



*Abeeshta*

EMERALD

FOR THE LUXURY YOU DESERVE

*“The joy of home ownership  
is rooted in the freedom to  
personalize your space and  
make it your own.”*

*- Brian Buffini*

## *Welcome to Abeeshta Emerald.*

*The epitome of luxury living! Our villa community  
offers you the finest independent villas and world-  
class amenities, providing you the luxury you  
deserve. Strategically located five Minutes from  
ORR Exit 12.*

*With 100% Vastu compliance, your home in Abeeshta Emerald is designed to bring you positivity and harmony.*



*At Abeeshta Emerald, we understand the importance of safety, which is why we offer 24x7 security with CCTV surveillance to ensure that you and your loved ones are always protected. Our black top roads provide smooth and comfortable travel within the community. The street lighting ensures that your walks in the community are always well-lit, and the ample parking space offers you the convenience you deserve.*

*We take pride in our eco-friendly approach, which is why we offer rainwater harvesting. While our excellent landscape provides an atmosphere of serenity and beauty.*

*For the little ones, we have a specially designed children's play area, so that they can enjoy their childhood to the fullest.*

*You can take a dip in our sparkling swimming pool and freshen up in our changing rooms. The meditation and*



*yoga room offers you a space to unwind and connect with yourself.*

*For sports enthusiasts, we offer a cricket practice net and a half basketball court, so that you can indulge in your favourite sport without having to step outside and for those who love indoor games, our community offers a fully equipped indoor games room, and for fitness enthusiasts, we have a gym with the latest equipment.*

*Our multi-purpose hall is perfect for hosting events or meetings and a garden party area, so that you can host your events amidst lush greenery.*

*We also have a grocery store within the community, making shopping a hassle-free experience.*



*Nature at its best  
at Abeeshta Emerald Park*



*Our well-planned layout is designed to optimize the functionality and flow of our space, ensuring maximum comfort and convenience. Every detail has been meticulously thought through to create an environment that is both aesthetically pleasing and highly functional.*

*Abeeshta*  
**EMERALD**  
FOR THE LUXURY YOU DESERVE



*Strategically located  
five Minutes from ORR  
Exit 12.*



*From the spacious homes to the carefully curated amenities, our layout is the perfect blend of form and function. It enhances your experience and provide you with the utmost comfort and convenience.*



Garden Party Area



Meditation/Yoga Room



Gym



Half Basketball



Cricket Practice Net



Children Play Area



Swimming Pool



Indoor Games



Multi-purpose Hall

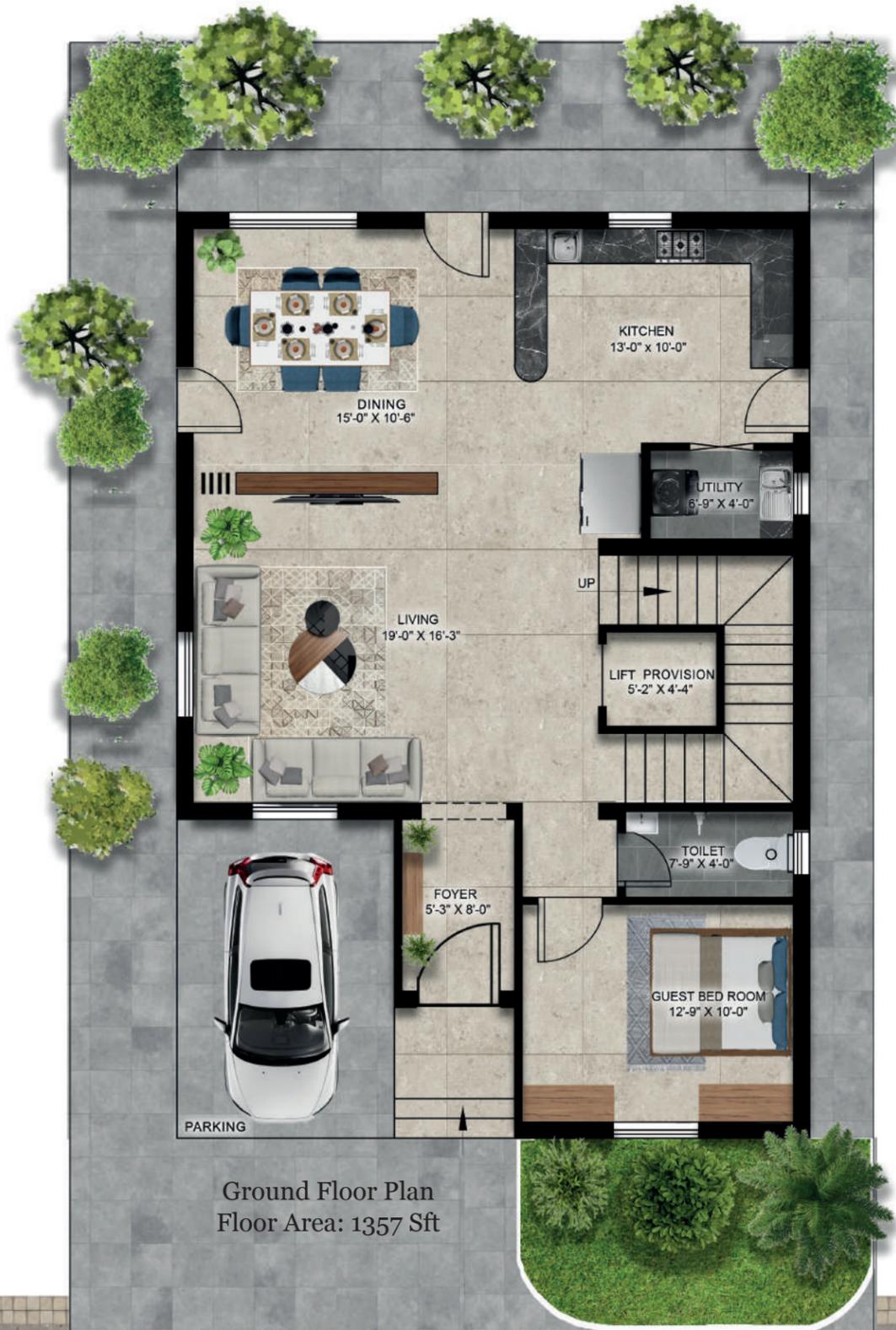


Grocery Store



Excellent Landscape

# West facing villa



**First Floor Plan**  
Floor Area: 1357 Sft



**Second Floor Plan**  
Floor Area: 890 Sft

Plot Size: 38' X 54' - 228 Sq. Yds.  
Total Floor Area: 3604 Sft

# East facing villa



Plot size: 38' X 54' - 228 Sq. Yds.  
Total Floor Area: 3602 Sft

# Abeeshta Emerald Villas Specifications

## **Structure**

RCC Framed Structure to withstand Wind & Seismic Loads.

## **Super Structure**

Red bricks for external and internal walls.

## **Plastering**

External walls with double coat cement plaster.

Internal walls with single coat cement plaster and POP punning.

## **Doors & Windows**

Doors: High quality Engineered Doors of reputed make.

French Doors: UPVC sliding doors with clear glass.

Windows: UPVC sliding windows with clear glass and mosquito mesh.

## **Flooring:**

Vitrified tiles of reputed make for Foyer, Living, Dining, Kitchen, Home Theatre and Bedrooms, Granite flooring for Staircase, Anti-skid vitrified tiles of reputed make for Balconies and Bathrooms, Vitrified tiles of reputed make for Parking area.

## **Wall Dado**

Kitchen: Vitrified tiles of reputed make up to 2' height above kitchen platform.

Bathrooms: Vitrified tiles of reputed make up to ceiling height.

## **Kitchen**

Granite platform with stainless steel sink  
Provision for water purifier and geyser.

Utility: Provision for dishwasher and washing machine.

## **Plumbing & Sanitary**

CP Fittings and Sanitaryware fixture of reputed make. Wash basin and European water closet with Cistern of reputed make  
Single lever diverter with spout and overhead shower.

## **Electrical & Communication**

Flame Retardant Low Smoke PVC insulated copper wiring of reputed make, Modular switch boards of reputed make, Miniature Circuit Boards (MCB) for each distribution box of reputed make, Power outlets for air-conditioners in all Bedrooms, Home Theatre and Living rooms  
Internet points in Ground Floor, Home Theatre and Master Bedroom, TV points in all bedrooms, Home Theatre and Living.

## **Lift**

Only lift provision will be provided.

## **Paintings**

External: Weather shield paint of reputed make over textured surface.

Internal: Premium Emulsion paint of reputed make over POP punning and smooth finished putty.

## **Miscellaneous**

SS railing with glass for balconies

SS railing for staircase.

Three sides compound wall of 3' height for each unit.

## **Security**

Solar fencing throughout the boundary, CCTV Cameras and guarded by security persons.

*A home made with  
love and dreams.*



# Location Highlights



Scan QR for location

*Our prime location offers unbeatable convenience and accessibility for all your needs. 25 Mins drive to the airport and the metro station, our property provides easy connectivity to the city's major transportation hubs. Plus, we're located in close proximity to numerous offices, schools, and colleges, making commuting a breeze for busy professionals and students alike.*

*In addition, our location boasts an abundance of shopping and entertainment options, as well as top-notch hospitals and hotels in the vicinity, ensuring that you have everything you need right at your fingertips. With our unbeatable location advantage, you can enjoy the best of both worlds - a peaceful retreat in the heart of the city, and easy access to everything the city has to offer.*

- 5 Min from ORR Exit 12
- 10 Min from TCS, Adibatla
- 15 Min from TATA Boeing, Airbus
- 15 Min from Foxconn
- 25 Min from Airport (RGIA)
- 25 Min from LB Nagar Metro Station
- 45 Min from Financial District
- 45 Min from Gachibowli
- 50 Min from Hi-tech City

15 Min: 3 New upcoming Malls/Multiplex at Adibatla, Turkayamjal, Ibrahimpatnam



## Schools & Colleges

- 5 Min: Pallavi International School
- 10 Min: Sloka International School
- 10 Min: Indus Valley Intl School
- 10 Min: Nayayana IIT Academy
- 15 Min: Delhi Public School
- 15 Min: More than 10 Engineering colleges



## Hospitals

- 10 Min: Mahonia Multi Speciality Hospital
- 10 Min: Lotus Hospital
- 20 Min: Medicare Hospital
- 25 Min: Kamineni Hospitals
- 30 Min: Apollo Hospitals DRDO



## Shopping

- 10 Min: Bajaj Electronics
- 10 Min: Pai International
- 10 Min: Jawed Habib Hair & Beauty
- 10 Min: Reliance Smart Point
- 10 Min: Reliance Trends
- 10 Min: Chandana Brothers
- 15 Min: Ratnadeep Supermarket



## Food & Entertainment

- 05 Min: Kritunga Restaurant
- 10 Min: Captain Barbeques
- 10 Min: Hotel Tulips Grand
- 15 Min: Wonderla Amusement Park
- 20 Min: Ramoji Film City
- 20 Min: BVK Multiplex
- 20 Min: KFC



*Abeeshta Emerald  
is a community  
that offers you the  
best of everything  
- luxury, comfort,  
and convenience...*

*...come, experience  
the lifestyle you  
deserve. Contact us  
today to book your  
dream home in  
Abeeshta Emerald!*

