

VALUE ADDED

The two words that inspired over 3000 happy families spread over 4 million sft of premium living space in God's own country to choose ABAD - Kerala's 1st CRISIL rated builder and winner of the prestigious DA2 CRISIL rating for quality, timely delivery & clear titles.

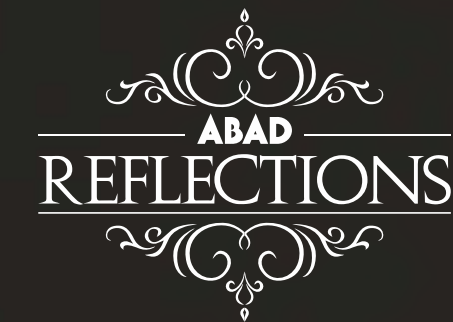


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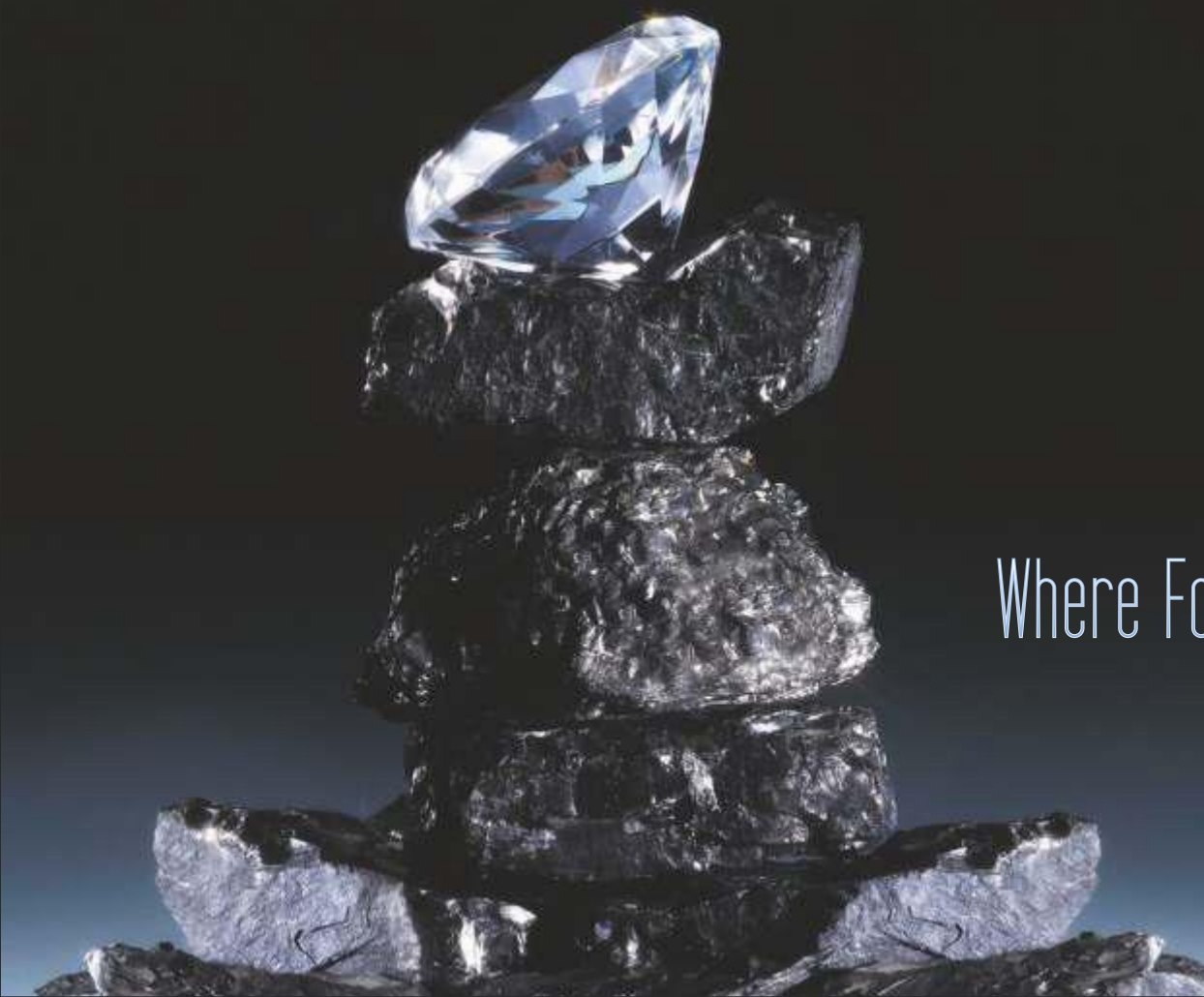
ABAD Builders Pvt. Ltd., 7 & 8th Floor, Nucleus Mall & Office, Maradu, Kochi.

Tel: 0484 3930999 | [info@abadbuilders.com](mailto:info@abadbuilders.com) | [www.abadbuilders.com](http://www.abadbuilders.com) | [f](#) ABADHomes

Disclaimer: This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete, any of the specifications mentioned herein without prior permission or notice. The furniture, measurements, fixtures & fittings shown are only for the purpose of illustrating a possible layout and does not form a part of the offering.



LIMITED EDITION  
SUPER DELUXE APARTMENTS



Where Forever Begins...

LIKE NO OTHER  
**LIKE NONE ELSE**  
your home. your world



## ONLY 2 UNITS PER FLOOR

3 & 4 BHK AND 5 BHK DUPLEX

SUPER SIZED APARTMENTS

BASEMENT, GROUND & 13 LUXURIOUS FLOORS  
35.15 CENTS. TOTAL BUILT UP AREA 5357 SQ. MTS.



KP Vallon Road, Kadavanthra

## INFINITE CLASS. TIMELESS LUXURY BOUNDLESS HAPPINESS

A towering landmark of architectural ingenuity, unconventional design and dedicated excellence, ABAD Reflections, is a unique limited edition chateau of 20 spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.

A palatial celebration of effortless living, ABAD Reflections located at the cusp of Panampilly Nagar and Kadavanthra is in close proximity to famous schools, hospitals, banks, shopping malls, the Metro station, commercial hubs and every other civic amenity imaginable so that you spend less time on the road and more at home.

With just 2 apartments per floor, no wall sharing, ample lighting, unlimited ventilation and plentiful privacy, ABAD Reflections gives enough room for you to stretch your imagination, push your limits and aim however high your dreams wish to take you. Well planned with user friendly amenities, a well furnished and elegant lobby, a terrace garden with swimming pool and so much more, ABAD Reflections is imbued with immense beauty overlooking the panoramic backwaters of Kochi.

Everyone and everything that shows up in our life is a reflection of something that is happening inside of us. Come reflect real beauty inside out. Welcome home to ABAD Reflections.



ABAD  
REFLECTIONS

## AN ENTRANCE FOYER THAT'S TRULY ENCHANTING

The lobby is in essence the front door of your house and the first impression is always the best impression. Inviting. Spacious. Grandiose. The swanky entrance foyer of ABAD Reflections makes a great first impression providing a welcoming and comforting entry for tenants, owners and guests as they take the stairs or wait for the elevator.

Architect's impression of lobby

ABUNDANCE  
REDEFINED  
SPACE  
STYLED UP

ABAD  
REFLECTIONS

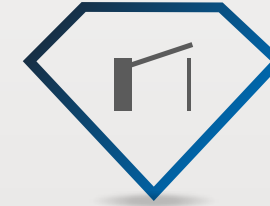
6 Apartments  
Per Floor  
Is Great  
Business

4 Apartments  
Per Floor  
Is Great  
Marketing

**2 APARTMENTS  
PER FLOOR  
IS GREAT  
OWNERSHIP**

Architect's impression of building

CLASS. COMFORT. CONVENIENCE  
Celebrate a finer, easier & better lifestyle



Electronic boom barrier gate



Elegantly furnished AC lobby



Well equipped AC fitness centre



Solid waste management



Sewage treatment plant



Modern high speed elevators with SS cabin and LCD panel



AC multi recreation hall and party area



Swimming pool with kidz pool & jacuzzi



Rainwater harvesting



Driver's room, janitor's room



Centralized gas supply with 3 level safety system



Provision for cable TV connection



AC association room



Terrace garden



Access control entrance



Architect's impression of gym



Architect's impression of courtyard

## SWEAT. SMILE. RELAX. REPEAT

If health is wealth, ABAD Reflections is the place to be. From better health to a peaceful and a longer life, the benefits of exercising daily are seemingly endless. For many of us though, lack of time has been the single biggest obstacle to fitness. Well things are changing! ABAD's breezy, spacious and multi equipped gymnasium with its inviting ambience, gives no room for excuses any more. You can now not only stay in good shape - sleep better, look better and feel better - but also enhance your social standing by winning a whole lot of new friends. Come make the healthiest investment of your lifetime! Bring home good health! Welcome home to ABAD.

CLASS UNTOLD. BEAUTY UNCOMMON  
AS MUCH YOU, AS YOU CAN BE



# WHERE EVERY SUNRISE HOLDS PROMISE & EVERY SUNSET PEACE

The most wonderful taste of serenity it is said is found by the love you create for yourself and those around you. The terrace garden with swimming pool, kids pool and jacuzzi at ABAD Reflections is a calm oasis of unlimited peace and happiness in the midst of a hustling city. And the scenic backwaters of Kochi gives the perfect backdrop for an evening full of wholesome fun, laughter and smiles.



Architect's impression of swimming pool



VIEW OF DUPLEX LIVING ROOM

Architect's impression of duplex living room

## ABAD REFLECTIONS

### IN VOGUE. À LA MODE

Statuesque. Imposing. Graceful. The swanky double height duplex living room of ABAD Reflections with its educated eye for detail, its urbane edge, its stunning functionality and stimulating elegance makes for an unforgettable living experience proving beyond doubt how coziness and spaciousness can beautifully co-exist.



Architect's impression of living room



## TRADITIONAL VALUES CONTEMPORARY LIVING

Why just a living room, own a living experience! For over 20 years we have conceived the best of living rooms in God's own country. Welcome to an unconventional living space that speaks the language of style and elegance and has its very own story to tell. A story that defines our passion for great craftsmanship, unmatched quality and superior design. Come bring alive your living room exactly the way you want it - with friends, family & guests, in true style!





Architect's impression of dining area



## FOOD FOR STYLISH THOUGHT

Good family. Good friends. Good food. Great dining! We at ABAD have worked every little inch to make your dining area a truly multi-functional space, a place where you can eat, entertain and sometimes even work - all to your heart's content. The dining at ABAD Reflections maintains an unblemished sense of harmony, comfort and style that would suit not just your taste but that of everyone else with jaw dropping ease!



ABAD  
REFLECTIONS

## TASTES CHANGE STYLE IS ETERNAL

Hunger is a great cook. Trust us to create an atmosphere that's equally great! It really can be the small, simple details of the kitchen, the way you cook and use the space - that make your kitchen a joy to use. Breezy ventilation, great lighting, elegant space planning, ideal environment - ABAD brings all of this beautifully together to make the most important room of your home, the most lovable. Bon Style! Bon Appetit!

Architect's impression of kitchen



Architect's impression of master bedroom

# EXCEPTIONAL WARMTH ENORMOUS EMBRACE

A master suite that enables you to not just tell people your dreams, but show them

## Specifications



### Civil

- Pile foundation
- Solid block masonry for external and internal walls
- RCC quake resistant frame work
- Polished concrete for car park flooring within the building



### Doors & Windows

- Premium quality pre-hung doors
- Premium quality hardware
- Premium aluminium balcony sliding doors & windows
- Teak wood main doors with digital locks
- SS handrails & sandwich toughened glass for balconies
- Insect screen for windows



### Flooring

- 120 x 80 vitrified tiled flooring for living/dining
- 80 x 80 vitrified tiled flooring for bedroom/kitchen
- Rustic tile for balconies



### Electrical & Electronics

- Concealed wiring using PVC conduits
- Exhaust fans in kitchen and all washrooms
- Automatic DG backup for each apartment with change over system
- FR wiring of premium brand
- TV & AC points in all bedrooms & living area
- Modular switches of premium brand
- Video door phone for main door
- Ceiling light in balcony & washrooms
- Light fixtures for the common areas, external areas, apartment balconies and at entrance door of the individual apartments



### Painting

- External walls - 2 coats of premium emulsion and texture finish as per architect design
- Internal walls & ceiling - 2 coats premium emulsion over two coats putty finish



### Kitchen

- Adequate power points for home appliances
- Bare kitchen for customisation of interior design
- Points for water purifier / washing machine / dish washer



### Toilets

- Premium sanitary ware
- Premium branded bath fittings and accessories
- Separate water meter for each apartment
- Premium quality anti skid floor tiles and wall tiles up to ceiling
- Toughened glass shower partition
- Mirror & exhaust fan



### Security / Safety Features

- Round the clock security
- Standard fire safety features on all floors
- CCTV for common area surveillance
- Intercom facility in apartment / common area



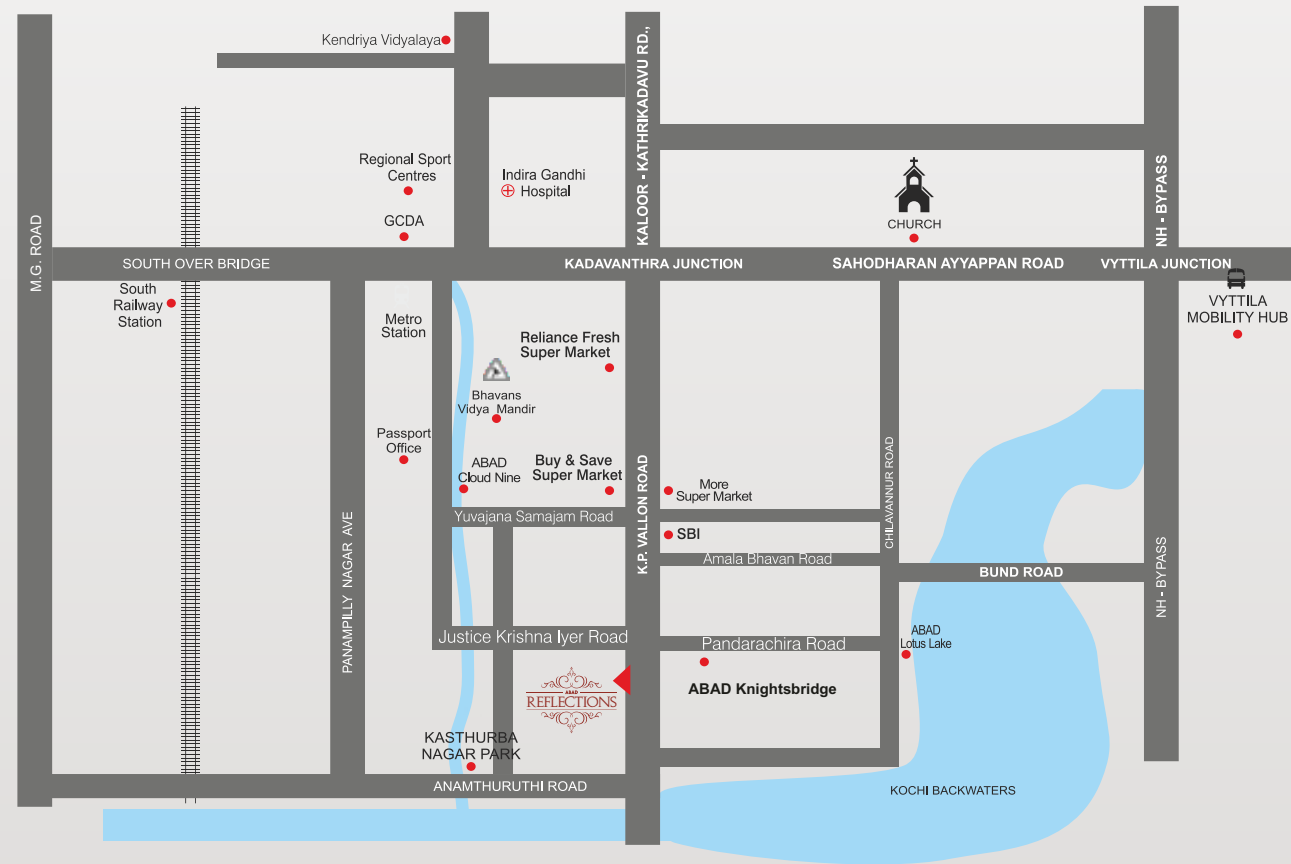
### Options

- Customised intelligent lighting and security systems
- Wardrobes, kitchen cabinets and interior designing solutions
- Alterations / additions in layout subject to structural approval
- Centralized AC provision in living and dining
- Home automations

# LOCATION MAP

NOT TO SCALE

WHAT'S CLOSE TO YOUR HEART  
IS NOW ALSO CLOSE TO YOUR HOME



## Distance Meter

Banks : 450 mts  
More Super Market : 800 mts  
Cochin Yacht Club : 800 mts  
Passport Office : 1.4 kms  
Panampilly Nagar : 1.5 kms

Bhavans Vidya Mandir : 1.6 kms  
Thevara : 1.7 kms  
Reliance Fresh : 1.8 kms  
Toc H (School) : 1.8 kms  
SA Road Junction : 2 kms

Metro Station : 2.1 kms  
Sacred Heart's College : 2.3 kms  
Indoor Stadium (RSC) : 2.3 kms  
Indira Gandhi Co-operative Hospital : 2.3 kms  
M.G. Road : 2.3 kms  
South Railway Station : 2.5 kms

LIFTING DREAMS TO THE NEXT LEVEL



Get proud ownership of a dream home so full of ease, comfort and stylish elan that it's a perfect tribute to effortless living whichever way you look at it



**LUXURY**  
BEYOND COMPARE  
CRAFTED BEYOND MEASURE



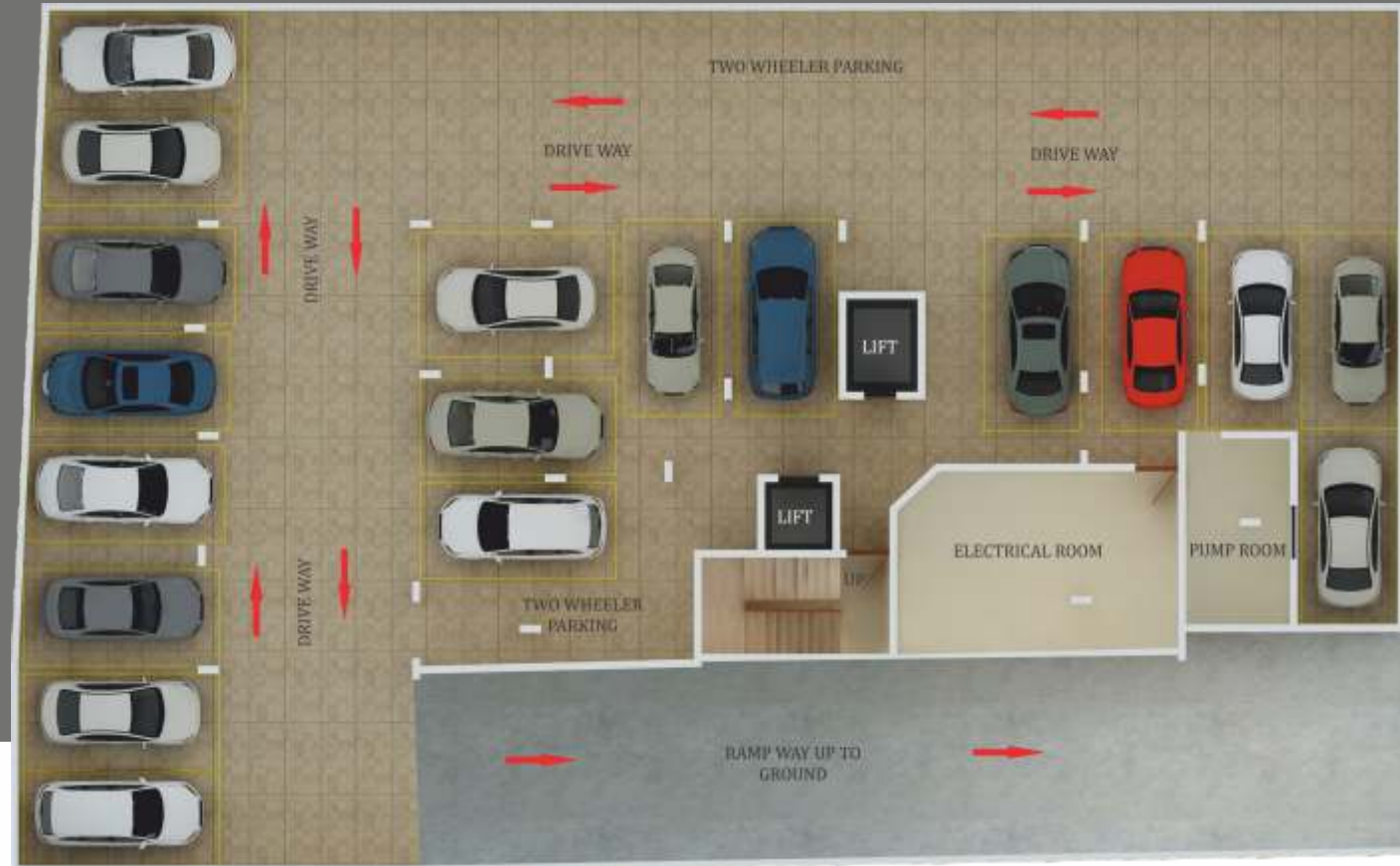
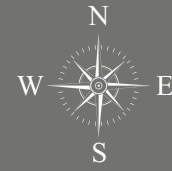
**ABAD**  
REFLECTIONS

LIMITED EDITION  
SUPER DELUXE APARTMENTS

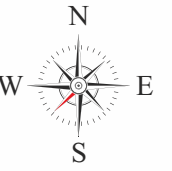
**FLOOR PLANS**

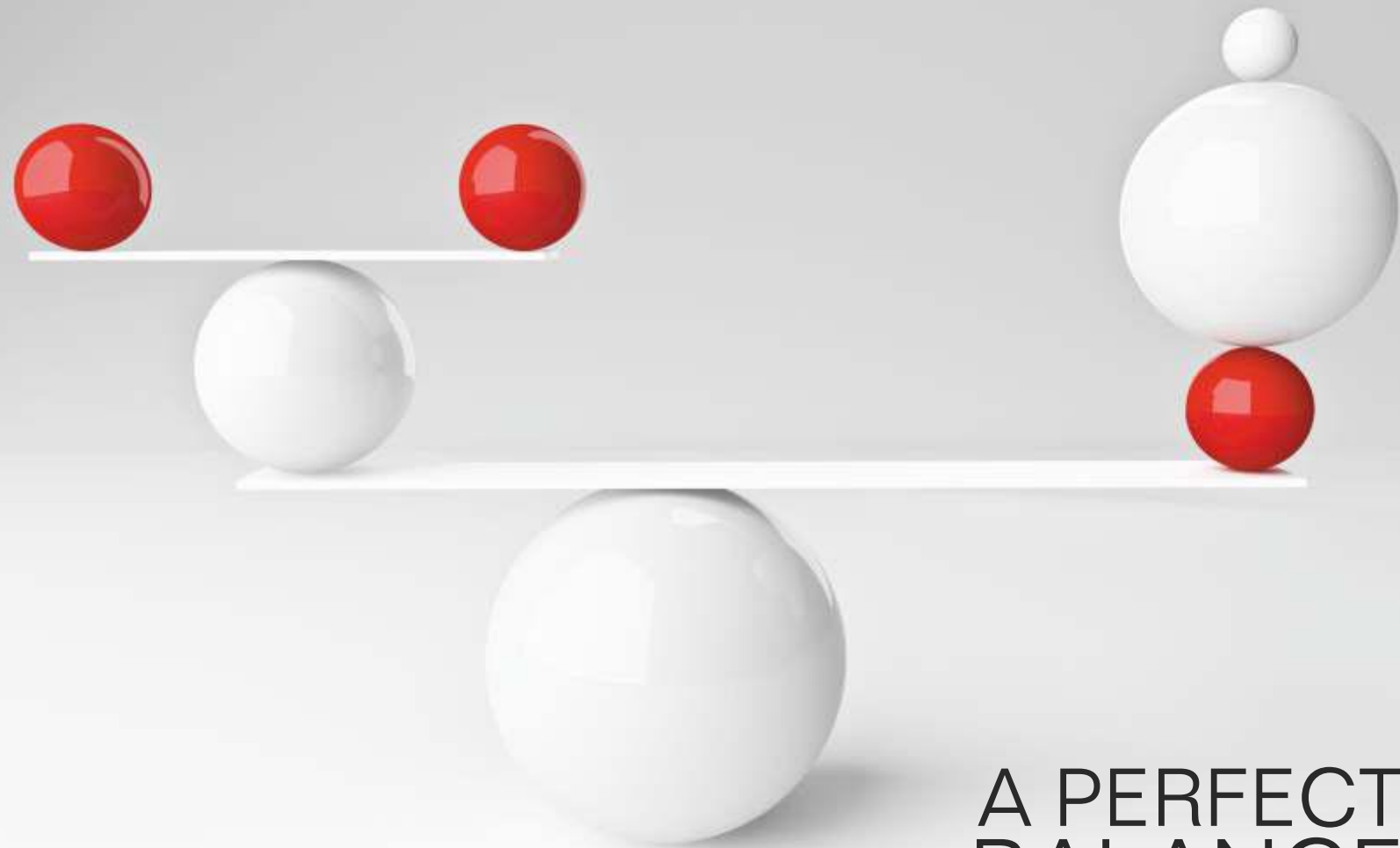
Architect's impression of building

# BASEMENT



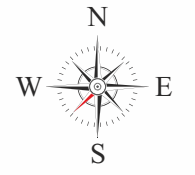
# GROUND FLOOR





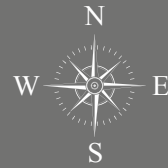
A PERFECT  
**BALANCE**  
OF STYLE & SUBSTANCE

1<sup>ST</sup> TO 8<sup>TH</sup> FLOOR



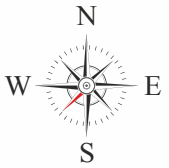
TYPE - B - 4 BHK

TYPE - A - 3 BHK



### TYPE - A - 3 BHK

Super Built Up Area - 212.63 m<sup>2</sup> (2288 sqft)  
 Built Up Area - 172.80 m<sup>2</sup> ( 1859.32 sqft)  
 Carpet Area -156.74 m<sup>2</sup> (1687 sqft)

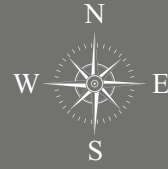


### TYPE - B - 4 BHK

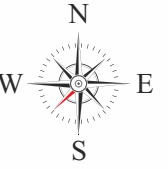
Super Built Up Area - 244.12 m<sup>2</sup> (2627 sqft)  
 Built Up Area - 198.39 m<sup>2</sup> ( 2134.67 sqft)  
 Carpet Area -179.71 m<sup>2</sup> (1934 sqft)



9<sup>TH</sup> FLOOR PLAN - DUPLEX



10<sup>TH</sup> FLOOR PLAN - DUPLEX

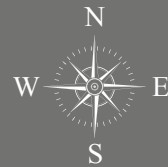


TYPE - C LOWER - 5 BHK

TYPE - D LOWER - 5 BHK

TYPE - C UPPER - 5 BHK

TYPE - D UPPER - 5 BHK



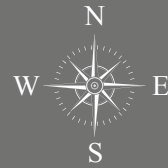
**TYPE - C  
DUPLEX (LOWER)**

Super Built Up Area - 458.59 m2 (4934 sqft)  
 Built Up Area - 372.69 m2 ( 4010.14 sqft)  
 Carpet Area -335.63 m2 (3611 sqft)



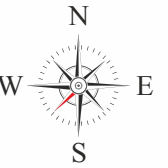
**TYPE - C  
DUPLEX (UPPER)**

Super Built Up Area - 458.59 m2 (4934 sqft)  
 Built Up Area - 372.69 m2 ( 4010.14 sqft)  
 Carpet Area -335.63 m2 (3611 sqft)



**TYPE - D  
DUPLEX (LOWER)**

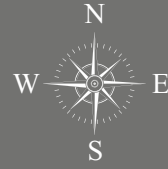
Super Built Up Area - 403.51 m<sup>2</sup> (4342 sqft)  
 Built Up Area - 327.93 m<sup>2</sup> ( 3528.52 sqft)  
 Carpet Area -293.26 m<sup>2</sup> (3155 sqft)



**TYPE - D  
DUPLEX (UPPER)**

Super Built Up Area - 403.51 m<sup>2</sup> (4342 sqft)  
 Built Up Area - 327.93 m<sup>2</sup> ( 3528.52 sqft)  
 Carpet Area -293.26 m<sup>2</sup> (3155 sqft)

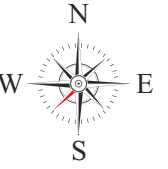
# 11<sup>TH</sup> FLOOR PLAN - DUPLEX



TYPE - E LOWER - **5 BHK**

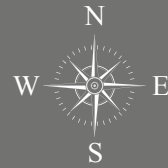
TYPE - D LOWER - **5 BHK**

# 12<sup>TH</sup> FLOOR PLAN - DUPLEX



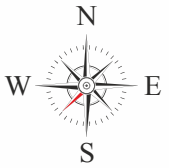
TYPE - E UPPER - **5 BHK**

TYPE - D UPPER - **5 BHK**



**TYPE - E  
DUPLEX (LOWER)**

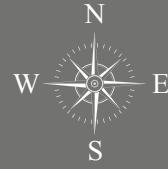
Super Built Up Area - 437.34 m2 (4706 sqft)  
 Built Up Area - 355.42 m2 ( 3824.31 sqft)  
 Carpet Area -319.48 m2 (3438 sqft)



**TYPE - E  
DUPLEX (UPPER)**

Super Built Up Area - 437.34 m2 (4706 sqft)  
 Built Up Area - 355.42 m2 ( 3824.31 sqft)  
 Carpet Area -319.48 m2 (3438 sqft)

# 13<sup>TH</sup> FLOOR PLAN - DUPLEX



## PROJECTS COMPLETED IN 2015 - 17



**ORCHARD COUNTY**  
Tripunithura, Ernakulam



**KNIGHTSBRIDGE**  
Kadavanthra, Kochi



**IKEBANA**  
Panampilly Nagar, Kochi



**WEST WOOD**  
Fort Kochi



**ROYAL GARDENS**  
Caritas, Kottayam

## ONGOING PROJECTS



**OASIS**  
Unichira, Edappally



**GOLDEN OAK**  
Maradu, Kochi



**MAYFAIR**  
Warriam Rd., Ernakulam



**SPRINGFIELD**  
Aluva, Ernakulam

ISO 9001:2015 Quality Management System | ISO:14001:2015 Certification for Environment Management System | OHSAS: 18001:2007 Certification for Occupational Health and Safety Management System | CNBC CRISIL CREDAI Real Estate Award 2009 for Best Residential Property in South Region  
CNBC CRISIL CREDAI Real Estate Award 2010 for Best Residential Project in India | Realty Plus Excellence Award for Nucleus Mall for Most Environmental Friendly Commercial Project in South India 2012 | First LEED Certified Gold Rated Green Mall in Kerala - Nucleus Mall

KERALA's 1st CRISIL RATED BUILDER & WINNER OF CRISIL DA2 VERY GOOD RATING FOR QUALITY, TIMELY DELIVERY & CLEAR TITLES