Specifications

STRUCTURE: R.C.C. Framed Structure.

WALLS: 9" thick Outer and 4" thick Inner walls. Karimnagar Lightweight Red Brick with Cement Mortar (1:6).

PLASTERING: Plastering with Sponge Finish in Cement Mortar.

CEILING: False Ceiling in all Rooms except Kitchen and Washrooms.

FLOORING: Glazed Vitrified Tiles Flooring in all Rooms & Granite to be used at Staircase and Corridor areas.

DOORS: All Door Frames are of Teak Wood, the Main Door Shutter is Teak Veneer, all other Door Shutters are Moulded Doors.

WINDOWS: uPVC Windows with Safety Grills.

KITCHEN: Granite Top with Steel Sink for the Kitchen Platform. Glazed Tiles up to 2'-0 feet height above Kitchen Platform.

TOILETS: Glazed Tiles up to 6'.0 feet height, good quality Sanitary/CP Fittings.

PLUMBING: Water Lines with Ashirvad/Prince CPVC Pipes, Sewerage with Sudhakar/Prince PVC Pipes. Taps & CP Fittings with Essco (Jaguar Group), or other similar quality. Provision for a Washing Machine.

ELECTRICAL: Concealed Copper Wiring with Adequate Points in all Rooms. AC Points and 2 Way Switches will be provided in the Master Bedroom. Modular Switch Board of Standard (ISI) make for Electrical Points.

PAINTING: All Internal Walls with Putty. Painting with Emulsion. External Walls with External Emulsion Paints (Asian/JSW).

WATER SUPPLY: Bore-well Water from Overhead Tank.

LIFTS: Lifts of 6 Passengers Capacity.

GENERATOR: Backup for Lift, Borewell, Common Lighting.

SECURITY: 24/7 Security Service, CCTV Surveillance.

Salient Features

- 168 Flats with Luxury Specifications
- Excellent Amenities and Facilities
- Approved by HMDA
- Clear Title
- Well Planned Layout with Good Lighting and Ventilation
- Perfect Vaasthu
- Project Approved by Leading Financial Institutions
- Builders with an Exemplary Track Record
- Avenue Plantation
- Entrance Gate

Location Plan



Location Advantages/Surroundings

- **Walkable distance** from St. Andrews School (Keesara Branch)
- **Walkable distance** from Pallavi Inernational School (Keesara)
- **Walkable distance** from L.I.B.R (Lead India Bharath Ratna School)
- **1 km** Shree Swami Narayan Gurukul School (Keesara Branch)
- **3.5 kms** from Rampally "X" Road, Nagaram
- **4 kms** from ORR keesara Exit No. 8
- **4 kms** from Cheeryala Sri Laxmi Narasimha Swamy Temple
- **4 kms** from Geethanjali College of Engineering & Pharmacy
- **5 kms** from Bits Pilani Hyd Campus
- **5.2 kms** from Medchal Dist Collectorate Office
- **8 kms** from Keesara Gutta Rama Lingarameshwara Swamy Temple
- **8 kms** from ECIL X Roads
- **15 kms** from Infosys & Genpact (Pocharam)
- **Close to** Reputed Hospitals, Banks, School, Church, Mosques Supermarkets & Residential Colonies

Promoters & Developers

ABODE VENTURES LLP

Plot No: 1, 1st Floor, Sanjana Arcade, Beside Vardhana School, Cheeryala (V), Keesara (M), Medchal Malkajgiri (Dist) - PIN: 501301

Call: +91 90007 77159 | +91 80089 34449

Office:

Call: +91 86888 17051 | +91 86888 17052

abodeventuresllp@gmail.com

Site:

Survey Number 62/ part, Ahmedguda Village, Keesara Mandal, Medchal-Malkajgiri District - 501301, Telangana

Architects
Bharath Bhushan Reddy
Call: +91 97038 20003
Mail: nirmithidesigners@gmail.com

Structural Engineer
C Lakshmi Narayana
61/strl Engineer/TP10/GHMC
Mail: spatial_2003@yahoo.co.in
Call: +91 93467 55011

HMDA TECHNICAL APPROVED VIDE NO. 046464/GHT/R1/U6/HMDA/21062021 dated 28/10/2021
File no: G1/1515/2021-22 | Permit No: BA.NO:10/2021-22 dated 16/11/2021

TS RERA REGISTRATION NUMBER: P02200004183

This Project is funded by and mortgaged to LICHFL

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 the elevation, plans and specifications as deemed fit.

Designed by **FbMV** (+91- 9246542471) www.**FbMV**.org

Eden Homes

AHMEDGUDA, KEESARA



WELCOME TO YOUR
DREAM HOME



Redefining Comfort

'Eden Homes' is constructed to assign comfort in the best manner. Vantagely located on the edge of Keesara. These classy apartments are spacious alcoves of calm & peace. **Cellar+Ground+5 Floors of luxury with 168 units** in all, set the right tone for a fulfilling living experience. Built with space and convenience in tandem, **'Eden Homes'** is diligently built to let you thrive in cheer and pleasure.

Amenities

- Landscaped Garden
- Children's Play Area
- Clubhouse
- 24 Hours Security & CCTV
- Parking
- Sports Facilities
- Walking Track

Club House Features

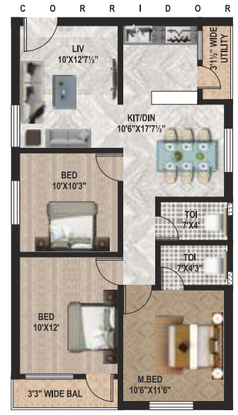
- **Yoga, Aerobics, Gym**
- **Indoor Games/TT/Carroms/Chess**
- **Guest Rooms**
- **Conference Hall/Community Hall**
- **Party Area**






3 Typical Flat Types

EAST FACING



BLOCK: **A**

FLATS NO'S:
1 3 4 6 8
3 BHK

AREA:
1125.00 SFT

BLOCK: **B**

FLATS NO'S:
1 3 4 6
3 BHK

AREA:
1125.00 SFT

EAST FACING



BLOCK: **A**

FLATS NO'S:
2 5 7
2 BHK

AREA:
895.00 SFT

BLOCK: **B**

FLATS NO'S:
2 5
2 BHK

AREA:
895.00 SFT

WEST FACING



BLOCK: **A**

FLATS NO'S:
9 to 16
2 BHK

AREA:
895.00 SFT

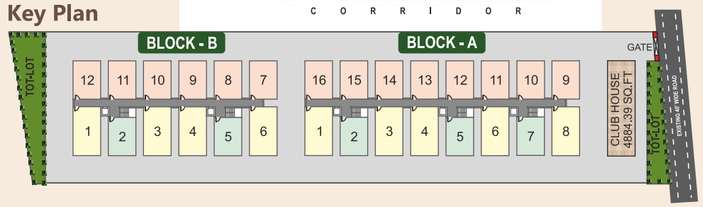
BLOCK: **B**

FLATS NO'S:
7 to 12
2 BHK

AREA:
895.00 SFT



Key Plan



	Flat No	Type	Area	Facing
Block - A	9 to 16	2 BHK	895 sft	West
Block - B	7 to 12	2 BHK	895 sft	West

	Flat No	Type	Area	Facing
Block - A	2,5,7	2 BHK	895 sft	East
Block - B	2,5	2 BHK	895 sft	East

	Flat No	Type	Area	Facing
Block - A	1,3,4,6,8	3 BHK	1125 sft	East
Block - B	1,3,4,6	3 BHK	1125 sft	East