

ABAD
Magnificent
GATEWAY TO ELITE LIVING



MORE

THAN JUST ANOTHER HIGH RISE
FAR BEYOND THE CROWD



A home that lives
in you ...



ABAD Magnificent, is a prestigious haven of luxury living at its finest, comprising of only 32 exclusive air conditioned 4 BHK ultra spacious homes with no common walls. With just 2 flats per floor ensuring absolute privacy, the home of your dreams is loaded with premium amenities, superior specifications and rich landscaping.

Magnificent in ever way imaginable, the 50th project of Abad Builders will be a prominent landmark in Kochi. Uniquely designed and highly space efficient these ultra luxury residences would be befitting those who wish to upgrade their lifestyles without any compromises.

What MORE are you waiting for!

Come Home to Life.

Bring Home ABAD.

ULTRA SPACIOUS 4 BHK
NO COMMON WALLS
JUST 2 UNITS PER FLOOR

**ABAD**
Magnificent
GATEWAY TO ELITE LIVING

GRANDOISE ENTRANCE VIEW



FUTURISTIC LIFESTYLE
PLUSH LOCALE
WELCOMING FEEL


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GATEWAY TO ELITE LIVING

WHERE THE
NIGHT VIEW
IS A LAVISH
COLLAGE
OF AMBIENT
DREAMS



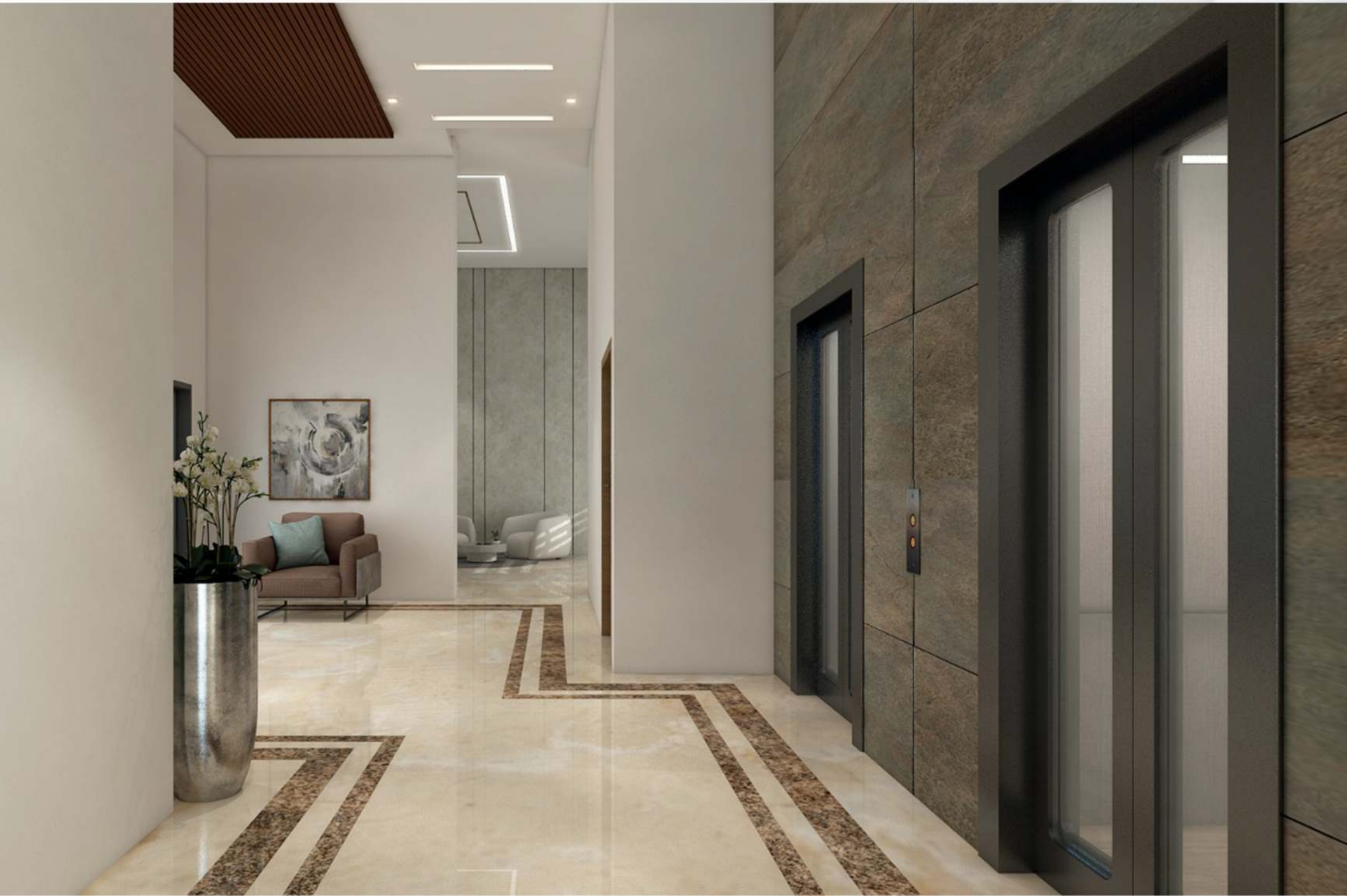
FURNISHED A/C MAIN LOBBY



WHERE EVERY GUEST IS
TRULY TREASURED


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ELEGANT GROUND FLOOR LIFT LOBBY



EASY ACCESSIBILITY
SMART LIGHTING
LIMITLESS STYLE


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COZY FAMILY LIVING ROOM



TAILOR MADE TO SUIT
YOUR HIGH STANDARDS

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SPLENDOROUS LIVING ROOM



BREEZY VENTILATION
SCENIC VIEWS
SERENE ENVIRONS

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SPACIOUS DINING ROOM



COME, INDULGE YOUR
SENSES, TASTEFULLY

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SIZEABLE BEDROOMS



YOUR PERSONALISED
DREAM SANCTUARY

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MODERN KITCHEN



TIME TO ELEVATE YOUR
CULINARY JOURNEY

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CONTEMPORARY AIR CONDITIONED PARTY HALL



SCRIPTING GREAT MEMORIES
AND JOYFUL EXPERIENCES



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RECREATION CENTRE AND GAMES ROOM



YOUR TIME. YOUR EASE
YOUR SPACE

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WELL EQUIPPED HEALTH CLUB



THE ONLY THING
WORTH LOSING IS WEIGHT

ROOFTOP SWIMMING POOL/KIDS POOL



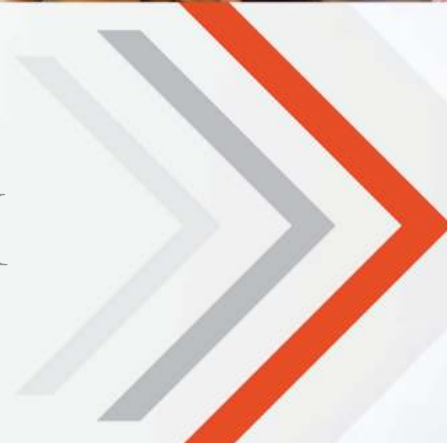
THERE'S NO BETTER FEELING
THAN MAKING WAVES


ABAD
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GATEWAY TO ELITE LIVING

MODERN LIVING IN THE HEART OF THE CITY



MORE FAMILY
MORE WARMTH
MORE YOU



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HANDPICKED AMENITIES



Boom Barrier at Entrance



Furnished AC Lobby



Entrance Door Video Phone



Air-Conditioned Apartments



High Speed Elevators with SS Cabin



AC Multi Recreation Hall



Swimming Pool with Kidz pool & Jacuzzi



Well Equipped AC Fitness Centre



Centralized Gas supply with 3 level / Enhanced Safety System



Individual Water Metering



CCTV for Common Area



Access Control Entrance



Association Room



Open Recreational Area/ Party Area



Solar Back Up for Common Area Lighting



Dedicated EV Charging Point



Facility Office/Drivers Janitors Room



Indoor Games Room



Out door Gym & Yoga Area



Terrace Landscape with Water Feature Gazebo and BBQ



Kids Play Area



Soild Waste Management



Motorised Main Gate



Rain Water Harvesting

FOR EVERYONE IN
THE FAMILY

SUPERIOR SPECIFICATIONS



CIVIL

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



DOORS & WINDOWS

- ~ Premium quality pre hung main and internal doors with quality hardware.
- ~ Digital lock for all apartment main door
- ~ Premium aluminium balcony sliding doors & windows with toughened reflective glass for apartments.
- ~ MS handrail for balconies and stairs.
- ~ Provision for Insect screen for sliding windows and sliding doors.



ELECTRICAL & ELECTRONICS

- ~ Concealed FRLS wiring of premium brand with PVC conduit.
- ~ Video door phone for each apartment.
- ~ Modular switches of premium brand
- ~ 6/16 amps socket points controlled by RCBO's & MCB's.
- ~ Adequate fan & light points
- ~ Ceiling light in balconies & toilets
- ~ Exhaust fans in kitchen and all toilets.
- ~ Geyser points in all bedroom toilets.
- ~ Dedicated EV charging points for individual flats.
- ~ Light fixtures for common area & external areas.



FLOORING

- ~ 160 x 80 Cms vitrified tile flooring for living, dining, bedroom and kitchen.
- ~ Matte finish tile for balconies.



PAINTING

- ~ Internal walls and ceiling - Two coats premium emulsion over one coat primer & two coats putty finish.
- ~ External Walls - 2 coats of premium emulsion over one coat primer.
- ~ Texture finish at required areas of external wall as per the architectural design
- ~ Balcony & Stair Handrails - 2 coat enamel over one coat primer.



KITCHEN

- ~ Adequate power points for home appliances for Points for Washing Machine / Dishwasher / Aquaguard..
- ~ Adequate plumbing for water supply and drainage.
- ~ Bare kitchen for customization of Interior design.



TOILETS

- ~ Fully fitted toilets
- ~ Premium quality sanitaryware & CP fittings
- ~ 120 x 60 Cms Premium quality floor and wall tiles.
- ~ Mirror in all bedroom toilets.

THE TINY LITTLE THINGS
THAT MAKE YOUR HOME
SO SPECIAL

SUPERIOR SPECIFICATIONS



WATER

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



LIFT

- ~ Two (13 pax) fully automatic High speed elevators with SS cabin, ARD, Intercom, surveillance camera & Access Cards



TELEPHONE / TV / AC POINTS

- ~ Telephone point in living rooms and master bedrooms
- ~ TV point in living room and all bedrooms.
- ~ High wall split AC units in all bedrooms, living and dining rooms.



GENERATOR

- ~ Automatic DG backup of 5000 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
- ~ Surge Protection device for individual apartments



ENERGY SAVING / ENVIRONMENTAL PROTECTION

- ~ Auto level control of overhead tank
- ~ Rain water harvesting
- ~ Dual flush tank EWC for toilets
- ~ On grid solar assisted lighting for common area.
- ~ Solid Waste Management
- ~ Sewage treatment plant with UF.
- ~ Water Treatment Facility
- ~ Waste water recycling and reuse for flushing

ATTENTION TO DETAIL IS
NOT ABOUT PERFECTION.
IT'S ABOUT EXCELLENCE

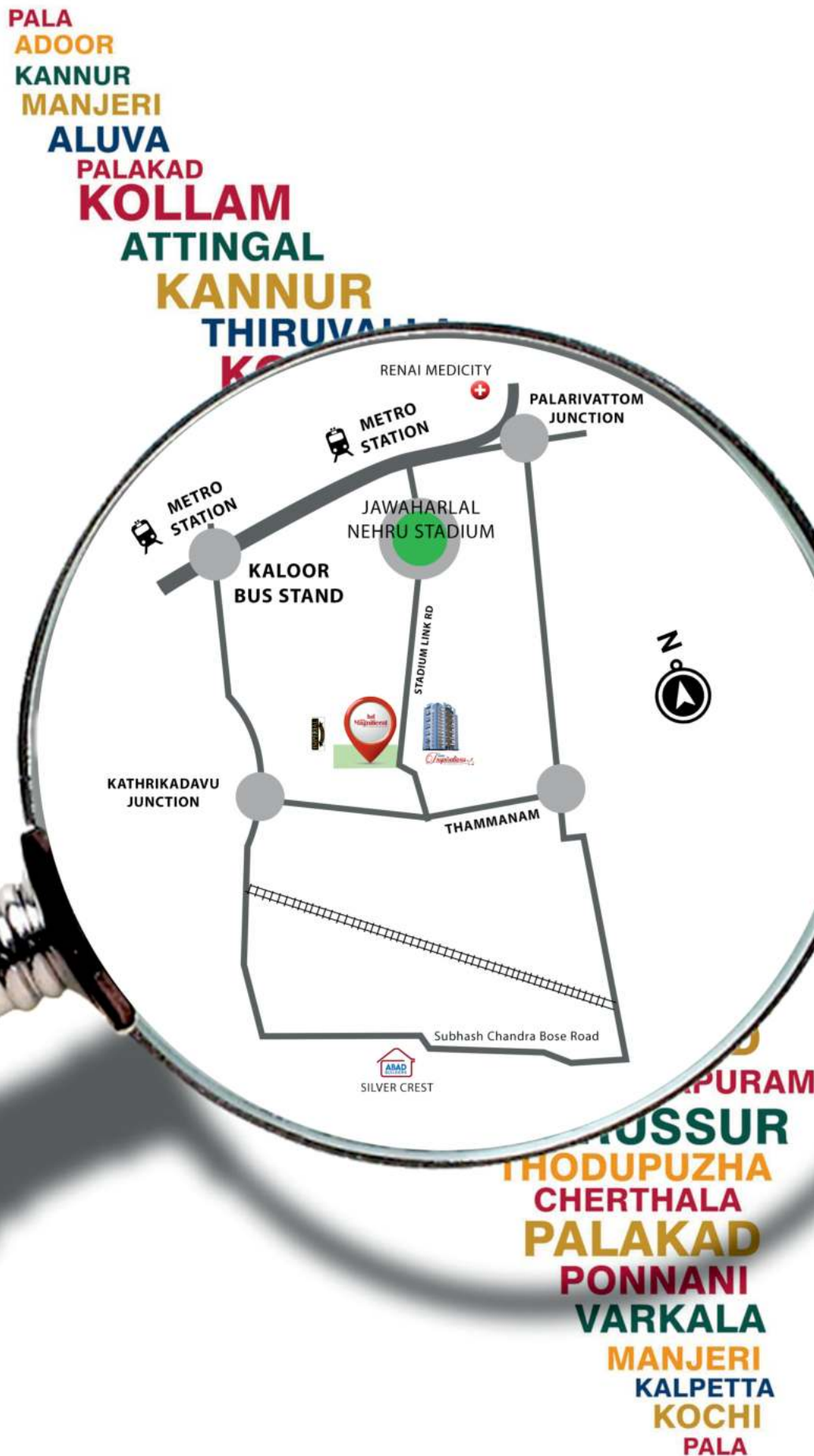


WHERE
HAPPINESS IS
NOT A DIRECTION
BUT A PLACE

LOCATION MAP

DISTANCE TO PROMINENT PLACES

IMA House	-	0.10KM
Stadium Metro Station	-	1.7 KM
Kaloor Bus Stand	-	2.3 KM
Renai Medicity	-	2.9 KM
Lisie Hospital	-	3.0 KM
Kadavanthra	-	3.5 KM
Specialists Hospital	-	3.2 KM
North Railway Station	-	3.5 KM
M.G Road	-	3.8 KM
South Station	-	4.5 KM
Vyttila Hub	-	4.6 KM
Lulu Mall	-	5.2 KM



SITE PLAN



1. GATE
2. SECURITY ROOM
3. GAS BANK
4. OUTDOOR PLAY AREA
5. ENTRANCE PORCH
6. LANDSCAPED AREA
7. MAIN LOBBY
8. LIFT LOBBY
9. FACILITY OFFICE
10. HC TOILET
11. DRIVERS ROOM
12. MAIDS ROOM
13. DG & ELECTRICAL ROOM
14. VISITORS PARKING

DEFINING SPACES.
REDEFINING LIVES



B1

A1

FIRST FLOOR

TYPE - B1 4 BHK

SUPER BUILT UP AREA	-	3849 Sqft.
BUILT UP AREA	-	3213 Sqft.
RERA CARPET AREA	-	2810 Sqft.
BALCONY AREA	-	271 Sqft.
OPEN TERRACE	-	1867 Sqft.

TYPE - A1 4 BHK

SUPER BUILT UP AREA	-	3021 Sqft.
BUILT UP AREA	-	2522 Sqft.
RERA CARPET AREA	-	2143 Sqft.
BALCONY AREA	-	254 Sqft.
OPEN TERRACE	-	1894 Sqft.





B

A

2 - 16TH FLOOR



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17TH FLOOR

1. YOGA DECK
2. OUTDOOR GYM
3. INDOOR GAMES ROOM
4. HEALTH CLUB
5. ASSOCIATION ROOM
6. PANTRY
7. RECREATION HALL
8. PARTY TERRACE
9. GAZEBO
10. WATER BODY
11. BBQ DECK





TERRACE FLOOR

1. SWIMMING POOL
2. KID'S POOL
3. POOL DECK
4. LOBBY
5. POOL LOUNGE
6. WASTE MANAGEMENT
7. PLAY TURF
8. SOLAR PANEL ABOVE





TYPE - A

TYPE - A 4 BHK

SUPER BUILT UP AREA	-	3021 Sqft.
BUILT UP AREA	-	2522 Sqft.
RERA CARPET AREA	-	2143 Sqft.
BALCONY AREA	-	254 Sqft.



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TYPE - B

TYPE - B 4 BHK

SUPER BUILT UP AREA	-	3849 Sqft.
BUILT UP AREA	-	3213 Sqft.
RERA CARPET AREA	-	2810 Sqft.
BALCONY AREA	-	271 Sqft.



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SPREAD ACROSS
82
CENTS
TRULY MAGNIFICENT

ORE PLACE
ORE PEACE
ORE POISE



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UPGRADE YOUR LIFESTYLE



ORE TRUST
ORE TRADITION
ORE YOU

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THE KEY TO STRESS-FREE PROPERTY MANAGEMENT



Property Management Consultancy
Housekeeping Services
Administrative & General Maintenance
Fire Safety & Risk Management
Concierge Services
Engineering Support Systems
And So Much More

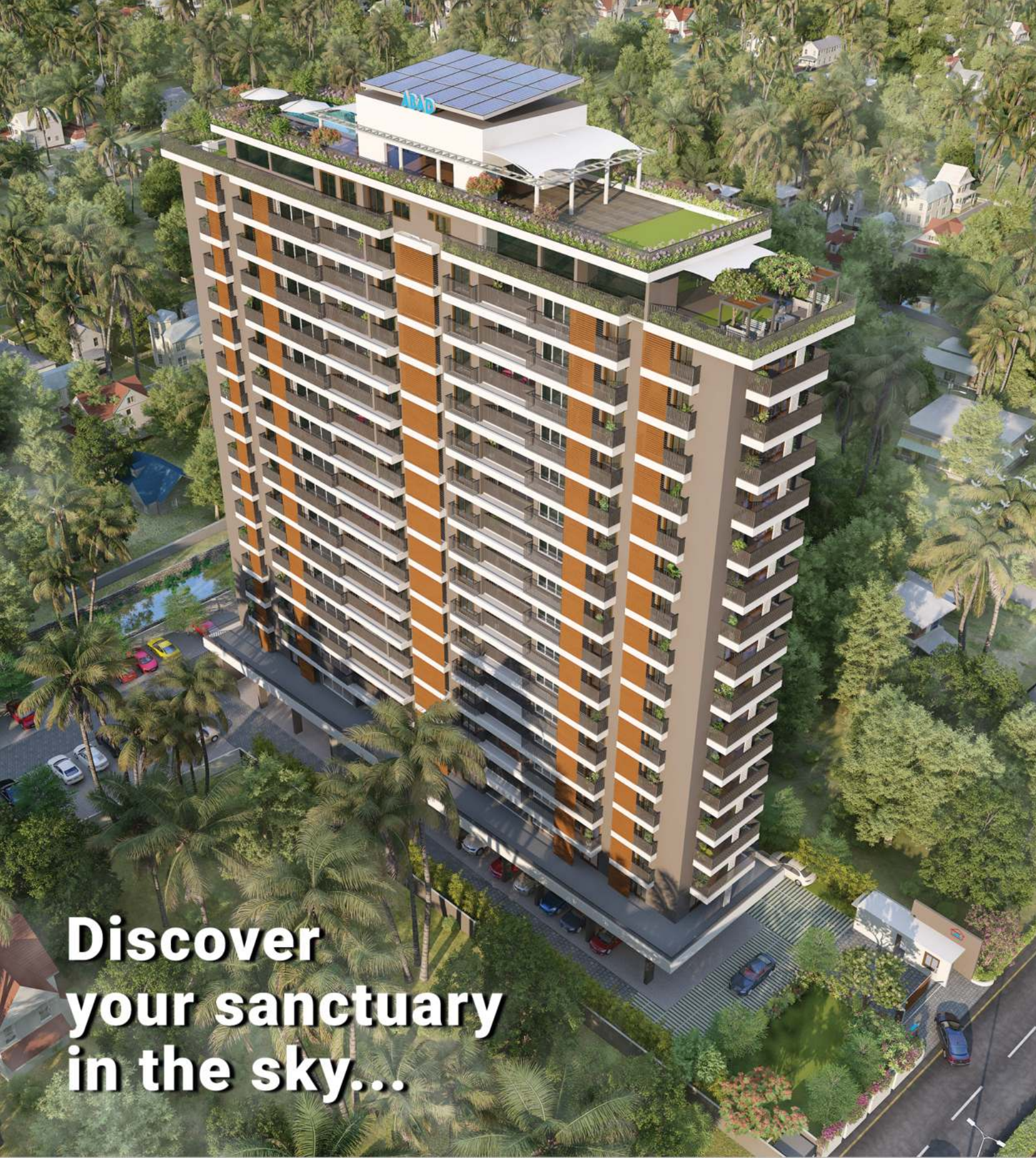


**ABAD
PROPERTY
MANAGEMENT
SERVICES**



Abad Interiors with its astute craftsmanship has brought alive exclusive beauty by furnishing over 500 apartments.

A seamless journey from concept to creation, Abad Interiors has deftly mastered the art of transforming spaces and redefining values.



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GATEWAY TO ELITE LIVING



WHAT
MORE
CAN YOU
ASK
FOR!

**Discover
your sanctuary
in the sky...**

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




46 COMPLETED
PROJECTS

OVER
3500
SATISFIED
CUSTOMERS

OVER
4.2 MILLION SQ.FT.
PREMIUM LIVING SPACE
HANDLED OVER



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