

ABHÉE
nakshatra
2 & 3 BHK LUXURY APARTMENTS

LIVE HAPPY.
BREATHE EASY.

FIND YOUR COMFORT ZONE, CLOSE TO WIPRO SEZ.



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2 & 3 BHK LUXURY APARTMENTS

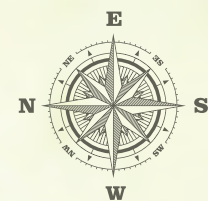
Happiness, comfort, and Sarjapur Road.

Sy. No 77, Mullur Village, Varthur Hobli, Opp. Wipro SEZ, Sarjapur Road, Bangalore - 560 087



Happiness, comfort, and Sarjapur Road.

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key plan

not to scale

Legends

- | | | | |
|------------------------|-----------------------------|-------------------------------|------------------------------|
| A Entrance/Exit | E Party Hall | I Badminton Court | M Garden |
| B Road | F Gym | J Swimming Pool | N Senior Citizen Area |
| C Drive Way | G Mini Cricket Pitch | K Jogging Track | |
| D Lawn Area | H Tennis Court | L Children's Play Area | |

City - living - simplified!

Connect to the lifestyle of your dreams with ease. Enjoy a world of fabulous features all in the stress-free location of Sarjapur Road.

Work, health, education, or recreation - live close to all your needs & wants. And what's more? The Outer Ring Road, Elevated Expressway, and the proposed metro line add to the instant connectivity you'll enjoy with the rest of the city.

Open up to a luxurious city life made beautifully simple!

ABHEE Nakshatra is a new initiative of
ABHEE Developers, Bengaluru, India

This new project has been designed with 64 ultra Luxurious, 2 and 3 Bedroom apartments for the benefit of those who love serenity at Sarjapur. Here we are adding lot more space into your life with quality for luxury living.

These luxurious apartments are planed on 1 acre land and it's a 4 (G+3) level dwelling structure, with stilt car parking and ample amenities

This Projects is approved by:

* BDA, Bangalore Development Authority

* RERA, PRM / KA / RERA / 1251 / 446 / PR / 20205 / 003248



ABHEE Nakshatra
77 Mullur Village, Varthur Hobli,
Off Sarjapur Main Road, Close to WIPRO SEZ,
Near Carmelaram Railway Station,
Bangalore - 560 087

Google Location: 12°54'14.5"N 77°43'11.0"E





JOGGING
TRACK



MINI CRICKET
PITCH



GENERATOR
POWER BACK UP



COVERED
CAR PARKING



amenities



CHILDREN'S
PLAY AREA



CCTV
SURVEILLANCE

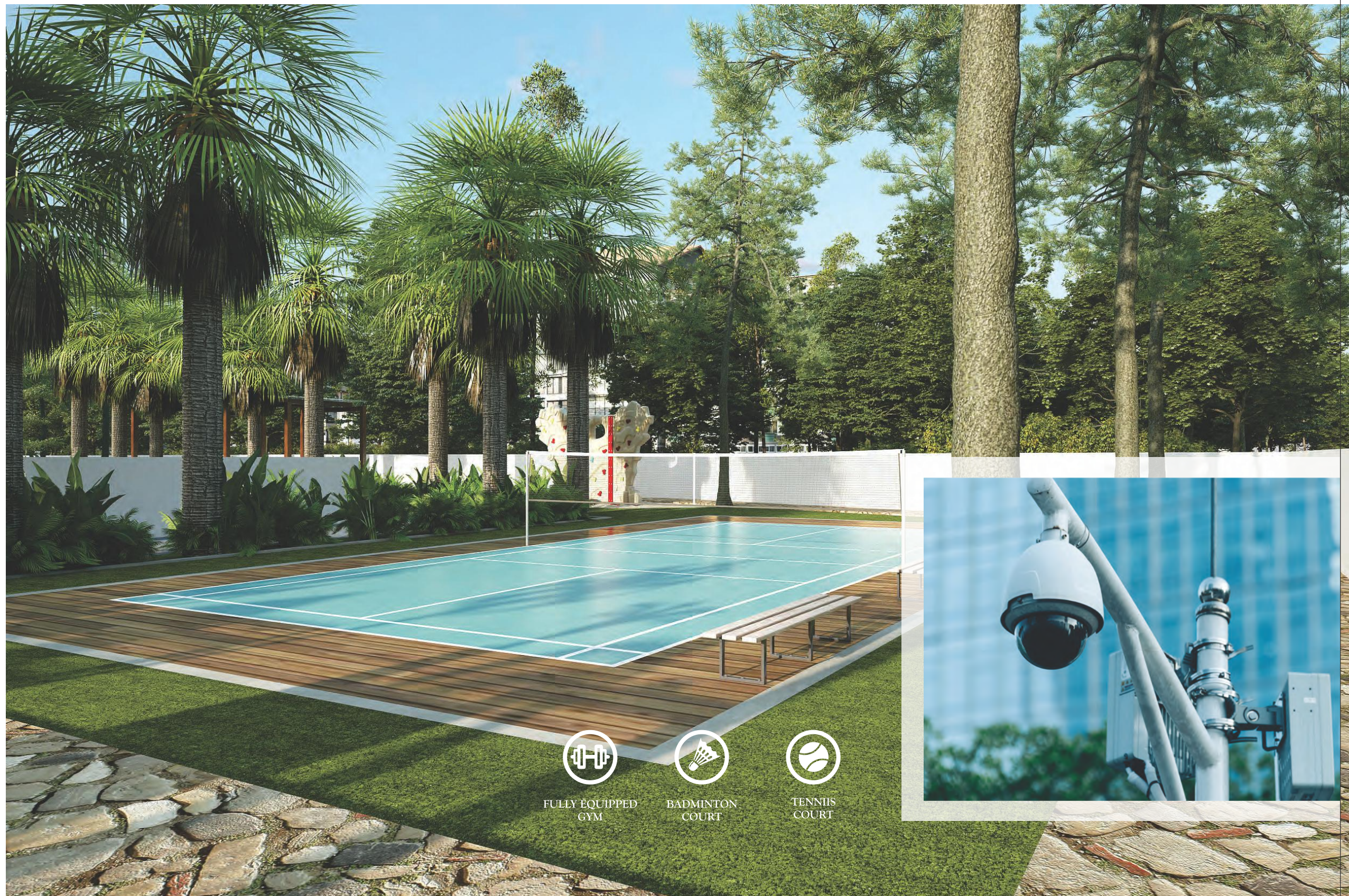


ROUND THE
CLOCK SECURITY



8 PASSENGER
2 LIFTS





FULLY EQUIPPED
GYM



BADMINTON
COURT



TENNIS
COURT



“ WITH KIDS, YOU BEGIN
ALL OVER AGAIN...
AND SO THERE IS
SOMETHING MORE TO
LIFE AGAIN.”



SWIMMING
POOL



RAIN WATER
HARVESTING



SEWAGE
TREATMENT PLANT

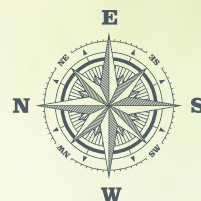


SENIOR
CITIZEN PARK





GROUND FLOOR PLAN



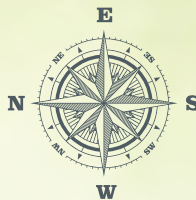


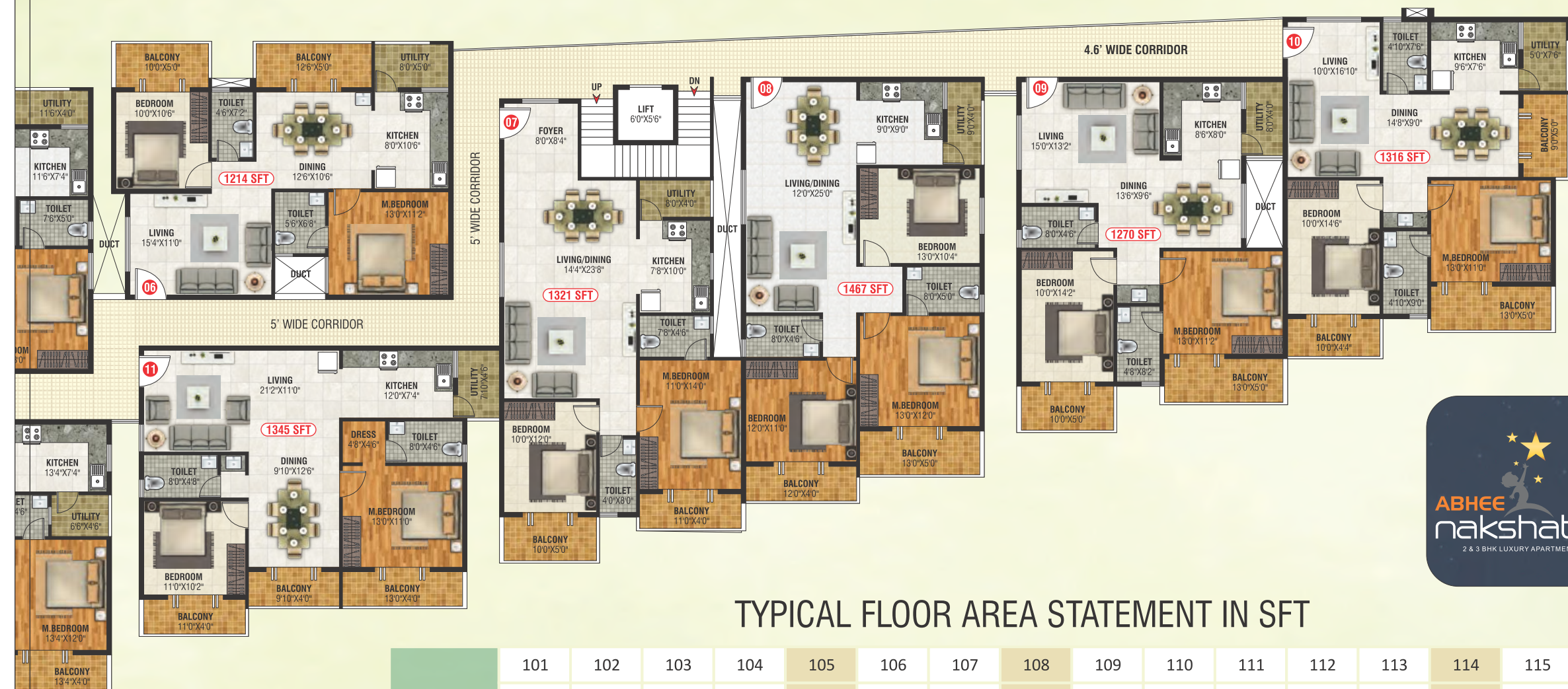
GROUND FLOOR AREA STATEMENT IN SFT

FLAT #	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016
AREA IS SFT	1064	1090	1076	1076	1330	1040	1264	1367	1134	1174	1219	1200	1150	1317	1156	1075
FACING	W	N	W	W	W	W	N	E	E	N	N	E	N	E	E	E
BHK	2	2	2	2	3	2	2	3	2	2	2	2	2	3	2	2



TYPICAL FLOOR PLAN





TYPICAL FLOOR AREA STATEMENT IN SFT

FLAT #	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116
AREA IS SFT	1256	1267	1254	1251	1440	1214	1321	1467	1270	1316	1345	1269	1290	1434	1279	1229
FACING	W	N	W	W	W	W	N	E	E	N	N	E	N	E	E	E
BHK	2	2	2	2	3	2	2	3	2	2	2	2	2	3	2	2



UNIT # - 001, 101, 201 & 301
SBA-1256 SFT
WEST FACING - 2 BHK

A	LIVING	14'10"X11'0"	F	BEDROOM	10'0"X12'8"
B	DINING	11'0"X12'6"	G	TOILET	4'6"X7'0"
C	KITCHEN	8'0"X12'8"	H	BALCONY	10'0"X5'0"
D	M.BEDROOM	13'0"X11'0"	I	BALCONY	11'0"X5'0"
E	TOILET	6'0"X6'0"	J	UTILITY	8'0"X5'0"



UNIT # - 003, 103, 203 & 303
SBA-1254 SFT
WEST FACING - 2 BHK

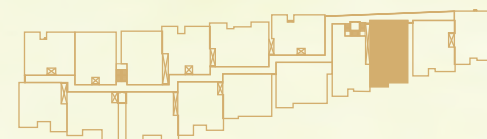
A	LIVING	12'4"X14'0"	F	BEDROOM	11'0"X12'0"
B	DINING	9'0"X13'6"	G	TOILET	7'6"X4'6"
C	KITCHEN	7'0"X12'6"	H	BALCONY	11'0"X5'0"
D	M.BEDROOM	11'0"X13'6"	I	BALCONY	9'0"X5'0"
E	TOILET	7'0"X4'6"	J	UTILITY	7'0"X5'0"





UNIT # - 010, 110, 210 & 310
SBA-1316 SFT
NORTH FACING - 2 BHK

A	LIVING	10'0"X16'10"	G	TOILET	4'10"X7'6"
B	DINING	14'8"X9'0"	H	BALCONY	13'0"X5'0"
C	KITCHEN	9'6"X7'6"	I	BALCONY	10'0"X4'4"
D	M.BEDROOM	13'0"X11'0"	J	BALCONY	9'0"X5'0"
E	TOILET	4'10"X9'0"	K	UTILITY	5'0"X7'6"
F	BEDROOM	10'0"X14'6"			



UNIT # - 008, 108, 208 & 308
SBA-1467 SFT
EAST FACING - 3 BHK

A	LIVING/DINING	12'0"X25'0"	F	TOILET	8'0"X4'6"
B	KITCHEN	9'0"X9'0"	G	BEDROOM	13'0"X10'4"
C	M.BEDROOM	13'0"X12'0"	H	BALCONY	13'0"X5'0"
D	TOILET	8'0"X5'0"	I	BALCONY	12'0"X4'0"
E	BEDROOM	12'0"X11'0"	J	UTILITY	9'0"X4'0"





UNIT # - 014, 114, 214 & 314
SBA-1434 SFT
EAST FACING - 3 BHK



A	LIVING	12'10"X20'10"	G	TOILET	7'4"X4'6"
B	DINING	8'0"X8'0"	H	BEDROOM	11'0"X12'0"
C	KITCHEN	7'8"X11'6"	I	BALCONY	11'6"X5'0"
D	M.BEDROOM	11'0"X13'0"	J	BALCONY	11'0"X4'0"
E	TOILET	4'6"X8'0"	K	BALCONY	8'0"X4'4"
F	BEDROOM	11'0"X13'0"	L	UTILITY	7'8"X4'0"

UNIT # - 016, 116, 216 & 316
SBA-1229 SFT
EAST FACING - 2 BHK

A	LIVING	14'6"X10'0"	G	TOILET	8'0"X4'6"
B	DINING	9'0"X14'0"	H	BALCONY	11'0"X5'0"
C	KITCHEN	9'2"X8'0"	I	BALCONY	13'0"X5'0"
D	M.BEDROOM	11'2"X13'6"	J	BALCONY	9'0"X4'0"
E	TOILET	6'8"X6'0"	K	UTILITY	8'0"X4'6"
F	BEDROOM	12'0"X10'0"			





BUILDING STRUCTURE:

R.C.C. framed structure and Solid concrete block.



WALLS:

External walls of 6" Solid Blocks and Internal walls with 4" Solid Blocks, Independent walls for all flats.

PLASTERING:

All internal walls are smoothly plastered with lime rendering, All external walls are finished with sponge.



WINDOWS:

UPVC window with mosquito mesh provision and safety MS grills for all the windows.



DOORS:

Main door - Teak wood frame with teak wood shutters, Other door - Sal wood frames with flush shutters, Powder coated hardware fittings.



TOILET:

Sanitary fittings of Hindware/CERA, Hindware/CERA continental series CP fittings, Anti-skid ceramic tiles in flooring & glazed tiles up to 7' feet height.



ELECTRICAL:

Concealed Copper wiring with modular switches and sockets of Anchor, Provision of adequate light points, TV and Telephone points in living & master bedroom, A/C points in master bedroom.



KITCHEN:

Black granite platform with ceramic tile dado upto 2' height, Stainless steel sink, Provision for Aqua-guard point and Provision for washing machine point in utility area.



EXTERNAL AND INTERNAL PAINT:

Interior-walls: One Coat of Primer and Two coats of Asian Emulsion paint with Smooth finish, Exterior-walls: One Coat of Primer and Two Coats of ACE with good quality.



LIFTS & LOBBY:

Entrance lobby finished with anti skid tiles and granite for staircase and railing, Two, 8 passenger capacity lifts.



FLOORING:

Foyer, living & dining: Vitrified tiles, Master bedroom: Laminated wooden flooring, Other rooms: Vitrified tiles, Kitchen & Utility: Vitrified tiles, Toilets: Ceramic tiles, Balcony/Deck: Anti skid ceramic tiles.



WATER SUPPLY:

24 hrs drinking adequate usage water supply through borewell.



POWER BACK-UP

Generator Back-up for each flat, Additional power back-up for lift, water pump and common area lighting.



CAR PARKING:

Exclusive covered car parking.

SECURITY FEATURES:

Round the clock security, Every house will be connected to security office through intercom phone.



PROJECTS *Galleria*



ABHEE Daffodils



ABHEE Prince



ABHEE Lake view



ABHEE Brindavan



ABHEE Lotus



ABHEE Nandana



ABHEE Nandika



ABHEE Prakruthi Villa



ABHEE Nakshatra



Product development: Across all vertical-value structures, luxury apartments, villas, and commercial spaces
Commitments: Quality architecture and unmatched quality standards at honest prices with on time delivery schedules

500+ happy families have trusted us and have invested their faith and confidence with us

5 Projects successfully completed, commissioned and handed over

1 Ready to move in project,..... handing-over is in progress

2 Ongoing projects, (close to electronic city at Chandapura) & construction is in full swing

1 Project (on Sarjapur Road) ABHEE Nakshatra.

OUR JOURNEY



LOCATION MAP



12°54'14.5"N 77°43'11.0"E



PROXIMITIES

Educational Institutions

- Delhi Public School.
- Harvest International School.
- Primus International School.
- GEAR international.
- TISB Oakridge School.
- St. Patrick's School.
- Krupanidhi Institutions.

Hospitals

- Mother Hood Hospital.
- Columbia Asia Hospital.
- Cloud 9 Hospital.
- Sakra Hospital.

Corporates

- Wipro SEZ.
- Wipro Corporate.
- Prestige Micro Soft.
- Geo Software Park.
- Salarpuria Tech Park.
- RGA Tech Park.
- RMZ Eco space.
- Embassy Tech Village.

Market Places

- More Market.
- Bangalore Central Mall.
- Namdhari Fresh.
- Brand Factory.
- Aishwarya Market Place.
- Total Mall.
- Multi Mart.

Others

- Decathlon.
- Country Club.

The map illustrates the Bangalore Metro system, highlighting the following features:

- Metro Phase I (Red):** Includes lines connecting Nagasandra to the city center, and Hosahalli to the airport.
- Metro Phase II (Green):** Includes lines connecting Kengeri to the city center, and Puttenahalli to the airport.
- Metro Phase III (Blue):** Includes lines connecting Gollarahatti to the city center, and Marathahalli to the airport.
- Outer Ring Road (Yellow):** A circular route connecting various parts of the city.
- NICE Road (Pink):** A major road running through the city.
- SWR Rail Line (Grey):** A railway line connecting the city to the airport.
- Interchange Stations (Black):** Stations where multiple metro lines meet, such as City Rly Station and Sir MV Stn.

The map also shows various landmarks and areas, such as the Bangalore International Exhibition center, Nagasandra, Hosahalli, Kengeri, Puttenahalli, and Marathahalli. A north arrow is located in the top right corner.

Within amazing connectivity to the rest of the city, you would do well to invest in the elegant living of the luxurious, residential apartments. Situated off Sarjapur road, this spectacular, cosmopolitan development offers a lifestyle that grandly matches its enticing location. Whether it is driving to work, dropping kids at school, dinner at a cozy restaurant or an evening drive this locale is perfect.



Robust Infrastructure and excellent commuter links to the city make it a favourable residential area for those who want to live close to work but don't want the hurdles of living in the city.

Will allow residents to travel across the city's commercial and retail hubs in minutes, instead of struggling on the city's Traffic. Just 5 mint drive from metro station to our apartment project. Another bonus of moving here is access to all important places.

- Hosur Airport
- HAL Airport
- Bangalore International Airport



ABHEE Developers

393, 1st Floor, 15th Cross, 5th Main Road, Sectro-6, HSR Layout, Bangalore - 560 102
www.abheedevelopers.com



12°54'14.5"N 77°43'11.0"E

RERA NO. PRM/KA/RERA/1251/446/PR/200205/003248

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