



ADDOWN REALTY
— Connecting You To Your Perfect Property —





Abhivasha
BY ANAND GROUP



4BHK

Premium living
with 4 Balconies

- 10 storeys
- 30+ Amenities
- 2 Iconic Towers
- 2 Level Basement
- 4BHK premium living
- 60 luxurious residences
- 3 layer CCTV Surveillance
- Entrance Foyer with waiting lounge



4 BHK with Balconies

Abhilasha is a testament to the beauty and grandeur of nature. Inspired by the saffron flower, a prized and coveted symbol of beauty and purity, Abhilasha offers residents the chance to live in harmony with nature without sacrificing the amenities & luxuries of modern living. From the exquisite landscaping to the premium materials used in construction, Abhilasha has been designed to seamlessly blend nature with luxury.



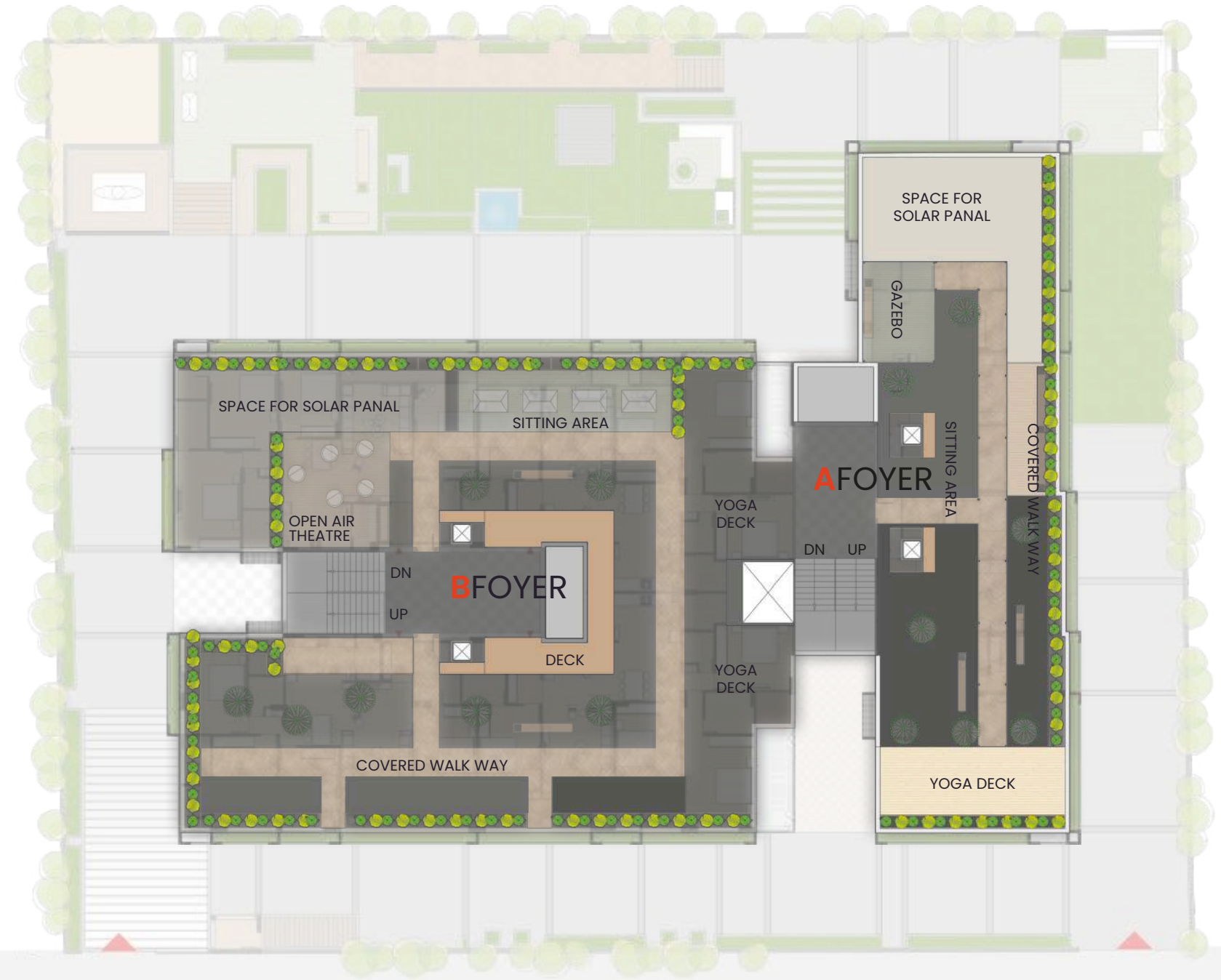
A vast field of purple saffron flowers stretches towards a horizon under a warm, golden sunset sky. The sun is low, creating a soft glow over the entire scene. The flowers in the foreground are in sharp focus, showing their delicate petals and bright red stamens, while those in the distance are blurred into a sea of purple. The overall mood is serene and exotic.

Experience the taste of exotic living

TYPICAL FLOOR PLAN



TERRACE PLAN



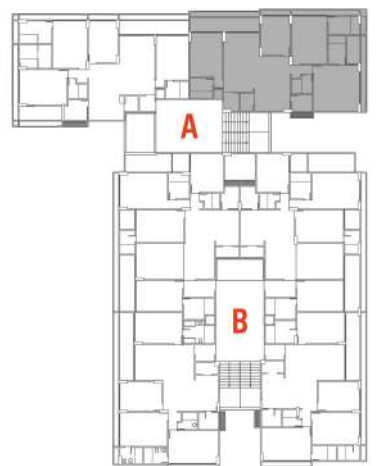
GROUND FLOOR PLAN



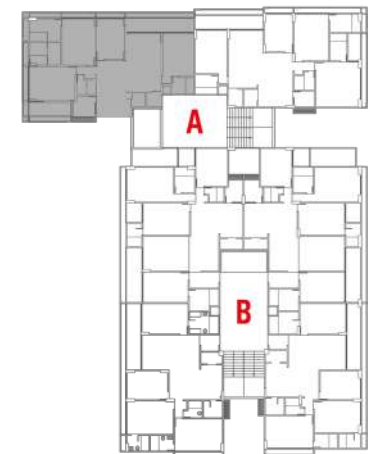
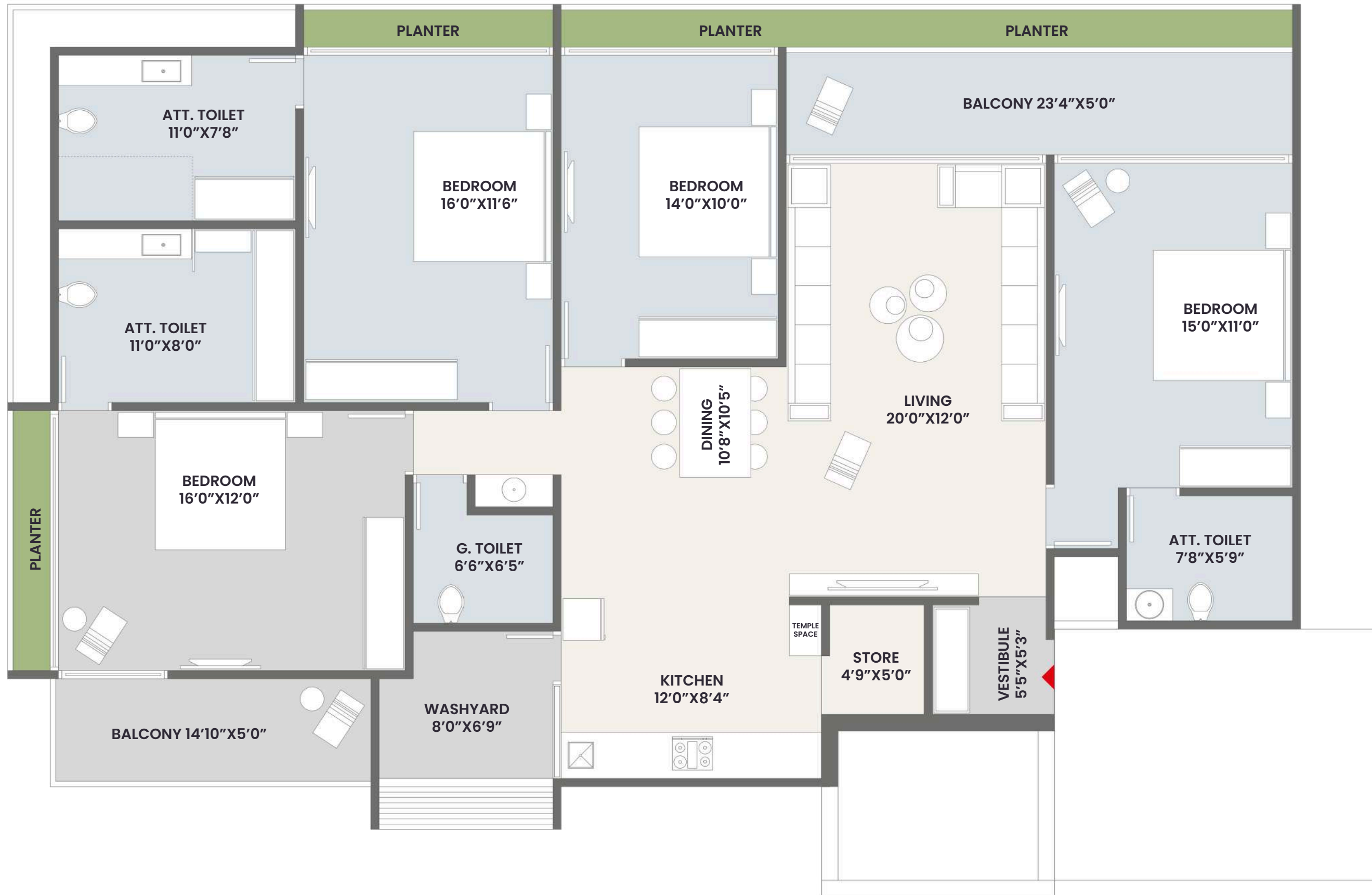
12.0 WIDE ROAD



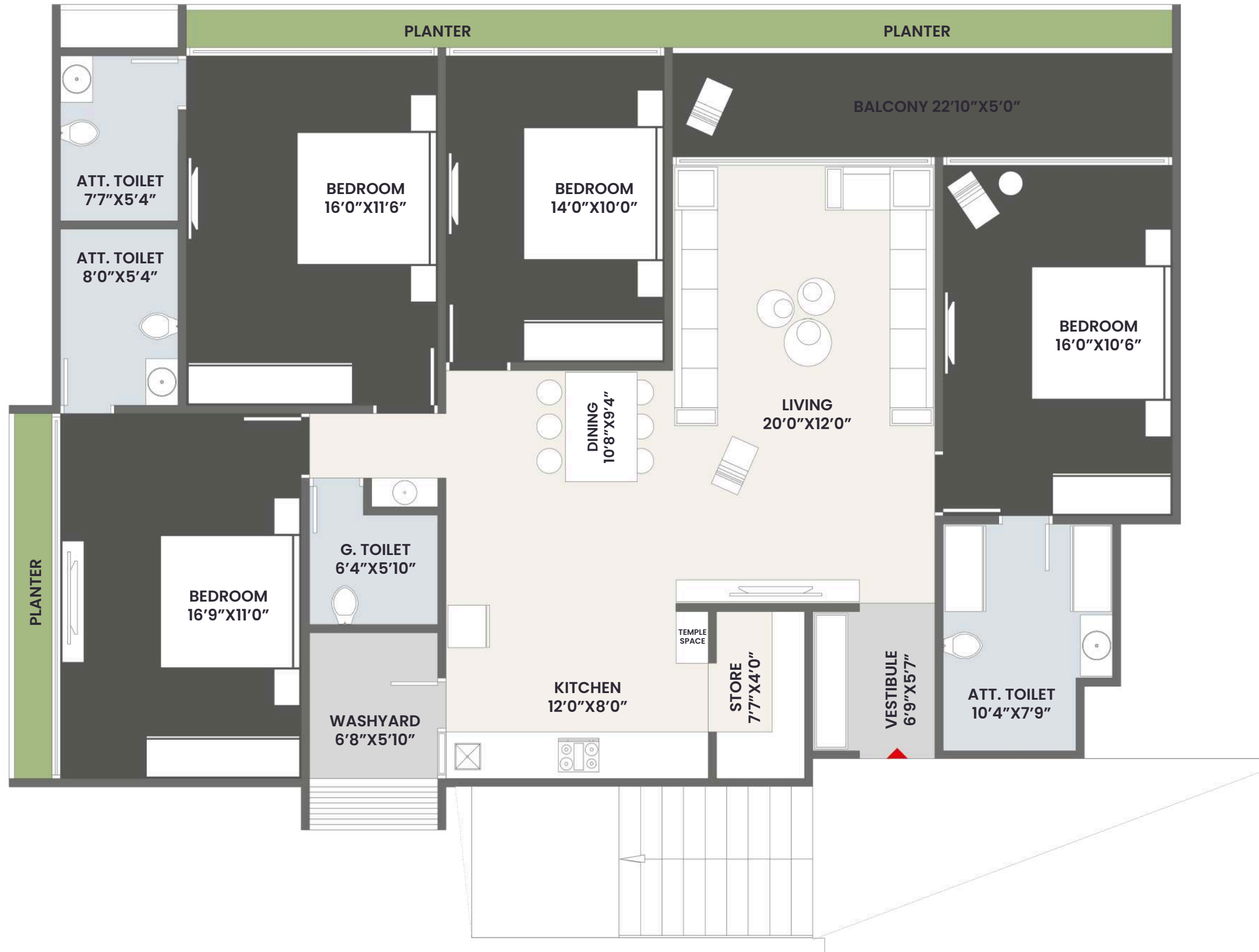
UNIT PLAN (A-101)



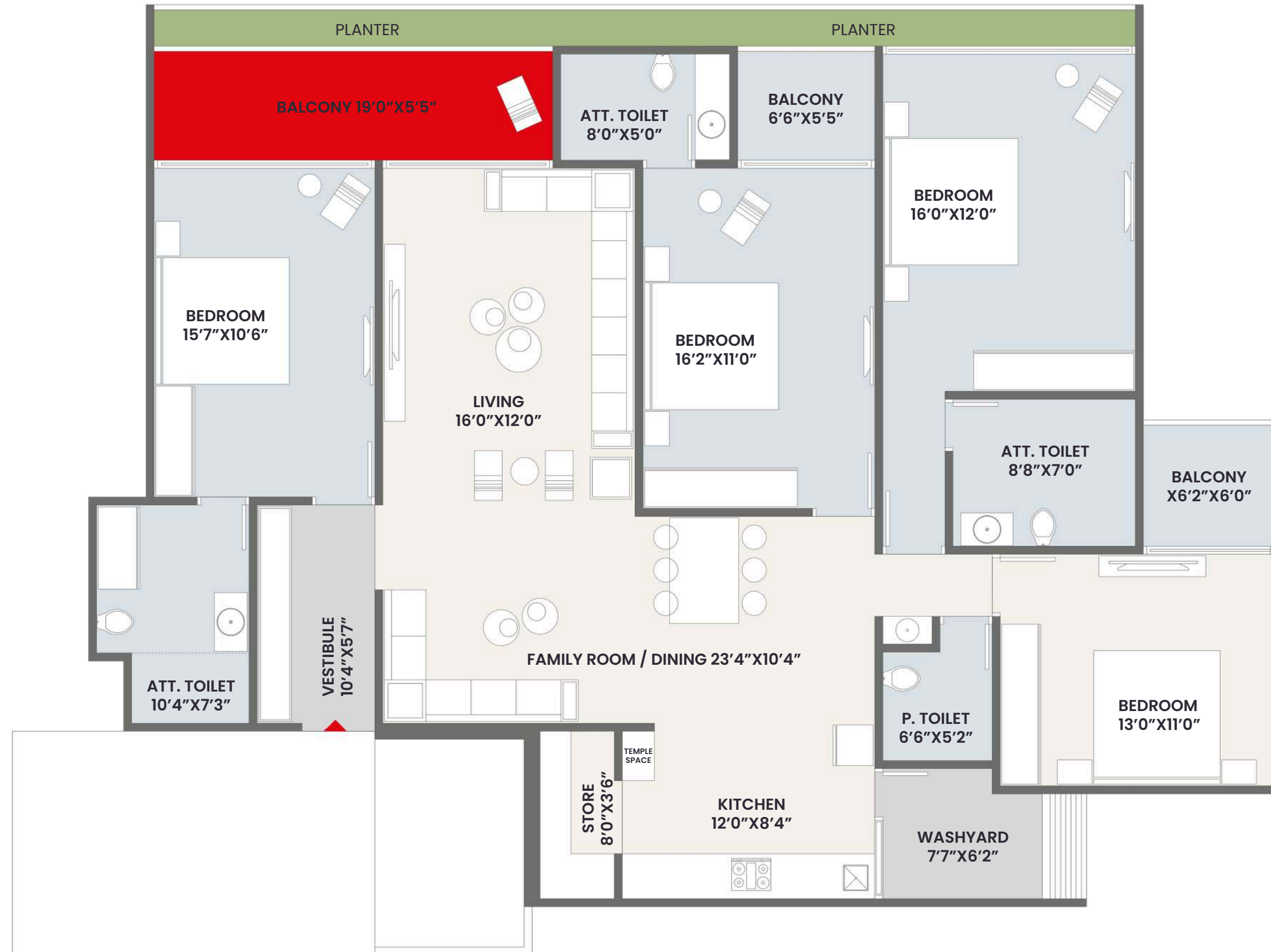
UNIT PLAN (A-102)



UNIT PLAN (B-101)



UNIT PLAN (B-102/103)



UNIT PLAN (B-104)



Unparalleled Amenities for an unparalleled lifestyle



Outdoor Amenities :

- Landscape Garden
- Gazebo
- Open Air Celebration Space
- Open Air Theatre
- Basketball Court
- Jogging Track
- Meditation/yoga Deck
- plantation

Indoor Amenities:

- Senior Citizen Sit-Outs
- Multipurpose Hall
- Indoor Games
- Common shared Kitchen & Storage for Society's Use
- 2 Level Basement
- Entrance Foyer with waiting lounge
- Air Conditioned Gym with the latest equipments





Security and Safety:

- 24 X 7 Security Power
- Back Up Generator 3
- layer CCTV surveillance
- Biometric Lock For Main Door
- Fire Safety
- Video intercom Kit
- security cabin

Kids' Amenities:

- Children's Play Area
- Toddler Play Area
- Children Drop Off Zone





Utilities and Services:

- 24 Hrs Water Supply
- PNG Gas Connection
- Allocated Parking
- 2 Lifts per Block
- Street Light Plantation
- DTH & TV Cable Connection
- Solar Rooftop For Common Amenities
- 3 Phase Power Connection For Every Unit



Breathe in luxury
with the calm

Green living at its best

We believe in sustainable living and taking care of the environment. Our property reflects our commitment to eco-friendliness through the use of green features and initiatives like solar rooftop for common shared amenities. From solar panels to energy-efficient lighting, we have taken steps to reduce our carbon footprint and promote a healthier planet.



Where luxury Meets Functionality



PROPERTY SPECIFICATIONS

STRUCTURE

R.C.C. frame structure as per new by laws.

FLOORING

Vitrified tiles for entire flooring in all apartments.
Anti skid rustic tiles floor in balcony.

WALL FINISH/ELEVATION

External double coat Mala plaster with texture & acrylic paint.
Internal Mala plaster with wall putty

DOORS & WINDOWS

Decorative main door with wooden frame.
All windows in aluminium section, Window Domal series with reflective glass.
Window sill & jamb made with polished stone or granite.

KITCHEN

Mirror polished granite platform with S.S. sink.
Designer glazed tiles up to lintel level.

ELECTRICAL

3 Phase concealed wiring with an adequate plug points in all rooms.
Branded modular switches. Provision for DTH and internet points.
Provision for ELCB, MCB distribution box.

PLUMBING WORK

CPVC/UPVC Water supply pipes & PVC pipes for soil waste & drainage system.
Jaquar or equivalent Plumbing fittings & Sanitary ware.

BATHROOMS

Vitrified/ceramic/ glazed tiles upto lintel level.
Granite/composite marble basin counters and wash basin.
Door frame made with polished stone or granite

TERRACE

Brick-bat concrete with china mosaic for heat reflection and thermal insulation.

FIRE SAFETY

Fire Safety System

TERMS & CONDITIONS

Every single architectural and interior imagery in the brochure are purely simulated interpretations utilizing computer graphics to improve client understanding and are not factual images.

The colour and overall look of the flooring and wall tiles, fittings, walls, ceilings, windows, doors, internal roads, trees, shrubs, and so on displayed in the simulated computer graphics pictures are obtained from object libraries for presentation purposes, and prospective purchasers of the relevant property are encouraged to refer to the building requirements indicated in the brochure. Additional facilities and/or amenities that are not specified or displayed in the brochure but may be needed by law should be considered part of the project by the purchaser.

All items, materials, including doors, shutters, etc., fixtures, fittings, electrical fixtures and appliances such as air conditioners, refrigerators, TVs, telephones, laptops, etc., any equipment, home accessories such as crockery and cutlery, rugs, carpets, decorative objects and wall art, murals, kitchenware, etc., apparels and any other consumable and mobile goods depicted in the simulated representations do not constitute a component of the developer's sale of any property.

The purchaser is responsible for GST, AMC/AUDA fees, and any electricity expenses, including cable and sub-station costs. Stamp duty, registration fees, and any other fees or taxes imposed by the government or any of its agencies must be payable by the purchaser/buyer/legal possession holder.

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