

Making homes
that become
an ambition.

Abode Developers is a name that has come to be a choice for many. Within a very short span, the team comprising experienced realtors and folks with a taste for good life, have created magnificent projects known for splendid design and quality construction. **Abode Abhishekam** is yet another grand home from the Abode aegis.



BUILDERS & DEVELOPERS

ABODE DEVELOPERS

#102, Sreesairam Apts,
Beside Sahiti Vidyaniketan High School,
Tellapur Road, Nallagandla Village,
Serilingampally, Ranga Reddy Dist - 500019.

E-mail: abodedev@gmail.com

Office: 08455 297323

Cell: +91 91334 33419, 94949 40137

Site Address:

Plot No.37GH,
Nallagandla Residential Complex,
Near Raghava Reddy Function Hall,
Tellapur Road, Nallagandla Village,
Serilingampally, Ranga Reddy Dist - 500019

Home loans arranged subject to eligibility of buyers.



NOTE : This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.

Artifice +91 9885253570

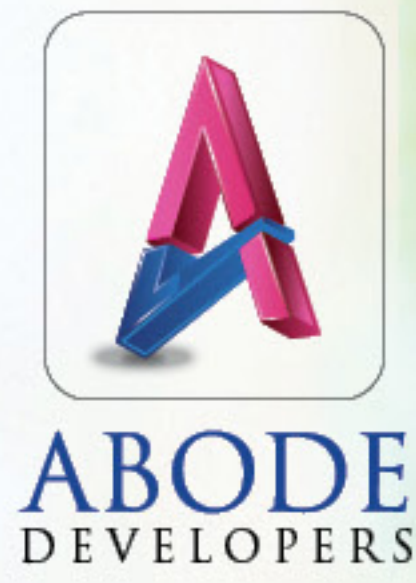
Living
that's created
for tranquility.

ABODE ABHISHEKAM

Made of magnificence

3 BHK SUPRA-LUXURY APARTMENTS. NALLAGANDLA, HYDERABAD.

A project by



ABODE ABHISHEKAM

Made of magnificence

Abode
that's all about
you and yours.

It's the home that brings you everything that you've yearned for in life. With spaces that will reverberate with your whispers, laughter, happiness and chuckles of fun. Turning your every single day into an album of frames you would want to open and revisit time and again. Abode Abhishekam, it is. For you, for her, for them.





ABODE ABHISHEKAM

Made of magnificence

Homes



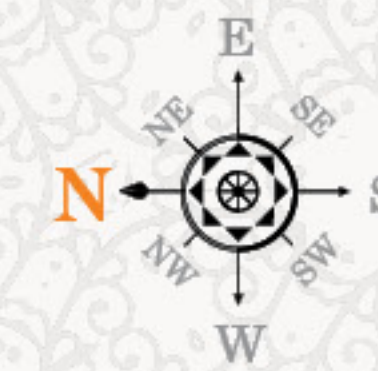
designed to be a
treat for life.

If all that you have wished and aspired for is a home that will be your celebration for life, Abode Abhishekam is quite the place that will match your aspirations and expectations, thought for thought. The place is designed with elements of grace, facets of charm and vibes of joy.



Area Statement

Flat No.	1	2	3	4	5	6	7	8
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	East	West	West	West	East
Area (sft)	1708	1666	1713	1535	1689	1647	1684	1688



Features

 **all the goodness**
you seek.

Abode Abhishekam is an exclusive 3 BHK residential community with apartments spanning between 1535 sft and 1713 sft. What quite defines this is the spaces that exist both inside the home and outside. It's all designed to bestow you with privacy, freedom and aeration.



3 BHK 3D VIEW
EAST-FACING (FLAT NO. 1, 2, 3)



3 BHK 3D VIEW
WEST-FACING (FLAT NO. 5, 6, 7)

TYPICAL FLOOR PLAN



100' WIDE ROAD

Create the
happiness
you'll smile for.

Make the most refreshing moments you want, bond with the folks you feel are like you, or come just sit by and do nothing. Whatever vocation you choose to indulge in, **Abode Abhishekam** will have the space for you. To add to yet another convenience, there's the two-level parking for your beloved four and two-wheelers.

CELLAR FLOOR PLAN



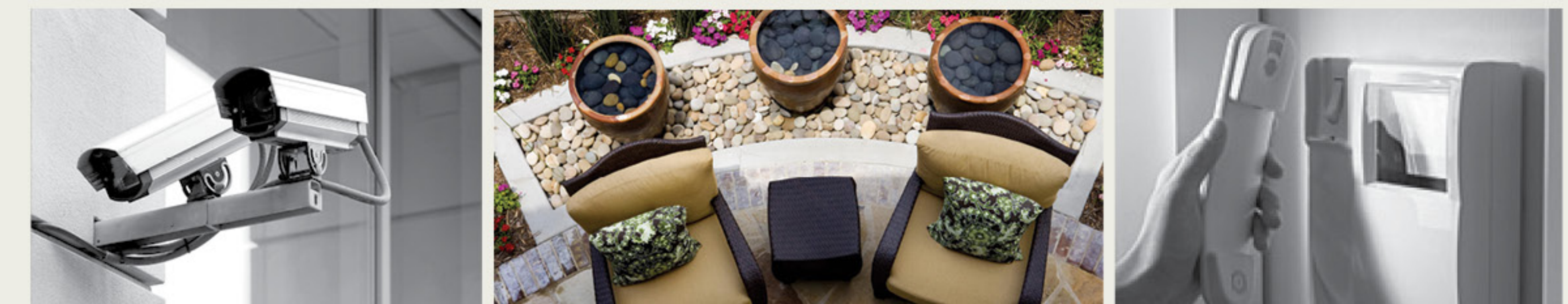
STILT FLOOR PLAN



- Intercom facility
- Landscaping
- No common walls
- Quality construction
- Power back-up generator
- CC TV camera security
- Rain water harvesting pits
- Excellent ventilation
- 100% vastu
- Solar fencing

**ABODE
ABHISHEKAM**
Made of magnificence

AMENITIES & FEATURES





SPECIFICATIONS

STRUCTURE
R.C.C. framed structure.

WALLS
External walls of 9" thickness, internal walls of 4.5" thickness and table-moulded Karimnagar Red Bricks with cement mortar.

MAIN DOOR
Balharshah Indian teak wood door frame section 5"x3" and teak wood door, 1.5" thick single teak shutter with melamine polish and brass fittings with GODREJ locking system.

INTERNAL DOORS
Balharshah Indian teak wood door frames section, 4"x3" with teak wood and water-proof flush shutters 32mm thick (both sides teak veneer with polish for bedrooms) for toilets. One side veneer, another side PVC sheet with enamel painting with EUROPA cylindrical locks.

FLOORING
JOHNSON / NITCO make 800mm X 800mm vitrified tiles for hall, bedrooms, dining, kitchen and balcony. Anti-skid tiles in toilets.

PLUMBING
All water pipelines with CPVC Pipes. SUDHAKAR PVC pipes for waste water and CP fittings of Plumber make or equivalent, diverters with health faucets in the bathrooms.

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

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

KITCHEN
Khammam black granite counter-top with Nirali Stainless Steel sink. 3' height wall tile dado above counter-top.

TOILETS
Anti-skid concept ceramic tiles for flooring (JOHNSON) and walls concept ceramic tiles up to 7'0" (door-top level) FOSROC water-proofing liquids using for toilet water-proofing with two coats.

WATER SUPPLY
Bore water for general purpose will be supplied through sump and overhead tanks. Hot water supply for master and children's room toilets through geyser provision. Water purifier provision above kitchen sink.

PAINTING
ASIAN Premier Emulsion for inner walls with BIRLA PUTTY finish, elevation sides with texture, APEX paint, Rain Guard for other exterior walls.

SANITARY
HINDWARE (Single-piece White) sanitary fittings. EWC for master toilet, Indian for common toilet, EINC for attached toilets and Pitisc for common toilets. Black Granite counter-top wash basin in master toilet and dining area.

ELECTRICAL
Concealed PVC pipes and copper FINOLEX wiring, LEGRAND modular switches and LEGRAND MCBs. Provision of adequate points of A/C in bedrooms, geyser provision in toilets, 15AMPS 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.

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 with Bangalore granite stone claddings. SS pipe railing at balconies and staircase. Granite flooring with corridors and staircase. False ceiling in all corridors.

LIFT
KONE lift of 8-passenger capacity auto closer doors with rescue device and provided with granite cladding.

COMMON AMENITIES
a) Intercom facility
b) Beautiful landscaping
c) Flat owners' name boards
d) LED lights for common areas
e) CC cameras for lobbies, building setbacks, stilt and cellar, corridors, staircase, lift openings covered

NOTE
Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.



Access is
always an
advantage here.

We've created Abode Abhishekam in a location that will be charm for one and all. For here is where all the action is, here is where all the conveniences are, here is where the ease of access is. And here is where you'll find everything from work spaces, education, healthcare, dining, entertainment and all things that complete everyday living.

LOCATION MAP (not to scale)



You are in good company with elite brands

