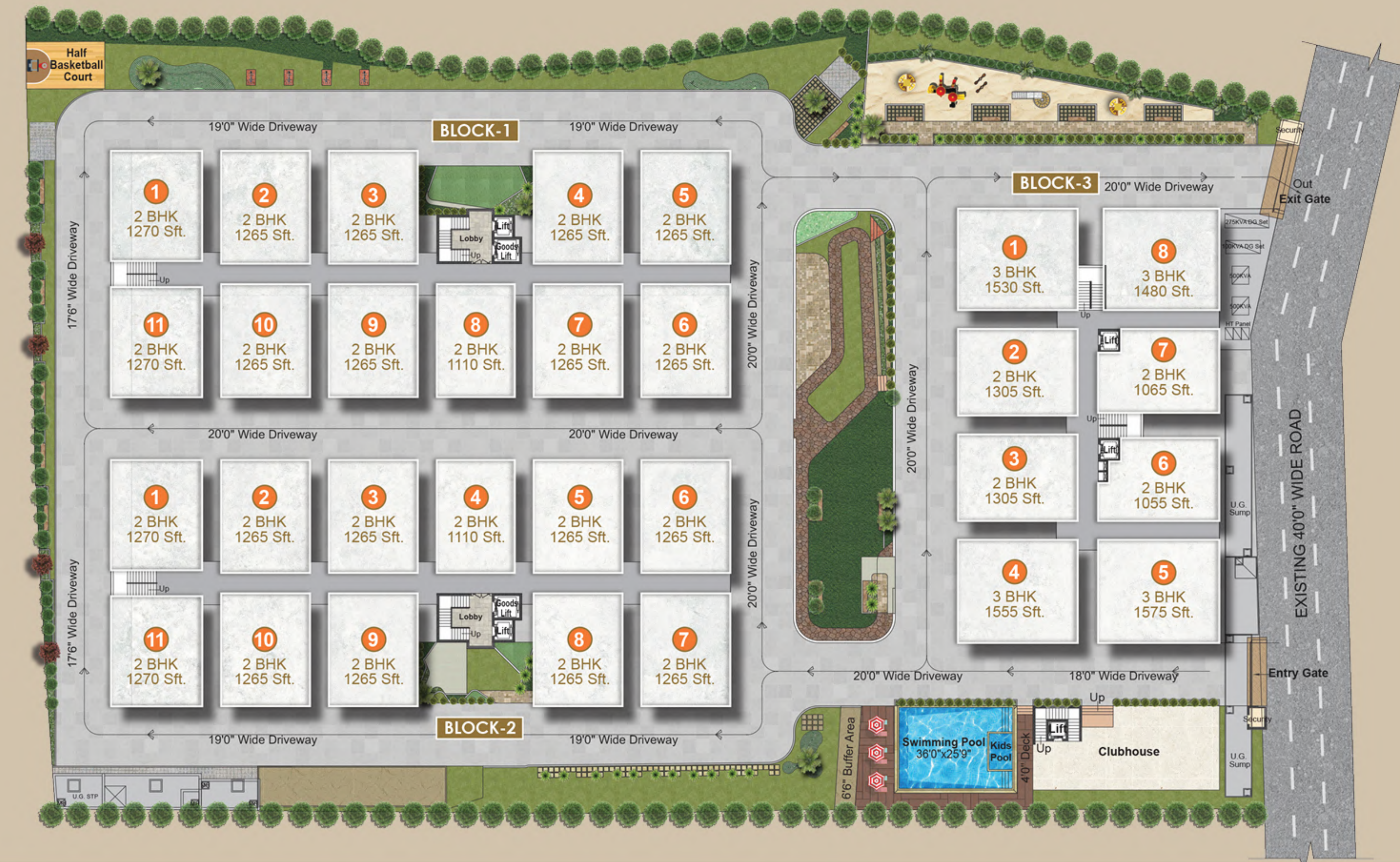
BRACE YOURSELF FOR A GRAND NEW LIFE.

If you have always wanted to appreciate the finer facets of life, at Abode Aahwanam, we are here to make that possible for you. We believe no matter what one's stature and idea of stylish living is, there comes a home that's made for them. There comes a home that has it all to fulfill their expectations and one that fits their scheme of things. Abode Aahwanam is one such home. So ladies, gentlemen and children – get ready for a grand new life.



MASTER PLAN

**ABODE
AAHWANAM**
A TRADITION OF TRUST



KEY PLAN



Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Type	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	East	East	East	West	West	West	West	West	West
Saleable Area (SFT)	1270	1265	1265	1265	1265	1265	1265	1110	1265	1265	1270

EXPERIENCE THE CHEER
OF WONDERFUL LIVING.

Abode Aahwanam is a quiet residential planned in 2 BHK and 3 BHK variants in luxurious settings. With homes ranging in sizes from 1110 sft to 1575 sft of space, it's quiet the community interspersed with facilities like a vast play area, badminton court, tot-lot. Come find your home in this set-to-be-cheerful residential community.



TYPICAL FLOOR PLAN | BLOCK-1



TYPICAL FLOOR PLAN

BLOCK-2

KEY PLAN



Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Type	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	East	East	East	East	West	West	West	West	West
Saleable Area (SFT)	1270	1265	1265	1110	1265	1265	1265	1265	1265	1265	1270



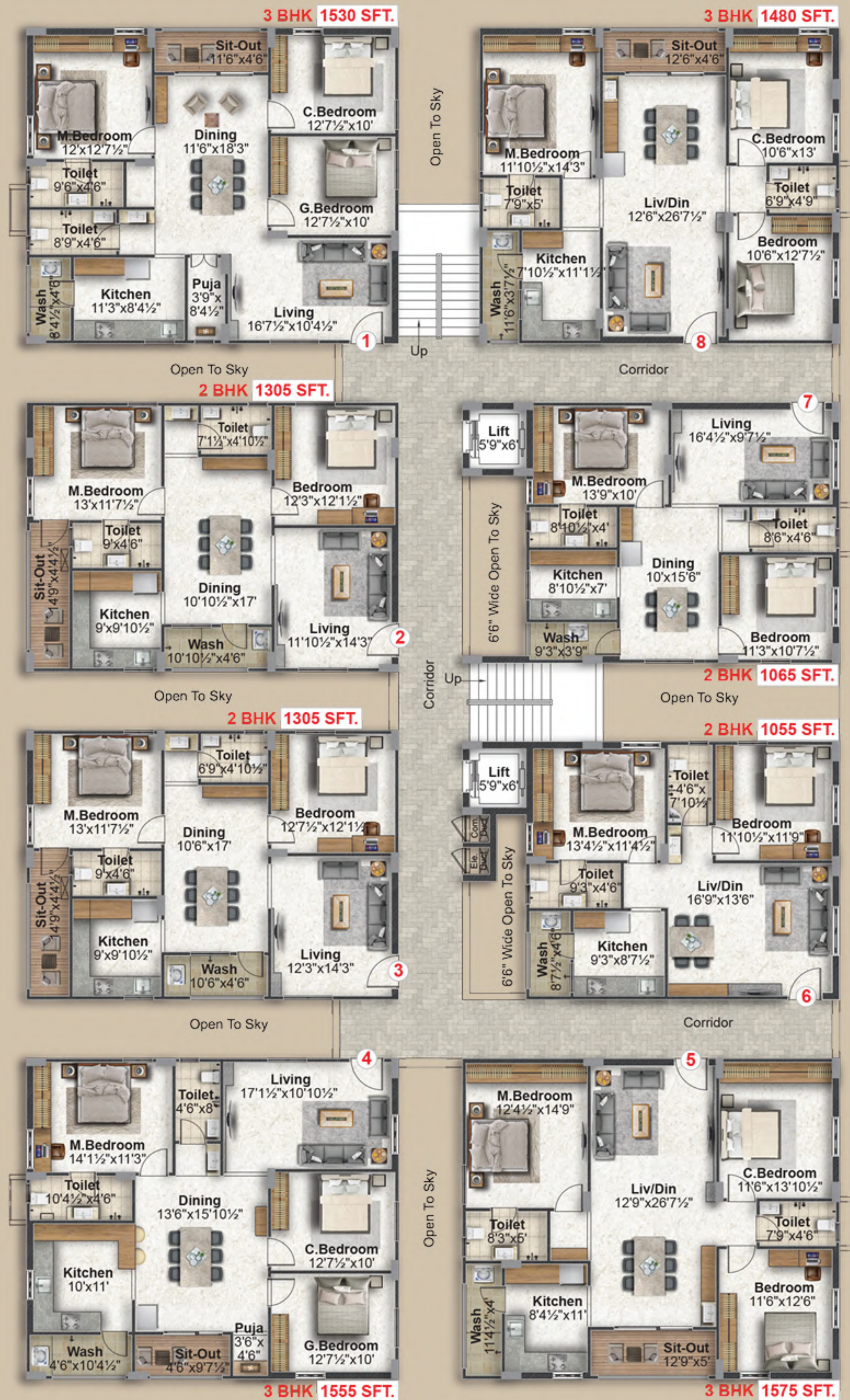
FOR THOSE BLESSED
TO LIVE WITH PRIDE.



TYPICAL FLOOR PLAN
BLOCK-3

Area Statement

Flat No.	1	2	3	4	5	6	7	8
Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Facing	East	North	North	West	West	East	West	East
Saleable Area (SFT)	1530	1305	1305	1555	1575	1055	1065	1480



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STRUCTURE

RCC-framed structure.



SUPER STRUCTURE

External & internal walls with Karimnagar red bricks. Elevation with AAC blocks with joint mortar.



PLASTERING

Two coats of smooth internal plastering and two coats of external plastering with water-proof cement compound.



FLOORING

Johnson / Nitco or equivalent Nano finish 800mm X 800mm vitrified tiles for hall, bedrooms, dining, kitchen and balcony.



KITCHEN

Khammam black granite counter-top with stainless steel sink. 2' height wall tile dado above counter top.



MAIN DOOR

Indian teakwood door frame section of 5"x3" and flush door with both sides veneer with polish and brass fittings with Godrej locking system.



INTERNAL DOORS

Indian teakwood door frame section of 4"x3" and flush door with both sides veneer with polish and brass fittings with good quality cylindrical locks system.



WINDOWS

Good quality UPVC sliding shutters mosquito mesh with three-track provision and designer MS painted grills of 10mm square rod.

SPECIFICATIONS



PAINTING

Asian Premier Emulsion for inner walls with Birla Putty finish, elevation sides with texture, Apex paint, Rain Guard for other exterior walls.



ELECTRICAL

Concealed PVC pipes and industry-standard copper wiring. Legrand or equivalent modular switches and MCBs. Provision of adequate points of AC in bedrooms, geyser provision in toilets. 15 Amps sockets for chimney, microwave oven, mixer grinder, refrigerator in kitchen, lights, fans, calling bell, TV, telephone, internet and intercom facility. Inverter wiring for total flat for fans and lights, TV and mobile phone charging socket. LED Lighting for all common areas.



LIFTS

8-passenger capacity and service lift of standard-make with auto-close doors with rescue device provided.



SECURITY

CC cameras in security, entrance, corridors. Solar fencing, Intercom facility.



TOILETS

Johnson, Nitco or equivalent anti-skid concept ceramic tiles for flooring and walls up to 7' (door top level) with good quality water-proofing treatment for all toilets.



WATER SUPPLY

Bore-water for general purpose will be supplied through sump and overhead tanks. Hot water supply for master and children room toilets through geyser provision.



PLUMBING

All water pipelines of Sudhakar or equivalent CPVC pipes, PVC pipes for waste water, and CP fittings of Jaquar or equivalent. Diverters with health faucets in the bathrooms.



SANITARY

Hindware or equivalent (single-piece white) sanitary fittings. EWC for all toilets, EINC for attached toilets.



COMMON EXTRAS

Kirloskar sound-proof generator, transformer, 3-phase power connection panel board, drainage and car parking area with designer paving tiles. Solar-fencing system all around the compound wall. SS pipe railing at balconies and staircase. Granite flooring with corridors and staircase. False ceiling in all corridors.



NOTE

- 1) Registration Charges, GST, and any other taxes applicable as per government norms to be borne by customers only.
- 2) Those desiring to alter / modify shall inform the same at the time of booking only. Changes will only be considered as per technical feasibility and site conditions.

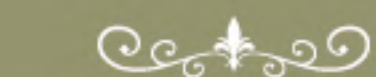


Ground+3
Club House 11,000 SFT



ABODE AAHWANAM

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LEISURE AND
PLEASURE,
BOTH GO HAND
IN HAND.

Abode Aahwanam is a community of bonding, joy, pleasure and a lot of leisure. It has beautiful options to make life full of fulfilling experiences. Moreover, it has features keeping in mind environmental conservation as well.



Stilt +5 Floors

CLUBHOUSE AMENITIES

GROUND FLOOR

YOGA & MEDITATION
RECEPTION
SWIMMING POOL, KIDS POOL

FIRST FLOOR

BANQUET HALL
DINING AREA

SECOND FLOOR

GYMNASIUM
INDOOR GAMES

THIRD FLOOR

LIBRARY
CRECHE
CONFERENCE
GUEST ROOMS



AMENITIES & FEATURES

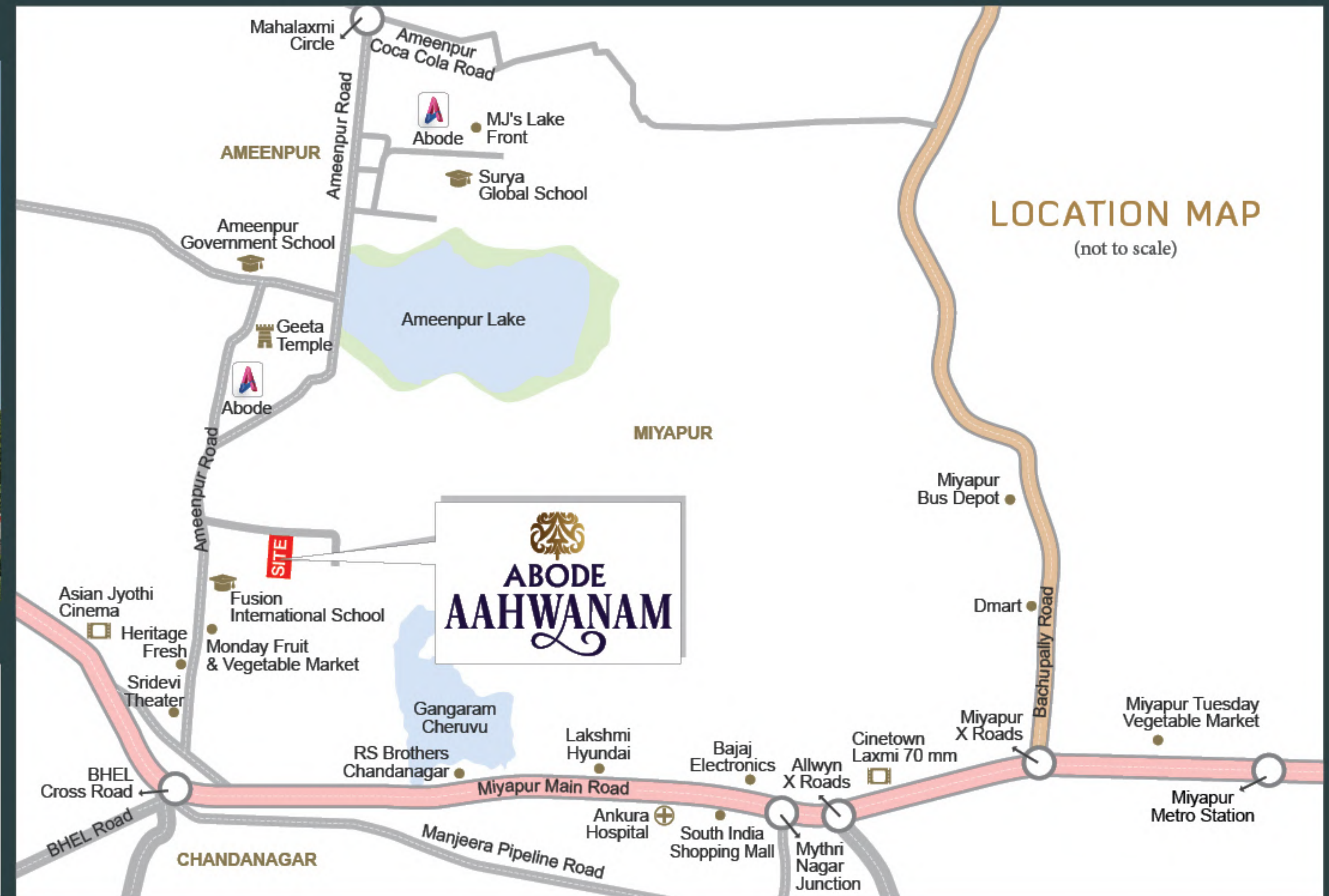
- | | | |
|--------------------------------|-----------------------------|-----------------------------------|
| ■ Swimming Pool with Baby pool | ■ Tot-lot | ■ Solar-fencing |
| ■ Greenery / Landscaping | ■ 100% Vaastu | ■ CCTV with 24x7 Security |
| ■ Children's Play Area | ■ Power back-up Generator | ■ Intercom Facility |
| ■ Elders' Sitting Area | ■ Club House | ■ Rain Water Harvesting Pits |
| ■ Walking Track | ■ Good Cross-ventilation | ■ Sewage Treatment Plant |
| ■ Half Basketball Court | ■ Good Quality Construction | ■ Car Parking with Wide Driveways |
| | ■ Security Room | |

ONGOING PROJECT



ABODE MJ LAKEVIEW @ AMEENPUR

MAKE EVERY JOURNEY
WITH EASE AND COMFORT.



ABODE DEVELOPERS

Plot No. 169/32, Citizen Hospital Road,
Opposite Line Bata Showroom,
Beside Kidzonia School, Nallagandla,
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Website: abodegroups.com

Cell: 63037 08646, 63037 08647

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Ameenpur, Telengana



SCAN FOR
WEBSITE



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Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

Home loans arranged subject to eligibility of buyers.

