ABHIRAM
Build Your Dream Home

THE FINEST
LIFESTYLE DESTINATION

Abhiram's
SOBHAN
AT KURMANNAPALEM, VIZAG

YOUR
ONE-STOP
DESTINATION FOR
LUXURY LIVING
IN **VIZAG**

Abhiram's
SOBHAN
AT KURMANNAPALEM, VIZAG



IN

3

1

BENIFIT



SHOP



LIVE



LEISURE

Imagine a place where you can live, shop, and play, all under one roof. Welcome to SOBHANS, Vizag's most coveted address.

Abhiram's SOBHAN

PRIME **ADDRESS**



LEISURE

LIVE

SHOP

Abhiram's SOBHAN

RETAIL



LEISURE

TERRACE FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR

RETAIL

RESIDENTIAL

Shopping ParadiseOur retail space offers a diverse range of brands and services, ensuring that you have everything you need, right at your doorstep. From daily essentials to luxury goods, we've got it all.

Abhiram's SOBHAN



WHERE
SHOPPING
MEETS
LIFESTYLE

Abhiram's
SOBHAN



LEISURE

TERRACE FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

RESIDENTIAL

1ST FLOOR

RETAIL

GROUND FLOOR

Imagine waking up every morning in a home that feels like a warm hug. A place where love, laughter, and memories are made. Where every moment is a celebration of life.

Abhiram's SOBHAN

80 UNITS

ALL 3 BHK UNITS

1506 SFT & TO 2446 SFT

100% VALUE

Abhiram's SOBHAN



FLAT NO: 01

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	150.78	15.14	11.61	177.53	49.70	227.23
SFT	1623	163	125	1911	535	**2446**

FLAT NO: 02

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	108.88	11.70	10.13	130.71	36.51	167.22
SFT	1172	126	109	1407	393	**1800**

FLAT NO: 03

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	90.58	9.47	9.29	109.34	30.56	139.91
SFT	975	102	100	1177	329	**1506**

FLAT NO: 04

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	152.92	13.00	11.61	177.53	49.70	227.23
SFT	1646	140	125	1911	535	**2446**

FLAT NO: 05

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	93.83	11.33	8.83	113.99	31.86	145.85
SFT	1010	122	95	1227	343	**1570**

FLAT NO: 06

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	93.83	11.33	8.83	113.99	31.86	145.85
SFT	1010	122	95	1227	343	**1570**

FLAT NO: 07

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	110.46	23.32	10.12	143.90	40.23	184.13
SFT	1189	251	109	1549	433	**1982**

FLAT NO: 08

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	90.02	13.56	8.83	112.41	31.40	143.81
SFT	969	146	95	1210	338	**1548**

FLAT NO: 09

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	118.54	15.42	9.94	143.90	40.23	184.13
SFT	1276	166	107	1549	433	**1982**

FLAT NO: 10

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SQM	108.88	11.70	10.13	130.71	36.51	167.22
SFT	1172	126	109	1407	393	**1800**

TYPICAL FLOOR PLAN

S
E W
NORTH

Abhiram's SOBHAN



PROJECT FEATURES

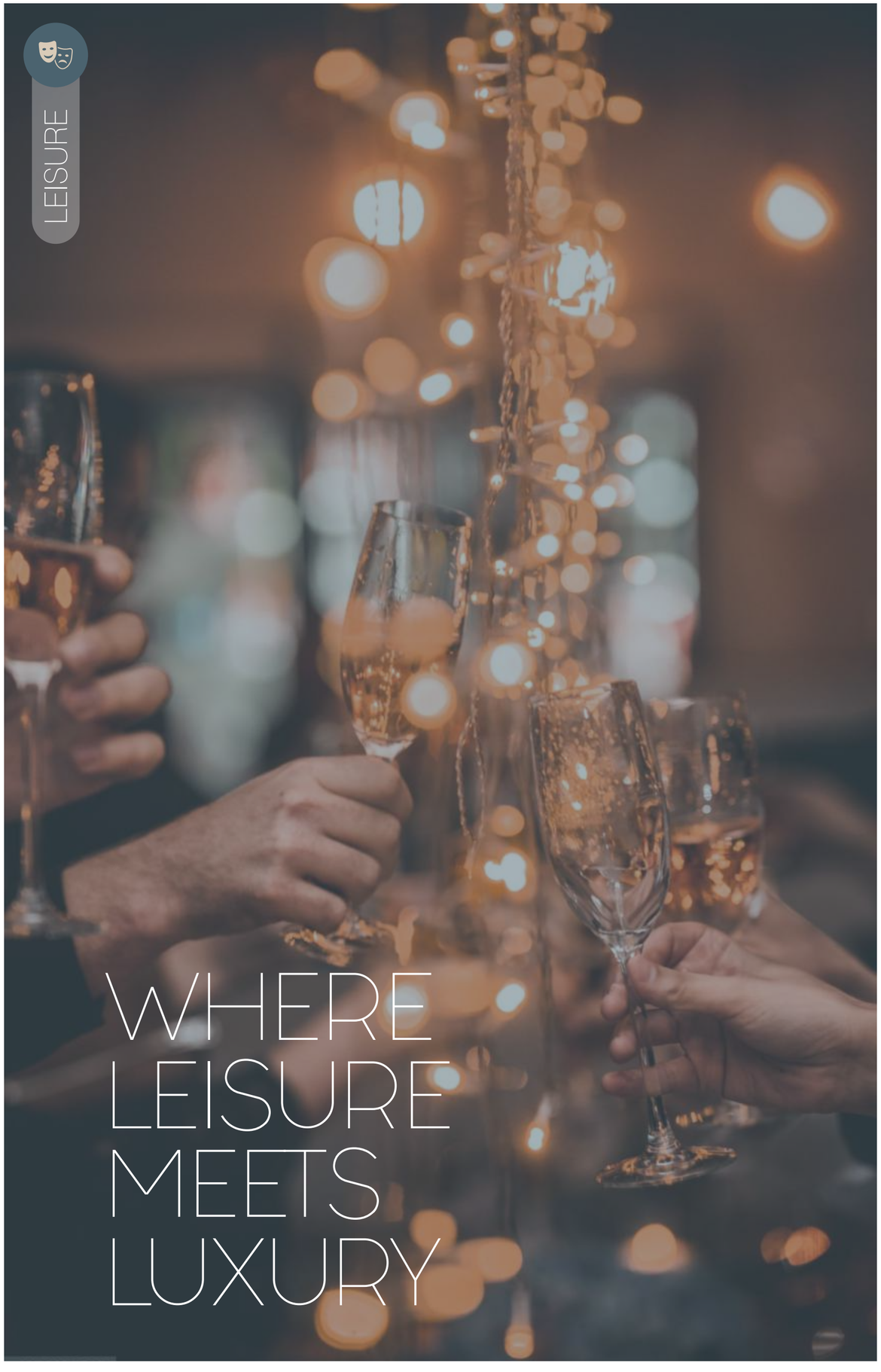
- GVMC Approved Mega Commercial cum Residential Project
- Deluxe quality construction
- 3 BHK Luxury Apartments
- No Common Walls
- 100% Vastu Compliant
- Extensive Designer Landscaping
- Jogging Track
- Grand Designer Entrance gate
- Tot lots & Children play areas
- Water bodies
- 24 x7 Security with CC Cameras
- 24 x7 Power and water back up
- 2-Level parking
- Good ventilation for cellar parking
- Generator back-up for common areas
- Proven Builders







Abhiram's SOBHAN



LEISURE

TERRACE FLOOR

9TH FLOOR

8TH FLOOR

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5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

RESIDENTIAL

RETAIL

1ST FLOOR

GROUND FLOOR

Abhiram's SOBHAN

ROOFTOP OASIS

RELAX, UNWIND, AND ENJOY



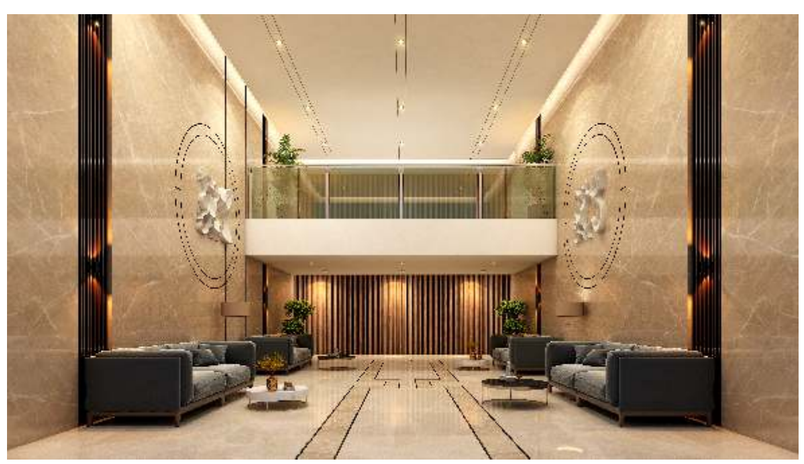


STRENGTH BEGINS HERE

Abhiram's SOBHAN

MAKE YOUR SPECIAL DAY UNFORGETTABLE AT BANQUET HALL



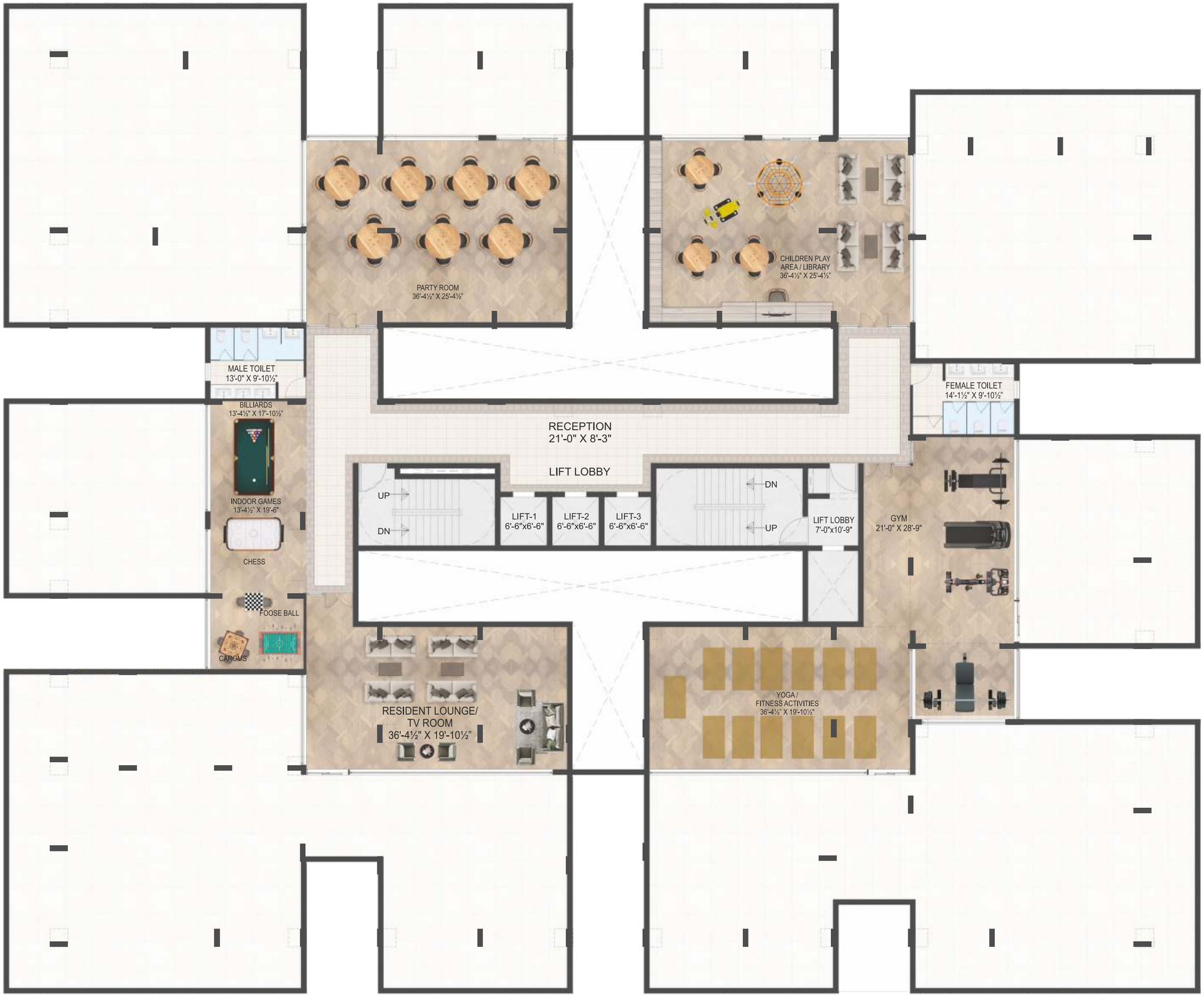


FIND YOUR INNER PEACE:
YOGA HALL SANCTUARY"









CLUBHOUSE FEATURES

- Resident Lounge/TV Room
- Multi Purpose Hall/Party Room
- Children Play Area/Library
- A/c Gymnasium
- Library
- Aerobics, Yoga & Meditation Hall
- Indoor Games - Billiards, Air Hockey, Chess, Foose Ball, Caroms, Chess
- Association Office

AMENITY BLOCK FLOOR PLAN

S
E W
NORTH

Abhiram's SOBHAN

LOCATION


KURMANAPALEM JUNCTION
ABHIRAM TOUCHSTONE TOWERS
KBR-2 WATER RESERVOIR
VISAKHAPATNAM STEEL PLANT ROAD
KBR-1 WATER RESERVOIR
PALACE HEIGHTS
Abhiram's
SOBHAN
AT KURMANNAPALEM,VIZAG
SCAN FOR LOCATION

SPECIFICATIONS

FOUNDATION STRUCTURE
2Cellar+Ground+9 Upper Floors

SHELL
RCC Framed structure design as per Indian Building Code

SUPER STRUCTURE
All external walls 6" and Internal walls 4" thickness with Solid Blocks or Fly Ash Bricks.

DOORS
Main Door: Hard wood frame or factory-made wooden frames with both sides laminated flush shutter with reputed make.
Internal Door: Engineered wood / Hardwood frame with flush shutter fitted with Hardware from Dorset/ Godrej/ Yale/equivalent brand as per builder's choice.

WINDOWS
All windows are UPVC glazed sliding /Openable shutters with provision for mosquito shutter

FLOORING
600mm x 1200mm GVT tile flooring with skirting or above.

KITCHEN
Polished Granite platform with stainless steel sink, 3 feet wall dado with tiles above the counter CP fittings of reputed make, provision for exhaust fan. Water purifier power point for drinking water.

UTILITY
Provision for washing machine

PLUMBING
CPVC and UPVC with Astral/Hindware/Finolex equivalent make.

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 Television & Internet connection points in Living Room and master bedroom.
h) 3-phase supply for each unit and individual meter boards.

LIFTS
Three high speed automatic passenger lifts with rescue device with V3F for energy efficiency of Johnson/ Kone/ Otis or equivalent brand with CCTV's inside the lifts. One high speed service lift with rescue device V3F for energy efficiency of Johnson/ Kone/ Otis or equivalent brand

TELECOM
Provision for telephone points in the living room.

TELEVISION
Provision for cable connection in each flat.

INTERNET
Provision for internet connection in each flat.

PAINTING
Internal: Emulsion paints with Asian/ Berger or equivalent make for interior with 2 coat Laticrete/ JK/ Birla or equivalent make putty.
External: Combination of texture and exterior emulsion paint for Asian / Berger or equivalent make.

GENERATOR
100% DG set backup with acoustic enclosures & AMF backup will be provided, excluding for A/C, Geysers & Washing Machines points.

SECURITY
Round the clock security system. Boom barrier at Entry and Exit. Surveillance Cameras at designated locations.

FIRE & SAFETY
Fire Sprinkler System in Cellar, Single Headed Hydrant Valves in all floors, fire alarms and public addressing system and lighting protection.

TOILETS
All toilets are fitted with wall mounted EWC with concealed flush valve of Jaguar/ Cera / Hindware / RAK/ ESS or equivalent make. AllCPP fittings & sanitary fixtures of Jaguar/ Cera/ Hindware or equivalent make. Wall mixer with shower for all the bathrooms. Provision for geysers in all the bathrooms.

AMENITIES
Facility for Residential Lounge, A/c GYM, Indoor Games/ Yoga/ Meditation/ Aerobics/ Multipurpose Hall/ Party Room, Children Play Area/ Library, Association Office space will be provided.



PROJECT EXPERTS

PRINCIPAL ARCHITECTS
VAC ARCHITECTS
Hyderabad, Pune, Mumbai, Visakhapatnam

STRUCTURAL CONSULTANTS
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Professor & HOD
Department of Civil Engineering,
AUCE, Andhra University

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BRANDING PARTNER
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Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.

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