



ABHEE *Nandika*

Luxury that fits your budget

RERA # : PRM/KA/RERA/1251/308/PR/191213/003065

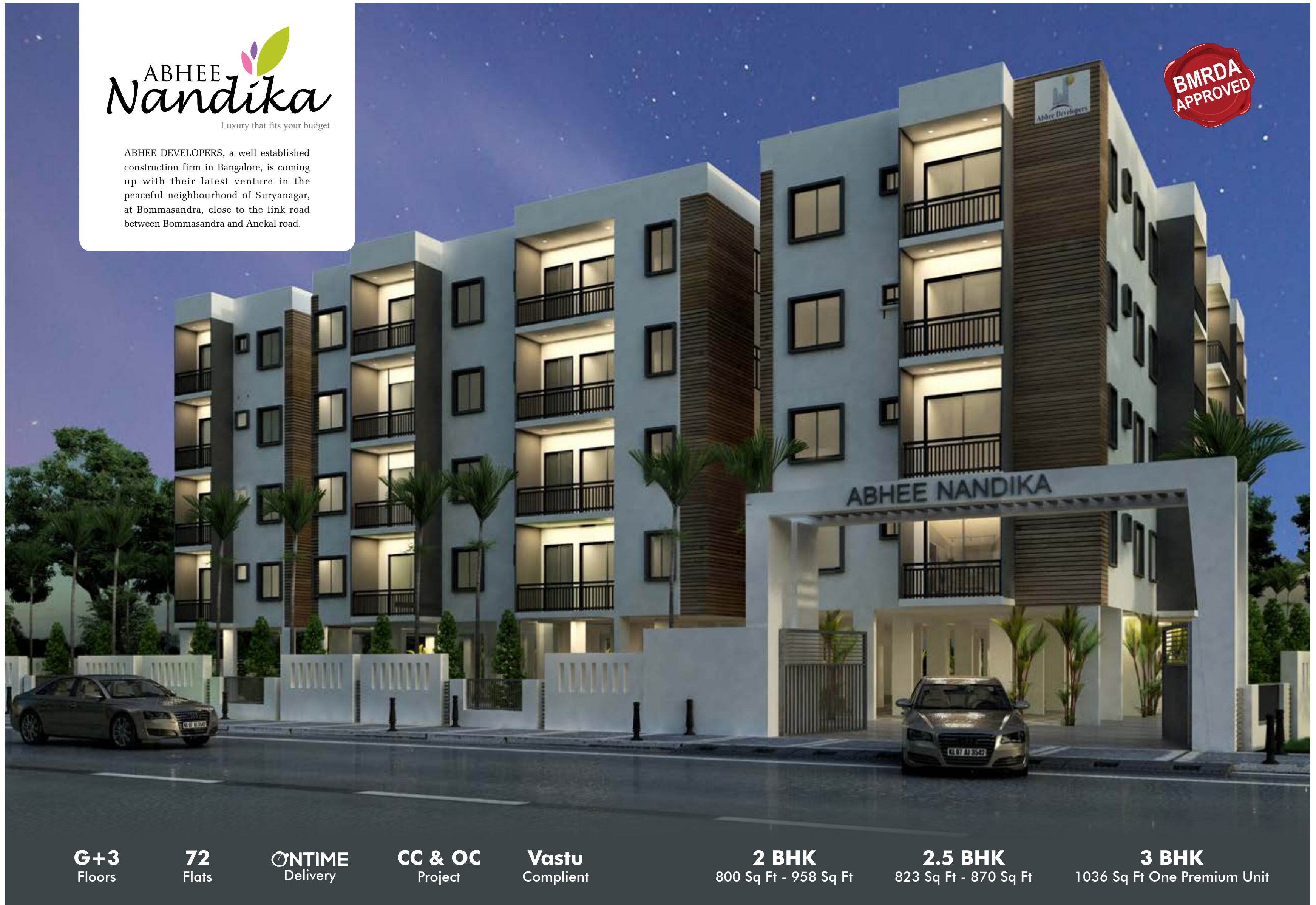


A HOST OF BENEFITS
FOR A GREENER
LIVING

ABHEE Nandika

Luxury that fits your budget

ABHEE DEVELOPERS, a well established construction firm in Bangalore, is coming up with their latest venture in the peaceful neighbourhood of Suryanagar, at Bommasandra, close to the link road between Bommasandra and Anekal road.



ABHEE NANDIKA

G+3
Floors

72
Flats

ONTIME
Delivery

CC & OC
Project

Vastu
Compliant

2 BHK
800 Sq Ft - 958 Sq Ft

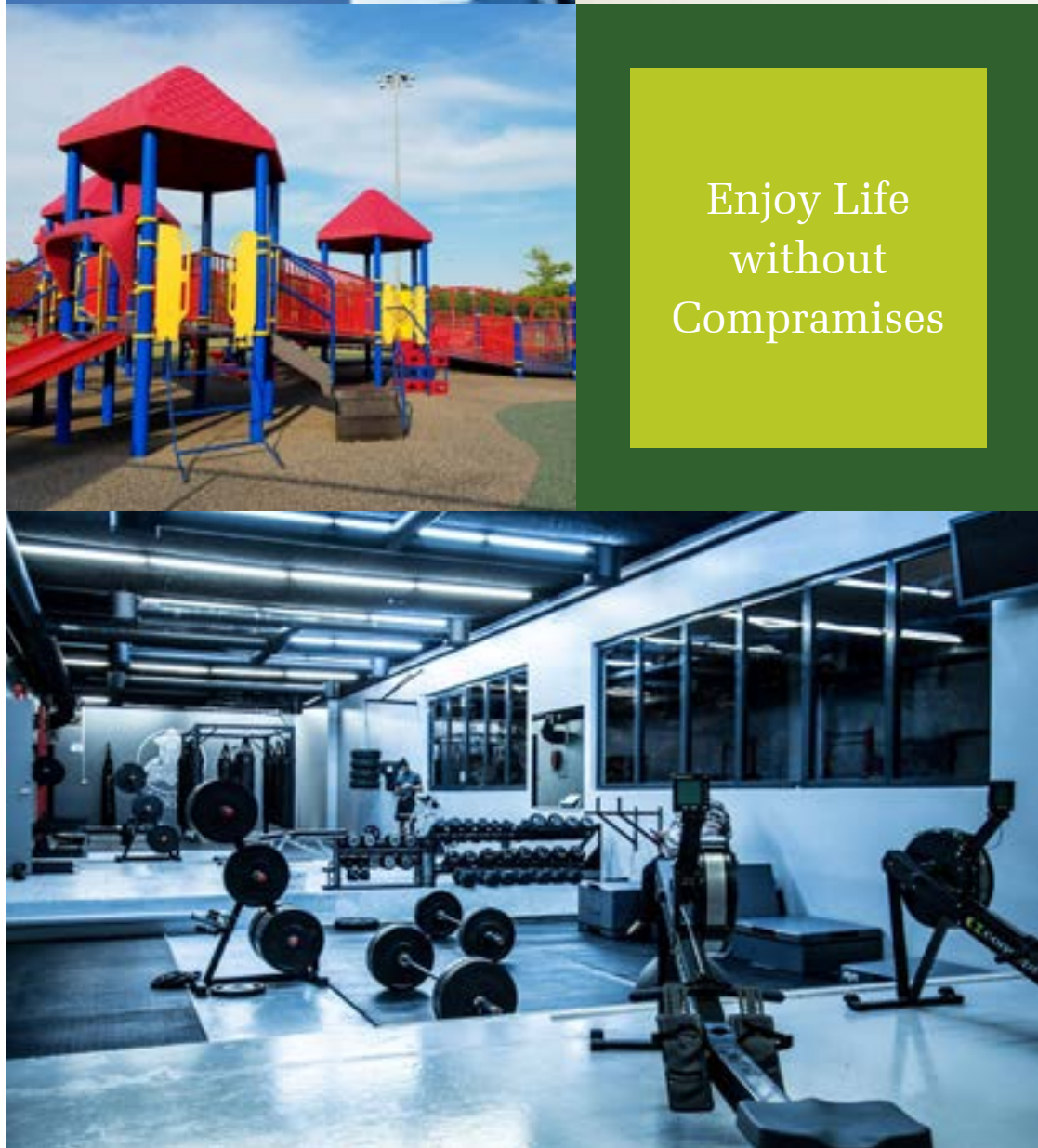
2.5 BHK
823 Sq Ft - 870 Sq Ft

3 BHK
1036 Sq Ft One Premium Unit

We, at Abhee Developers believe life should always be lived without any compromises, and that is why we bring you another pioneering project in the form of “Abhee Nandika”. Fulfil your dream of owning the perfect homefor your family in this perfect location of Iggalur village, just a few minutes’ drive from Electronic City. This project of ours offers you fantastic connectivity to modern amenities and quality construction. All this perfectly fitting into your budget, So come and experience the joy of affordable living with 72 luxurious 2, 2.5 & 3BHK flats in Chandapura.



Enjoy Life
without
Compramises



- ### AN EXCELLENT LOCATION
- Karnataka Housing Board Phase 1 , behind Manipal International School, Near Electronic City, Bangalore - 560081.
 - 5 Minutes drive to Bommasandra Metro Station, D - mart, Decathlon, renowned Schools, Hospitals etc.,
 - 5 Minutes drive from Heelalige Railway Station (Sub Urban Station), connecting all Major parts of Bangalore.
 - Easy Connectivity to Major IT Hubs – Electronic City, Sarjapur Road, Outer Ring Road, Whitefield.
 - Industrial Hubs: Bommasandra - Jigani, Attibele and Hosur.
 - Elevated Flyover Connecting well known residential localities such as HSR Layout, BTM Layout, Jayanagar, JP Nagar etc.,
 - Nice Road connects you with Bannerghatta road, Mysore Road, Tumkur Road & Magadi Road.
 - This apartment offers easy access to Schools, Colleges, Hospitals, Medical, Banks, ATM’s, Shopping centers, Restaurants, IT Parks and all major Public Transport system, So no place is too hard to find when residing at “ Nandika ”.



Party Hall



Covered Car Parking



STP



Rain Water Harvesting



Gym



Kids Play Area



Jogging Track



2 Lifts

AMENITIES & FEATURES



Power Backup



Round the Clock Security



Landscape Garden



CCTV Surveillance



Visitors parking

TYPICAL FLOOR PLAN



Area Statement

Flat Nos.	A001	A002	A003	A004	A005	A006	A007	A008	A009	A010	A011	A012	A013	A014	A015	A016	A017	A018
Type	2.5 BHK	2 BHK	2.5 BHK	2.5 BHK	2.5 BHK	2.5 BHK	2 BHK	2.5 BHK	2 BHK	2 BHK	2.5 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2.5 BHK
Facing	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	WEST	WEST	WEST	WEST	EAST	EAST
SBA in Sft	829.49	857.85	866.59	818.89	823.33	869.91	958.06	862.80	857.85	800.39	845.93	866.59	820.49	891.00	820.14	851.23	1036.01	869.91



EAST FACING (3D VIEW) 3 BHK

Flat No. : 17

- 1) Living
- 2) Kitchen
- 3) Utility
- 4) Balcony
- 5) Dining
- 6) Bed Room
- 7) Toilet
- 8) Bed Room
- 9) Toilet
- 10) Bed Room



EAST FACING (3D VIEW) 2.5 BHK

Flat No. : 8

- 1) Living
- 2) Kitchen
- 3) Utility
- 4) Toilet
- 5) Bed Room
- 6) Balcony
- 7) Dining
- 8) Balcony
- 9) Bed Room
- 10) Toilet
- 11) Study

WEST FACING (3D VIEW)

2 BHK Flat No. : 16



- 1) Living
- 2) Toilet
- 3) Bed Room
- 4) Kitchen
- 5) Utility
- 6) Balcony
- 7) Dining
- 8) Bed Room
- 9) Toilet

MASTER PLAN



SPECIFICATIONS



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.



DOORS

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



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 AC Fil, with good quality.



LIFTS & LOBBY

Entrance lobby finished with anti skid tiles and granite for staircase and railing, Two automatic 6 passenger capacity lifts of Kone.



FLOORING

24"X24" size vitrified floor tiles for living, dining, kitchen and all the bed rooms, 12"X12" size Anti skid/mat finish tiles for utility and balconies.

COMMON AREA: Anti skid tiles.



WINDOWS

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



TOILET

Sanitary fittings of branded make, branded make 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.



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.



AMENITIES

- Club House
- Swimming Pool
- Gymnasium
- Fitness Center / Meditation Hall
- Skating Rink
- Party Hall
- Indore Games
- Badminton Court
- Lawn Tennis Court
- Lotus Pond
- Super Market
- Senior Citizen Sitting Area



Kids Play Area

Jogging Track

Open Gymnasium

Cricket Practise Net – 2 Nos.

Park

Paved Park With Sitting Area

CCTV Surveillance Cameras

24 Hrs Power Back Up

Round The Clock Security

STP

Rain Water Harvesting

Underground Cabling



ON GOING PROJECT

ABHEE PRAKRUTHI VILLA

Villa experience within the city

@ Chandapura, Near Electronic City, Bangalore

RERA No. : PRM/KA/RERA/1251/308/PR/190219/002388



Your Opportunity to a Richer Life

Steadily and continuously in a step-by-step manner, this literally is the journey of Abhee Builders & Developers. Secured by trust, friendship and dedication. Abhee Builders & Developers was founded in the year 2009 with a vision to build residential spaces that fulfill the dreams and desires of its customer at honest prices. The brand today has to its credit several successful residential projects each with a unique concept and customised execution. The company draws from its years of experience in architecture, designing and construction to give home-buyers an innovative design concept, a customer-centric approach and modern construction methods. With each project, they continue to gain confidence, credibility, reputation and is now one of the most popular realty developers in South India especially Bangalore.



Artistic Impression of the project

Metro Line Phase - 2

Live Near Metro

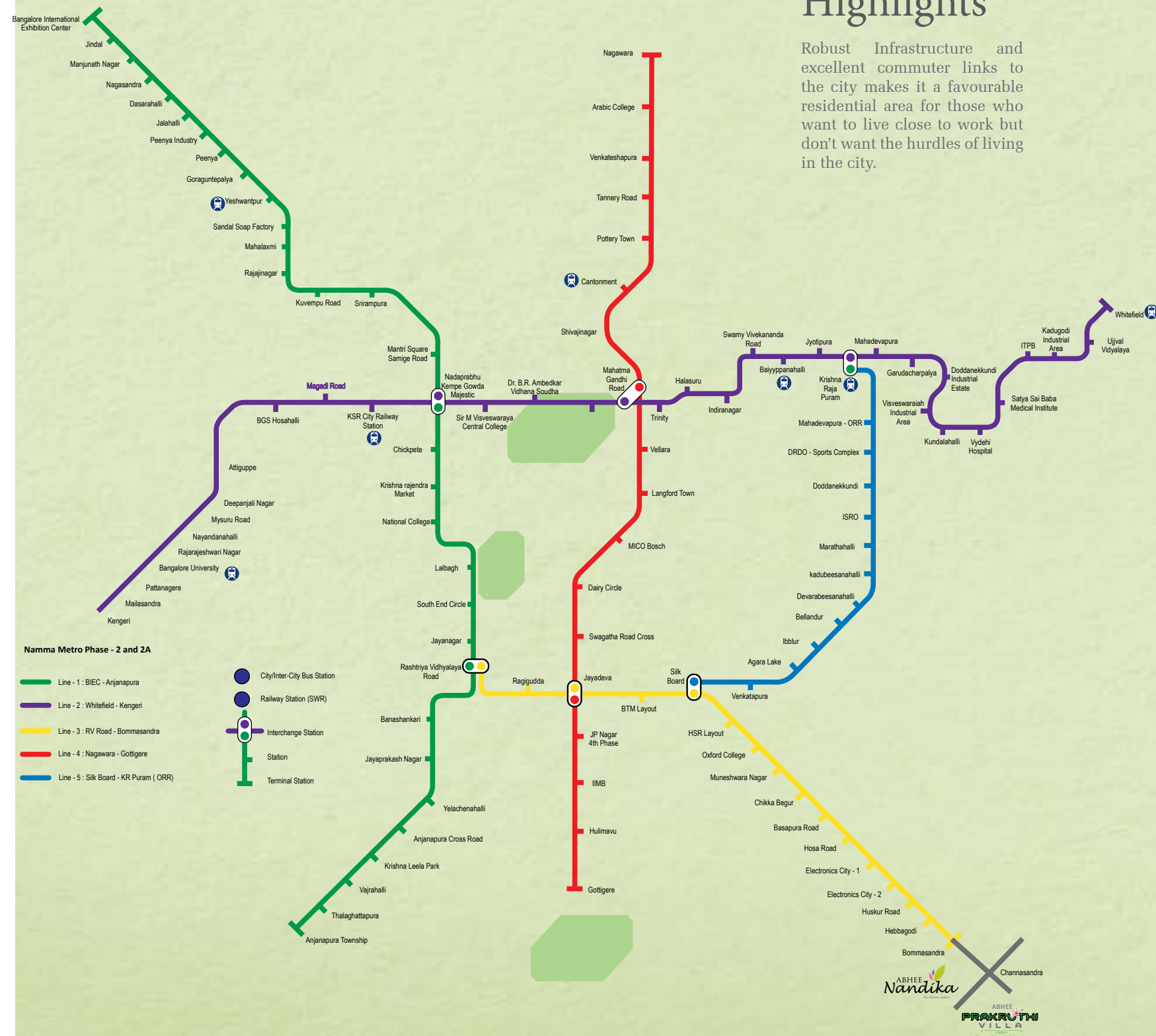
Within amazing connectivity to the rest of the city, you would do well to invest in the elegant living of the luxuriously, chic residential villas. Situated off Hosur Road, this spectacular, cosmopolitan development offers a lifestyle that grandly matches its enticing location. Whether it is driving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

The proximity to the Metro

will allow residents to travel across the city's commercial and retail hubs in minutes, instead of struggling on the city's Traffic. Just 5Mnts drive from Bommasandra metro station to our Villa Project

Highlights

Robust Infrastructure and excellent commuter links to the city makes 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.



OUR PROJECTS



ABHEE PRINCE
@ Bellandur (ORR)



ABHEE BRINDHAVAN
@ HSR LAYOUT, Bangalore



ABHEE LAKEVIEW
@ Kaikondanahalli (Sarjapura Main Road)



ABHEE LOTUS
@ Doddakanahalli (Sarjapura Main Road)



ABHEE NANDANA(On-Going Project)
@ Harlur Road (Near HSR Layout)



Abhee
nakshatra
2 & 3 BHK LUXURY APARTMENTS
64 Luxury Units

ON GOING PROJECT
@Mullur, Opp to Wipro SEZ, Sarjapura Road, Bangalore

RERA # : PRM/KA/RERA/1251/446/PR/200205/003248

EDUCATION AND INSTITUTES

National Public School	0.5 Kms
Manipal International School	0.5 Kms
Swamy Vivekananda School	1.0 Kms
Lorven College of Science & Manegment	1.0 Kms
D Sales Academy	1.5 Kms
DPS	2.0 Kms
Green Dot International School	2.0 Kms
Alliance Univercity	5.0 Kms
Oxford Medical College	5.0 Kms
Chaithanya International School	3.5 Kms
Brookfield International School	4.0 Kms
Bangalore college of engineering and Technology	2.5 Kms
BTL Institute of Technology & Management	2.5 Kms
Spurthy College of Science & Management Studies	2.0 Kms
Narayana Hrudayalaya Institute of Health Sciences	2.5 Kms

IT HUBS

Infosys	5.0 Kms
Mahendra Tech Park	5.0 Kms
HCL	3.5 Kms
Siemens	4.0 Kms
Dell	4.5 Kms
Wipro	5.0 Kms
TCS	5.0 Kms
Biocon	3.5 Kms
Hindusthan comp. Ltd	3.0 Kms

HOTELS

T S Royal Grand Hotel	0.5 Kms
Udupi Upahar	1.0 Kms
Ragi Nadu Restaurant	1.0 Kms
Sinchara Paradise	0.5 Kms
Reddy Restaurant	1.0 Kms
R.K. Gardenia	1.0 Kms

SHOPPING MALLS

Super market	1.0 Kms
D mart	2.5 Kms
The BIG Market	0.8 Kms

HOSPITALS

Narayana Hrudhayalaya	1.0 Kms
Athreya Hospital	1.0 Kms
Sparsha Hospital	1.0 Kms
Best Hospital	1.0 Kms
Sri Chakra Hospital	1.0 Kms
Srinidhi Hospital	1.0 Kms
Spoorthi Hospital	1.0 Kms

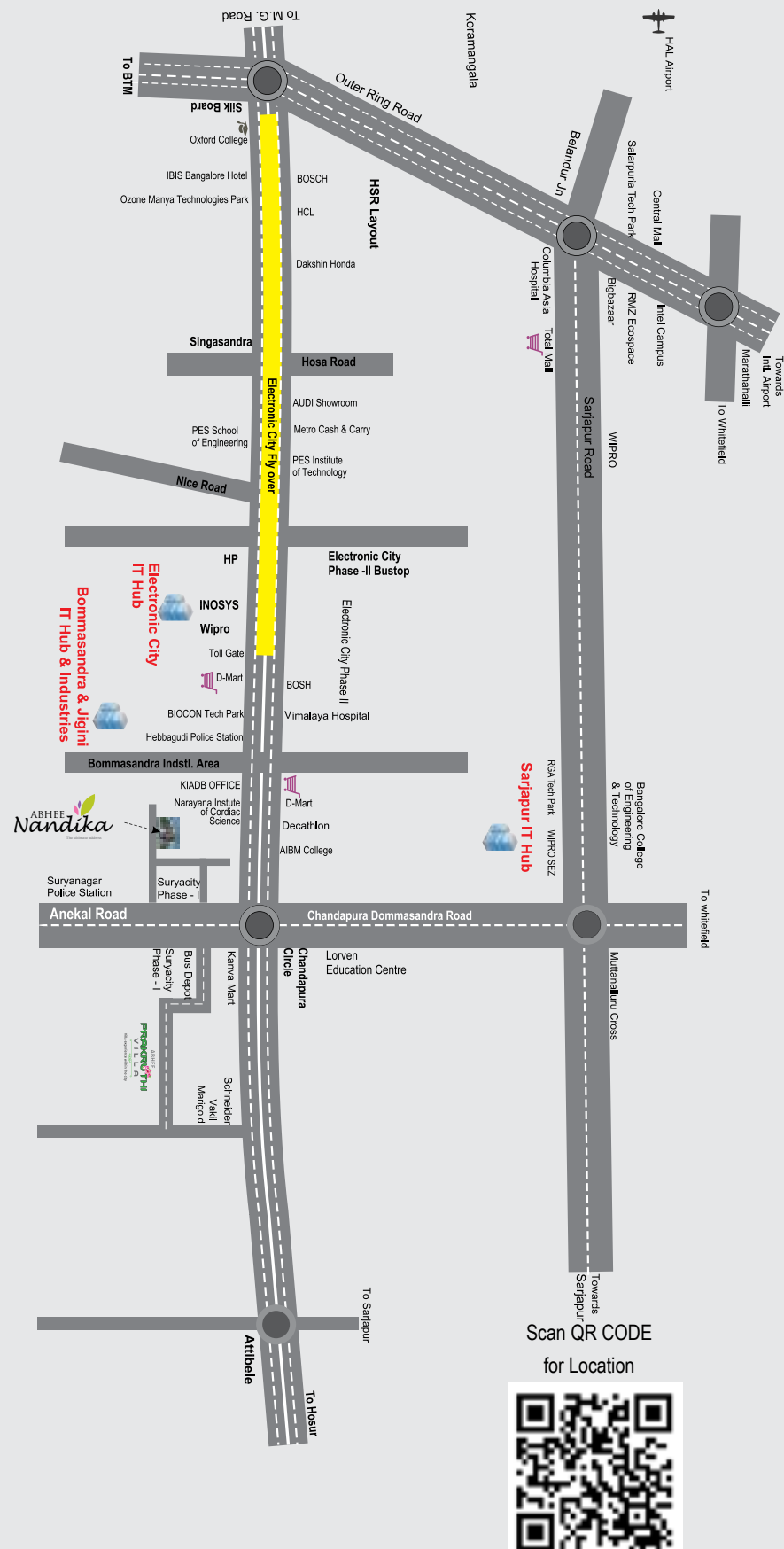
TRANSPORTATIONS

Busses - BMTC, KSRTC
Private Busses for every 5 mnts
Trains - Local / Incercity
Trains, Namma Metro

BANKS AND ATM'S

Canara Bank	1.0Kms
Karoor Vysya Bank	1.0Kms
Vijaya Bank	1.0Kms
ICICI Bank	0.5Kms
HDFC Bank	0.5Kms
SBI	0.5Kms
Karnataka Bank	1.0Kms
Bank of Maharastra	0.5Kms

LOCATION PLAN



Builders & Developers



Regd Office. : #393, 1st Floor, 15th Cross,
5th Main Rd, Sector 6, HSR Layout,
Bengaluru - 560102.

Cell: +91 74062 11114 / 99000 34943

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Site Address

Sy No.150, Behind Manipal
International School,
Surya City, Iggalur, Attibele Hobli,
Anekal Taluk, Bangalore - 560081.



Architects :



ASLAM ARCHITECTS
& INTERIOR DESIGNERS PVT. LTD.

Legal Advisor :

UDAY KUMAR P. Advocate