



TRULY
DELIGHTFUL.

TRULY
BEAUTIFUL.



ABODE ARAVINDAM

NURTURE EVERY BLISS

A project by



ABODE
DEVELOPERS

2 & 3 BHK

MODERN LUXURY CONTEMPORARY APARTMENTS

TELLAPUR



 363 Total Flats
263 BHK Only

TRULY
ENCHANTING.
TRULY
ENLIVENING.

Step in to a residential community that brings to you the most amazing experiences of making through life's journeys. Come on over to Abode Aravindam.



KEY PLAN

TYPICAL FLOOR PLAN

BLOCK-1

Area Statement			
Flat No.	Type	Facing	Saleable Area (SFT)
1	3 BHK	East	1750
2	2 BHK	East	1350
3	2 BHK	East	1350
4	2 BHK	East	1350
5	2 BHK	East	1350
6	2 BHK	East	1350
7	3 BHK	East	1750
8	3 BHK	West	1750
9	2 BHK	West	1350
10	2 BHK	West	1350
11	2 BHK	West	1350
12	2 BHK	West	1350
13	3 BHK	West	1750



BLOCK-2



KEY PLAN

Flat No.	Type	Facing	Saleable Area (SFT)
1	3 BHK	East	1750
2	2 BHK	East	1350
3	2 BHK	East	1350
4	2 BHK	East	1350
5	2 BHK	East	1350
6	2 BHK	East	1350
7	3 BHK	East	1750
8	3 BHK	West	1750
9	2 BHK	West	1350
10	2 BHK	West	1350
11	2 BHK	West	1350
12	2 BHK	West	1350
13	3 BHK	West	1500



KEY PLAN

The key plan illustrates the layout of the proposed development. It features five blocks of townhomes, each with 10 units (5 units per row, 2 rows per block):

- BLOCK 1** (Top Left): Units numbered 1 through 10.
- BLOCK 2** (Middle Left): Units numbered 1 through 10.
- BLOCK 3** (Top Right): Units numbered 1 through 10.
- BLOCK 4** (Middle Right): Units numbered 1 through 10.
- BLOCK 5** (Bottom Right): Units numbered 1 through 10.

Central features include a **Park Area** with a **Baseball Field**, a **Play Area**, and a **Swimming Pool**. A **Clubhouse** is located near the pool. A **Walking Path** runs along the perimeter of the development. The plan also shows **Existing 42' Wide Road** on the left and **Existing 60' Wide Road** on the right. A **Bus Stop** is located near the bottom center. A **Sanitary Sewer** line is indicated running along the bottom edge. A **Water Main** line is indicated running along the top edge. A **Fire Hydrant** is located near the top center. A **Fire Station** is located near the top right. A **Police Station** is located near the top right. A **Fire Station (5 x 4 Floors)** is located near the top right. A **Fire Station** is located near the top right. A **Fire Station** is located near the top right.

The floor plan illustrates the 10th floor of a residential building, featuring 11 apartment units and a central common area. The units are arranged in two rows of five, with a central lobby and staircase. The units are numbered 7 through 11, with 7 and 8 on the left, 9 and 10 in the center, and 11 on the right. Each unit is detailed with room layouts, dimensions, and area specifications.

Unit 7 (3 BHK, 1750 SFT.): Includes C. Bedroom (11'0"x11'6"), G. Bedroom (11'0"x11'4 1/2"), Liv/Din (12'0"x21'3"), Kitchen (8'4 1/2"x11'6"), M. Bedroom (12'0"x15'9"), Drawing (12'0"x11'9"), Toilet (7'x4'6"), Toilet (7'x4'6"), Puja (3'x4'6"), Wash (4'4 1/2"x11'6"), and a 5'0" Wide Sit-Out.

Unit 8 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x12'1 1/2"), M. Bedroom (13'1 1/2"x11'0"), Dining (16'7 1/2"x10'7 1/2"), Living (12'0"x11'4 1/2"), Kitchen (13'1 1/2"x8'0"), Toilet (8'6"x5'), Toilet (8'6"x5'3"), Wash (13'1 1/2"x4'6"), and a 5'0" Wide Balcony.

Unit 9 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x12'1 1/2"), M. Bedroom (13'1 1/2"x11'0"), Dining (16'7 1/2"x10'7 1/2"), Living (12'0"x11'4 1/2"), Kitchen (13'1 1/2"x8'0"), Toilet (8'6"x5'), Toilet (8'6"x5'3"), Wash (13'1 1/2"x4'6"), and a 5'0" Wide Balcony.

Unit 10 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x12'1 1/2"), M. Bedroom (13'1 1/2"x11'0"), Dining (16'7 1/2"x10'7 1/2"), Living (12'0"x11'4 1/2"), Kitchen (13'1 1/2"x8'0"), Toilet (8'6"x5'), Toilet (8'6"x5'3"), Wash (13'1 1/2"x4'6"), and a 5'0" Wide Balcony.

Unit 11 (3 BHK, 1750 SFT.): Includes C. Bedroom (11'0"x11'6"), G. Bedroom (11'0"x11'4 1/2"), Liv/Din (12'0"x21'3"), Kitchen (8'4 1/2"x11'6"), M. Bedroom (12'0"x15'9"), Drawing (12'0"x11'9"), Toilet (7'x4'6"), Toilet (7'x4'6"), Puja (3'x4'6"), Wash (4'4 1/2"x11'6"), and a 5'0" Wide Sit-Out.

Unit 6 (3 BHK, 1750 SFT.): Includes C. Bedroom (11'0"x11'6"), G. Bedroom (11'0"x11'4 1/2"), Liv/Din (12'0"x21'1 1/2"), Kitchen (8'0"x11'6"), M. Bedroom (12'0"x15'9"), Drawing (12'0"x11'10' 1/2"), Toilet (7'x4'6"), Toilet (7'x4'6"), Puja (3'x4'6"), Wash (4'4 1/2"x11'6"), and a 5'0" Wide Sit-Out.

Unit 5 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x11'0"), M. Bedroom (13'1 1/2"x11'0"), Dining (9'10' 1/2"x9'6"), Living (12'0"x18'3"), Kitchen (13'1 1/2"x8'4 1/2"), Toilet (8'x4'6"), Toilet (8'x4'6"), Wash (4'0'x9'6"), and a 5'0" Wide Balcony.

Unit 4 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x11'0"), M. Bedroom (13'1 1/2"x11'0"), Dining (9'10' 1/2"x9'6"), Living (12'0"x18'3"), Kitchen (13'1 1/2"x8'4 1/2"), Toilet (8'x4'6"), Toilet (8'x4'6"), Wash (4'0'x9'6"), and a 5'0" Wide Balcony.

Unit 3 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x11'0"), M. Bedroom (13'1 1/2"x11'0"), Dining (9'10' 1/2"x9'6"), Living (12'0"x18'3"), Kitchen (13'1 1/2"x8'4 1/2"), Toilet (8'x4'6"), Toilet (8'x4'6"), Wash (4'0'x9'6"), and a 5'0" Wide Balcony.

Unit 2 (2 BHK, 1350 SFT.): Includes C. Bedroom (12'0"x11'0"), M. Bedroom (13'1 1/2"x11'0"), Dining (9'10' 1/2"x9'6"), Living (12'0"x18'3"), Kitchen (13'1 1/2"x8'4 1/2"), Toilet (8'x4'6"), Toilet (8'x4'6"), Wash (4'0'x9'6"), and a 5'0" Wide Balcony.

Unit 1 (3 BHK, 1750 SFT.): Includes C. Bedroom (11'0"x11'6"), G. Bedroom (11'0"x11'4 1/2"), Liv/Din (12'0"x21'1 1/2"), Kitchen (8'0"x11'6"), M. Bedroom (12'0"x15'9"), Drawing (12'0"x11'10' 1/2"), Toilet (7'x4'6"), Toilet (7'x4'6"), Puja (3'x4'6"), Wash (4'4 1/2"x11'6"), and a 5'0" Wide Balcony.

Common Areas: The central lobby (7'6"x24'0") features a staircase, Fire Lift (6'6"x5'9"), Lift (6'6"x5'9"), Goods Lift (6'6"x7'6"), and a Garb Lift (4'x5'). The floor is also marked with "Up" and "Dn" directions.

ABODE ARAVINDAM

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TYPICAL FLOOR PLAN

BLOCK-4



Area Statement

Flat No.	1	2	3	4	5	6
Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	East	East	West
Saleable Area (SFT)	1825	1350	1350	1825	1710	1620

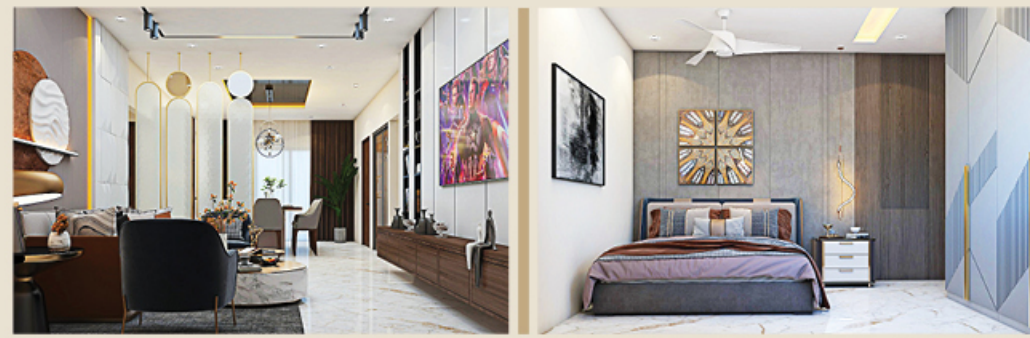




KEY PLAN

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9
Type	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Facing	East	East	East	East	East	West	West	West	West
Saleable Area (SFT)	1750	1350	1350	1350	1825	1825	1350	1350	1755



TYPICAL FLOOR PLAN BLOCK-5



TYPICAL FLOOR PLAN

BLOCK-6



KEY PLAN



Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Type	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
Facing	East	East	East	East	East	East	West	West	West	West	West
Saleable Area (SFT)	1350	1350	1350	1350	1350	1750	1750	1350	1350	1350	1500



TRULY EXPANSIVE.
TRULY PRIVATE.

With a plethora of homes inside the residential community, each home is segregated by spaces that ensure no common walls between any two flats, despite there being numerous flats in this entire vast premises.



ABODE ARAVINDAM

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Ground+3
Club House
15,000 SFT

TRULY ADJACENT.
TRULY ONVENIENT.



CLUBHOUSE AMENITIES

GROUND FLOOR
Multipurpose Hall
Entrance Lobby
Dining

FIRST FLOOR
Yoga Zone
Kid's Studio
GYM

SECOND FLOOR
Indoor Games
Baby Care

THIRD FLOOR
Conference
Library
Salon
Beauty Parlour / SPA, Steam

FOURTH FLOOR
Preview Theatre
Guest Room





AMENITIES & FEATURES

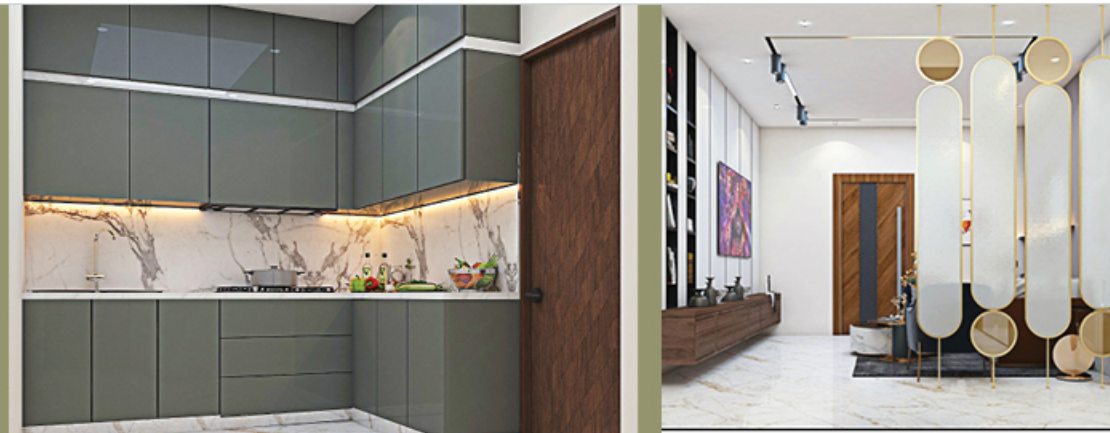
- Swimming Pool with Baby pool
- Greenery / Landscaping
- Children's Play Area
- Elders' Sitting Area
- Walking Track
- Badminton Court
- Tot-lot
- 100% Vaastu
- Power back-up Generator
- Club House
- Good Cross-ventilation
- Good Quality Construction
- Security Room
- Solar-fencing
- CCTV with 24x7 Security
- Intercom Facility
- Rain Water Harvesting Pits
- Sewage Treatment Plant
- Car Parking with Wide Driveways



TRULY RECREATIONAL. TRULY ENTERTAINING.

Set on a 2-acre expanse, Abode Aravindam is an all-encompassing community that has an amazing set of amenities and features. In the true sense of the word, it has everything from ways that can enable peace to pleasure.





TRULY ADJACENT.
TRULY CONVENIENT.



STRUCTURE

RCC-framed structure.

SUPER STRUCTURE

External & internal walls with Karimnagar red bricks. Elevation with AAC blocks with joint mortar.

PLASTERING

Two coats of smooth internal plastering and two coats of external plastering with water-proof cement compound.

FLOORING

Johnson / Nitco or equivalent Nano finish 800mm X 800mm vitrified tiles for hall, bedrooms, dining, kitchen and balcony.

KITCHEN

Khammam black granite counter-top with stainless steel sink. 2' height wall tile dado above counter top.

MAIN DOOR

Indian teakwood door frame section of 5"x3" and flush door with both sides veneer with polish and brass fittings with Godrej locking system.

INTERNAL DOORS

Indian teakwood door frame section of 4"x3" and flush door with both sides veneer with polish and brass fittings with good quality cylindrical locks system.

WINDOWS

Good quality UPVC sliding shutters mosquito mesh with three-track provision and designer MS painted grills of 10mm square rod.

PAINTING

Asian Premier Emulsion for inner walls with Birla Putty finish, elevation sides with texture. Apex paint, Rain Guard for other exterior walls.

ELECTRICAL

Concealed PVC pipes and industry-standard copper wiring. Legrand or equivalent modular switches and MCBs. Provision of adequate points of AC in bedrooms, geyser provision in toilets. 15 Amps sockets for chimney, microwave oven, mixer grinder, refrigerator in kitchen, lights, fans, calling bell, TV, telephone, internet and intercom facility. Inverter wiring for total flat for fans and lights, TV and mobile phone charging socket. LED Lighting for all common areas.

LIFTS

8-passenger capacity and service lift of standard-make with auto-close doors with rescue device provided.

SECURITY

CC cameras in security, entrance, corridors. Solar fencing, Intercom facility.

TOILETS

Johnson, Nitco or equivalent anti-skid concept ceramic tiles for flooring and walls up to 7' (door top level) with good quality water-proofing treatment for all toilets.

WATER SUPPLY

Bore-water for general purpose will be supplied through sump and overhead tanks. Hot water supply for master and children room toilets through geyser provision.

PLUMBING

All water pipelines of Sudhakar or equivalent CPVC pipes, PVC pipes for waste water, and CP fittings of Jaquar or equivalent. Diverters with health faucets in the bathrooms.

SANITARY

Hindware or equivalent (single-piece white) sanitary fittings. EWC for all toilets, EINC for attached toilets. Black granite counter-top wash basin in master toilet and dining area.

COMMON EXTRAS

Kirloskar sound-proof generator, transformer, 3-phase power connection panel board, drainage and car parking area with designer paving tiles. Solar-fencing system all around the compound wall. SS pipe railing at balconies and staircase. Granite flooring with corridors and staircase. False ceiling in all corridors.

NOTE

- 1) Registration Charges, GST, and any other taxes applicable as per government norms to be borne by customers only.
- 2) Those desiring to alter / modify shall inform the same at the time of booking only. Changes will only be considered as per technical feasibility and site conditions.

SPECIFICATIONS





TRULY ADJACENT. TRULY CONVENIENT.

Abode Aravindam is located in Tellapur and that means you will be close to a number of places you will want to stay beside. In other words, the essentials of life like work, education, healthcare, entertainment, eating and many more other options.



ABODE DEVELOPERS

Plot No. 169/32, Citizen Hospital Road,
Opposite Line Bata Showroom,
Beside Kidzonia School, Nallagandla,
Serilingampally, Hyderabad-500019.

E-mail: abodevdev@gmail.com

Cell: 63037 08646, 63037 08647

Site Address:

Sai Nagar Colony, Behind Sai Villas
Ameenpur, Telangana



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Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

Home loans arranged subject to eligibility of buyers.

