

AN ICONIC IDENTITY



ABHIRAM
ICONIC
TOWERS
ATCHUTAPURAM





AN ICONIC IDENTITY

A home should be more than pretty to look at. It should give us an iconic status besides evoking that feeling of contentment, warmth and belonging. While we all aspire to own a place that we can call home, we also want it to be special, distinctive and defining.

HERE WE HAVE IT.





ARIAL VIEW



OVERVIEW

Site Area 2.89 Acres	Structure 2 Blocks / Towers	Floors C + 6 Floors	Type of Units 2 & 3 BHK	Units Range 1065 to 1495 Sft.	Clubhouse C + 6 Floors	Clubhouse 13,000 Sft.
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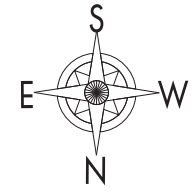
EXPERIENCE THE ICONIC DIFFERENCE

Iconic Towers is Abhiram's flagship residential project. Away from the buzz of Vizag city yet well connected, it is shaping up in Atchuthapuram. Though it's an affordable housing project, it boasts ultra-modern facilities in giving the residents a life of ease and comfort.

The cosy 2 & 3 BHK apartments are distributed across 2 towers of 6 floors each while the area of each East & West Facing apartment varies from 1065 to 1495 sft. This gated community comes with a multi-level clubhouse and all essential amenities to meet your every need.



MASTER PLAN



VMRDA PROPOSED MASTER PLAN 150 FEET ROAD

CHILDREN'S PLAY AREA

BADMINTON COURT

9' AREA LEFT FOR ROAD

- | | | | |
|--------------------|--------------------|--------------------|--------------------|
| 3 BHK
1460 Sft. | 2 BHK
1115 Sft. | 2 BHK
1065 Sft. | 3 BHK
1450 Sft. |
| 2 BHK
1110 Sft. | 2 BHK
1115 Sft. | 2 BHK
1115 Sft. | 3 BHK
1445 Sft. |
| 3 BHK
1450 Sft. | 2 BHK
1115 Sft. | 2 BHK
1115 Sft. | 3 BHK
1450 Sft. |
| 3 BHK
1495 Sft. | 2 BHK
1120 Sft. | 2 BHK
1120 Sft. | 3 BHK
1450 Sft. |
| 3 BHK
1490 Sft. | 2 BHK
1105 Sft. | 2 BHK
1160 Sft. | 3 BHK
1445 Sft. |
| 3 BHK
1490 Sft. | 2 BHK
1105 Sft. | 2 BHK
1160 Sft. | 3 BHK
1445 Sft. |
| 3 BHK
1495 Sft. | 2 BHK
1150 Sft. | 2 BHK
1150 Sft. | 3 BHK
1450 Sft. |

- | | | | | | |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 2 BHK
1155 Sft. | 2 BHK
1145 Sft. | 2 BHK
1220 Sft. | 2 BHK
1220 Sft. | 2 BHK
1145 Sft. | 3 BHK
1485 Sft. |
| 2 BHK
1090 Sft. | 2 BHK
1085 Sft. | 2 BHK
1175 Sft. | 2 BHK
1235 Sft. | 2 BHK
1085 Sft. | 3 BHK
1480 Sft. |
| 2 BHK
1120 Sft. | 2 BHK
1140 Sft. | 2 BHK
1140 Sft. | 2 BHK
1140 Sft. | 2 BHK
1140 Sft. | 3 BHK
1480 Sft. |
| 2 BHK
1120 Sft. | 2 BHK
1145 Sft. | 2 BHK
1145 Sft. | 2 BHK
1145 Sft. | 2 BHK
1145 Sft. | 3 BHK
1480 Sft. |

BLOCK - A

BLOCK - B

AMENITIES BLOCK

7M DRIVE WAY

9M DRIVE WAY

7M DRIVE WAY

7M DRIVE WAY

7M DRIVE WAY

7M DRIVE WAY

7M DRIVE WAY

JOGGING TRACK

SENIOR CITIZEN AREA

77,333 sq. ft.



PROJECT HIGHLIGHTS

VMRDA & RERA Approved Project
Gated Community Mega Housing Project

No Common Walls

Reputed Promoters

Cellar Car Parking

Avenue Plantation

Designer Entrance Gate

Rain Harvesting Pits

Generators For Power Back Up

24 hrs. Security With CC Cameras





AN ENTRANCE THAT STANDS OUT

It all begins at the entrance. The exceptional 30 feet pylon is not just a delight to behold, but highly functional as well. The wide driveway welcomes you into the community and the 24 X 7 security ensures supervision and safety of the residents at all times.

OUTDOOR AMENITIES

- Open Area Offer for Shuttle Court
- Open Areas Offer for Play Area
- Solar Street Lighting
- Landscaping
- Sit Outs
- Seating Areas
- Sand Pits
- Water Bodies
- Amphitheatre

REJOICE IN THE OPEN SPACES

Abhiram's Iconic Towers offers diverse amenities to make your life more inspiring. Both kids and adults have their own space and options to make merry. Take a refreshing jog amidst clean and green environment in the morning. Challenge your friends in the shuttle court and have fun. Let your kids have a good time with sand pits. Spend your evenings and embrace nature at Amphitheatre.





REFRESHING OUTDOORS

Creating a natural, feel-good environment, the outdoor spaces encourage you to spend more time in the outdoors. The extensive designer landscaping and lush plantation improve quality of life by filtering pollutants and provide fresh, clean air.





PREMIUM HOMES. PLEASANT LIFE.

The apartments at Abhiram's Iconic Towers are meticulously designed. Comfortable living areas complement the inviting environment and well-ventilated spaces become a natural extension of your home. All apartments are vastu compliant ensuring harmony and peace within the community. From proficiently designed kitchen areas, living areas to cosy bedrooms- everything is created to make your life pleasant.



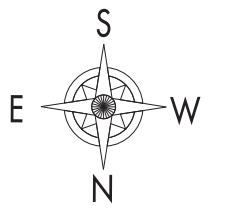
BLOCK-A TYPICAL FLOOR PLAN

BLOCK-A AREA STATEMENT

Flat Number	Type of Flats	Carpet Area Sft.	Outer Wall Area Sft.	Balcony Area Sft.	Common Area Sft.	Super Built Up Area Sft.
1	3BHK	1010	71	97	317	1495
2	3BHK	1004	74	96	316	1490
3	3BHK	1004	74	96	316	1490
4	3BHK	1010	70	97	318	1495
5	3BHK	978	67	97	308	1450
6	2BHK	743	58	73	236	1110
7	3BHK	980	69	100	311	1460
8	2BHK	753	60	65	237	1115
9	2BHK	729	62	87	237	1115
10	2BHK	729	60	89	237	1115
11	2BHK	733	65	84	238	1120
12	2BHK	722	60	88	235	1105
13	2BHK	747	64	94	245	1150
14	2BHK	751	55	99	245	1150
15	2BHK	754	61	99	246	1160
16	2BHK	754	60	68	238	1120
17	2BHK	723	60	95	237	1115
18	2BHK	750	60	68	237	1115
19	2BHK	693	57	89	226	1065
20	3BHK	982	72	88	308	1450
21	3BHK	978	72	88	307	1445
22	3BHK	982	72	88	308	1450
23	3BHK	908	70	160	307	1445
24	3BHK	974	77	91	308	1450



BLOCK-B TYPICAL FLOOR PLAN



BLOCK-B AREA STATEMENT

Flat Number	Type of Flats	Carpet Area Sft.	Outer Wall Area Sft.	Balcony Area Sft.	Common Area Sft.	Super Built Up Area Sft.
25	2BHK	728	58	96	238	1120
26	2BHK	750	58	74	238	1120
27	2BHK	727	58	73	232	1090
28	2BHK	756	59	95	245	1155
29	2BHK	764	61	76	244	1145
30	2BHK	710	58	86	231	1085
31	2BHK	757	61	79	243	1140
32	2BHK	750	61	91	243	1145
33	2BHK	750	61	91	243	1145
34	2BHK	763	61	73	243	1140
35	2BHK	775	60	90	250	1175
36	2BHK	815	63	83	259	1220
37	2BHK	815	63	83	259	1220
38	2BHK	824	63	85	263	1235
39	2BHK	760	62	76	242	1140
40	2BHK	750	61	92	242	1145
41	2BHK	750	61	92	242	1145
42	2BHK	763	61	74	242	1140
43	2BHK	710	58	86	231	1085
44	2BHK	767	60	75	243	1145
45	3BHK	1007	71	90	317	1485
46	3BHK	1004	71	90	315	1480
47	3BHK	999	78	88	315	1480





LIFE BEYOND YOUR FOUR WALLS

Every amenity at Abhiram's Iconic Towers is designed to keep you engaged and entertained. The Abhiram clubhouse which sprawls across six floors is the social centre of the community. It comes packed with inspiring amenities to play, relax, exercise and meet friends.

It features a multi-purpose function hall with an attached dining hall for hosting events, a family

party room for small get-togethers, an air-conditioned gymnasium to help you stay fit. It also houses other exciting amenities like dance room, indoor games, study room / library and a beautiful swimming pool on the terrace. There is also provision for super market, spa, salon and doctor's clinic within the clubhouse.



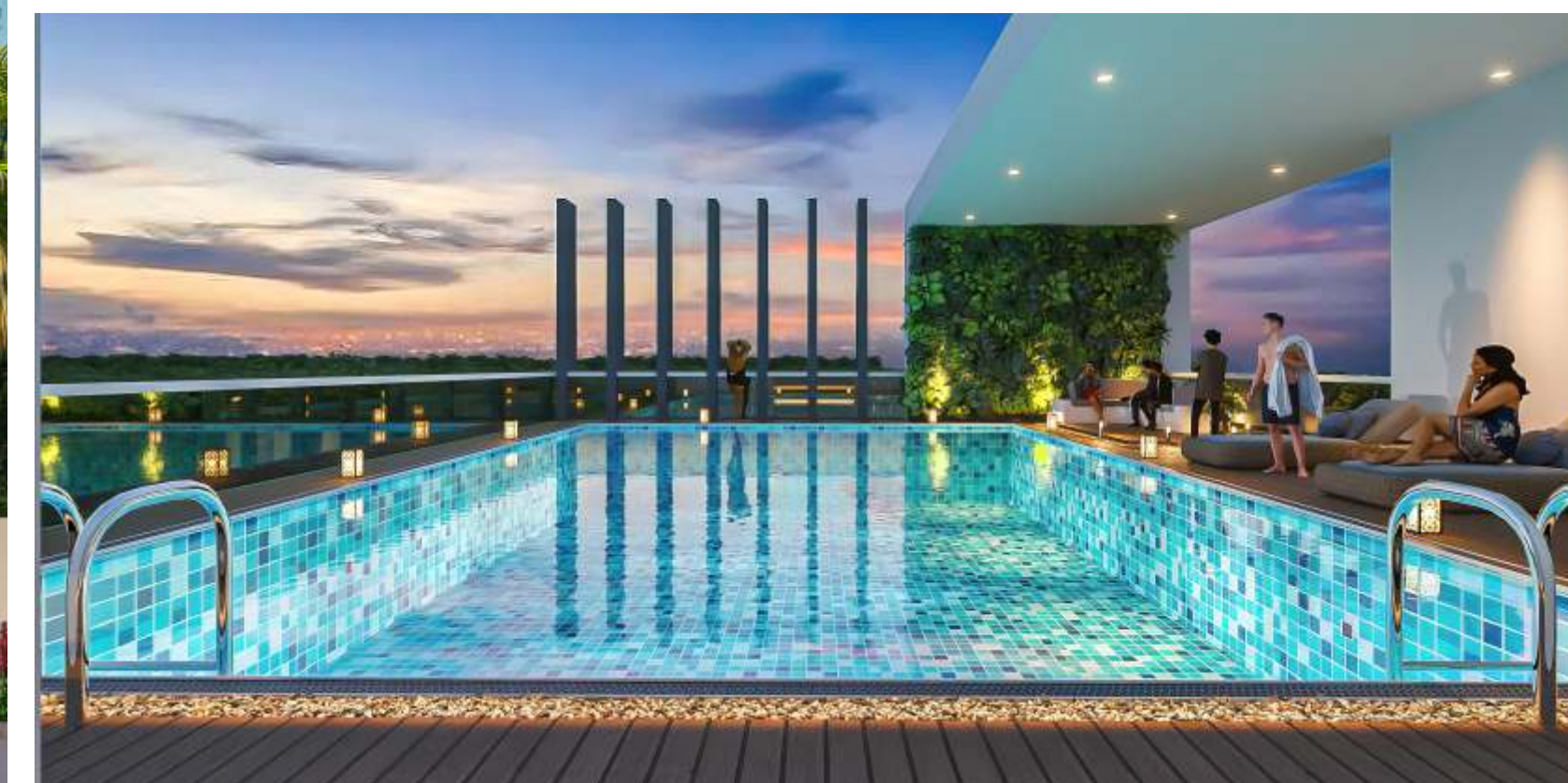
AMENITIES

- Multi Purpose Function Hall
- Dining Hall
- Swimming Pool for Adults & Kids in Terrace
- Rest Rooms
- Provision for Super Market
- AC Gym (Separate for Ladies & Gents)
- Temple
- Yoga / Meditation Hall / Aerobics Hall
- Childrens Play Area
- Jogging Track
- Beauty Parlour for Gents & Ladies
- Provision for Spa (Separate for Ladies & Gents)
- Library / Reading Room
- Provision for Childrens Creche
- Study / Tuition Room

- Dance Room
- Family Party Room
- Senior Citizens Plaza
- Provision for Doctor's Clinic
- Association Office
- Wi-Fi facility
- CC Camera Surveillance System
- Intercom

INDOOR GAMES

- Billiards
- Table Tennis
- Carroms
- Chess



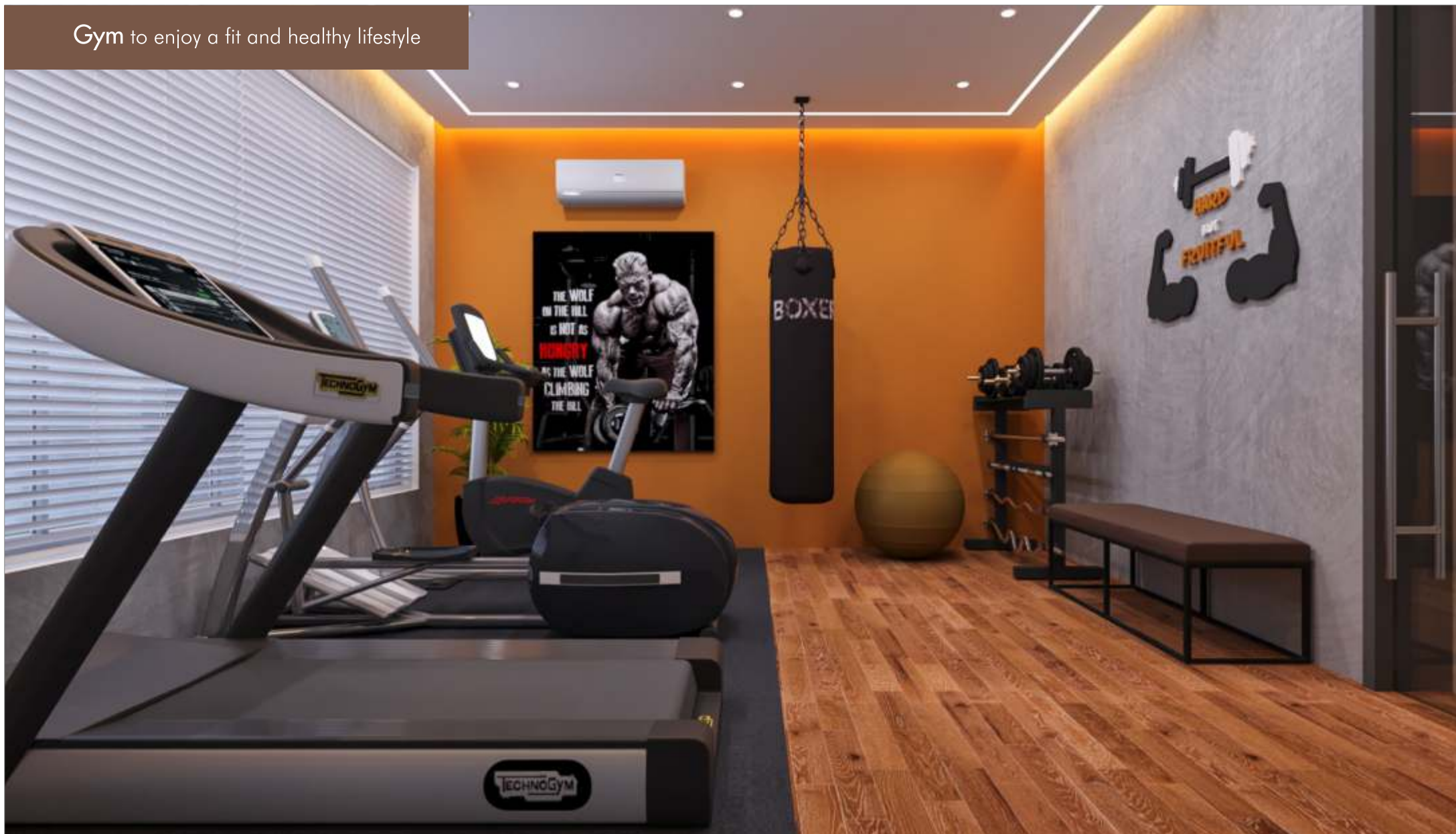
Yoga/Meditation /Aerobics to give your day a Healthy start



Multipurpose Hall to create memorable moments with your people



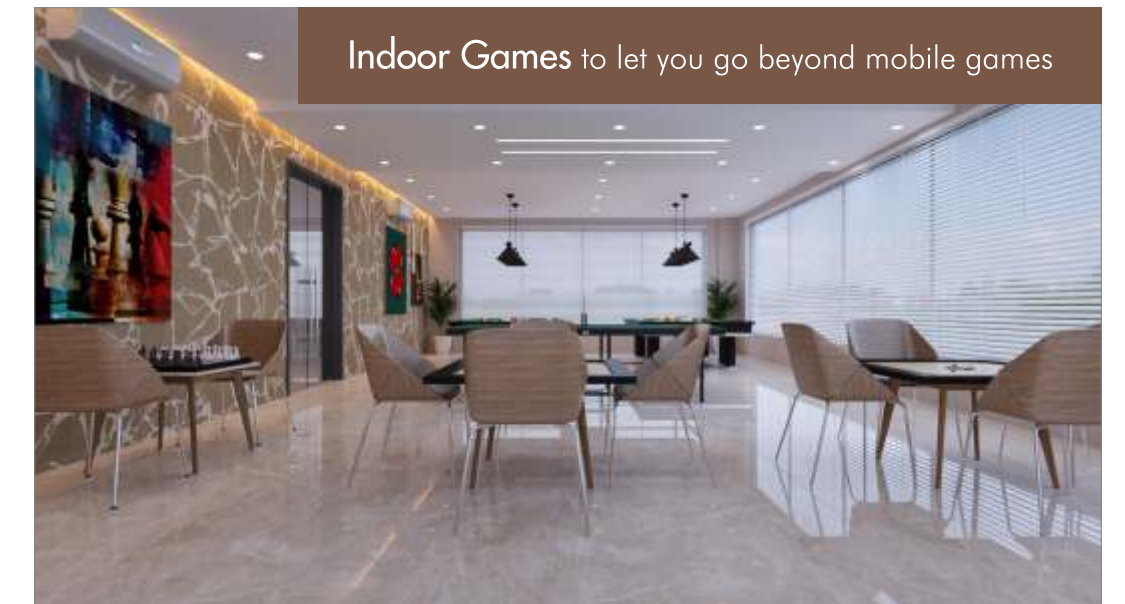
Gym to enjoy a fit and healthy lifestyle



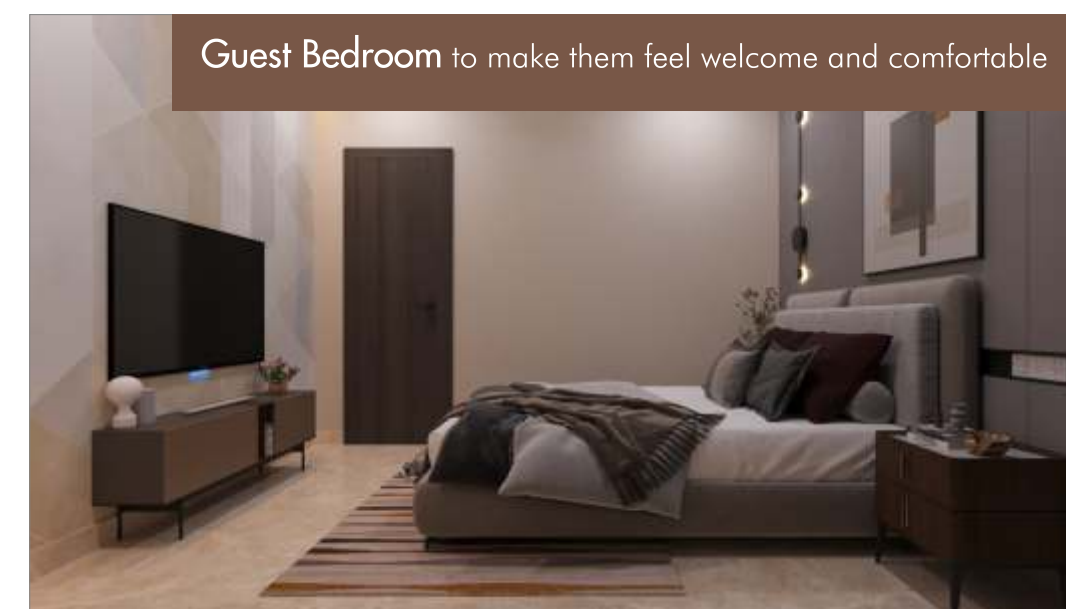
Dining Hall



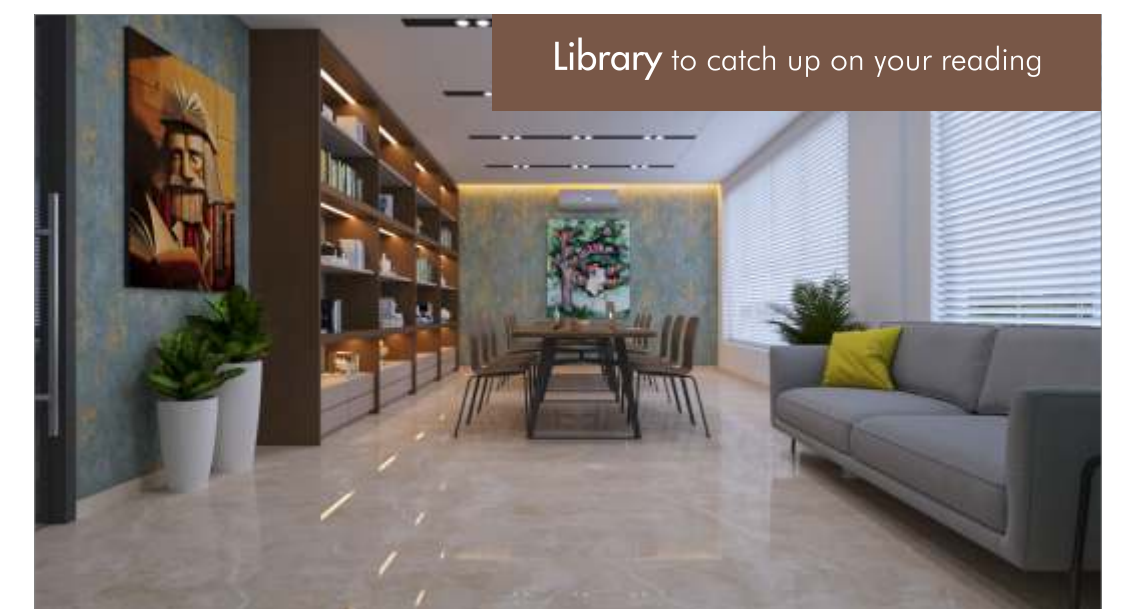
Indoor Games to let you go beyond mobile games



Guest Bedroom to make them feel welcome and comfortable



Library to catch up on your reading





SPECIFICATIONS

VAASTU

All residential Apartments for sale in Abhiram's Iconic Towers is constructed with Vastu Compliance

STRUCTURE

Earthquake resistance RCC Framed Structure in accordance with IS Code.

SUPER STRUCTURE

In Table Moulded fly ash bricks with Cement Mortar 6" thick for exterior walls and 4" thick Interior walls.

FLOORING FINISHES

Living/ Dining/ Bedrooms/ Kitchen- Vitrified tiles

All balconies- Anti-skid ceramic tiles

KITCHEN & UTILITY

Vitrified tile flooring across kitchen and Black Granite Platform with Superior Stainless Steel Sink,

3 ft Ceramic Tile dado over the Granite Platform.

Utility Anti-skid Ceramic Tile flooring.

TOILET & FITTINGS

Anti-skid Ceramic Tile Flooring and Ceramic Tiles on the Walls dado up to 6' Height

WCs and Chrome plated fittings

Single Liver Tap and Shower Mixer

Provision for water heaters in all bathrooms

Suspended CPVC / PVC Pipelines in Toilets concealed within the Grid

Painting & Plastering Staircase / Lobby / All Ceilings with two coats of Emulsion paint over a single coat of Primer

Living room / Bed room / Dining room with two coats of Putty finish and smooth finish of Emulsion paint over a single coat of Primer.

HARDWARE

Premium Quality Hardware of Dorset / Godrej or Equivalent

Plumbing & Sanitary ware

EWC from Cera / Hindware / Parryware or Equivalent

Washbasin from Cera / Hindware / Parryware or Equivalent

CP Fittings from Cera / Hindware / Parryware or Equivalent

Showers in all Toilets - Cera / Hindware/Parryware or Equivalent.

DOORS & WINDOWS

Main Door – Door and Door Frames of Teak Wood with glossy polish on both sides.

Internal Doors - All Doors of Well seasoned Wooden Frames and Flush Shutters

Windows – UPVC / Powder Coated sliding Aluminium Windows with Clear Glass

ELECTRICAL

Concealed copper wiring with PVC insulated wires and modular switches of reputed make.

a. Living and dining will be provided with three fan points, one chandelier point, three light points and two 3-pin-5-amp sockets.

b. Bedroom will be provided with one fan point, two light points, two 3-pin-5-amp switch and sockets.

c. Kitchen shall be provided with Power points for cooking range chimney, microwave ovens, mixer/grinders, water purifier, exhaust fan in kitchen.

d. Common points include 15 amps switch and socket for washing machine in utility area and fridge in dining area, one light point in all balconies.

e. Provision for geyser points in all bathrooms.

f. Provision for Split AC points in all bedrooms and Living Room.

g. Provision for Telephone, Television & Internet connection points in Living Room and master bedroom.

h. 3-phase supply for each unit and individual meter boards.

ELEVATORS

9 number of high speed 6 Passenger Lifts with rescue device with V3F for energy efficiency of Johnson / Kone make

COMMUNICATION AND SECURITY SYSTEM

Sophisticated round-the-clock security system.

Surveillance cameras at the main Security & Entrance of each block.

Intercom Facility to all units connecting Security, Club House with in the Community.

WATER

Bore-well Water available to all flats

POWER BACK-UP

Power Back up for Common Amenities and back up for 500 Watts in each flat.

CAR PARKING

Car Parking Provision in Cellar and Excellent Drive Ways with sufficient ventilation.

SEWAGE TREATMENT PLANT

Sewage Treatment Plant of adequate capacity as per norms will be provided in the cellar area.

Treated Sewage water will be used for the Landscaping.

Note:

- Any location changes in A/C outdoor and indoor units and elevation changes will not be allowed.
- Outside grills for balconies are not allowed.
- A.P.E.P.D.C.L., RECS, VMRDA., water, NEDCAP, standby generator & car parking charges are extra.
- Registration, GST and labour cess are to be borne by the customer.



OPENING DOORS TO UNENDING OPPORTUNITIES

Abhiram's Iconic Towers offers everything to its residents to lead a comfortable and peaceful life. It is located in close proximity to hospitals, schools and shopping areas making life easier and hassle-free. The project has excellent connectivity as it is situated just off national highways 154 & 157.



Abhiram Nirman (India) Pvt. Ltd is one of the most trusted and reputed company in the city destiny - Visakhapatnam. We have built an enviable reputation in construction industry as you strive hard to meet customers' needs and expectations. Over the past 10 years, we developed high-quality residential and commercial spaces in vantage locations of Visakhapatnam.

Abhiram Nirman Group is driven by strong values which guides all the stakeholders associated with the company. Customer centric approach, on time delivery, commitment to excellence, and value for investment are the pillars of our success and make us the preferred developer for many customers.

OTHER ONGOING PROJECT



ABHIRAMS TOUCHSTONE TOWERS
@ Kurmanpalem, Visakhapatnam
15 Floors high-rise commercial & residential project

A FEW OF OUR COMPLETED PROJECTS



ABHIRAM BLUE HEAVENS
@ Aganampudi, Visakhapatnam.



ABHIRAM BLUE BAY TOWERS
@ Pedda Waltair, Visakhapatnam.

PROJECT CONSULTANTS

ARCHITECTS

GEETHA ARCH'S

Purushotapuram, Visakhapatnam, AP.
Ph: 9849702287

STRUCTURAL



Plot No: 50/1, MIG, Sector - 1
MVP Colony, Visakhapatnam, AP.

MEP

CSE MEP SOLUTIONS

Flat No: 512, Bluebay Towers,
Waltair, Visakhapatnam, AP.

NEW MEDIA



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