



TRULY
DELIGHTFUL.

TRULY
BEAUTIFUL.



NO. P01100005069

ABODE ARAVINDAM

NURTURE EVERY BLISS

A project by



ABODE
CONSTRUCTIONS

2 & 3 BHK
PREMIUM GATED COMMUNITY APARTMENTS
TELLAPUR





567 Total Flats
2 & 3 BHK Only

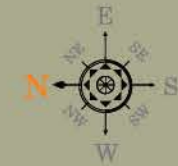
TRULY
ENCHANTING.
TRULY
ENLIVENING.

Step into a residential community that brings to you the most amazing experiences of making through life's journeys. Come on over to Abode Aravindam.



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MASTER PLAN



LOW-DENSITY
HIGH OPEN SPACE



Premium
Gated Community
in 5.27 Acres

KEY PLAN

The key plan illustrates the layout of the proposed development. It features five blocks of townhomes, each with 12 units (3 units per row, 4 rows per block). Block-1 is located at the bottom left, Block-2 is above it, Block-3 is above Block-2, Block-4 is at the top left, and Block-5 is at the bottom right. An Amenity building (3 + 4 Floors) is located between Block-3 and Block-4. The plan also shows a central green space with a playground, a pool, and a tennis court. Access roads and a 40' wide drive way are indicated. The site is bounded by an existing 40' wide road on the bottom and right sides.



TYPICAL FLOOR PLAN

BLOCK-2



Area Statement

Flat No.	Type	Facing	Saleable Area (SFT)
1	3 BHK	East	1750
2	2 BHK	East	1350
3	2 BHK	East	1350
4	2 BHK	East	1350
5	2 BHK	East	1350
6	2 BHK	East	1350
7	3 BHK	East	1750
8	3 BHK	West	1750
9	2 BHK	West	1350
10	2 BHK	West	1350
11	2 BHK	West	1350
12	2 BHK	West	1350
13	3 BHK	West	1500



KEY PLAN

TYPICAL FLOOR PLAN

BLOCK-3

Area Statement

Flat No.	Type	Facing	Saleable Area (SFT)
1	3 BHK	East	1750
2	2 BHK	East	1350
3	2 BHK	East	1350
4	2 BHK	East	1350
5	2 BHK	East	1350
6	3 BHK	East	1750
7	3 BHK	West	1750
8	2 BHK	West	1350
9	2 BHK	West	1350
10	2 BHK	West	1350
11	3 BHK	West	1750



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TYPICAL FLOOR PLAN

BLOCK-4



Area Statement

Flat No.	1	2	3	4	5	6
Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	East	West	West
Saleable Area (SFT)	1825	1350	1350	1825	1710	1575





KEY PLAN

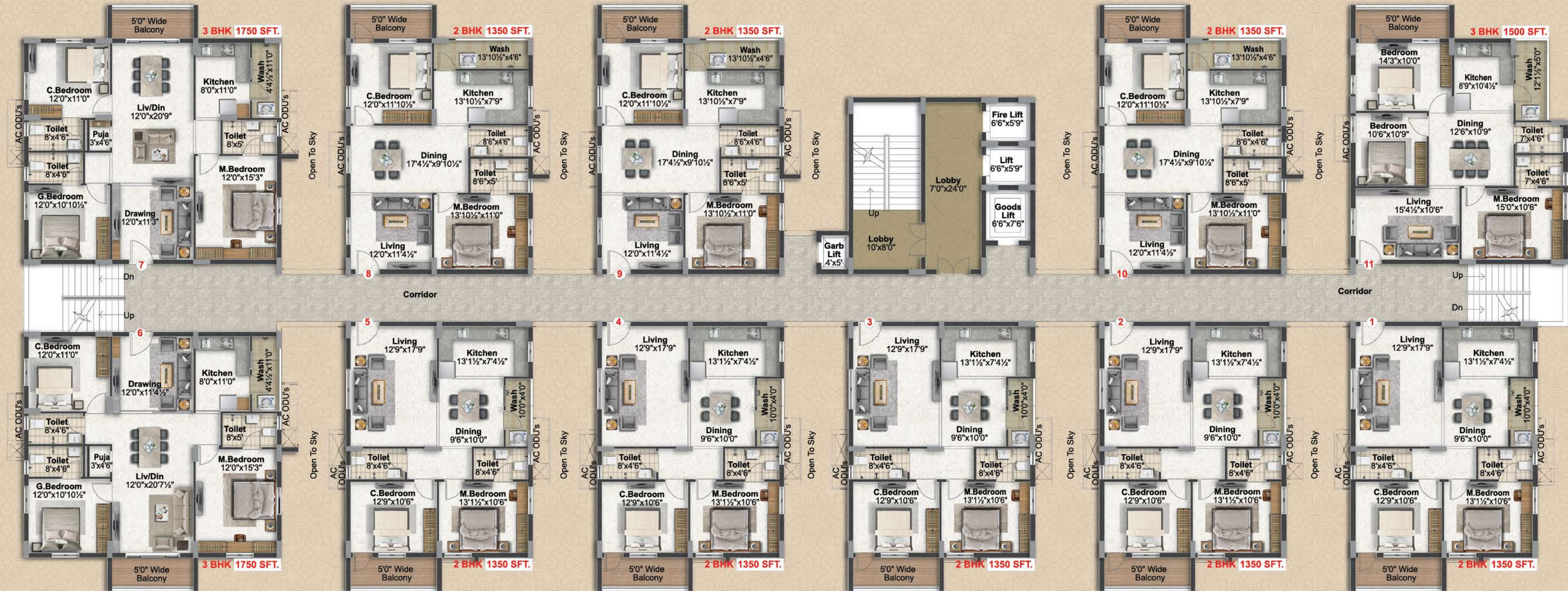
Area Statement									
Flat No.	1	2	3	4	5	6	7	8	9
Type	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Facing	East	East	East	East	East	West	West	West	West
Saleable Area (SFT)	1755	1350	1350	1350	1825	1825	1350	1350	1755



TYPICAL FLOOR PLAN BLOCK-5



TYPICAL FLOOR PLAN BLOCK-6



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	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
Facing	East	East	East	East	East	East	West	West	West	West	West
Saleable Area (SFT)	1350	1350	1350	1350	1350	1750	1750	1350	1350	1350	1500



TRULY EXPANSIVE. TRULY PRIVATE.

With a plethora of homes inside the residential community, each home is segregated by spaces that ensure no common walls between any two flats, despite there being numerous flats in this entire vast premises.



ABODE ARAVINDAM

NURTURE EVERY BLISS



Ground+4
Clubhouse
25,000 SFT

TRULY ADJACENT.
TRULY CONVENIENT.



CLUBHOUSE AMENITIES

GROUND FLOOR
Multipurpose Hall
Entrance Lobby
Dining

FIRST FLOOR
Yoga Zone
Kid's Studio
GYM

SECOND FLOOR
Indoor Games
Baby Care

THIRD FLOOR
Conference
Library
Salon
Beauty Parlour / SPA, Steam

FOURTH FLOOR
Preview Theatre
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 | ■ Clubhouse | ■ Rain Water Harvesting Pits |
| ■ Walking Track | ■ Good Cross-ventilation | ■ Sewage Treatment Plant |
| ■ Badminton Court | ■ Good Quality Construction | ■ Car Parking with Wide Driveways |
| | ■ Security Room | |



TRULY RECREATIONAL. TRULY ENTERTAINING.

Abode Aravindam is an all-encompassing community that has an amazing set of amenities and features. In the true sense of the word, it has everything from ways that can enable peace to pleasure.





TRULY ADJACENT.
TRULY CONVENIENT.



**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 a waterproof 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 countertop with a stainless steel sink. 2' height wall tile dado above countertop.

**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"x 3" 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 a three-track provision and designer MS painted grills of 10mm square rod.

**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 waterproofing 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. Black granite countertop washbasin in master toilet and dining area.

**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.





TRULY
ADJACENT.
TRULY
CONVENIENT.

Abode Aravindam is located in Tellapur and that means you will be close to a number of places you will want to stay beside. In other words, the essentials of life like work, education, healthcare, entertainment, eating and many more other options.



ABODE
CONSTRUCTIONS

ABODE CONSTRUCTIONS

Plot No. 169/32, Citizen Hospital Road,
Opposite Line Bata Showroom,
Beside Kidzonia School, Nallagandla,
Serilingampally, Hyderabad-500019.
Website : www.theabodearavindam.com

63668 70029

Site Address:

Survey 395, Mayfair Villa Road, Tellapur

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MEP Consultants



Ph : 9701001193
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Landscape Architects



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Mas Sai Building | First Floor |
Madhapur | Hyderabad | Pin 500080.

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.

Exclusive
Marketing Partner
ceyone
Agent RERA No.: A02200002211

Home loans arranged subject to eligibility of buyers.

