

your *Royal Journey* begins here..



# Abhimaan Shree

where prosperity meets divinity

red Ready to move in Project

Sometimes, you can actually see  
your dream coming alive...



## About Us

PADMANABH REALTORS a forward looking enterprise with a commitment to deliver excellence, it shows an absolute customer centric approach with assured reliability in service and performance. we believes in growth and expansion as it strives for large scale infrastructural development of urban spaces. Over a period of time, its upbeat projects have showcased an element of professionalism and immaculate finesse.

We strive to achieve the highest degree of technical excellence while maintaining the finest standards of business practices in all our endeavors. PADMANABH REALTORS is one-of-its-kind real estate organizations which is green inclined, and which fulfills the Green commitment through its construction practices.

The Es'sence' of  
a Desirable Lifestyle





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Welcome to an aura called ABHIMAN SHREE the essence of desirable lifestyle with superb locales: elite neighborhood: an absolute bundle of surprises with a complete package. The moment you enter your new home, the surrounding exhilarate your senses and sprite. Crafted with a mystical sensibility, ABHIMAN SHREE is an ensemble of 65 units of 1BHK & 2BHK super luxury apartments, spread across two buildings-Block A and Block B. The ambience strikes a chord with you and ensconce your comfort level with wide-ranging amenities. Presented by PADMANABH REALTORS a trusted name with a rich legacy in real estate, it is sure to have a dialogue with your senses and enhance your lifestyle.

In Neighborhood  
of Nature





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A renowned and colossal in KARWAR, ABHIMAN SHREE out with a difference. A well thought parking system to ensure a pollution free environment, ample water supply, some of the rare & ideal amenities & a large cultured neighborhood, ABHIMAN SHREE is planned in great detail.

When you get home, you will be greeted with beautiful central landscaping. Plus a cluster based design approach facilitates more open spaces with landscaping, outdoor seating for the individual cluster.... rendering warmth of neighborhood. Embrace the endowing ambience through the beautiful glass facade while ethnic & lavish elevation adds up to your pride.





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### The Story of Comfort

With every single element in place, ABHIMAN SHREE has all that takes to represent truly simple yet modern homes. The entire layout speaks for itself. It reassures you from every angle that great amount of thought has gone into construction, thus making your an ultimate comfort zone.

### The promising locale



- Situated on a very popular Kanyakumari-Panvel national highway
- With lush green picture perfect mountains to give you company, soothing breeze to befriend you, this is the closest one can live in nature's adobe
- Close to other educational institutes, banks, entertainment destinations & interesting restaurants
- Karwar offers a perfect romantic escapade into the soothing laps of Mother Nature







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An ABHIMAN SHREE is about the perfect balance between style and substance. Your functional needs within the home are effectively taken care of while also ensuring that the ABHIMAN SHREE complex is sustainable and environment-friendly. Your home is spacious, well-ventilated and extremely well lit. The complex has mesmerizing landscapes and lavish lifestyle amenities that are tastefully designed.

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## General Amenities

- Designer entrance gate
- Decorative entrance lobby
- Good quality elevator
- Anti-termite treatment to the foundation
- Rain water harvesting system
- Ample space for parking

## Flat Features

- Acrylic paint on interior walls
- Internal walls finished in putty
- Adequate electrical points
- Provision for AC in Master Bed Room

## Kitchen Features

- Granite platform with stainless steel sink
- Tiled dado above the platform
- Provision for water purifier

## Bathroom Features

- Anti-skid tiled flooring
- Designer dado tiles upto door height
- Superior quality sanitary fixtures and CP fittings
- Exhaust fan
- Provision for geyser

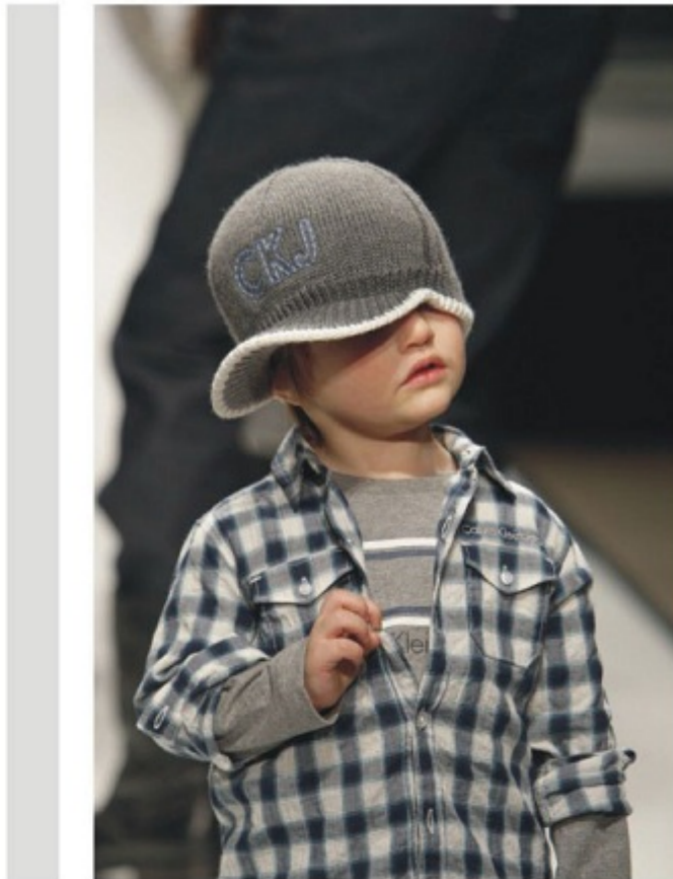
## Safety Features

- Video door phone with intrusion alarm system
- Concealed copper wiring with modular switches
- MCB & ELCBs
- Intercom facility for each flat
- Single entrance for whole scheme
- Security guard cabin at main entrance door

## Leisure Features

- Temple
- Clubhouse
- Gymnasium
- Indoor games room
- Landscaped gardens
- Children's play area
- Solar street lamps
- Well paved internal roads





'ABHIMAN SHREE' is Biggest Residential Project ever at Karwar. A project on thirty thousand sq. ft. of lush green land with intends to provide consist of 65 units having variety with 1BHK & 2BHK flats. The main highlights of the project is plot location which perfectly assigned by rules of vastu & lavish amenities like Gym, Club house, Children play area, Security system & much more.



## 1 BED HOMES

LIVING  
DINNING  
KITCHEN  
BEDROOM  
BATHROOM  
UTILITY SPACE  
TERRACE

## 2 BED HOMES

LIVING  
DINNING  
KITCHEN  
BEDROOM X 2  
BATHROOM X 2  
UTILITY SPACE  
TERRACE



### A Finer Lifestyle Refined specifications

#### R.C.C. & Brick Works

- .R.C.C. frame structure
- .Good quality red brick or fly ash bricks with plaster

#### Kitchen

- .Granite kitchen platform with stainless steel sink
- .Designer tiles dado up to lintel level over kitchen otta
- .Provision for exhaust fan & water purifier

#### Flooring

- .Vitrified flooring in all the rooms
- .Anti-skid ceramic flooring for toilets

#### Doors

- .Main door: Decorative entrance doors with quality fittings with wooden door frame
- .Toilet doors: Fiber doors with green marble frames for all toilets
- .Internal doors: Flush doors with cement frames & cylindrical locks

#### Electrification

- .Wiring: Concealed wiring
- .Switches: Modular switches Room & M. Bedroom Provision for AC in M. bedroom
- .Internal doors: Flush doors with cement frames

#### Windows

- .Powder coated aluminium sliding windows with mosquito net & M.S. grill

#### Paints

- .Superior quality internal Emulsion paints
- .Good quality External paints

#### Toilets

- .Concealed plumbing
- .Designer glazed tiles up to lintel level in all toilets
- .Hot & cold mixer units in all the toilets of standard make

Area Statement For Garden Flats

Flat No.	G1	G2	G3	G4	G5	G6	G7
Area sq.ft.	1247.48	600.35	847.06	569.44	567.31	1204.09	1201.53
Garden Area	95.00	35.00	90.00	35.00	35.00	610.00	700.00

\*Garden Area Charges Extra



Area Statement For 1st, 2nd & 3rd Floor

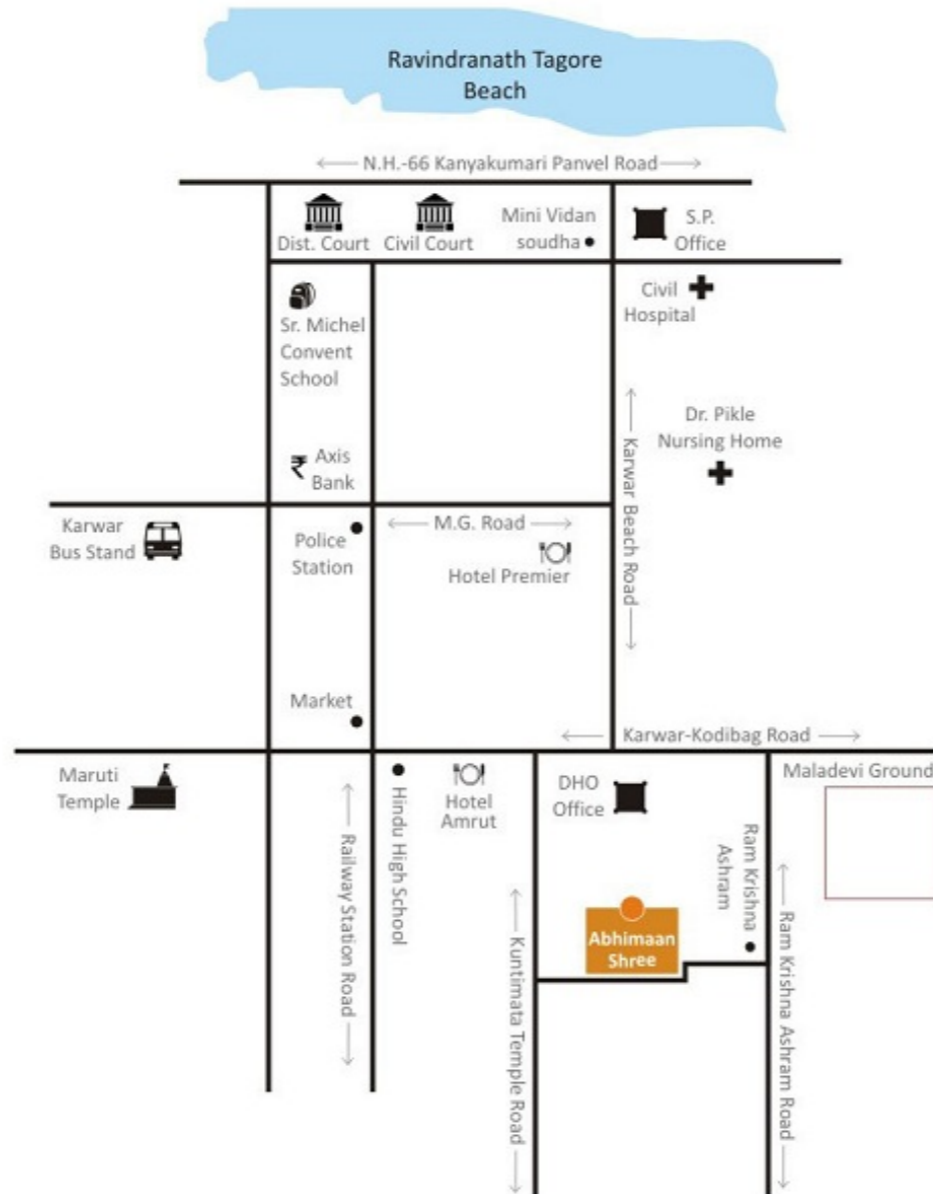
Flat No.	F1, S1, T1	F2, S2, T2	F3, S3, T3	F4, S4, T4	F5, S5, T5	F6, S6, T6	F7, S7, T7	F8, S8, T8	F9, S9, T9	F10, S10, T10
Area sq.ft.	752.34	1197.30	1247.48	600.35	847.06	569.44	567.31	1204.09	1201.53	662.37



Typical First, Second, Third Floor & Ground Floor Plan

## Location Map

14° 48' 28"N 74° 11' 37"E



Project By



● Landowner  
Pandurang Sudhakar Salaskar

Site Adress  
Shiv Kirti Nivas, Vaikunt Chal,  
Ram Krishna Ashram Road, Karwar-581301

Architect - Mr. Girish Patil  
Legal Advisor - Mr. Suraj Naik (B.A.L.L.B.) Karwar  
Structural Consultant - Mr. Shekhar Kulkarni

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