



P N'S
AABHARANA
PREMIUM APARTMENTS
@
Gachibowli

Location Map
(Not To Scale)



Developers



P N CONSTRUCTIONS

#306, Jayachandra Enclave,
Padmarao Nagar,
Secunderabad-25

Phone : **9399915353**

www.pnconstructions.com

Consultants

Sri Sai Archie Designs

Flat No.402, PNR's Usha Residency,
HMT Swarnapuri Colony, Miyapuri
Ph : 9246163855

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

MP Ad# 9866187952, 9989301180

WWW.PNCONSTRUCTIONS.COM

P N'S
AABHARANA



TYPICAL FLOOR PLAN

R O A D



R O A D

Area Statement

Flat No	Area In Sft
1	1531
2	1531
3	1531
4	1531
5	1431
6	1515
7	1660
8	1555

P N AABHARANA Neighborhood

4 Km to Gachibowli IT Corridor (ICICI.Wipro,ISB Infosis,Ista Hotel and etc..)

4 Km to Financial District Gachibowli

1 Km to MMTS Lingampally Railway Station

5 km to expressway connecting to ORR

Near to Educational institutions like Santa Maria/IIIT/ Delhi Public School/ Oakridge/ Chirec/NASR / ISB .

1 Km to Hyderabad Central University

1 Km to Citizen Multi speciality Hospital

6Kms to Inorbit Mall and Durgam cheruvu

30 Min Drive to International Airport



AMENITIES

- Swimming Pool
- A/C Gymnasium
- Abundant Landscaping
- Children Play Area / Outdoor Games
- Indoor Games
- Video Security
- Complete Power back-up
- Ample parking space (2 Car Parks Per Flat)
- Designed as per principles of vasthu
- 24 hours water supply
- Manjeera Water For Drinking

COMPLETED PROJECTS

- 1) PN Residency, Tarnaka, Hyderabad
- 2) PN Residency, Chandanagar,Hyderabad
- 3) PN Residency, Gudimalkapur,Hyderabad
- 4) PN Residency, Moula-ali,Hyderabad
- 5) PNR Hill view, Miyapur, Hyderabad
- 6) Murthy Residency, HMT nagar, Nacharam, Hyderabad
- 7) PNR Lake view, Miyapur, Hyderabad
- 8) PNR Residency Block 1 & 2. miyapur, Hyderabad
- 9) PNR Usha Residency, Miyapur, Hyderabad
- 10) PNR Lakshmi Residency, Miyapur, Hyderabad
- 11) PNR Leela Residency, Miyapur, Hyderabad
- 12) Balaji Classic, Barkatpura, Hyderabad
- 13) Balaji Residency, R.K.Puram, Secunderabad

Specifications

STRUCTURE	:	Reinforced cement concrete framed structure.
SUPERSTRUCTURE	:	Brick work in cement mortar with sponge finish.
MAIN DOOR	:	Teak wood frame with designed shutter and polish, fitted with brass fixtures.
INTERNAL DOORS	:	Medium Teak Wood frames with moulded skin door with powder coated fixtures and enamel painting.
WINDOWS	:	Medium Teak Wood frames and teak wood shutters with 4mm pin head glass fitted with powder coated fixtures and safety grills/UPVC Windows
WARDROBES	:	Provision for wardrobes in Bedrooms shall be provided.
FINISHING	:	2 coats of sponge finishing Internal & External. POP Border in Hall and Dining.
FLOORING	:	Vitrified Flooring (2'x2') in the flat and Marble /Granite Flooring for corridor and staircase.
KITCHEN	:	Granite Stone platform with 2' height ceramic tiles dado above platform.
TOILETS	:	Glazed ceramic tiles dadoing upto 6' height and ceramic tiles flooring. Each Bathroom Will have E.W.C. with flush tank and wash basin and all other necessary fittings.
ELEVATION	:	Exclusive most modern elevation.
PAINTING	:	Luppam Finishing in entire flat (except balconies). Plastic Emulsion for internal walls and 2 coats of cement based paint for external walls.
ELECTRIFICATION	:	Modular Switches with concealed copper wiring and necessary points in each room.
VIDEO SECURITY	:	Each Flat would have an individual video security unit.
LIFT	:	2 lifts of 6 passengers capacity
GENERATOR	:	Generator backup for the entire flat for lights and fans upto maximum of 1 KV Per flat.
WATER SUPPLY	:	Water supply through overhead Tank with partitions one for drinking water and other for bore well water and suitable sumps shall be provided.
TELEPHONE & TV	:	Provision for Telephone and TV points in Hall & Master Bed room.
PARKING	:	2 Reserved car parkings.
NOTE	:	All expenses towards electrical transformer, external,electrification, panel board, drainage system to be born by the flat purchasers only. All taxes like vat,service tax and sales tax etc to be born by the flat purchasers only * Any extra works like shelves or any other not mentioned in brochure shall be charged extra.