

ABHIRAM'S
**TOUCHSTONE
TOWERS**

AT KURMANNAPALEM, VIZAG



GET | LIVE
MORE | MORE

RESIDENTIAL | RETAIL | RECREATION



BEST OF BOTH WORLDS

Residential & Commercial

384 STYLISH APARTMENTS

The mega address with a home that comes with recreation, shopping and restaurant attached.

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SMART ADDRESS, SMART HOME

In the smart city, aspiring customers look for smart homes only. Abhiram's Touchstone Towers is a smart home designed encompassing all desirable amenities to give ideal environment to residents. The project is built in a prominent location just five minutes from Kurmannapalem Junction. Touchstone Towers will be a benchmark address in neighbourhood for its quality and scale.





LOVELY INTERIORS LIVELY OUTDOORS

The space planning is excellent, the finishing is superb and the well defined interiors serve the needs of all family members. Sunshine and breeze reach every nook and corner of apartment while the build quality reflect the promoters' experience. Chosen brands, glittering indoors and balconies overlooking manicured landscapes will enchant you.



In the same breadth, the outdoors outshine the indoors with a stunning design of landscapes, flowering plants, seating areas, and water bodies. While the jogging track invites you for daily walks, children play in tot-lots and sand pits. Senior citizens have quiet enclaves to congregate for a light banter.



OUTDOORS FEATURES

- Jogging Track
- Tot-lots
- Children Play Areas
- Seating Areas
- Water Bodies
- Shuttle Court
- Single Pole Basketball Court
- Sit-outs
- Sand Pits

PROJECT HIGHLIGHTS

- GVMC Approved Mega Residential & Commercial Project
- 15 Floors Towers with connecting bridges at alternate floors
- Deluxe quality construction
- 384 Hi-end 2 & 3 BHK Apartments
- 1200 SFT to 2100 SFT areas
- East & West facing Apartments
- No Common Walls
- 100% Vastu Compliant
- Hi-end specifications
- Extensive Designer Landscaping
- Lush Green Parks
- Jogging Track
- Grand Designer Entrance gate
- Temple
- Tot lots & Children play areas
- Water bodies
- 21000+ Sft Clubhouse
- Sewage Treatment Plant
- 24x7 Security with Intercom, CC Cameras
- 2-Level parking
- Good ventilation for cellar parking
- Generator back-up for common areas
- Experienced Builders

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INDOOR GAMES

- Table Tennis
- Snookers
- Chess
- Carom Boards
- Card Room
- Library
- Cafeteria
- Furnished Guest Rooms
- Association Office



- 21000+ Sft Clubhouse
- Partially Covered Swimming Pool
- A/c Gymnasium
- Aerobics, Yoga & Meditation Hall
- Multi Purpose Hall



LEISURE & REJUVENATION

The ground floor has plenty of recreation options to revel round the clock. Splash in covered swimming pool, play indoor games or withdraw into Yoga regimen, the leisure time is well spent at your home. Multi-purpose hall is excellent venue to celebrate parties and festivities. Rejuvenate by physical and personal grooming and social interaction and lead a proactive life at Touchstone Towers.



- 3 Floors for Shopping
- Stylish entrance
- Flexible floor spaces
- Department Stores
- Electronic Stores
- Bank/ATM

- Pharmacy
- Restaurant and Coffee shops
- Unisex Saloon
- Glass facade
- Stunning elevation
- Elevators

- Wide corridors
- Seating areas
- Elegant landscaping
- Spacious parking
- 100% Security & Power back-up
- Property management system

BEST OF BOTH WORLDS

Residential & **Commercial**



Commercial Enclave
Shopping & Dining Right at Home!

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RETAIL & RELAXATION

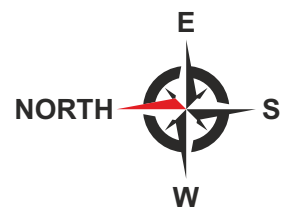
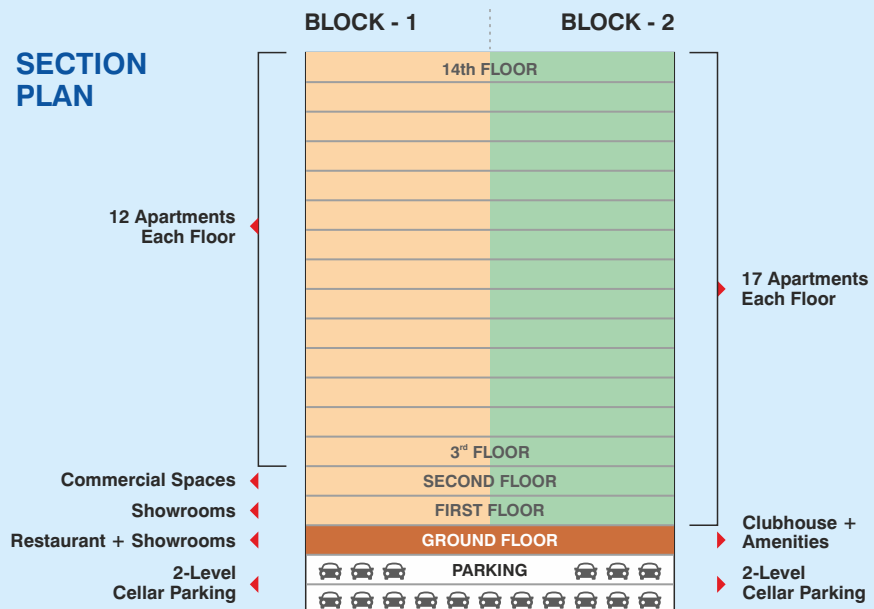


Nowhere you find the residents are empowered with lifestyle like Touchstone Towers. Shop, dine, relax, there is no place like your home in Vizag. A world of shopping options are spread in a tower for the convenience of residents. Shop your daily needs in retail, entertain your friends in the restaurant and visit showrooms for merchandise at Touchstone Towers.

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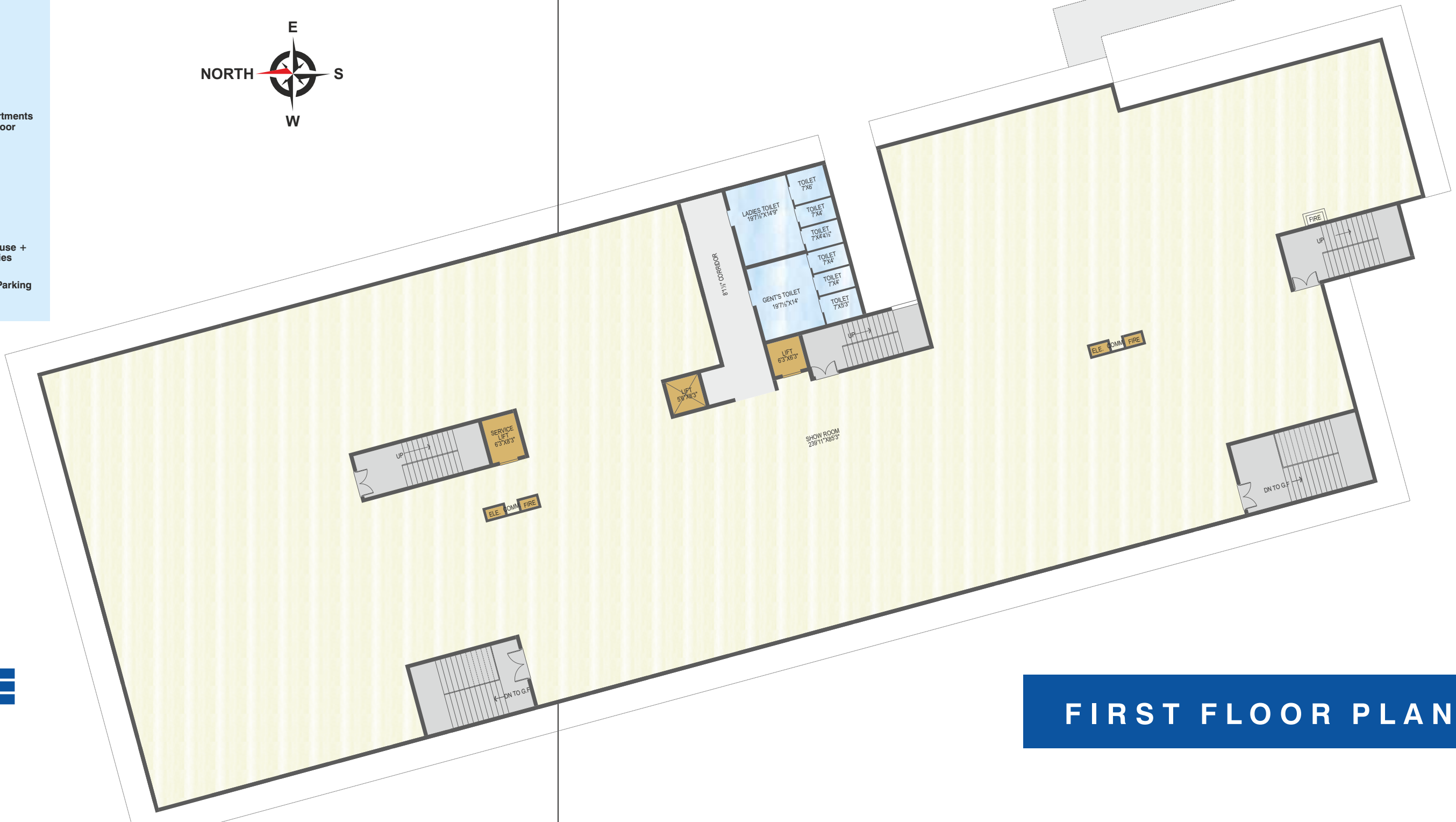
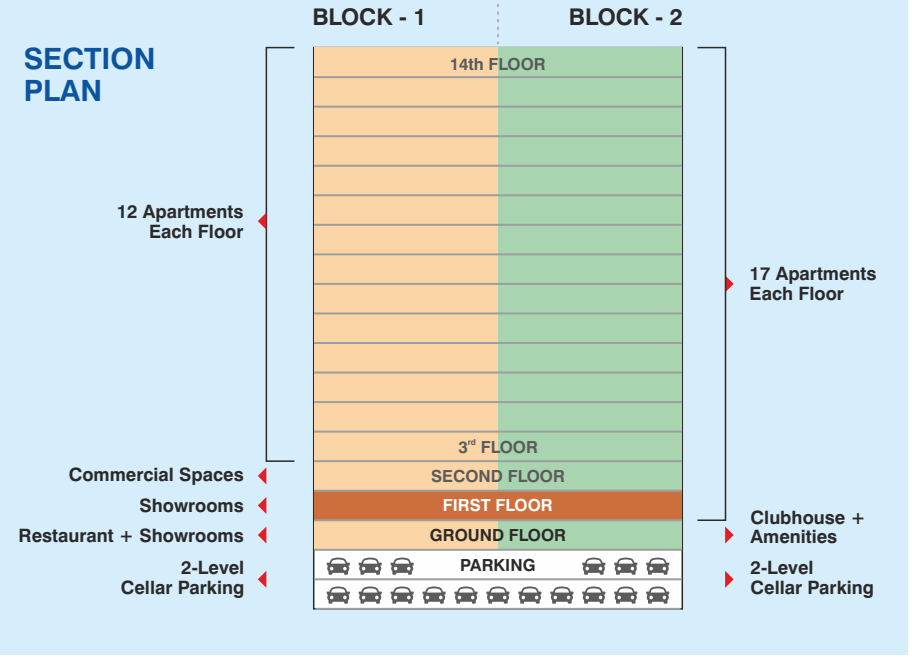
SECTION PLAN



ABHIRAM'S TOUCHSTONE TOWERS
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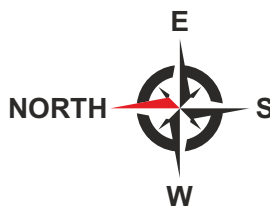
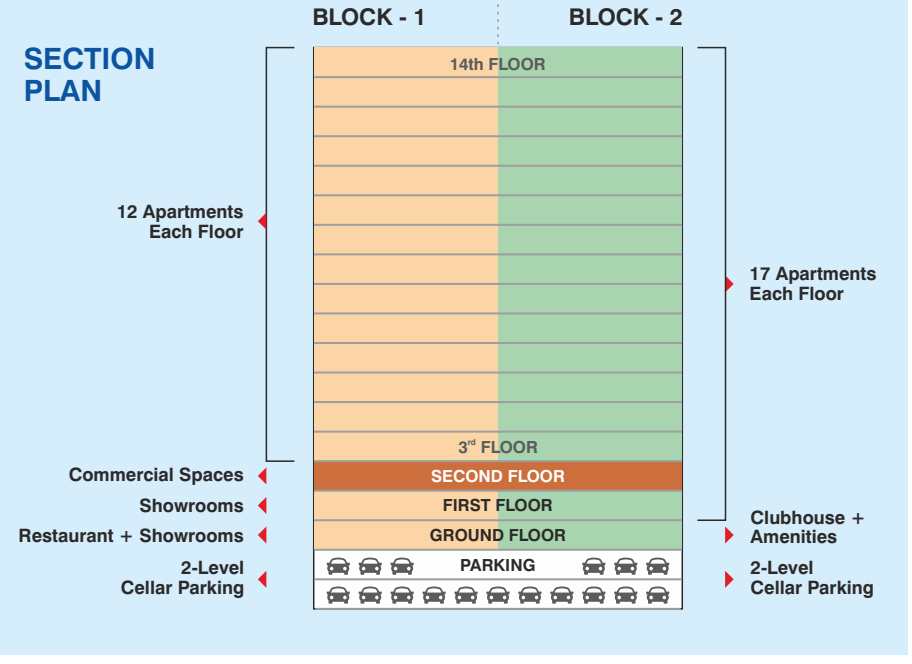
GROUND FLOOR PLAN



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FIRST FLOOR PLAN

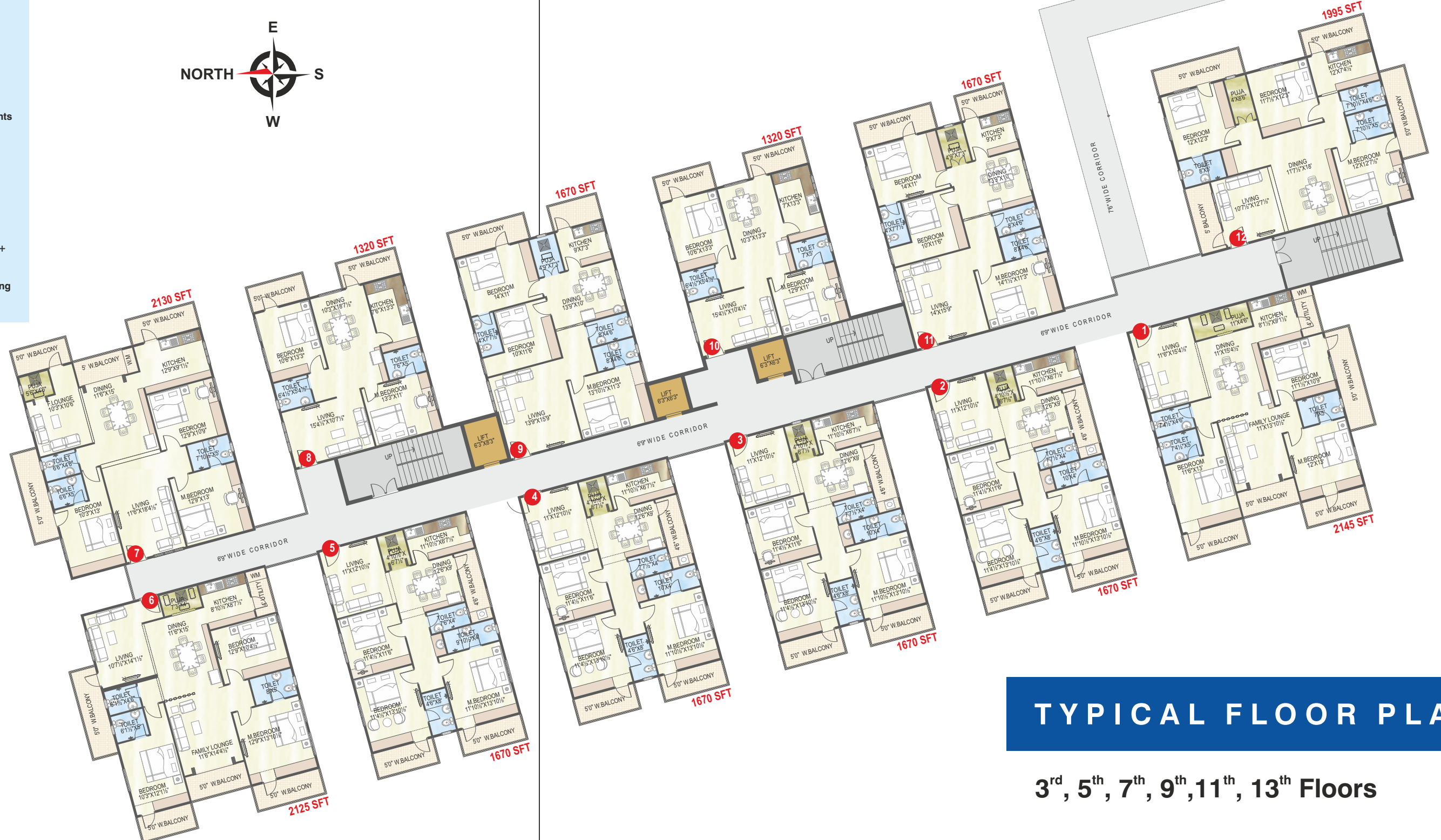
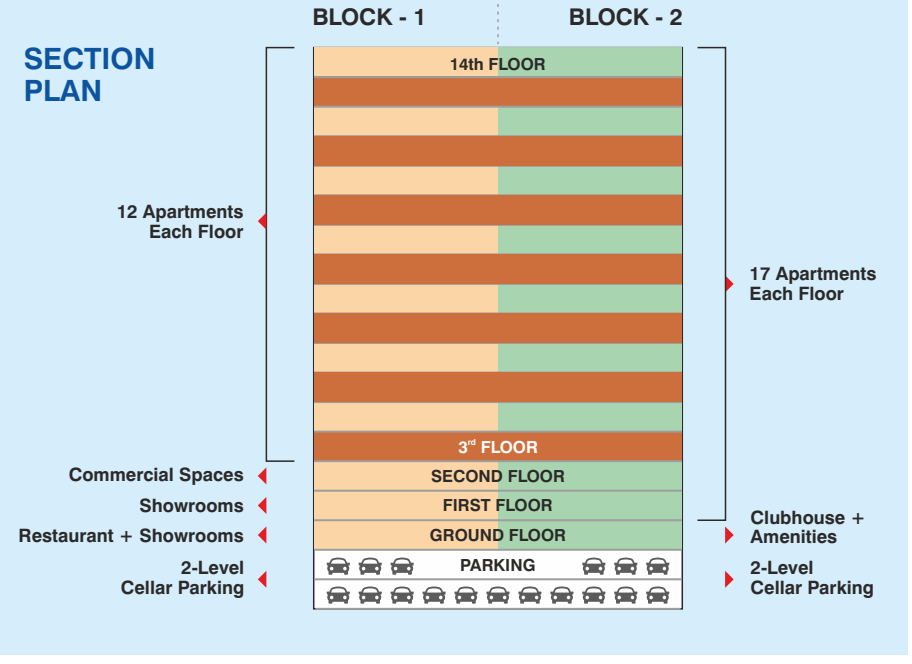
Note: For detailed area calculations, please refer to sales office



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SECOND FLOOR PLAN

Note: For detailed area calculations, please refer to sales office



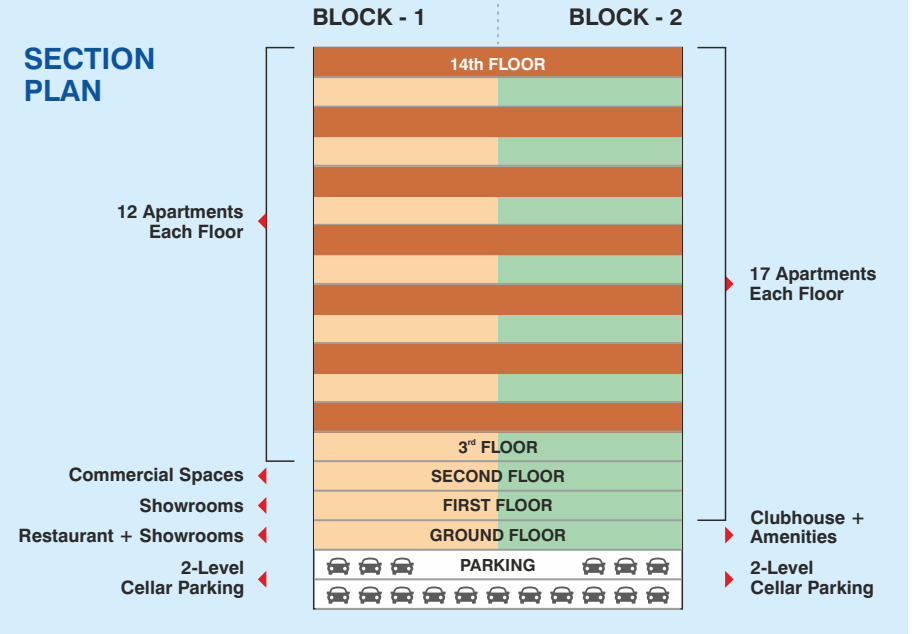
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TYPICAL FLOOR PLAN

3rd, 5th, 7th, 9th, 11th, 13th Floors

Note: For detailed area calculations, please refer to sales office



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TYPICAL FLOOR PLAN
 4th, 6th, 8th, 10th, 12th, & 14th Floors

Note: For detailed area calculations, please refer to sales office

Hi-end specifications

STRUCTURE

Earthquake resistant-R.C.C framed structure in accordance with IS Code.

SUPER STRUCTURE

Super Structure: In table molded fly ash bricks with cement mortar 6" thick for exterior walls and 4" thick interior walls.

DOORS

Main Door: Main door frames of Teak wood and HDF skin moulded paneled shutter/Teak paneled shutter with melamine polishing & good quality hardware of the standard brand.

Internal Doors: All doors of well seasoned wooden frames with waterproof flush shutters.

WINDOWS

UPVC/Powder coated sliding Aluminium windows by standard company with glass panel and ventilators for toilets

FLOORING

Living & Dining: 800mm x 800mm size vitrified tiles with skirting of the standard brand.

Bedrooms & Kitchen: 600mm x 600mm size vitrified tiles with skirting of the standard brand.

Toilets, Balcony & Utilities: Acid-resistant, anti-skid ceramic tiles of the standard brand.

Corridors, Staircases & Lift Lobbies: Granite/vitrified flooring

KITCHEN

Polished granite platform with superior stainless steel sink. 3 ft glazed tile dado above kitchen platform. Provision for modular kitchen, electrical chimney and water purifier. Power points for modern appliances

TOILETS:

Glazed ceramic tiles dado upto 7'height in toilets of reputed make. CPVC/UPVC for plumbing lines. All Bathroom fittings of reputed make premium quality (Kohler/Grohe/Jaquar/Roca/Parryware/TOTO or equivalent make). Hot and cold wall - mixer with shower

UTILITY/WASH:

Provision for washing machine & wet area for washing utensils etc

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, refrigerator, 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.

PAINTING

External Walls: Weather proof emulsion paint based on the finalised elevation.

Internal Walls: Two coats of putty finish, primer coat, 2 coats of good quality emulsion paint.

Doors: All doors shall be painted with putty & enamel paint

LIFTS

Six numbers of high speed automatic passenger lifts with rescue devise with V3F for energy efficiency of Johnson/Schindler or equivalent make.

Granite/marble cladding at ground level at lift lobby. Vitrified tiles/granite tile cladding at other levels of lift lobby.

TELEPHONE & INTERCOM FACILITY

Telephone points in living & master bedroom. Intercom facility from each apartment to the Security room, clubhouse & other apartments with in the community

SECURITY

Sophisticated round-the-clock security system. Surveillance cameras at the main Security & entrance of each block. Panic button & intercom will be provided in the lifts connected to the Security room

GENERATOR

Power backup for common lighting and backup for 500 watts in each flat

FIRE & SAFETY

Fire hydrant & fire sprinkler system in all floors, common area & basements. Fire alarm & public address system in all floors & parking area (basements). Control panel will be kept at main Security

CAR PARKING

Car Parking provision in two basement levels. Excellent driveways and sufficient ventilation for cellars

WTP & STP

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping.

CLUBHOUSE & AMENITIES

Well designed clubhouse with all facilities like air conditioned gymnasium, library, open party areas, swimming pool, indoor games like card rooms, table tennis, snookers, chess and carom board, banquet hall, guest rooms, Yoga/meditation/aerobics, multipurpose hall etc. Open recreation areas offer single pole basket ball court, Jogging track, Tot-lots/children's play area.

VALUE ADDED INTERIOR SOLUTIONS BY Hi iN



www.hiin.co.in

VISAKHAPATNAM | HYDERABAD

Hi iN Kitchens & Wardrobes

Abhiram's Touchstone Towers facilitates its customers with a choice of world class modular kitchens and wardrobes, that are customised to your apartment home.

Please visit the Hi iN Gallery at Lawsons Bay Colony, Beach Road, Visakhapatnam.

Call: +91 98853 07981



NOTE:

- Any locational changes in A/C outdoor and indoor units and elevational changes will not be allowed.
- Outside grills for balconies are not allowed.
- A.P.S.E.B., G.V.M.C. bulk water, NEDCAP, Standby Generator & Car parking charges are extra.
- Registration, GST and Labour Cess are to be borne by the customer.
- All room dimensions indicated are excluding finishing / plastering.
- Columns & Shear walls subject to minor changes based on structural designs
- Architectural features shown are indicative & subject to change.

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a new landmark of south vizag

Kurmannapalem Junction is a formidable center in Vizag for several national institutions. Shopping, dining, schools and healthcare facilities are well developed around this area. **Abhiram's Touchstone Towers** is the new landmark that will adorn this area.

Schools & Colleges

- Narayana College - Walking distance
- Sri Chaitanya College - Walking distance
- Dr. KKR's Gowtham Concept School - 1 km
- Vignan Engineering College - 3 kms
- Delhi Public School - 5 kms
- De Paul School - 5 kms

5-10mins

- Steel Plant Arch - 300 mts
- Wallmart - 2 kms
- VSEZ & IT Software Zone - 1.5 kms
- Export Processing Zone - 1.5 kms
- Gajuwaka Junction - 4.4 kms
- Big Shop - 5 kms
- Duvvada Railway Station - 5 kms
- BHEL - 5 Kms

20mins

- Special Economic Zone - 4.3 kms
- Ramky Pharma City - 6 kms
- Law University - 10 kms
- Airport - 12 kms
- Petro University - 13 kms
- Marine University - 13 kms
- Achitapuram SEZ - 15 kms



Building future-inspired homes

Abhiram Nirman (India) Pvt. Ltd is a leading real estate developer in the city of destiny, Visakhapatnam. The company has been building top class Residential and Commercial spaces in vantage locations for over 10 years. All our designs are contemporary, with exceptional quality built in promising locations to offer supreme value to customers. Abhiram Nirman Group was established by Sri V. Sreenu, whose values guide the company from strength to strength. Customer-centric approach, on-time delivery, value for investment make them the builder of choice for countless customers.

ONGOING PROJECT



SOME OF OUR COMPLETED PROJECTS



- ▶ Abhiram's Jasmine Heights at Kurmannapalem
- ▶ Sri Raj Castle at Seethammadhara
- ▶ Abhiram's Kings Court at Sri Nagar, Gajuwaka
- ▶ Abhiram's Raghava Enclave at Madhurawada

get more
out of living

BUILDERS & PROMOTERS



ABHIRAM NIRMAN (INDIA) PRIVATE LIMITED

Door No. 31-12-1, Sai Nivas, Beside APGV Bank
Kurmannapalem, Visakhapatnam - 530 046

Contact:

0891-2709327

+91 98484 64448

+91 91332 73338

email: abhiramnirman@gmail.com

www.abhiramnirman.com

ARCHITECTS & ENGINEERS



9-29-19/A, Flat No 301, Waltair Heights, Balaji Nagar

Near Siripuram Junction, Visakhapatnam - 530 003

Ph: 96664 04781, 0891-2761614

E-mail: akshaya.vsp@akshayainfra.com

www.akshayainfra.com