



Enriching Values



3 & 4 BHK PREMIUM HOMES  
**NETTOOR**





Glazed in serenity and style, the tower of Abad Sunrise Park stands tall as an exclusive enclave of homes spread across 12 floors. This edifice is bound to delight its owners with its richness and unique architectural design offering 45 comfortably large 3 and 4 bhk homes with the best in class common amenities and upgraded specifications.

Peaceful walking paths and meditation gardens provide solitude to the discerning customers. Ample spaces on the ground, first floor, and rooftop offer a plethora of leisure and recreational facilities, adding bliss to the enjoyable times spent here.

With a sky bridge connecting two wings, the terrace offers enchanting features with a multitude of soothing amenities for elders, youngsters, and children to unwind and celebrate the living spaces.



# VIEW FROM EAST SIDE





VIEW FROM SOUTH SIDE



Architect's Impression



# VIEW FROM NORTH SIDE



Architect's Impression





AERIAL VIEW

Architect's Impression

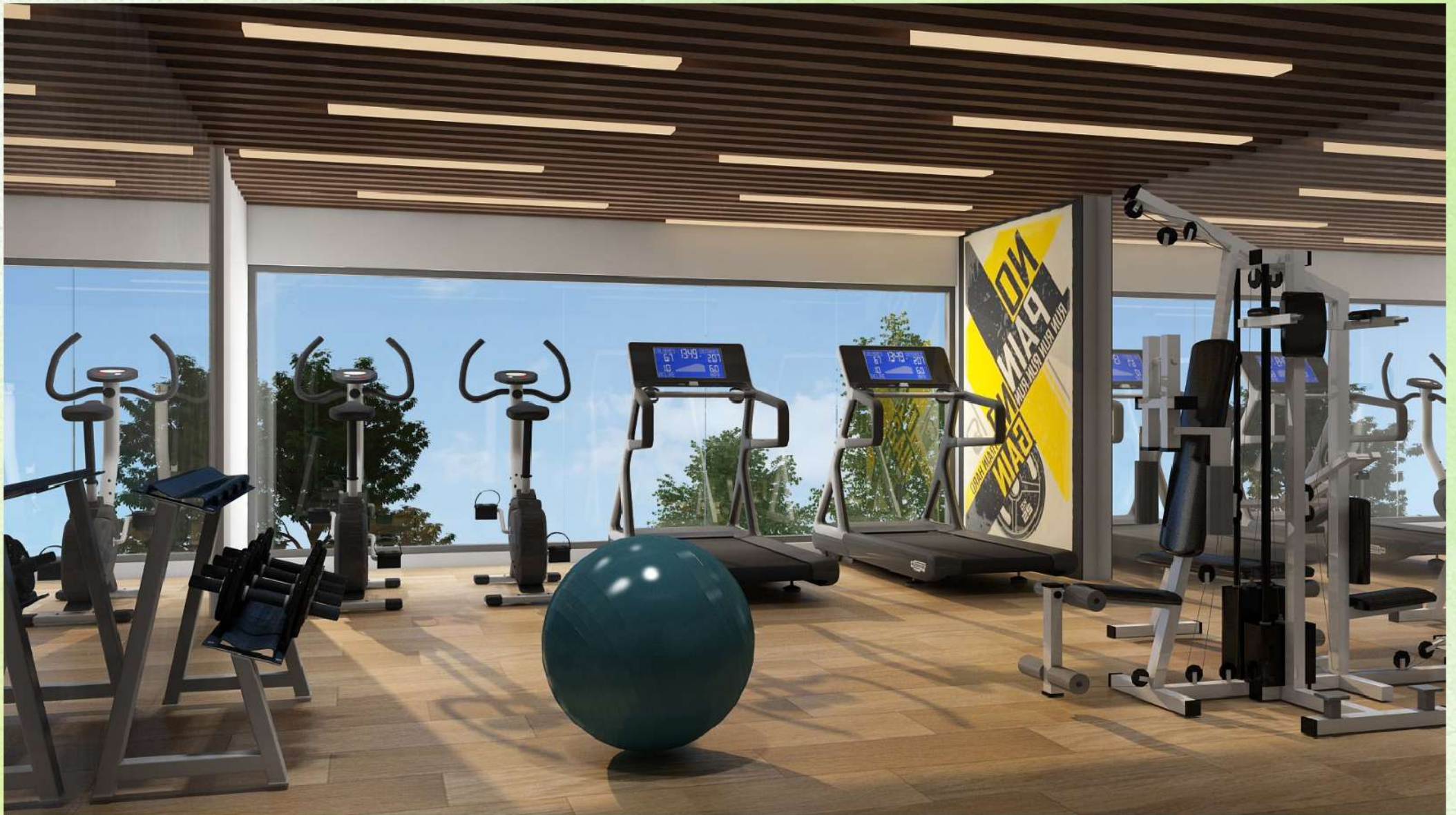




Architect's Impression

**DOUBLE HEIGHT MAIN LOBBY** ■





Architect's Impression

## AC FITNESS CENTRE ■





Architect's Impression

## RECREATION HALL ■





Architect's Impression

**GF LANDSCAPE AREA**







Architect's Impression

**ZEN GARDEN**







Architect's Impression

## KIDS PLAY AREA





Architect's Impression

**OPEN GYM**





Architect's Impression

**TERRACE FLOOR**







Architect's Impression

## TERRACE FLOOR JOGGING TRACK ■





Architect's Impression

**TERRACE FLOOR- GREEN AREA WITH SEATING**





Architect's Impression

**TERRACE AERIAL VIEW WITH GREEN AREA,  
SEATING, MEDITATION & ZUMBA AREA**





Architect's Impression

**ROOF TOP SWIMMING POOL** ■





Architect's Impression

## LIVING ROOM





Architect's Impression

**DINING ROOM** ■





Architect's Impression

**BEDROOM** ■





Architect's Impression

**KITCHEN**



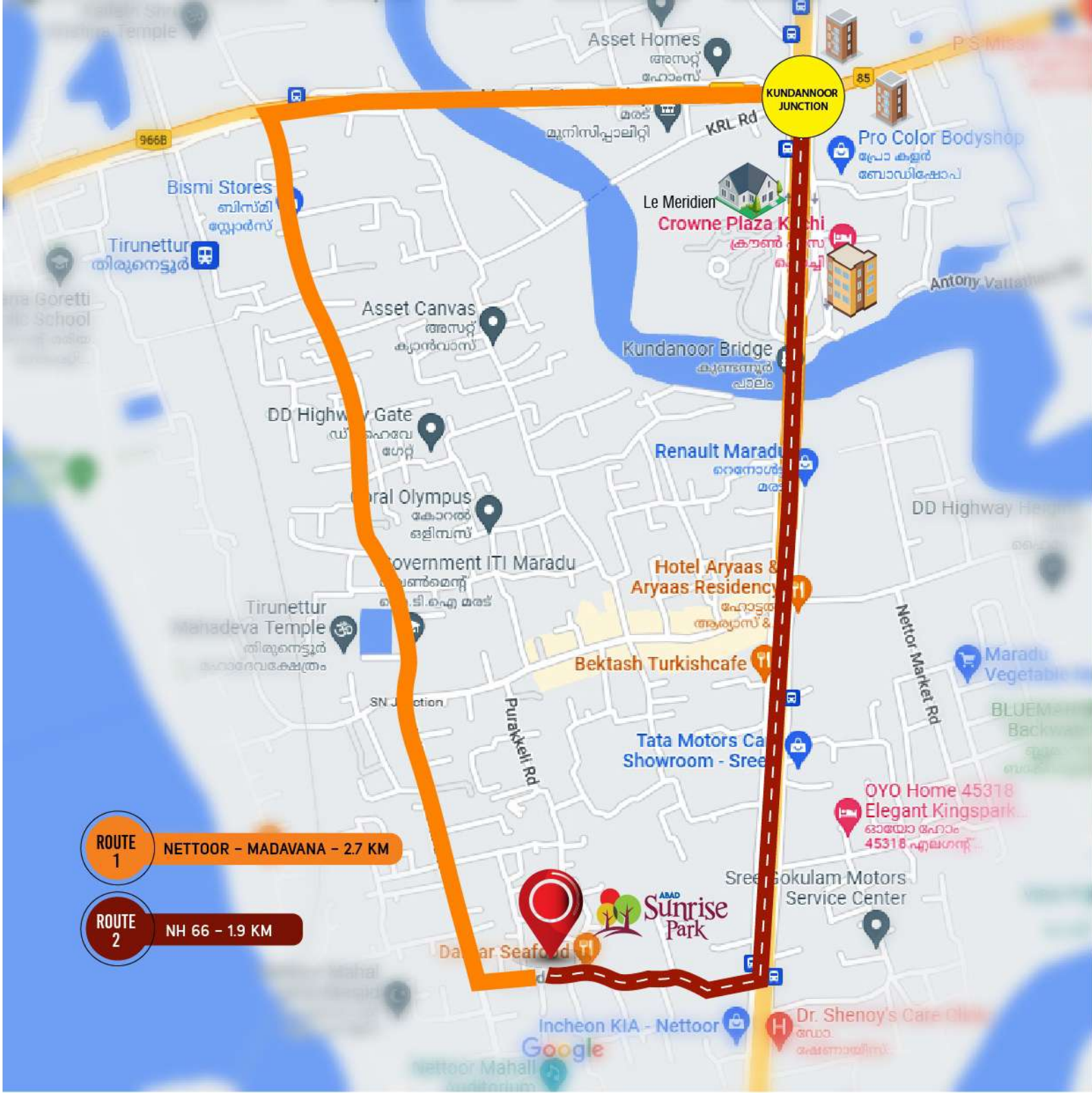
# LOCATION MAP

(NOT TO SCALE)



Maradu Veg Mkt	1.4 KM	S H College	4.9 KM
Lakeshore Hospital	1.8 KM	Gregorian Public School	5 KM
Crown Plaza	1.9 KM	Petta Metro Station	5.2 KM
Kundannoor Jn	2 KM	SSRV Mandhir	5.3 KM
Kumabalam Railway Station	2.5 KM	Aroor Jn	5.5 KM
Forum Mall	2.9 KM	Vyttila	5 KM
Nucleus Mall	3.5 KM		





**ROUTE 1** NETTOOR - MADAVANA - 2.7 KM

**ROUTE 2** NH 66 - 1.9 KM



# CLASS. COMFORT. CONVENIENCE

Celebrate a finer, easier & better lifestyle



Boom barrier at main gate



Zumba Area



AC multi Recreation Hall and Party Area



Swimming Pool & Kids Pool



Well equipped AC fitness centre



Yoga / Meditation Platform



Zen Garden



Centralized gas supply with 3 level safety system



Open Gym



CCTV for Common Area



Barbeque Corner



Green Area



Dedicated EV Charging Point



Access Control Entrance



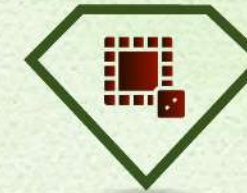
Ladies / Elders Corner



Children's Play Area



Play area / Jogging track



Indoor Games





# GROUND FLOOR



Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters



# FIRST FLOOR





# SECOND FLOOR







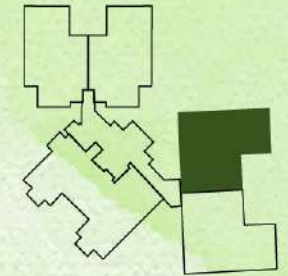


# TERRACE FLOOR



Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters





**TYPE - A 3 BHK**

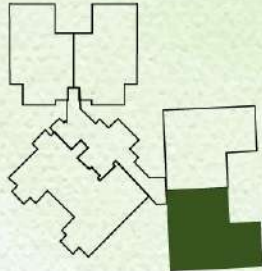
**SUPER BUILT UP AREA - 2033 SQFT**  
**BUILT UP AREA - 1704 SQFT**  
**RERA AREA (CARPET) - 1438 SQFT**  
**BALCONY - 179 SQFT**





# TYPE - B 3 BHK

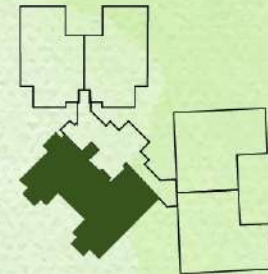
- SUPER BUILT UP AREA - 2033 SQFT
- BUILT UP AREA - 1704 SQFT
- RERA AREA (CARPET) - 1438 SQFT
- BALCONY - 179 SQFT



**KEY PLAN**

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters





**KEY PLAN**

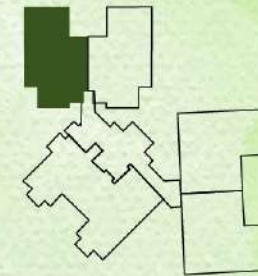
## **TYPE - C 4 BHK**

<b>SUPER BUILT UP AREA</b>	<b>- 2651 SQFT</b>
<b>BUILT UP AREA</b>	<b>- 2199 SQFT</b>
<b>RERA AREA (CARPET)</b>	<b>- 1770 SQFT</b>
<b>BALCONY</b>	<b>- 271 SQFT</b>



Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters





**KEY PLAN**

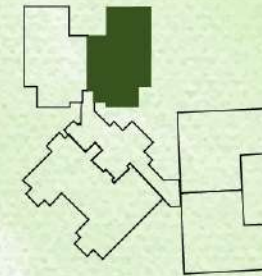
**TYPE - D 3 BHK**

**SUPER BUILT UP AREA - 1756 SQFT**  
**BUILT UP AREA - 1471 SQFT**  
**RERA AREA (CARPET) - 1209 SQFT**  
**BALCONY - 177 SQFT**



Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters





**KEY PLAN**

## **TYPE - E 3 BHK**

<b>SUPER BUILT UP AREA</b>	<b>- 1756 SQFT</b>
<b>BUILT UP AREA</b>	<b>- 1471 SQFT</b>
<b>RERA AREA (CARPET)</b>	<b>- 1209 SQFT</b>
<b>BALCONY</b>	<b>- 177 SQFT</b>

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters



# SPECIFICATIONS



## Civil

- Pile foundation.
- Solid block masonry for external and internal walls.
- Earthquake resistant framework.



## Flooring

- 80 x 80 Vitrified tiles flooring for apartments.
- 60 x 60 Matte Finish vitrified tiles flooring for balconies.



## Painting

- Internal walls and ceiling - Two coats premium emulsion over one coat primer & two coats putty finish.
- External Walls - Two coats of premium emulsion over one coat primer.
- Texture finish at required areas of external wall as per the architectural design.
- Window grills, balcony & stair handrails - Two coat enamel over one coat primer.



## Doors & Windows

- Pre-hung Main & Internal doors with quality hardwares.
- Aluminium balcony sliding doors with toughened glass & Aluminium windows for apartments and common areas.
- MS handrail for balcony and stairs.
- MS grills for windows.
- Insect screen track for apartment sliding windows and sliding doors.





## Electrical & Electronics

- Concealed FR wiring of premium brand with PVC conduit.
- Adequate fan & light points.
- All electrical circuits controlled by RCBO's & MCB's.
- Geyser points in all bathrooms.
- Modular switches of premium brand.
- Light fixtures for common & external areas.
- Provision for EV charging points up to 7KW for individual flats.
- Provision for cable TV connection.



## Kitchen

- Adequate power points for home appliances.
- Electrical & Plumbing point for aqua guard / washing machine / refrigerator & dishwasher.
- Bare kitchen for customization of interior design.
- Exhaust fan points in all kitchen.



## Toilets

- 60 x 60 Matte finish vitrified floor & wall tiles.
- Premium quality CP & sanitary.
- Concealed cistern with actuator plate.
- Exhaust fans in all bedroom toilets.



## Water

- Individual flat water metering for domestic water supply.
- KWA water supply subject to rules & regulations and availability.





### **Lift**

- Two fully automatic elevators with SS cabin, ARD, intercom & surveillance camera.



### **Telephone / TV / AC Points**

- Telephone point in living and master bedrooms.
- TV point in living & master bedrooms.
- AC point in all bedrooms.



### **Generator**

- Automatic DG backup of 1500 W for each apartment with change over system.
- Generator backup for all common area facilities such as lifts, common lighting, pumps etc.



### **Security / Safety Features**

- Round the clock security system.
- Standard fire safety features on all floors.
- CCTV for common area surveillance.
- Automatic rescue device in lifts.
- Intercom facility in apartments.





## **Energy Saving / Environmental Protection**

- Auto level control of overhead tank.
- Rain water harvesting.
- Dual flush tank EWC for toilets.
- Waste water recycling & re-use for flushing.
- On grid solar system for common area.
- Solid Waste Management.
- Sewage Treatment Facility.
- Water Treatment Facility.



# ABAD INTERIORS

ABAD has over 2 decades of experience offering bespoke luxury and signature style, combining classic influences with a contemporary edge. Our power house team of experts are ready to bring their expertise to your home/office, specifically tailored to fit your needs. With ABAD, no detail is too little, and no job is too small. We excel in exacting standards with a warmth and informality which makes the whole process truly enjoyable and rewarding.

Trust ABAD. Live ABAD.  
Welcome Home

## THE CREATIVE PROCESS AN INCREDIBLE DREAM



MEET &  
DECIDE



FREEZE &  
ESTIMATE



CONCEIVE &  
DESIGN



CREATE &  
DELIVER



3000 plus satisfied customers | Promptness, reliability and cost-effectiveness

Professional in house design, manufacturing and installation | Innovative concepts conceived by expert designers

Post installation service guarantee | Transparency, accountability and ethical business practices



## ABAD AFTER SALES SERVICES

- Assisting the owners to rent out their properties with documentation.
- Professional services are available for the resale.
- Bill payment Services – Electrical Bills, Association Dues, Property Tax Bills.
- Periodic monitoring of the facilities provided in the apartment till the handing over to the association.
- Maintenance and servicing of electrical, plumbing fixtures and other finishing items.







**ABAD  
PROPERTY  
MANAGEMENT  
SERVICES**

- **Soft Services**

Housekeeping, Pantry services, Landscaping maintenance, Pest Control & Guest house management services.

- **Hard Services**

MEP (All types of technical services) Operations and Maintenance of WTP, HNS, HT & LT, RO, HVAC, Fire Protection System and Swimming Pool.

- **Security Services**

Administrative services, Front office operations, Concierge service and all type of administrative support services.

- **Specialized Services**

Facade cleaning, Carpet & Upholstery shampooing, Pigeon and mosquito net fixing, Epoxy, Waterproofing & Painting.

- **One Time Soft Service**

Apartment / Project deep cleaning (Mechanized / Acid Wash), Provides monthly / annual cleaning service.

- **One Time Hard Service**

Site assessment & report presentation, Electrical, Plumbing, Air Condition service, Renovation works (Civil & MEP). Robotic duct cleaning.



Call: **+91 80865 55999** for more details

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