



abhiramnirman.com

A BESPOKE LIFESTYLE ONLY FOR FEW

ABHIRAM TS
imperio



ELEVATE

Discover the ultimate urban lifestyle with spectacular luxury apartments, a glamorous landmark building, and an unbeatable location

YOUR

Some homes evoke a feeling of luxury, unlike any other. Some homes evoke a feeling of the divine. Some, a sense of fulfillment, calm and sheer bliss.

At your Abhiram TS imperio home, you shall experience all of the above.

Welcome. To your blessed address.

LIFE





FIND

You have arrived in life. You have travelled, made friends,
found meaning in the companionship of your family.

WHAT

Step into a home that can fit your mega dreams.
you deserve an environment where your children can break free.
You deserve a world that adds colors to your life.

YOU SEEK

Find your bouquet of joys in
Abhiram TS Imperio - A luxury apartment community developed
by Abhiram Nirman in the fresh, green,
well developed locale of Kurmanpalem.

DO MORE. FEEL MORE. LIVE MORE.

Abhiram TS Imperio offers you a choice of Commercial Space & 3 BHK Luxury Apartments in an immaculately designed layout. Abhiram TS Imperio is a triumph of scientific planning and aesthetic design. Every apartment and the grounds make optimum use of space. In a bid to bring you close to nature, the accent is on letting natural light and breeze.



AN EXCLUSIVE

Abhiram TS Imperio is built in sprawling premises to offer an envious lifestyle to match your aspiration. Large apartments, sun soaked spaces, shining interiors and thoughtful amenities fill excitement at every moment.

SPACE TO CALL

Luxury comes in apartments that measure 1275 to 2020 Sft areas to meet your expectations. Supreme quality, aesthetic refinement in these apartments treat you to royalty also designed to offer enhanced daylight, ample ventilation and spacious balconies for an experience that is truly exceptional

YOUR OWN





COMFORT

The beauty of what you see
is an experience from a peaceful
environment you live

OF LIVING

Abhiram TS Imperio has the luxury modern living standards
which includes the artfully and architecturally designed wide
balconies enabling the residents to enjoy the view.

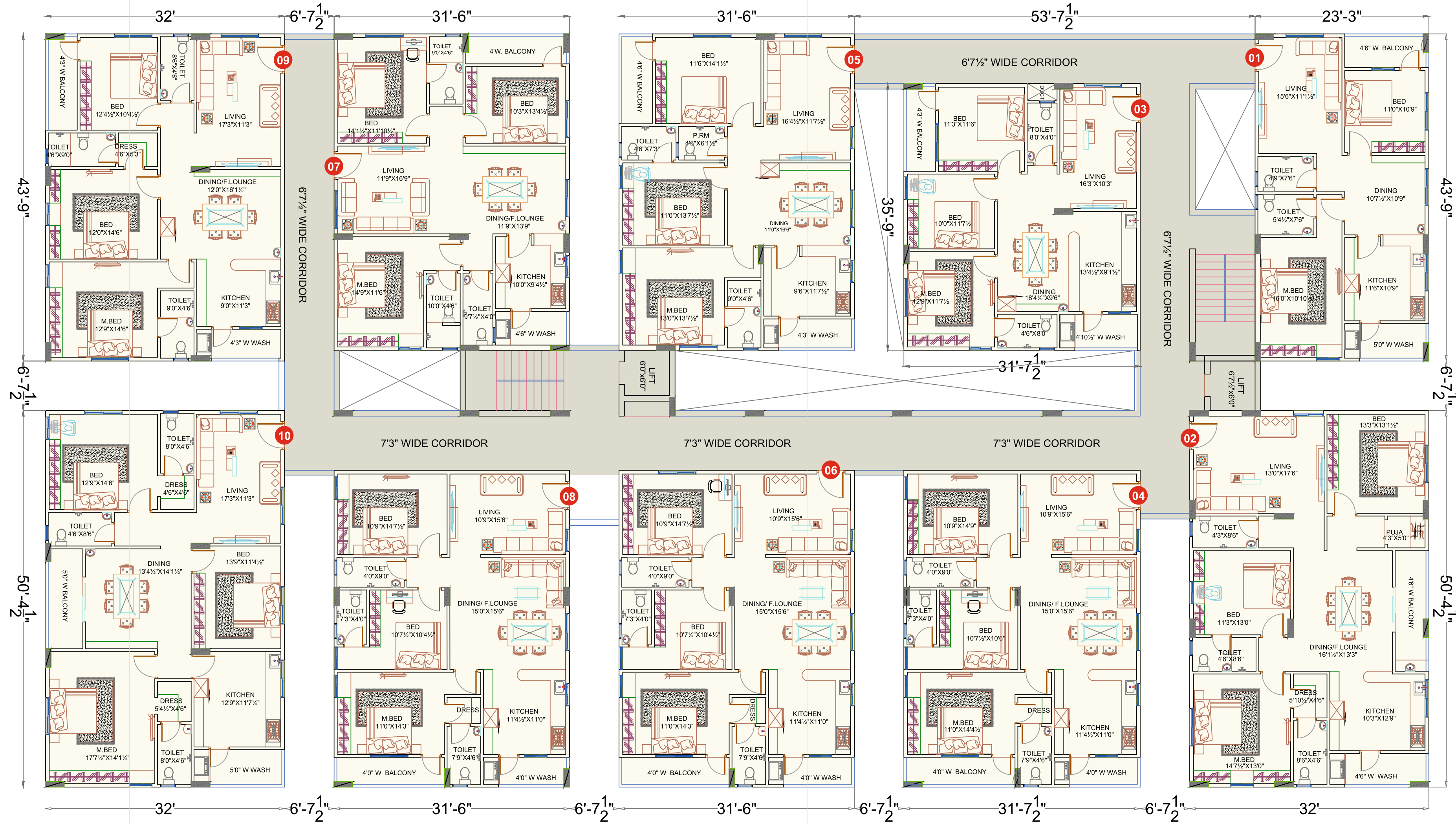
STANDARDS

COMMERCIAL AREA STATEMENT

Floor Number	Flat Number	Type of Flat (1/2/3 BHK Others)	Carpet Area of each unit (sft)	Outer Wall Area (sft)	Area of exclusive balcony/verandah (sft)	Plinth Areas (sft)	Share of Common Areas (sft)	Total area of each Flat/unit (sft)	Parking Area if any (sft)	Undivided Share Area (sqyds)
GROUND	G-1	G-1	6,325.65	353.32	-	6,678.97	1,669.74	8,348.50	605.00	372.89
GROUND	G-2	G-2	6,899.93	385.39	-	7,285.32	1,821.33	9,106.50	605.00	401.11
FIRST	F-1	F-1	6,325.65	353.32	-	6,678.97	1,669.74	8,348.70	484.00	337.13
FIRST	F-2	F-2	2,971.83	165.99	-	3,137.82	784.46	3,922.28	242.00	161.26
FIRST	F-3	F-3	3,253.44	181.72	-	3,435.16	858.79	4,293.95	242.00	175.62
FIRST	F-4	F-4	2,625.42	146.64	-	2,772.06	693.02	3,465.08	242.00	143.60
			28401.92	1586.38	0.00	29988.30	7497.08	37485.01	2420.00	1591.62

RESIDENTIAL AREA STATEMENT

Floor Number	Flat Number	Type of Flat (1/2/3 BHK Others)	Carpet Area of each unit (sft)	Outer Wall Area (sft)	Area of exclusive balcony/verandah (sft)	Plinth Areas (sft)	Share of Common Areas (sft)	Total area of each Flat/unit (sft)	Parking Area if any (sft)	Undivided Share Area (sqyds)
SECOND	301	2BHK	907.56	59.00	50.63	1,017.19	257.81	1,275.00	121.00	46.06
SECOND	302	3BHK	1,462.66	76.78	72.56	1,612.00	408.00	2,020.00	121.00	72.99
SECOND	303	3BHK	1,012.95	67.70	58.70	1,139.35	285.65	1,425.00	121.00	51.59
SECOND	304	3BHK	1,219.64	60.97	59.50	1,340.11	339.89	1,680.00	121.00	60.68
SECOND	305	3BHK	1,215.59	65.22	54.00	1,334.81	335.19	1,670.00	121.00	60.44
SECOND	306	3BHK	1,214.95	60.99	58.88	1,334.82	335.18	1,670.00	121.00	60.44
SECOND	307	3BHK	1,208.50	70.80	55.50	1,334.80	335.20	1,670.00	121.00	60.44
SECOND	308	3BHK	1,214.95	60.99	58.88	1,334.82	335.18	1,670.00	121.00	60.44
SECOND	309	3BHK	1,279.92	65.36	54.72	1,400.00	355.00	1,755.00	121.00	63.39
SECOND	310	3BHK	1,471.81	73.32	66.87	1,612.00	408.00	2,020.00	121.00	72.99
THIRD	401	2BHK	907.56	59.00	50.63	1,017.19	257.81	1,275.00	121.00	46.06
THIRD	402	3BHK	1,462.66	76.78	72.56	1,612.00	408.00	2,020.00	121.00	72.99
THIRD	403	3BHK	1,012.95	67.70	58.70	1,139.35	285.65	1,425.00	121.00	51.59
THIRD	404	3BHK	1,219.64	60.97	59.50	1,340.11	339.89	1,680.00	121.00	60.68
THIRD	405	3BHK	1,215.59	65.22	54.00	1,334.81	335.19	1,670.00	121.00	60.44
THIRD	406	3BHK	1,214.95	60.99	58.88	1,334.82	335.18	1,670.00	121.00	60.44
THIRD	407	3BHK	1,208.50	70.80	55.50	1,334.80	335.20	1,670.00	121.00	60.44
THIRD	408	3BHK	1,214.95	60.99	58.88	1,334.82	335.18	1,670.00	121.00	60.44
THIRD	409	3BHK	1,279.92	65.36	54.72	1,400.00	355.00	1,755.00	121.00	63.39
THIRD	410	3BHK	1,471.81	73.32	66.87	1,612.00	408.00	2,020.00	121.00	72.99
FOURTH	501	2BHK	907.56	59.00	50.63	1,017.19	257.81	1,275.00	121.00	46.06
FOURTH	502	3BHK	1,462.66	76.78	72.56	1,612.00	408.00	2,020.00	121.00	72.99
FOURTH	503	3BHK	1,012.95	67.70	58.70	1,139.35	285.65	1,425.00	121.00	51.59
FOURTH	504	3BHK	1,219.64	60.97	59.50	1,340.11	339.89	1,680.00	121.00	60.68
FOURTH	505	3BHK	1,215.59	65.22	54.00	1,334.81	335.19	1,670.00	121.00	60.44
FOURTH	506	3BHK	1,214.95	60.99	58.88	1,334.82	335.18	1,670.00	121.00	60.44
FOURTH	507	3BHK	1,208.50	70.80	55.50	1,334.80	335.20	1,670.00	121.00	60.44
FOURTH	508	3BHK	1,214.95	60.99	58.88	1,334.82	335.18	1,670.00	121.00	60.44
FOURTH	509	3BHK	1,279.92	65.36	54.72	1,400.00	355.00	1,755.00	121.00	63.39
FOURTH	510	3BHK	1,471.81	73.32	66.87	1,612.00	408.00	2,020.00	121.00	72.99
			36,625.59	1,983.39	1,770.72	40,379.70	10,185.30	50,565.00	3,630.00	1,828.38
			65,027.51	3,569.77	1,770.72	70,368.00	17,682.38	88,050.01	6,050.00	3,420.00



SPECIFICATIONS



Vaastu
All residential Apartments for sale in Abhiram TS Imperio 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- 2 x 4 Vitrified tiles
All balconies- Anti-skid ceramic tiles



Kitchen & Utility
2 x 2 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 2 x 2 Vitrified Tiles on the Walls dado up to 6' Height
Jaquar/Grohe make 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
Sanitary ware:
EWC from Cera/ Hindware/Parryware/Jaquar or Equivalent make Washbasin from Cera/ Hindware/ Parryware/Jaquar or Equivalent CP Fittings from Cera/Hindware/ Parryware/Jaquar or Equivalent Showers in all Toilets - Cera/Hindware/Parryware/Jaquar 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 with Clear Glass



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

- Living and dining will be provided with three fan points, one chandelier point, three light points and two 3-pin-5-amp sockets.
- Bedroom will be provided with one fan point, two light points, two 3-pin-5-amp switch and sockets.
- Kitchen shall be provided with Power points for cooking range chimney, microwave ovens, mixer/grinders, water purifier, exhaust fan in kitchen.
- 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.
- Provision for geyser points in all bathrooms.
- Provision for Split AC points in all bedrooms and Living Room.
- Provision for Telephone, Television & Internet connection points in Living Room and master bedroom.
- 3-phase supply for each unit and individual meter boards.



Elevators
2 number of high speed 6 Passanger Lifts with rescue device with V3F for energy efficiency of Jhonson/Kone make



Security System
Surveillance cameras at the main Security & Corridors



Water
GVMC and 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.

- 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.
 - APTRANSCO, GVMC., Water, NEDCAP, Standby Generator & Car parking charges are extra.
 - Registration, GST and Labour Cess are to be borne by the customer.



MALL LIKE SHOPPING EXPERIENCE

Abhiram TS Imperio has the luxury modern living standards which includes the artfully and architecturally designed wide balconies enabling the residents to enjoy the view.

G+1st Floor for Shopping | Double height entrance | Flexible floor spaces | Glass facade
Stunning elevation | Wide corridors | Seating areas | Elegant landscaping
Spacious parking | 100% Security & Power back-up | Property management system



EXCELLENT STREET FRONTAGE AND VISIBILITY.

The rounded corner shape of Abhiram TS Imperio residents that every retail outlet gets excellent visibility from the street.

RIGHT NEIGHBOURHOOD. RIGHT AUDIENCE.

In the midst of the most premium residential neighbourhood in Kurmanpuram, Abhiram Imperio gets the right eyeballs.

SUPERB ACCESS FROM THE STREET.

Shops open up straight to the sidewalk, encouraging walk-ins. The ease of parking is also a luxury that most retail projects in the city don't enjoy

LIGHT VENTILATION AND VIEWS.

Ample window space and greenery outside allow for abundant natural light and good views, thus creating the all-important sense of airiness and spaciousness



A NEW

With close proximity to the Duvvada Railway Station, NH 16 and airport, Abhiram Imperio offers a unique opportunity to enjoy a lifestyle replete with exclusive luxuries, coupled with seamless connectivity to every major hub in the city.

CENTRAL

The population is young and ambitious, mostly belonging to the IT and ITES fraternity who are attracted to the location because of its proximity to the workplace. Catering to their needs are international schools, healthcare centers, restaurants, supermarkets, retail fashion brands malls and multiplexes mushrooming in the vicinity, making it an ideal place to reside

LOCATION



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

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



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 12 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, who is conscious of quality in construction, 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.

Corp. Office: **ABHIRAM HOUSE**

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OTHER ONGOING PROJECTS



@ Atchutapuram, Visakhapatnam
G+5 Floors Residential Project



@ Kurmmannapalem, Visakhapatnam
15 Floors high-rise Commercial & Residential Project

A FEW OF OUR COMPLETED PROJECTS



ABHIRAM BLUE HEAVENS
@ Aganampudi, Visakhapatnam



ABHIRAM BLUE BAY TOWERS
@ China Waltair, Visakhapatnam



ABHIRAM JASMINE HEIGHTS
@ Kurmmannapalem, Visakhapatnam



ABHIRAM'S KINGS COURT
@ Gajuwaka, Visakhapatnam



ABHIRAM'S RAGHAVA ENCLAVE
@ Madhurawada, Visakhapatnam



ARCHITECTS & ENGINEERS

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