



ADDOWN REALTY

— Connecting You To Your Perfect Property —



**22 STOREY**

First time on VIP road

the  
**HIGHER  
LIFESTYLE**

Praharsh brings you truly an Astonishing Homes,  
Distinctively designed contemporary residences to  
experience an elevated living space. Where exclusivity,  
luxury and comfort are nurtured together with lush  
green natural spaces. offering state-of-the-art facilities  
with unsurpassed luxury.

**3 BHK**  
**SKY LIVING**  
SPACES & SHOPS



# HARMONY OF LIFE

Our residential buildings are redesigned to bring out the best in you.  
We'll make sure your home feels like a sanctuary of luxury.



22 FLOORS



PANORAMIC SKY VIEWS



PEACEFUL SURROUNDING



POSH LOCALITY



UNMATCHED PRIVACY



UNMATCHED AMENITIES



MULTIPLE GREEN LANDSCAPE



2 SIDE ROAD CONNECTED



an   
**EXCLUSIVE  
HABITAT**

Thoughtfully planned contemporary architecture, exclusive luxury lifestyle, & functional usability of the spaces

22 Storey First time on VIP road, The Tallest



an   
**INCREDIBLE  
CONNECTIVITY**


Modern-day facilities & superior connectivity  
to the city rightly ensure a hassle-free life

Main Road Facing Huge Showrooms





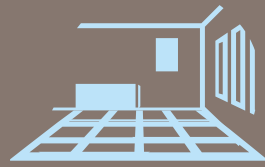
The main road, with its prime visibility and direct access to the shops, is the perfect location for you.  
150 Ft. Wide VIP Main Road & 40 Ft. Wide Road Corner

an   
**UNSURPASSED  
VISIBILITY**



the  
**LUXURIES OF LIFE**

With all of the amenities, and the luxuries of life, you'll never have a dull moment.



GRAND ENTRANCE FOYER



WATER PLAZA & WATER BODY



GAZEBO WITH SEATING AREA



CHILDREN PLAY AREA



ZEN GARDEN



GARDEN/ AROMA GARDEN



PICK UP/ DROP OFF AREA



SENIOR CITIZEN GARDEN



MULTIPURPOSE COURT



BARBEQUE AREA



YOGA DECK & PILATES AREA



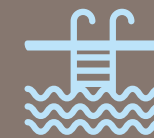
BEAUTIFUL PATH WAY



INDOOR & OUTDOOR GYM



INDOOR GAMES



SWIMMING POOL WITH  
CHANGING ROOM



LIBRARY/ LOUNGE AREA



SPLASH POOL



MINI THEATER



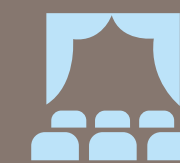
DISC + BANQUET HALL



CAFÉ WITH SEATING



DAY CARE & TODDLERS ROOM



OPEN AIR THEATER STAGE



Experience an oasis of serenity, everyday.

**5000 Sq.Ft.** Green Open Space on Ground floor

an   
**UNSURPASSED  
FRESHNESS**



an   
**ULTIMATE  
JOY**

Experience modern day playgrounds & dedicated children play area.

Play area with sand pit at ground floor



**DIVE INTO  
FRESHNESS**

Indulge in a peaceful ambience with  
tranquil swimming pool

Semi-covered Swimming Pool with Wooden Deck at Ground floor



an   
**UNSURPASSED  
AMBIANCE**

The spirit of bliss, thanks to thoughtfully conceptualized spaces that enrich family & fun time.

Yoga deck with Zen garden at First floor



an   
**UNSURPASSED  
TRANQUILITY**

Live in a natural life amidst colorful landscape, calming yoga & walkways.  
Experience serenity everyday, encompassed in our floral garden.

Peaceful Walkway with Lush greens at First floor



an   
**INIMITABLE  
GREENS**

The green spaces rooted in nature  
transform the living experience in a  
sense of tranquility.

Deck area & Lush Greenery at First floor



an   
**EXCLUSIVE  
LIFESTYLE**

Experience the best luxuries of the modern world. Discover the joys of social life & personal time without going out.

Lavish Entrance, Multipurpose hall  
& Reading lounge



an   
UNSURPASSED LIFE

It's not just where you live, it's how you live that matters. Top-of-the-line recreation, entertainment and leisure facilities right at your doorstep.

Gym & Yoga area, Indoor Game room, Mini Theatre





an   
OPULENT LUXURIES

Enjoy splendid hues of sunrises and sunsets.  
Our living spaces bestow a natural living experience.

Lavish Living Room + Huge Balcony



the   
COZY COMFORTS

Live the life with most comfort and class.  
Experience the best luxuries of the modern world.

Lavish Bedroom Space

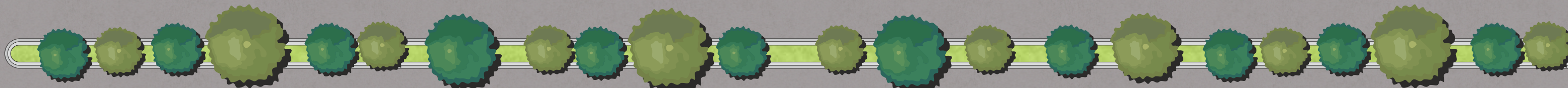
40 FT WIDE ROAD



# GROUND FLOOR PLAN



150 FT WIDE VIP ROAD





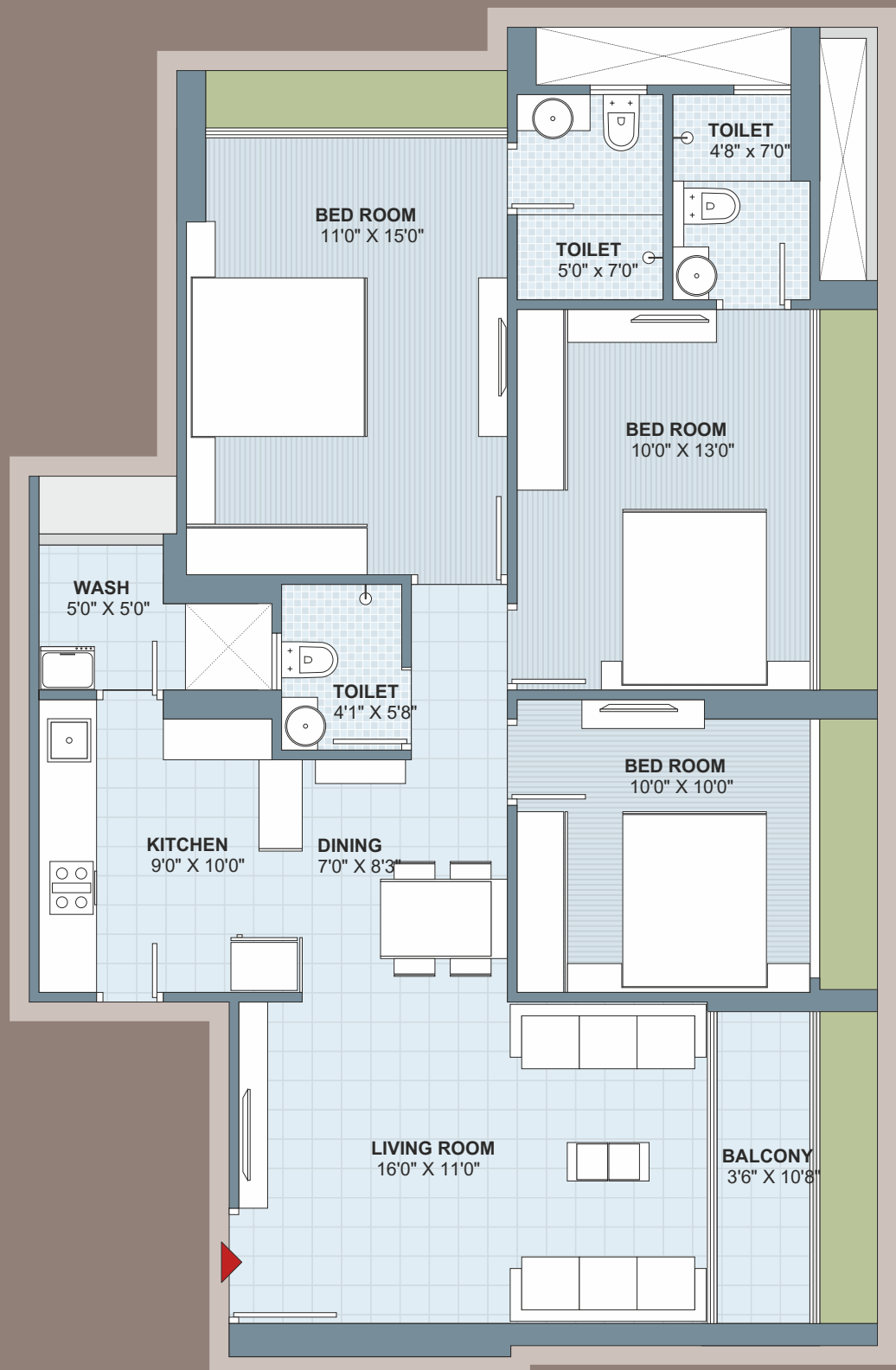
# FIRST FLOOR PLAN





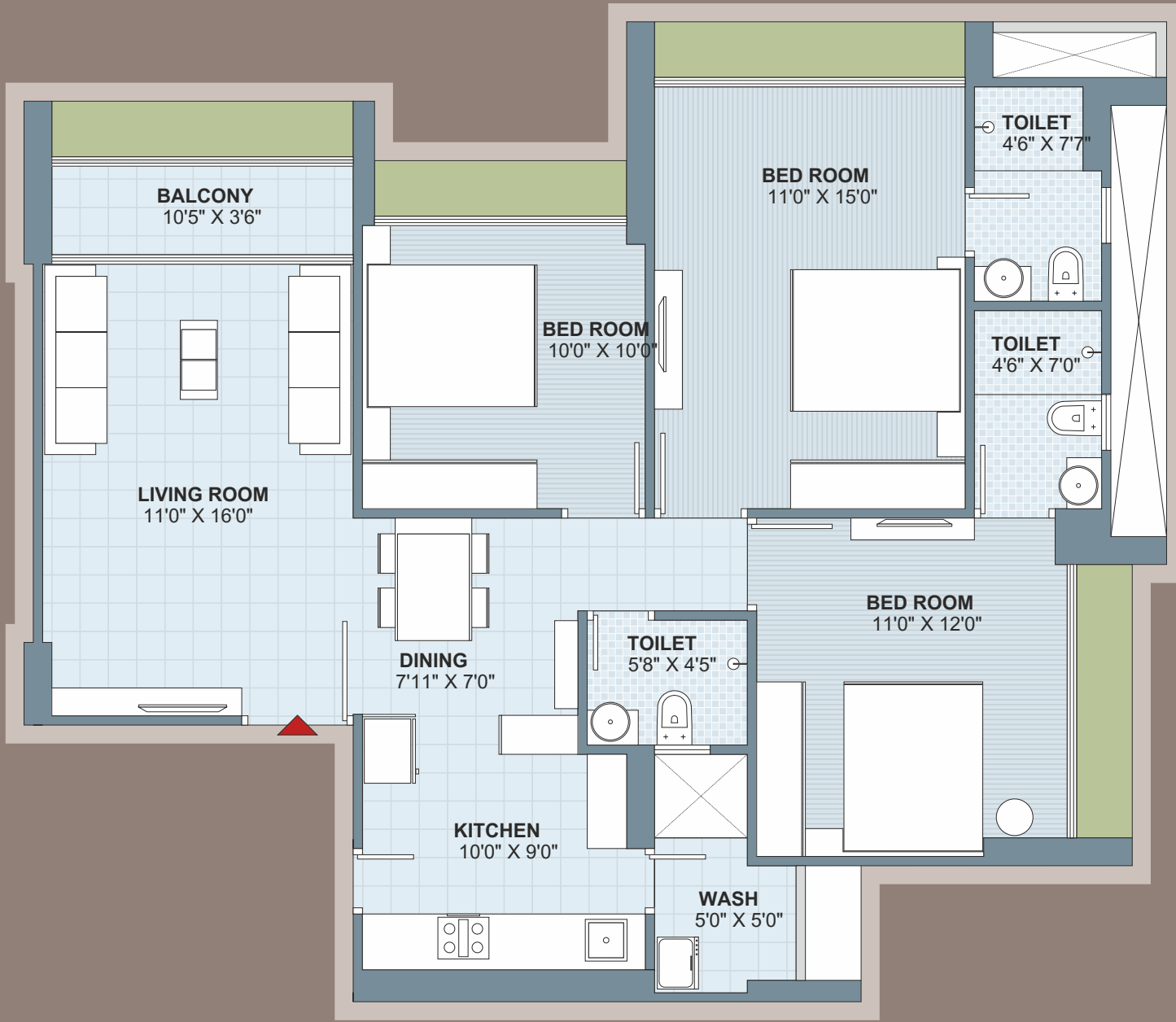
**TYPICAL FLOOR PLAN** (Level 2nd Floor)  
 (Terrace only at 2nd floor)





N









TYPE A  
UNIT PLAN



N

TYPE B  
UNIT PLAN

# SPECIFIC ATION

<b>Flooring</b>		<ul style="list-style-type: none"> <li>- Vitrified tiles in drawing, dining &amp; kitchen</li> <li>- Vitrified tiles in all bedrooms.</li> <li>- Vitrified tiles in all bathrooms flooring</li> </ul>
<b>Foyer/Lobby</b>		<ul style="list-style-type: none"> <li>- Luxuries ground floor lobby in vitrified/granite</li> <li>- Lift cladding granite/vitrified</li> </ul>
<b>Kitchen</b>		<ul style="list-style-type: none"> <li>- Polished natural granite platform</li> <li>- Stainless steel kitchen sink</li> <li>- Designer vitrified tiles on wall above kitchen platform</li> </ul>
<b>External &amp; Internal Finishing</b>		<ul style="list-style-type: none"> <li>- External : Double coat mala plaster with paint</li> <li>- Internal : Single coat mala plaster with birla putty.</li> </ul>
<b>Plumbing Fixtures</b>		<ul style="list-style-type: none"> <li>- C.PVC water supply and U.PVC pipes for soil waste &amp; drainage system</li> <li>- All sanitary ware - Standard</li> </ul>
<b>Electrical</b>		<ul style="list-style-type: none"> <li>- 3 phase concealed wiring with distribution.</li> <li>- Adequate number of points in all rooms.</li> <li>- Modular switches</li> <li>- Provision of TV /cable/telephone points.</li> </ul>
<b>Doors &amp; Windows</b>		<ul style="list-style-type: none"> <li>- Decorative 32 mm thick both side veneer wooden main door with wooden frame &amp; S.S. fittings.</li> <li>- Flush doors with Granite/ Wooden frame in all bedrooms and bathrooms with S.S. fittings.</li> <li>- Aluminium sliding windows.</li> </ul>
<b>Elevator</b>		<ul style="list-style-type: none"> <li>- Full S.S. body</li> </ul>

**SPECIFIC NOTES:**

- THE DEVELOPER RESERVES THE RIGHTS TO CHANGE, REVISE OR MAKE ANY ADDITIONS, OMISSIONS, ALTERATIONS OR MODIFICATIONS TO THE SCHEMES AS A WHOLE OR A PART THEREOF AT THEIR SOLE DISCRETION WITHOUT ANY PRIOR NOTICE. SUCH CHANGES WILL BE BINDING ON ALL MEMBERS.
- ALL DIMENSIONS PRESENTED HEREIN ARE APPROXIMATE AND MEASUREMENTS ARE MADE FROM UNFINISHED SURFACES.
- EXTERNAL & INTERNAL CHANGES OF ANY SORT ARE NOT ALLOWED.
- THIS BROCHURE IS MEANT FOR THE PURPOSES OF PRESENTATION ONLY, AND SHOULD NOT BE TREATED AS ANY FORM OF FINDING DOCUMENT, OFFER OR LEGAL CONTRACT.
- SITE DEVELOPMENT IS SUBJECT TO CLEARANCES FROM AMC AND OTHER GOVERNMENT ENTITIES.
- AFTER THE COMPLETION OF THE SCHEME ANY MEMBER (BEAM, COLUMN, SLAB) MUST NOT BE DAMAGE DURING YOUR INTERIOR WORK. IF MEMBER OCCURRED MORE THAN LEGAL ACTION WILL BE TAKEN ON THEM AND IT WILL BE PUNISHABLE.
- ANY ELECTRICAL CABLE CHARGES WILL BE BORN BY MEMBERS.



**TYPE C  
UNIT PLAN**

