

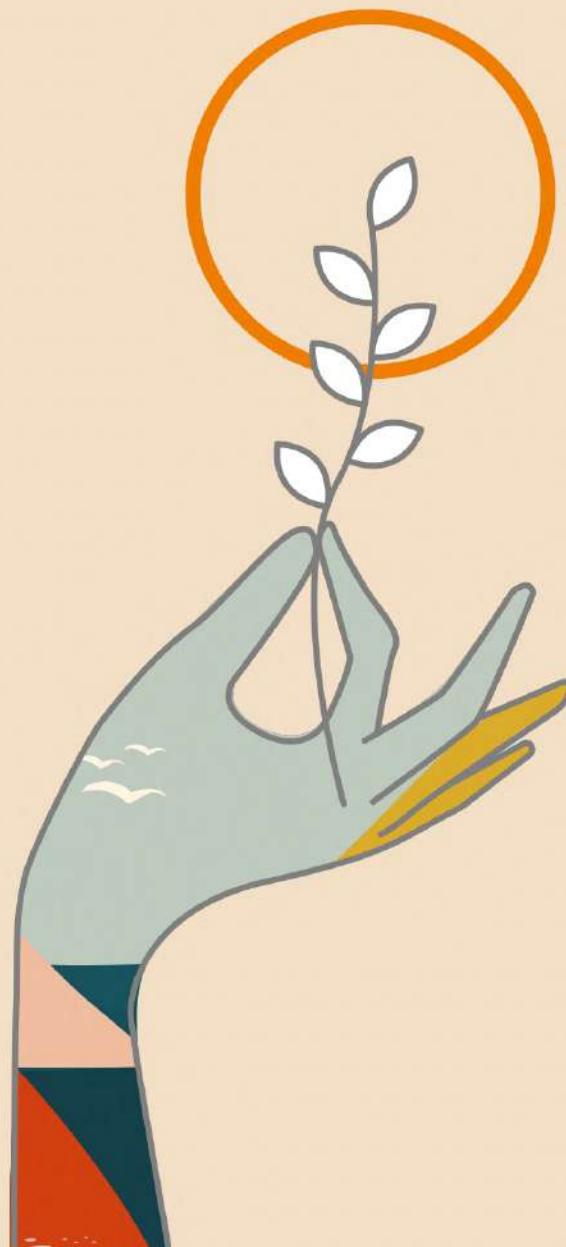


SHANGRILA



HANDS THAT REACH FOR THE SUN,
OFTEN CHANGE THE WORLD

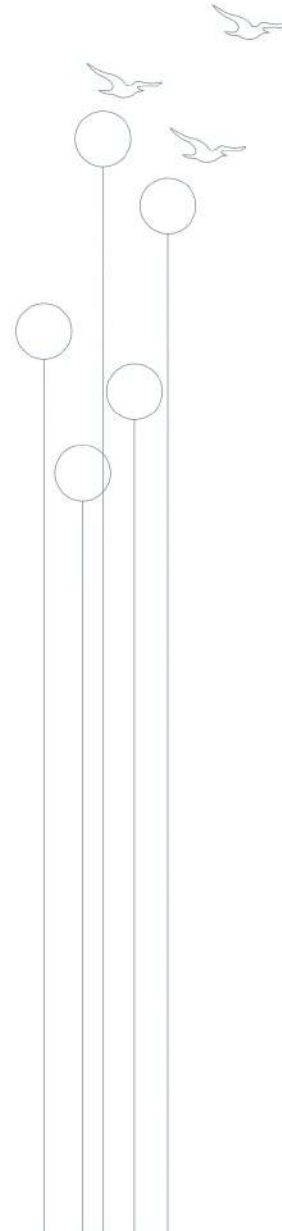
INTRODUCING THE LAKE VIEWS




abbham
AT KISMATPUR



abbham
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*Hand in
hand with
nature*

There is magic in hands.
The magic of making things
happen in togetherness, in
effort, in endeavour. In the
right light we create the
reality what we set out for.



Kismatpur, the land of rising sun.

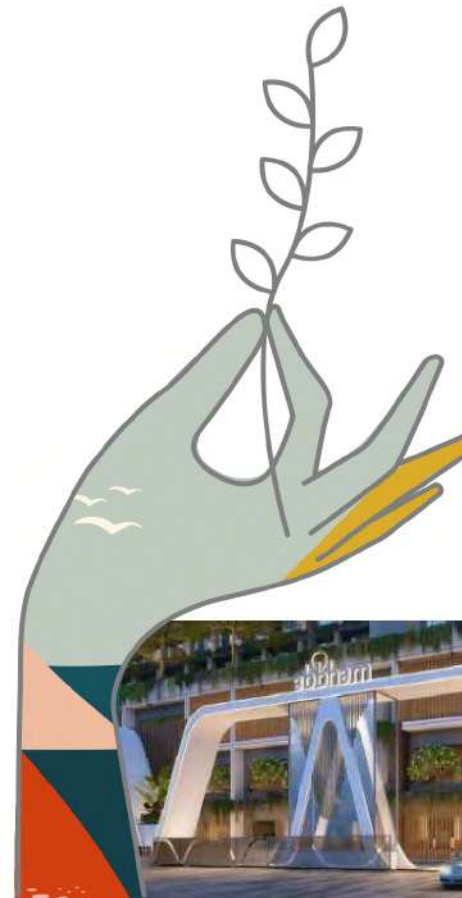
Imaginative, creative and way beyond the obvious. Welcome to a life touched by the new light. This is Abham where imagination stretch to reach beyond to a new age defining lifestyle.

abham
AT KISMATPUR



*There's
more to life
than what
meets
the eye*

Abbhram is built on the latest podium concept. This elevates even the lower floors and keeps the podium free of traffic. It's where life starts ground upwards.



*fly high
touch the sky*

Aspiration takes us higher.
Higher to stretch to
a lifestyle that defines
a new sky.

Scale the
peak of
luxury

The inherent desire to rise higher, scaling a new sky. The spirit of a bird within us. This is where we are set of scale a high rise living with absolutely stunning lifestyle. Rising high above the rest of the landscape, treat yourself to the taste of a new tapestry.

37
floors

L I V E B E Y O N D L I M I T S





*There's
space and
there's
lavishness*

The apartments in Abbham are the last word in sophistication and size. Your extra-large dreams can roam free in homes stretching from a lavish 5000 Sft to 7000 Sft. Sun-kissed and breezy, this is the abode of connoisseurs.

5000
6000
7000 Sft


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The radiance of the sun
inspires what all it touches.

In this light of inspiration
we achieve what we set out for.


AT KISMATPUR

*Very refined.
Very sophisticated.
Very you.*

This is as premium as it gets. A tapestry of absolutely high-end highrise apartments in the heart of Kismatpur, just a drive away from MehdiPatnam. This is Abham by Shangri-la Infracon.

Come tower above the rest.




abham
AT KISMATPUR



*Sprawling
greens
to hop on*

The memories of childhood,
the role on the ground, hopping
barefoot, feeling the nature.



The
circle of
glorious
landscapes
and escapes

The designer landscapes
make us at ease by breaking
the mould of concrete. Be
greeted to the blooms and
scapes that make your
heart wanting to be like a
child again, feeling the earth
beneath the feet and the
role of greens surrounds
you. Green is joy here.



Green
podium
life

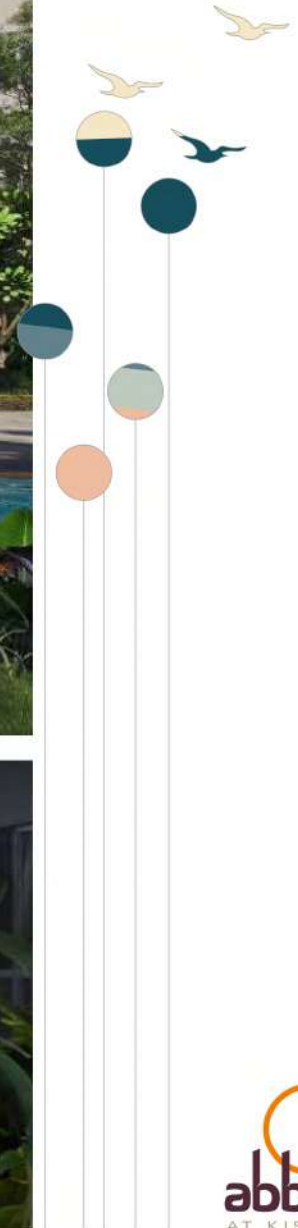


L E I S U R E B E Y O N D M E A S U R E



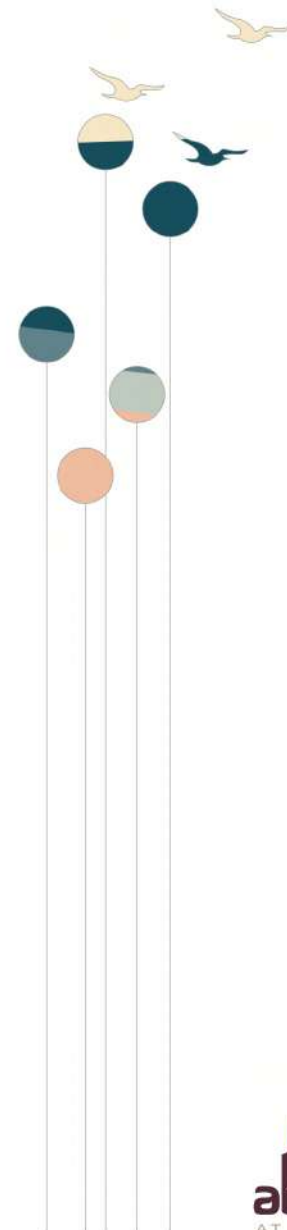


hop on!





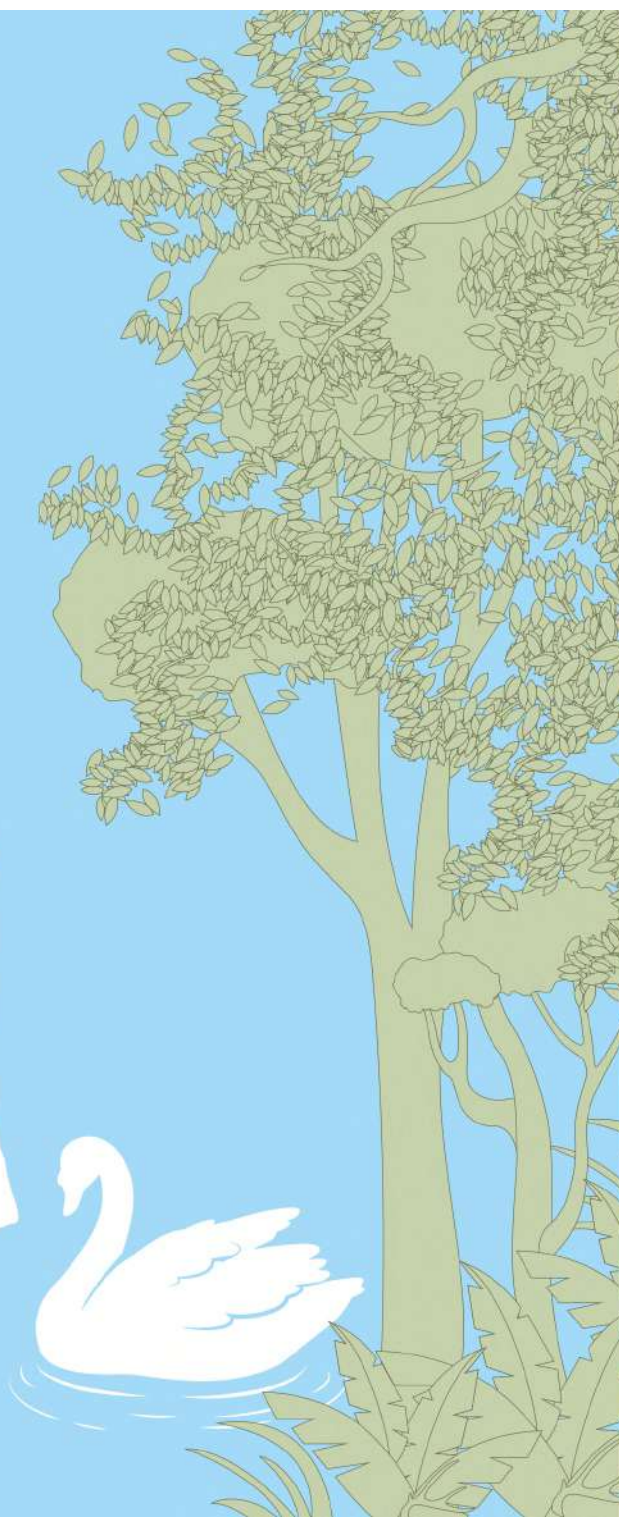
children play area



*Vistas of
the blue and
nature
in between*

There's
the view
and there are
viewpoints

Step in to the balconies, as you move higher the views unfold even more enticing. Playing with our senses where the eye is enriched to the views of the lake and the green sunshine in between. The joy and aspiration that the mind is set out for climates into a rare treat of bliss.



The
lake
views



V I S T A S B E Y O N D V I E W S


abham
AT KISMATPUR



Transcend into a life of a new sunrise of a novel, lavish lifestyle.

Blended into this beautiful landscape are 5 magnificent towers of 37 storeys each from which you can see mother nature opening her arms for the comfort and calm that you deserve.

From the top floors of the 37-storey towers, the horizons blend with the sky. Take a moment to gaze out of the open windows or look down from the balcony that is almost as large as a room! All you see is green and the blue sparkling water of the nearby lake!

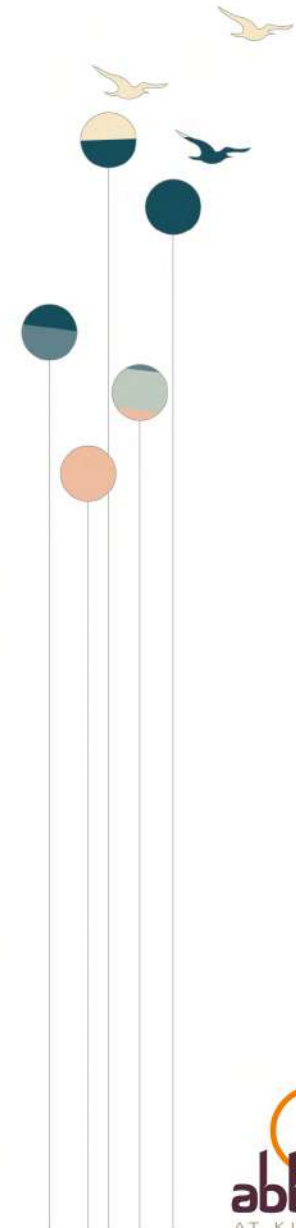

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AT KISMATPUR



There's detailing and
there's attention to detail

Every inch is sheer joy and sensitively conceived.

The bedrooms are like exclusive suites with individual dressing spaces. The well-thought out kitchens with their dry and wet cleaning areas bring magic into daily chores. But what we are truly proud about are the massive sit-outs where nature and life become one!





*it's
time to
break free*

Blended into this beautiful landscape are 5 magnificent towers of 37 storeys each from which you can see mother nature opening her arms for the comfort and calm that you deserve.

Club Abbham

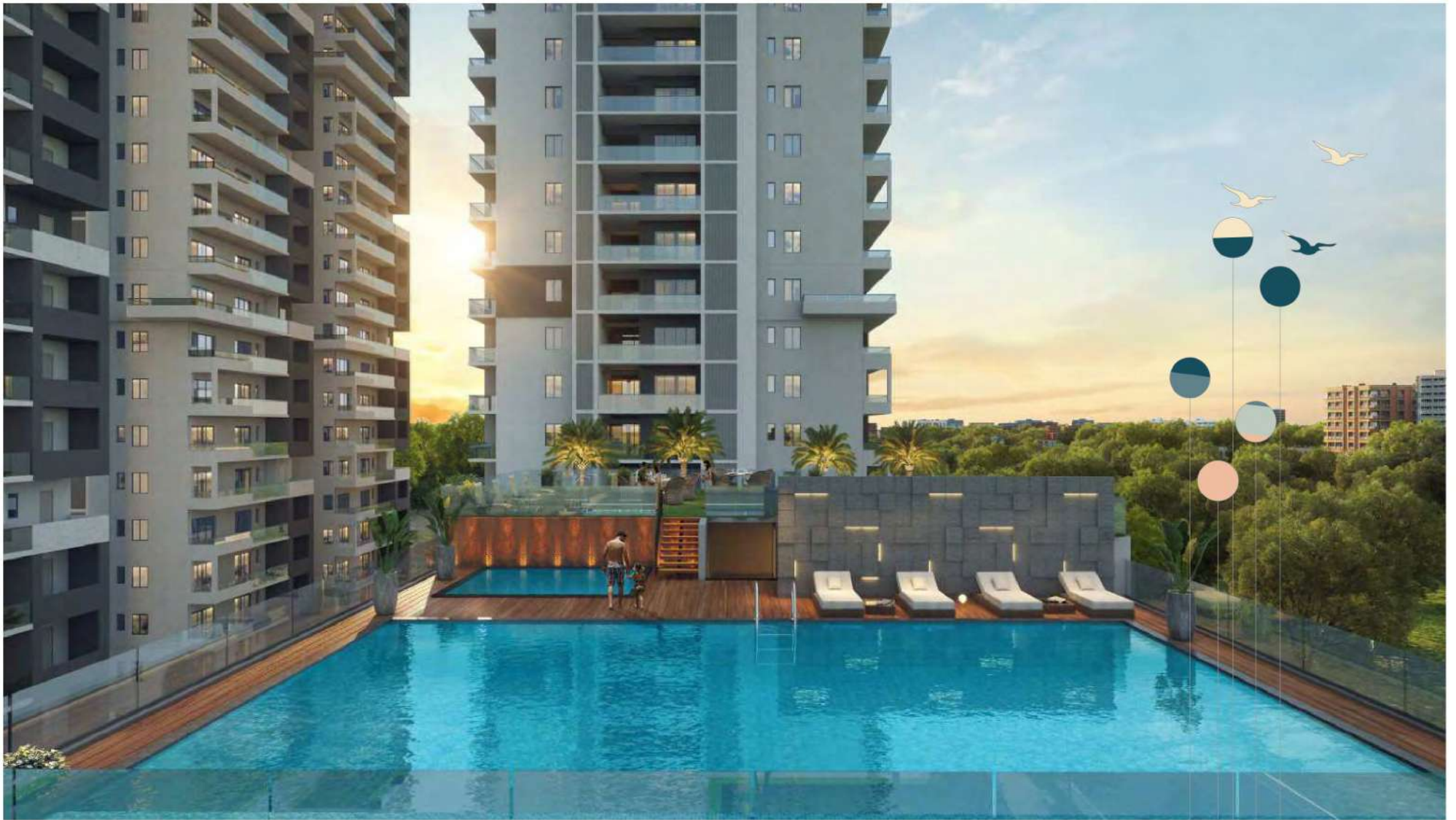
Let loose
set free

L E I S U R E B E Y O N D M E A S U R E


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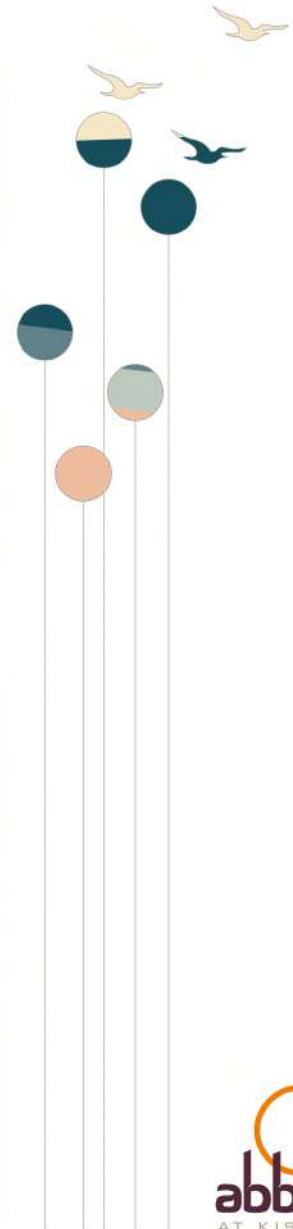


Club Abbham - A



dive!

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Sports Arena (Club Abbham-2)

INDOOR AMENITIES

- Premium Guest Suites - 7 No's
- Multi Purpose Halls - 3 No's
- Cafeteria
- Dedicated Kitchen Space
- Minimart
- Terrace Tennis Court
- Badminton Court - 2 No's
- Squash Court - 2 No's
- Creche Area
- Chef on Call
- Conference Room
- Library
- Office Area
- Business Lounge
- Private Theatre
- Sauna / Spa
- Unisex Salon
- Consultation Room
- Gym / Fitness Centre
- Yoga / Aerobics Room
- Swimming Pool
- Kid's Playing Pool
- Snack Bar
- Terrace Lounge





OUT DOOR AMENITIES

Landscape Gardens with Floating Decks

Cricket Net Pitch

Kid's Play Area

Sand pit with play equipment

Fitness station

Pet's Park

Yoga Pavilion

Multipurpose Court

Jogging Track

Bus Bay

Amphitheatre

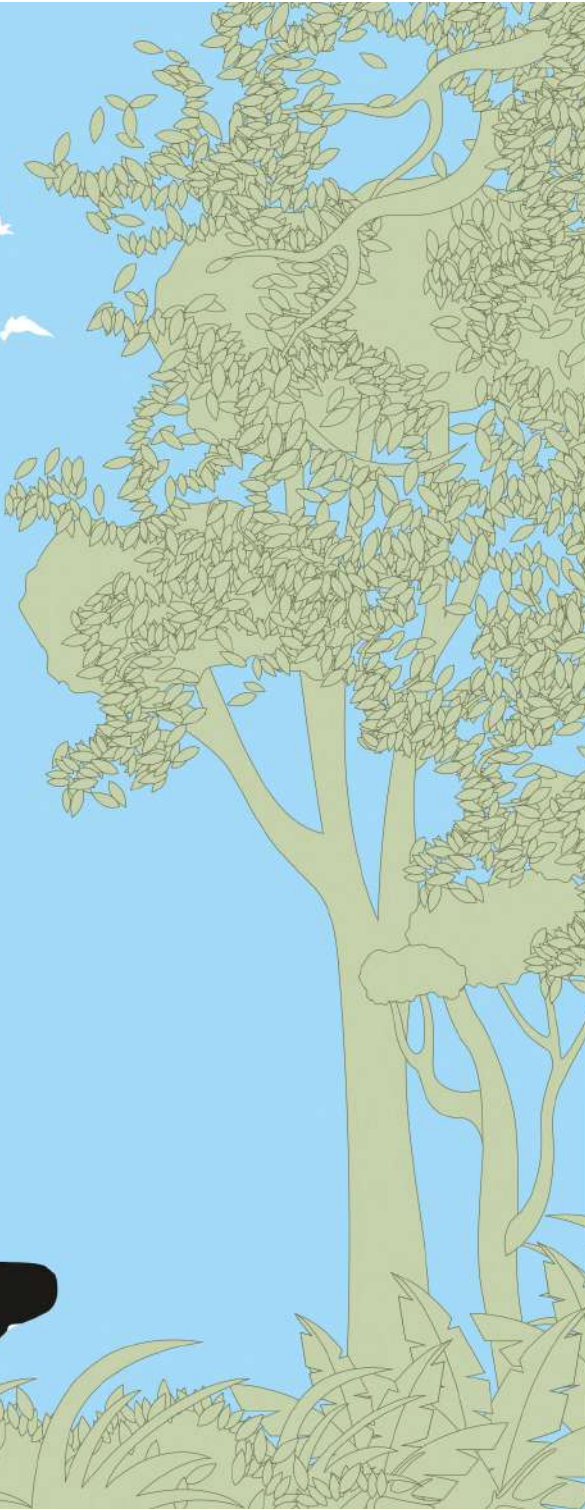


*Come home
to the circle
of new sunrise
come home
to kismatpur*

There's
connectivity
and there's
well connected.

Magnificently connected to all the
prime zones for work and leisure.

Abbham is very well serviced by
the PVNR Express Way and the
secondary roads that zip past the
open green scapes. Area of
Kismatpur today is an extremely
sought after location that attracts
a mega choice of a lifestyle and
also of an avid investment.



5 min
to
ORR

10 min
to
PVNR
Express
way

E A S E B E Y O N D I M A G I N A T I O N





Location Highlights



NECESSITIES

- Reliance Smart
- Vishal Mega Mart
- Heritage Super Market
- More Super Market
- Supraja Super Market



HEALTH CENTER

- KIMS Gachibowli
- Neo Care Hospital
- Rishitha Hospital
- AIG Hospital
- Care Hospital



SCHOOL & ACADEMY

- Glendale
- Sreenidhi
- Birla
- T.I.M.E.
- Sri Vidyanaya International School

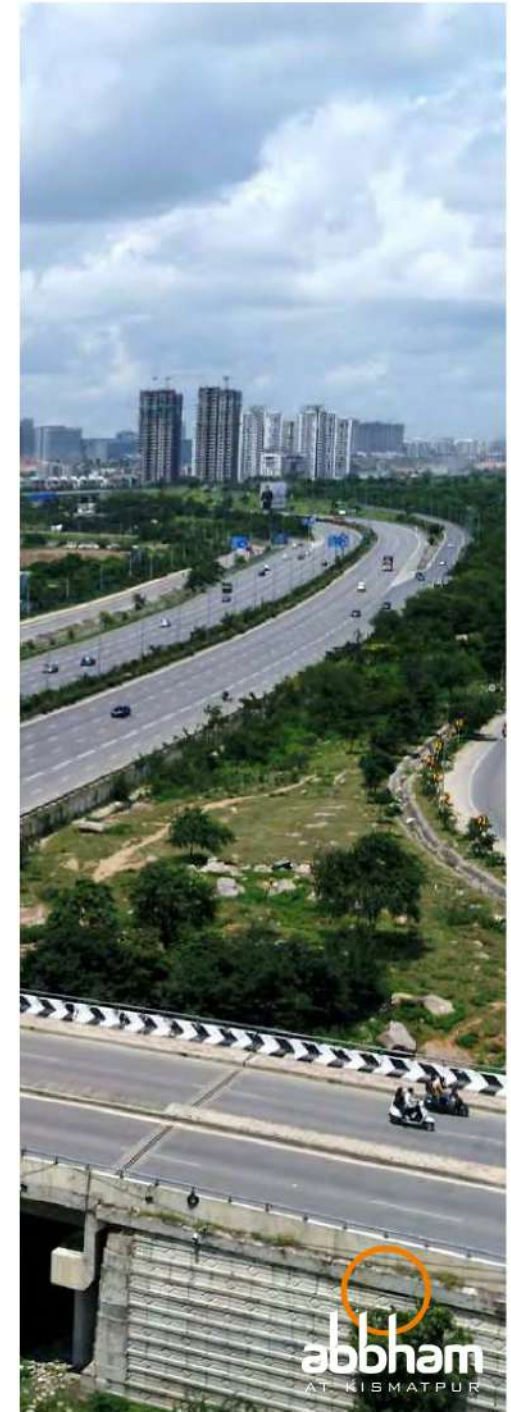


ENTERTAINMENT

- Golconda Fort
- Gandipet Lake
- Himayat Sagar Lake
- Taramati Baradari
- Ikea
- Sarath City Mall
- Mantra Mall - Cinepolis



LOCATION



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SUNSHINE



GREENERY



BREEZE



CONNECTIVITY



Abhham,
where
the circle of
bountifulness
gets complete

it's home

6.4
ACRES

37
FLOORS

5
BLOCKS

366
UNITS

4
LEVEL CAR
PARKING
1 CELLAR +
3 PODIUM
PARKING

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Site Layout



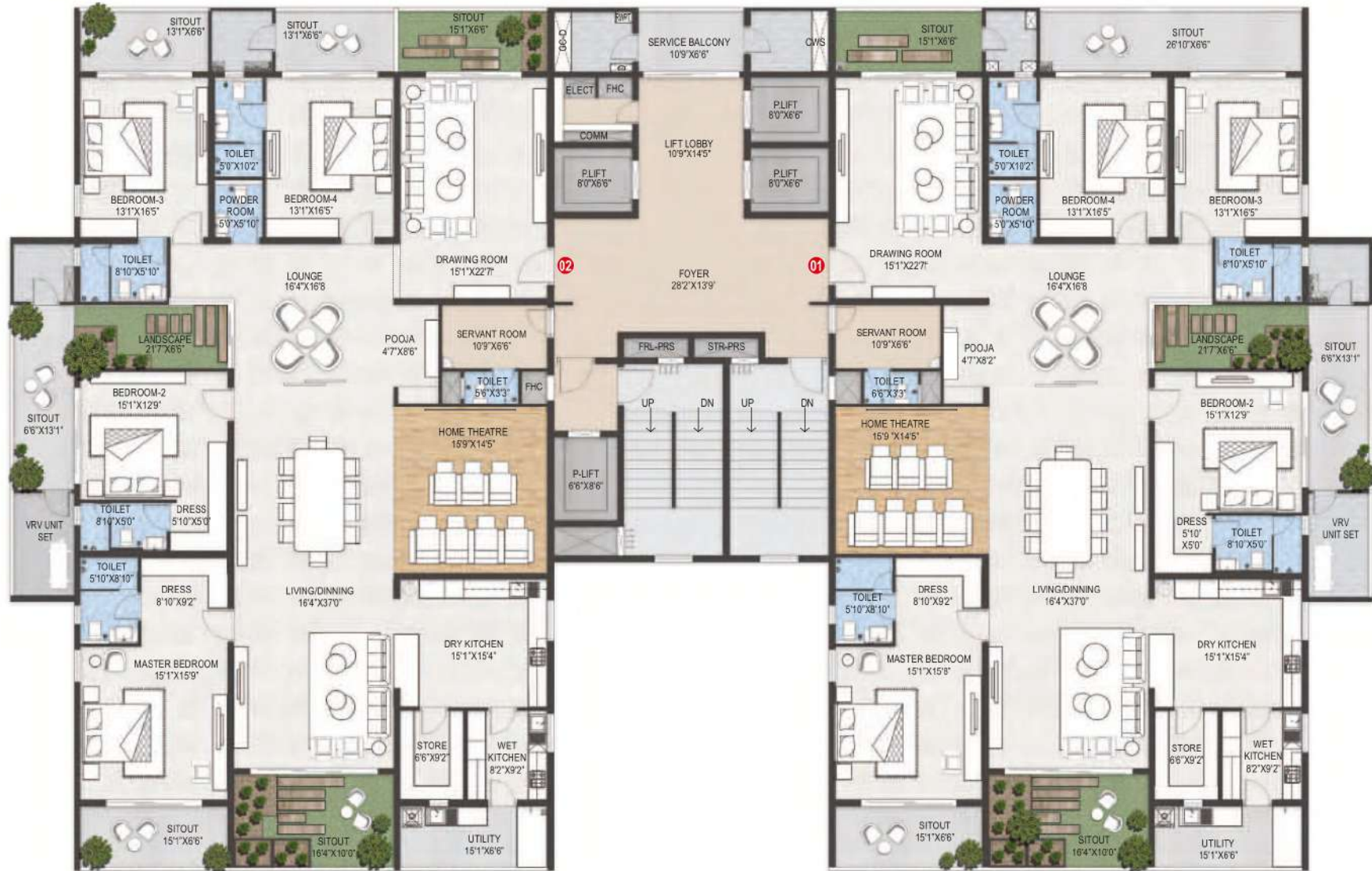
Legend

1. Main Entrance & Exit Gateway with Cabin
2. Driveway
3. Lawn
4. Water Feature
5. Lighting Pylons
6. Pathway
7. Jogging Track
8. Cricket Net Pitch
9. Volleyball
10. Kid's Play Area
11. Sand Pit with Play Equipments
12. Amphitheatre
13. Deck with Seating
14. Hedge Planting
15. Ground Covers and Creepers along the Podium Edge Parapet
16. Specimen Tree with Water body and Cabana
17. Fitness Station
18. Open Deck with Seating
19. Pet Park
20. Yoga Pavilion
21. Multi Purpose Court
22. Fire Driveway
23. Reflexology Park
24. Feature Wall
25. Bicycle Parking
26. Terrace Tennis Court





BLOCK B & D (5000 SFT)



BLOCK C (6000 SFT)



BLOCK A & E (7000 SFT)

Specifications



STRUCTURE

RCC shear wall-framed structure with framework, resistant to wind and earthquake.



WALLS

Internal walls: Reinforced shear wall with tunnel framework and brick walls.
External walls: Reinforced shear wall with tunnel framework.



PAINTING

External: Two coats of weather proof exterior emulsion paint of reputed make, over a coat of primer.
Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.
Sit-out & Deck: Weather proof paint of reputed make, over external putty finish at utility / sit-out walls and ceiling.
Parking area: 2 coats of paint.



MAIN DOOR FRAME AND SHUTTER

Frame - Main door frame of 8 feet height made of engineered wood seasoned kiln dried frames with PU polish.
Shutter - Thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed & bonded with phenol formaldehyde synthetic resin adhesive with veneer & PU polish on both sides.



INTERNAL DOOR FRAMES AND SHUTTER

Frame - Internal door frame of 8 feet height made of wood seasoned kiln dried frames with PU paint finish.
Shutter - Thick flush door shutter made of solid block board core construction, PU paint finish on both sides.



BATHROOM & MAID ROOM FRAME AND SHUTTER

Frame - Bathroom door frame made of wood seasoned kiln dried frames with PU paint finish.
Shutter - Flush door shutter made of solid block board core construction, PU paint finish on outside. Laminate finish on internal side.



WINDOWS & FRENCH DOOR FRAME AND SHUTTER

French Doors: Anodised Aluminium frames / UPVC with toughened glass paneled sliding shutter.
Windows: Aluminium frames / UPVC, toughened with energy efficient glass sliding / casement with mosquito jali and designer hardware of reputed make.
Ventilators: UPVC / Aluminium ventilator for all toilets, store, wet kitchen, servant room & servant toilet.
Balcony Railings: Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of reputed make.



HARDWARE

Hardware in brush finished stainless steel for all doors. All the doors with a mortise lock or tubular / cylindrical lock.



ENTRANCE LOUNGE

Flooring: Marble / Granite / Large format tiles.
False Ceiling: Aesthetically designed false ceiling for entrance lounge.



COMMON LOBBY

Flooring: Granite / Large format tiles.
False Ceiling in all lobbies.



DRAWING ROOM, LIVING, DINING, POOJA ROOM & MASTER SUITE ROOM, SUITE ROOM

Flooring: Large format vitrified tiles of reputed make with 3" Skirting.



TOILETS AND POWDER ROOM

Concept designer tiles for walls and floor and dabbing up to lintel height.



LIVING BALCONIES / WET KITCHEN

Anti-skid vitrified tiles of reputed make.



UTILITY

Glazed Ceramic tiles for wash area up to 3'6" ht.



STAIRCASE

Services Staircase: Granite flooring as per architect design.
Fire Staircase: Tandoor-Stone flooring.



KITCHEN / UTILITY / WASH

Separate tap connection for municipal water and borewell water.
Double Stainless Steel sink in the utility.
Power plugs for cooking range, chimney, refrigerator, microwave oven, mixer / grinder & Aqua Water in kitchen.
Provision for dishwasher, washing machine with CP Fittings.



SANITARY AND FIXTURES

Water Closets: Western style, porcelain EWC of reputed make in all bathrooms.
Wash Basins: Porcelain wash basins of reputed make / counter top.
Cockroach Traps: A detachable stainless steel cockroach trap of reputed make in all bathrooms.
Overhead Showers: Overhead showers of reputed make in all bathrooms. Diverter with shower of reputed make.
Faucets: All faucets (CP), heavy body metal fittings of reputed make. Hot water connection to the shower and wash basin in each bathroom.



ELECTRICAL FIXTURES

Electrical Fixtures: Modular switches of reputed make. Plug points for TV & Audio Systems etc. Concealed copper wiring of reputed make. 3 phase supply for each unit and energy meter. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. LED light fixtures for all common areas & landscape area lighting.



ELEVATORS / LIFTS

Residents / Guest Lifts
High speed automatic Stainless Steel lifts of reputed make with group control and ARD.
For Blocks A, C & E: 3 high speed lifts.
For Blocks B&D: 2 high speed lifts
1 Service / Goods Lift per block.
Flooring: Aesthetically designed flooring of marble / granite.
Lift lobby area: Granite / Vitrified tiles.



HOME AUTOMATION

Gas leak detector with shut-off valve.
Provision to install Wi-Fi within house.



TELECOMMUNICATION, CABLE TV & INTERNET

Telephone points in living, master bedroom.
Intercom facility to all the units connecting security.
DTH provision for cable connection in living and all bedrooms.
Wired internet provision in master-bedroom, children bedroom and drawing room.



WTP & STP

Fully treated water made available through exclusive water softening plant of borewell water / municipal water.
A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing.



CAR PARKING

One Cellar + 3 stilt car parking with natural ventilation to all the 4 level parking designed as stackable for future requirement.



CAR WASH FACILITY

Car washing facility shall be provided as per the vendor's specifications.



PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks. Parking signages at required places to ease traffic flow.



GENERATOR

100% DG set backup with acoustic enclosure & AMF panel for all flats and common area.



LPG

Provision for supply of gas from centralized gas bank to all individual flats with gas meter.



BMS

Building management software for gas bank, generator power, general power connection.



FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all Block Entrances shall be provided for differently abled.



WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass & metals), E-waste (batteries, lamps), & wet waste (organic).



RAIN WATER HARVESTING

Rain water harvesting through recharge wells onsite to improve ground water level.



EXTERNAL LIGHTING

LED Lightings posts with lamp fittings, in setback & landscaping areas and LED lights in staircases & corridor areas.



FIRE AND SAFETY

Fire hydrant and fire sprinkler system in all floors and basements.
Fire alarm and Public Address System in all floors and parking areas (basements).
Control panel will be kept at main security.



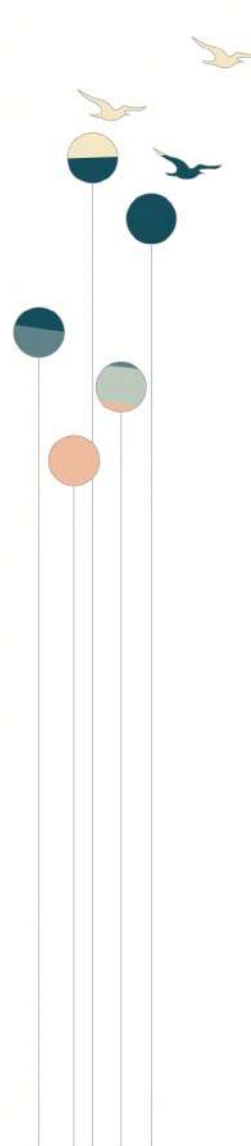
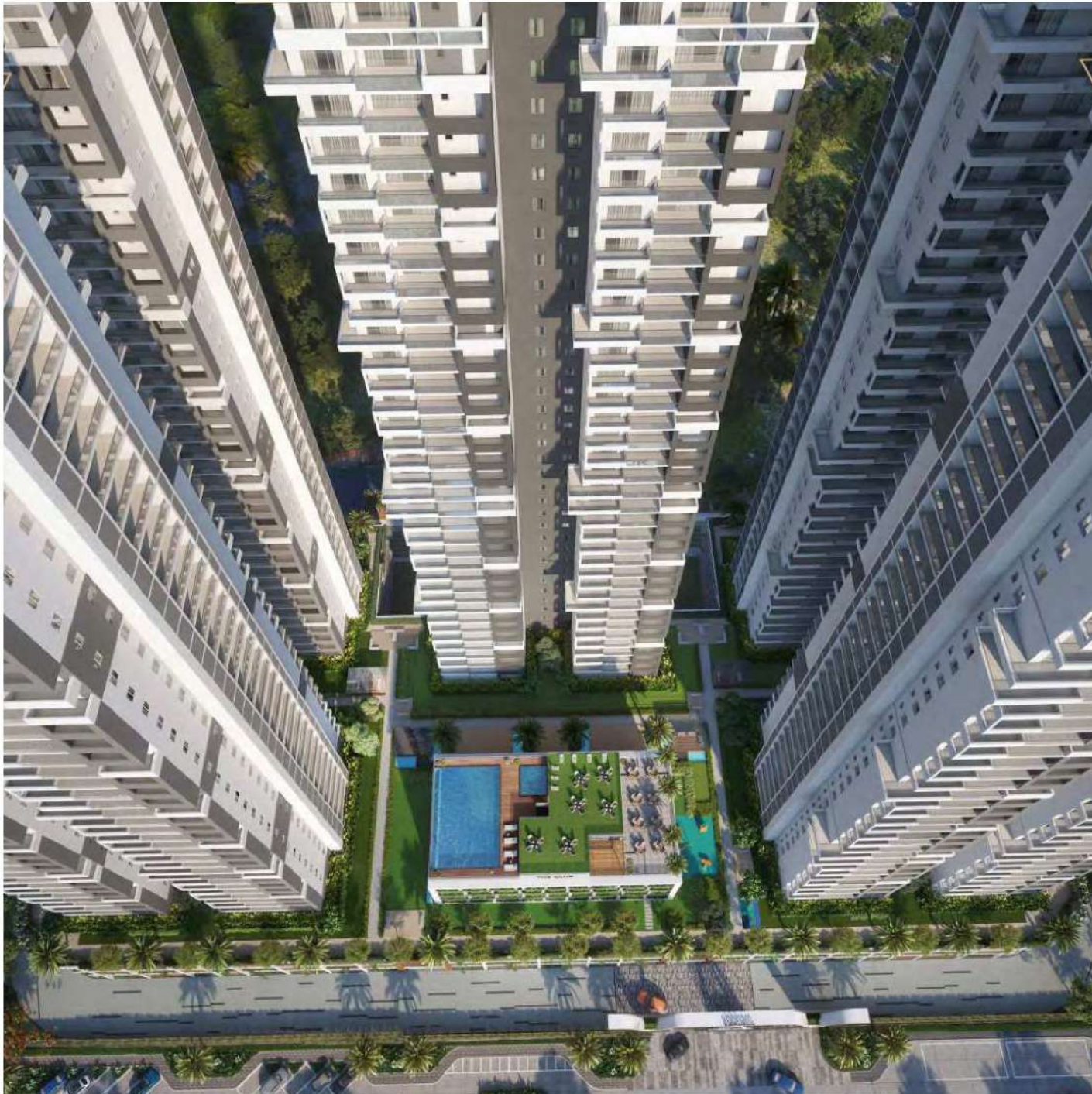
SECURITY

Sophisticated round the clock security system.
Intercom from security to all flats.
Panic button and intercom provided in the lift and is connected to security room.
Surveillance cameras at the main security gated, entrance to each tower, passenger lifts and children's play area, common areas, and reception area of all the blocks.
Boom barriers at entry for vehicles with mechanical operation.



COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot.



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Principal Architects

TRU DESIGNS

Landscape Architects

NAVEEN ASSOCIATES

MEP Consultants

SYNERGY *infra*
CONSULTANTS PVT. LTD.

Consulting Engineers

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