



ABHIMAN

3 BHK SUPER LUXE HOMES



Sample Image

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Experience the Prestige of
Living on Prabhat Road



Your Address, Your Pride...

Abhiman on Prabhat Road!

Nestled in the prestigious neighbourhood of Prabhat Road, Abhiman is more than just a residential project, it's a statement of elegance and exclusivity.

Designed with the discerning homeowner in mind, Abhiman blends contemporary architecture with timeless sophistication. Each residence offers a sanctuary of comfort, with spacious layouts, premium finishes and a host of modern amenities. Located at the epicentre of culture and convenience, Abhiman ensures you are never far from the best that Pune has to offer, be it elite educational institutions, fine dining or vibrant shopping districts.

At Abhiman, you don't just live, you thrive in an environment crafted to elevate your lifestyle.



6 STORIED RESIDENTIAL BUILDING

3 BHK
1108 to 1351 Sq.ft.
CARPET AREA



Fourth Floor Plan

| FLAT NOS | RERA CARPET AREA |
|----------|------------------|
| 401 | 1194 Sq.ft |



Fifth Floor Plan

| FLAT NOS | RERA CARPET AREA |
|----------|------------------|
| 501 | 1262 Sq.ft |
| 502 | 1351 Sq.ft |



Sixth Floor Plan

| FLAT NOS | RERA CARPET AREA |
|----------|------------------|
| 601 | 1262 Sq.ft |
| 602 | 1351 Sq.ft |
| 603 | 1108 Sq.ft |



Specifications



Structure :

- R.C.C structure with Earthquake Resistant Design.
- 5" external and internal AAC Light Weight Blocks masonry.



Plaster :

- Double coat sand faced plaster finish to external walls.
- POP / Gypsum finish for all ceilings.
- Gypsum finish to all internal walls after single coat of plaster



Kitchen :

- Granite platform in kitchen with S S sink.
- Colored glazed tiles dado on kitchen platform up to lintel level.
- Dry Balcony with provision for washing machine and additional sink for cleaning utensils.
- Provision for Dishwasher.



Flooring :

- Premium vitrified floor tiles of KAJARIA / ZEALTOP / RAK / VERMORA or equivalent in all rooms of size 800mm x 800mm
- Non slippery premium Ceramic tiles in bathroom & terraces.



Windows & Doors :

- Granite window frames for all windows.
- Branded premium quality three track powder coated aluminum windows with mosquito net.



Doors :

- Designer Entrance door with modern laminate and premium handles and hardware.
- Laminated internal doors
- Bedroom Windows with Grills.
- Sliding Aluminium Glass Door in Living Room Terrace



Electrification :

- Concealed copper wiring electrification with premium Modular switches LEGRAND / WIPRO or equivalent.
- TV point in living room and all bedrooms.
- Provision for Inverter
- Electrical point for Split A.C. units in living room and all bed rooms.



Painting :

- Premium Lustre Paint internally
- Externally 4 Coat Paint system with Elastomeric coat of NEROLAC / DULUX or equivalent



Bathrooms :

- Granite door frames for bathrooms.
- High quality sanitary ware in all bathrooms TOTO or equivalent
- Designer glazed tiles up to lintel level in toilets.
- Aluminum adjustable louvers for bathrooms.
- High quality fittings with Hot & Cold mixer units of premium brands such as TOTO / GROHE / JAQUAR or equivalent.
- Solar connection in 1 bathroom and provision for Boiler in all bathrooms.
- Exhaust fans in all bathrooms.

Premium Common Amenities



- Excellent Elevation to the proposed building.
- Designer Entrance Lobby with Access Control for added security connected by Video Door Phone in every flat.
- Rain Water Harvesting as per PMC Norms.
- Fire fighting system as per PMC Norms
- Generator Battery backup for common areas lighting, water pumps and lifts.
- 1 Lift with power backup SCHINDLER / KONE / OTIS or equivalent.
- Intercom facility for all flats with connectivity to security cabin.
- CCTV Camera's for common areas.
- Common Toilet for Drivers and Security Staff.
- Paved / Treenix driveways.



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Site Address :

CTS No. 33/2, Lane No. 5, Prabhat Road,
Erandwana, Pune - 411004

Structural Designer
Spectrum Consultants

Architect
Chitale Jog Associates

Legal Advisor
Adv. Bina Phadke

RE-DEVELOPMENT BY :

ICON ESTD 1980

SWOJAS
ENTERPRISES

BEHARAY
GROUP
SINCE 1978

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