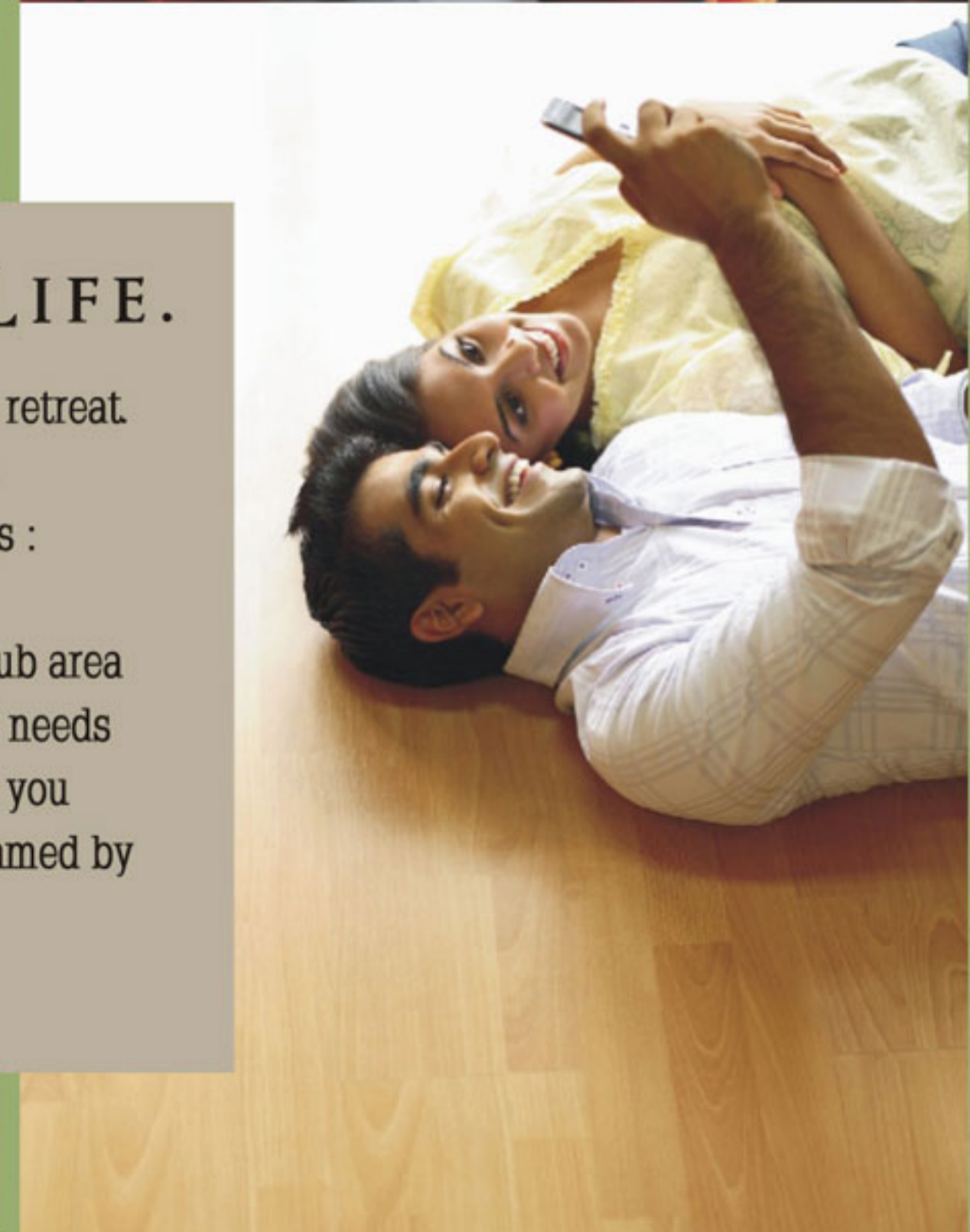




ABW SIGNATURE RETREAT  
IN ABW ADITYA NIKETAN



## ENJOY THE GOOD LIFE.

ABW Group welcomes you to your own private retreat. Exclusive 3 BHK premium finished Ground + 2 independent floors with special features such as :

- Split Air Conditioners
- Located on 54 meter wide road in prime Club area
- Opposite ABW City Center to cater to daily needs

ABW Aditya Niketan your piece of utopia gives you panoramic views of the Aravali Hills nearby, framed by large windows, the idyll only gets better.





CONTEMPORARY  
STYLE WITH  
MATCHLESS  
FACILITIES.

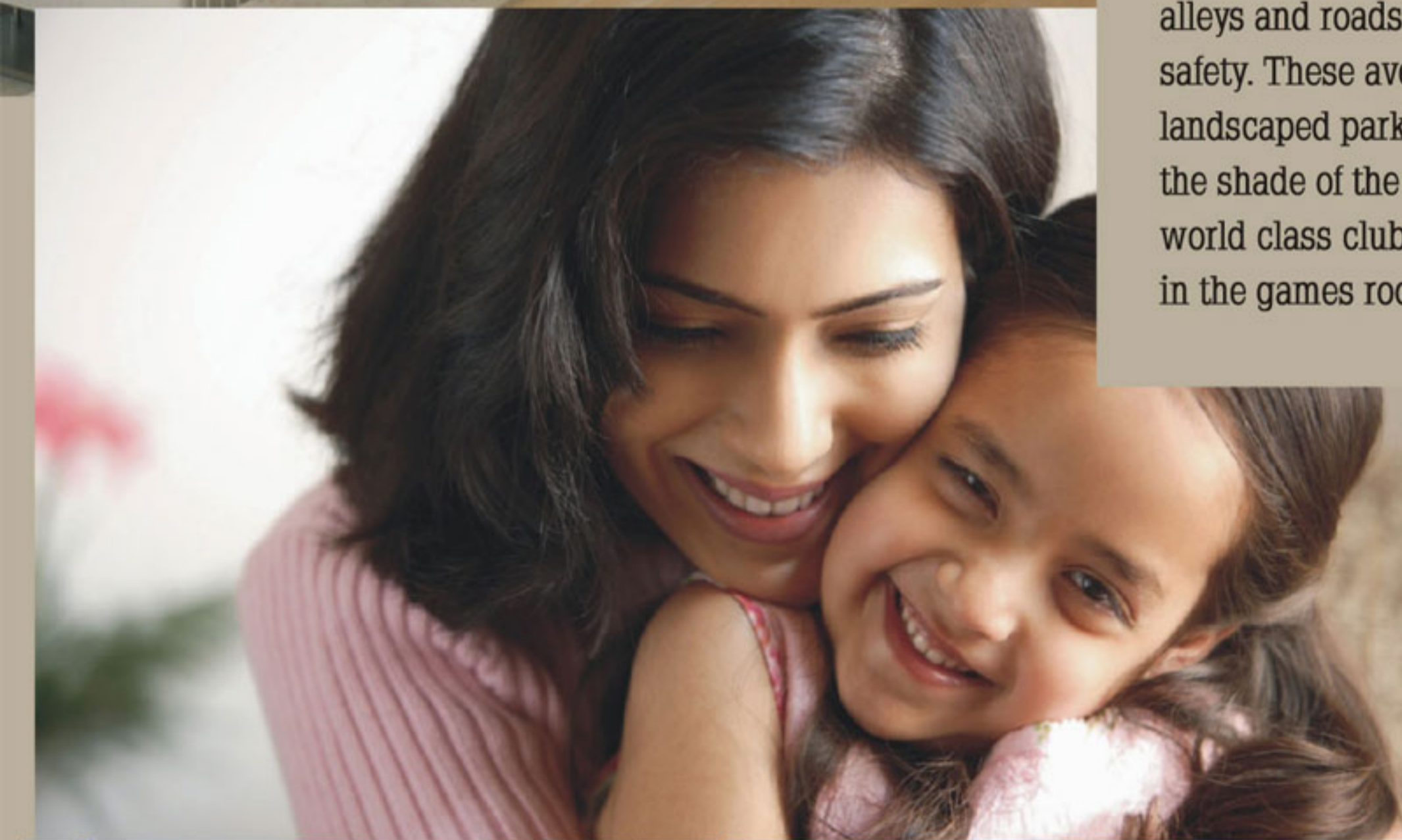
Opposite is the shopping arcade with its tasteful boutique shops. To put your mind to rest, there is also advanced security system along with round the clock guards. To cater to those unforeseen times, there is also a multi specialty clinic within the colony grounds.



COMFORT STARTS HERE.

The futuristically planned development caters to most of your needs within its great walls. There are wide internal alleys and roads with separate pedestrian paths for your safety. These avenues meander around the lush landscaped parks and tree lined lanes with seats under the shade of the majestic old trees and lead you to the world class clubhouse where you can pass many an hour in the games room, gym, pool, etc.

So come, escape from the din of the city life into your own private and live the life you have been waiting to live.







## THE LUXURY

- Imported marble flooring in Drawing/Dining area
- Wooden laminates flooring in all bed rooms
- Modular kitchen with RO system
- Split AC in all rooms
- Wooden wardrobes in all bed rooms
- UPVC window
- Reserved parking slot for each floor
- On 54 meter wide road opposite "ABW CITY CENTER", only Commercial Complex within Township

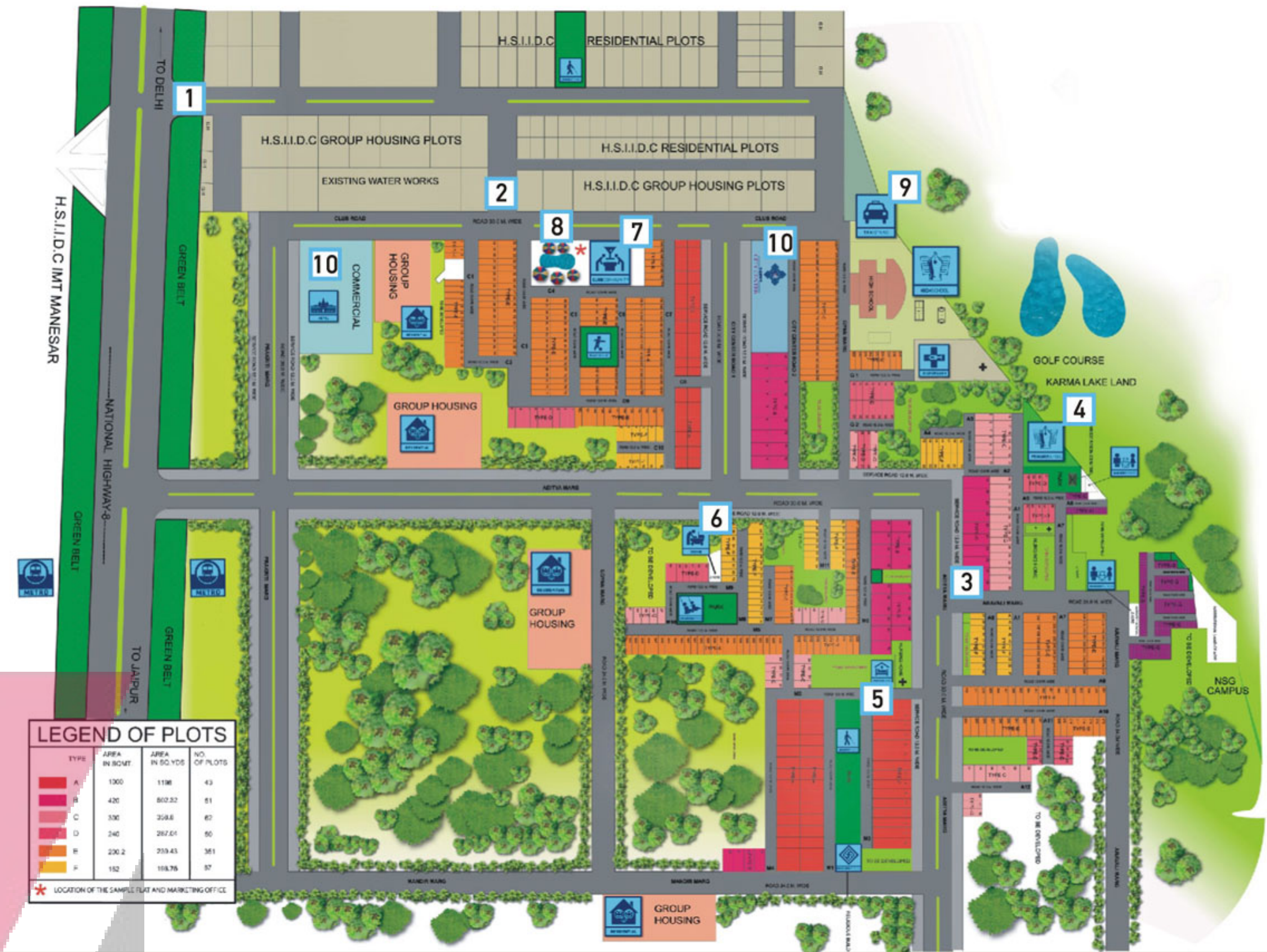


## INDEPENDENT FLOORS

- Ground floor with individual front & back lawns & covered verandas
- First floor with attached balconies & terrace rights
- Second floor with attached balconies & terrace rights

## THE AESTHETICS

- Cohesive urban design-street furniture, signages & road lighting
- Water features at the entrance of the complex
- Defined segregation of pedestal & vehicular movement
- Choice of independent floors on 240 sq. yard plots
- Well planned floor designs
- Exclusive walking and jogging tracks in central park
- Located within the ultra-modern, well designed world class township
- Well lit, shaded, tree lined 12-30 meters wide roads



TYPE	AREA IN SQ.MT	AREA IN SQ.YD	NO. OF PLOTS
A	1000	1196	43
B	400	462.27	81
C	300	346.8	87
D	240	277.51	90
E	200.2	233.41	381
F	152	174.76	87

\* LOCATION OF THE SAMPLE FLAT AND MARKETING OFFICE.

## THE LEGENDS

- |                                 |                          |
|---------------------------------|--------------------------|
| 1. Main entrance                | 6. Daycare with Tot-lots |
| 2. Enclave Entry Gate           | 7. Clubhouse             |
| 3. Convenience Shops/Milk Booth | 8. Swimming Pool         |
| 4. Primary & Nursery School     | 9. Taxi Stand            |
| 5. Nursing Home                 | 10. Commercial           |



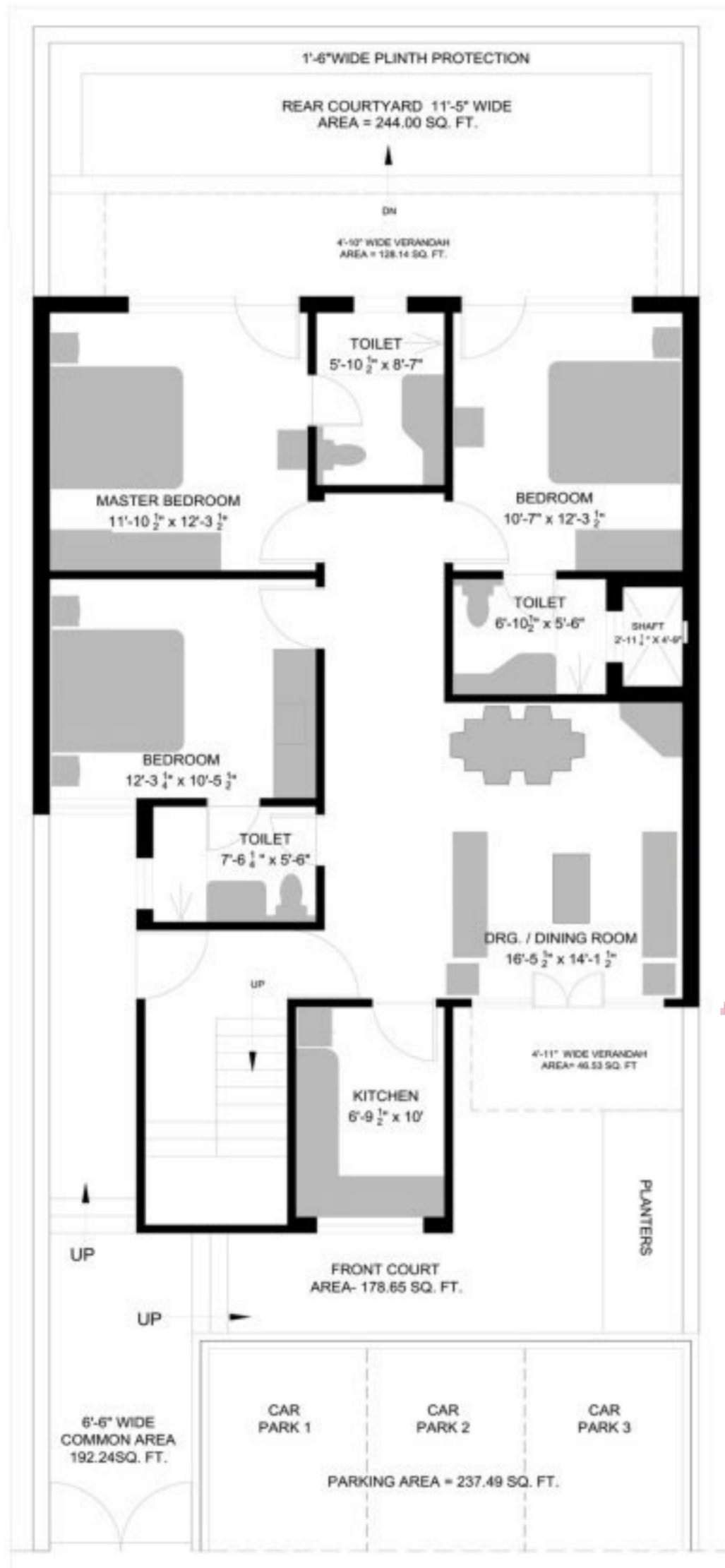
## LOCATION MAP

- 22 minutes drive to Delhi International Airport
- On the Metro Corridor (1 minute drive)
- Easy access from express highway NH-8 to the city
- Strategically located in the emerging suburban industrial district of Manesar
- Located in a thriving neighbourhood of NSG HSIIDC residential Sector M-1 preinstalled services
- Proposed ISBT-5 minutes drive

Please note : The compass is illustrative only. Map not to scale.



# GROUND FLOOR PLAN (240 Sq. YARDS)



In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, furniture and gadgets are not part of the offering.

COVERED AREA - 1125 SQ. FT.  
OPEN AREA - 741 SQ. FT.

# FIRST FLOOR PLAN (240 Sq. YARDS)



In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, furniture and gadgets are not part of the offering.

COVERED AREA - 1125 SQ. FT.  
OPEN AREA - 937 SQ. FT.

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# SECOND FLOOR PLAN (240 Sq. YARDS)



In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft-furnishing, furniture and gadgets are not part of the offering.

**COVERED AREA - 840 SQ. FT.**  
**OPEN AREA - 1040 SQ. FT.**

## PALASH PREMIUM INDEPENDENT FLOORS : PROPOSED SPECIFICATIONS\*

APARTMENT FEATURES	FLOORS	A.C.	WALLS	CEILING	WINDOWS/GLAZING	OTHERS
LIVING ROOM/ DINING	Imported Marble	Split	Oil Bound Distemper	Dry Distemper	UPVC	N.A.
MASTER BEDROOM	Wooden Laminated Flooring	Split	Oil Bound Distemper	Dry Distemper	UPVC	Wardrobe
OTHER BEDROOM (S)	Wooden Laminated Flooring	Split	Oil Bound Distemper	Dry Distemper	UPVC	Wardrobe
KITCHEN	Antiskid Tiles	x	Combination of Tiles & Oils Bound Distemper	Dry Distemper	UPVC	Modular Kitchen & RO System
BALCONIES/ TERRACES	Antiskid Tiles	x	Weather Proof Paint	Weather Proof Paint	UPVC	N.A.
MASTER TOILET	Antiskid Tiles	x	Combination of Tiles & Oils Bound Distemper	Dry Distemper	UPVC	CP Fittings White China Ware Fixtures
OTHER TOILETS	Antiskid Tiles	x	Combination of Tiles & Oils Bound Distemper	Dry Distemper	UPVC	CP Fittings White China Ware Fixtures

\* The floor plans, specifications, visuals, drawings, artistic representations are suggestive and subject to changes as per the decision by the Developers, Authorities, Architect for the best interest of the project. Furnishing, furniture & gadgets shown in the visuals are not part of the standard amenities.





ABW SIGNATURE RETREAT  
IN ABW ADITYA NIKETAN

OTHER PROJECTS  
ZIRCKS.COM  
Delivered Projects



Elegance Tower, Jasola, New Delhi



Rectangle One, Saket, New Delhi



ABW Tower, IFFCO Chowk, Gurgaon



Corporate Suites, MG Road, Gurgaon

### Ongoing Projects



Platinum Tower, Sohna Road, Gurgaon



La Lagune, Golf Course Road, Gurgaon



Gateway Tower, Badarpur Border, Delhi



ABW Aditya Niketan (Independent Floors)  
Manesar, Gurgaon



INVENTING A NEW ERA

[www.abw.co.in](http://www.abw.co.in)

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