

Absolute bliss



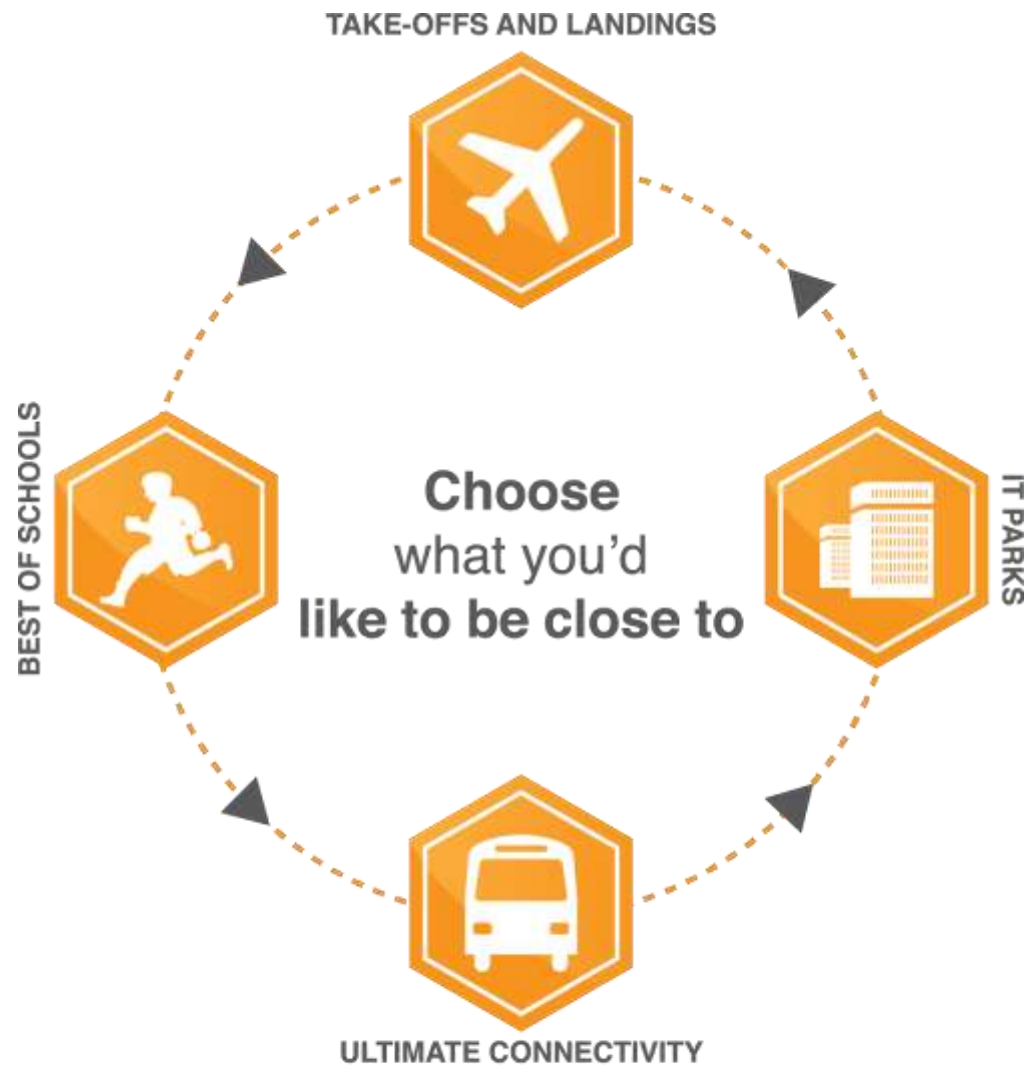
Abodh
Absolute Bliss
Near Manyata Tech Park

Ready to occupy

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If you answer 'yes' to everything,
welcome to Abodh.

Abodh Valmark

- **Luxurious home** located close to all you need, a living space, which offers grace with convenience and comfort with style. **Close to the city**, yet tucked away to escape the non-traffic and choking dust
- Abodh Valmark is an exclusive residential apartment complex located in **Hebbal**, the fast developing area of North Bangalore
- Abodh Valmark is located on 2.9 acres, housing 8 blocks comprising of 2 & 3 BHK units totalling 200 homes built on G+ 6 floors and ranging from 1310 sft to 1844 sft
- Abodh Valmark is **ready to occupy**, the flats are designed to provide absolute happiness to all its residents
- Located to close to **Manyata Tech Park** on Hebbal Ring Road

Elevation

Already home to many
happy families



Actual shot

The Address



Key Distances:

1.2 kms from Manyata Tech Park | 6 kms from Kirloskar Business Park

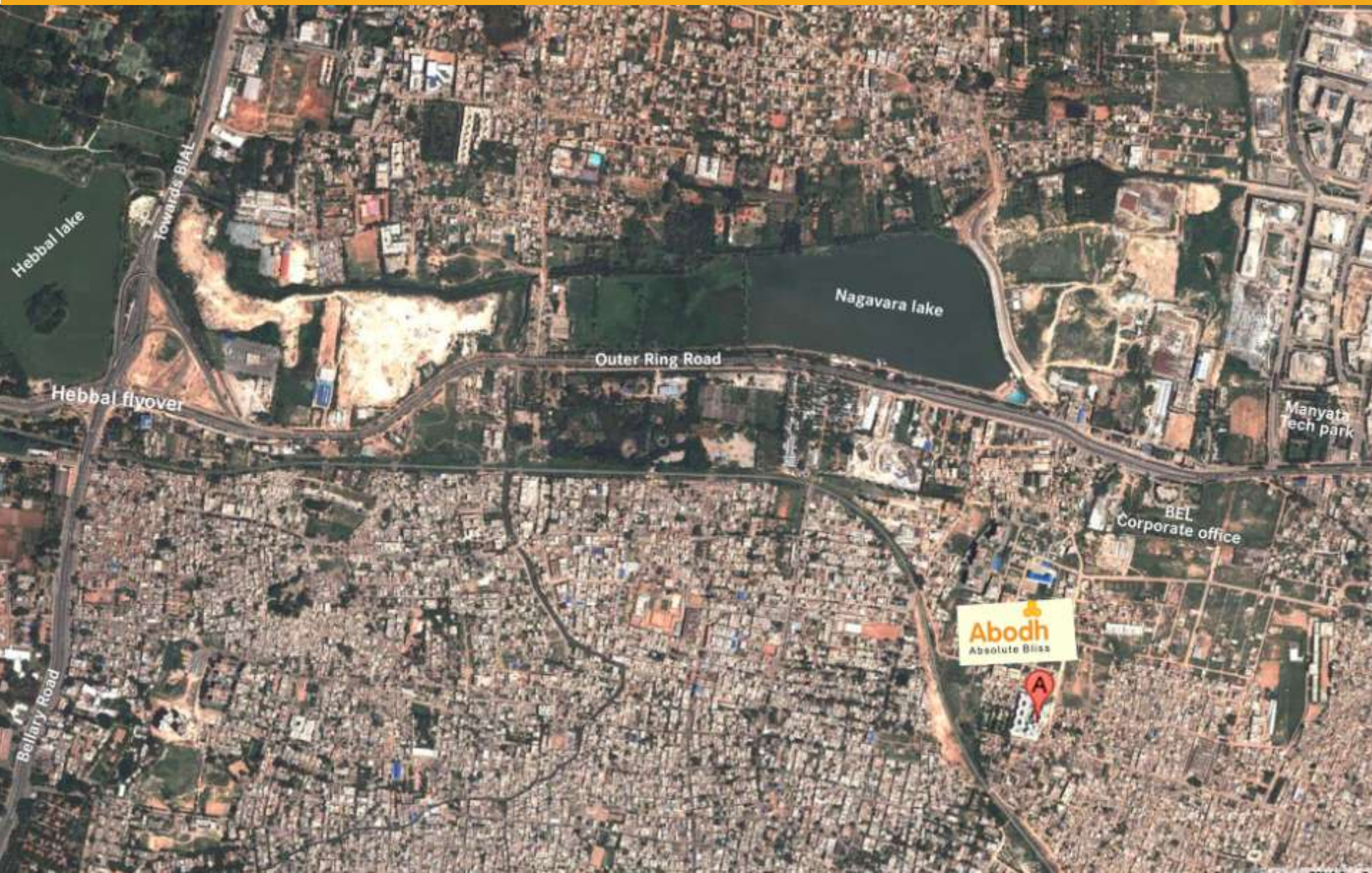
2.8 kms from Hebbal Flyover | 19 kms from Bangalore International Airport | 10 kms from Vidhana Soudha | 10 kms from M.G Road

8 kms from City Railway Station | 11 kms from KR Puram Station | 7 kms from Cantonment Station

Location Advantages

- Located diagonally opposite **Manyata Tech Park**, the biggest software Tech Park in North Bangalore.
- Easy accessibility to **Bangalore International Airport &** to all 4 Quadrants of **Bangalore** through Outer Ring road.
- Close proximity to **elevated expressway**, connecting the city and the Bangalore International Airport.
- **Near by education institutions** – Ryan International School, Canadian International School, Vidhya Shilpa Academy, Delhi Public School, Vidyaniketan School, Sindhi School Trio World School, HKBK College, Kristu Jayanthi College, Adarsh Presidency College
- Easy access to state of the art **medical centers** like Columbia Asia Hospital, Baptist, etc..
- **Near by sports, leisure & recreation, dining options** – Esteem Mall, Horse Riding schools – Princess Academy, Go Karting – Freeway 19 – Palace Ground, Patels Inn – R.T.Nagar, Indoor Sports Arena – XLR8 on Hennur Main road, Angsana Oasis Spa & Resorts

Google Earth



Master Plan



Actual shots



Pool Side View



Park Side View



Kids at Pool



Children Play Area



Children Play Area



Living Room



Master bedroom



Kids bedroom



Kitchen

Amenities

Clubhouse | Gymnasium | Swimming Pool | Indoor Games | Children's Play Area | Multi-purpose Hall | Exquisite Landscaping | Visitors Parking | Mini Amphitheater

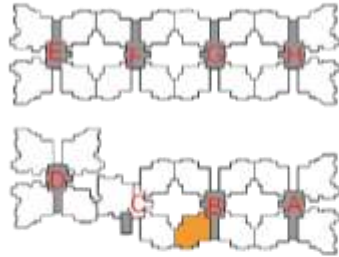


Floor Plan – 2 BHK

2 BHK Type-B B2

Saleable Area - 1310 sq.ft.

Floors - Ground to Five



This detailed floor plan shows a 3-bedroom apartment with a wide balcony and a lift. The layout includes:

- LIFT:** 6'0" X 6'0"
- DUCT:** Located near the lift and in the utility area.
- LOBBY:** 12'0" X 5'6"
- LIVING:** 12'0" X 16'9"
- DINING:** 12'0" X 12'10"
- KITCHEN:** 12'0" X 8'0"
- UTILITY:** 6'6" X 5'0"
- WIDE BALCONY:** 6'0" X 11'18"
- CHILDREN BEDROOM:** 11'0" X 12'2"
- MASTER BEDROOM:** 12'0" X 14'0"
- GUEST BEDROOM:** 12'0" X 13'0"
- BATHS:** Includes a main bathroom (B.T. 8'0" X 5'0"), a guest toilet (G. TOILET 8'0" X 5'9"), and a master toilet (TOILET 8'0" X 5'9").
- CL.:** 5'0" X 5'0"

The plan also features a north arrow pointing towards the top right.

Specifications

Structure:

RCC framed seismic II compliant structure l Solid Concrete Block Masonry l All internal walls are smoothly plastered with lime rendering.

Flooring:

Vitrified Tiles for Living, Dining & Bedroom l Ceramic Tiles Toilets l Ground Floor Lobby Area and Staircase – Combination of Marble and Granite l Higher floors Lobbies and Staircase Combination of Kota or equivalents.

Doors :

Main Door – Teak Wood Frame with designer BST doors finished in Melamine Polish on both sides l Internal Doors Hard Wood Frame with flush doors painted both sides.

Windows :

Powder coated Aluminium / UPVC sliding windows with plain glass in three tracks with mosquito mesh.

Kitchen :

Provision of plumbing points for sink and electrical points to accommodate modular kitchens l Granite kitchen platform with stainless steel sink will be provided on request otherwise kitchen will be designed to suit modular kitchen. (Only electrical/plumbing points will be provided)

Specifications

Electrical :

5 KW power for 3 BHK Unit and 4 KW power for 2 BHK Unit 1 One ELCB for the flat and one MCB for each room provided at the main distribution box within each flat 1 Elegant Modular Switches 1 TV points in Living Room and Master Bedroom 1 Telephone Point in Living and Master Bedroom.

Painting:

Interior – Oil Bound Distemper Painting 1 Exterior – Exterior Cement Based / Emulsion Paints.

Plumbing and Sanitary ware :

Sanitary ware of branded make with Wall Mounted EWC 1 Wash Basin with Granite Counter in Master Bedroom 1 CP Fittings of branded make.

Lifts :

Two suitable elegantly designed automatic lifts per block of 8 and 15 passengers capacity.

Approvals & NOCs



1	BBPM Sanction No.J.D.T.P/LP NO.90/2009/2010.(BBMP APPROVED)
2	Airport Authority of India-464/08 (BG: 88/08)
3	BWSSB/CE(M)/ACE(M)I/TA-9/2312/2008-09.
4	Director General of Police & Director, Karnataka Fire & Emergency Services -GBC (1)208/2008
5	Karnataka State Pollution Control Board-PCB/413/CNP/08/H-174
6	Ministry of Environment & Forest-SEIAA: 209CON; 208

Contact information

Umesh – 96206 76776 | Siddarth – 96202 12393



Corporate Address:

10th floor, The Residency, #133/1, Residency Road, Bangalore – 560 025

Email: sales@valmark.in | SMS<VALMARK ABODH> to 56767 | www.valmark.in

Site Address:

S.No 35/13, Nagavara Village, kasaba Hobli, Behind BEL Office, Bangalore – 560 032

For route map and drive-through video, log on to www.valmark.in/Ongoing/abodh.html



Scan this QR code
to know more about
Abodh Valmark



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