



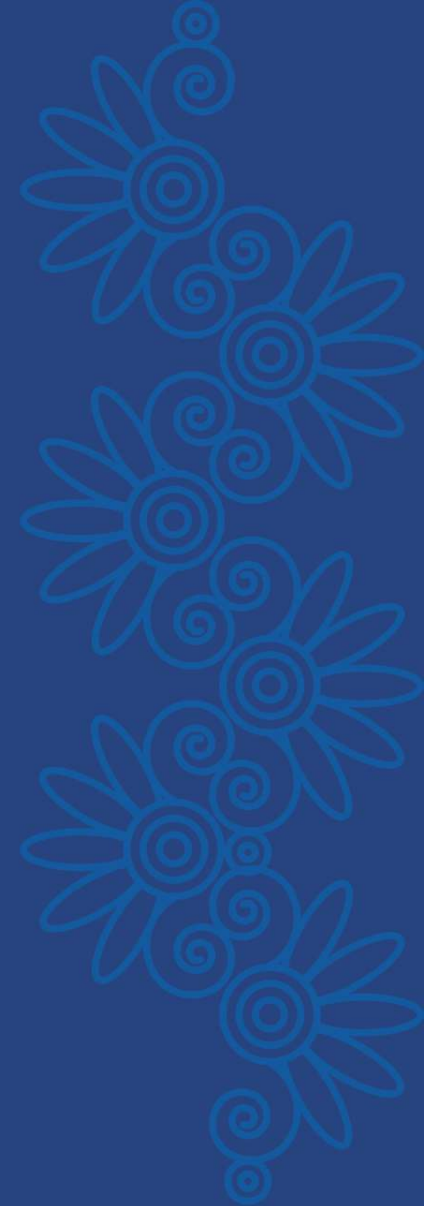
A project by
Super Homes Constructions



ABHIRAMA
• SUPER HOMES •

Shakti Nagar, Sagar Road

It's Simply Superb!



Towering above the Ordinary

It's an address that blends magical
locale with contemporary lifestyle

A getaway where weekends come
every day

An Investment that makes
great business sense

Whichever way you look at,
Abhirama Super Homes is a decision
whose time has come.



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Main Entrance



PROJECT HIGHLIGHTS

- GHMC-approved project
- Iconic 13-floor Tower
- Prime location
- Elegantly planned luxury apartments
- 175 Two, Three & Four BHK Apartments
- 1439 sft to 2491 sft areas
- Vastu compliant
- Elegant Double Height Lobbies
- No common walls
- Clubhouse Amenities
- Lavish Designer Landscaping
- Seating areas, Water feature
- Landscaping & Children Play areas
- 3-level parking
- 24-hr Security with Intercom & CC TVs
- 100% Power back-up
- Fire fighting system
- Sewage Treatment Plant
- Solar Power for common lighting



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“Come, Join us in Abhirama”





Towering Luxury for the Discerning

Abhirama Super Homes is a rising tower for towering lifestyle to one-of-a-kind community. Live above the ordinary in an iconic building of 175 exquisite apartments. Discover plenty of joys in 2, 3 & 4 BHK apartments built in 13 floors and across designer landscaped grounds. Get the finest of leisure, fitness, security and greenery in one beautiful tower.

Want a home that
delivers on its promises?

Be ready to step into



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The stately entrance gate, spacious setbacks, wide driveways, extensive landscaping and water features will make Abhirama Super Homes the residents' pride. The double height entrance lobbies with five star ambience give you royal welcome. The majestic entrance lobbies welcomes you to your home. It reminds your stature with sublime spaces, quiet ambience and seating areas. As you step in, you will know you have arrived in life.

With luxury within and conveniences around
Abhirama Super Homes is all about Happy Living

Double Height Entrance Lobby



Water Feature



Landscaped Gardens



Explore the Outdoors

The well-defined designer outdoors will provide ample oxygen space and keep-fit zones. Stroll in landscaped outdoors and connect with senior citizens in quiet nooks. Play areas draw children away from TVs into its fold. Residents find evenings restful indulging in recreation and socializing. Plenty of shaded trees, seating areas give you food for thought and room for warm relationships.

Want a breath of fresh air?

Step into



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Terrace Swimming Pool







Apartments
tailored
to your highest
standards





Open-Air Shuttle Court



Children Play Area

Take Recreation to a new High

Here is where your dreams for children turn real. Kick start the fun times that seem unending. Jog daily and end up in gym for a vigorous work out or play a game of badminton outdoors. Splash in the terrace swimming pool and share the fun with children. The integrated clubhouse is what brings the community together, entertains and relax your body, mind and soul.

Club Amenities

Terrace Swimming Pool
Shuttle Badminton Court
Gymnasium | Table Tennis | Billiards
Multi-Purpose Hall | Yoga Enclave
Children Skating Area
Cricket Net Practice
Landscapes & Play Area

Want to set
your spirits free?

Step into



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Birds Eye View



LEGEND

- | | | | | | |
|---|------------------------|---|--------------------|----|------------------------|
| 1 | Main Entrance | 6 | Shuttle Court | 10 | Children Skating Area |
| 2 | Transformers & DG Sets | 7 | Seating Area | 11 | Water Feature |
| 3 | Cricket Net Practice | 8 | Landscapes | 12 | Entrance Lobby |
| 4 | Water Feature | 9 | Children Play Area | 13 | Roof Top Swimming Pool |
| 5 | Bathukamma Pond | | | | |

Gymnasium



Billiards



Table Tennis



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FLAT # 1

3/4 BHK Apartment | West Facing | 2,465 Sft

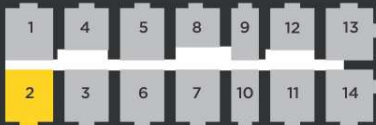


1	4	5	8	9	12	13
2	3	6	7	10	11	14



FLAT # 2

3/4 BHK Apartment | East Facing | 2,465 Sft



A class above the Rest

Abhirama Super Homes are homes your friends will envy you for! Lovingly handcrafted, the apartments exude sophistication where everything is in perfect harmony. The apartments showcase superior fittings and finish. The master bedrooms, the hall and the lavish balconies will have your spirits soaring. The ergonomically-designed kitchen will be airy and spacious for making cooking a pleasure. The rooms welcome you to the ecstasy of sunshine and breeze, while the views from the balconies are ever cherishing!

Want the advantage of
a mega venture?

Step into



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FLAT # 3, 6, 7 & 11

3 BHK Apartment | East Facing | 2,274 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14



FLAT # 4 & 12

3 BHK Apartment | West Facing | 1,809 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14



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FLAT # 5

3 BHK Apartment | West Facing | 2,274 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14

FLAT # 8

3 BHK Apartment | West Facing | 1,720 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14



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FLAT # 9

2 BHK Apartment | West Facing | 1,439 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14



FLAT # 10

2 BHK Apartment | East Facing | 1,439 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14



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FLAT # 13

3/4 BHK Apartment | West Facing | 2,491 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14

FLAT # 14

3/4 BHK Apartment | East Facing | 2,491 Sft



1	4	5	8	9	12	13
2	3	6	7	10	11	14



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AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1635	172	129	1936	529	2465

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1166	146	109	1421	388	1809

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1496	165	125	1786	488	2274



8'-0" WIDE PASSAGE

8'-0" WIDE PASSAGE



AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1631	181	124	1936	529	2465

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1548	115	123	1786	488	2274

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1548	115	123	1786	488	2274



TYPICAL FLOOR PLAN



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AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1138	107	106	1351	369	1720

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	934	88	108	1130	309	1439

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1166	146	109	1421	388	1809

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1601	227	129	1957	534	2491



8'-0" WIDE PASSAGE

8'-0" WIDE PASSAGE



AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1548	115	123	1786	488	2274

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	926	100	104	1130	309	1439

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1548	115	123	1786	488	2274

AREA	CARPET AREA	BAL/VER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA	SALABLE AREA
SFT	1615	219	123	1957	534	2491

Namitha Everest-Our Prestigious Project

LB Nagar Circle - 5 Mins from Home

Metro Station





LOCATION MAP
(not to scale)

NEARBY PLACES:

LB Nagar Circle, Metro Hub : 1.5 kms | Kamineni Hospital: 2 kms | TNR Preston Mall: 2 kms | Sagar Ring Road: 1 km



Metro Rail, LB Nagar



Kamineni Hospital, LB Nagar



Adibatla SEZ
15 Mints Drive



Outer Ring Road
15 Mints Drive



Rajiv Gandhi International Airport
30 Mints Drive

Simply a Superb Connectivity!

Located a few minutes away from Sagar Ring Road centre, discover an oasis of tranquility on Sagar Highway at Shaktinagar. The Metro Hub, TNR-Preston Mall with 14 screens, hospitals like Kamineni, and corporate schools nearby have raised quality of living. The arrival of Aerospace SEZ and ORR brought fast-paced lifestyle. Take a short drive and you'll land amidst the finest of malls, banks, restaurants and a dazzling nightlife.

Want to reach everywhere easily?

Step into



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SPECIFICATIONS



FOUNDATION & STRUCTURE
Earthquake resistant RCC framed structure with standard Ready Mix Concrete



SUPERSTRUCTURE
Outer wall: AAC block work/solid cement/brick work with 9" thickness.
Inner wall: AAC block work/solid cement/brick work with 4" thickness.



DOORS
Main door: Natural Teak wood door frame and the natural Teak wood shutter or engineered wood shutter with melamine polish with all standard hardware.
Internal doors: Teak wood/ hard wood frame & flush shutter with hardware of reputed brand.



WINDOWS
UPVC windows with float glass with mosquito mesh track. (The shutter for the mosquito mesh is in the scope of the purchaser).



FLOORING
Living and Dining: Premium quality vitrified tiles of size 800X800 mm or 600X600 mm.
Bedrooms and kitchen: Premium quality 600X600 mm vitrified tiles.
Bathrooms: Anti-skid ceramic tile flooring in toilets with glazed ceramic/ vitrified tile dado up to 7 feet height.
Balconies and Utility areas: Anti skid tiles and dado up to 3 feet height with ceramic /vitrified tiles.
Corridors: Granite or vitrified tiles.
Staircase: Granite.
Entrance lobbies: Italian marble or 800 X 800 mm size vitrified tiles of premium quality.



SANITARY
Designer ceramic tiles up to 7' height, concealed pipeline, European and Indian WCs, Washbasins of CERA or equivalent make, Toilet accessories of Jaquar/Grohe or equivalent make.



PAINTING
All interior walls with smooth finish and Acrylic emulsion paint over Birla / JK cement putty. All exterior walls with cement based exterior paint of Apex or equivalent



ELECTRICAL
Concealed copper wiring of standard make as per professional MEP consultant design. Power plugs in all necessary areas.
Provision for power outlets for air conditioners in all bedrooms and hall. Power outlets for geysers in all bathrooms. Power plug for cooking range chimney, refrigerator, mixer/grinder in the kitchen and washing machine in Utility area.
3-phase supply for each unit and individual meter boards.
Electrical switches and fixtures of Havell/ Legrand/ Anchor or equivalent make.
Generator: 100% DG set power back up for the entire flat except for A/Cs, geysers and other 15 amp points.



ELEVATOR
High speed 4 nos Passenger Elevators with 8 passenger capacity and Service/ material lift with 16 passenger capacity of Kone/ Johnson/ Schindler or equivalent make with rescue device with V3F.



WATER SUPPLY
All pipelines will run from overhead to toilets and kitchen and wherever the wash basins are provided. Provision for Municipal water in kitchen.



CABLE TV
Provision for Cable connection in all bed rooms and living room.



INTERNET
Provision in living room for each apartment.



KITCHEN
Granite counter with ceramic tile dado up to 2' above the counter and stainless steel sink, glazed ceramic tile cladding in the Utility area up to 3 feet height.



SECURITY SYSTEM
Intercom audio system shall be provided to each flat from the Security for additional security.
Panic button & intercom is provided in the lifts connected to the Security room.
Surveillance cameras at the main security, entrance lobbies, lift areas in the cellars and covering the outside of the apartment complex.



FIRE AND SAFETY
Fire hydrant and fire sprinkler system as per the statutory norms. Fire alarm in all floors.



SPECIFICATIONS FOR THE ENTIRE PROJECT: SWIMMING POOL:
A swimming pool shall be provided as per the sanctioned plans by GHMC on the roof top with changing rooms and toilets.



GYMNASIUM:
A modern gymnasium shall be provided in the first floor of the apartment complex and within a budget of 10 lakh rupees.



TABLE TENNIS AND BILLIARDS:
Table tennis and Billiards tables are provided in the first floor of the apartment complex and branded material is given for the same.



MULTI PURPOSE HALL:
A multi purpose hall with a separate stair case shall be provided in the first floor of the apartment complex with the dimensions of more than 90X30 feet with toilet facility for the men and women separately for conducting small get-togethers, kitty parties and Yoga/ meditation classes etc. The chairs for the multi purpose hall are not in the scope of the Promoter.



SOCIETY OFFICE ROOM:
Air conditioned Office room for the flat owners welfare society shall be provided in the first floor.



CAFETERIA:
A small cafeteria shall be provided in the first floor of the apartment complex.

ALL THE FACILITIES TO BE PROVIDED IN THE FIRST FLOOR ARE IN THE AREA EARMARKED FOR AMENITIES AS PER THE GHMC NORMS.



SHUTTLE COURT:
A shuttle badminton court as per the standard dimensions shall be provided in the open space. (This is not indoor facility).



CHILDREN PLAY AREA:
Children play is provided in the open space with the minimum required equipment for the entertainment of the children.



LANDSCAPING:
Landscaping and greenery shall be developed in the premises wherever feasible with water bodies in front of the entrance lobbies and in the garden area.



CRICKET PRACTICE NET:
A cricket practice net of standard size shall be provided in the open space. Shuttle court, children play area, landscaping and cricket practice net are provided in the Tot lot area as per the norms of GHMC.



CHILDREN SKATING AREA:
Children skating area is provided in the east side of the apartment complex. This is provided in the driveway of the fire vehicles.



STP:
A sewerage treatment plant is provided in the cellar of the apartment complex to treat the sewerage generated in the apartment complex as per the norms of GHMC. The treated water shall be used for the landscaping.



ENTRANCE LOBBIES:
Two Elegant entrance lobbies of 20 feet height shall be provided in the entrance area of the apartment complex.



Namitha Everest @ LB Nagar



Super Homes Sun Shine @ Khairathabad



Namitha Palace @ LB Nagar



Super Homes Ram Residency
@ Snehapuri Colony LB Nagar



Super Homes Madhuram
@ Champapet

SOME OF OUR COMPLETED PROJECTS

Superior Lifestyles from Super Homes

At **Super Homes** we have built a string of iconic luxury projects that raised the bar over the years. Our projects in Hyderabad are celebrated for contemporary designs, superior amenities, quality standards and eco-friendly ethos. A highly acclaimed professional team in every discipline brings you innovative engineering, stringent timelines and fiscal discipline in the homes you dream about. Abhirama Super Homes will be no exception in excelling other ventures of the past.

Want to scale the
social ladder?

Step into



ABHIRAMA
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PROMOTERS



Super Homes Constructions

Site Address: # 8-2-103/4, Adj to HP Petrol Pump
Shakthi Nagar, Karmanghat, Sagar Road, Hyderabad 500 079 RR Dist.

Ph: 63 0946 0946 | 9866 222 576
63 0947 0947 | 9949 41 51 61
63 0948 0948

Email: info@superhomes.co.in | www.superhomes.co.in

ARCHITECTS



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www.vac-india.com

STRUCTURAL ENGINEERS

ZAKI & ASSOCIATES

LANDSCAPE ARCHITECTS



Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to alter and make changes in elevations, highlights, plans and specifications as deemed fit.